





In the Heart of Nugegoda,  
Embark,  
Indulge and  
Rediscover Modern Living.

## EXPERIENCE QUALITY LIVING

Redefining the meaning of quality living, Aster Residencies is proud to be Nugegoda's finest residential complex. This modern property gently resides in a tranquil neighbourhood on the Poorwarama Road in close proximity to Colombo city limits, thus combining serenity with urban living.

The moment you embark towards the private road leading to the property, you will realize the comfort and convenience of your future abode.

Aster Residencies is exclusively designed and built by Maga Engineering, the brand synonymous with quality and timely delivery of projects. Maga will hold the responsibility of giving life to this premier complex, upholding the highest standards in the industry and fulfilling your living aspirations.







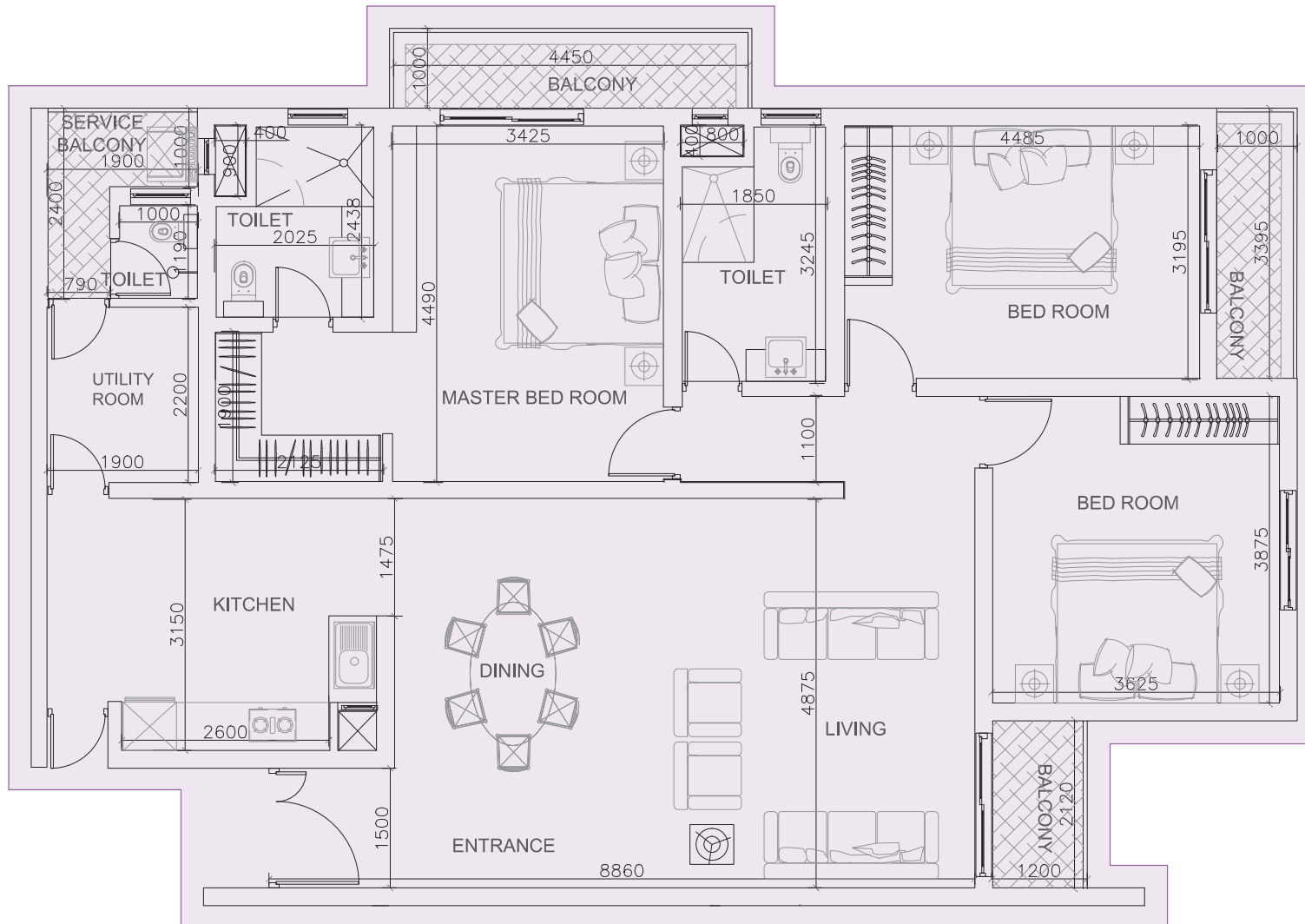
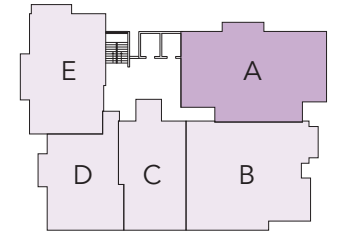
## APARTMENT DESIGN

