



Luxury Living, Re-imagined

MISA LUXE I
COLOMBO

No. 70, Vajira Road, Colombo -05





MISA PROPERTY DEVELOPERS (PVT) LTD

At Misa Property Developers, we understand that true value in real estate comes from quality that endures. Too often, properties are developed quickly with a focus on quantity over lasting appeal, leading to early depreciation and diminished returns for investors.

Our debut project MISA LUXE I

Our project challenges this norm. We combine timeless design, superior materials and meticulous craftsmanship to create luxury apartments built to stand the test of time.

Strategically priced to maximize long-term investment potential, Misa Luxe I is more than a residence. It's a legacy asset designed for discerning investors who value both elegance and durability.

We are committed to excellence and smart development because at Misa Properties, your investment is not just a purchase it's a foundation for future success.

MISA LUXE I

Luxury Living, Re-imagined
NO. 70, VAJIRA ROAD, COLOMBO - 05



*Modern
Living,
Re-defined*

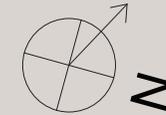


**MISA
LUXE I**
*Crafted for
Comfort &
Functionality*



*A Home That
Reflects Your
Lifestyle*





PRIVATE ROAD

UNIT 03
AREA 1640 SQFT



UNIT 01
AREA 1369 SQFT



PRIVATE ROAD



VAJIRA ROAD

UNIT 04
AREA 2011 SQFT

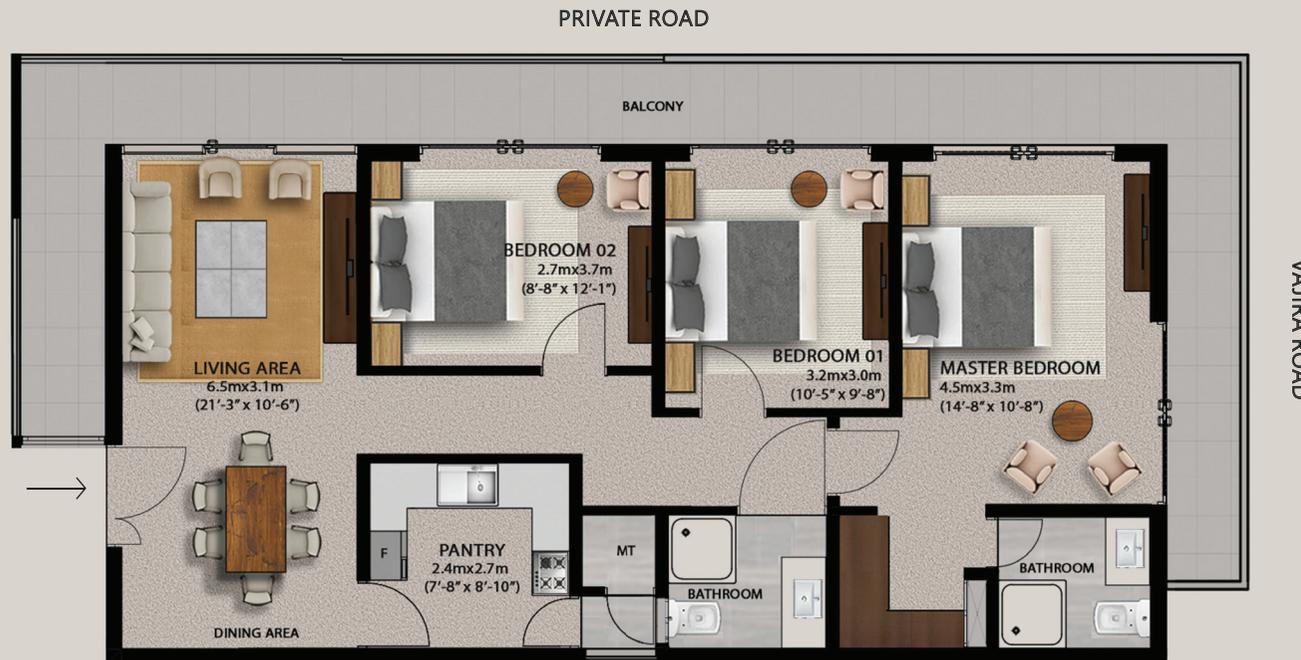
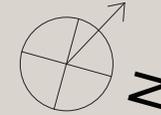


