



PORSHIA  
SKYLINE RESIDENCIES



# TABLE OF CONTENTS

2-3 PROJECT INTRODUCTION

4-5 LOCATION

6-13 RESIDENCE

LIVING SPACE  
BEDROOMS  
PANTRY  
BATHROOM  
AMINITIES

14-15 AVAILABILITY  
FLOOR PLANS

18-19 SPECIFICATION

20 ABOUT DEVELOPER



# PROJECT DESCRIPTION

NOT MANY YEARS AGO NAWALA WAS A QUIET SIMPLE VILLAGE JUST AT THE EDGE OF COLOMBO CITY. BUT TODAY IT IS A THRIVING TOWN INHABITED BY PEOPLE WHO HOLD ON TO SIMPLE VALUES OF LIFE. IT HAS ALL THE CONVENIENCES OF A MODERN CITY BUT IT IS NOT WITHOUT TREES, CANALS THAT GIVE NAWALA A TRULY RURAL FLAVOR. IT IS SITUATED RIGHT AT THE EDGE OF COLOMBO CITY. HOMELANDS SKYLINE HAS SELECTED THE IDEAL LOCATION FOR THE UPWARDLY MOBILE, HIGH ACHIEVERS LIKE YOU. PORSHIA RESIDENCIES IS JUST FOR YOU SITUATED RIGHT NEXT TO URBAN WETLAND PARK AT NAWALA ROAD NUGEGODA WHERE YOU COULD HAVE YOUR EARLY MORNING AND EVENING WALKS. IMAGINE , IT'S LIKE HAVING YOUR OWN CHILDREN'S PARK AND JOGGING TRACK BECAUSE IT'S JUST HOP STEP AND AWAY FROM YOUR DOOR STEP .

AT PORSHIA WE OFFER YOU TWO AND THREE BEDROOM APARTMENTS 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 'PORTIA' TAKEN FROM SHAKESPEARE DRAMA MERCHANT OF VENICE, PORSHIA RESIDENCIES IS AN EMBODIMENT OF BEAUTY, ELEGANCE AND AS WELL AS WISDOM

PORSHIA...

YOU ARE SEEKING FREEDOM,  
OPPOTUNITIES TO ENJOY LIFE.

