

ASIA PROPERTY AWARDS



BEST HOUSING
DEVELOPMENT PROJECT (SRI LANKA)
2017
GREEN VALLEY RESIDENCIES
ATHURUGIRIYA



BEST HOUSING
DEVELOPMENT PROJECT (SRI LANKA)
2018
ARIYANA RESORT APARTMENTS
ATHURUGIRIYA

CIDA SRI LANKA 1ST DEVELOPER TO
(ICTAD) CERTIFIED AS THE HIGHEST GRADE OF
PROPERTY DEVELOPER "LB1" IN 2021



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"LIFE AT SANTORINI"
www.homelandsskyline.lk



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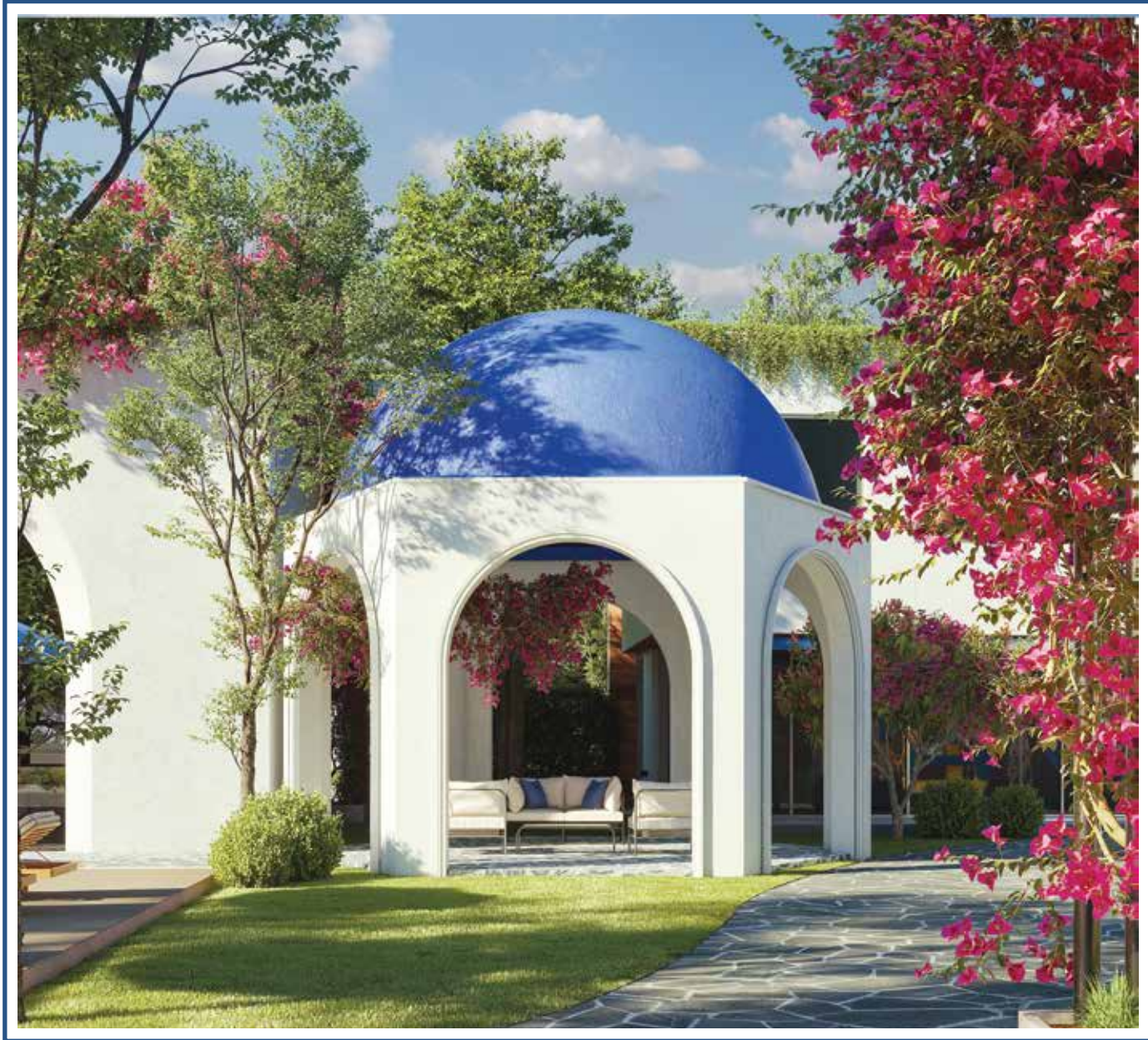
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SANTORINI
Resort Apartments & Residencies
Negombo