UNIT 02
AREA 1504 SQFT

HAVELOCK ROAD VIEW

UNIT 01

UNIT AREA | 1369 SQFT

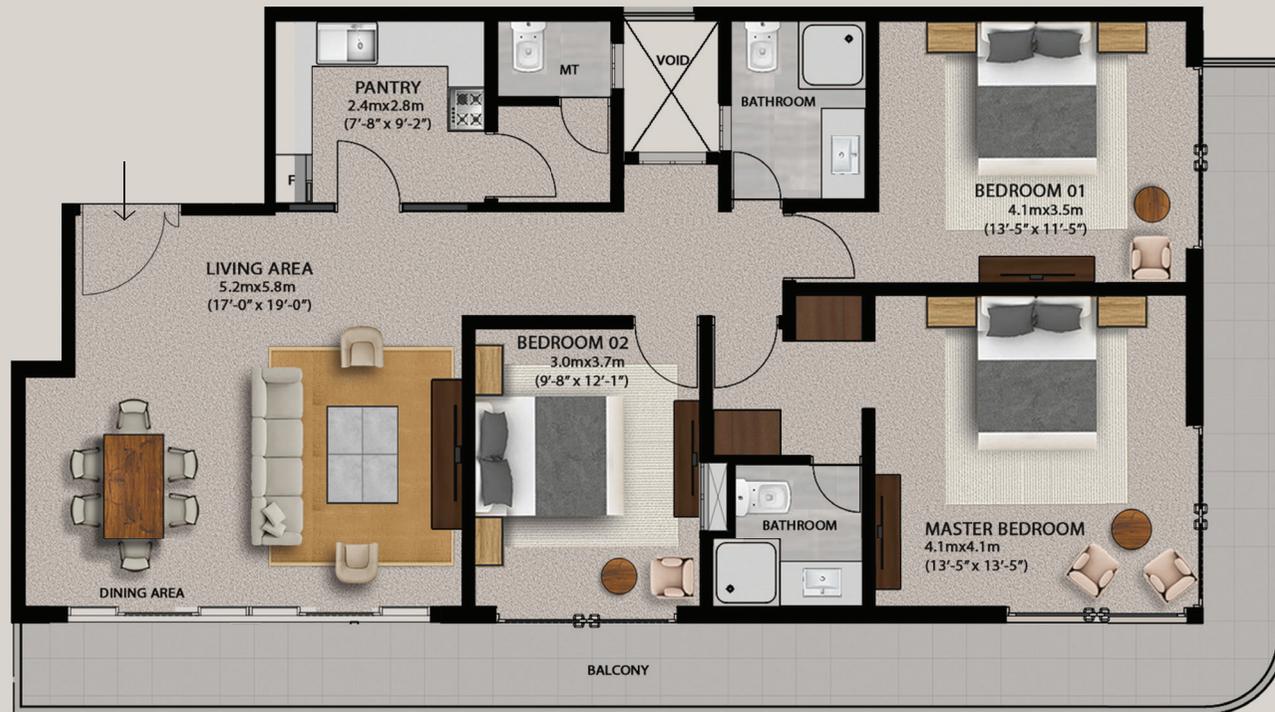
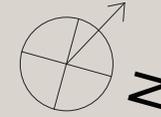


- ❖ 3 Bedroom
- ❖ 2 Bathroom
- ❖ Utility Room
- ❖ Maids Bathroom

*All layouts, plans, and specifications are subject to minor adjustments.

