



You can
always
Become
Better!

Tiger Woods



SRI LANKA'S 1ST VICTORIAN STYLE GOLF RESORT APARTMENTS & RESIDENCIES

Introducing Canterbury Lexus Golf Resort Apartments and Canterbury Golf Villas - The second phase of the successful Canterbury Golf Resort Apartments and Residencies complex which sold out in record time.

Canterbury has revolutionized the real estate industry by becoming the largest residential development project and first ever Victorian styled golf resort apartment and residency complex in Sri Lanka.

Canterbury Lexus Golf Resort Apartments and Canterbury Golf Villas offers a limited number of tastefully designed apartments and villas with resplendent views and world class amenities - available to those who appreciate the finer things in life.

Canterbury - Re-imagine life !



HOME LANDS SKYLINE

— Innovation and excellence —



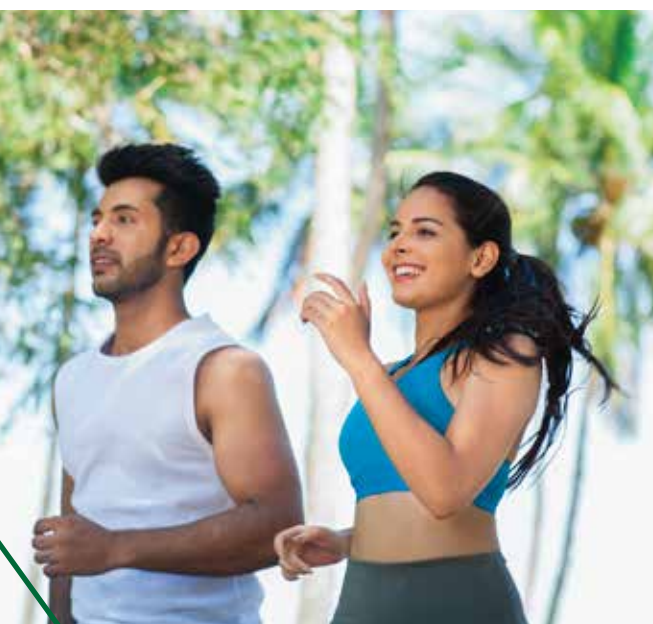
THE ESSENCE OF LUXURY

SURROUNDING A 9-HOLE GOLF COURSE



A HOST OF AMENITIES AND FACILITIES

THAT CATER TO YOUR WELL-BEING



EXCLUSIVELY YOURS - MIND, BODY & SOUL

- | | | | |
|--------------------------|----------------------------|-------------------------|------------------------------------|
| 1. Nine Hole Golf Course | 16. Jogging Track | 31. Laundromat | 46. Visitor's Parking |
| 2. Golf Training Centre | 17. Hammocks | 32. Daycare Center | 47. Alfresco Dining |
| 3. Pro Shop | 18. Library | 33. Kids Play Area | 48. Back-up power for Common Areas |
| 4. Coffee Shop | 19. Outdoor Banquet Area | 34. B.B.Q. Area | 49. Wellness Centre |
| 5. Swimming Pool | 20. Party Lawn | 35. Drivers Quarters | 50. Spa |
| 6. Kids Pool | 21. Mini Market | 36. Function Hall | |
| 7. Pool Parlour | 22. ATM Facility | 37. Meditation Deck | |
| 8. Indoor Gym | 23. Bill Paying Facility | 38. Car Washing Bay | |
| 9. Outdoor Gym | 24. Medical Centre | 39. Car Charging Points | |
| 10. Tennis Court | 25. Game Centre | 40. Garbage Collection | |
| 11. Basketball Court | 26. Pub | 41. Digital Application | |
| 12. Badminton Court | 27. Tuition Class Facility | 42. Landscaped Gardens | |
| 13. Cycling | 28. Salon | 43. Management Office | |
| 14. Horse Cart Service | 29. Tree House | 44. Allocated Parking | |
| 15. 24H Security | 30. Shuttle Service | 45. Golf cart Facility | |

