



inspired living. outstanding location



AN EXCLUSIVE
COLLECTION OF
32 LUXURY
APARTMENTS IN
THE HEART OF
COLOMBO

AT NO. 51 NORRIS
CANAL ROAD

EXCLUSIVE HNB HOME LOAN OFFER FOR THE CUSTOMERS OF LINCOLN HOUSE



As a Premier private sector bank, we have been a part of building many happy homes. Through the years, we have crafted convenient and relevant services to give you access to a housing loan that understands your needs.

HNB Home Loan

- Fixed and Floating interest rates options
- Grace period up to 5 years
- Residual value up to 50% of the Home Loan. (50% as the last installment)
- Flexible repayment of loan capital, as you plan / earn
- Step-up Loan repayment based on your future income increments
- Mortgage advisory services at your doorstep

 **Gayan 076 6478787 | Prabhaharan 0777 889455**

HNB | Home Loans
YOUR PARTNER IN PROGRESS





inspired living, outstanding location



WELCOME HOME

Lincoln House is an exclusive development of 32 Luxury Apartments, located on Norris Canal Road, Hospital Square, Colombo, directly opposite Asiri Central Hospital commands an envious location. With exceptional attention to detail, outstanding specifications, full use of internal functions, quality and rich implications, Lincoln offers true living without compromise.



American Condos (Pvt) Ltd
146/16 Havelock Road
Havelock Town, Colombo 05
Sri Lanka

Tel: +94 777889455

Email: prabaharan5@aol.com

AMERICAN

www.american.lk

Homes that leave lasting impression

Lincoln offers unique and distinctive accommodation, in which light and space are key features. Its contemporary decorative feel, together with high windows, allows sunlight to pour into the apartment, giving an elevated, overwhelming sense of space.

Set in the heart of Colombo with a few minutes walk to Victoria Park these apartments are perfectly located to enjoy all that Colombo has to offer.



Our dynamic and exciting apartments are built in consideration of the very best approach to design and layout, as they effortlessly combine functionality, comfort and style.

With concepts and styles which will captive and inspire, Lincoln delivers all the essentials – and more-while giving the space to make you mark on your new home.

Room to relax

An intimate and comfortable sanctuary, a Lincoln bedroom is a heaven and somewhere to be enjoyed. The bedrooms in each apartment are spacious and filled with light-the master bedroom comes with an indulgent en-suite.



As a place where many people like to relax and unwind, whether a refreshing shower or a quiet read, we made every effort to ensure that the bedroom is complete with high-end amenities.

The viewers over the rooftop to Galle Face and Lotus Tower are simply breath-taking, making the apartments' exterior just as inspiring as their interior.

Attention to details

Where only the best will do:

At Lincoln there are no short-cuts, no compromises and the quality throughout is only of the highest standard. We understand that in today's world people demand the best and have very exacting requirement which is why we make every effort to impress, indulge and create homes with the 'wow' factor.



Architecture perfect



Modern, yet filled with character, the apartments are built with only the best products and materials. The unmatched levels of quality within Lincoln makes the apartments stand out from the rest as a shining example of what can be achieved if you combine vision with first-rate construction and premium design.

Apartments as individual as you are

Living spaces in Lincoln are the focal point of each apartment as the kitchen flows into the living areas providing a tranquil space to relax and unwind.

Lincoln delivers a home that you can feel comfortable in and enjoy for many years to come. Our designs are fresh, stylish and timeless allowing you and the apartment to grow together.



It's important that you live somewhere that suits your needs and lifestyle. Lincoln offers innovative living accommodation that allows you to enjoy all the amenities that the area has to offer without compromising on space and specification.

Aesthetically pleasing, secure and exemplifying what modern living is all about, Lincoln is an address that is waiting to be made a home.

The building is planned with privacy in mind, reinforcing the importance of first impressions. A prominent entrance announces the opportunity for rest and relaxation within.



On your doorstep

Put yourself at the heart of the action and connect to anywhere you want to be. The town has all the services and everyday conveniences you might need.



