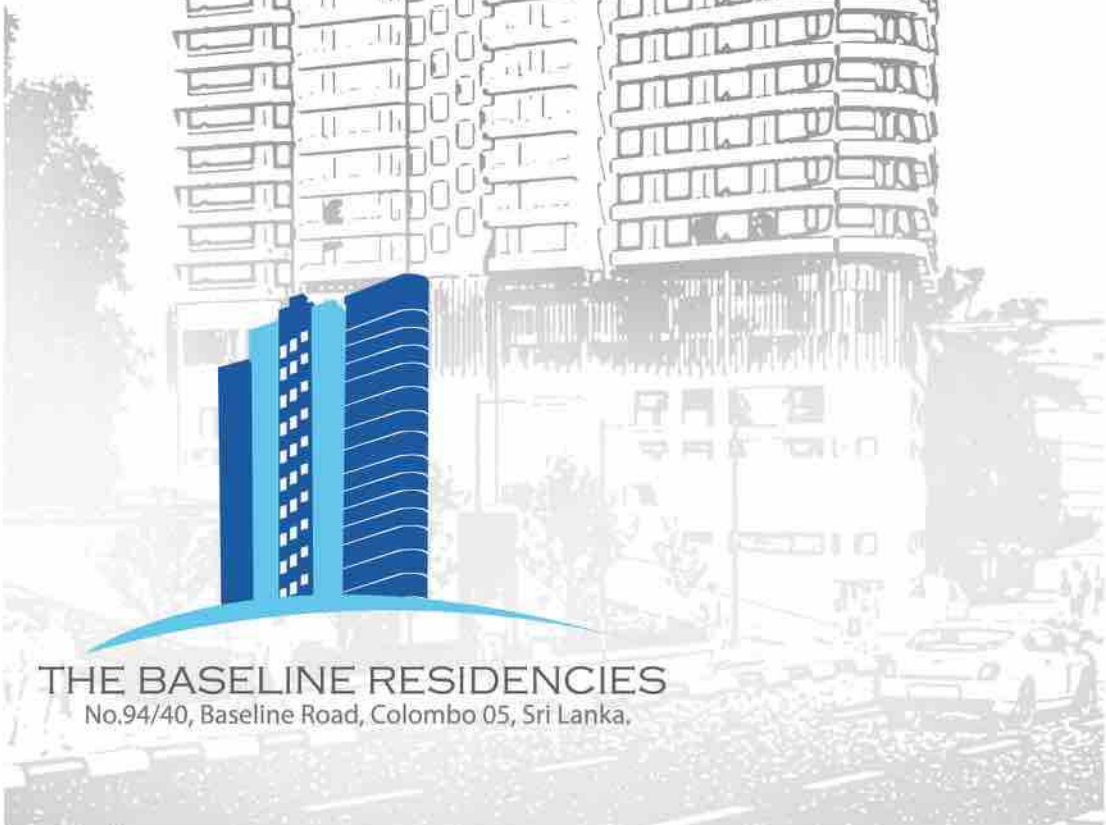
