

146

RESIDENCIES
THALAWATHUGODA

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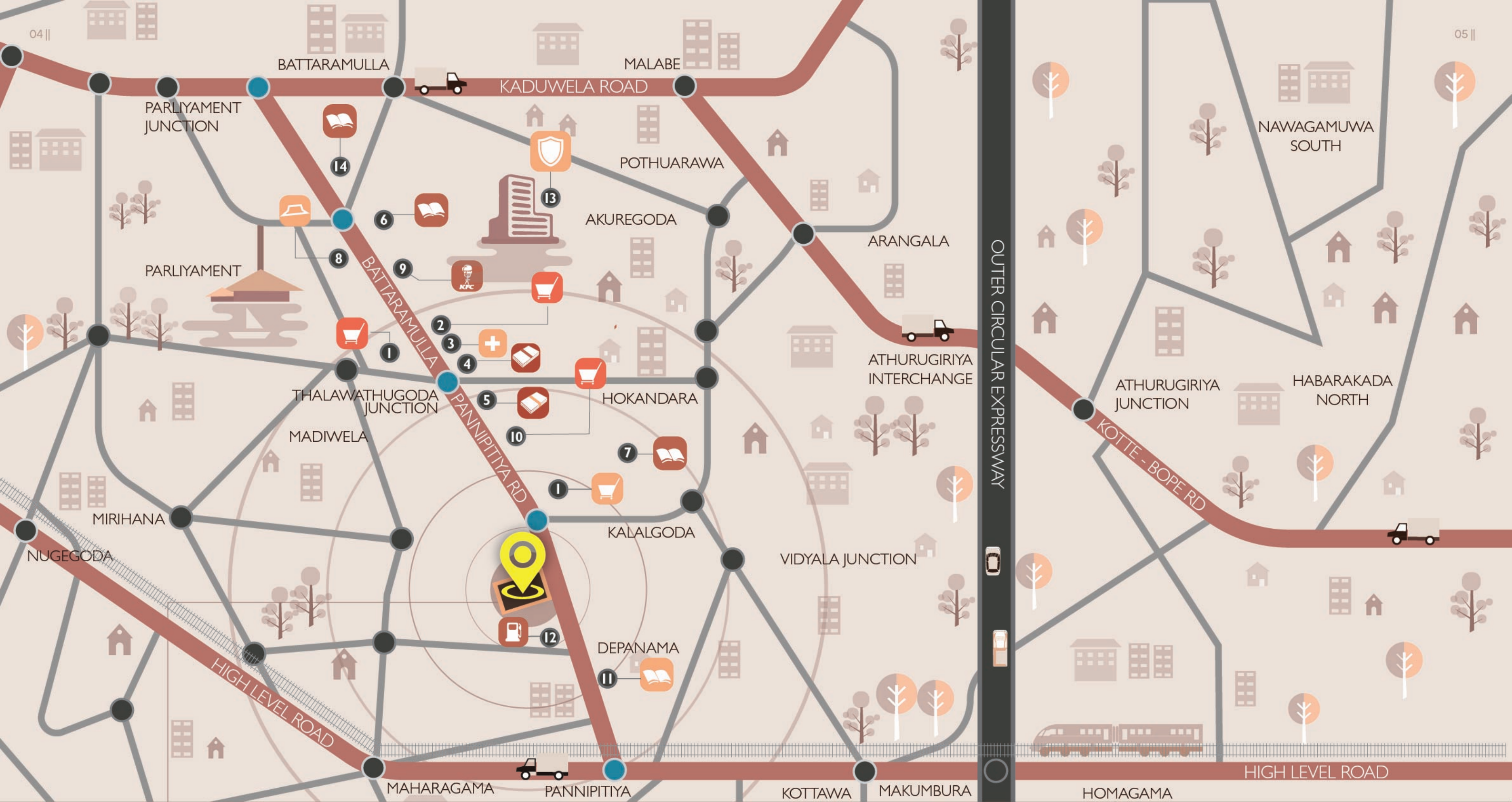
AN ENCHANTING EXISTENCE

Thalawathugoda, an enchanting residential neighborhood. Here, a gracious, well-planned urbanization co-exists with cool, salubrious wetland environs. Into this, JAT Living introduces 146 Residencies, a vertical neighborhood of 112 enchanting dwellings, three floors of parking space and the bliss inducing rooftop with a yoga deck, pool, clubhouse and a playground for the children.

