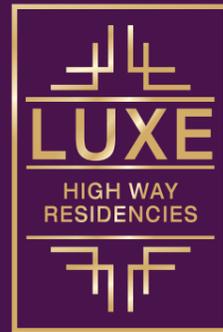




The twin towers with luxury

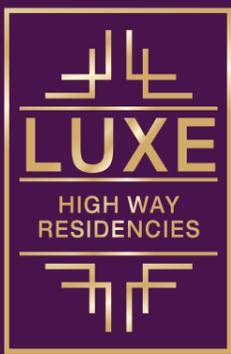
KOTTAWA

Next to Expressway Interchange



The twin towers with luxury





History

Kottawa Emerging Suburban City



MOHENJO DARO



SHANGHAI



In early human history, cradles of civilization emerged along large rivers. People abandoned nomadic ways of living and started organizing themselves into agrarian societies located in fertile land in river valleys.

Townships, trading hubs, and sophisticated societies with robust political and economic systems flourished along river transportation systems.

The development of land transportation gave rise to intermodalism. In post-medieval economies, large urban centers having multi-modal transportation and logistical capabilities surfaced.



LONDON



MALAYSIA

The formation of cities gave rise to wealth accumulation, which resulted in vibrant neighborhoods with enhanced social capital.

The Sri Lankan high-speed road network that will connect all four corners of the island with Kottawa being a central node.

This unique position will propel Kottawa to one of the most important economic centers of the island. Kottawa will be a key suburban location and a transportation hub in the planned Colombo megapolis. Located in the intersection of the Outer circular express way and the Southern Expressway, Kottawa will have easy access to major cities and to the airport through a high-speed road network.

Within the next few years the Kottawa city is expected to attract investments from both the public and private sectors to build modern public facilities and enterprises.



The twin towers with luxury

Conceived, designed, and presented by one of Sri Lanka's leading players in property development, Luxe Highway Residencies brings sumptuous modern vertical dwelling to the emerging suburban city of Kottawa, which is poised to be an important economic center of the island.

"Luxe Highway Residencies" 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 10 floors and will have 56 apartments including four penthouses.

The large rooftop gardens with a BBQ pavilion provides breathtaking panorama of the scenic surroundings and space for social and recreational activities





The twin towers with luxury

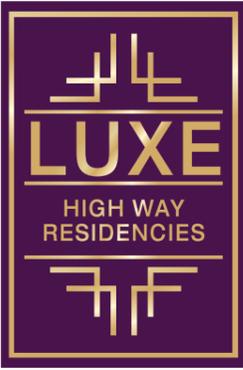
Conceived, designed, and presented by one of Sri Lanka's leading players in property development, Luxe Highway Residencies brings sumptuous modern vertical dwelling to the emerging suburban city of Kottawa, which is poised to be an important economic center of the island.

"Luxe Highway Residencies" 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 10 floors and will have 56 apartments including four penthouses.

The large rooftop gardens with a BBQ pavilion provides breathtaking panorama of the scenic surroundings and space for social and recreational activities