At Aster Residencies, discover exquisitely created apartments to suit all your lifestyle needs. The layout of each apartment has been meticulously designed to maximize the use of floor space, resulting in comfortably sized rooms, unparalleled views, maximum light, ventilation, privacy and security.

Choose from two-bedroom to multiple room units, with additional features that will make it the fully-fledged home of your dreams.

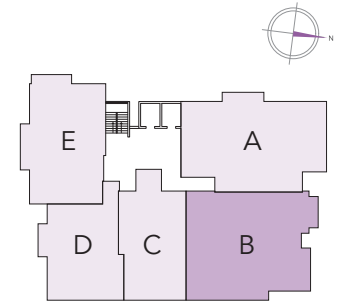
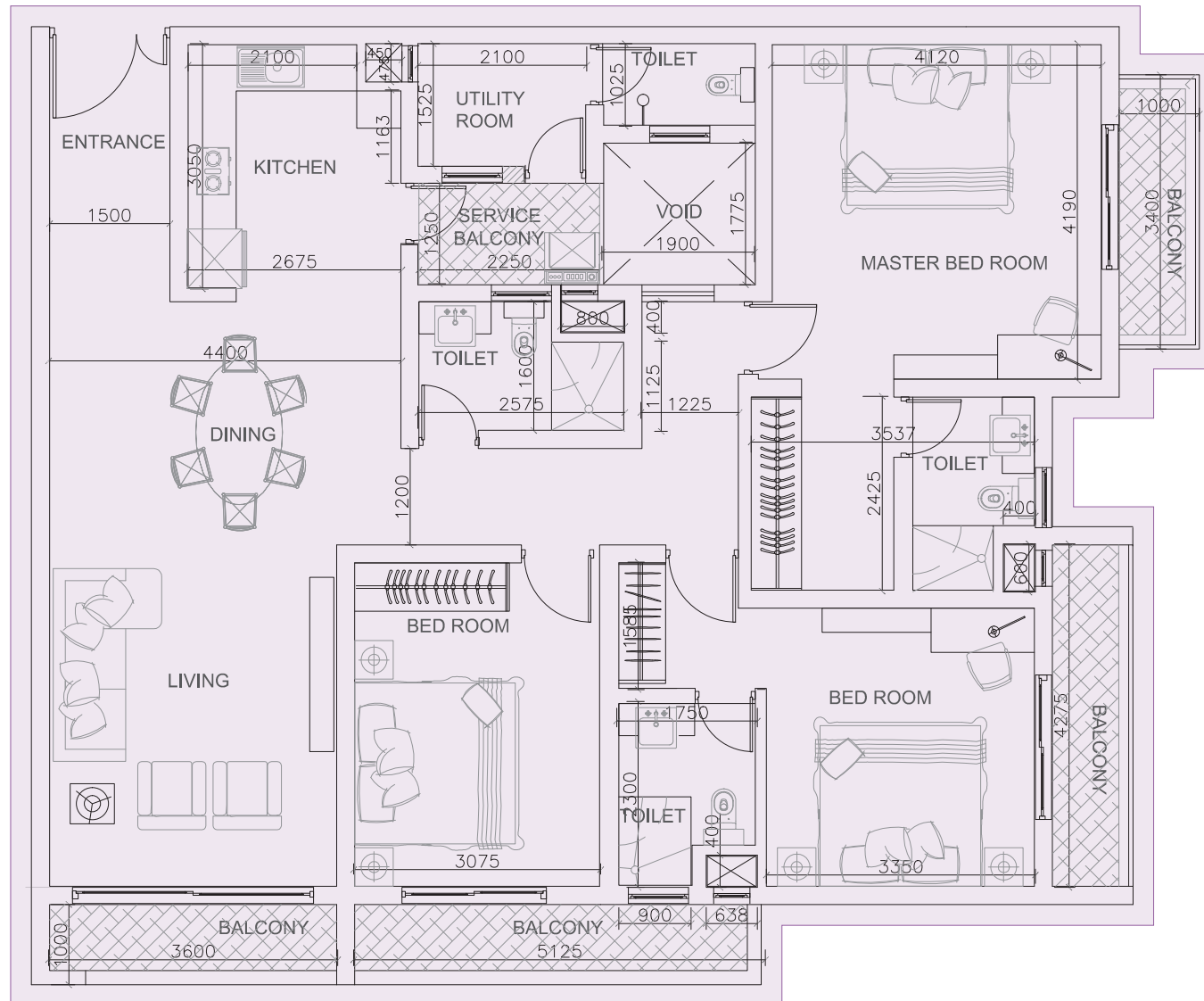
## TYPE - A