112 ENCHANTING DWELLINGS



This enchanting vertical neighborhood contains 112, two, three and four bedroomed premium apartments from the third floor up to the twelfth.



146
RESIDENCIES
THALAWATHUGODA

- | | |
|------------------|---------------------------------|
| 1 Keells Super | 8 Pizza Hut |
| 2 SPAR | 9 KFC |
| 3 Hemas Hospital | 10 Cargills Food City |
| 4 Sampath Bank | 11 Louvre College |
| 5 Bank of Ceylon | 12 Lanka IOC |
| 6 Isurupaya | 13 Defence Headquarters Complex |
| 7 Vidura College | 14 OverSeas School |

THE PLEASURES OF 146, THALAWATHUGODA

Thalawathugoda, a suburban city located just a short ride away from bustling Colombo, is an ideal place to put down your roots.

Envision your morning run amidst the luscious paddy fields and, after, start your day with a delicious croissant and coffee from the multiple supermarkets and restaurants that helps satisfy all your family's needs. A few minutes ride will take you not only to some of the country's best hospitals but also leading state and private banks, fuel stations, renowned schools and top rated entertainment venues such as Waters Edge. The location is also gifted with rare birds and vast walking tracks for your morning jog. Thalawathugoda provides simple access to inner Colombo and the Down South, thanks to Japan-Sri Lanka Friendship Road and the Southern Express Highway.



A PLACE OF AIR, LIGHT AND HOSPITALITY



Large windows which open on to a balcony overlooking miles of rich foliage, turning your living room into a conference of light, air and green. Your living room is about gracious hospitality, the kind which makes an invitation into this space a highlight, even in the best of circles. The floor to ceiling perfection is achieved by the generous proportions and free flowing nature of this particular space dictated by the layout

A ZERO BARRIERS HOSPITALITY



At 146 Residencies, the living room and the dining room co-exist just as fine living and hospitality co-exist. There is really no physical barrier, no visible separation between these twin centres of hospitality. There's only a functional separation marked by the closer relationship the dining room enjoys with the pantry. Entitled as it is to almost all the words used for the living room, the dining room is filled with light and air and green too, as miles of green vistas enjoyed by the living room belong just as equally to it.

WAKE-UP STYLE STATEMENT



A bedroom is not only a place of rest, it is designed to create an atmosphere and ambience for the start and conclusion of a day in your life; to reflect a way of life, a style of life; to be a perfect fit for who you are and where you are now. That's what the proportions, the finishes, lovely vistas through the splendid large windows, synchronise to tell you, on waking up and closing eyes; this is who you are and where you are and it is enchanting



ENCHANTING EFFICIENCY WITH A GERMAN TOUCH

A beautiful space, compact and designed for maximum productivity. The choice to have your kitchen by one of Germany's premier kitchen manufacturers, adds the finishing touches to the enchanting success story to every room in your apartment.



CONNOISSEUR LEAGUE

Significant thought has been taken when considering the space allocation, layout and fittings for every bathroom. A sense of unadulterated elegance.

