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TREASURE TROVE  
RESIDENCIES

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RELISH  
THE LIFE AT  
THE CENTRE



# CENTRE OF THE CITY

A Truly Iconic Presence

The city of Colombo has changed over the years. The skyline, the buildings, service centers, places of entertainment, shopping arcades, the parks, and even the fauna and flora of the surrounding areas have shifted the axis of the city. However there is one thing about the city which has not changed over the years. That is the desire and the wish of the affluent, the powerful and the so called game changers to be at the Centre of activities in the City. Whilst the average are at the peripheries, the rich and powerful are at the city gates and within the Halls at the Centre defining the very course of business, commerce and politics of the country.

The very concept of Treasure Trove Residencies came about to meet your need to be at the Centre...

We chose the ideal location which has a rich heritage both literally as well as figuratively.

"Treasure House" in Borella is historic and iconic place renowned for Antiques in Colombo and in Sri Lanka.

The architectural concept (Interiors and exterior) will have a touch of Colonial and Victorian flair making it stand out of conventional apartment projects in the city





# TREASURE HOUSE

Treasure House has an unbelievable range of antiques from different eras of time. Whether it be the era of colonial rulers, plantation era, post-independence, time of industrialization, period of economic liberalization and even up to post-civil war years, there are rare collectable items of great value that connect you to life styles of a distinct period of time.

**No - 133**  
N M PERERA MW  
(Cotta Road)  
**BORELLA**





## Banks

Bank of Ceylon  
Commercial Bank  
HNB  
Sampath Bank  
NTB  
NDB  
Standard Chartered Bank  
HSBC  
Union Bank  
Seylan Bank  
DFCC  
NSB

## Fashion

Kelly Felder  
Crocodile  
Satya Paul  
Avirate  
Buddhi Batik  
Levis  
RomaFour  
House of Fashion

## Health

National Hospital  
Lady Ridgeway Hospital  
Asiri Central Hospital  
Lanka Hospital  
Golden Key Eye & ENT  
Ninewells Hospital

## Beauty

Spa Ceylon  
Janet  
Mosh  
Crown Hair & Beauty  
Ramani Fernando Saloon & Spa

## Food

Coffee Bean  
Chatz  
Coco Veranda  
Cioconat Lounge  
The sandwich Factory  
The Barnesbury  
Bread Talk  
Delifrance  
Indian Summer  
Park Street Mews  
Bay leaf

## Schools

Royal College  
D.S.Senanayake College  
Devi Balika  
Ananda College  
Nalanda College  
Thurston College  
Colombo International School  
Stafford International School  
Musaeus College

## Electrical

Singer  
Softlogic  
Abans  
BT store  
Siedles  
Sisil world

## Department Stores

Odel  
Arpico Super Centre  
Arcade Independence Square  
Race course arcade

## Lifestyle

Nelum Pokuna  
Colombo art gallery  
National Museum  
Good market  
Gangaramaya temple  
Empire Cineplex  
BMICH  
Namel Malini Punchi Theatre

“Home of the affluent  
is surrounded  
by all conveniences”

You deserve to be in a place where you could be served hand and foot. You are accustomed to a papered life. People come to you and not the other way around. That is why you need to live at the Centre of Colombo in the hub of activity. Treasure Trove Residencies will be at close proximity to schools, hospitals, shopping complexes, places of entertainment, social clubs, restaurants, major highways, and even bird sanctuaries and parks.



## SHOPPING MALLS

We know you have a simple taste... that you only want the best. So if you want to shop for the best brands in Colombo it's all within few minutes' drive from Treasure Trove Residencies. All exclusive shopping outlets such as Odel, House of Fashion and Independence Arcade are just a stone's throw from Treasure Trove Residencies.



## CLUBS AND PUBS

Your social life would not miss any "happening" moment or event if you are living at Treasure Trove Residencies. Whatever social club you are part of whether it is the Golf Club, Tamil Union Sports Club, SSC or Otters they are all within 5 minutes' drive away from your apartment.



## PARKS

Just to remind you that you are not in the midst of a concrete jungle, there are many parks and even bird sanctuaries close by to your apartment. Whatever your preferred location for your early morning or late evening walks, they are all around the corner from Treasure Trove Residencies. Independence Square, Victoria Park, Parliament Grounds are just a brisk walk or stroll away from home.



# PENTHOUSE

A Truly Iconic Presence

View from the top is routine for the Bold & the Beautiful, Rich and the Powerful.

Offering a glorious view of the city of Colombo with no restraint with regard to luxury, style and comfort, Treasure Trove Residencies will offer Penthouses with Duplex .





**PENTHOUSE**  
A Truly Iconic Presence



“When elegance,  
luxury and style becomes  
a way of life”



## LIVING ROOM

A Truly Iconic Presence



“Living room is  
your hall of fame”

This is your citadel, your bastion of power. So should one hold back? Should you not stretch your arms and feet and lay back and savor your success? Should not it be the very place where you could wine and dine so graciously and extravagantly with your friends who cheer you on as you attain greater success?



