

 **HOME LANDS SKYLINE**
— Innovation and excellence —

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 **ELIXIA3C'S**
SKYLINE APARTMENTS
MALABE



Experience **RESORT LIFE**

Intelligent choices and good business judgement has brought you so far in life. Looking back, you recall very few missed opportunities. As the world changed so rapidly you always thought about the future. You were looking for an ideal home to settle down and to leave a legacy for your children. So in the heart of Malabe a hot spot where land is so scarce, at Elixia 3 C's skyline apartments we offer you a lifelong experience that money can't buy.

The 3 C's

We offer you Connectivity as it is walking distance from the proposed Malabe-Fort Light Rail (LRT) Transit and minutes drive to the entry point of Sri Lanka's planned transport hub.

You will abound with Comfort as Elixia 3 C's is virtually a resort in the city with over 30 amenities.

Life will become so Convenient to you with world class educational institutions and healthcare facilities just around the corner.

So grab this opportunity with both hands.





Come appreciate **THE FINER THINGS OF LIFE**

At Home Lands Skyline we believe that we must cater to the highest aspirations of our customers and therefore offer a lifestyle that is lavished with connectivity, comforts and conveniences. That is why we came up with the concept of Resort Apartments after all, you deserve luxury at home.

Elixia 3 C's is no different as it provides you with finer things of life, of yet another resort apartment. With a fine balance of conveniences of a city surrounded by nature's endowments and luxurious amenities, Elixia 3C's takes resort living to a new level. Situated in Malabe, which is one of the most preferred residential locations among home seekers in Sri Lanka. Elixia 3 C's offer you four types of apartments.



DESIGNED FOR THOSE WHO GO PLACES

CONNECTIVITY ► CONVENIENCE ► COMFORT



A timely solution for traffic congestion
20 minutes
 to FORT
 Colombo Light Rail Transit
 Malabe



Your life's journey has taken you to places where few have been. You have seen the world yet new opportunities and ambitions are taking you to new horizons. So you need to stay connected



LINKED TO THE TRANSPORT HUB

Whether you need to use modern public transport and get on the Light Rail Train to Colombo Fort, or drive down south to Galle, Matara or Hambantota, or quickly get to the Airport and fly out to the setting sun, or use the new elevated highway to get to Port City, or drive to any other location in the Western Province, you are based at the ideal spot.



Outer Circular Expressway



SLIIT



Horizon College & Campus



Dr. Neville Fernando Hospital

DOCTORS AND NURSES CLOSE AT HAND
 Your health will be always taken care of very well with Dr. Neville Fernando Teaching Hospital in very close proximity.



ITI Research and Development complex



CINEC



MIT

KNOWLEDGE CENTRE

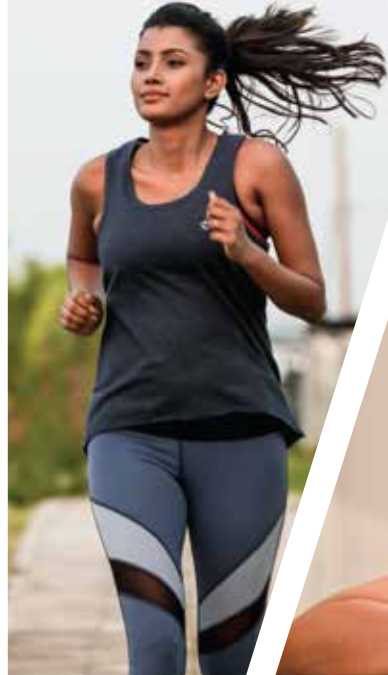
Malabe is home to CINEC Campus, SLIIT and Horizon College International. Your children will spend less time on the road and more pursuing great careers with opportunities close to home.

IT BUSINESS HUB

Millennium IT being situated in Malabe will attract other IT companies in the near future making it the Silicon Valley of Sri Lanka.

PAMPER YOURSELF WITH *resort living*

With over 30 facilities within the property life will be one big holiday once you move into Elixia 3 C's. We have activities for all age groups. It will be full of fun, excitement, leisure, luxury, care, safety, entertainment, peace of mind and more.



