



**HOME LANDS
SKYLINE**

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CONCEPT DESIGN & DEVELOPED BY KASU MEDIA LAB



WELCOME TO THE LUXURY ZONE

Experience luxury ... affluence and extravagance of Aurum Skyline Residencies. Luxury is not for the ordinary and mediocre, it is reserved only for those who make the correct decisions in life, work hard to achieve greatness... and have great tastes. With, nine floors dedicated for 45 apartments , one mezzanine floor, 3 floors set aside for parking where each resident would have 2 for parking facilities and rooftop recreational area, it is the choice of the rich and famous. It is situated in Colombo 5, Jawatte, facing to Thimbirigasyaya Road in close proximity to some of the most prestigious schools in Colombo, minutes' drive to top of the range shopping arcades, restaurants and some of the best hospitals in Sri Lanka. Location, convenience and luxury make Aurum a great investment.



Surround yourself with
conveniences because
you are affluent



LIVE, WORK AND PLAY

Live a life of luxury

To the affluent, luxury is a lifestyle and you need to be surrounded by places that you go to and things that you do that define who you are. Game of Golf in the morning or a jog at the Independence Square, access to branded items that you desire must be within minutes' from your home.

ADDRESS YOU CAN BE PROUD OF



SCHOOLS

- Royal College 1.5 km
- Visakha Vidyalaya 0.9 km
- Sirimavo Bandaranaike Vidyalaya 0.5 km
- Wycherley international School 1 km
- The British School 1.8 km