UNIT 02

UNIT AREA | 1504 SQFT



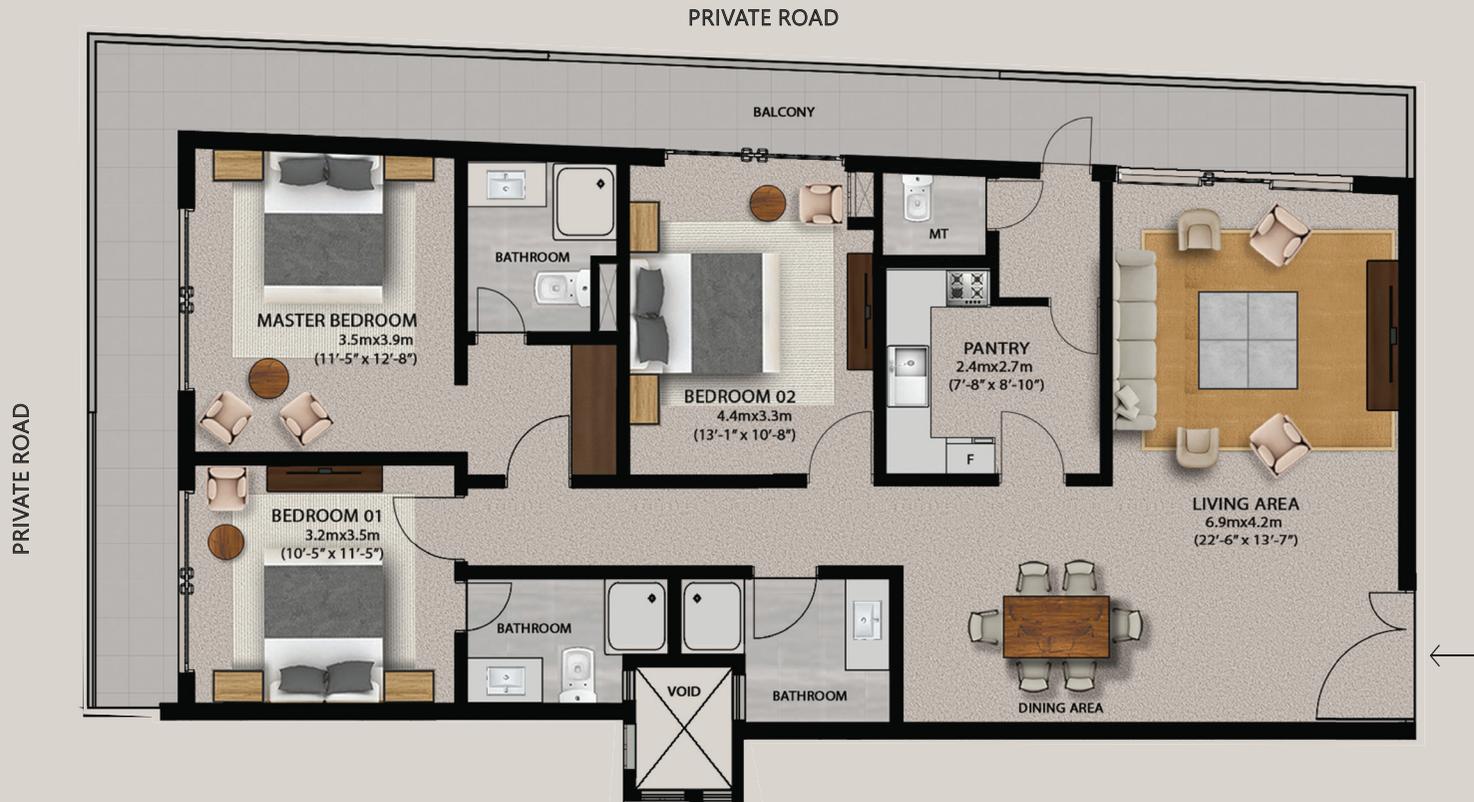
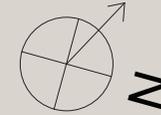
HAVELOCK ROAD VIEW

- ❖ 3 Bedroom
- ❖ 2 Bathroom
- ❖ Utility Room
- ❖ Maids Bathroom

*All layouts, plans, and specifications are subject to minor adjustments.