THRIVING  
TOWN  
IN A  
RURAL  
SETTING - AN  
IDEAL HOME  
FOR YOU



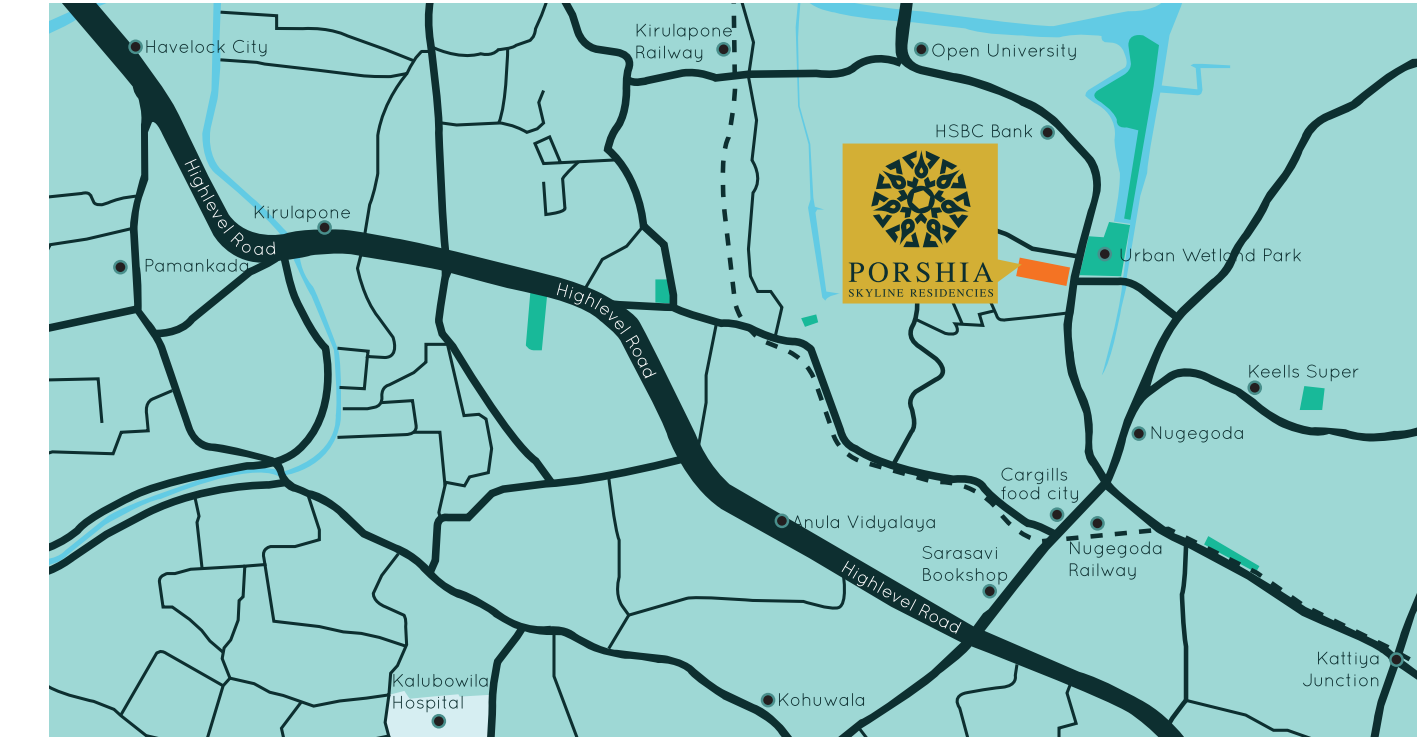




# LOCATION

## IDEAL LOCATION FOR THE WISE AND PRUDENT

WHETHER YOU ARE APPROACHING NAWALA FROM BORELLA, RAJAGIRIYA SIDE, KIRIMANDALA MAWATHA OR NAREHENPITA NAWALA ROAD YOU ARE THERE WITHIN MINUTES. NO WONDER MANY CORPORATE OFFICES HAVE MADE NAWALA THEIR HEADQUARTERS. THE OPEN UNIVERSITY OF SRI LANKA HAS ITS HEADQUARTERS IN NAWALA. SINCE NAWALA HAS BECOME A THRIVING URBAN CENTER, MANY BANKS, RETAIL SHOPS, SUPERMARKETS, AUTOMOBILE SERVICE CENTERS, RESTAURANTS, FAST FOOD OUTLETS, HOSPITALS AND NURSING HOMES AND EVEN BANQUET HALLS ARE JUST AROUND THE CORNER TO SERVE YOU. WITH A CANAL BORDERING NAWALA AND CONNECTING DIYAWANNA OYA IN THE NORTH AND EXTENDING TO WELLAWATTA BEACH IN THE SOUTH, BOAT RIDES ARE ALSO AVAILABLE THROUGH PICTURESQUE SUBURBS OF COLOMBO. AT PORSHIA RESIDENCIES NAWALA YOUR LIFE WILL NEVER BE THE SAME. IT'S A NEIGHBORHOOD YOU ALWAYS DREAMED ABOUT.





# LIVING SPACE

## BEAUTY WITHIN

TO MATCH THE SERENE AND BEAUTIFUL NEIGHBORHOOD OF NAWALA, HOMELANDS SKYLINE HAS PAID ATTENTION TO DETAIL AND GIVEN DUE DILIGENCE TO ALL THE ASPECTS OF YOUR LIVING ROOM; USE OF SPACE, COMFORT, AND CONVENIENCE IN ORDER TO COME UP WITH AN APARTMENT THAT REFLECTS THE BEAUTY OF PORSHIA. THE VERY ATMOSPHERE THAT WE HAVE CREATED IN THE LIVING ROOM WILL MAKE YOU FEEL SPECIAL. YES IT IS THE END OF A JOURNEY. YOU HAVE WORKED HARD TO ACHIEVE THIS. NOW YOU CAN SIT BACK AND RELAX AND PLAN OUT YOUR NEXT EXPLOIT.