# LIVING ROOM

A Truly Iconic Presence



“Extravagance epitomizes your personality”



## BEDROOM

A Truly Iconic Presence

“Respect for your personal space”

Your space is something very personal and your personal space is something special. You are not prepared to compromise on that at all. Like your leg space in your limousine, it speaks of who you are and what you command. We will not hold back when it comes to your bedroom. Kings size double beds, wardrobes, dressing tables, writing tables they will all fit in within the spacious bedrooms of Treasure Trove Residencies.



## PANTRY

A Truly Iconic Presence



“When entertaining others is your desire”

When the party comes to you, the best has to be dished out in keeping with your image. The style and elegance of the pantry is in fact contagious. That is why we will fit all pantries with modern pantry units to suit your taste ... Granite tops with a Stainless steel single bowl single drain sink and chrome plated swan neck taps...every tiny detail has been looked into because entertaining others is a true desire of your heart.

“Luxury is be enjoyed not just to behold”

Care was not only given in the case of the choices of brands but we also paid close attention to colours, shades and design of your bathrooms. Yes all Bathrooms and Washrooms will be built-in with the best brands of sanitary fittings. We know what will suit the your life style who wishes to live nowhere else than the Centre of the city . Every Bathroom will be also fitted with Hot Water Geezer. Come pamper yourself with a clean warm water bath, wash away the stress, and be refreshed.



## BATHROOM

A Truly Iconic Presence

## AMINITIES

A Truly Iconic Presence

“When you take extras for granted”

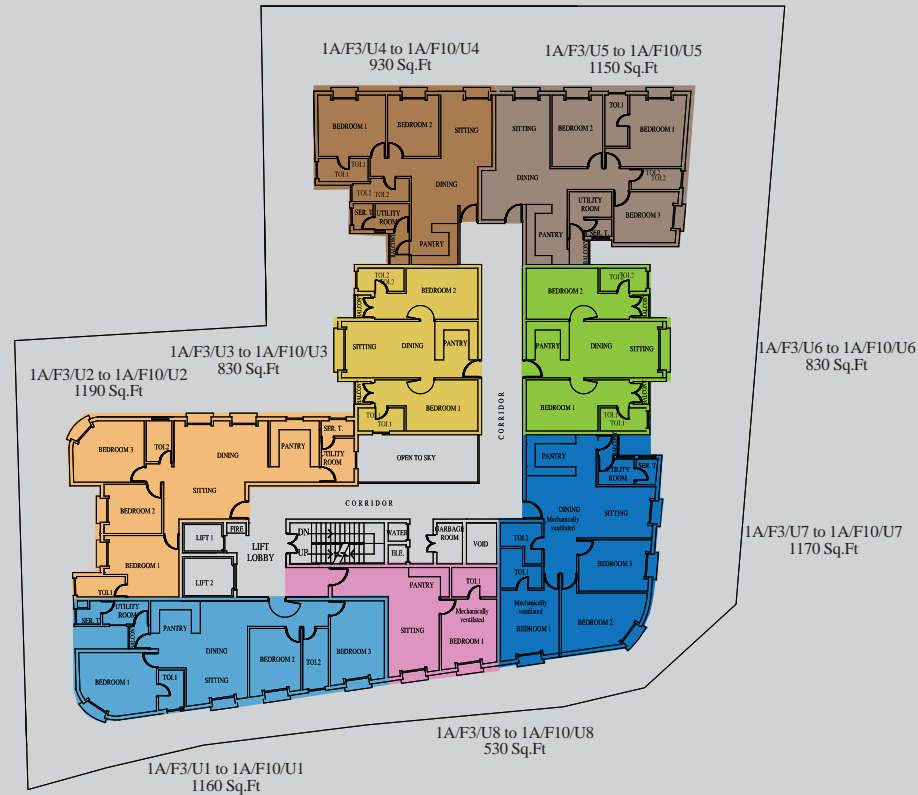
Other facilities include fully equipped gymnasium with all the modern exercise machines to keep you fit, a multipurpose hall and community room to host functions and events, roof top swimming pool and changing rooms, BBQ gardens, generator facility for common area, elevator, and 24 hour security.



