HOME LANDS SKYLINE (PVT) LTD

Innovation and excellence

Home Lands Skyline (Pvt) Ltd,
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VISIT OUR WEB SITE FOR

" LIFE AT ARIYANA"

www.homelandsskyline.lk

Architectural Impressions and illustrations shown may not be an exact match of final product and these are shown for illustrative purposes only.

CONCEPT DESIGN & DEVELOPED BY KASU MEDIA LAB

ARIYANA

RESORT APARTMENTS

ARIYANA
RESORT APARTMENTS

ENJOY RESORT LIFE

For the first time in Sri Lanka, Home Lands Skyline is proud to introduce the Resort Apartment Concept and redefine the apartment living here in this country. It is yet another green concept from Homelands Skyline but with a great difference… It is not just a Town in a rural setting but a Resort in the city. We have preserved the surrounding Paddy Fields to give our residents a spectacular view and exceptional ambiance. It is a home right in the midst of nature, where you would wake up to the fresh smell of green fields, and to the happy chirping of birds. Our list of benefits is quite exhaustive which no other Apartment complex could match. It is more like a resort hotel than an apartment complex. It is the best investment you could make where you , without doubt, will receive 50% of your asset within two years.

HOME LANDS SKYLINE

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A Holiday Resort in the City

At Ariyana Resort Apartments, life will be a holiday!

Ariyana Resort Apartments, nestled in the serenity of countryside close to the entrance to the Highway at Athurugiriya, will be rich with 50 + activities that would beat your imagination. As a responsible corporate citizen contributing to the protection of the environment and in the effort to reduce the carbon footprint we have cleared only 20% of the land to build the Apartment complex. The balance 80% is maintained in its original natural form. It is in close proximity to the education and technology hub at Malabe, (Sri Lanka Institute of Information Technology, MillenniumIT, SAITM), Private and Government Hospitals, Main Trunk Roads, the Outer Circular Highway, Government Offices and Monorail which would come up in the near future. We have the activities, conveniences and professional staff to deliver a rich 'Resort' experience in your new home. Life at Ariyana is a holiday packed with activities for all age groups. It will be full of fun, excitement, leisure, luxury, care, safety, entertainment, and peace of mind.

20% Building Area
80% Recreational Area
Disable Accessibility for all units and activities

Location Map

In the Middle of the road with
Nature and all conveniences

A. Athurugiriya Interchange

B. SLIIT

C. Colombo Academy of Hospitality Management (CAHM)

D. MillenniumIT Software (Pvt) Ltd

E. Horizon College International

F. Dr Neville Fernando Hospital

G. CINEC Campus

H. SAITM Campus

I. Ministry of Defence

J. ITN

K. NSBM Campus

L. Sri Lanka Institute of Nano Technology

M. Mahinda Rajapaksha International Sports Complex

N. Faculty of Engineering University Moratuwa

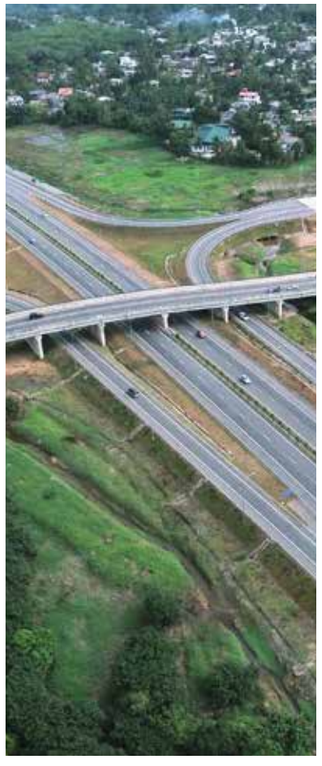
O. Mahinda Rajapaksha National School

P. Millennium City Housing Scheme

Convenience at your doorstep

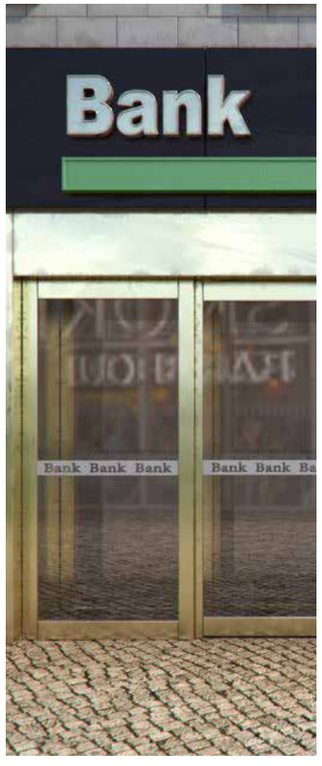
Quick connections to the rest of Sri Lanka

When you are close to the Highway entrance and connected to the major trunk roads, you will reach your destination quicker.



What's your Bank?