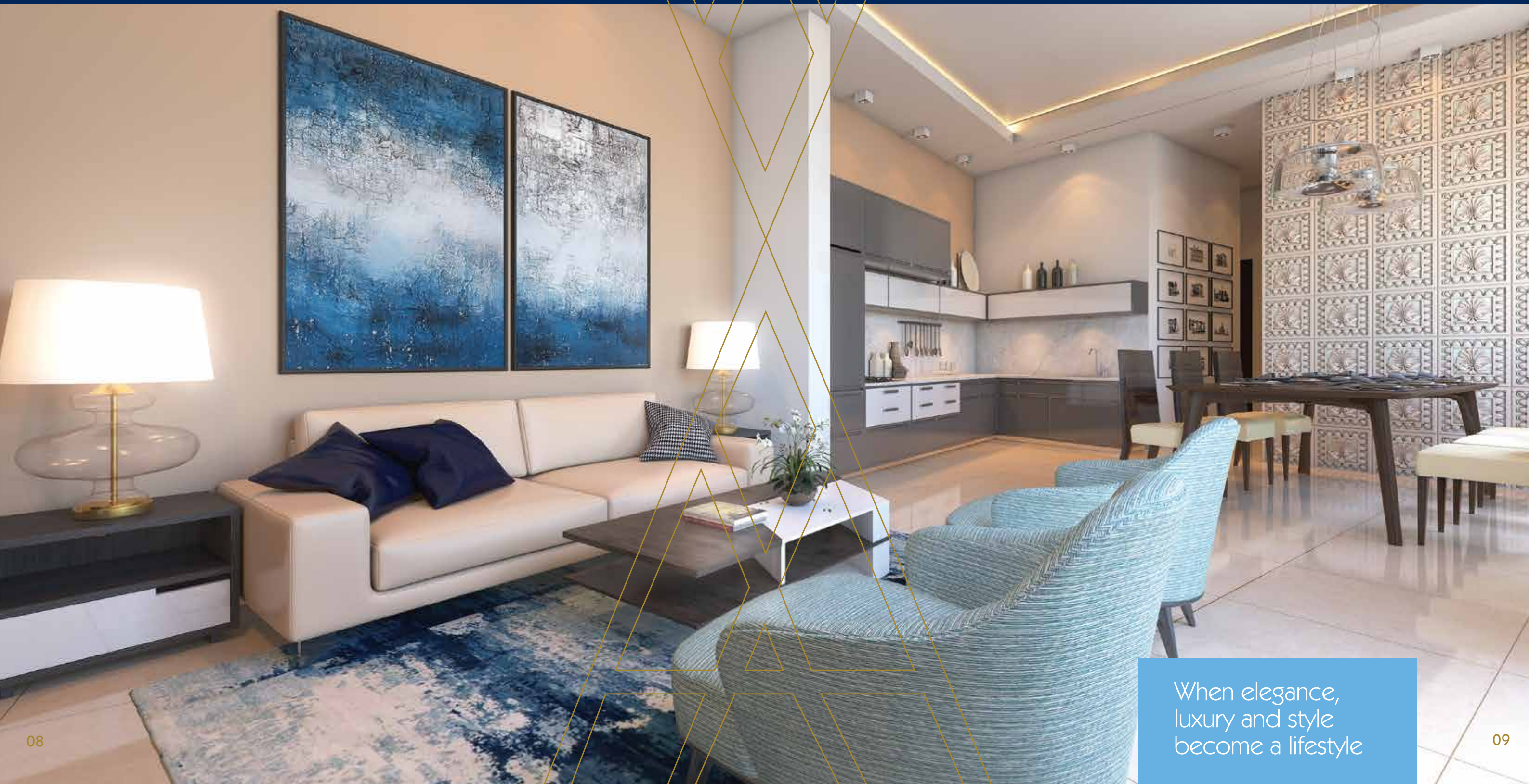
SHOPPING

- Independence Arcade Square 0.75km
- Majestic City 1 km
- Racecourse Complex 1.5 km

HOSPITALS

- Lanka Hospital 0.7 km
- Asiri Medical Hospital 0.6 km
- Asiri Surgical Hospital 1.2 km
- Ninewells Hospital 1.5 km