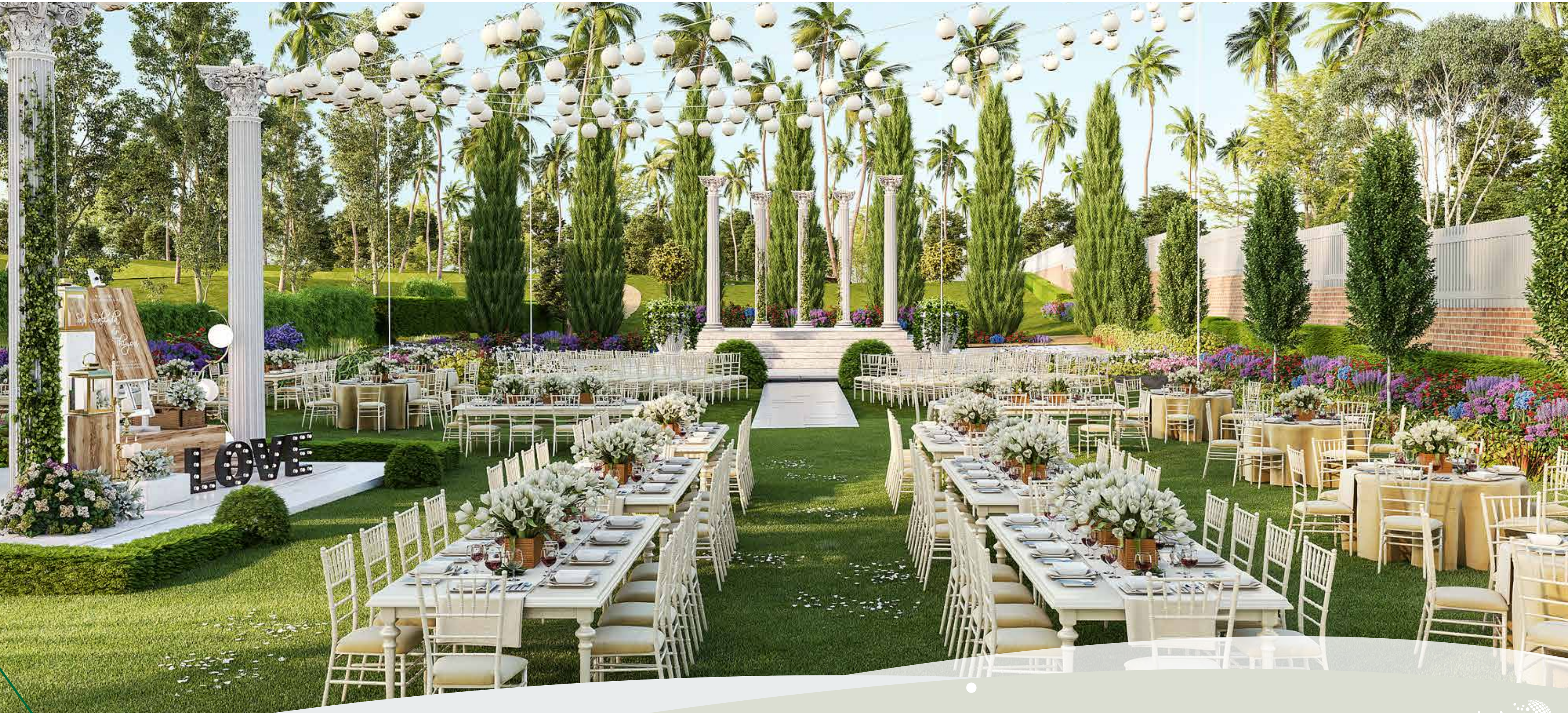
50+ ACTIVITIES



A SPRAWLING LAWN

FOR ALL YOUR SPECIAL OCCASIONS

The landscaped lawn at Canterbury, as adaptable as any ballroom, would lend itself to every type of celebration, which include informal garden parties to public events, weddings, birthday parties, concerts, and of course, banquets.



CANTERBURY COUNTRY CLUB

- Swimming pool
- Kids pool
- Multi purpose court Tennis / Badminton
- Coffee shop with outdoor dining
- Gymnasium
- Mini market
- Bill paying facility
- Pharmacy
- Laundry
- Management office
- ATM facility
- Salon
- Changing rooms (Male & Female)
- Tuition classes complex
- Medical center
- Library

- Game centre
- Resident manager's quarters

ANCILLARY FACILITIES

- Generator
- Transformer
- Garbage collection point

ANCILLARY FACILITIES

- Garbage collection point
- Generator room
- Transformer/ Electrical panel room
- Car washing bay
- Charging point

CANTERBURY GOLF VILLAS

- Kindergarten, Activity Centre and Day Care Centre
- Medical Hospital
- Ayuruweda Hospital
- Spa

CANTERBURY GARDEN APARTMENTS

- Outdoor theater
- Play ground/ Recreational space
- Kids play area
- Community hall
- Day care centre

CANTERBURY GOLF APARTMENTS

- Security hut
- Car washing bay
- Driver's rest rooms

CANTERBURY RESIDENCIES

- Golf course

Water fountain

GOLF PAVILION

- Golf pub & lounge
- Golf proshop
- VIP Dining
- Bar & Kitchen

OUTDOOR BANQUET AREA

- Party lawn
- BBQ area

LEXUS CLUB

- Pool Table
- Table Tennis
- Gymnasium

CANTERBURY LEXUS GOLF APARTMENTS

- Swimming Pool
- Track cycling
- Jogging track

MORE POSSIBILITIES. MORE FREEDOM





MAKE YOUR VACATION LAST FOREVER

THE CITY WITHIN YOUR REACH



GOLF PAVILLION



-  05 Minutes to Southern Expressway
-  4 Way lanes up to Colombo city limits
-  20 Minutes to Colombo city limits
-  05 Minutes to Proposed Ruwanpura Expressway



LOUNGE AREA



PRO SHOP



4 WAY LANES UP TO COLOMBO CITY LIMITS



5 MIN TO KAHATHUDUWA HIGHWAY INTERCHANGE



10 MIN TO KOTTAWA-MAKUMBURA TRANSPORT HUB



10 MIN TO KOTTAWA HIGHWAY INTERCHANGE



20 MIN TO COLOMBO CITY LIMITS

Piliyandala-Kahathuduwa offers Canterbury residents the best of both worlds, with the Kahathuduwa Interchange to the Southern Expressway only 5 minutes away and Colombo city limits only 20 minutes away along the dual carriage, four-lane Piliyandala-Colombo Road. Piliyandala-Kahathuduwa offers Canterbury residents the best of both worlds, with the Kahathuduwa Interchange to the Southern Expressway only 5 minutes away and Colombo city limits only 20 minutes away along the dual carriage, four-lane Piliyandala-Colombo Road.

CANTERBURY LEXUS

GOLF RESORT APARTMENTS

These new super-luxurious apartments are located in three new apartment towers and overlook the beautiful nine-hole golf course. Each apartment tower has a selection of two and three-bedroomed apartments, as well as a four-bedroomed penthouse. All Canterbury Lexus residents will have access to unique amenities provided by a dedicated facility center.



WHERE FORM MEETS FUNCTION

THOUGHTFUL DESIGN FOR MODERN LIVING

The super-luxurious atmosphere of a Canterbury Lexus Golf Resort apartment, whether two or three bedrooms, is undeniable. Every square inch is meticulously designed, its dimensions, arrangement, and flawless synchronization of space and function are fitted with the highest quality of furnishings available and its intended to enhance elegant, welcoming, and thoroughly integrated lifestyles.



THE PENTHOUSE

ARTFULLY BLENDING FUNCTIONALITY AND DESIGN

The four-bedroomed penthouse, available in two layouts, takes elegance to the next level. The completely equipped pantries are compatible with the greatest level of efficiency and durability, and the sinfully luxurious bathroom accessories, complete the picture. It's almost as if the breath-taking views of the golf course are an intrinsic part of the architecture, a serenading soundtrack to life as it unfolds within the penthouse.



