INVITATION

TO BE A PART OF

CEYLON'S MOST HISTORIC HOTEL

THE GAFOOR BUILDING, COLOMBO
REQUEST FOR PROPOSAL. (RFP)

TO MANAGE AND OPERATE

- An International Luxury European Continental Restaurant
- An International Contemporary Asian Restaurant
- An International Luxury Spa & Wellness centre

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The Gafoor Building,

is a prominent four-storey wedge-shaped building located in Colombo Fort, standing tall in the heart of Sri Lanka's business hub. The building was built for one of the country's pioneer jewellers and gemstone traders. In 1901, the merchant was granted the privilege of exhibiting pearls, diamonds, rubies and sapphires and art works to the Prince and Princess of Wales during their Royal visit.

Being completed in 1915, , the building was described as "one of the largest and finest commercial structures in Colombo". The structure portrays a wide range of colonial architecture, from finely crafted arches to the finely laid out pavement in either side of the building, providing multiple access points.

Currently, the building is being refurbished to its former majestic glory by the Government of Sri Lanka, from being neglected for years. After completion, this remarkable hotel will be the only all suite boutique hotel, that will be visited by numerous locals and tourists from around the world. This grand architecture it is a must to have high-end in-house restaurants to attract the elite to the property.

The property will house 1 Presidential Suit and 63 Suits, a 150 pax Banquet Hall, 2 international restaurants, 1 international Luxury wellness studio, a rooftop pool and an all-day dining alfresco restaurant, making the hotel one of the iconic places in the heart of Colombo.

An Iconic Masterpiece

The Gaffoor Building

UNIQUE SELLING PROPOSITIONS

Areas of Consideration

1) Historical

2) Geographical

3) Architectural

4) Operational

UNIQUE SELLING PROPOSITIONS

Historical

- CONSTRUCTED IN 1915.
- CONSIDERED TO BE ONE OF THE LARGEST AND FINEST COMMERCIAL STRUCTURES IN COLOMBO BACK IN THE DAYS
- THE GAFFOOR BUILDING WAS GAZETTED AS A 'PROTECTED MONUMENT' UNDER THE ANTIQUITIES ORDINANCE
- THE BUILDING WAS HOME TO THE WORLD FAMOUS GAFFOOR JEWELLERY EMPORIUM EXHIBITING MANY UNIQUE AND RARE STONES

UNIQUE SELLING PROPOSITIONS

Geographical

- SITUATED IN THE CENTER OF COLOMBO SURROUNDED BY 3 MAIN ROADS
- STRATEGICALLY LOCATED OVERLOOKING THE HARBOUR AND THE PASSENGER TERMINAL
- SURROUNDED BY THE BUSINESS DISTRICT, SHOPPING DISTRICT AS WELL AS DOWNTOWN OF COLOMBO
- LOCATED IN THE HERITAGE SQUARE OF THE CITY OF COLOMBO.

UNIQUE SELLING PROPOSITIONS

Architectural

- CONSIDERED TO BE THE FLATIRON BUILDING OF CEYLON, THE FAMOUS TRIANGULAR SHAPED BUILDING IN NEW YORK.
- ONE OF THE MOST BEAUTIFUL ARCHITECTURAL MASTERPIECE IN COLOMBO

UNIQUE SELLING PROPOSITIONS

Operational

- INTERNATIONAL LUXURY CONTINENTAL WESTERN RESTAURANT
- INTERNATIONAL CONTEMPORARY ASIAN RESTAURANT
- LUXURY SPA & WELLNESS CENTER
- 64 ROOM ALL SUITE HOTEL
- PRIVATE DINING ROOMS
- ALL DAY CASUAL DINING AND CONVERTIBLE NIGHT CLUB
- INTERNATIONAL STRATEGIC PARTNERSHIP WITH SIMILAR BRANDS TO POSITION ON THE GLOBAL MAP

UNIQUE SELLING PROPOSITIONS

An International European Continental Restaurant at Gafoor Building

With almost 50% of the work on the building and floors are nearing completion, the building's 3rd floor has been allocated for the International Luxury European Continental Restaurant. The restaurant will be situated in the cozy corners overlooking the harbor making it the perfect location for a world-renowned restaurant.

- An Internationally acclaimed Luxury European Continental Restaurant will be a great attraction to the city and adds immense value to the property. As Sri Lanka is yet to experience the cuisine of this level, it is highly suggested that Gaffoor building would be the ideal location to launch an international High- End Restaurant of this calibre for the first time in the country.

