



*Where Modern Living Meets Timeless Elegance*

Initium Road, Dehiwala



# 29

INITIUM ROAD  
DEHIWALA

**MOVE-IN READY  
BY MAY 2026**

★★★★★

## PROJECT OVERVIEW

Discover Your Perfect Urban Sanctuary

Garnet Residences stands as a beacon of contemporary luxury in the heart of Dehiwala, where sophisticated design meets uncompromising quality. More than just a residential project, it's a lifestyle destination that redefines modern apartment living.

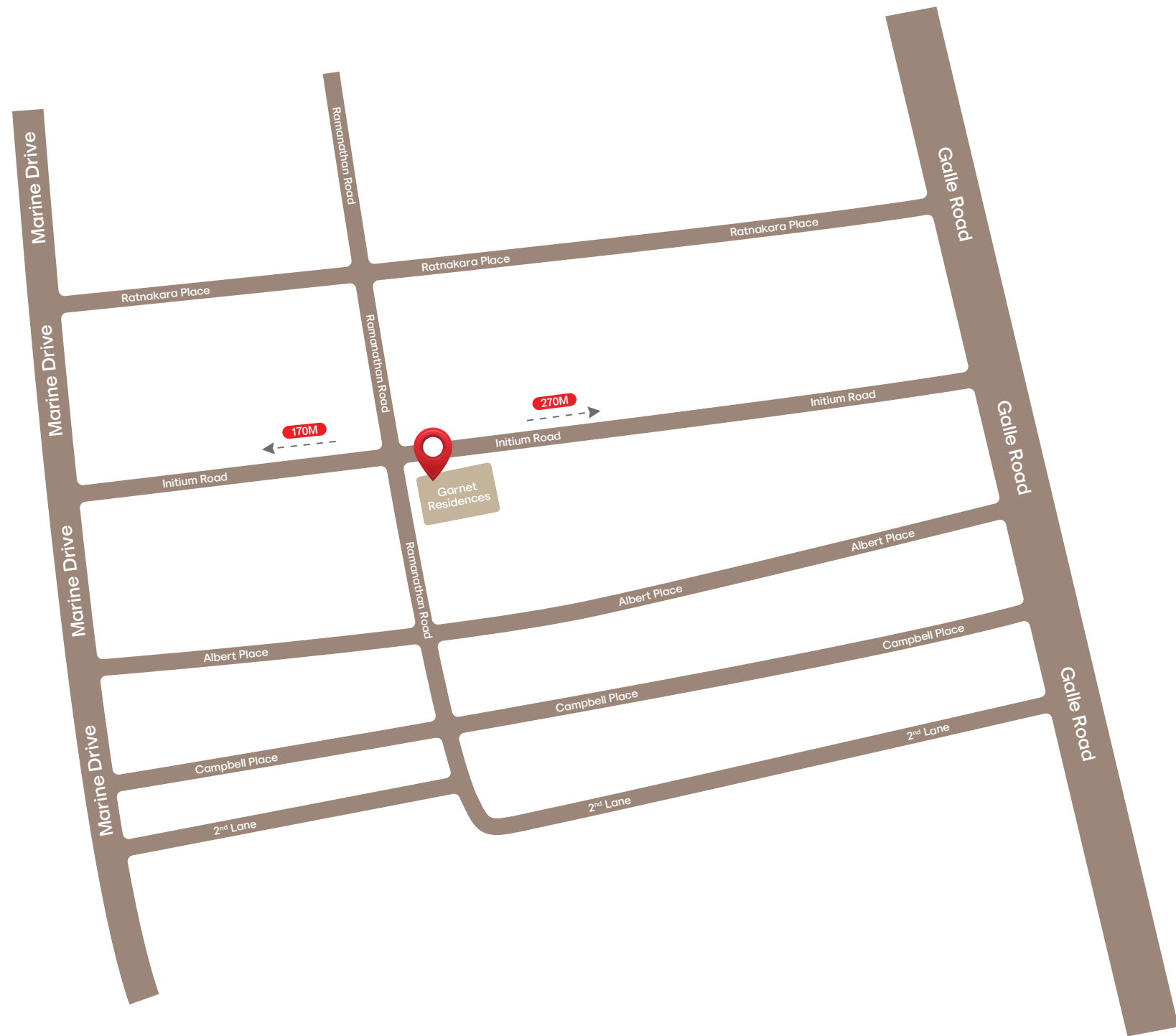
Each residence is thoughtfully crafted to offer the perfect blend of comfort, convenience, and elegance, creating spaces where memories are made and dreams take shape.