CHIC, CONTEMPORARY DESIGN

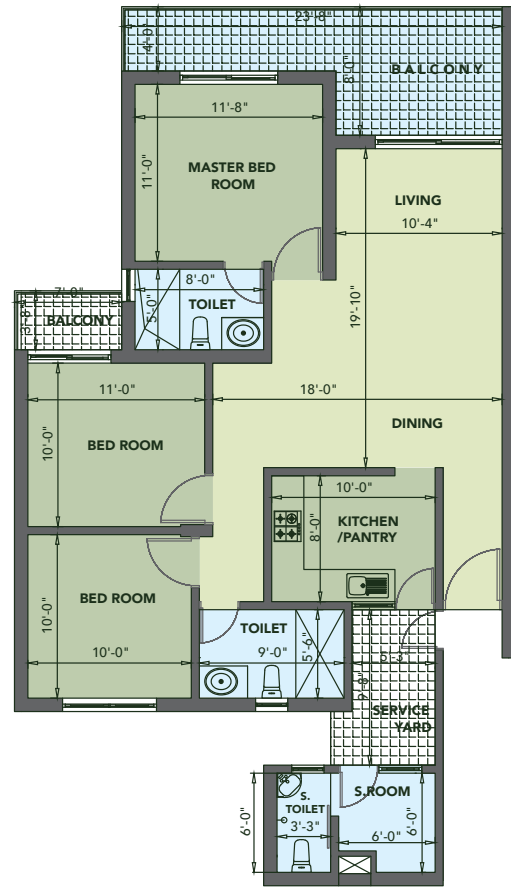
BALANCED, CONNECTED SPACES THAT BRING PEOPLE TOGETHER.

When it comes to amenities, the super-luxurious Canterbury Lexus Golf Resort apartments offer unique and exclusive privileges to their residents. The privileged residents of Canterbury Lexus will have access to an infinity pool that overlooks the nine-hole golf course. This is part of a dedicated facilities centre that also includes a fully equipped gym and a multipurpose hall/clubhouse with table tennis and billiards.



CANTERBURY LEXUS

GOLF RESORT APARTMENTS - LAYOUT



3 BEDROOM APARTMENTS

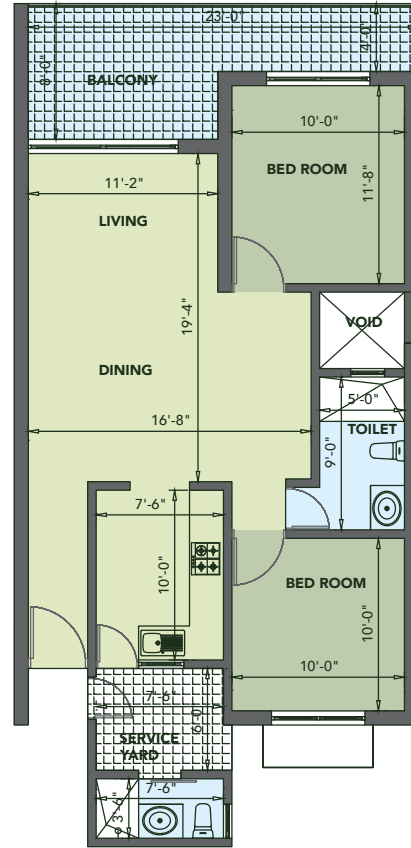
1270 SQFT

Living + Dining
Pantry
3 Bedrooms
2 Bathrooms
Maids facility

2 BEDROOM APARTMENTS

985 SQFT

Living + Dining
Pantry
2 Bedrooms
2 Bathrooms

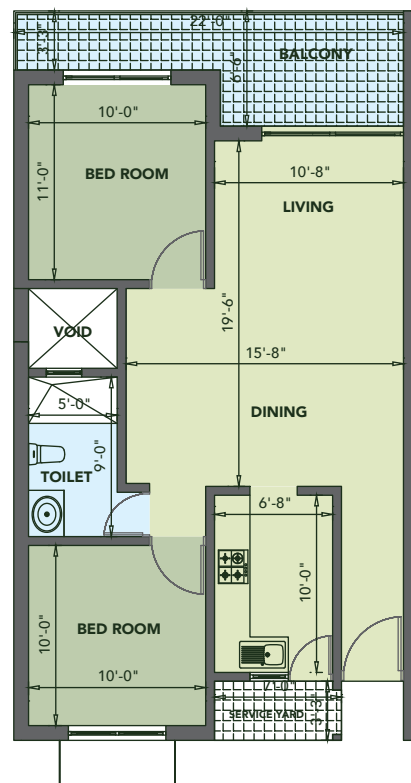


PENTHOUSE TYPE 01

3 BEDROOM APARTMENTS

1975 SQFT

Living + Dining
Tv Lounge
3 Bedrooms
3 Bathrooms
Pantry/Kitchen
Laundry/Service yard
Maids facility



2 BEDROOM APARTMENTS

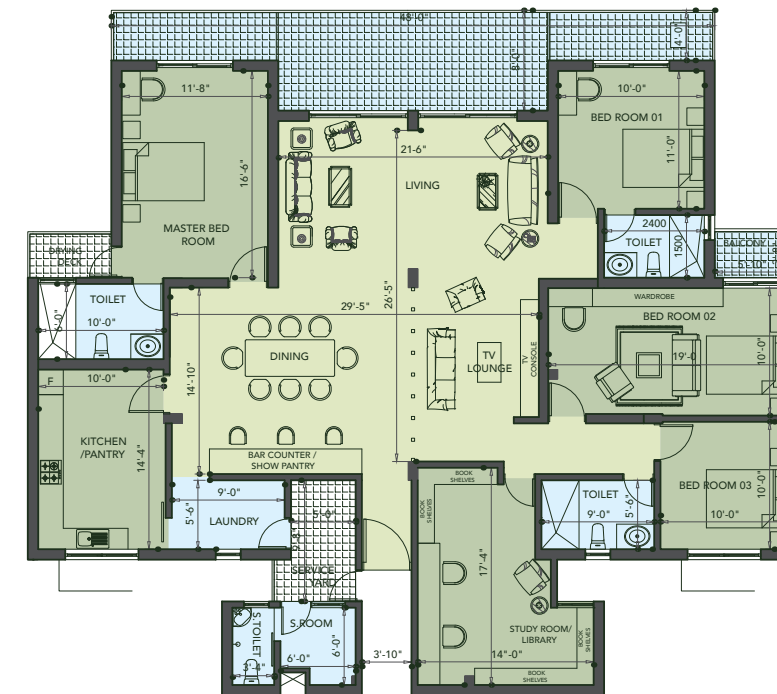
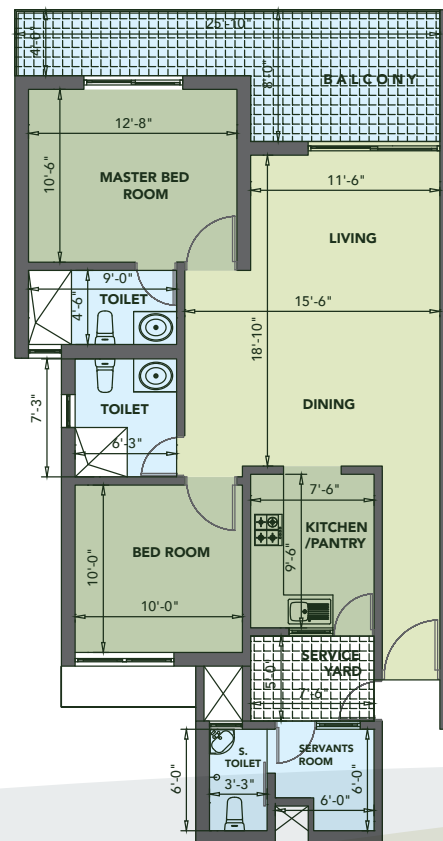
860 SQFT