Total Area : 1626 sqft



## TYPE - B

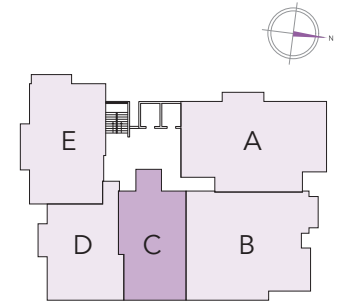
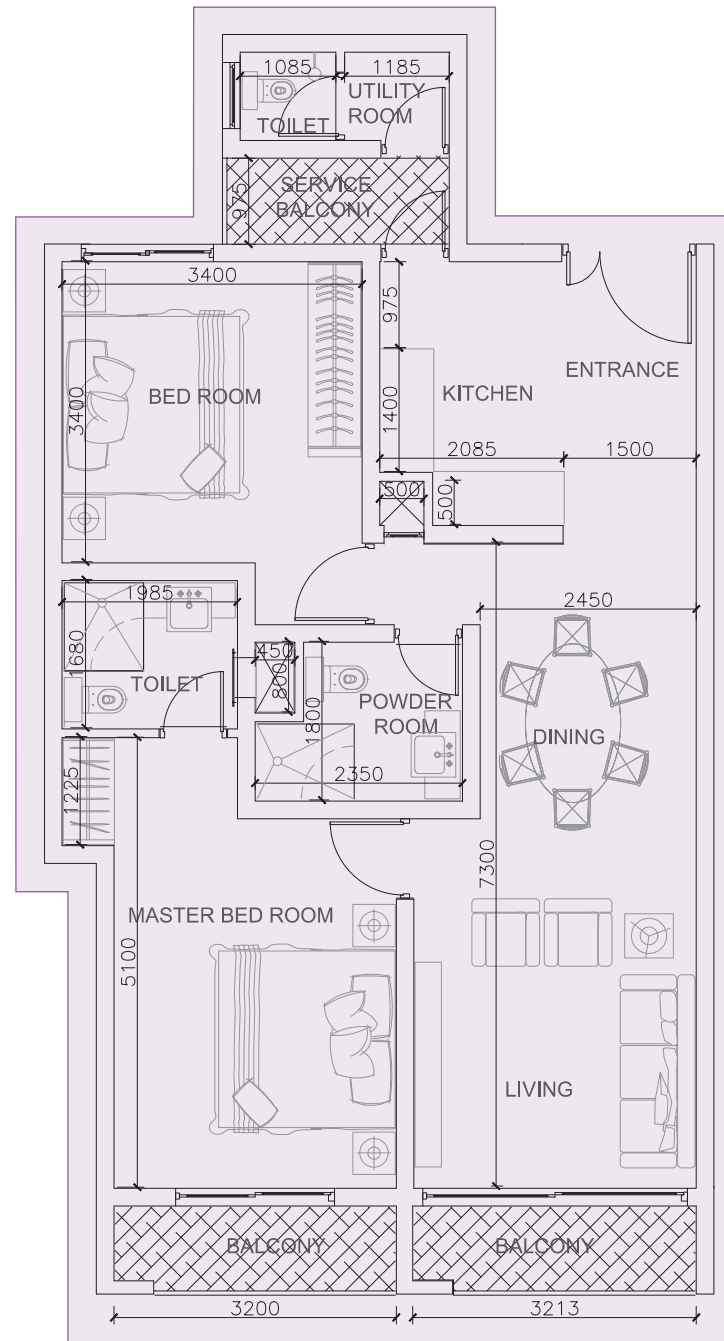
Total Area : 1659 sqft