RESORT FACILITIES

- | | | |
|------------------------|-------------------|---|
| 1.Pool | 12.Bakery | 23.ATM Facility |
| 2.Gym | 13.Pub / Bar | 24.Bill paying facility |
| 3.Tennis Court | 14.Laundry | 25.Garbage Collection |
| 4.Basketball court | 15.BBQ Pavilion | 26.Intercom Facility |
| 5.Spa | 16.Party Lawn | 27.Management office |
| 6.Salon | 17.Extra Parking | 28.Car Washing Bay |
| 7.Kids pool | 18.Charging point | 29.Cycling |
| 8.Children's play area | 19.CCTV Operation | 30.Pool Parlour |
| 9.Golf Cart service | 20.Lift | 31.Exclusive garden area
for ground floors |
| 10.Mini Market | 21.24H security | |
| 11.Restaurant | 22.Function Hall | |



3BR APARTMENTS

SPACIOUS, STYLISH *and serene*

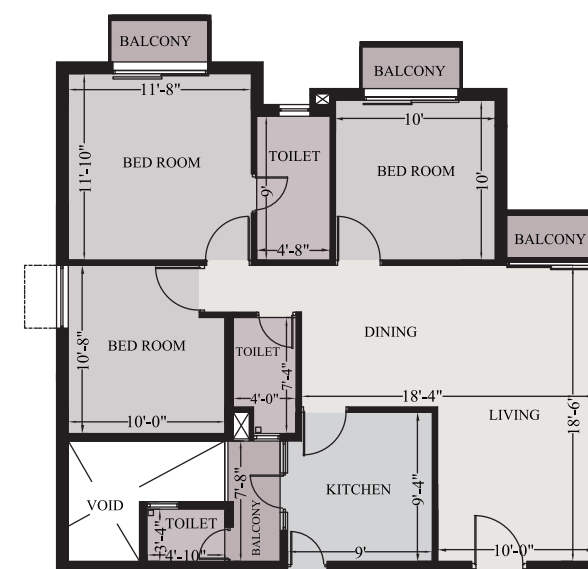
When you need extra space for an office room or for a guest's room we have got the ideal Apartment for you. It is perfect for professionals who work from home.



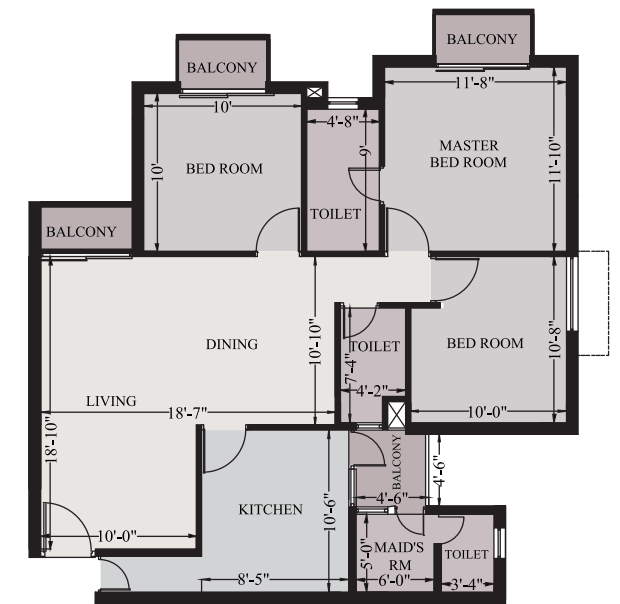
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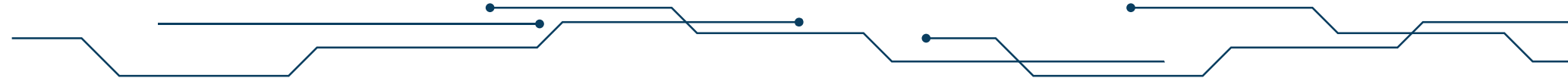
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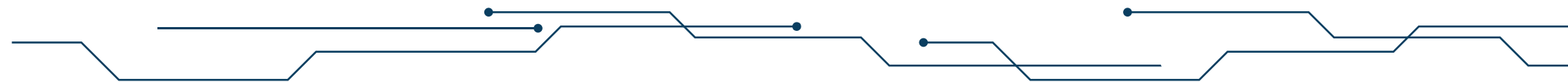
TYPE A
970 SQ.FT
 3 Bedrooms
 3 Bathrooms
 Living + Dining
 Pantry
 Maids Facility