Education

- Royal College
- Ladies College
- Ananda College
- Zahira College
- Nalanda College
- Alexandra College
- St. Joseph's College
- Campbell International School
- Gothami Balika Vidyalaya
- Presbyterian Girls School
- Colombo International School
- Wycherley International School
- Stafford International School
- British School in Colombo

Restaurants

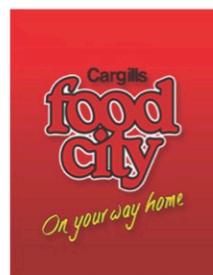
- Street 360
- Coco Veranda
- Black Cat Cafe
- 57 by Jetwing
- Ward 7 by Jetwing
- Beard Papa's
- Poppy Hana
- Sulthan Palace
- Mintage
- The Bayleaf
- Café Francis
- August by Mama Aida's
- Indian Summer Restaurant
- Park Street Trattoria

Leisure & Recreation

- Viharamahadevi Park
- Odell
- CCC
- Booker Recreation
- Excel World
- Lotus Tower
- Park Street Mews

Lifestyle

- Spa Ceylon
- Fitness First
- Fitness Kingdom
- Power World Gym

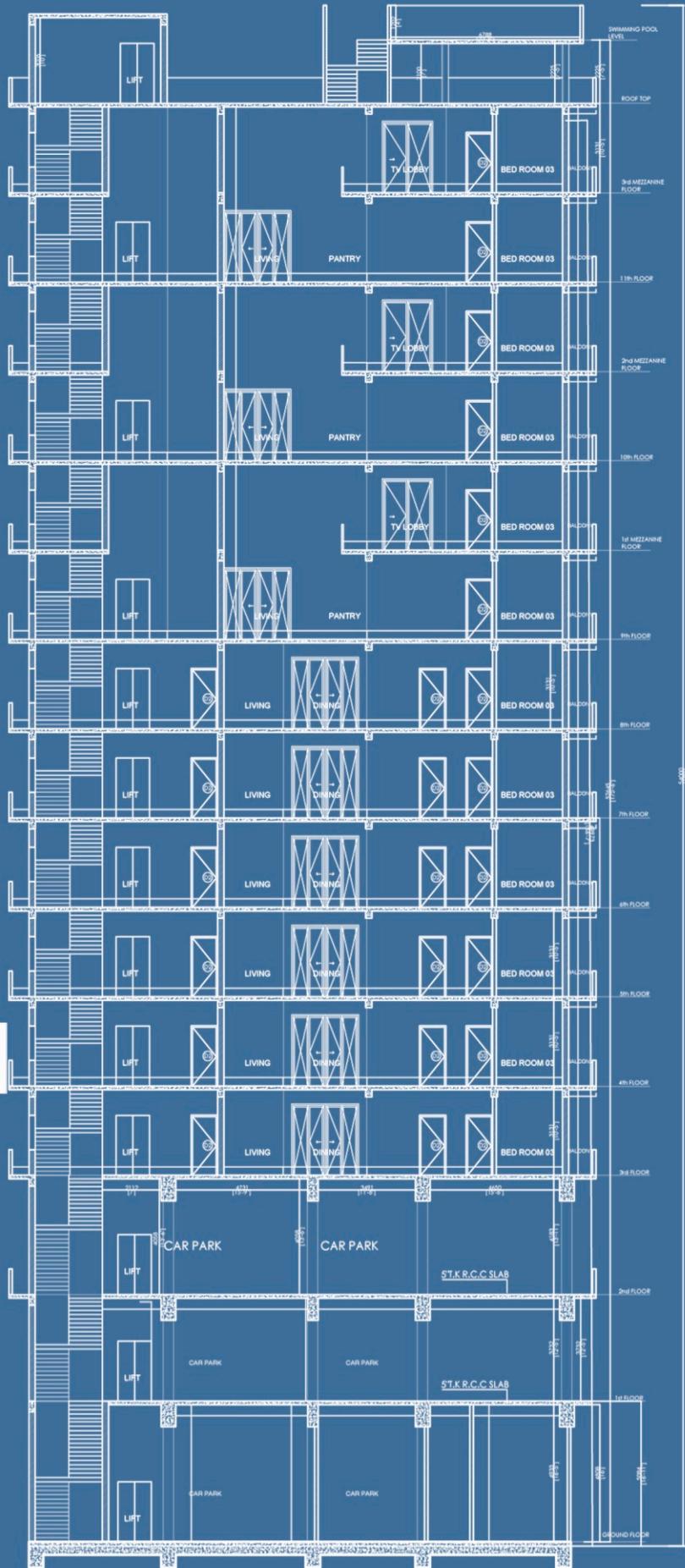


Living at the Heart of it

In recent years, Colombo has seen a huge transformation and offers an array of artistic and commercial activities. It boasts an enviable combination of international glamour and island beauty.



the apartments



- 15 Story Building
- 3 Floors Car Park
- Swimming Pool
- Gym
- Bed Lift
- Car Lift
- Backup Generator
- Lobby
- Disabled Toilet
- Driver's Rest Room & Toilet
- Condominium Management Facility
- 24 Hrs Security
- Balconies from living rooms with bay windows to some bedrooms
- Aluminum glazed windows and sliding doors
- Master bedroom with ensuite
- Ceramic tile and timber flooring
- Maid's room with Toilet and separate access available in some apartments
- Open kitchen with concealed wet kitchen and laundry available in some apartments
- Air conditioning
- Hot water supply
- Intercom System