Sri Lanka's **1st** Theme Park Style Resort **Apartments & Residencies**



Stark bright white walls that project the purity of Negombo with flashes of bright blue provide a hint of the excitement and pleasure that lies within 'Santorini', Sri Lanka's first Theme Park Style Apartment and Residencies. Living up to its tradition, Home Lands Skyline, who's at the cutting edge of property development in the country and arguably in the region; presents you with a lifestyle that you have never imagined. Situated in Negombo, the emerging Holiday City of Sri Lanka, Santorini Apartments and Residencies offers a wide range of theme parks that provide you adventure, entertainment, excitement, fun, good health and so much more for both young and old.

Maintaining our priority to protect the environment, we have ensured that only 20% of the land area is allocated to buildings whereas the balance 80% comprises of open areas.

SANTORINI

Resort Apartments and Residencies.

Where Life is a Holiday





SANTORINI

Resort Apartments & Residencies
Negombo



Convenience, Leisure and Luxury all in one Location

Negombo, not only matches up to the facilities and benefits of Colombo but it has more to offer. There is so much to see and enjoy with connections to the rest of the country and the world. It's no wonder Negombo is known as the Holiday CITY.

Schools

- 1 Maris Stella College
- 2 Ave Maria Convent
- 3 Newstead Girls' College
- 4 St Mary's College
- 5 Gateway College
- 6 St. Nicholas college
- 7 Loyola College
- 8 St. Thomas' College

Hotels

- 1 Heritage Negombo
- 2 Avenra Garden
- 3 Grandeeza hotel
- 4 Jetwing Blue
- 5 Jetwing Sea
- 6 Jetwing Lagoon

Hospitals

- 1 District General Hospital Negombo
- 2 Nawaloka Hospital

Restaurants

- 1 KFC
- 2 Dinemore
- 3 Pizza Hut
- 4 Domino's
- 5 Burger King

Banks

- 1 Peoples' Bank ATM
- 2 Commercial Bank
- 3 Bank of Ceylon ATM
- 4 Sampath Bank
- 5 HNB Bank
- 6 NSB Bank
- 7 Seylan Bank
- 8 NDB Bank
- 9 DFCC Bank



Excitement spread across east to west

Sprawled on a land area of 16 acres with 192 Apartments and 108 Residencies, 48 Service Apartments and 32 Twin Type Residencies, the choices for fun and excitement it offers is supreme. There are three Zones (Shopping and Entertainment Zone, Activity Zone and Diplomatic Zone and a host of parks) within the complex which makes Santorini out of the world.

- ### ENTERTAINMENT & SHOPPING ZONE
- | | | |
|--|--|-------------------------|
| 1. Club & Pub | 10. Spa | 20. Daycare Center |
| 2. Supermarket | 11. Special Discount Rate for Medical and Aryurvedha Wellness Center- Canterbury | 21. Pool Parlor |
| 3. Travelers Cafè | 12. Golf Cart Service | 22. Digital Application |
| 4. Coffee Shop | 13. Shuttle Service | 23. Food Court |
| 5. WIFI | 14. Laundry | 24. Shops |
| 6. Rooftop Garden Area | 15. On Call Ambulance | 25. Salon |
| 7. Golf Course Membership-at Canterbury Golf Resort Apartments Piliyandala-Kahathuduwa | 16. ATM | 26. Game Center |
| 8. Pharmacy | 17. Bill Paying Facility | |
| 9. Medical Center | 18. Office Spaces | |
| | 19. Restaurant | |

- ### THEME PARKS
- Fitness Park | Kids Park | Water Park | Green Park
Community Park | Food Park | Entertainment Park | Game Park | Wellness Park

- Common Area Residencies Zone Twin Houses

- Yoga Apartment Tower - D
Aerobics Apartment Tower - C
Apartment Tower - E Kids club Water Park Apartment Tower - B
Apartment Tower - A

- ### DIPLOMATIC ZONE
- | | | |
|------------------------|-----------------------------|--------------------------|
| 1. Gymnasium | 5. Butler Service | 9. Drivers Accommodation |
| 2. Community Hall | 6. House Keeping | 10. Janitorial Area |
| 3. Mini Pool with Deck | 7. Exclusive Reception Area | |
| 4. Green Belt | 8. Maids Accommodation | |

- Hiking Wall Function Hall BBQ Pavilion
Multipurpose Court Pool and Kiddies Pool Gymnasium
Jogging Track Community Park Entrance Gate