There is an ATM machine right within the Apartment Complex for emergency withdrawals but all the major Banks are operating at Athurugiriya and within minutes from Ariyana



Live and run on fresh air

If ever you or your family should fall ill (God forbid) you have nothing to worry about as so many hospitals are in close proximity to your new home. Government Hospital in Oruwala.

Long Menu with so many options

We have our own Restaurant and Pub within the complex but Residents of Ariyana will never be short of choices with many Restaurants, Fast Food Outlets, Pizzerias are close at hand.

Shop to your heart's desire

Our own Mini market within the Apartment Complex is bound to keep all residents content. However Supermarkets and Shopping Malls are within a couple of minutes' drive from Ariyana

Intellectual vibes will stimulate your mind

Ariyana is surrounded by many prestigious Learning Institutions and Private Universities. You are in the very seat of learning and those who wish to climb the higher rungs of education, have come to the right place.

Ideal location for resort life

Facilities and amenities to satisfy your body, mind and soul

- Function Hall
- Spa
- Aerobics
- Gym
- Table Tennis
- Cricket Nets
- Outdoor Gym
- Sump / Water Tank
- Party Lawn
- BBQ Pavilion
- Kamatha
- Reading Cabana
- Yoga
- Meditation Deck
- Tennis Court
- Basket Ball Court
- Mini market
- Pharmacy
- Restaurant
- ATM Facility
- Medical Centre
- Pub
- Laundry
- Pastry/Coffee Shop
- Salon
- Car Washing Bay
- Pool
- Kids Pool
- Charging Point
- Game Centre
- Day Care
- Management Office
- Tuition Class Facility
- Library
- Maintenance Office
- Drivers Room

50 + Resort Activities

life will be a holiday!

Basketball court

Swimming pool

Garbage collection point

Electric Charging Point

Golf Cart service

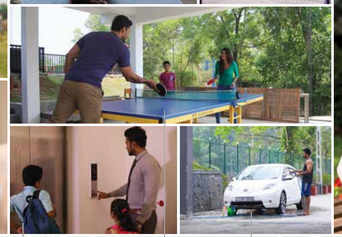
Salon

Jogging track

Yoga

Cricket nets

Restaurant



Childrens play area

Gym

Day care center

Bakery

Laundry

Spa

Elevator

Kids Play Area

Car washing bay

Meditation Desk

50+ACTIVITIES FOR ALL AGE RANGES

ENJOY RESORT LIFE

1.Pool
2.Gym
3.Jogging Track
4.Tennis Court
5.Cricket nets
6.Basketball court
7.Table Tennis court

8.Spa
9.Salon
10.Kids pool
11.Game center
12.Children's play area
13.Day care center
14.Golf Cart service

15.Mini Market
16.Restaurant
17.Bakery
18.Pub / Bar
19.Pharmacy
20.Laundry
21.Driver's quarters

22.Medical Centre
23.On call Ambulance center
24.BBQ Pavilion
25.Party Lawn
26.Foot relaxing Path
27.Outdoor Gym
28.Yoga

29.Aerobics
30.Meditation Deck
31.Library
32.Reading Cabanas
33.Tuition Class Facility
34.Tree house
35.Paddle Boat Service

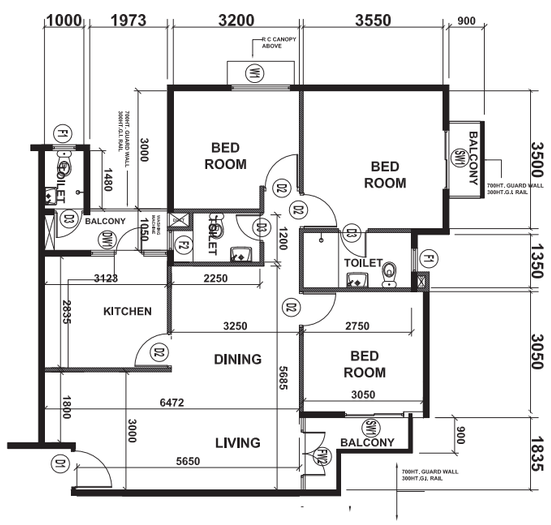
36.Extra Parking
37.Charging point
38.CCTV Operation
39.Lift
40.24H security
41.Function Hall
42.Solar Facility for common areas (External)

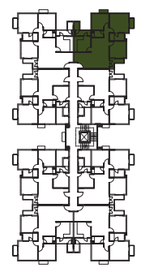
43.ATM Facility
44.Bill paying facility
45.Garbage Collection
46.Kamatha
47.Intercom Facility
48.Animator
49.Management office
50.Car Washing Bay

3 BR Apartment

Spacious home with extra toilets
for your maid and dedicated parking for your vehicle