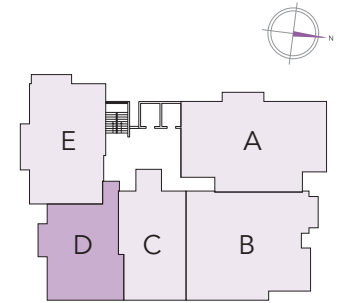
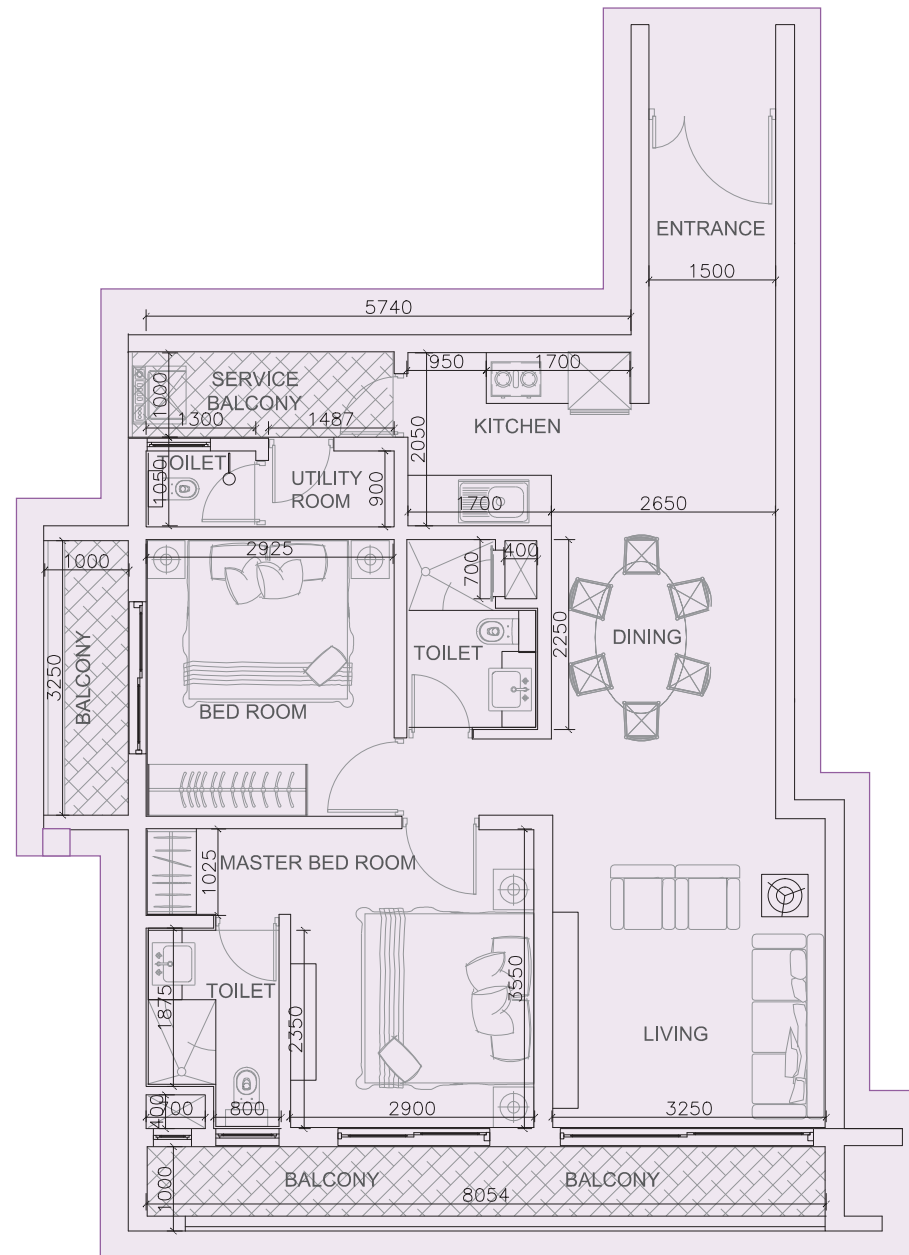
## TYPE - C