I TRAVERSED MANY CROSSROADS  
TO COME TO THE ARMS OF  
PORSHIA







## BEDROOM

### YOU DESERVE TO RELAX

NOW THAT YOU HAVE ACHIEVED MUCH IN LIFE, SEEN THE WORLD, BEHELD ITS BEAUTY AND ITS AWESOME WONDER AND BECOME WISER THROUGH ALL YOUR EXPERIENCES, YOUR BODY, MIND AND SOUL NEED REST. AND WHAT MORE COULD WE OFFER OTHER THAN THE SPACIOUS BEDROOMS OF PORSHIA. DESIGNED AND CONSTRUCTED TO SUIT YOUR TASTE AND YOUR SENSE OF STYLE, IT IS ONLY BUILT FOR HIGH ACHIEVERS TO REST.

YOU WENT, YOU SAW AND YOU  
ACHIEVED ... NOW REST IN OUR  
ABODE





# PANTRY

## FOR YOUR DAILY SUSTENANCE

HEART OF YOUR HOME IS WHERE MEALS ARE PREPARED TO BRING THE FAMILY TOGETHER. YOU SHARE YOUR JOY, EVEN YOUR CONCERNS AND WORRIES AROUND A TABLE WHERE YOUR LOVED ONES WOULD LISTEN, EMPATHIZE WITH YOU AND ENCOURAGE YOU TO CARRY ON AND OVERCOME ALL OBSTACLES. THE LAYOUT, THE CUPBOARDS THE WONDERFUL OVEN AND COOKER IS NEATLY PLANNED AND YOU WILL SURELY KNOW THAT YOU WERE WISE IN CHOOSING PORSHIA RESIDENCIES

THERE IS NO PLACE  
LIKE HOME TO SHARE A  
MEAL



# BATHROOM

## BE REFRESHED AND RENEWED

YES SHIPS HAVE VENTURED OUT AND CROSSED THE SEVEN SEAS TO BRING THE MATERIAL AND THE GOODS TO MAKE UP YOUR BATHROOM. THE TILES, TAPS AND EVERYTHING ELSE REMINDS YOU OF VENICE, THE BEAUTY OF EUROPE, THE GRANDEUR AND OPULENCE OF THE WORLD OUTSIDE. YET WITH BEAUTY WE HAVE NOT COMPROMISED ON PRACTICALITY AND COMFORT, FOR IN THIS PLACE YOU WILL BE REFRESHED AND YOU'RE INNER BEING RENEWED.