EVERY DAY, TRANSCEND TO A HIGHER LEVEL

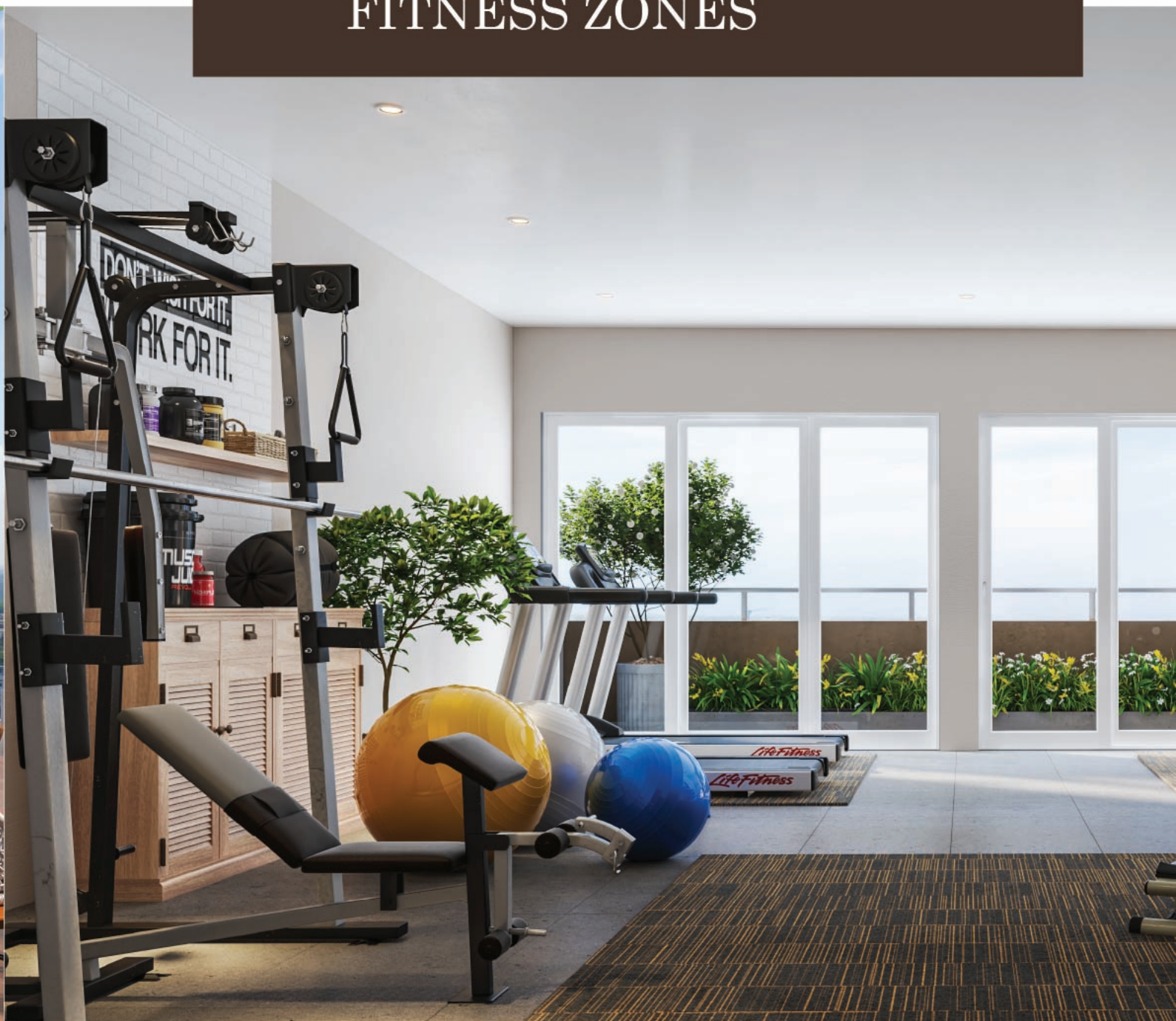


The over 8,800 sq ft heavenly rooftop offers dazzling 360 degree views of your surroundings. It will have you waking up every morning yearning to do 'Surya namaskar' at the rooftop yoga deck. The "evening at the roof terrace?" holds endless social possibilities. The rooftop playzone will keep your kids active, while the rooftop swimming pool with its glass mosaic would beckon even the non-waterbound among you.