Living + Dining
Pantry
2 Bedrooms
1 Bathroom

2 BEDROOM APARTMENTS

1070 SQFT

Living + Dining
Pantry
2 Bedrooms
2 Bathrooms
Maids facility



PENTHOUSE TYPE 02

4 BEDROOM APARTMENTS

2575 SQFT

Living + Dining
Tv Lounge
4 Bedrooms
3 Bathrooms
Pantry/Kitchen
Laundry/Service yard
Study Room/Library
Maids facility

SPECIFICATIONS

★ FLOOR AREA

Living, Dining, Pantry, 03/02 Bed Rooms, Toilets, Verandah/ Balcony, 01 parking slot within the complex For penthouses Living, Dining, Pantry, 4 Bedrooms, toilets, Verenda/Balcony, 2 Parking Slots within the complex

★ SUB STRUCTURE

Raft Individual Footing Foundation with RCC columns, plinth beam, and random rubble masonry work as suggested by the Structural Engineer

★ SUPER STRUCTURE

RCC Columns, Beams, Slabs, 9" thick clay bricks on outer perimeter, 8" blocks as unit separation wall and 4" thick blocks on internal walls.

★ WATERPROOFING

All bathroom floors, shower area walls and balconies to be waterproofed by a reputed Company and shall provide a ten-year warranty to the works

★ TERMITE TREATMENT

Ground floor of all blocks shall be treated for termite treatment by a specialist service provider who shall submit a minimum 10 years warranty against the termite treatment.

★ FINISHES

Floor

Living & Dining areas to be completed with wooden laminated timber Flooring, Bed Rooms and other internal areas to be laid with glazed porcelain floor tiles. (2ft x 2ft)

Veranda 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 7ft on shower areas and 5ft on other areas of the toilet. Wall above the specified height to be plastered smooth and applied with weather shield paint.

There shall be an upgrade in the sanitary fittings provided for the master bedroom in the Penthouses.

All bathroom tiles shall be "Rocell" or equivalent and all other tiles shall be superior quality available in Sri Lanka. Colour to be selected by Architect

Walls

Internal walls on other areas to be plastered smooth, apply two coats of wall putty, one coat of filler and 2 coats of emulsion paint (Brand approved by Developer/Engineer), colour to be selected by the Architect. All external walls to be plastered rough or semi – rough and applied to the five coat system. (One coat of wall sealer, two coats of crack bridging primer, two coats of weather shield paint) (Brand approved by Developer/Engineer), colour to be selected by the Architect.

Soffit

Concrete slab applied with two coats of putty, one coat of filler and two coats of emulsion paint. Balcony soffit to be applied with two coats of putty, one coat of weather proof filler and two coats of whether shield paint (Brand approved by Developer/Engineer). Colour to be selected by Architect.

Ceiling

Bulk head ceiling to be provided in Penthouse (living and dining area) as per the Architects selection

★ PANTRY

Pantry unit to be supplied and fixed as directed by the Architect, consisting of Quartz top on bottom cupboards High-gloss doors, MDF internal partitioning as per Architects design with a Stainless-steel single bowl single drain kitchen sink (Brand to be approved by Developer/Engineer) and chrome plated swan neck tap.

★ WATER SUPPLY & WASTE WATER

PVC cold pipe network to be placed for each bathroom via a common PVC water tank placed on roof top. Underground 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.

All waste & sewer lines to be connected to the nearest manhole

★ ELECTRICAL WORK

Power Supply with separate Electricity meter 13Amp socket outlets as directed by the Architect in the unit, 01 TV and Telephone outlet.

All accessories shall be from a reputed Supplier. 13A socket outlet to be provided for Master bathroom.

Fans to be supplied for Living/ Dining, Master Bed Room and other bed rooms. (4 nos for 3 bed room units and 3 nos for 2 bed room units).

Air Condition units shall be provided to the bedrooms and living area.

Light Fittings – No fittings shall be supplied by the Developer. Only point wiring shall be done by the Contractor for light points within the units, except for the balcony lights which shall be supplied and fixed. Common area lighting shall be supplied and fixed.

All lighting and power arrangement shall be according to the MEP Engineer's design

★ PLUMBING WORK AND SANITARY FITTINGS

Fully fitted bathroom with a water closet, semi pedestal wash basin, soap tray, tooth brush holder, hand bidet, toilet paper holder, and pencil edged mirror to be supplied and fixed for all bathrooms except for maids' toilet. (Brand to be approved by Engineer/Developer)

All bathroom fittings shall be "ROCELL" or equivalent.

Tempered Glass Shower partition to be fixed for all bathrooms except maid's bathroom

Hot water to be supplied via Geyser (15 liter capacity) to master bathroom

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 Class I, engineered timber 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 powder coated aluminium (Brand approved by developer/Engineer) with necessary accessories.

★ IRONMONGERY

Main Door Lock

Mortice door lock will be provided (Hafele or equivalent) as per the approval of the Architect.

Exit Door Lock & Internal Door Locks

Handle lock or cylindrical lock (Hafele or equivalent) as per the approval of the Architect.

Toilet Door Lock

Cylindrical locks (Hafele 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. One passenger lift shall be provided. Generator facility is provided for common area and elevators. 24-hour security shall be provided in addition to above mentioned individual unit facilities.

CANTERBURY GOLF VILLAS

Allow oneself to be completely consumed by the pursuit of pleasure. Relax uninhibitedly in your own, private zone. A Canterbury Golf Villa is more of a relaxation method, a holiday house - even when you're not on vacation - surrounded by golf resort facilities. These masterfully designed abodes, full of relaxed and lived-in splendour, are available in four varieties. 6 perch villas, 8 perch villas, 10 perch villas, and paddy view villas with Private pools.