1000 sqft
3 Bedrooms
Living + Dining
Pantry
3 Bathrooms
Balcony
Maid's Facility

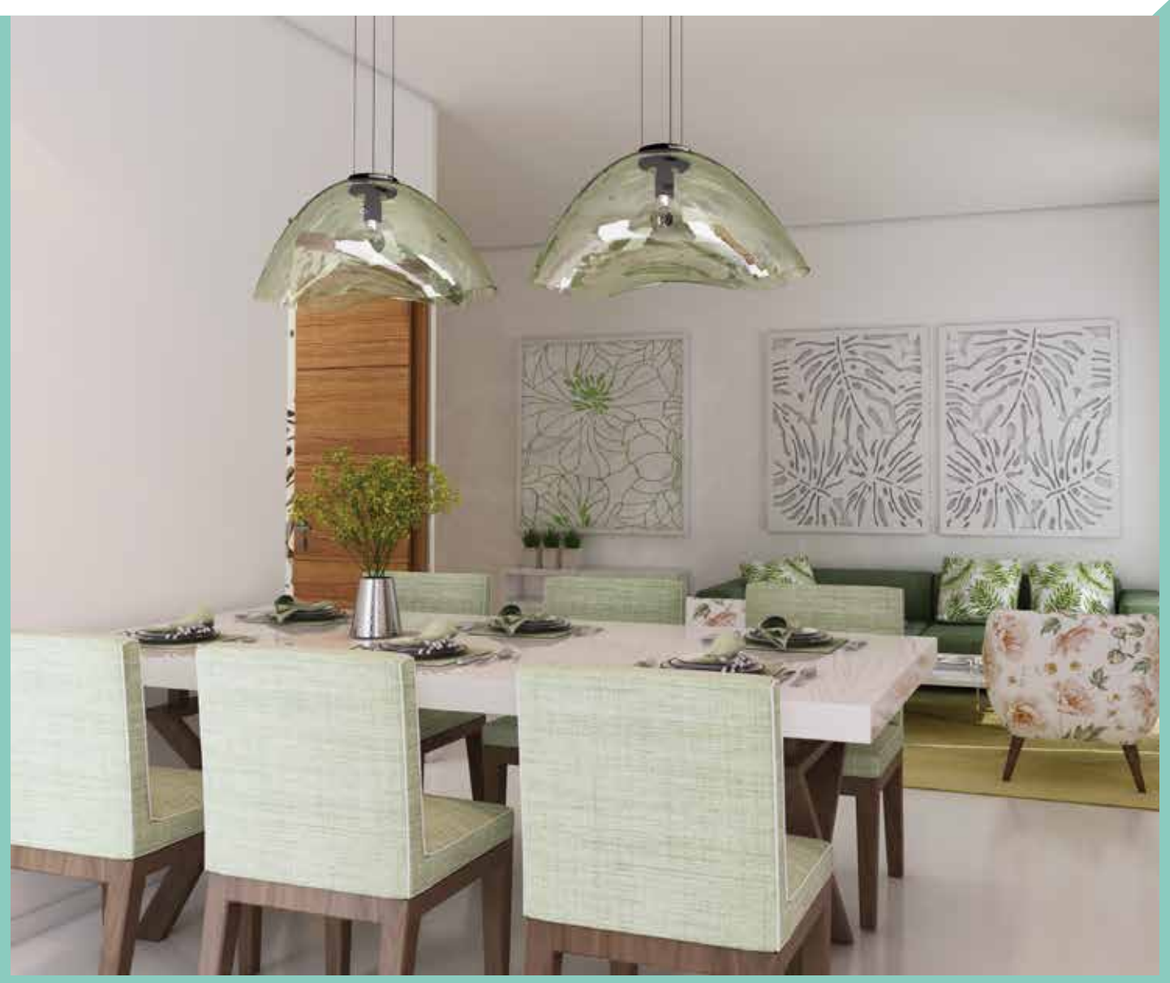




3 BR Apartment

Spacious living with a touch of class

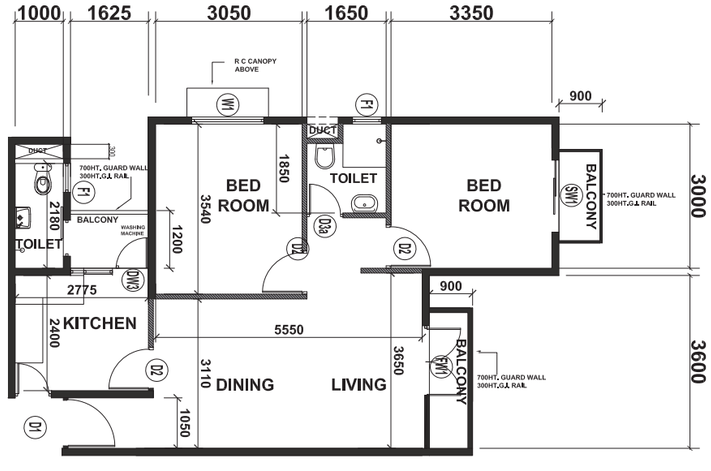
You have the space to work on and bring in elegance and luxury to your home. 3 BR Apartment have a square area of 1000 square feet and consists of three Bedrooms, Living and Dining area , Pantry, 3 Bathrooms, and Balcony and 01 parking slot within the complex.