LESUIRE AREAS AND FITNESS ZONES



APARTMENT TYPES

FOURTH TO ELEVENTH FLOOR PLAN



HOUSE TYPE A
1312 SQFT

3 Bedrooms | 3 Bathrooms
Living+Dining | Pantry
Maids Facility
Drying Yard



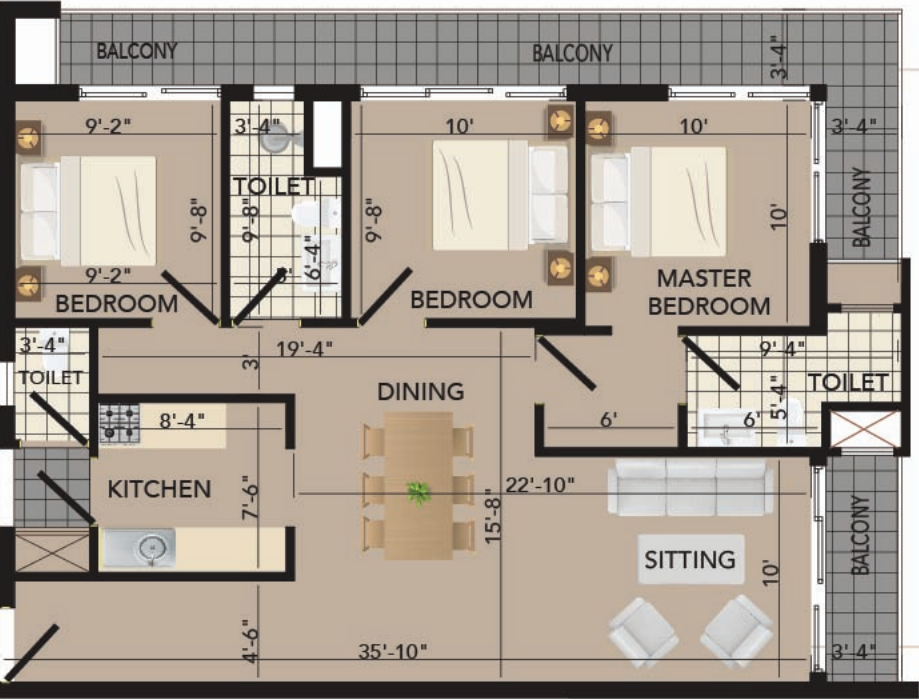
HOUSE TYPE B
957.6 SQFT

2 Bedrooms | 2 Bathrooms
Living+Dining | Pantry

Mirror Apartments
BW1 / BW2

APARTMENT TYPES

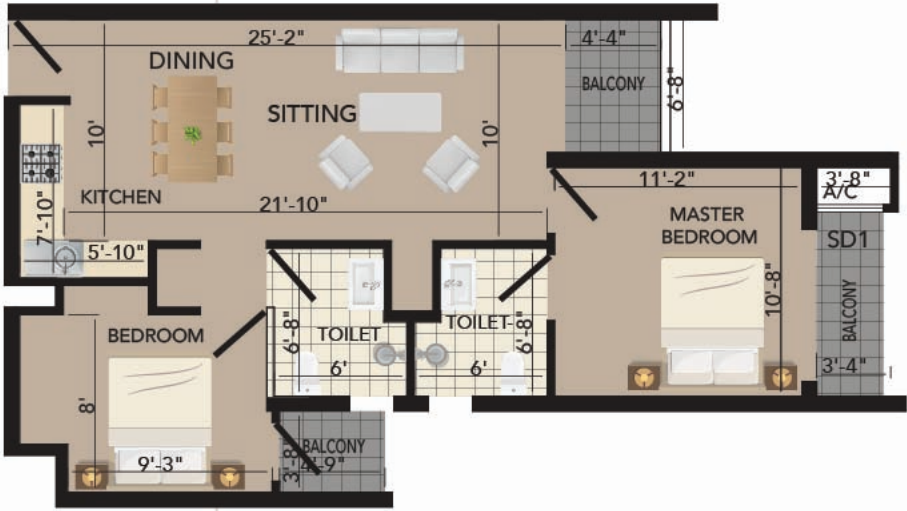
FOURTH TO ELEVENTH FLOOR PLANS - CONT.