- The world-renowned Western Luxury Restaurant will operate on the fully renovated 3rd floor of the hotel.

- The restaurant will be home to the finest Western Continental cuisine in the country, serving culinary masterpieces at the highest level which has never been experienced before in Sri Lanka.

- The restaurant will be Managed and Operated by an Award-Winning International Celebrity chef or a Franchise paving the way to the International culinary map.

- Colombo will be the latest addition to the chain of cities with high class dine in such as Los Angeles, Paris, London, Dubai, Singapore, Mumbai, Hong Kong and Sydney.

- This venture would also create world class training opportunities for the Local F&B & the Culinary Industry.

- The restaurant will be fully equipped with a State-of-the-art kitchen and an Astonishing bar.

- The restaurant will include an unique Spiral Dome Type Wine Cellar as well.

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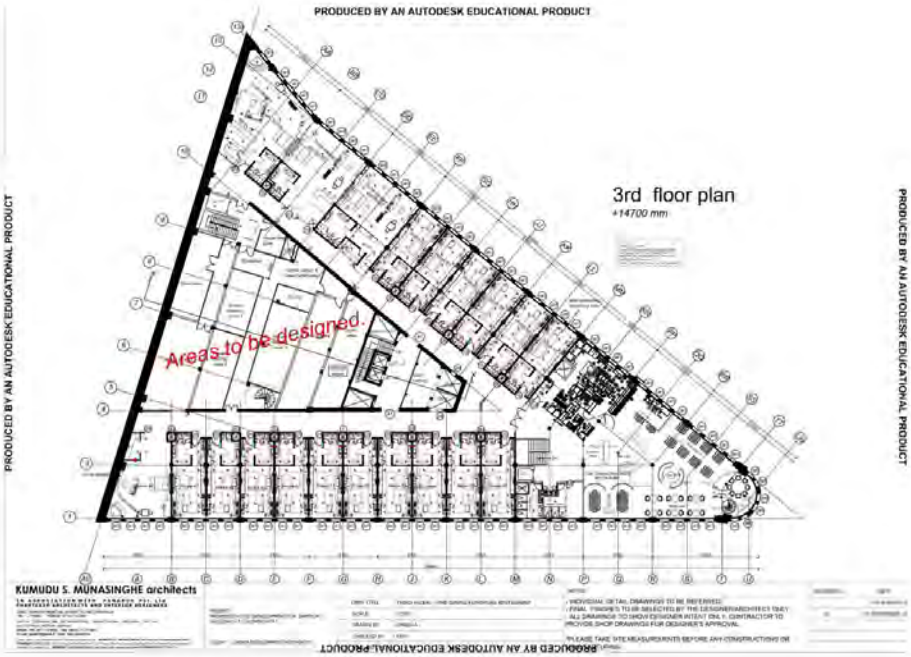

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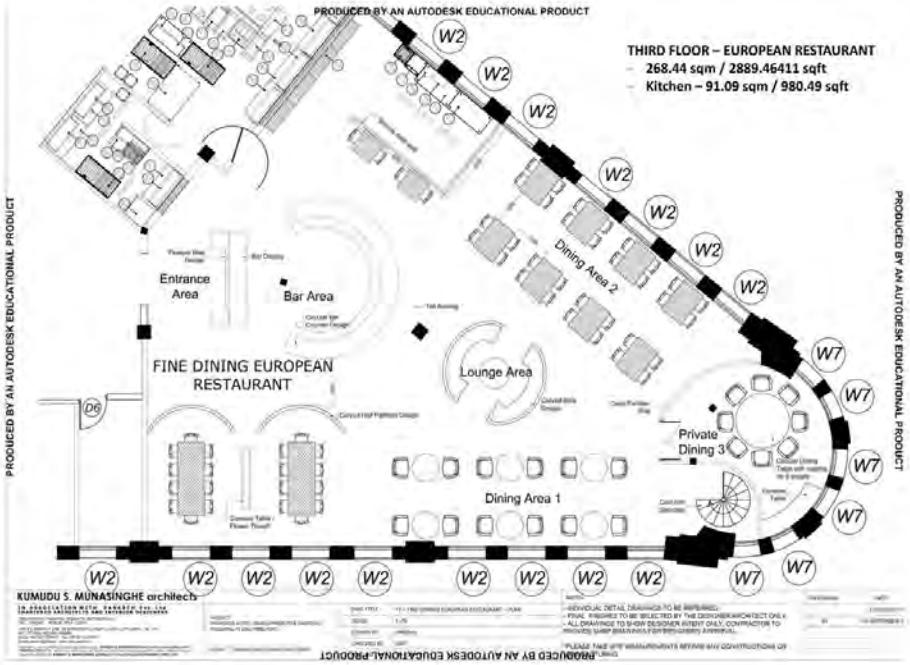