## Premium Apartments

This exclusive development represents the pinnacle of urban sophistication, offering discerning residents a rare opportunity to experience premium living in one of Colombo's most sought-after locations.

With its striking architectural presence and meticulous attention to detail, Garnet Residences sets new standards for luxury apartment living in Sri Lanka.



Strategically positioned at the heart of Dehiwala, with seamless connectivity to the city's key destinations and lifestyle amenities.

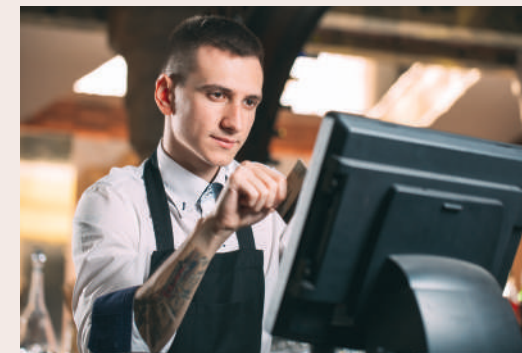
# PRIME LOCATION

## Your Gateway to Urban Convenience

Strategically positioned on Initium Road in prestigious Dehiwala, Garnet Residences offers residents the perfect balance of tranquil residential living and urban connectivity.

This prime location places you at the center of convenience, with seamless access to Colombo's business districts, educational institutions, healthcare facilities, and entertainment hubs.

Living at Garnet Residences means embracing a lifestyle where work, leisure, and daily conveniences are all within comfortable reach, making it the ideal choice for professionals, families, and investors alike.



# PREMIUM QUALITY

## Built to Last, Designed to Impress

At Garnet Residences, exceptional quality is not just a promise – it's a guarantee. Every aspect of construction reflects our unwavering commitment to excellence, from the foundation to the finest finishing touches.

Our modern architectural design seamlessly blends aesthetic appeal with functional efficiency, creating spaces that are both beautiful and practical.



# Unparalleled Luxury

The building features premium-grade materials carefully selected for their durability, sustainability, and visual appeal. High-quality fixtures and fittings complement the spacious layouts, while modern construction techniques ensure structural integrity and longevity.

Our construction standards exceed industry norms, incorporating modern building technologies and safety measures. The result is a residence that provides lasting value and peace of mind for generations to come.

### State-of-the-Art Fitness Center

Our fully equipped gymnasium features modern exercise equipment and ample space for your fitness routines. Whether you're a fitness enthusiast or just beginning your wellness journey, our gym provides the perfect environment to maintain an active lifestyle without leaving home.



## WORLD-CLASS AMENITIES

### Elevating Your Lifestyle Experience

### 24/7 Professional Security

Your safety and peace of mind are our top priorities. Our comprehensive security system includes round-the-clock professional security personnel, advanced surveillance systems, and controlled access points. Rest assured knowing that your family and property are protected at all times.



### Exclusive Rooftop Experience

The crown jewel of our amenities is the beautifully designed rooftop area, offering residents a private retreat above the city. This versatile space is perfect for relaxation, social gatherings, or simply enjoying the fresh air and panoramic views.