HOUSE TYPE C
1124 SQFT

3 Bedrooms | 3 Bathrooms
Living+Dining | Pantry
Drying Yard

Mirror Apartments
CE1 / CE2 / CW



HOUSE TYPE E
688.6 SQFT

2 Bedrooms | 2 Bathrooms
Living+Dining | Pantry

Mirror Apartments
E1 / E2



HOUSE TYPE D
844.6 SQFT

2 Bedrooms | 2 Bathrooms
Living+Dining | Pantry

Mirror Apartments
D1 / D2 / D3



HOUSE TYPE F
1210.5 SQFT

3 Bedrooms | 3 Bathrooms
Living+Dining | Pantry
Maids Facility

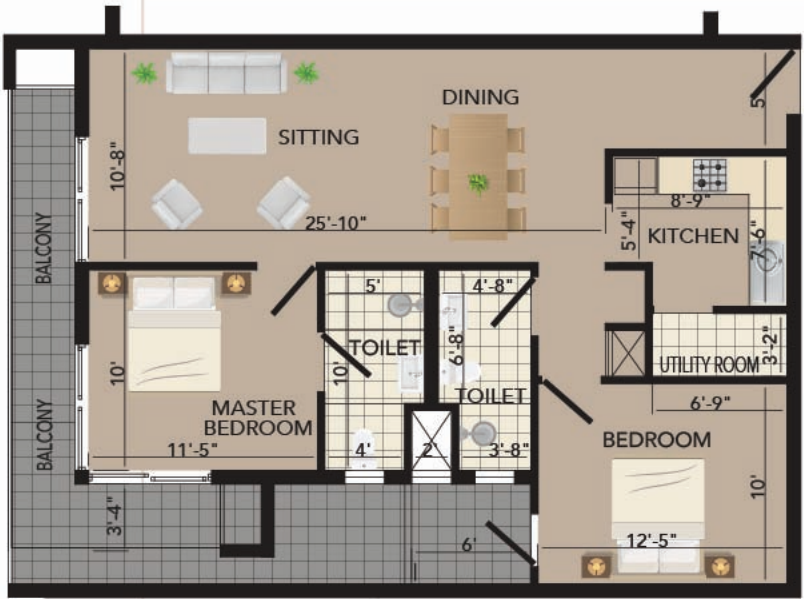
LAYOUTS

THIRD FLOOR PLAN



HOUSE TYPE - A3
1352.5 SQFT

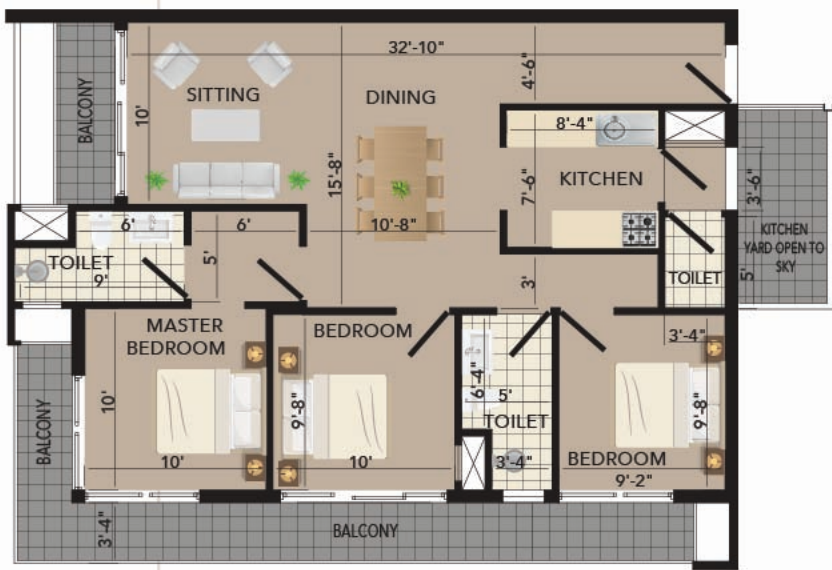
3 Bedrooms | 3 Bathrooms
Living+Dining | Pantry
Maids Facility