A complete typical floor layout with all units showcased

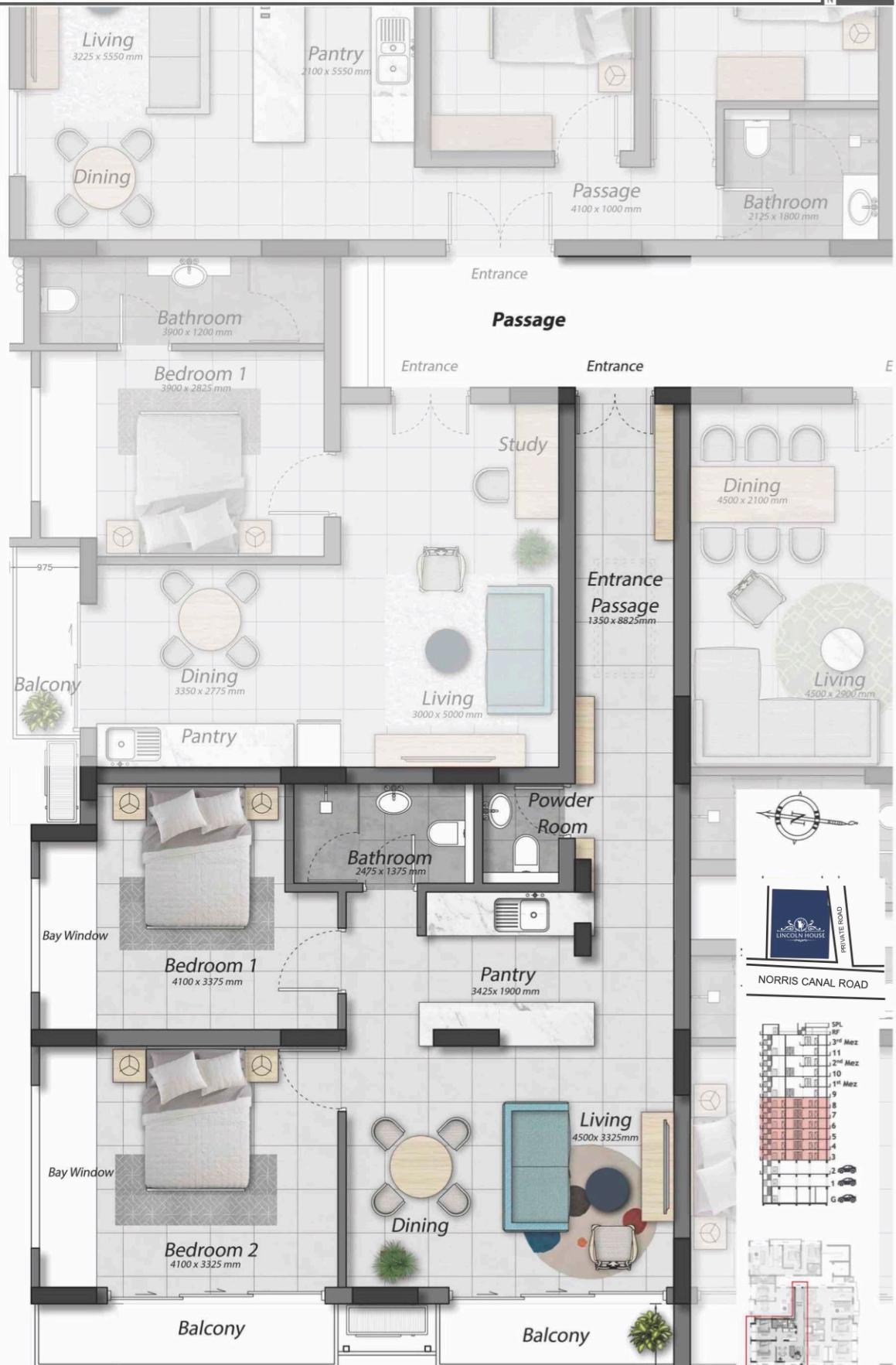