A SIGNATURE DESIGN

WITH EXCEPTIONAL FEATURES



DESIGN INSPIRATION

Today, the pursuit for a new interpretation of urban tropical living is in the forefront. We master the art of providing the perfect blend between the integral part of landscape and indoor and outdoor spaces which is the core of the island's vernacular style.

These homes are designed to retain the privacy of the family, having strategically placed service spaces gearing the household to be managed in an uninterrupted manner. The living room, dining room and pantry are designed in an open plan concept to create larger volumes of space. These are a few among many other factors involved in the intensive design thinking process that we undergo.

The design takes a modern spin while being inspired by the traditional villas of Sri Lanka and contextually responsive in creating a series of homes.

A handwritten signature in black ink, appearing to read 'P. Weeraratne'.

P. WEERARATNE

LEAD ARCHITECT | PWA ARCHITECTS



ARCHITECTURAL PROWESS

BE INSPIRED BY WHAT YOU SEE

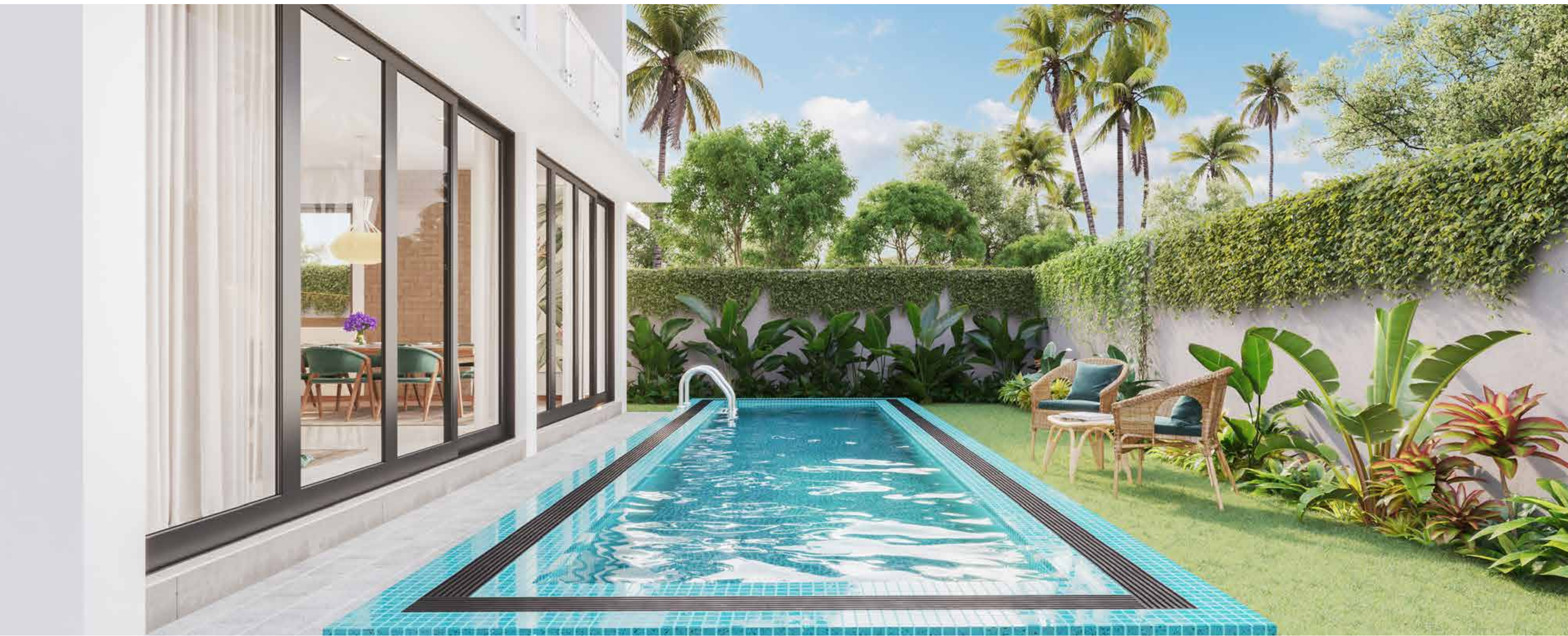
Canterbury Golf Villas come with the option of three and four bedrooms, with open-plan, sun-drenched living rooms, dining rooms resonating with hospitality and laid-back elegance. Sleek, fully fitted pantries optimize efficiency, and cozy lobbies invite the outdoors in.



INTELLIGENT DESIGN

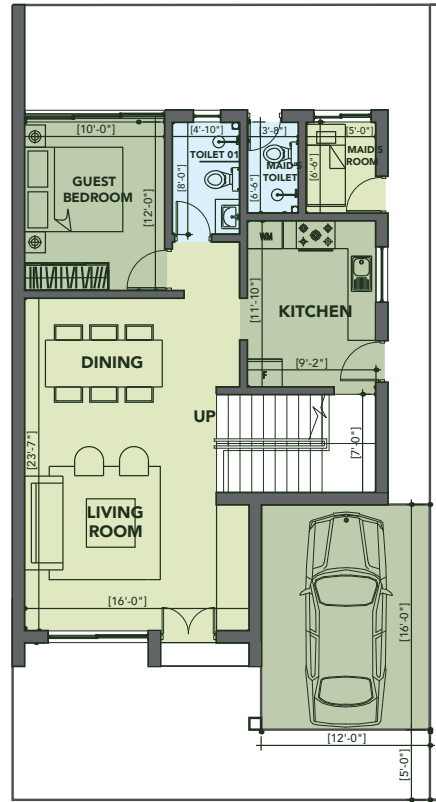
FOR EVERY LIFESTYLE

Private pools are available in the ten-perch villas and Paddy view villas. The living area opens to the poolside in the truest sense of the word.