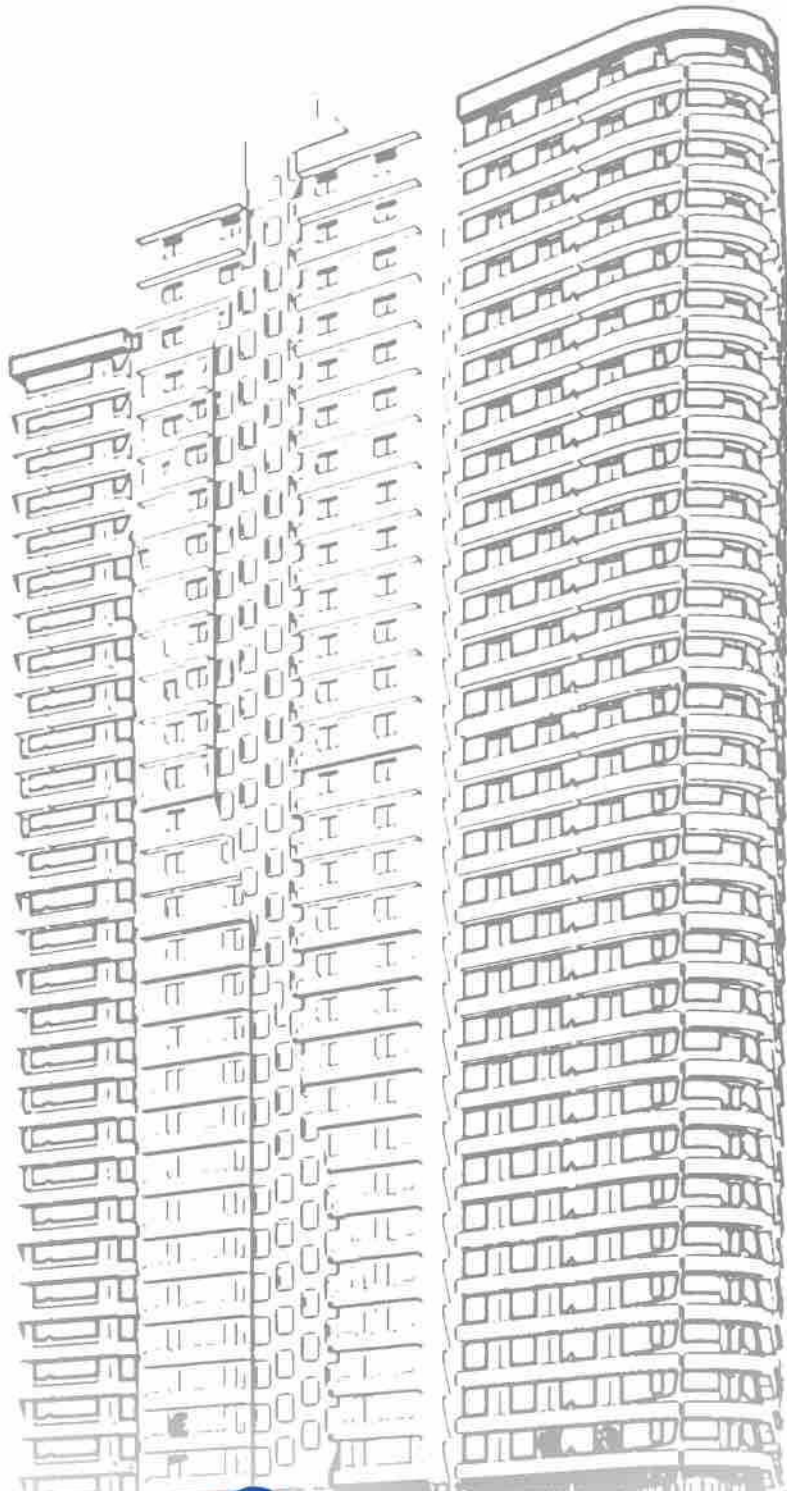