TODAY IS NEW DAY AND  
YOU ARE READY TO  
FACE IT





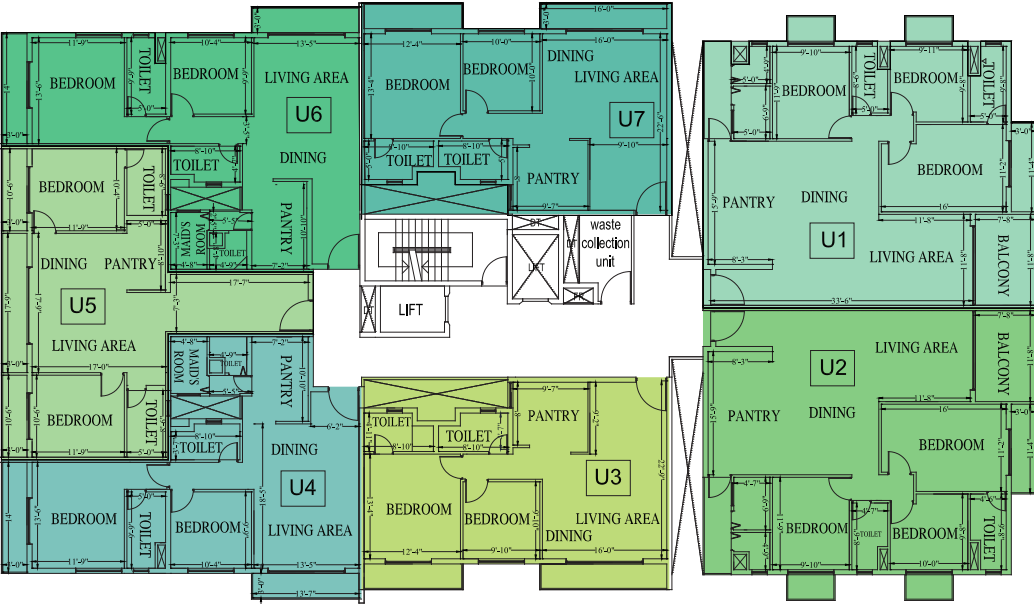
## AMINITIES COME HOME TO BE PAMPERED

THE DAY THREW ALL THE CHALLENGES AT YOU BUT YOU TOOK IT WELL BECAUSE YOU ARE MORE THAN A SURVIVOR. BUT NOW YOU NEED TO RELAX AND EVEN BE REJUVENATED. THE TIME AT THE POOL WILL EASE YOUR MIND AND THE GYMNASIUM WITH ALL THE MODERN EQUIPMENT WILL KEEP YOU FIT AND AT THE VERY ROOF OF THE WORLD. YOU ARE A WINNER AND YOU DESERVE NOTHING LESS. SO WE HAVE OFFERED IT ALL TO YOU. SWIMMING POOL, MULTIFUNCTION ROOM, BBQ PAVILION GYMNASIUM AND ROOF TOP GARDEN, LARGE ENOUGH TO HOST GREAT FUNCTIONS AND PARTIES.

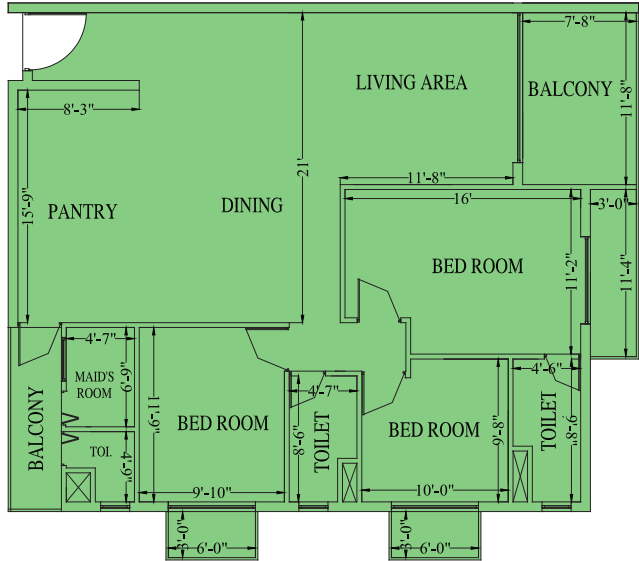
... TO PAMPER YOU BECAUSE YOU HAVE  
ACHIEVED IT ALL



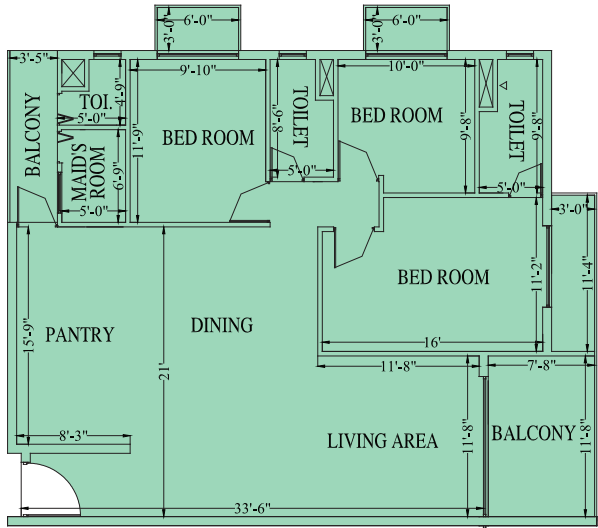
TYPICAL LAYOUT



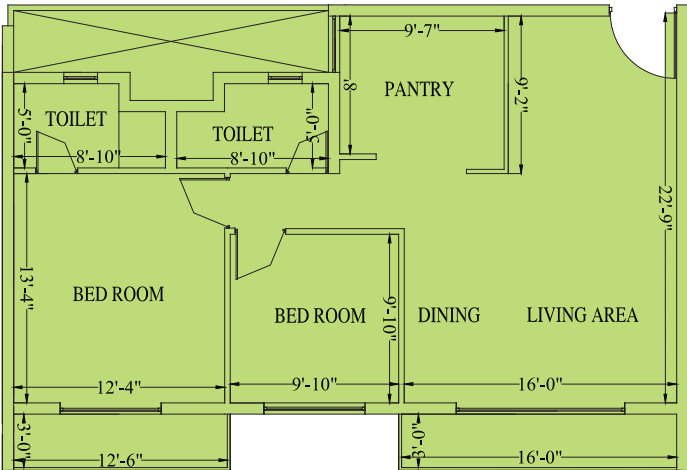
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Units - 1A/F3/U2 to 1A/F11/U2