Total Area : 988 sqft



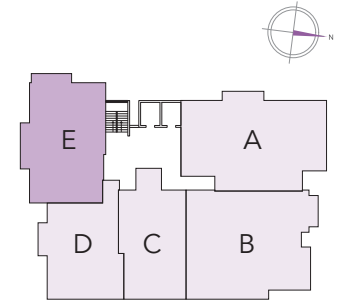
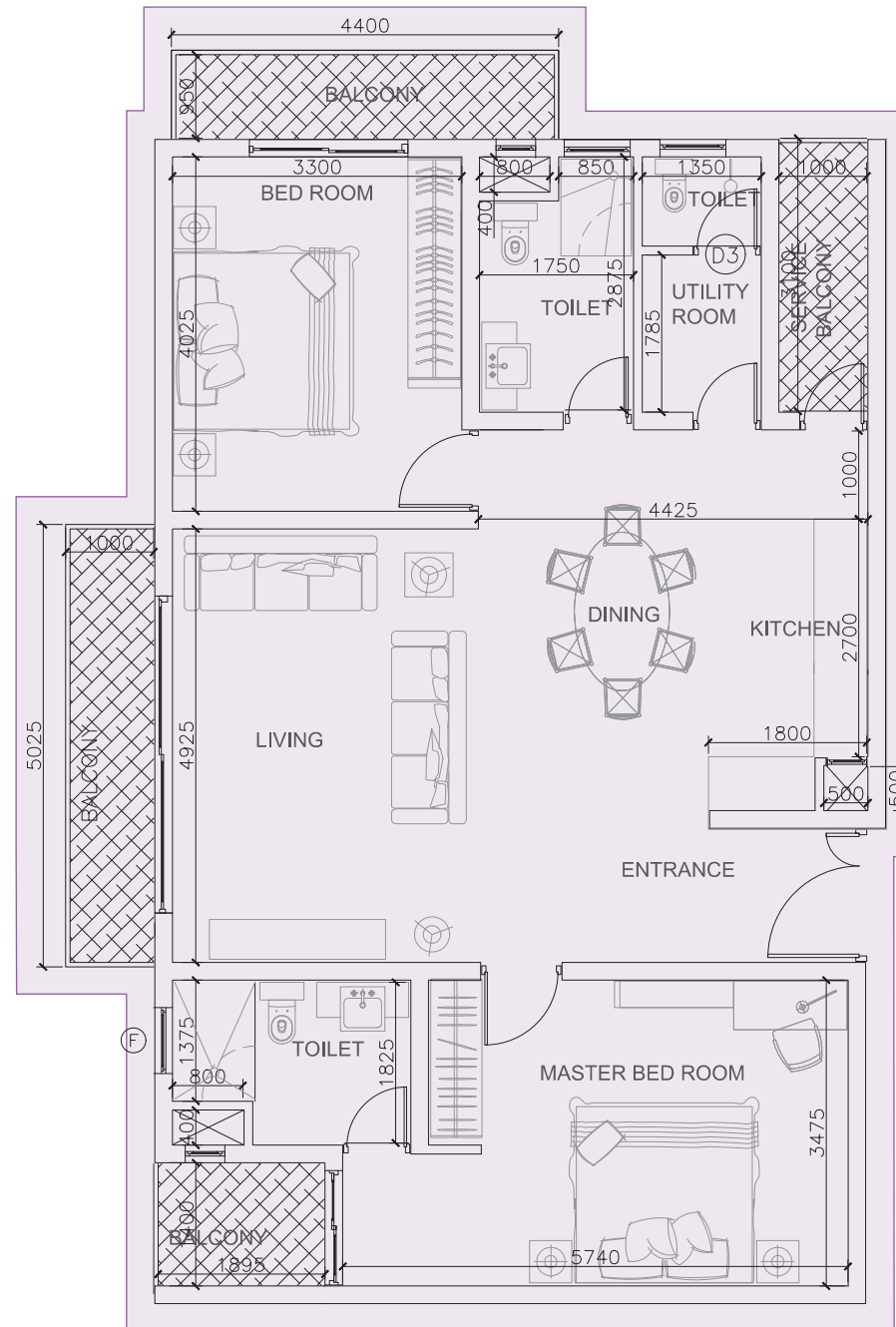
## TYPE - D