STUNNING RESIDENCIES AT
COLOMBO 05



THE BASELINE RESIDENCIES
No.94/40, Baseline Road, Colombo 05, Sri Lanka.



STUNNING RESIDENCIES AT COLOMBO

Ben Consortium and Constructions Private Limited is one of the most experienced builders of condominium construction in Sri Lanka and provides exclusive quality of luxury apartment/homes in the city of Colombo.

Ben has earned its reputation and Goodwill in the construction arena over and done with the years of hard work and commitments which is imbedded by our Directors and employees and thereby our company is on the trot throughout the years. Our key focus is based on the selection of location of each and every project including strategic hot spots in the city to offer the best lifestyle to our customers.

Our Engineers, structural Engineers and Architects are highly qualified and using high technology with the depth knowledge of modern architecture and Condominium construction specifications. We have the expertise team in the field of condo construction to provide 100% customer satisfaction for the best quality and luxurious apartment for the best price in the market in Sri Lanka.

www.bennconsortium.com

Further to our 7 completed successful projects and satisfied customer base we are currently initiating our signature project **"The Baseline Residencies"** at No 94/40, Baseline Road, Colombo-05.

FEEL THE
LUXURIOUS
LIVING

AN ICONIC RESIDENCIES AND PERFECT LOCATION IN COLOMBO

LUXURY UNITS

Each and every unit shall be fitted with European style light fittings and branded porcelain tiles. The master bedroom of each unit will have an AC and attached bathroom with hot water geyser. AC provisions for other bedrooms. Shower rooms will have shower cubicle, Timber doors. Grohe & Laufen branded sanitary fittings. The kitchen will have imported pantry cupboards or mahogany timber pantry cupboard with cooker hob and hood will be provided.

DEDICATED RECREATIONAL AREA FOR A SERENE LIFE

This project provides 2 swimming pools for female and common, billiard table, table tennis court, fully equipped gyms for gender, library unit and relaxation and meditation rooms. This area ensures and assures your stress relief, and physical health and particularly provide peaceful mind and serene moments in the midst of your busy life.

MOBILITY

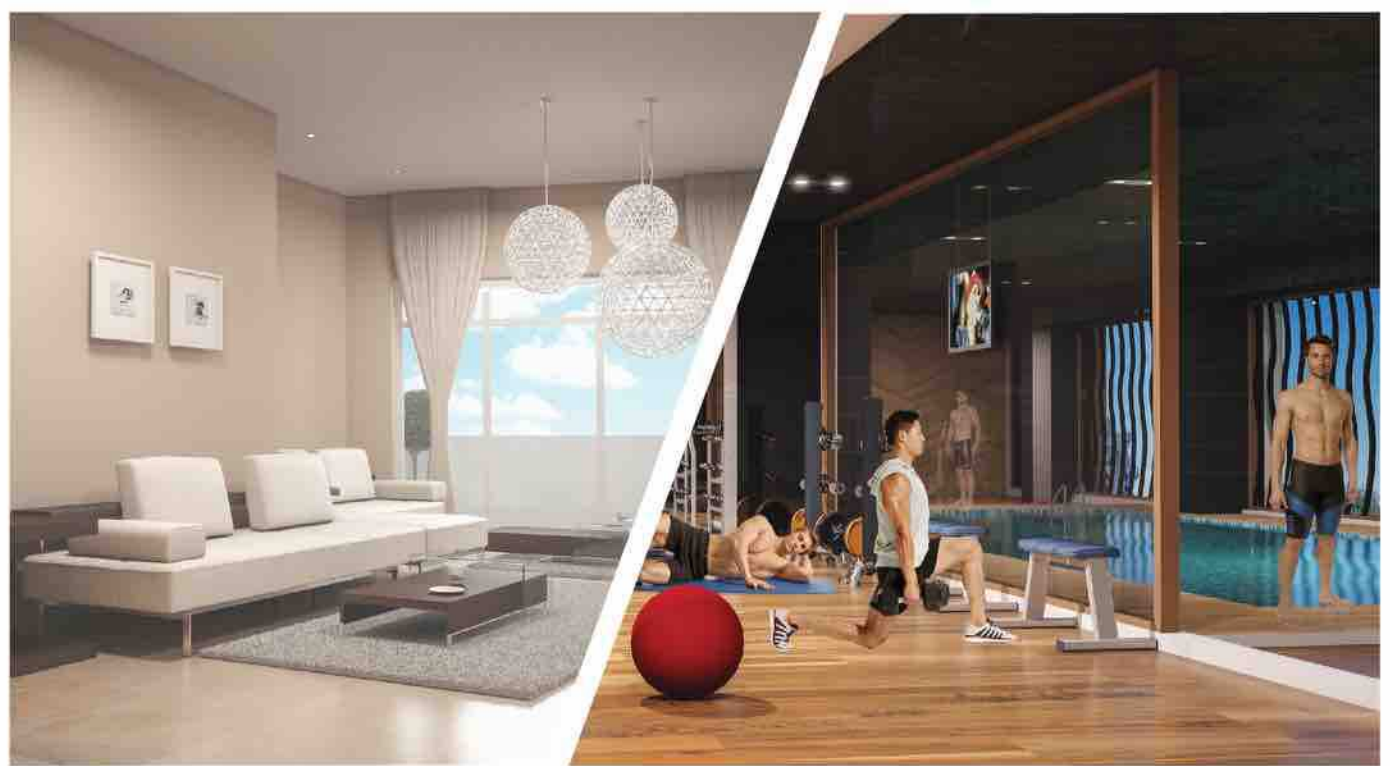
The consortium shall be equipped with 5 lifts for mobility including one service lift and an emergency exit lift.