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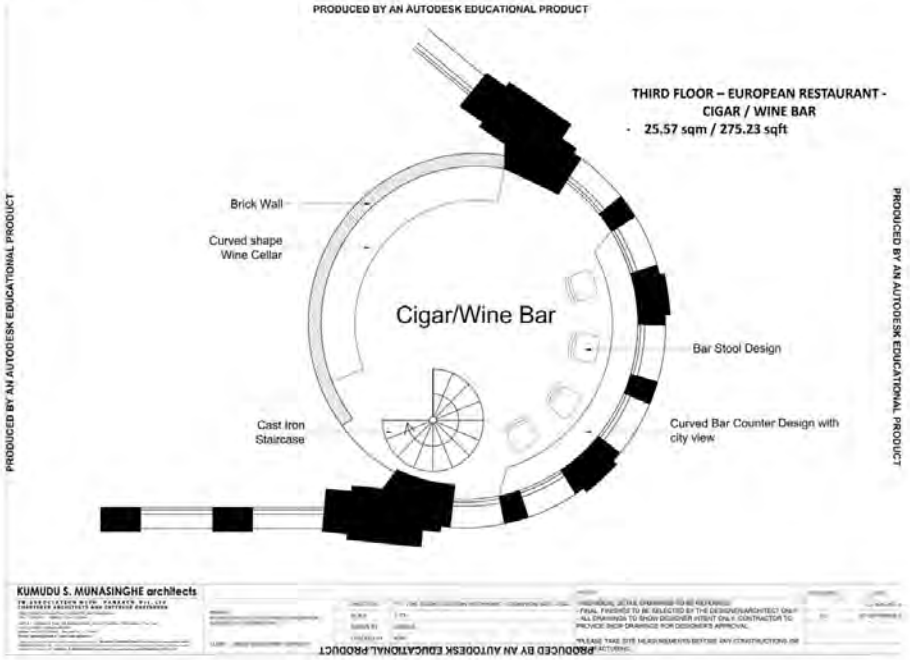

An International Contemporary Asian Restaurant at The Gafoor Building

With almost 50% of the work on the building and floors are nearing completion, the building's 2nd floor has been allocated for the International Contemporary Asian Restaurant.

The restaurant will be situated in the cozy corners overlooking the harbor making it the perfect location for a world-renowned restaurant.

- An International Contemporary Asian Restaurant will be a great attraction to the city and adds immense value to the property. As Sri Lanka is yet to experience the cuisine of this level, it is highly suggested that Gaffoor building would be the ideal location to launch an international High-end restaurant of this calibre for the first time in the country.

- The high-end Asian Restaurant will operate on the fully renovated 2nd floor of the hotel.

- The Restaurant will aim to be one of the Top 50 finest Asian restaurants in the region.serving each culinary masterpiece at the highest level which has never been experienced before in Sri Lanka.

- The restaurant will be Managed and Operated by an Award-Winning International Celebrity chef or a Franchise paving the way to the International culinary map.

- Colombo will be the latest addition to the chain of cities with high class dine in such as Los Angeles, Paris, London, Dubai, Singapore, Mumbai, Hong Kong and Sydney.

- This venture would also create world class training opportunities for the Local F&B & the Culinary Industry.

- The restaurant will be fully equipped with a Modern kitchen and a bar.