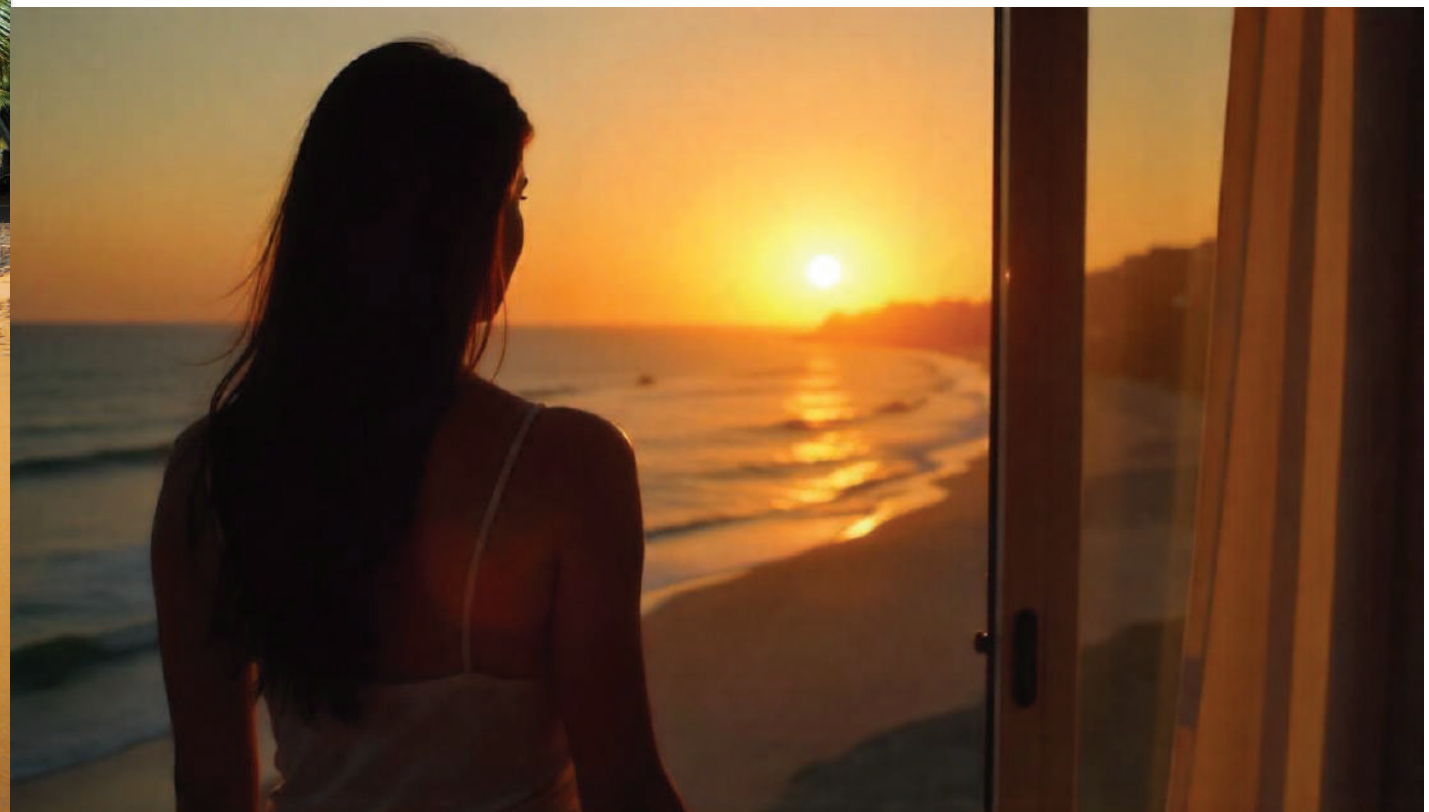
*Serenity*

## SEA VIEWS

### Wake Up to Ocean Panoramas

The upper floors of Garnet Residences offer an exclusive privilege – stunning sea views that stretch to the horizon. Imagine starting each day with the serene beauty of the ocean visible from your windows, creating a sense of calm and connection with nature even in the heart of the city.

Living with a sea view is more than just a luxury – it's a daily reminder of the beauty that surrounds us, providing a peaceful retreat from the demands of urban life.



# INVESTMENT OPPORTUNITY

Your Gateway to Smart Property Investment



## Strategic Location Advantage

Properties in Dehiwala have consistently shown strong appreciation rates, driven by the area's continued development and high demand. The proximity to Colombo's business districts and key infrastructure makes it highly attractive to both residents and investors.



## Rental Income Potential

The modern amenities, sea views, and prime location make these apartments highly sought-after in the rental market. Whether for long-term tenants or short-term stays, the property offers excellent rental yield potential.



## Capital Appreciation

With ongoing urban development and increasing demand for quality apartments in prime locations, Garnet Residences is positioned for significant capital appreciation over time.