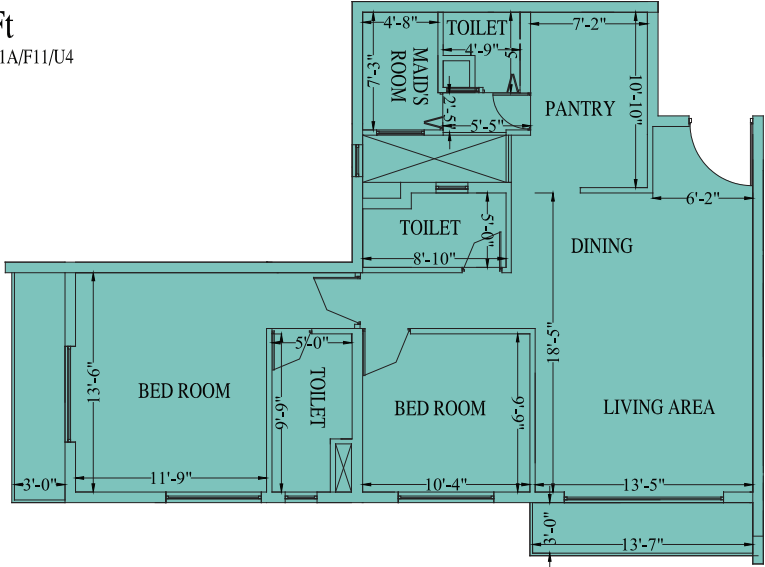
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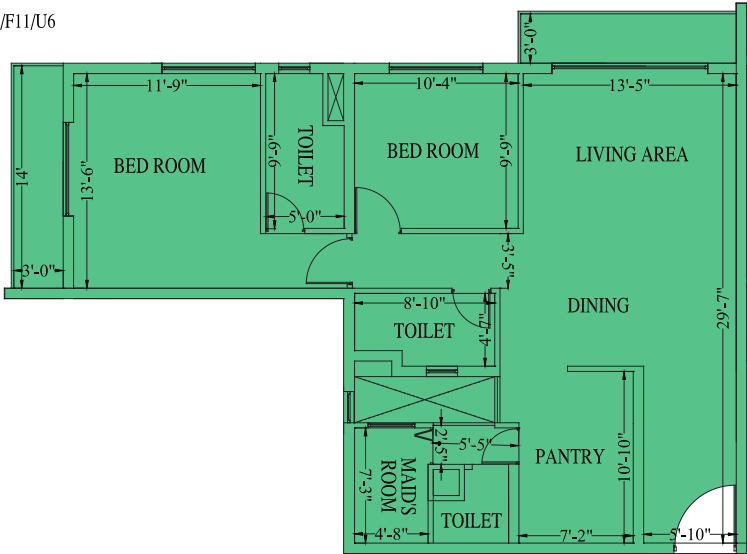
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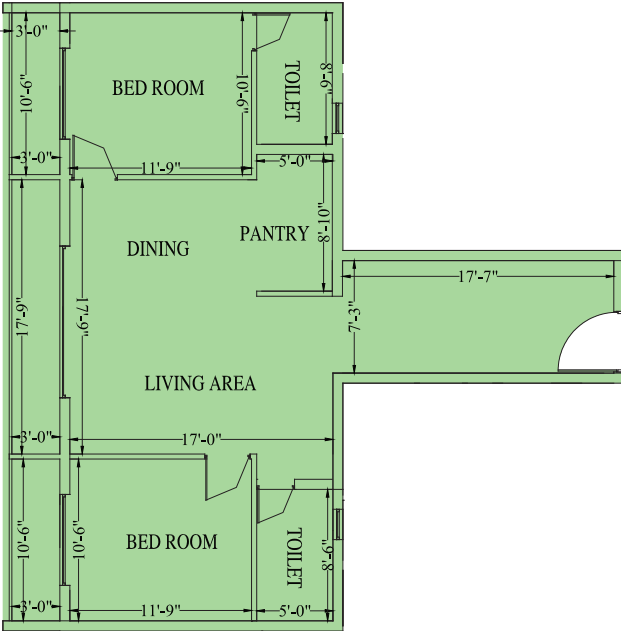
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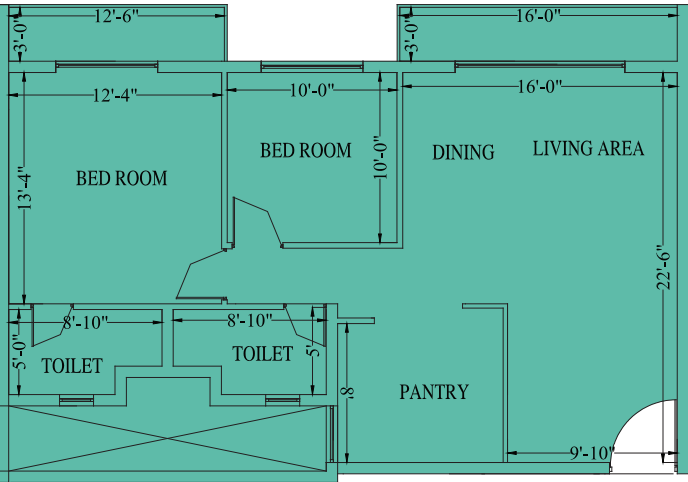
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UNIT 05  
1040 SQ. Ft  
Units - 1A/F3/U5 to 1A/F11/U5