HOUSE TYPE - B3
1030.8 SQFT

2 Bedrooms | 2 Bathrooms
Living+Dining | Pantry

Mirror Apartments
B3-W1 / B3-W2



HOUSE TYPE - C3
1202.9 SQFT

3 Bedrooms | 3 Bathrooms
Living+Dining | Pantry
Maids Facility
Drying Yard

Mirror Apartments
C3-E1 / C3-B2 / C3-W

LAYOUTS

GARDEN APARTMENT FLOOR PLANS



HOUSE TYPE - D3
1099.6 SQFT

2 Bedrooms | 2 Bathrooms
Living+Dining | Pantry
Terrace



HOUSE TYPE - E3
1164.2 SQFT

2 Bedrooms | 2 Bathrooms
Living+Dining | Pantry
Terrace

Mirror Apartments
E3-1 / E3-2



HOUSE TYPE - F3
874.7 SQFT

2 Bedrooms | 2 Bathrooms
Living+Dining | Pantry
Terrace

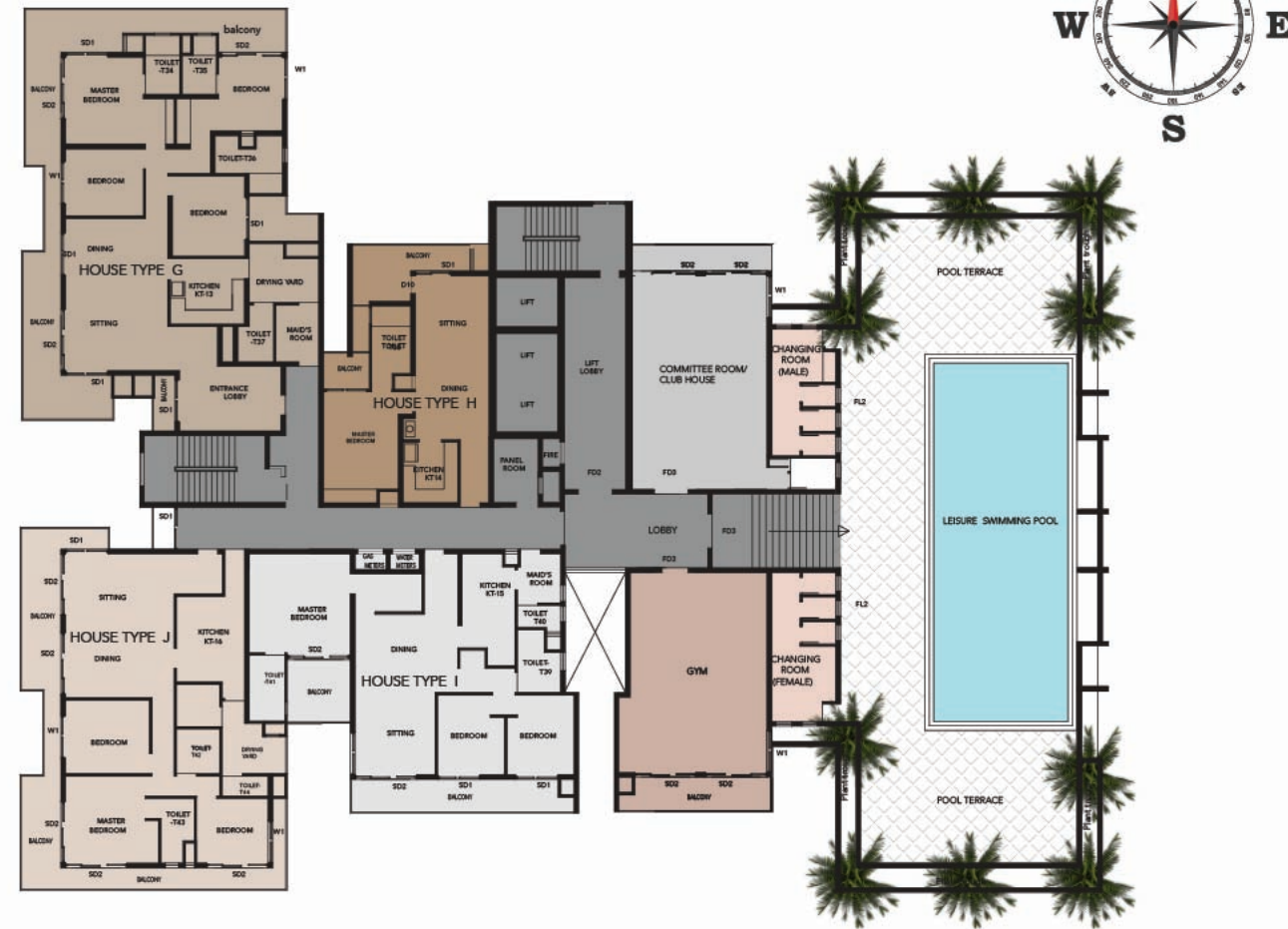