LUXURY WILL BE PART OF YOUR LIFE ALWAYS

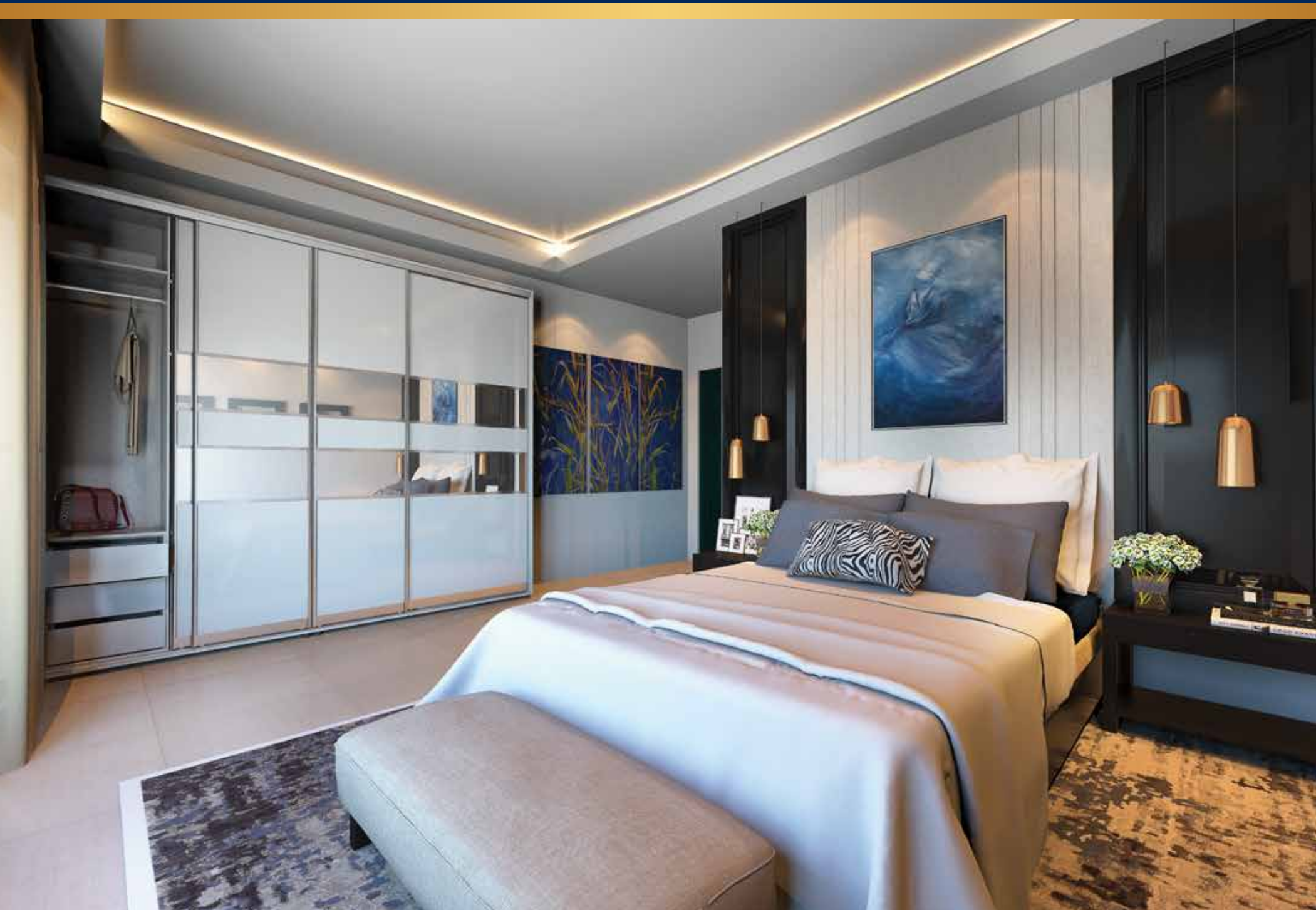


YOUR LIVING ROOM

...ETERNAL HALL OF FAME

Your living room is the heart of your home. It is the place which exposes who you are to the outside world; to your friends, relatives, colleagues and even acquaintances. With large windows and spacious balconies you will never feel cramped up as there is a good view of the outside world. The immaculate and neat design provides the resident the feeling of freedom, like a bird high up in the sky you will be an unrestricted soul extending hospitality to those who enter your abode.





DREAM BIG WHEN YOU ARE AT AURUM

The bedroom cannot be ordinary for the affluent. After all if it is luxury, it has to be something extra special. The bedroom is designed with large windows which allows you to drape beautiful curtains that will give your home a touch of class and express your taste in elegance and style. Yes, one cannot be at the periphery to realize your big dreams. You have to be in the center of luxury. As we also value your privacy security in this luxury, the keys to your doors are secured with a smart key.



Comfort and peace
of mind after a hard
day's work

**ENTERTAINING OTHERS COMES
NATURALLY TO THE AFFLUENT**

**WITHOUT PAMPERING
THERE IS NO LUXURY**



Life has blessed you with so many things and there is joy when you share it with your special friends who have been with you in your great journey of life. We provide you with an international standard pantry, quality that you will demand. As you sit around the table tasting great food and wine, relating stories that have fashioned your family and that is part of your success, others would quietly emulate you and follow your footsteps.

Your need to be refreshed, pampered and rejuvenated each day, to face the challenges that life throws at you on the next day. We know that you have a right to cover yourself with elegance and opulence. That is why we have not compromised on the fittings and given you the best branded luxury fittings to your washrooms. After all you have worked hard to achieve success.

WHERE ROYALTY REMINISCE AND PARTY

We have not held anything back to provide you with the best of amenities. Modern gymnasium to keep you fit and multi- purpose hall which is available at your disposal for different functions is situated in the Mezzanine floor. You cannot beat the mood at the rooftop. It is an epitome of elegance, functionality, style and luxury. With a roof garden, infinity pool and BBQ pavilion it provides a choice of quiet romantic evenings as well as ideal setting for wonderful BBQ nights and memorable parties to celebrate your attainments for it will be far too many when you live at Aurum Skyline Residencies.