## Limited Availability

As an exclusive development with limited units, Garnet Residences offers the advantage of exclusivity, which typically translates to better value retention and appreciation potential.



# DEVELOPER EXCELLENCE

## YD Construction – A Legacy of Quality

Garnet Residences is proudly developed by YD Construction, a distinguished member of the Citysun Holdings group. With a proven track record of delivering exceptional residential projects, YD Construction brings decades of experience, expertise, and commitment to quality to every development.

As part of the respected Citysun Holdings portfolio, YD Construction benefits from the group's extensive resources, financial stability, and commitment to excellence.



This backing ensures that every aspect of Garnet Residences meets the highest standards of quality and professionalism. The developer's reputation for timely completion, quality construction, and customer satisfaction provides buyers with confidence in their investment.

When you choose Garnet Residences, you're not just buying an apartment – you're investing in a legacy of excellence.



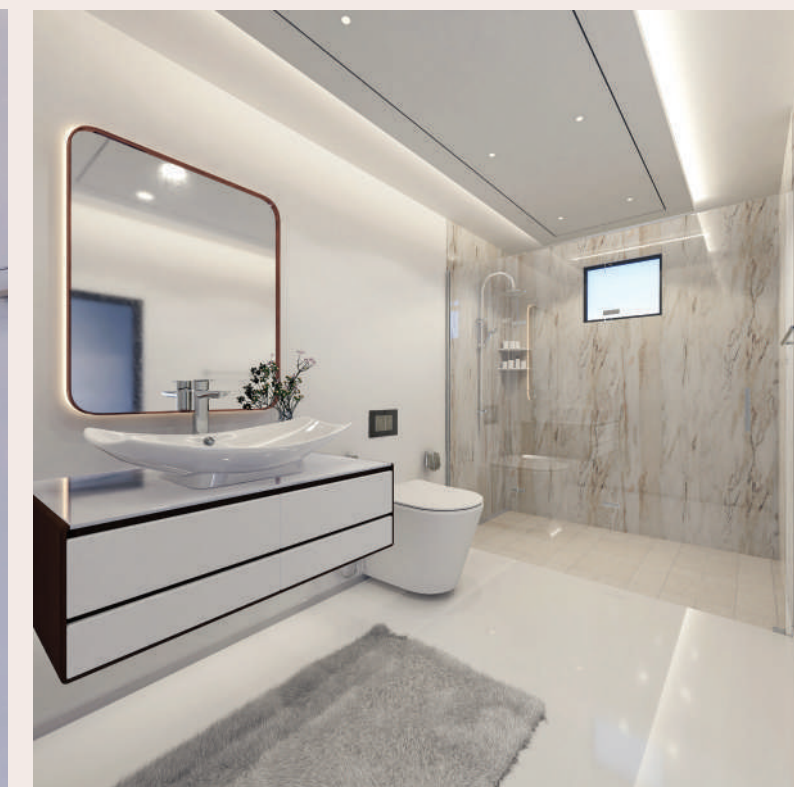


# MODERN LIVING

## Thoughtfully Designed for Contemporary Lifestyles

Every apartment at Garnet Residences is designed with modern living in mind, featuring spacious layouts that maximize both comfort and functionality. The open-plan designs create seamless flow between living areas, while large windows flood the spaces with natural light and provide excellent ventilation.

From the moment you step inside, you'll appreciate the attention to detail that makes each apartment feel like a true home – spacious, comfortable, and designed for the way you live today.





# *Timeless Elegance*

Every detail designed for your comfort



More room to live, love & create memories

# LIFESTYLE

## A Community of Like-Minded Residents

Garnet Residences fosters a sense of community among its residents, creating an environment where lasting friendships are formed and shared experiences are treasured. The thoughtfully designed common areas encourage interaction while respecting individual privacy.

From morning workouts in the fitness center to evening gatherings on the rooftop, every day offers opportunities to connect with your neighbors and build meaningful relationships.



The lifestyle at Garnet Residences extends beyond the boundaries of the building, with easy access to Dehiwala's vibrant cultural scene, excellent restaurants, and recreational facilities. Live in the heart of one of Colombo's most desirable neighborhoods.

Experience the perfect balance of urban convenience and residential tranquility, where every day brings new possibilities for enriching your lifestyle.