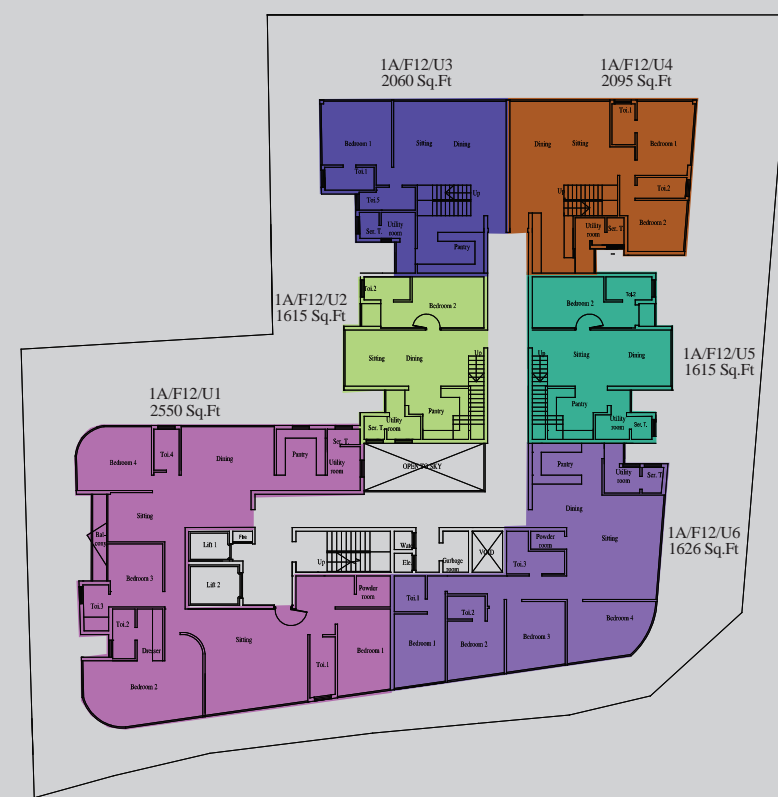
# LAYOUTS

A Truly Iconic Presence

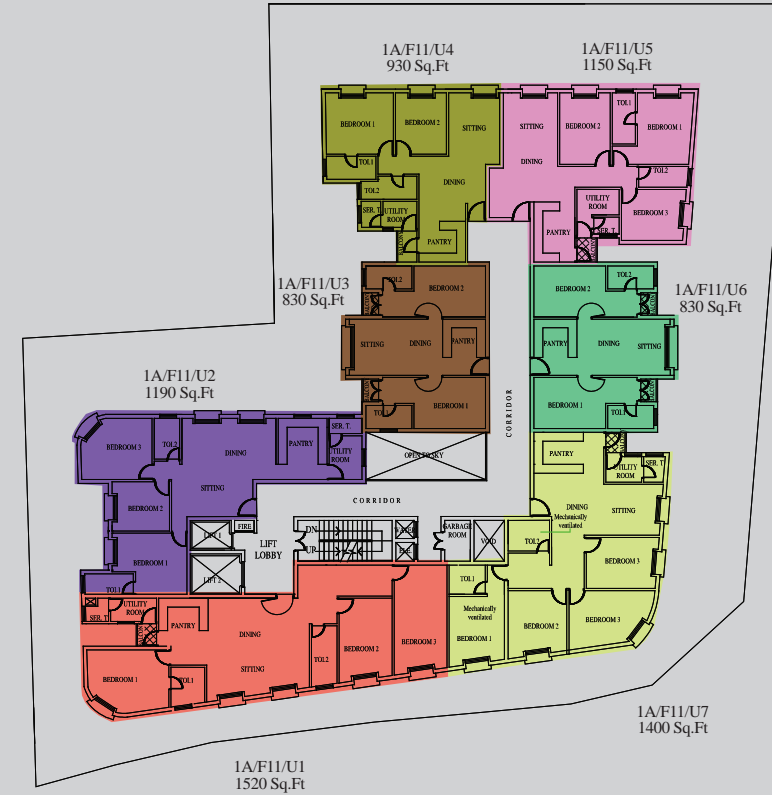
3<sup>rd</sup> Floor to 10<sup>th</sup> Floor Layout



12<sup>th</sup> Floor Layout



11<sup>th</sup> Floor Layout



Roof Top Floor Layout





# SPECIFICATION

A Truly Iconic Presence

## 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 by the structural engineer.

## 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 a water tight (proofed) surface, toilet walls to be laid with ceramic tile up to the ceiling except the maids 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 & Gas Supply

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

## Water Supply

PVC cold pipe net workto 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 over head tanks. Separate water meter shall be fixed for each unit. Washing machine inlet and outlet shall be provided as directed.

## 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, All the apartments are fully air conditioned excluding the utility room All accessories shall be “ORANGE” or equivalent. 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 bedroom units and 4 no for 2 bedroom unit, 2 no for single bedroom)

## Plumbing Work and Sanitary Fittings

All bathroom fittings and accessories shall be “ROCELL” or equivalent. Back to wall commode (URBANITY model of ROCELL), wash basin (URBANITY model of ROCELL) with a vanity top, soap tray, tooth brush holder, hand bidet, toilet paper holder, pencil edged mirror to be supplied and fixed for all bathrooms except maids toilet. (All accessories to be of “American Standard” or equivalent brand). Aluminum glazed Shower slider to be fixed for all bathrooms except maid’s bathroom. Hot water to be supplied via Geezer (15 Liter capacity) 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 red balaw frame, internal doors to be out of 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 Locks

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

## 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 on ground floor. 2 passenger lifts shall be provided (one for service use), Fully equipped gymnasium, community room, 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



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 15,000 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



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: leading schools, banks, supermarkets, shopping malls, restaurants and parks.



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



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