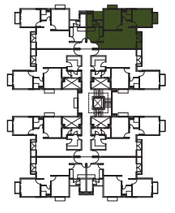


2 BR Apartment

Small enough to manage, large enough to enjoy

740 sqft
2 Bedrooms
Living + Dining
Pantry
2 Bathrooms
Balcony
Maid's Facility





2 BR Apartment

Compact design to satisfy your desires

Well thought of design and layout is Ideal for practical living and brings out a homely atmosphere. 2 BR Apartment have a square area of 740 square feet and consists of two Bedrooms, Living and Dining area, Pantry, 2 Bathrooms and Verandah and Balcony .

SPECIFICATION

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

Sub Structure
Raft/individual footing foundation with R.C.C columns, Plinth Beam, random Rubble Masonry work as suggested by the structural engineer.

Super Structure
RCC Columns, Beams, Slabs, 9" thick clay bricks on outer perimeter, 4" precast concrete panels on internal walls (Except top floor) to match the design. Internal walls of the top floor housing units shall be out of 4" block walls.

Water proofing
All bathroom floors and balconies are to be water proofed by a reputed company who has been in the industry for more than five years and ten year warranty shall be submitted.

Termite Treatment
Ground floor of the all blocks shall be treated for termite treatment by a reputed company who has been in the industry for more than five years and ten year warranty shall be submitted.

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 a height of 7 ft on shower areas and up to a height of 5 ft on other areas of the toilet. Walls above the specified height to be plastered smooth and apply CIC or equivalent paint.
All Tiles shall be of superior quality available in the industry.
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
Pantry unit to be supplied and fixed as directed by the architect consisting of Granite work top, Mahogani timber doors , MDF internal partitioning, Stainless steel single bowl single drain kitchen sink with chromium plated swan neck tap.

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.

1 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.

One Air condition unit to be supplied only for the master bedroom.

Provisions for Air conditioning shall be provided for Living room and all bed rooms except maid's room.

Light 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 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, and pencil edged mirror to be provided for all bathrooms except maid's toilet.

Provisions for Hot water shall be supplied for all bathrooms except maid's toilet.

All sanitary fittings shall be from reputed brand in the industry with 5 year manufacturer's warranty against crazing.

All Sanitary Accessories shall be from reputed brand in the industry with 5 year manufacturer's warranty.

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

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

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 aluminium with necessary accessories.

Colour Scheme
As Directed By The Architect

Common Amenities
- Parking slot for all units
- Garbage collection point.
- One passenger lift for each tower
- Solar Facility for External common areas
- Intercom facility
- CCTV Facility
- 24 hour security
- Generator facility for common services

Pool, Gym, Jogging Track, Tennis Court, Cricket nets, Basketball court, Table Tennis Court, Spa, Salon, Kids pool, Game center, Children's play area, Day care center, Golf Cart service, Mini Market, Restaurant, Bakery, Pub / Bar, Pharmacy, Laundry, Driver's quarters, Medical Centre, On call Ambulance center, BBQ Pavilion, Party Lawn, Foot relaxing Path, Outdoor Gym, Yoga, Aerobics, Meditation Deck, Library, Reading Cabanas, Tuition Class Facility, Tree house, Paddle Boat Service, Extra Parking, Charging point, CCTV Operation, Elevator, 24H security, Function Hall, Solar Facility for common areas, ATM Facility, Bill paying facility, Garbage Collection, Kamatha, Intercom Facility, Animator, Management office, Car Washing Bay

ENJOY RESORT LIFE

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.

Green Elegance
Fulfilling Your Aspirations

Green Elegance Thalwathugoda
No of units - 54

The Highness
Rajagiriya
Stepping to the pinnacle

The Highness Rajagiriya
No of units - 38

LUXE
High Way Residencies
The twin towers with luxury

Luxe Highway Residencies Kottawa
No of units - 124

Treasure Trove Residencies

Treasure Trove Residencies Borella
No of units - 77

Green Valley
Athurugiriya | Panagoda

Green Valley Athurugiriya Panagoda
No of units - 352

Porshia
Skyline Residencies

Porshia Skyline Residencies Nawala
No of units - 63

AURUM
SKYLINE RESIDENCIES

Aurum Skyline Residencies Jawatta
No of units - 45

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GREEN VALLEY RESIDENCIES ATHURUGIRIYA