UNIT 07  
970 SQ. Ft  
Units - 1A/F3/U7 to 1A/F11/U7









# SPECIFICATION

## Floor Area

Living, Dining, Pantry, 02 -03 Bed Rooms, Toilets, Verandah/ Balcony, 01 parking slot within the complex..

## Sub Structure

A bored and cast in situ pile foundation with pile caps and plinth 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.

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.

**All tiles to be LANKA TILES or equivalent.**

Internal walls on other areas 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 rough or semi – rough and apply wall filler, two coats of weather shield paint (CIC or equivalent ) , 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 (ELBA brand or equivalent) , Stainless steel single bowl single drain kitchen sink (TEKA brand or equivalent) 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.

## 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.

## 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.

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. (5 no for 3 bed room units and 4 no for 2 bed room unit)

All accessories shall be “ORANGE” or equivalent.

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

## Electrical Fittings

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

## Plumbing Work and Sanitary Fittings

All bathroom fittings and accessories shall be “ROCELL” or equivalent. Back to Wall commode, wash basin with a vanity top, soap tray, tooth brush holder, hand bidet, toilet paper holder, and pencil edged mirror to be supplied and fixed 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.

All French and other windows are out of white powder coated aluminum 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 Locks

Handle lock or cylindrical lock(union or equivalent) as per the approval of the architect.

## Toilet Door Lock

Cylindrical locks (union or equivalent).

## Colour Scheme

As directed by the Architect

## General

Parking slot allocated shall not be changed;

a separate area is demarcated for garbage collection .

2 passenger lifts shall be provided (one for service use),

Fully equipped gymnasium, community room, Roof Garden, BBQ pavilion, swimming pool and changing room, generator facility only for common area ,elevators and one each light and fan point in the master bed room and living area of each unit , 24 hour security shall be provided in addition to above mentioned individual unit facilities.





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.



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 RESIDENCIES". 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.



GREEN VALLEY APARTMENT COMPLEX IS BUILT ON LUSH GREEN LANDSCAPED ENVIRONMENT SPANNING 8 ACRES OF LAND STUATED ON BETWEEN ATHURUGIRIYA AND HOMAGAMA AN IN CLOSE PROXIMITY TO NANO TECHONOLOGY PARK AND IT HUB OF SRI LANKA.





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