Designs To Meet Expectations 2 Bed Room

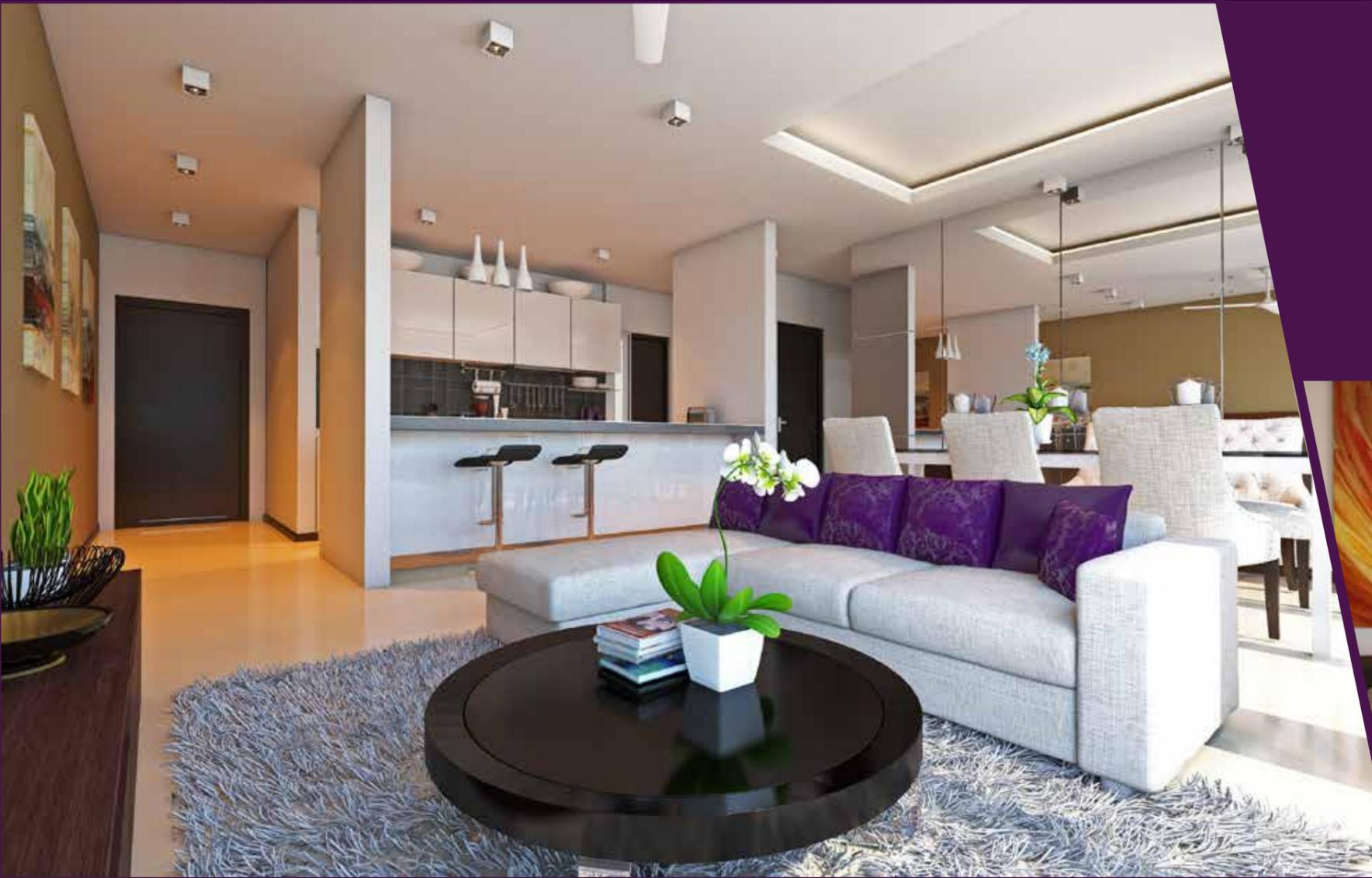


To meet the needs and preferences of homeowners, Luxe Highway Residencies offers four different apartment designs. : from two bed room apartments for those who prefer compact living to sprawling penthouses for spacious vertical dwelling.

Each apartment will be fitted with high quality bathroom fittings and accessories and tiled with durable and aesthetic floor tiles.

All units are fully air conditioned with split type units and fully fitted with a modern pantry with gas connection.