RESORT LIFE AT ITS BEST

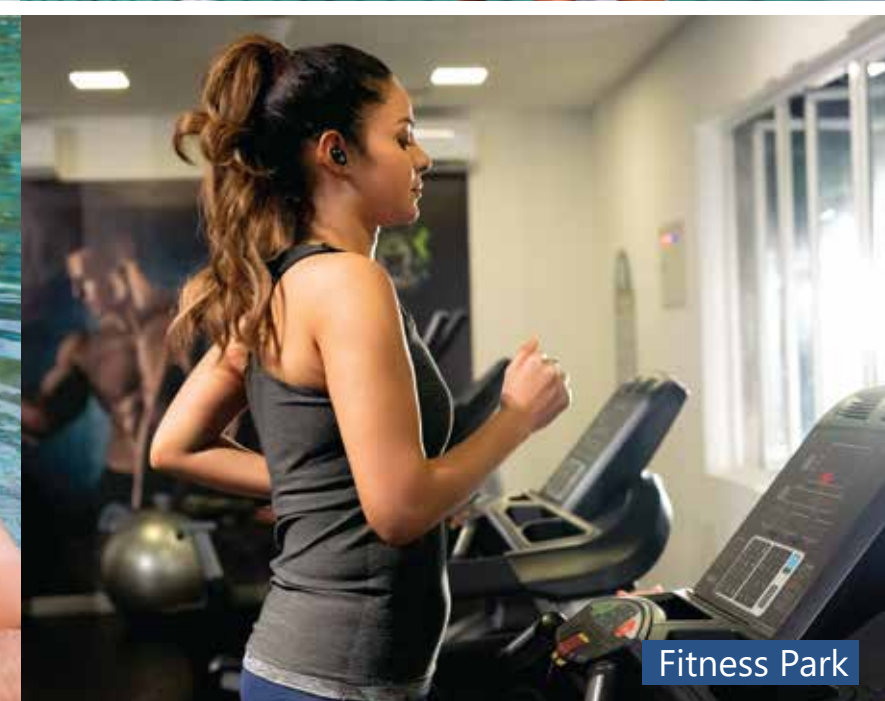
Your work-life balance and entertainment for your kids are arranged right in your home with an amazing range of amenities



ACTIVITY ZONE

With These Amenities, You'll Never Leave Home

1. Pool and Kiddies Pool
2. BBQ Pavilion
3. Tennis Court
4. Basketball Court
5. Badminton Court
6. Children's Play Area
7. Function Hall
8. Gymnasium
9. Aerobics
10. Jogging Track
11. Yoga
12. Kids Club
13. Hiking Wall
14. 24h Facility Operating System



NEVER A DULL MOMENT AT SANTORINI

Home Lands Skyline in its typical tradition, transforms a location through property development projects. A shopping mall with a supermarket, food court, café, pub, game centre, will ensure that your days would be bright. Indulge your desires and your appetite with shopping, entertainment and good times with friends at Santorini.