Unit 1 - 3 Bedroom Apartment

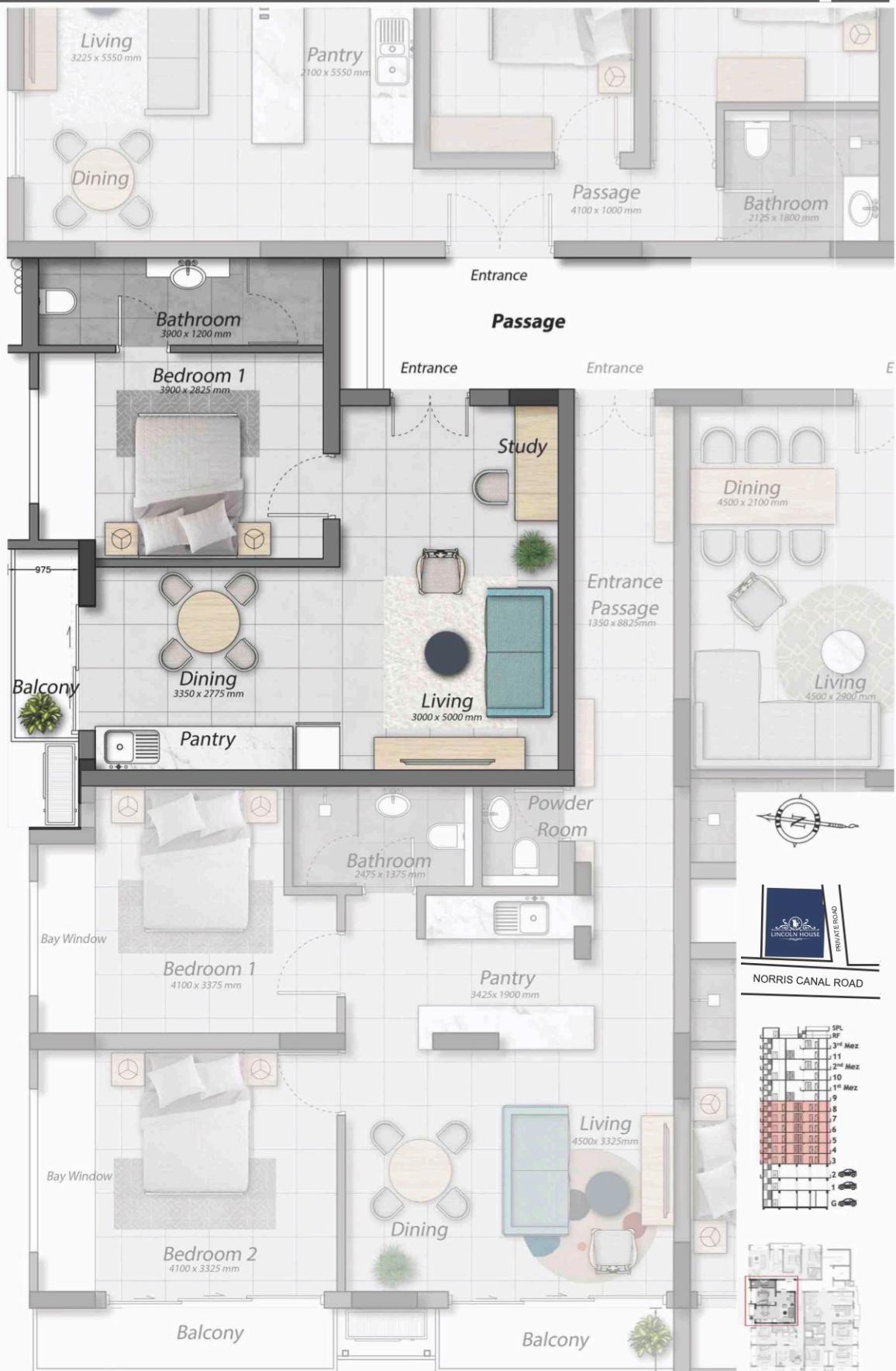
130 sq.m. (1400sq.ft)