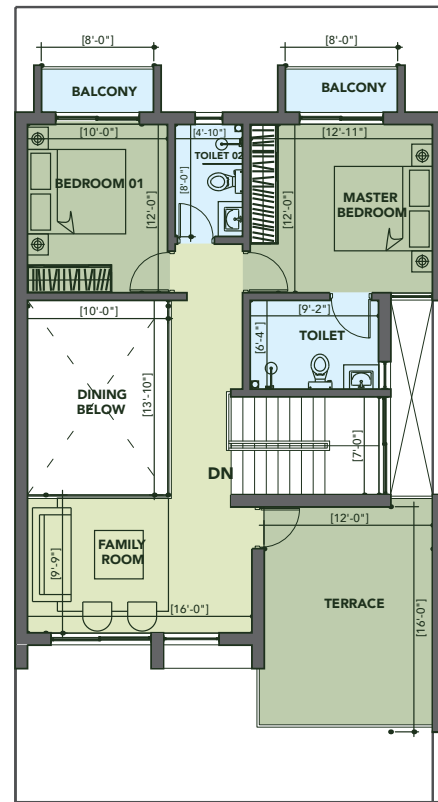


CANTERBURY VILLAS

LAYOUTS



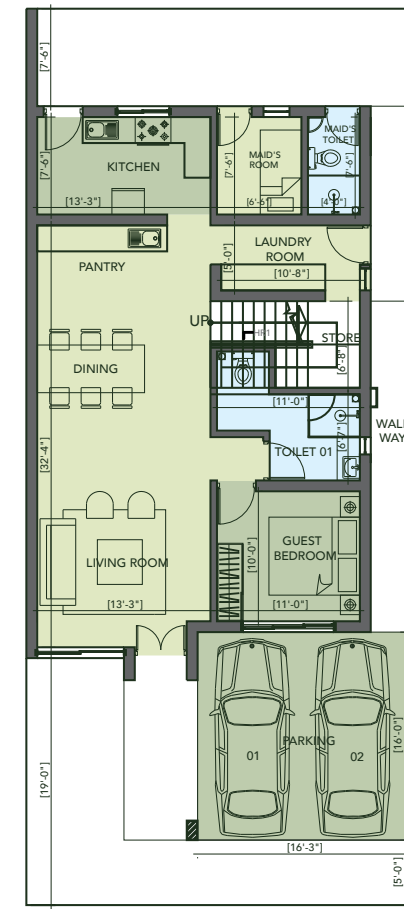
GROUND FLOOR PLAN



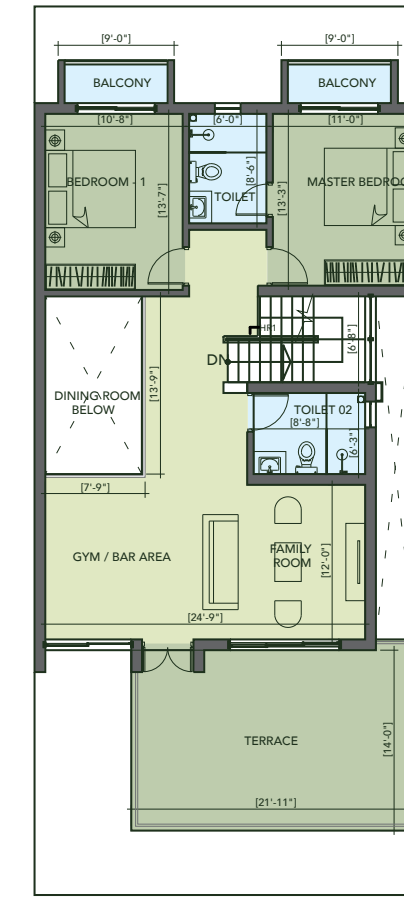
FIRST FLOOR PLAN

6 PERCH VILLA 3 BEDROOM 2125 SQFT

3 Bedrooms
3 Bathrooms
Living + Dining
Pantry
Maids Facility



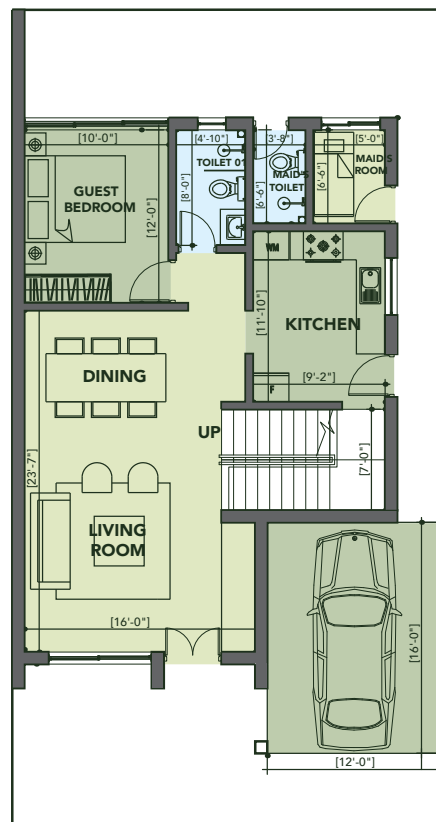
GROUND FLOOR PLAN



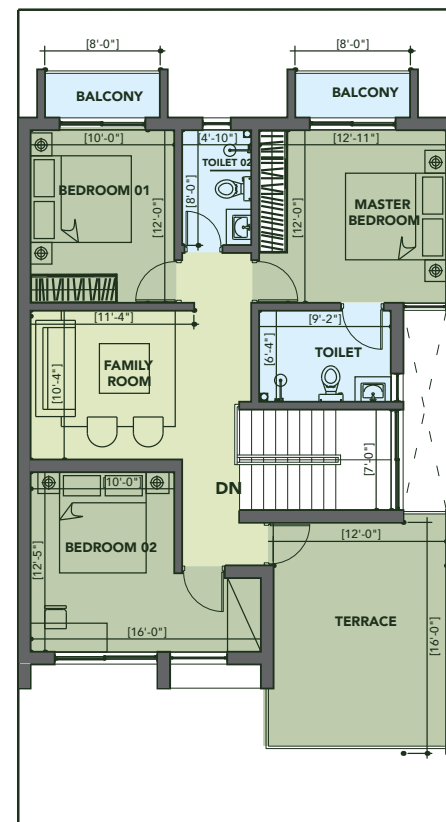
FIRST FLOOR PLAN

8 PERCH VILLA 3 BEDROOM 2710 SQFT

3 Bedrooms
3 Bathrooms
Living + Dining
Pantry
Family Lounge
Gym / Bar Area
Maids Facility



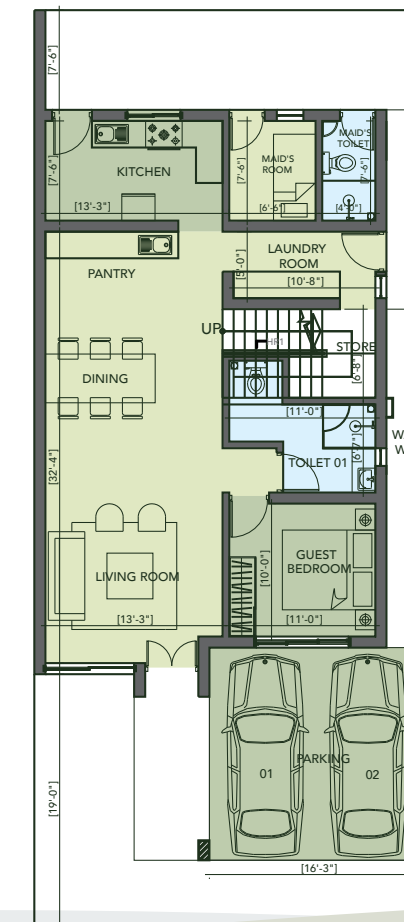
GROUND FLOOR PLAN



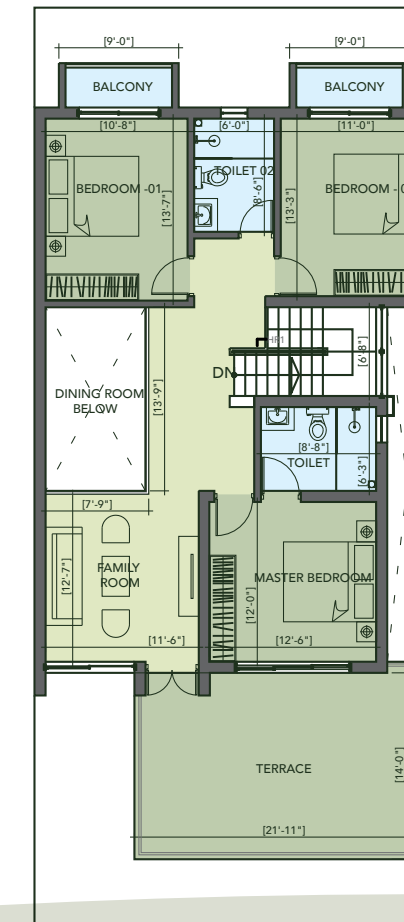
FIRST FLOOR PLAN

6 PERCH VILLA 4 BEDROOM 2270 SQFT

4 Bedrooms
3 Bathrooms
Living + Dining
Pantry
Maids Facility



GROUND FLOOR PLAN

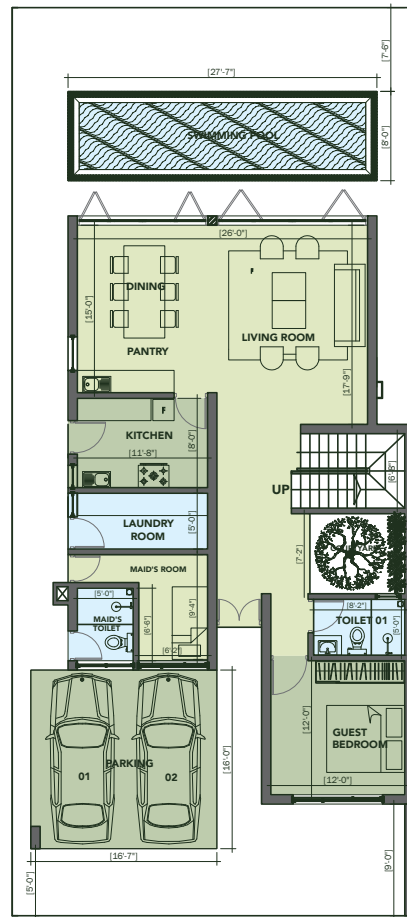


FIRST FLOOR PLAN

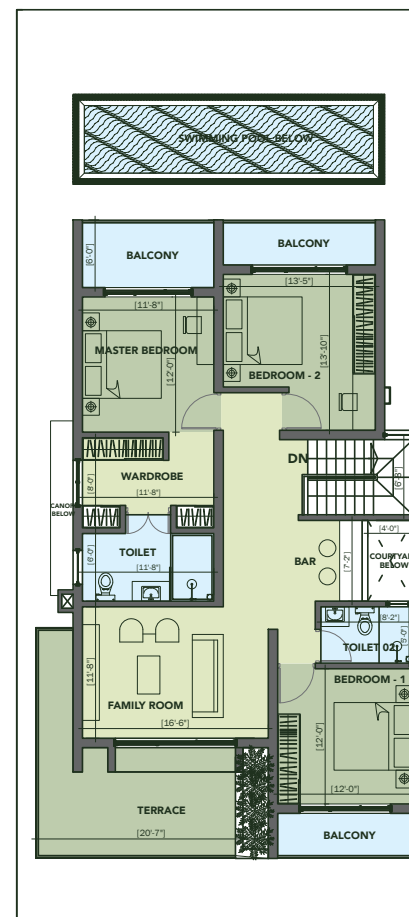
8 PERCH VILLA 4 BEDROOM 2710 SQFT

4 Bedrooms
3 Bathrooms
Living + Dining
Pantry
Family Lounge
Maids Facility





GROUND FLOOR PLAN

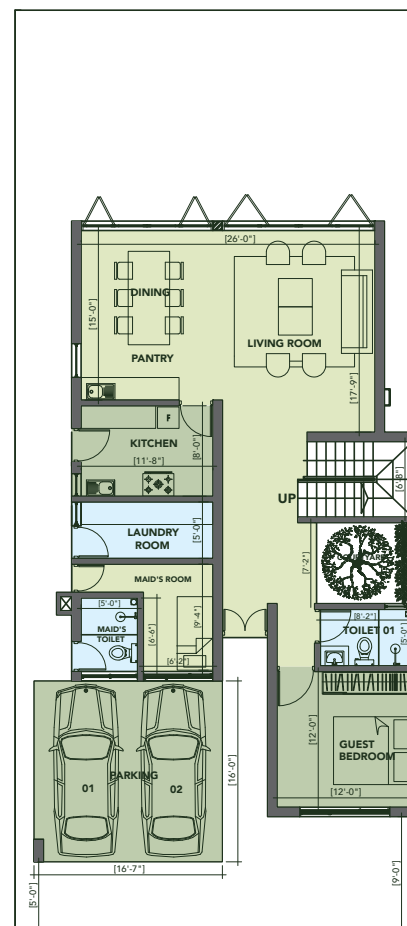


FIRST FLOOR PLAN

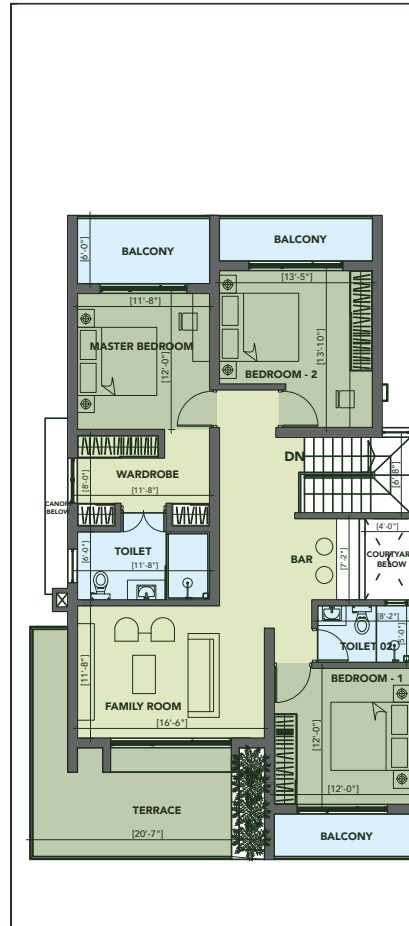
**10 PERCH VILLA
4 BEDROOM**

3185 SQFT

- 4 Bedrooms
- 3 Bathrooms
- Living + Dining
- Pantry
- Swimming Pool
- Family Lounge
- Bar
- Maids Facility



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**10 PERCH VILLA
4 BEDROOM**

3185 SQFT

- 4 Bedrooms
- 3 Bathrooms
- Living + Dining
- Pantry
- Swimming Pool
- Family Lounge
- Bar
- Maids Facility



SPECIFICATIONS

- ★ **SUBSTRUCTURE**
Individual footing foundation with R.C.C. columns, plinth beam, random rubble masonry work as suggested by the Structural Engineer.
- ★ **SUPERSTRUCTURE**
R.C.C columns, beams, slabs 9" thick bricks on outer perimeter, 4" cement blocks on internal walls.
- ★ **FINISHES FLOOR**
Living, dining, bedrooms and other internal areas to be laid with floor tiles.
Balconies and terrace to be laid with non-slippery floor tiles.