- The restaurant will also have 3 Private Dining Rooms

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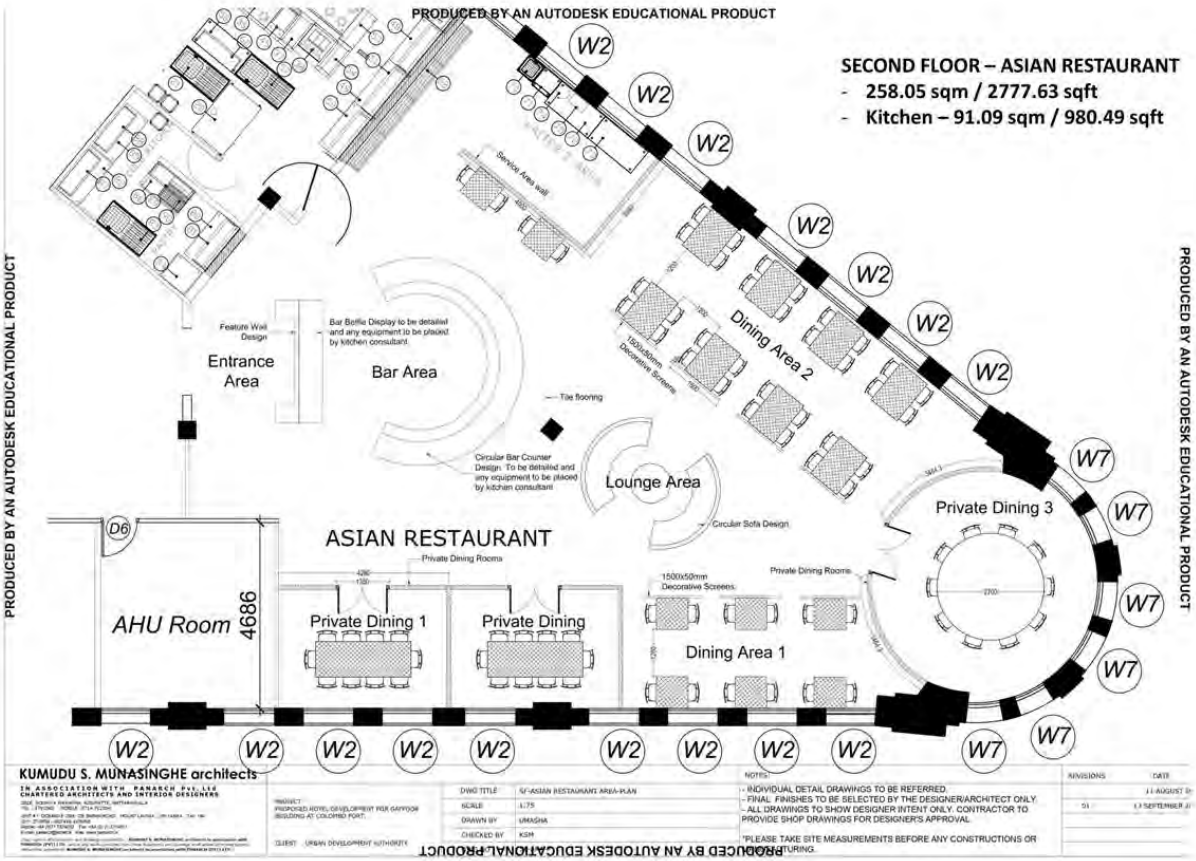

KUMUDU S. MUNASINGHE architects
IN ASSOCIATION WITH PANARCH Pvt. Ltd
CHARTERED ARCHITECTS AND INTERIOR DESIGNERS

PROJECT: PROPOSED HOTEL DEVELOPMENT FOR GAYROOK BUILDING AT COLOMBO FORT.

CLIENT : URBAN DEVELOPMENT AUTHORITY

DWG TITLE	02-ASIAN RESTAURANT AREA-PLAN
SCALE	1:75
DRAWN BY	UMASHA
CHECKED BY	KSM

NOTES:
- INDIVIDUAL DETAIL DRAWINGS TO BE REFERRED.
- FINAL FINISHES TO BE SELECTED BY THE DESIGNER/ARCHITECT ONLY.
- ALL DRAWINGS TO SHOW DESIGNER INTENT ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DESIGNER'S APPROVAL.

*PLEASE TAKE SITE MEASUREMENTS BEFORE ANY CONSTRUCTIONS OR MANUFACTURING.

REVISIONS	DATE
	11 AUGUST 20
01	13 SEPTEMBER 2

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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DWG TITLE	SECOND FLOOR – ASIAN RESTAURANT
SCALE	1:300
DRAWN BY	UMASHA
CHECKED BY	KSM
DWG NO	SF-AR

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REVISIONS	DATE
	11 AUGUST 2021

An International
Luxury Spa & Wellness Studio

After completion, this remarkable hotel will be one of the most visited hotels in Colombo by locals and tourists. As with any star class hotel it is compulsory to have a well-equipped Luxury Fitness Center, Spa, Nail Spa & Saloon.