3 Bedrooms, 2 Bathrooms, Maid Room & Maid Bathroom



Unit 2A - 2 Bedroom Apartment

81sq.m. (875 sq.ft)
2 Bedrooms & 2 Bathrooms



Unit 2B - 1 Bedroom Apartment

49 sq.m. (531 sq.ft)
1 Bedroom & 1 Bathroom

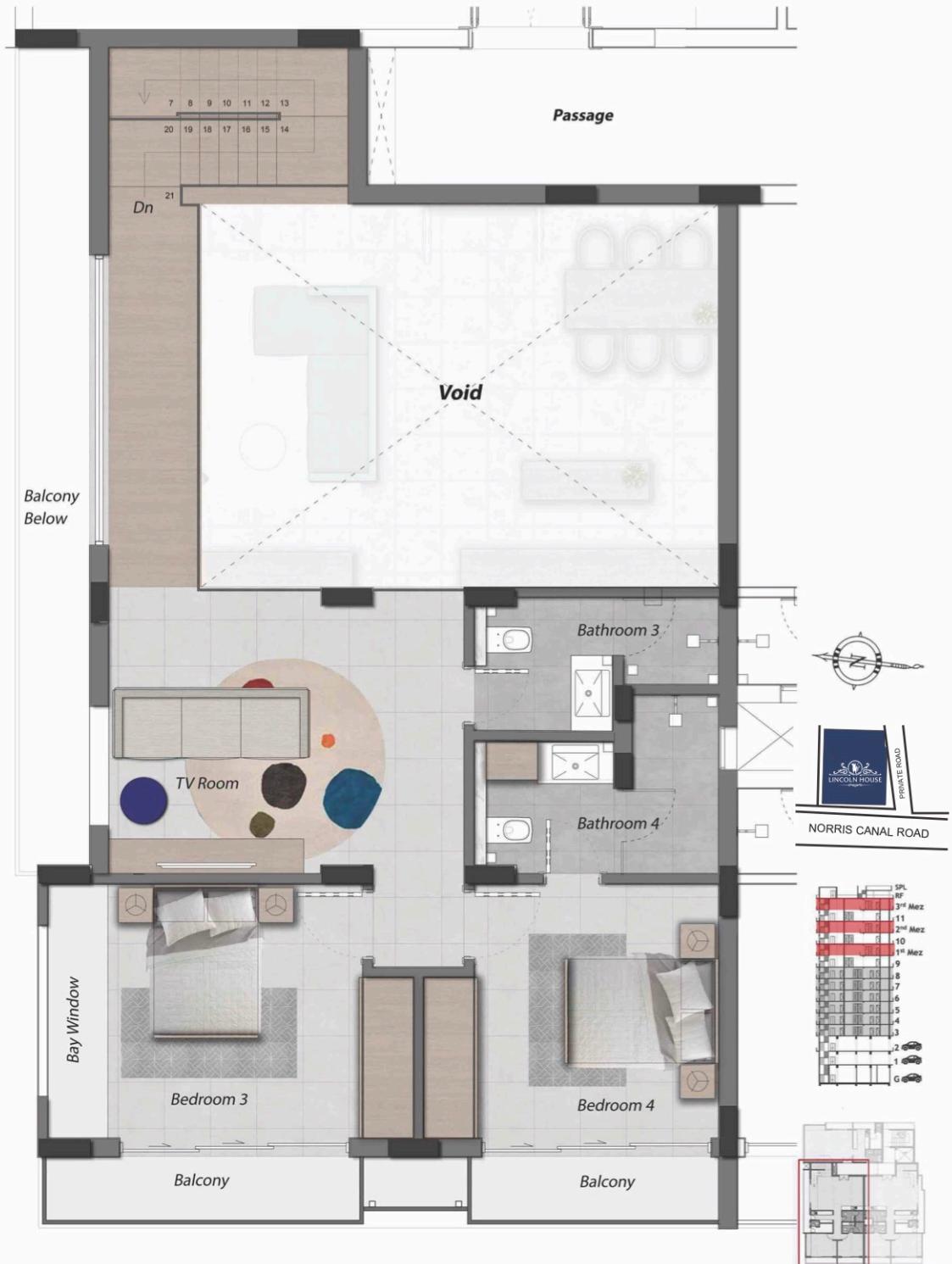


Unit 3 - 2 Bedroom Apartment

73sq.m. (787 sq.ft)

2 Bedrooms & 1 Bathrooms





Unit 5 - 4 Bedroom Duplex Apartment - Mezzanine Level



Mezzanine Level

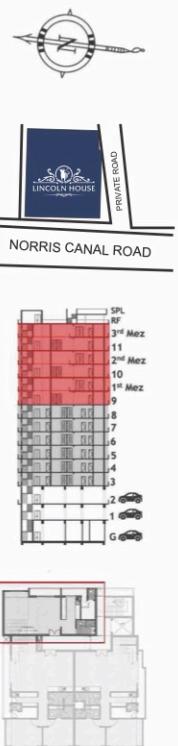


Entrance Level

Unit 6 - 2 Bedroom Duplex Apartment

134.2sq.m. (1445 sq.ft)

2 Bedrooms, 3 Bathrooms, Maid Room & Bathroom





Unit 5 - 4 Bedroom Duplex Apartment - Entrance Level

227.8sq.m. (2452 sq.ft)

4 Bedrooms, 4 Bathrooms, Wet Kitchen, Kitchen Pantry, TV Area, Maid Room & Bathroom

The Entrance to your apartment

9 ft

5.5ft





inspired living, outstanding location

With a long family history in construction, it can be said with certainty that our experience in building an apartment you would be proud to call home is unparalleled. Heavily involved in constructing both residential and commercial complexes, we have some impressive clientele on our resume. We pride ourselves on our ability to prioritize the customer's needs and this can be seen by our focus on the quality of our product, hence the very limited amount of apartments available. It is with great pleasure that we introduce our latest venture, Lincoln House, and all our values are thoroughly expressed by the elegance in which each apartment is designed and of even greater pleasure that we offer you our guarantee of excellence.

American Condos (Pvt) Ltd
146/16 Havelock Road
Havelock Town, Colombo 05
Sri Lanka

Tel: +94 777889455

Email: prabaharan5@aol.com

www.american.lk



AMERICAN
www.american.lk