TOP SECURITY

In order to ensure the security for the entire apartments and the residents we provide intercom facilities with video calls from the security point to each and every condominium units 24/7 security service provided with the largest provider in the country. Fire control systems and CCTV cameras shall be fixed in this project which will give you more confident about your safety and guarantee your peaceful mind. The common areas will be lit 24/7. Standby Generator for emergency backup purpose.

COMMERCIAL AREA TO MAKE LIFE EASIER

The entire level 02 is fully allocated for commercial purposes with floor area containing approximately 15,000 square feet for Super markets, Banks, restaurants and coffee shop for the occupant's convenience.



PARKING

According to our proposed building plan of this project, 4 basement floors and ground floor and level one are allocated for the exclusive use for car parking. Each unit shall have a parking space in the common car parking area. Our management ensures this facility with utmost care to our customers. Common quarters for drivers also available.

BENEFIT OF THE INVESTMENT

Your investment in this project shall be an excellent decision that guarantees your luxury life with your loved ones. The value of this property shall definitely increase from time to time due to the high demand of location and you shall reap a fair share on the investment in the future.



UNIT A - 1430 sq.ft



- 3 Bedrooms
- 2 Bathrooms
- Store room with washroom

UNIT B - 1848 sq.ft



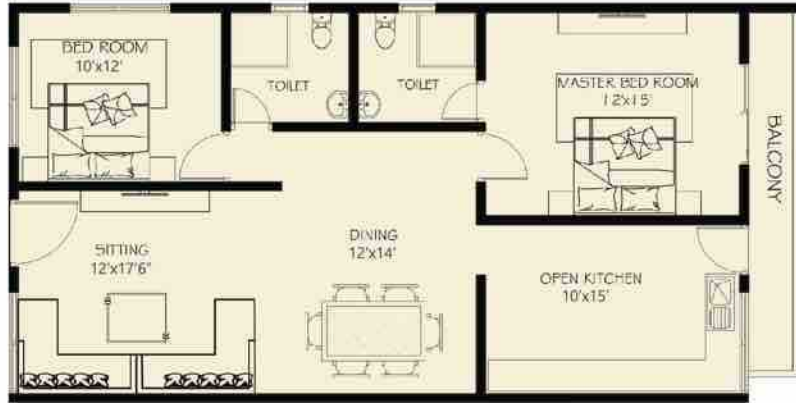
- 3 Bedrooms
- 2 Bathrooms
- Store room with washroom