Mirror Apartments
F3-1 / F3-2



HOUSE TYPE - G3
1719.4 SQFT

3 Bedrooms | 3 Bathrooms
Living+Dining | Pantry
Maids Facility | Terrace

TWELFTH FLOOR LAYOUTS

HOUSE TYPE - H
882 SQFT

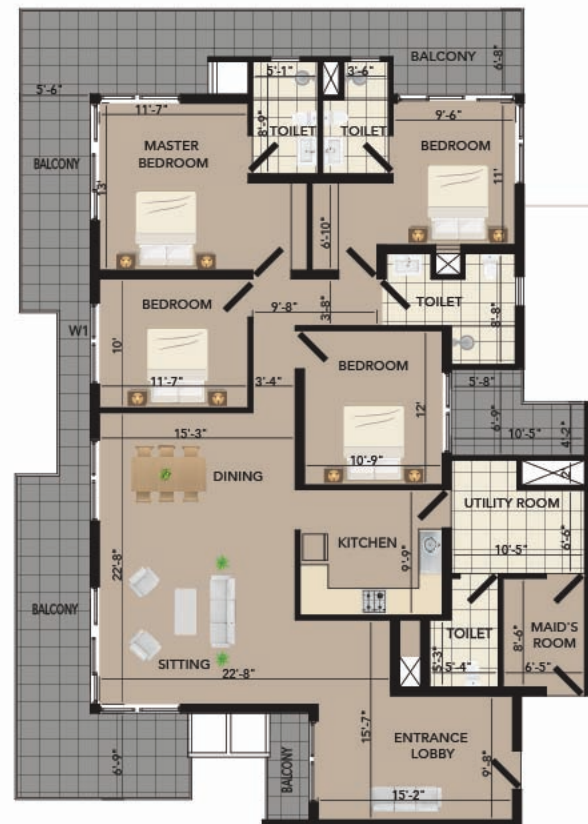
1 Bedroom | 1 Bathroom
Living+Dining | Pantry

HOUSE TYPE - I
1560 SQFT

3 Bedrooms | 3 Bathrooms
Living+Dining | Pantry
Maids Facility

HOUSE TYPE - G
2367.2 SQFT

4 Bedrooms | 4 Bathrooms
Living+Dining | Pantry
Maids Facility

HOUSE TYPE - J
1743.1 SQFT

3 Bedrooms | 3 Bathrooms
Living+Dining | Pantry
Maids Facility



GENERATOR

100% 24 hour Back-Up Generator with the Capacity of 630 KVA.