# SECURE YOUR FUTURE TODAY

Limited Availability – Act Now

Garnet Residences represents a rare opportunity to secure premium apartment living in one of Dehiwala's most desirable locations. With limited units available and strong market demand, early reservation is essential to avoid disappointment.

Our flexible payment plans are designed to accommodate various financial requirements, making it easier for you to secure your dream home or investment property. Professional consultation is available to help you choose the perfect unit and payment structure for your needs.

Don't let this opportunity pass by, contact us today to arrange a viewing and take the first step toward your new lifestyle at Garnet Residences.

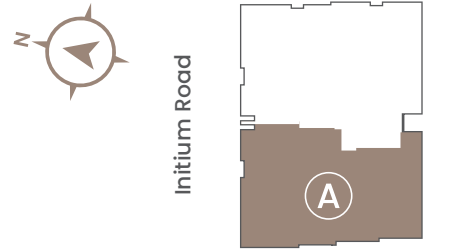


*Your new home  
Awaits..*

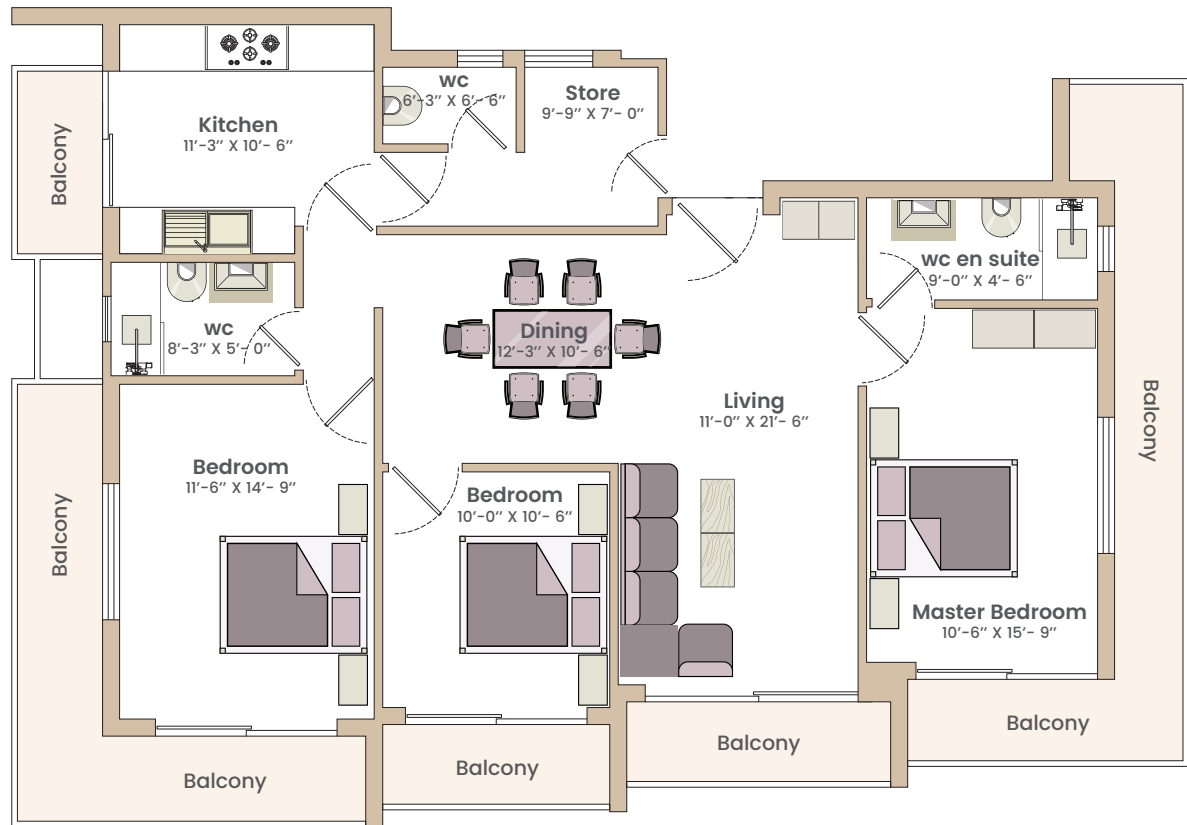
# Unit A

1,670ft<sup>2</sup>

- 3 Bedrooms
- 2 Bathrooms
- Living/Dining
- Kitchen
- Store Room



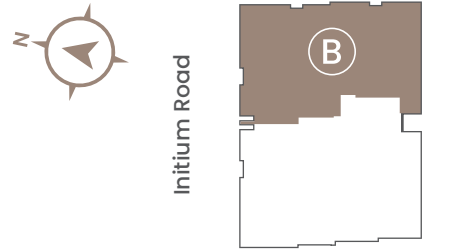
Ramanathan Avenue



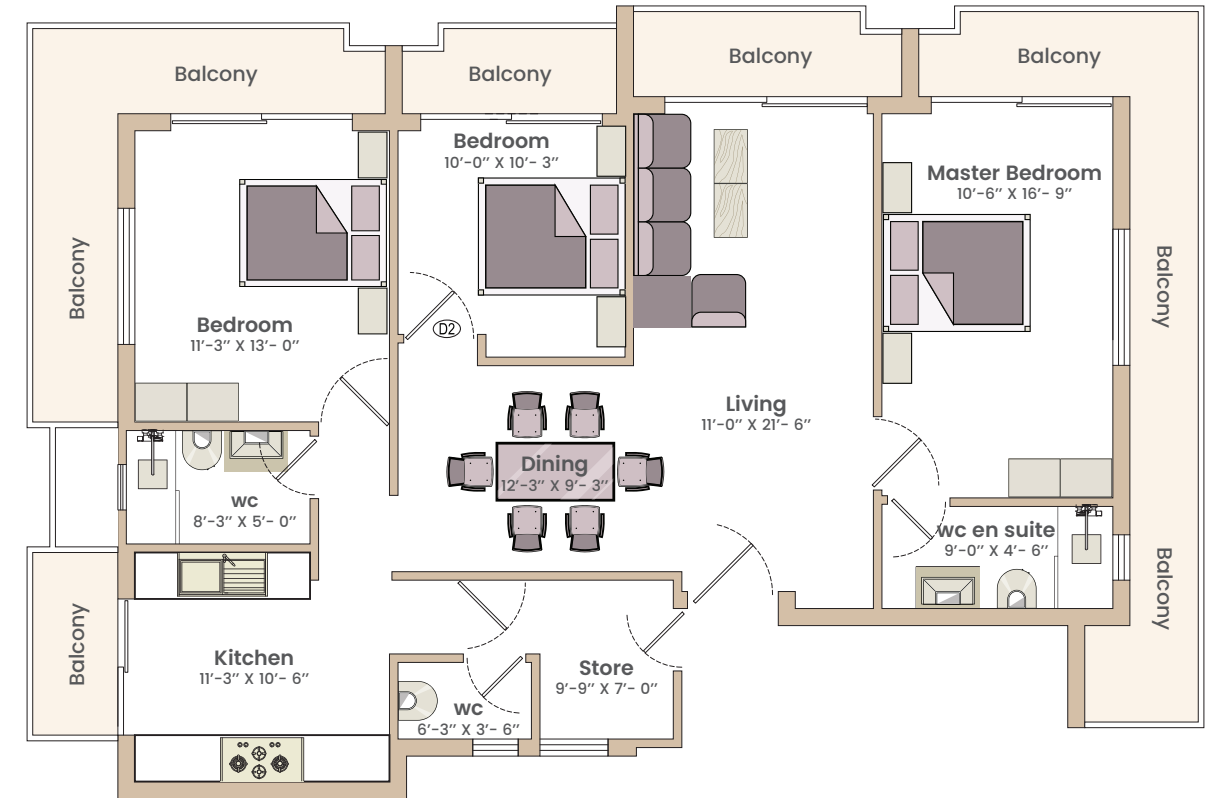
# Unit B

1,650ft<sup>2</sup>

- 3 Bedrooms
- 2 Bathrooms
- Living/Dining
- Kitchen
- Store Room



Ramanathan Avenue





*Where Modern Living Meets Timeless Elegance*

**Schedule a Viewing**





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A PROJECT BY



A Member of CitySun Holdings

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