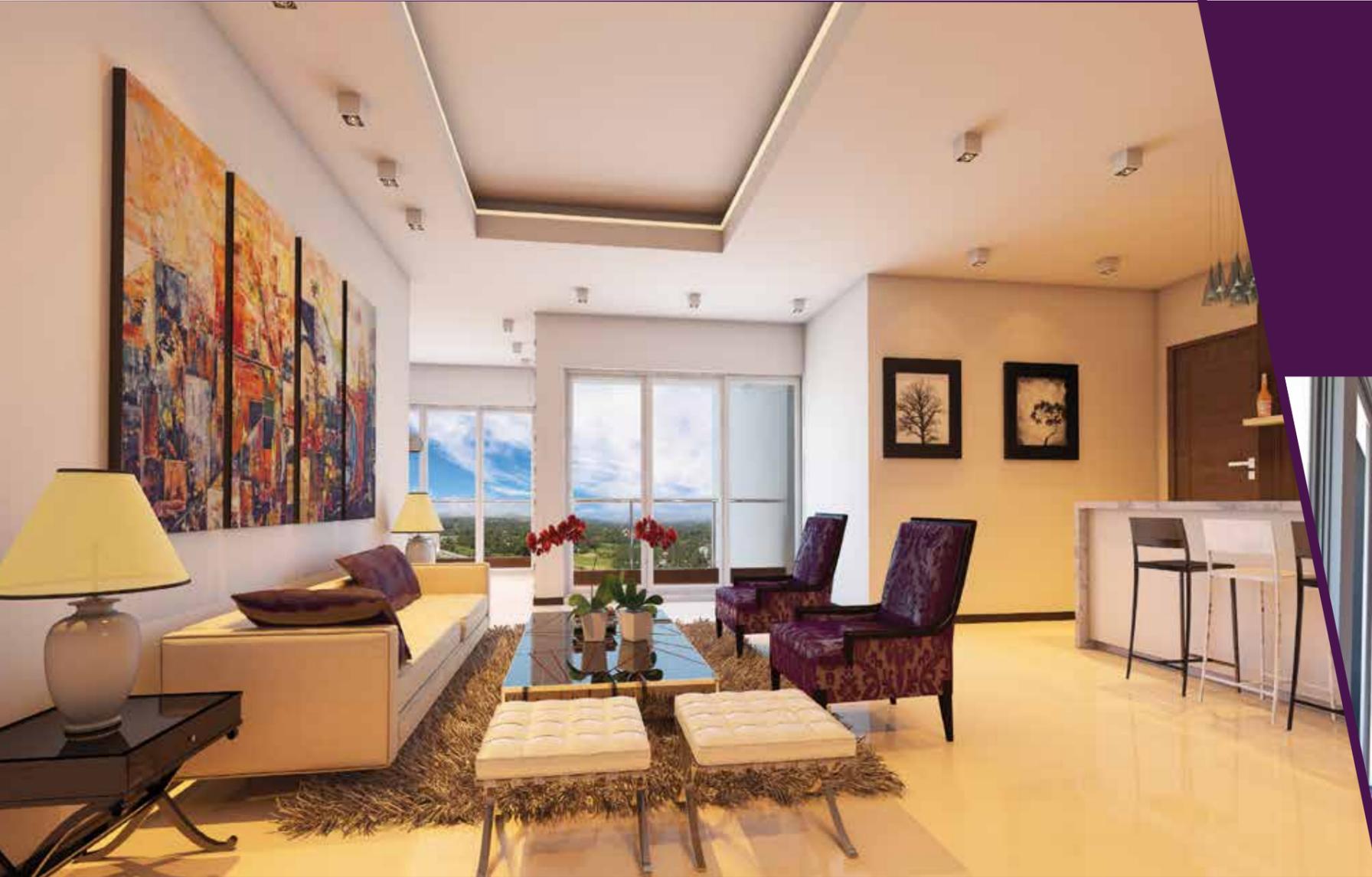
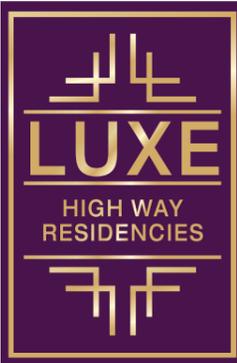
1065 square feet two bedroom is ideal for those who seek economical luxury living or compact vertical dwelling.



Designs To Meet Expectations 3 Bed Room



Three bed room apartments come in two different designs of 1248 and 1657 square feet. For a small family the third bed room could be converted in to a recreation room or a home work space.