Total Area : 1003 sqft



## TYPE - E

Total Area : 1257 sqft







## AMENITIES



Swimming Pool



Gymnasium



Kids' Pool



Kids' Play Area



Rooftop and BBQ Area



Central Gas System



Back Up Generator



Fire Protection & Alarm System

## SPECIFICATIONS

- 12 Storied building on a land plot of 52 perches
- 50 apartments
- 30 two-bedroom units and 20 three-bedroom units
- Basement and ground floor – Parking and services
- First to tenth floor – General residential floors
- Roof terrace – Recreational facilities

Substructure		Reinforced Cement Concrete (RCC) pile foundation with RCC columns and RCC plinth beams and walls
Superstructure		RCC columns, beams, slabs and cement block walls
Roof		RCC roof slab - partly open terrace for common relaxation and recreation facilities: Club house/ function hall, separate swimming pools for adults and kids, pool deck, BBQ area on terrace level
Finishes		
Living, Dining and Bed Rooms		Floor tiles and skirting
Balconies		Non-slippery porcelain tiles
Toilet	Floor	Non-slippery tiles
	Wall	Glazed homogeneous / ceramic tiles
Wall Finishes	Internal	Smooth plaster with skim coat, primer and emulsion paint
	External	Semi rough plaster with primer and weather shield paint
Pantry		Top and bottom cupboards made out of mahogany, processed wood or equivalent.
Fittings & Fixtures		All bathrooms fitted with industry leading accessories Hot water supplied to kitchen and bathrooms except maid's toilet
Electrical work		230v/30 AMP three phase power supply with separate electricity meter Ceiling fans for living, dining and bedrooms Air-Conditioning unit for bedroom with provisions for other rooms and living area TV socket outlets for living and master bedroom Modern light fittings