UNIT 03

UNIT AREA | 1640 SQFT

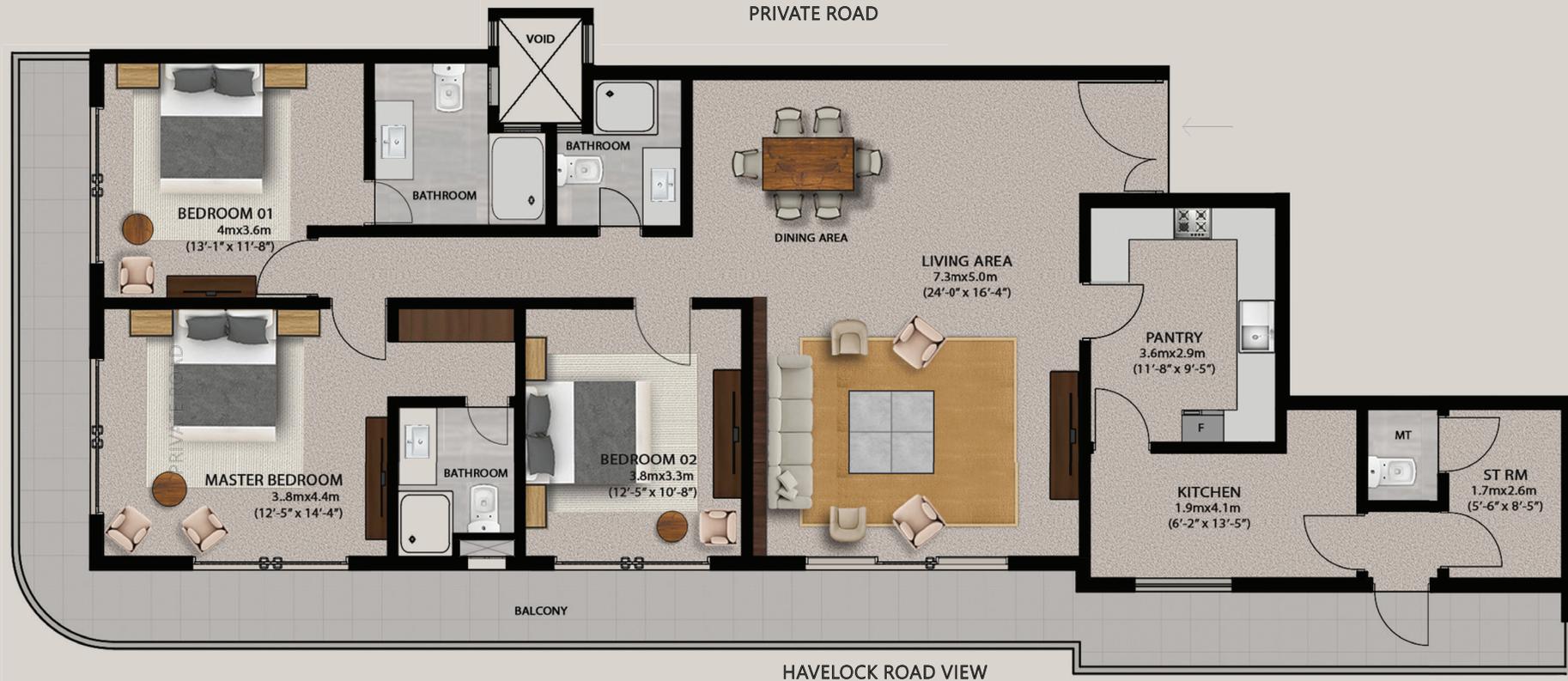
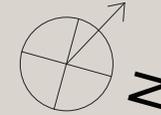


- ❖ 3 Bedroom
- ❖ 3 Bathroom
- ❖ Utility Room
- ❖ Maids Bathroom

*All layouts, plans, and specifications are subject to minor adjustments.