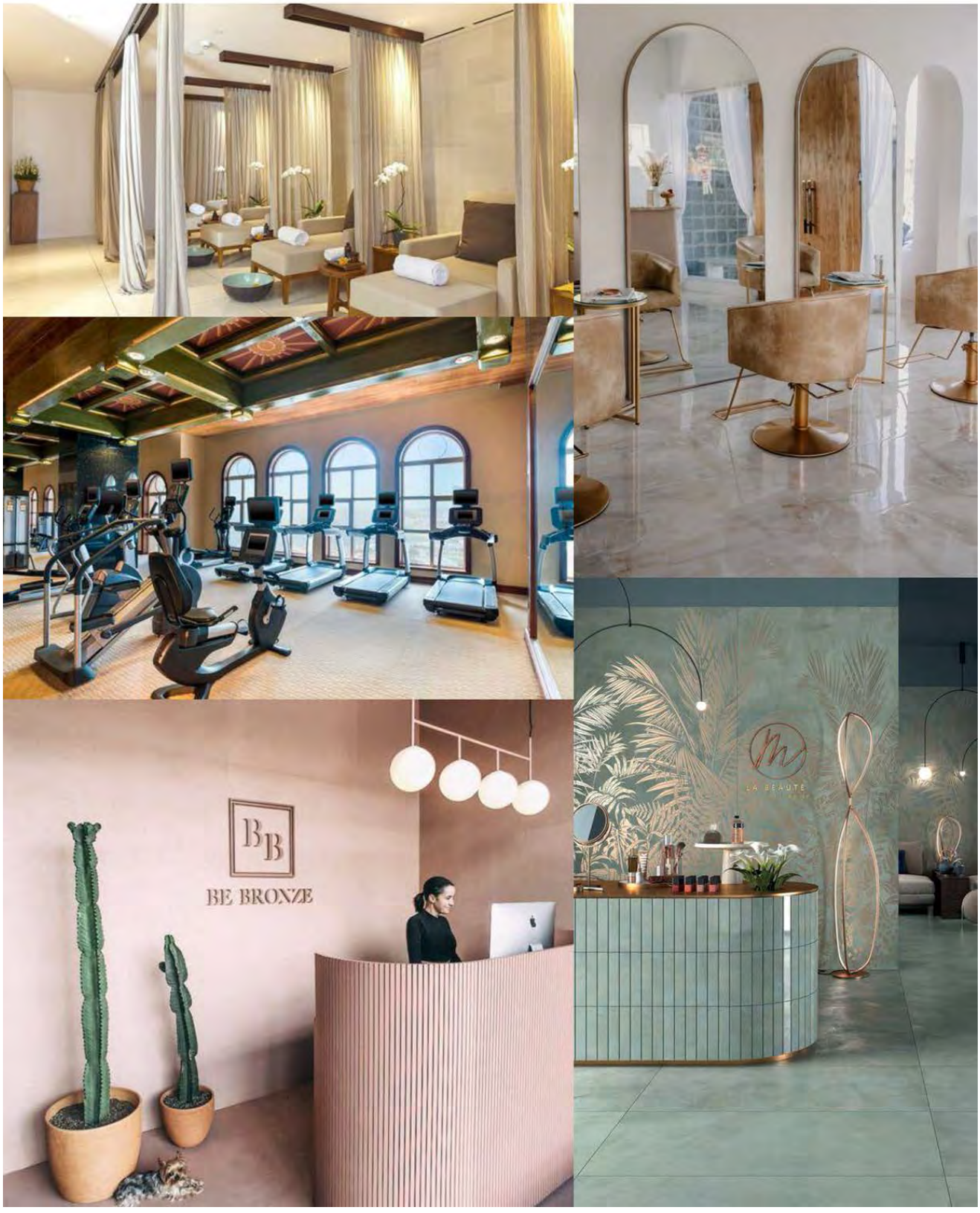
The Luxury Spa & the wellness Industry has evolved to the highest standards throughout the last decade, making it one of the Most lucrative businesses. Independent Operators has expanded globally in making it a must to have for any Star Class Hotel.