All tiles shall be of superior quality available in the industry.
- ★ **WALL**
Internal walls to be plastered smooth, apply two coats of putty, filler coat and two coats of emulsion paint, color to be selected by Architect.
All external walls to be plastered rough or semi-rough and apply one coat wall primer, two coats of weather shield paint, color to be selected by Architect.
- ★ **BATHROOM WALLS**
Bathroom walls to be laid with ceramic tiles up to height of 7ft for shower area and 5ft for other areas and above the specified height to be plastered smooth and apply paint as above.
- ★ **ROOF & CEILING**
Zn/Al sheet roof on exposed rafters with ipanel or equivalent sloping ceiling.
- ★ **PANTRY**
Pantry unit to be supplied and fixed as directed by the Architect consisting of Granite / Quarts work top with stainless steel single bowl single drain kitchen sink with chromium plated swan neck tap.
- ★ **ELECTRICAL WORK**
Single phase power supply with separate electric meter, 13 amp socket outlets as directed by the Architect.
Provision for sola panel system shall be provided by the Developer.
- ★ **LIGHT FITTINGS**
No fittings shall be provided by the Developer; only the point wiring shall be done.
- ★ **WATER SUPPLY**
PVC cold piper network to be placed for each bathroom via a common PVC water tank placed on the roof top.
- ★ **PLUMBING WORK AND SANITARY FITTINGS**
Fully fitted bathroom with a water closet, wash basin and all required accessories to be provided for all bathrooms except maid's toilet.
Sola water tank supply will be provided for master and common bathrooms. Sewer & waste water disposal system shall be individual septic tank, soakage pit and necessary manholes, catch pits as directed by the MEP Engineer.
- ★ **DOORS AND WINDOWS**
Front door and rear door to be out of Engineering Timber Door and class I timber frame, internal doors to be out of Solid Plywood and class I timber frame.