TYPE B
1052 SQ.FT
 3 Bedrooms
 3 Bathrooms
 Living + Dining
 Pantry
 Maids Room



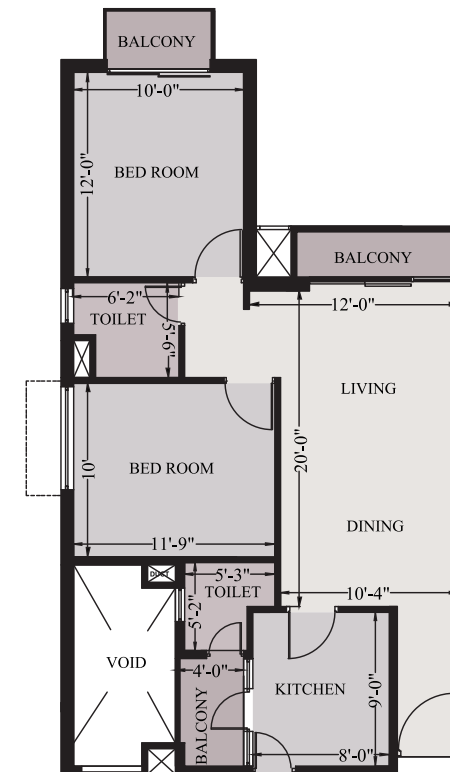
3BR APARTMENTS INTERIORS



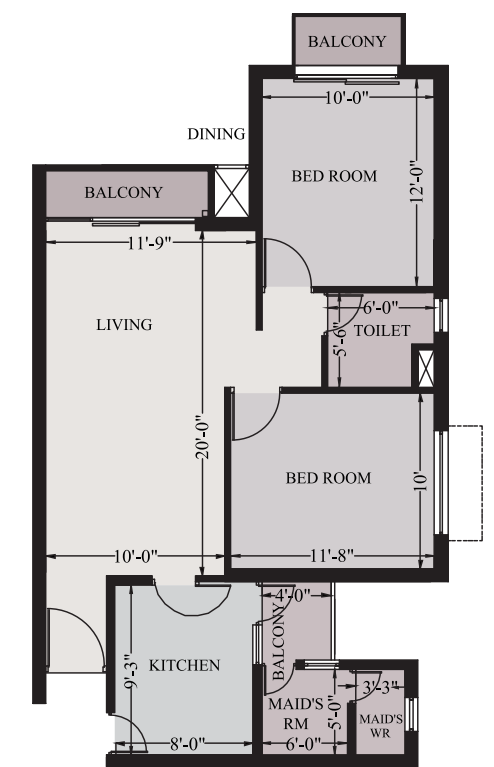
2BR APARTMENTS

COSY, COMFORTABLE *and compact*

Our 2 bedroom apartments are designed to keep you and your family relaxed and happy. It is big enough for the family and small enough to maintain easily.



TYPE C 2 Bedrooms
771 SQ.FT 2 Bathrooms
Living + Dining
Pantry
Maids Facility



TYPE D 2 Bedrooms
805 SQ.FT 2 Bathrooms
Living + Dining
Pantry
Maids Room



2BR APARTMENTS INTERIORS



Elegant, **ELABORATE AND EXQUISITE**

Tastefully designed fully-equipped elegant pantries make full use of space to maintain functionality. We have not compromised on bathroom fittings either. In the pantry and in the toilets all fittings comply with high quality standards.



SPECIFICATION

ELIXIA3CS

SKYLINE APARTMENTS

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

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

Pool, Gym, Tennis Court, Basketball court, Spa, Salon, Kids pool, Children's play area, Golf Cart service, Mini Market, Restaurant, Bakery, Pub / Bar, Laundry, BBQ Pavilion, Party Lawn Extra Parking, Charging point, CCTV Operation, Lift, 24H security, Function Hall, ATM Facility, Bill paying facility, Garbage Collection, Intercom Facility, Management office, Car Washing Bay, Cycling, Pool Parlour, Exclusive garden area for ground floors.



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.



BEST HOUSING DEVELOPMENT PROJECT (SRI LANKA)
ARIYANA RESORT APARTMENTS - ATHURUGIRIYA



Green Elegance Thalawathugoda
No of units - 54
Completed



The Highness Rajagiriya
No of units - 37
Completed



Luxe Highway Residences Kottawa
No of units - 124
Completed



Flora Residences Battaramulla
No of units - 18
Completed



Green Valley Athurugiriya Panagoda
No of units - 352
Completed



Treasure Trove Residences Borella
No of units - 77
Completion on 2019



Porshia Skyline Residences Nawala
No of units - 63
Completion on 2019



Aurum Skyline Residences Jawatta
No of units - 45
Completion on 2020



Ariyana Resort Apartments Athurugiriya
No of units - 344
Completion on 2020



Sparkles Skyline Residences Malabe
No of units - 83
Completion on 2020