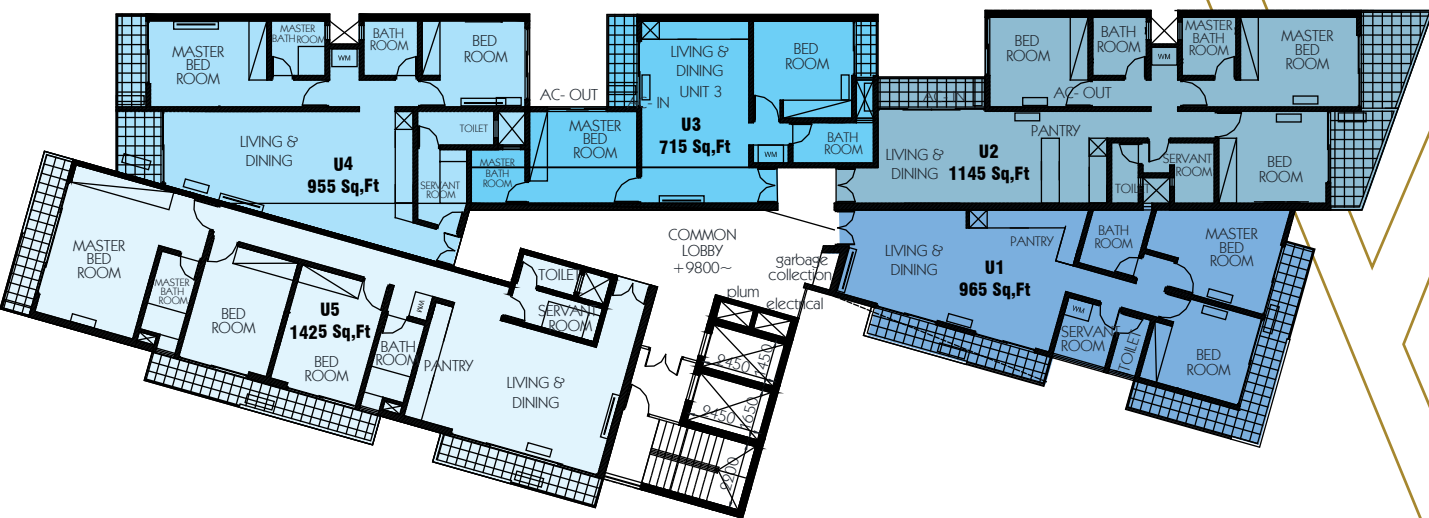


Experience the wide
assortment of moods
at the top

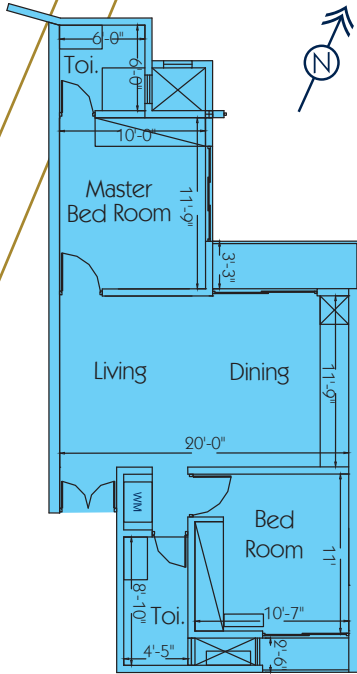


FLOOR PLANS

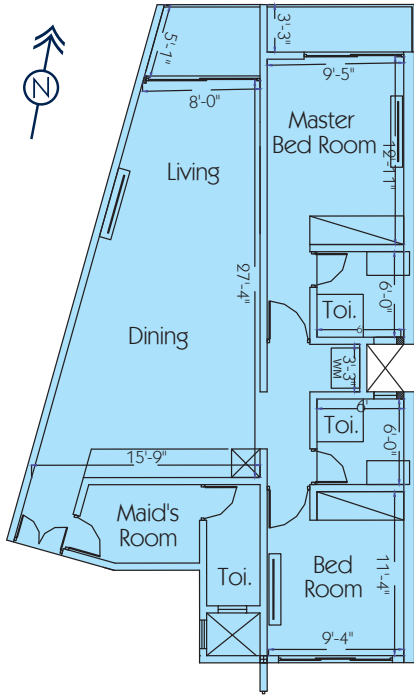
TYPICAL LAYOUT



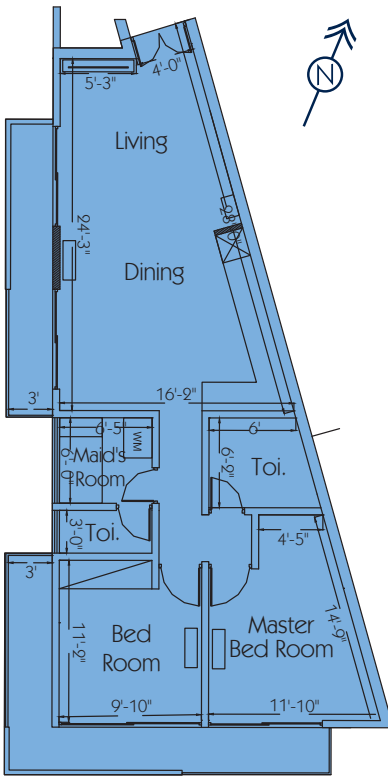
Unit - 03
715 Sq.Ft
Units A1/F2/U3 To A1/F10/U3