UNIT 04

UNIT AREA | 2011 SQFT



- ❖ 3 Bedroom
- ❖ 3 Bathroom
- ❖ Utility Room
- ❖ Maids Room + Bathroom

*All layouts, plans, and specifications are subject to minor adjustments.

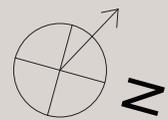


PENTHOUSE
 Where
 Privilege Meets
 Perfection



MiSA
 PROPERTY DEVELOPERS (PVT) LTD
 Luxury Living,
 Re-imagined





PRIVATE ROAD

PENTHOUSE 01
AREA 2858 SQFT

PRIVATE ROAD

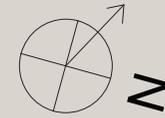
VAJIRA ROAD



PENTHOUSE 02
AREA 3598 SQFT

HAVELOCK ROAD VIEW

PRIVATE ROAD



VAJIRA ROAD

HAVELOCK ROAD VIEW

- ❖ 3 Bedroom
- ❖ 3 Bathroom
- ❖ Grand Dining
- ❖ Private Jacuzzi
- ❖ Utility Room
- ❖ Maid Room + Bathroom

*All layouts, plans, and specifications are subject to minor adjustments.

PENTHOUSE 01
AREA 2858 SQFT



- ❖ 4 Bedroom
- ❖ 4 Bathroom
- ❖ Grand Dining
- ❖ Private Jacuzzi
- ❖ Utility Room
- ❖ Maid Room + Bathroom

*All layouts, plans, and specifications are subject to minor adjustments.

PENTHOUSE 02
AREA 3598 SQFT



MISA
LUXE I




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PROJECT

MISA LUXE I

BUILDING AMENITIES

Infinity Pool with Jacuzzi

A beautifully designed infinity pool, complete with an integrated jacuzzi for ultimate relaxation.



Gymnasium

Fully equipped gym with state-of-the-art fitness equipment for residents to stay active.



Recreational Hall

A spacious hall for social gatherings and community events.



Rooftop Garden

A serene rooftop garden offering relaxation and panoramic views.



BBQ Area

A designated BBQ area for outdoor gatherings and leisure.



Kids Play Area

A safe and fun play area for children to enjoy.



AND MORE.....



MISA
LUXE I

PROJECT

MISA LUXE I

BUILDING FEATURES

Power Backup

24/7 backup generator for the entire building to ensure uninterrupted power supply.



Security

Intercom system for all units and CCTV surveillance for all common areas to ensure maximum safety.



Fire Protection

Equipped with a fire alarm system for enhanced safety.



Elevators

Two high speed Stretcher lifts for convenience and quick access to upper floors.



Parking

Allocated parking slots with power outlets for added convenience.



Waste Management

Garbage room on every floor for efficient waste disposal.



PROJECT

MISALUXE I

UNIT FEATURES

Living, Dining, and Kitchen Areas

High-quality porcelain tiles for a sleek and durable finish.

Kitchen: Fully Equipped Italian Inspired Pantry

Includes a cooker hob, cooker hood, built-in oven, microwave, granite countertops and a stainless steel sink designed for practicality and ease.

Hot Water

Electric Geysers installed in all bathrooms except the maid's toilet.

Bathroom Floors & Walls

Non-slip tiles for floors and fully tiled walls up to ceiling height for a clean and modern look.

Windows

Powder-coated aluminum windows with high-quality locking systems for security and style.

Doors

Solid engineered doors with high-quality stainless steel locks and hinges for added security and style.

Balconies & Terraces

Spacious with ample room for outdoor seating and relaxing with premium finishes.

Electrical & Connectivity



Air Conditioning

AC units installed in all rooms for year-round comfort.