UNIT C - 1603 sq.ft



- 3 Bedrooms
- 2 Bathrooms
- Store room with washroom

UNIT D - 1099 sq.ft



UNIT E - 1085 sq.ft



UNIT F - 1142 sq.ft



UNIT G - 1258 sq.ft



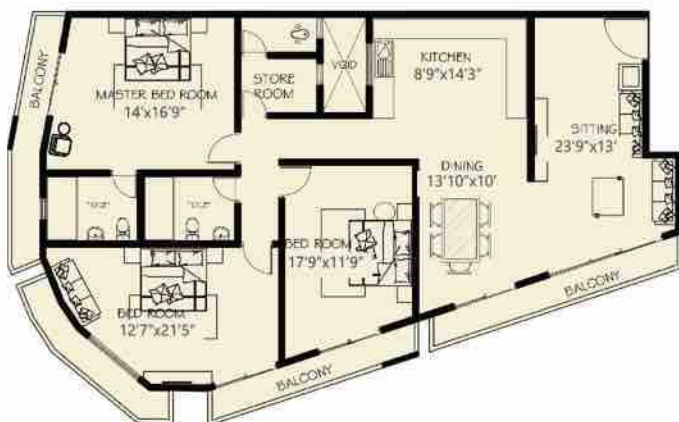
- 2 Bedrooms
- 2 Bathrooms

UNIT H - 1604 sq.ft



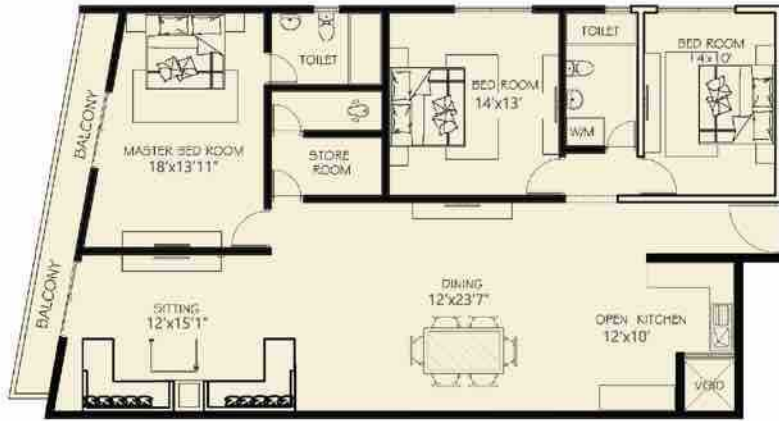
- 3 Bedrooms
- 2 Bathrooms

UNIT I - 1922 sq.ft



- 3 Bedrooms
- 2 Bathrooms
- Store room with washroom

UNIT J - 1739 sq.ft



- 3 Bedrooms
- 2 Bathrooms
- Store room with washroom











UNIT K - 1640 sq.ft



- 3 Bedrooms
- 2 Bathrooms
- Store room with Wash room



TYPICAL FLOOR PLAN

	UNIT A		UNIT G
	UNIT B		UNIT H
	UNIT C		UNIT I
	UNIT D		UNIT J
	UNIT E		UNIT K
	UNIT F		

LOCATION



Distance from Baseline Residencies

IPM Institute	- 350m
SLIM Business School	- 2.7Km
Sri Lanka Standards Institute	- 3.7Km
AAT	- 1.8Km
CIMA Foundation	- 2.3Km
Sigma Institute	- 2.0Km
The British School in Colombo	- 2.6Km
Asian International School	- 1.5Km
HNB Bank	- 350m
Commercial Bank	- 2.0Km
Bank Of Ceylon	- 650m
Sampath Bank	- 1.1Km
SDB Bank	- 500m
Pizza Hut	- 1.5Km
The Fab	- 1.5Km
Cafe Barista	- 1.3Km
Thalis Vegeterian Restaurant	- 1.8Km
Lanka Hospitals	- 1.2Km
Asiri Hospital	- 1.7Km
Cargills Foodcity	- 1.5Km
Royal Colombo Golf Club	- 5Km

NEARBY



PROJECT AND LOCATION

"The Baseline Residencies" is a high rise luxury apartment's project which includes 319 units on 29 residential floors consisting of 3 bed rooms and 2 bedrooms units respectively. This project is located in the midst of the city which closer to reputed schools, prominent banks, worshipping places, Hotels, fine dining restaurants and supermarkets where you may accomplish your basic and multi needs for your happy and peaceful family life. You may easily access Bandaranaike International Airport by 30 minutes' drive.





Sales Inquiry:

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BATHROOM & SANITARY FITTINGS





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