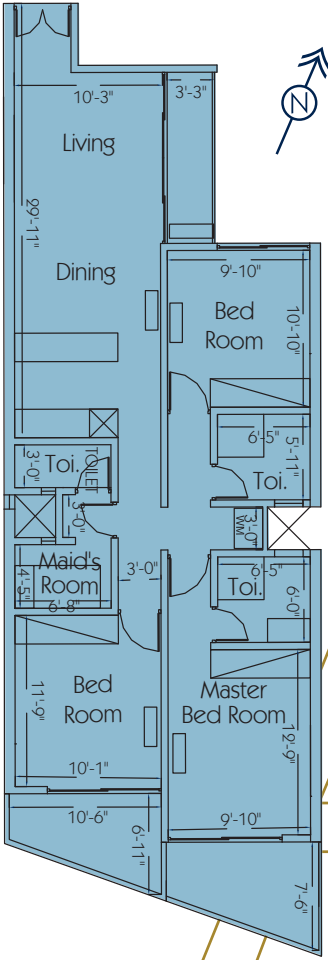
Unit - 04
955 Sq.Ft
Units A1/F2/U4 To A1/F10/U4



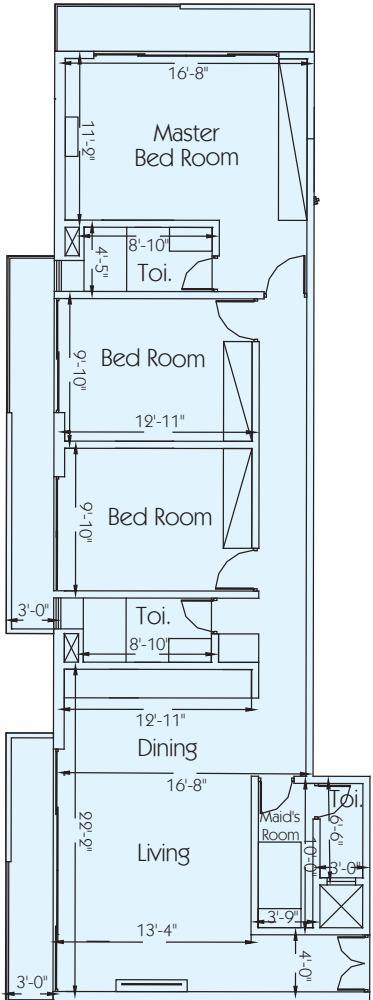
Unit - 01
965 Sq.Ft
Units A1/F2/U1 To A1/F10/U1



Unit - 02
1145 Sq.Ft
Units A1/F2/U2 To A1/F10/U2



Unit - 05
1425 Sq.Ft
Units A1/F2/U5 To A1/F10/U5



SPECIFICATION

Floor Area

Living, Dining, Pantry, 02 -03 Bed Rooms, Toilets, Verandah/ Balcony, 02 parking slots per each unit with Mechanical parking system within the complex shall be provided for selected units.

Sub Structure

A Reinforced Concrete raft foundation as suggested by the structural engineer.

Super Structure

RCC Columns, Beams, Slabs and cement block masonry walls to match the design.

Finishes

Living, Dining, Bed Rooms and other internal areas to be laid with non-slippery ceramic floor tiles. (2 FT x 2 FT)

Verandah and balconies to be laid with non-slippery rustic ceramic tiles.

Toilets floor to be laid with non-slippery ceramic tiles on water tight (proofed) surface, toilet walls to be laid with ceramic tile up to the ceiling except the maid's toilet.

Internal walls on other areas to be plastered smooth, apply one coat of wall putty, 2 coats of emulsion paint. Colour to be selected by the Architect.

All external walls to be plastered rough or semi – rough and apply wall filler, two coats of weather shield paint. Colour to be selected by the Architect.

Pantry

Fully fitted pantry unit to be supplied and fixed as directed by the architect including Cooker Hood and a Hob , Stainless steel single bowl single drain kitchen sink with chromium plated swan neck tap.

Gas Supply

Gas piping system shall be placed for the entire apartment building through gas tanks as directed by the Sri Lanka Fire Department. A single pipe outlet shall be provided to the pantry unit with a separate meter to each unit.

Electrical work

230 V/30 Amp Three phase power supply with separate electricity meter, 13 amp and 15 amp socket outlets, as directed by the Architect.