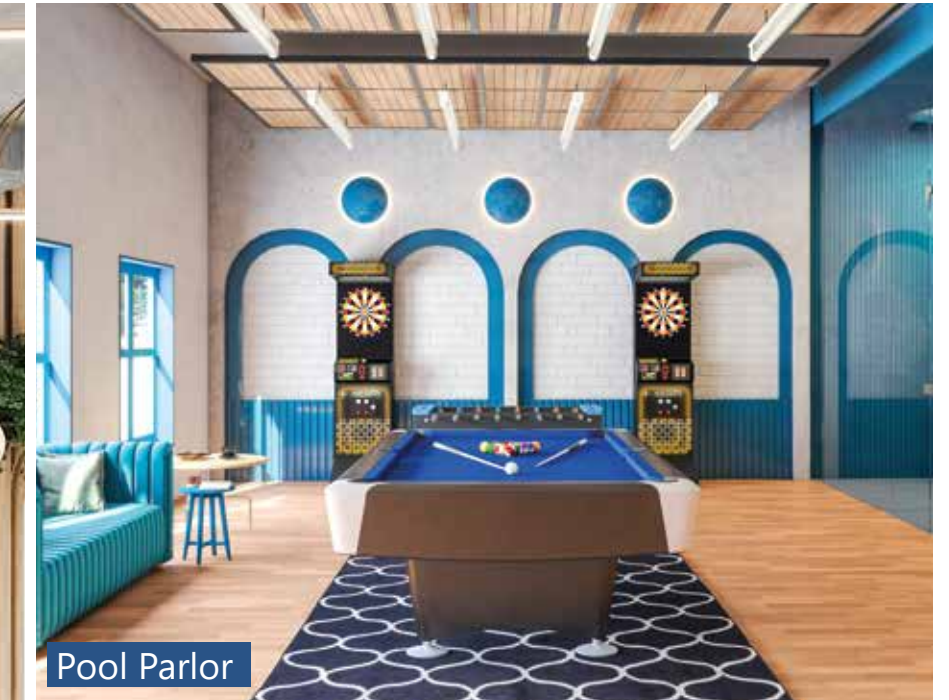
Shops



Supermarket



Coffee Shop



Pool Parlor



Restaurant



24H Hotspot



Food Park



Shopping Facility



Game Park



Golf Cart Service



Food Park



Entertainment Park

SHOPPING &

ENTERTAINMENT ZONE

The Night is always Young

- 1. Club & Pub
- 2. Supermarket
- 3. Travelers Cafè
- 4. Coffee Shop
- 5. WIFI
- 6. Rooftop Garden Area
- 7. Golf Course Membership-at Canterbury Golf Resort Apartments Piliyandala- Kahathuduwa
- 8. Pharmacy
- 9. Medical Center
- 10. Spa
- 11. Special Discount Rate for Medical and Aryurvedha Wellness Center- Canterbury
- 12. Golf Cart Service
- 13. Shuttle Service
- 14. Laundry
- 15. On Call Ambulance
- 16. ATM
- 17. Bill Paying Facility
- 18. Office Spaces
- 29. Restaurant
- 20. Daycare Center
- 21. Pool Parlor
- 22. Digital Application
- 23. Food Court
- 24. Shops
- 25. Salon
- 26. Game Center



YOUR LIFE COULD BE A FAIRYTALE

The colour scheme is out of the world. With white and blue buildings interspersed with pink Bogonvielia flowers, it is like a page taken from a fairy tale. Lead an inspiring life within the walls of two-bedroom and three-bedroom apartments.

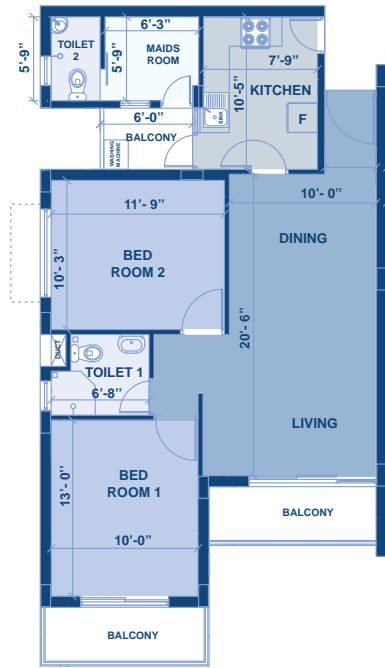


EXPERIENCE A MAGICAL LIFESTYLE

The thrilling life that you could experience outdoors is matched by the elegant architecture and fittings in the interior of your 2 bedroom or 3 bedroom Apartment. Santorini grants you a choice of four exquisitely designed living spaces.