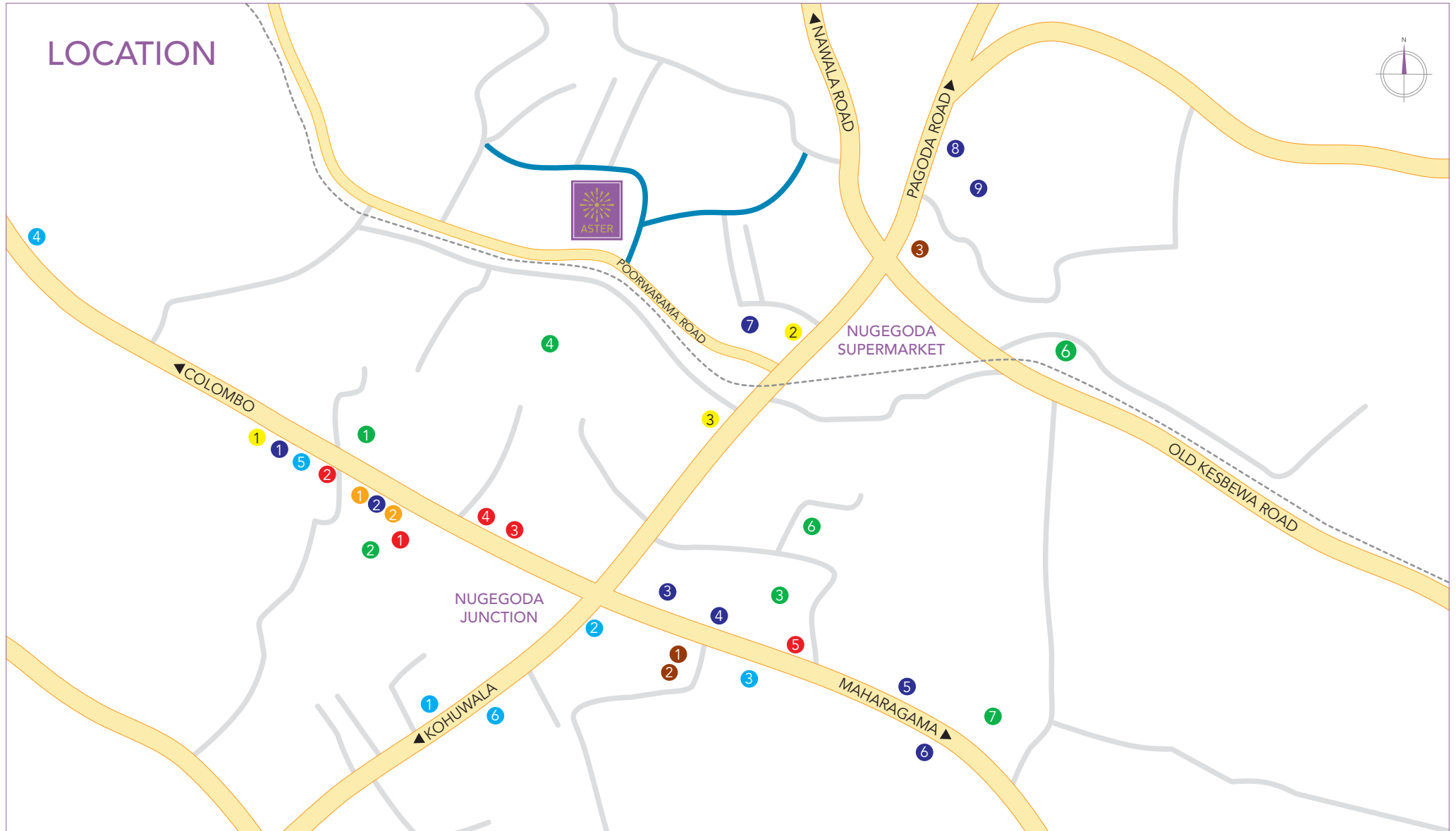
Doors and windows	Front Doors	Two-way double sash, side hung flush panelled timber door with fire rating 1.5 hours
	Internal Doors	Timber frame and door
	Windows	Aluminum frame with fixed sliding windows
	Fan Lights	Aluminum frame with side hung frosted glass
	Locks	High quality accessories for all doors and windows
Water Supply		Water from the National Water Supply and Drainage Board will be supplied to the underground storage tank and pumped to the overhead tank located above roof level. Water is distributed to each apartment through individual water meters at floor level and supplied to every toilet, pantry, washing machine outlet and water heater. Hot water is supplied to wash basin, shower and pantry sink
Rain Water Disposal		Rain water from roof level, terrace and each balcony will flow down to ground level through PVC down pipes and connected to rain water harvesting tank. The overflow is discharged to the road drain through manholes and underground pipe network
Wastewater Disposal		Wastewater from wash basins, showers and drainage from water closets will flow down to the ground level through separate pipe systems and wastewater will be connected to the sewerage manhole via EW gully at ground level. Final disposal will be thorough drainage pipes connected to the sewerage treatment plant located at Basement level
Colour Scheme		Modern thematic colours selected exclusively for Aster
Internet and Entertainment Connectivity		High speed broadband and Pay TV facilities
General		Reserved parking bays for residents Garbage collection points within the complex Dual passenger elevators and access staircase Illuminated private road access