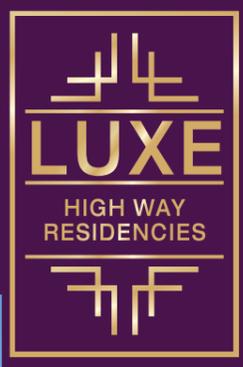


Designs To Meet Expectations Penthouse



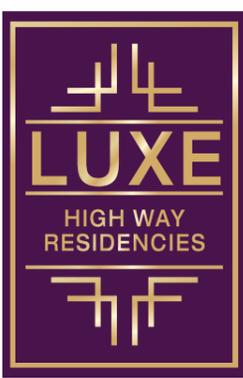
The sprawling penthouse of 2431square feet is for those who longed for luxury with ample space for dining, entertaining, living, recreation, working and working out.

The Penthouses can be customized to suite the needs and preferences of the home owners.



The twin towers with luxury





Amenities

that enhances luxury living



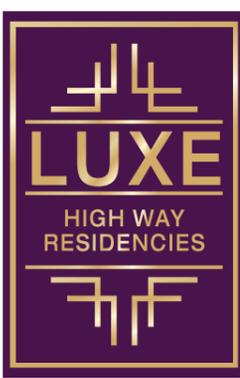
The impressive amenities and community features offer all the modern conveniences you expect. A state-of-the-art gym provides a convenient place to build up a sweat, and a pool is the perfect place for residents to relax. There is also a community hall for socializing and a function room to host celebratory events.

Each apartment has its own reserved parking space while penthouses have two parking units, while fifteen parking spaces are reserved for guests.

Two high-speed elevators service each apartment tower.

The underground sump and overhead tanks provide uninterrupted water supply to all apartments and common areas.

Stand-by generators ensure continuous power supply.



Luxury Lifestyle

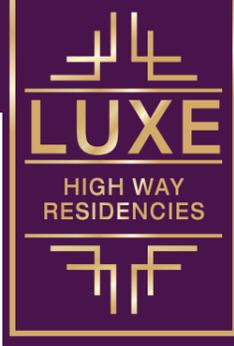


Apartment living is increasingly becoming popular because of ease of maintenance, security and safety, privacy within a close community, easy and economical access to amenities, and close proximity to anything you need.

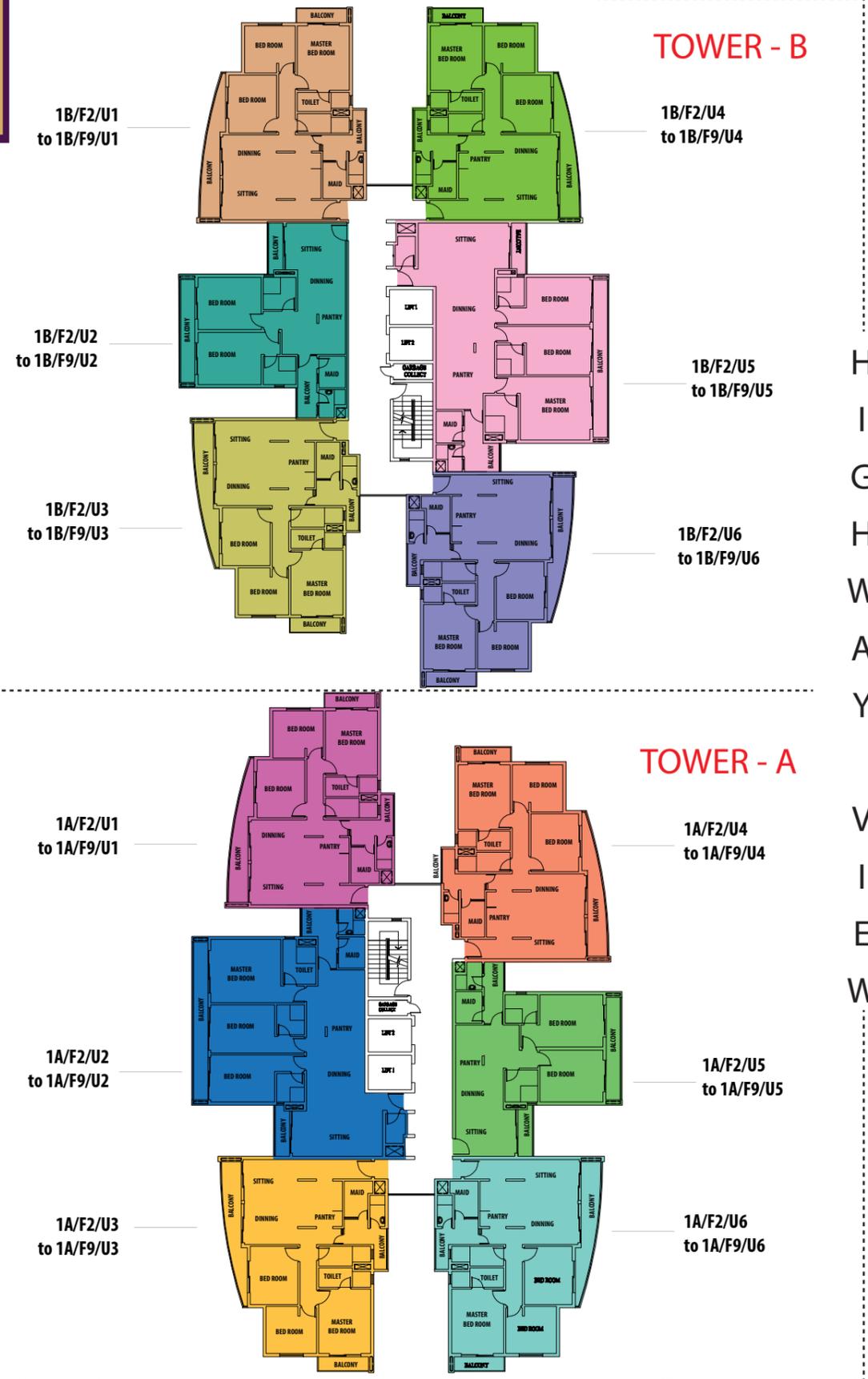
Apartment ownership goes beyond just sumptuous living.