Lighting

Energy-efficient LED lighting throughout the residence.



Connectivity

Provision for internet, telephone and IPTV for modern living convenience.



Electrical

High-quality switches with ample socket outlets for convenience in every room.



Common Areas



Visitors' Lobby

Elegant visitors' lobby with a comfortable sitting area for added hospitality.



PROJECT

MISALUXE I

AT THE HEART OF EVERYTHING

SCHOOLS, HOSPITALS & SHOPPING MALLS JUST MINUTES AWAY

○ SCHOOLS

Visakha Vidyalaya (160 m)
Isipathana College (1 km)
St. Paul's Girls' School (1.2 km)
Hindu College Colombo (1.5 km)
Holy Family Convent (1.3 km)
Royal College (1.9 km)
St. Peter's College (2.1 km)

SCHOOLS

● HOSPITALS

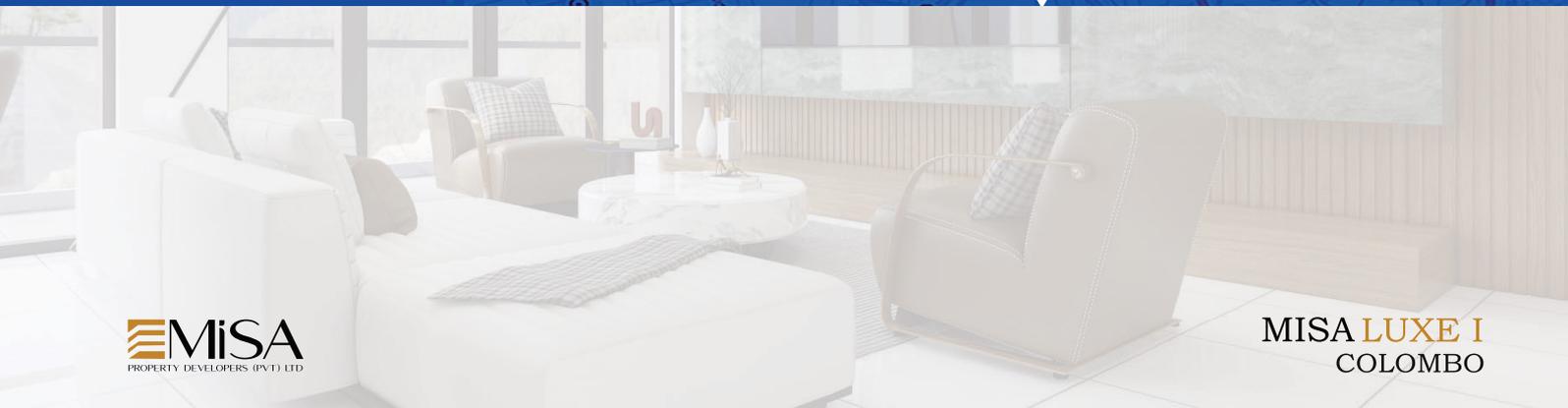
Asiri Medical Hospital (1.5 km)
Park Hospitals (1.7 km)
Lanka Hospitals Corporation PLC (2.2 km)
Durdans Hospital (2.2 km)
Asiri Surgical Hospital (2.6 km)
Kings Hospital Colombo (2.6 km)
Nawaloka Hospitals PLC (4.4 km)

HOSPITALS

● SHOPPING MALLS

Unity Plaza (1.3 km)
Majestic City Bambalapitiya (1.4)
Havelock City Mall (1.4 km)
Marino Mall (1.8 km)
Arcade Independence Square (2.1 km)
Colombo City Centre Mall (4.0 km)
One Galle Face Mall (5.1 km)

SHOPPING MALLS



Architect

OENS Design Studio

Structural Engineering

Design & Structural Consortium (Pvt) Ltd

MEP (Mechanical, Electrical & Plumbing)

Resources Development Consultants (Pvt) Ltd



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