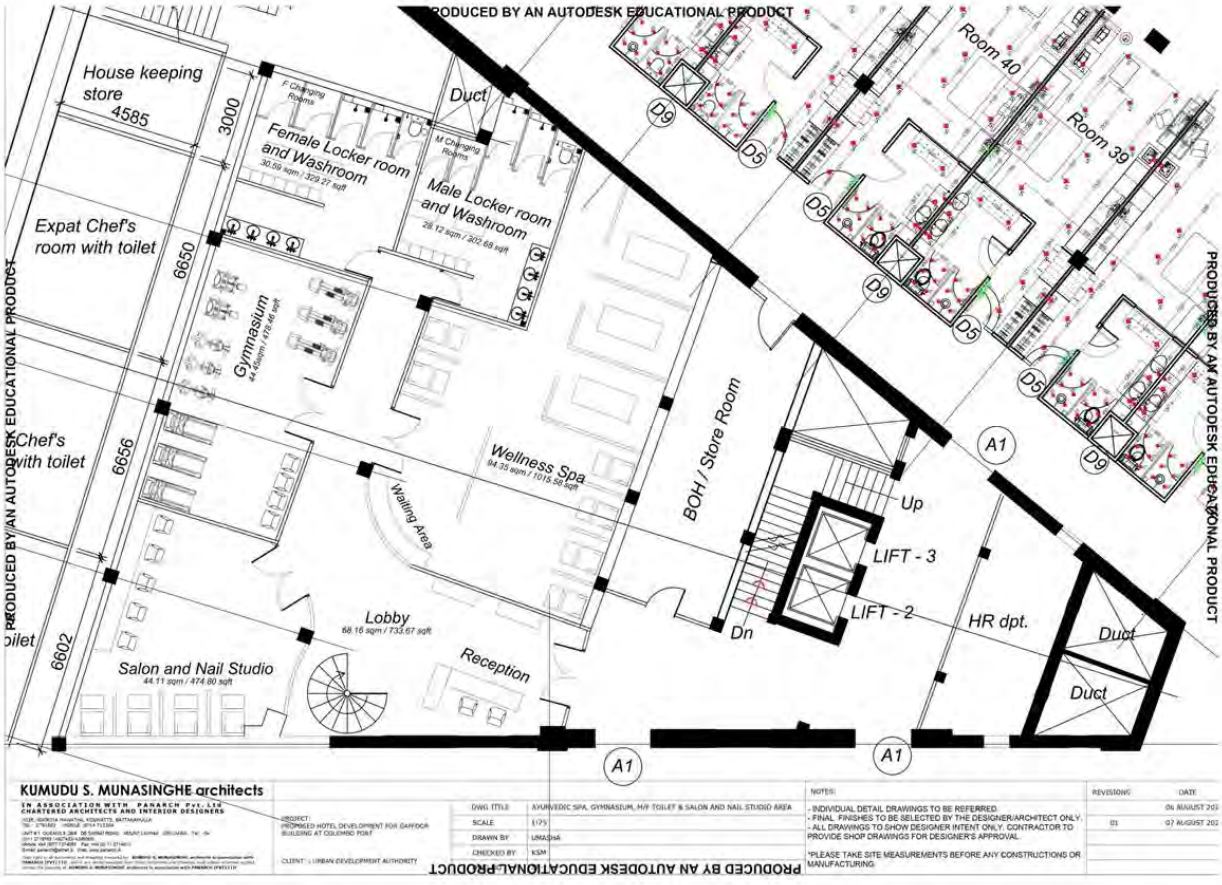
The 3rd Floor of the Gaffoor Building has an area dedicated for a Spa and a Fitness Studio.

- International Spa Chains are a popular tourist attraction to any hotel and countries such as India, Indonesia, Thailand and Maldives being home to some of the world's best spas in 5-star Properties.

- These Spas have won many awards and mostly patronised by the Europeans, American High Class and Celebrities. These Spa Brands assure the highest quality of service and treatment as a franchise model around the globe.

- In order to attract this clientele to the hotel a reputed chain is invited to operate



Space Allocation

- Wellness Spa – 94.35 sqm / 1015.58 sqft
- Fitness Studio – 44.45sqm / 478.46 sqft
- Salon and Nail Studio – 44.11 sqm / 474.80 sqft
- Male Washroom – 28.12 sqm / 302.68 sqft
- Female Washroom – 30.59 sqm / 329.27 sqft
- Lobby Area – 68.16 sqm / 733.67 sqft