ROOF TERRACE ZEN GARDEN

Over 8,800 sqft of garden and walkways

NOTABLE FEATURES & FACILITIES

- Recreational lounge with exquisite bar, pool table and other entertainment
- All bedrooms have individual balconies
- Penthouse floor apartments have their own private entrance and garden
- Special garden apartments on the 3rd floor
- Modern layout: efficient space and the right balance of living and storage space
- Large common area walk way corridors allowing ample natural light and ventilation
- Private to common area ratio - Approximately 3:1
- High ceilings – Provided for all apartments
- Added Drivers quarters - Common drivers dorm and washrooms
- Interior options given by consultations from experienced interior designers
- Temperature controlled garbage disposal room
- Fully equipped gymnasium
- Roof top infinity swimming pool - 20' x 50'
- BBQ area
- Designated kids play ground
- Extra storage areas provided in certain apartments

GAS WATER HEATING

Electrical Geysers system for all bathrooms and Kitchens.

FITTINGS

Reputed Brand

FANS

Provided

WASTE WATER MANAGEMENT

Sewer Treatment Plant provided for Waste & Sewer Management.
(Subjected to approval from CEA)

LIGHTING

- Imported lighting to be used
- Floor Mounted up light
- Down Lights
- External Spot Light
- Recessed Low Level Wall Luminaire-01
- Recessed Low Level Wall Luminaire-02
- Emergency Lamp

FIRE DETECTION ALARM SYSTEM

Provided

AIR CONDITIONING AND VENTILATION

Provided and allowed for

RAIN WATER HARVESTING SYSTEM

Rain water of Building will be collected to Basement Tank

SAFETY

All common areas CCTV coverage, 24/7 security, Smoke alarms

COMFORT

Cozy homes that are very well ventilated hence, not prone to condensation, mould and insects

COMPANY PROFILE

JAT LIVING

JAT Living was incorporated with a clear focus on the real estate development sector to design and build “Homes” and “Residencies” with exclusivity. JAT Living is poised to usher a new world of exciting projects promising to deliver upon their stringent vision to facilitate immaculate construction and development solutions as a reliable and trusted developer with some pristine residencies on offer and in the pipeline.

Since the company is being driven with a vision for perfection, our mission and objective are to provide absolute value to the potential customer. Quality after all cannot be compromised. Therefore, JAT Living has etched inimitable brand equity by inculcating its values and vision to begin the development on state of the art residencies that offer comfort and luxury with tranquility and peace of mind.

In the construction industry the location is a pivotal factor for patrons and clients. Therefore all the development projects are at premium locations with an emphasis given to accessibility, convenience and the highest standards of living. At the essence of JAT’s building concept lies the valuable emphasis on building apartment complexes that are Homes and not merely luxurious abodes to reside in. That is a vital factor and integral contributor to our impetus to design and develop spell-binding properties with character and personality that make a fantastic abode transcend into a fabulous home.

Form architecture, to the cost factor and amenities JAT Living perpetually delivers something that’s beyond and within, something that’s magical and yet familiar. The company offers greater convenience to our customers by arranging several financial options when purchasing a JAT Home, never the ones to compromise standards or shirk quality; JAT Living is a stalwart company that provides majestic quality with meticulous attention to every detail in perfect picturesque location offering unadulterated convenience, giving our clients something more.

COMPLETED PROJECTS



77 ON FOURTH RESIDENCIES
NAWALA



FOREST HILL
AMUNUGAMA - KANDY



96 RESIDENCIES
KOTTE

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The statements, information and depictions in the marketing materials are believed to be correct but shall not be relied upon as statements of representations of fact, and they are not intended to form any part of the contract of the sale of the housing units. In particular, visual representations such as pictures and drawings are artists impressions only, and are not representations of fact. All information contained in the marketing materials, including plans and specifications are current at the time of printing, and are subject to such changes as are required or approved by the developer or relevant authorities. The floor areas stated in the brochure are approximate measurements and are subject to final survey. The sale and purchase agreement shall form the entire agreement between the Developer and Purchaser and shall in no way be modified by any statements or representations whether contained in the marketing materials or given by the Developer and/or its Agent(s) or otherwise.

Contact JAT Living now for more information or
to register your interest.

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