Living in apartments is also energy and eco-environmentally efficient.

Luxe Highway Residencies will have an on-premise supermarket, bakery, café and restaurant, a beauty parlor, and a laundry to meet aspirations for convenient living.



CITY VIEW

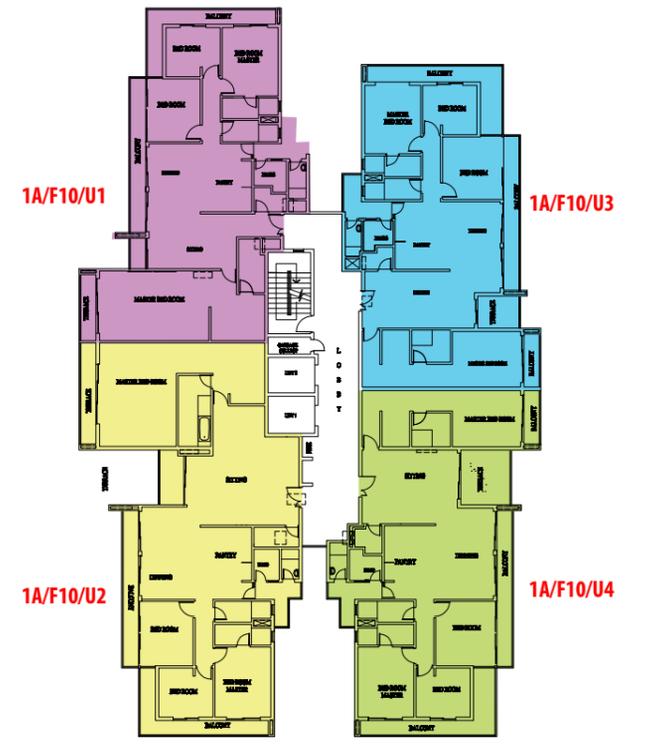
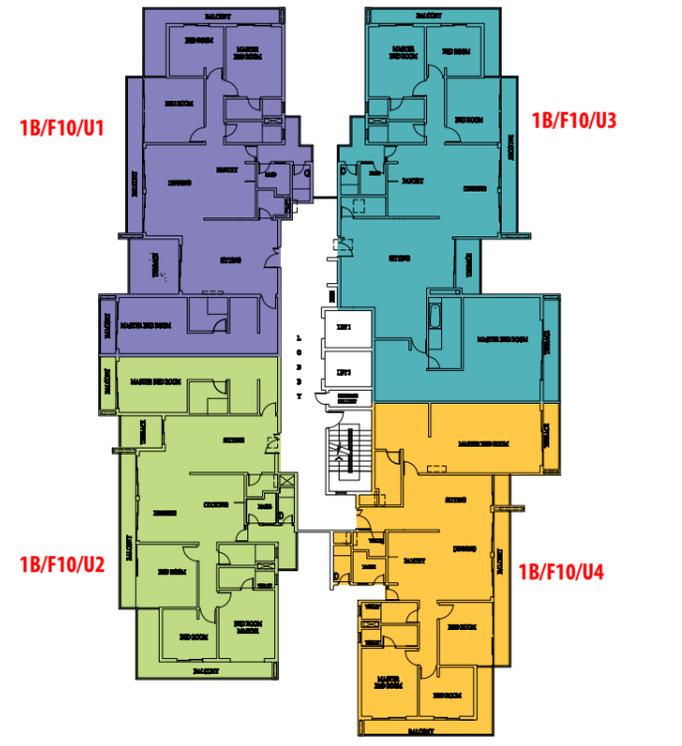