## LOCATION



### SCHOOLS

- 1 ANULA VIDYALAYA
- 2 LYCEUM INTERNATIONAL SCHOOL
- 3 ST. JOHN'S COLLEGE
- 4 ANULA VIDYALAYA - PRIMARY
- 5 SAMUDRADEVI BALIKA VIDYALAYA
- 6 ROYAL INSTITUTE
- 7 LOUVRE INTERNATIONAL SCHOOL

### EDUCATION INSTITUTES

- 1 ESOF
- 2 ICBT

### FAST FOOD OUTLETS

- 1 MCDONALD'S
- 2 KFC
- 3 BURGER KING
- 4 PIZZA HUT
- 5 DOMINO'S PIZZA

### BANKS

- 1 NTB
- 2 PAN ASIA BANK
- 3 BOC
- 4 PEOPLE'S BANK
- 5 SEYLAN BANK
- 6 HNB
- 7 SAMPATH BANK
- 8 COMMERCIAL BANK
- 9 NSB

### SUPERMARKETS

- 1 KEELLS SUPER
- 2 CARGILLS FOOD CITY
- 3 ARPICO SHOWROOM
- 4 NUGEGODA SUPERMARKET

### CLOTHING STORES

- 1 COOLPLANET
- 2 NOLIMIT
- 3 CIB
- 4 ODEL
- 5 HAMEEDIA
- 6 KELLY FELDER

### TELECOM PROVIDERS

- 1 SRI LANKA TELECOM
- 2 MOBILTEL
- 3 DIALOG

## ABOUT US

Aster Residencies is a BOI approved property development project and a joint venture with Maga Engineering (Pvt) Ltd. Aster Developers is a company with track record of investments under many business portfolios. The architectural design of the building has been carried out by Architects OENS Design Studio, whose portfolio includes the 33 storey Maga One, 26 storey Orwell Residency in Colombo, 63 storey 606 The Address at Colombo, Citrus Hotels Hikkaduwa and Waskaduwa. The design philosophy has centered on their trademark efficient and correct space planning in an elegant building form.

Maga Engineering, the largest and the most trusted construction company in Sri Lanka, will deliver this unique project utilizing its vast experience in the field of construction. Maga has successfully completed over 400 multi-disciplinary projects both in Sri Lanka and overseas. From an array of luxury hotels, apartment buildings and hospitals, to key public infrastructure such as highways, bridges, airports and water supply schemes, the company has built a reputation for quality and timely delivery of large scale projects. Maga's focus on sustainable buildings has manifested through several landmark projects. Maga Engineering has the distinction of being the only Platinum-rated construction firm on the country's Corporate Accountability Index, a testimony to the trust placed in the company by its stakeholders.

PROJECT BY

**ASTER**  
DEVELOPERS

DESIGN AND BUILD PARTNER

  
**MÄGA**  
the saga of quality construction

All images/scenes portrayed on this brochure are conceptual and based on interior/exterior design themes that could be adopted by owners at their own discretion and does not form part of the sales offer by Aster Residencies Pvt Ltd.

The residential apartments square footage totals indicated in floor plans are approximate and may bear slight variances due to construction related practicalities.