2 TV and Telephone outlets shall be provided per Unit.

Shaver socket to be provided for Master bathroom.

Fans to be supplied for Living/ Dining, Master Bed Room and other bed rooms.

All apartment units will be fully air conditioned excluding the utility room.

All Apartment units shall be facilitating with smart home solution which involves the control and automa- tion of lighting, heating and air conditioning

Electrical Fittings

No fittings shall be supplied by the developer; only the point wiring shall be done.

Water Supply

PVC cold pipe network to be placed for each bathroom via a common PVC water tank placed on roof top. Under ground water sump to be filled with National Water Supply and Drainage Board main and pump to overhead tanks. Separate water meter shall be fixed for each unit.

Plumbing Work and Sanitary Fittings

Fully fitted bathroom with a water closet, wash basin, soap tray, tooth brush holder, hand bidet, toilet paper holder, pencil edged mirror to be provided for all bathrooms except maid's toilet.

Aluminum glazed Shower slider to be fixed for all bathrooms except maid's bathroom.

Hot water to be supplied via Geezer to all bathrooms except maid's toilet.

An Inlet and outlet water point along with a power point to be provided for the washing machine as directed by the architect.

Doors and Windows

Front door and rear door to be out of Mahogany sash and Class I timber frame, internal doors to be out of solid plywood and Class I timber frame.

Electronic Door Access control system shall be provided with the connection of Smart Home solution All French and other windows are out of white powder coated aluminum with necessary accessories.

Colour Scheme

As Directed By The Architect

Common Amenities

- o Fully equipped gymnasium and Community room
- o Roof Garden with BBQ pavilion and swimming pool
- o 24 hour security service
- o CCTV system for common areas
- o Public address and background music system
- o Intercom system
- o Facility of communication with Reception, Security point and Management Corporation unit
- o Solar Power Facility for common areas.

SKYLINE LAGACY



HOME LANDS SKYLINE

Homelands Skyline is a premier licensed real estate company in Sri Lanka with its own unique identity. As one of the flagship entities of Homeland Holdings, we have remained rooted to bridge the gap between aspiration and achievement based on the unshakable foundation of uncompromising quality, complete customer satisfaction and unparalleled living experience.

Having begun with what was then Sri Lanka's pioneer portfolio of property development, Homelands, by means of strategic alliances and bold approaches, has now become a beacon of empowerment to the masses, its services reaching grass root level entrepreneurs, high-level corporate executives and the upper medium class.



Located amidst the serene environs of Thalawathugoda, Green elegance is a home owner's dream come true with outstanding amenities and designs that add up to luxurious and lavish living.



Located in the most sought after suburban residential area of Rajagiriya, The Highness provides easy and immediate access to the Colombo city. The locality is unique with its preserved wetlands and convenient access to all the facilities and service essential to modern urban living.



"Luxe Highway Residences" brings sumptuous modern vertical dwelling to the emerging suburban city of Kottawa, which is poised to be an important economic center of the island. It is a 112 apartment twin tower project with all the modern amenities to fulfill demands of urban vertical luxury living. Each tower will rise to 11 floors and will have 133 apartments including four penthouses.



Green valley apartment complex is built on lush green landscaped environment spanning 8 acres of land situated on between athurugiriya and homagama an in close proximity to nano technology park and it hub of sri lanka. Your search for freedom and opportunity ends at Athurugiriya.



Homeland Skyline (PVT) Ltd take on "Treasure House" to convert it to 77 unit Apartment complex. The 15 floor apartment complex will be known as "Treasure Trove Residences". Homelands Skyline set the time line to complete the project in November 2018 and apartment owners will be able to move into the Complex in December 2018.



At Porshia we offer you Apartments (Two bedroom and three bedroom apartments available) with all the modern amenities and facilities. If you appreciate a quiet and peaceful location with all the comfort and conveniences, look no further. Inspired by the character 'Porshia' taken from Shakespeare drama Merchant of Venice, Porshia Residences is an embodiment of beauty, elegance and as well as wisdom.

OUR VALUES

**“All you have in business is your reputation
- so it's very important that you keep your
word.” - Richard Branson**

We have made a name in the property development business by upholding to our promises. Whilst we deliver our promises, we promise what we could deliver. Reliability has high premium in both the construction and property development businesses. The best accolade for us to hear about ourselves from our customers is the three words “They (Homeland Skyline) are reliable”