All french and other windows, external bedroom and servant room doors are powder coated aluminum with necessary accessories as directed by the Architect.
- ★ **COLOR SCHEME**
As directed by the Architect.
- ★ **EXTERNAL WORKS**
Boundary wall, landscaping work, car porch with interlocking paving shall be provided as designed by the Architect.

A PIECE OF A GOLFING PARADISE

This invitation is extended to all golf enthusiasts worldwide. A chance to purchase a slice of heaven, a golfing paradise, has emerged. Our centrally located apartments and villas have access to the Golf resort facilities around nine-hole Golf course, forming an exclusive 50 acre Golfing community that is a paradise for leisure and golf enthusiasts alike.



COMPLETED AND ONGOING PROJECTS

COMPLETED PROJECTS



Green Elegance - Thalawathugoda
No of units - 54
Completed



The Highness - Rajagiriya
No of units - 37
Completed



Luxe Highway Residencies - Kottawa
No of units - 124
Completed



Flora Residencies - Battaramulla
No of units - 18
Completed



Green Valley - Athurugiriya - Panagoda
No of units - 352
Completed



Treasure Trove Residencies - Borella
No of units - 77
Completed



Porshia Skyline Residencies - Nawala
No of units - 63
Completed



Aurum Skyline Residencies - Jawatta
No of units - 45
Completion end 2021



Ariyana Resort Apartments - Athurugiriya
No of units - 344
Completed



Sparkles Skyline Residencies - Malabe
No of units - 83
Completed



Elixia 3C's Skyline Apartments - Malabe
No of units - 336
Completion on 2022



Canterbury Golf Apartments - Piliyandala
No of units - 262
Completion on 2022



Canterbury Gardens Apartments - Piliyandala
No of units - 248
Completion on 2022



Canterbury Golf Residencies - Piliyandala
No of units - 264
Completion on 2022



Santorini Apartments - Negombo
No of units - 240
Completion on 2023



Santorini Residencies - Negombo
No of units - 151
Completion on 2023

ON GOING PROJECTS