2nd to 9th Floor
(Typical Apartment Floor)

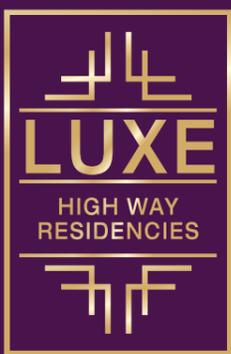
HIGHWAY VIEW



1st Floor



10th Floor
Penthouse Floor



GENERAL SPECIFICATIONS

Floor Area	Living, Dining, Pantry, 02, 03 and 4 Bed Rooms, Maids' Room, Toilets, Verandah / Balconies, 01 parking slot for 2 & 3 BR's and 2 parking slots for Penthouse within the complex.
Sub Structure	A Reinforced concrete raft foundation with inverted beams as suggested by the structural engineer.
Super Structure	RCC Columns, Beams, Slabs, 9" thick clay bricks on outer perimeter, 4.5" thick bricks on internal 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. Toilet floors to be laid with non-slippery ceramic tiles on water tight (proofed) surface, toilet walls to be laid with ceramic tiles up to 7 ft. height in the shower area and 5 ft. height in all other areas of the toilet. All tiles to be ROCELL or equivalent. Internal walls in other areas are to be plastered smooth, apply one coat of wall putty, 2 coats of emulsion paint (CIC or equivalent) colour to be selected by the Architect. All external walls to be plastered with either rough or semi – rough and wall filler will be applied, two coats of weather shield paint (CIC or equivalent) Colour to be selected by the Architect
Pantry	Top and Bottom cupboards to be made out of Mahogany or equivalent timber (Cupboard outer doors) Medium Density Fiberboards (MDF) to be used for all internal partitioning with a Granite top on bottom cupboards as per architects design with a Stainless steel single bowl single drain sink (TEKA brand or equivalent) and chrome 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 for the pantry unit with a separate meter for each unit.
Doors and Windows	Front door will be of Mahogany sash and red balaw frame, Internal doors will be solid plywood and red balaw frame. All French and other windows are out of white powder coated aluminum ("Lanka Aluminum" brand or equivalent) with necessary accessories.

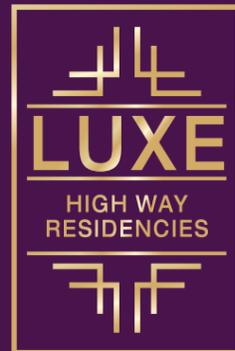
Main door lock	Mortice door lock will be provided (union or equivalent) as per the approval of the architect.
Exit door lock & internal door	Handle lock or cylindrical lock(union or equivalent)as per the approval of the architect
Toilet door lock	Cylindrical locks (union or equivalent)
Plumbing Work and Sanitary Fittings	All bathroom fittings and accessories shall be "ROCELL" or equivalent. Back to Wall commode (RIVEIERA Model of ROCELL), wall mounted wash basin (FLO model of ROCELL) , Soap tray, tooth brush holder, hand bidet, toilet paper holder, and pencil edged mirror to be supplied and fixed for all bathrooms except in the maids' toilet. Aluminum glazed Shower slider to be fixed for all bathrooms except for the maid's bathroom. Hot water to be supplied via Geezer (15 Liter capacity) only for master bathrooms showers and the wash basins. An Inlet and outlet water point along with a power point to be provided for the washing machine as directed by the architect.
Electrical work	230 V/30 Amp Three phase power supply with separate electricity meter, 5 amp, 13 amp and 15 amp socket outlets as directed by the Architect in the unit, 2 Tv and Telephone outlets, Air conditioning units ("Singer" or equivalent) of 12,000 BTU in Living/ Dining, Master Bed Room and other bedrooms (5 no for 3 bed room units AND 4 no for 2 bed room units). All accessories shall be "ORANGE" or equivalent. Shaver socket to be provided for Master bathroom
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 pumped to overhead tanks. Separate water meter shall be fixed for each unit.
Colour Scheme	As directed by the architect
General	Parking slot allocated shall not be changed; A separate area is demarcated for garbage collection on the ground floor. 2 passenger lifts shall be provided per tower (one for service use), Fully equipped gymnasium, community room, swimming pool, kiddies pool and changing room, Generator facility only for common area and elevator, 24 hour security shall be provided in addition to individual unit facilities.
Electrical Fittings	No fittings shall be supplied by the developer; only the point wiring shall be done.

Invest Today

Apartments have been one of the most stable and safe types of real estate investments and they have performed significantly better than other types of investments.

Luxe Residencies offer an early mover advantage in a fast developing locality, where the asset value is expected to rise rapidly.

Be a proud owner of a Luxe Highway Residencies apartment and join a dynamic community in the making.



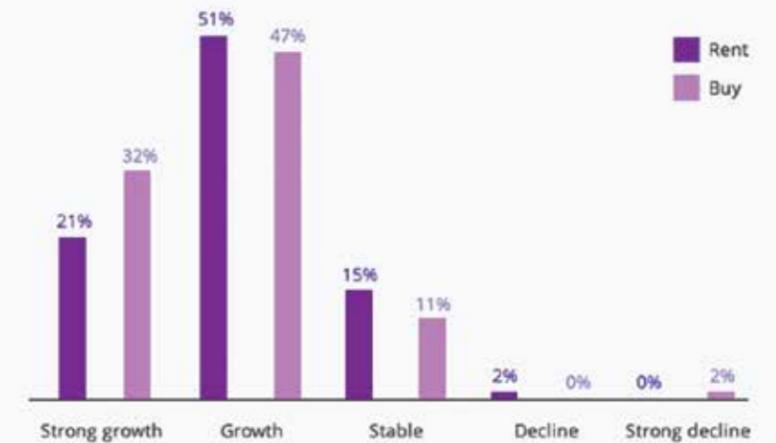
The twin towers with luxury

Why?

Growth predictions for the apartment sector

59%

of agents believe now is the best time to invest in real estate



Source: Lamudi real estate agents survey 2014

Top five: What has influenced the increase in investment?

70%

Infrastructure development

51%

Higher standard of living

45%

Economic development

43%

Tourism development

30%

Migration

Source: Lamudi real estate agents survey 2014

Skyline Legacy

Established in 2003 Home Lands (Private) Limited today is a leader in real estate industry in Sri Lanka.

The company has delighted and won the hearts of over 15000 trusted customers in all regions of the island; meeting their property and real estate needs through innovative solutions.

Through Skyline (Pvt) Ltd, a wholly owned subsidiary, Home Lands now brings affordable solutions to those who are aspiring to enjoy modern sumptuous condominium 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 services essential to modern urban living: leading schools, banks, supermarkets, shopping malls, restaurants and parks.



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.



The twin towers with luxury



Home Lands Skyline (Pvt) Ltd,

1060, Pannipitiya Road, Battaramulla, Sri Lanka

Tel: (+94) 112 888 777

Hotline: (+94) 702 888 777, (+94) 703 888 777

www.homelandsskyline.lk