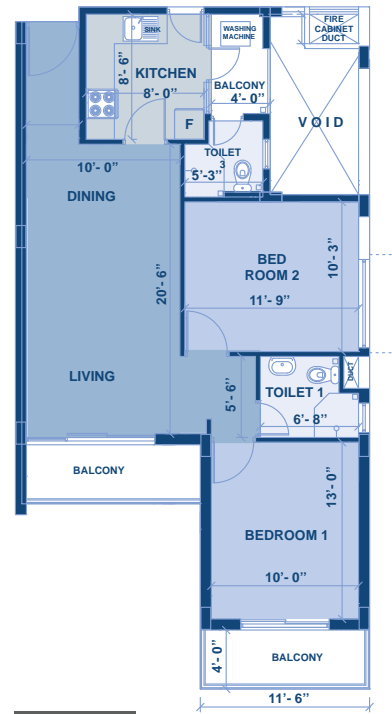
2 BR - APARTMENT UNITS



TYPE A

FLOOR AREA - 840 ft²

02 Bedrooms | 02 Bathrooms | Living & Dining
Pantry | Maids facility



TYPE B

FLOOR AREA - 800 ft²

02 Bedrooms | 01 Bathroom | Living & Dining
Pantry | Maids Washroom

3 BR APARTMENT UNITS



TYPE A

FLOOR AREA - 1105 ft²

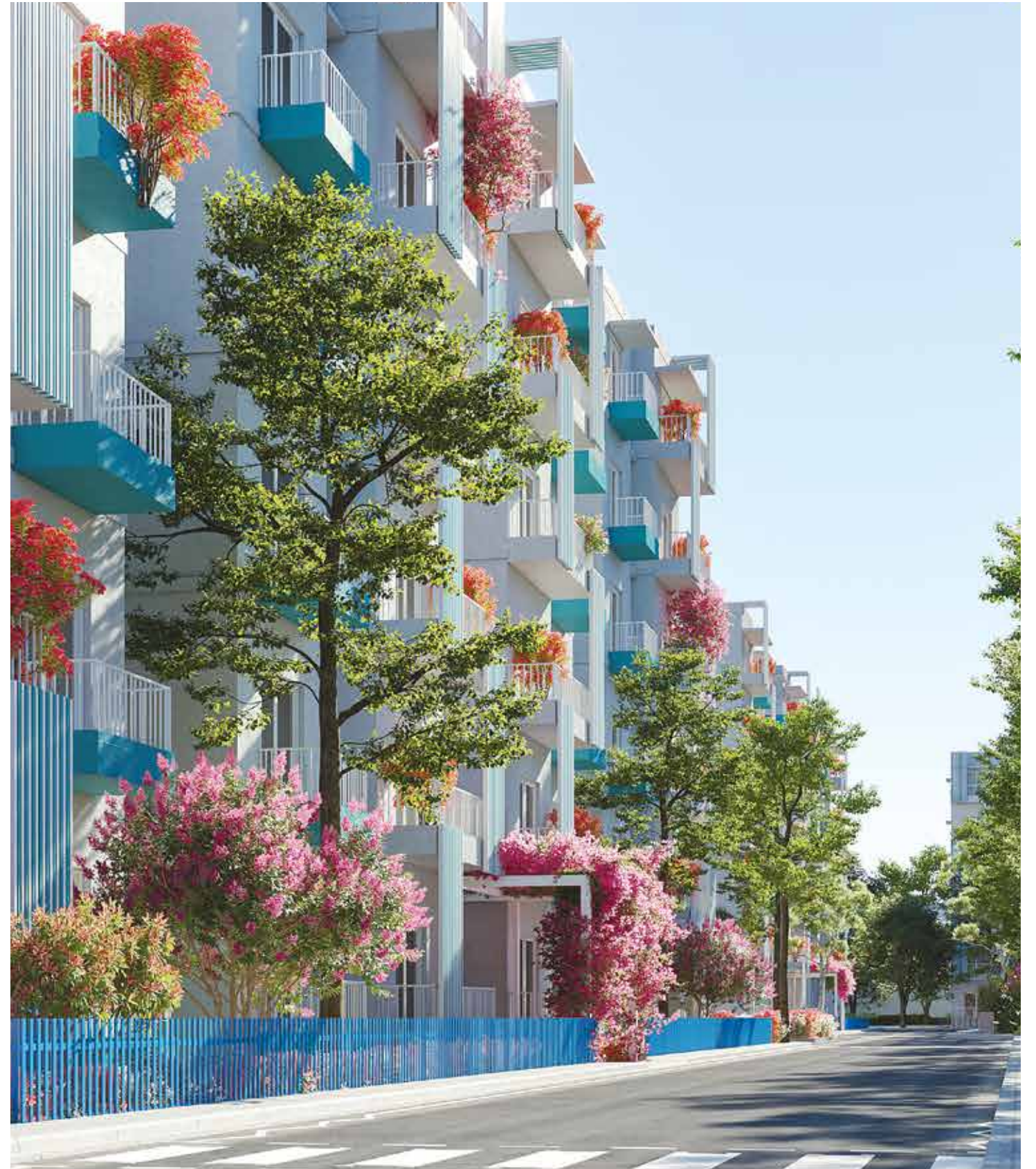
03 Bedrooms | 03 Bathrooms | Living & Dining
Pantry | Maids facility



TYPE B

FLOOR AREA - 1005 ft²

03 Bedrooms | 02 Bathrooms | Living & Dining
Pantry | Maids Washroom



FLOOR AREA	Living, Dining, Pantry, 2-3 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, 6" & 4" hollow/ Solid block on internal walls to match the design,
FINISHES	Living, Dining, Bed Rooms and other internal areas to be laid with ceramic floor tiles (2 FT X 2 FT)
	Verandah and balconies to be laid with non-skid 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 Whether shield 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 crack bridging primer, two coats of weather shield paint, colour to be selected by the Architect.
ELECTRICAL WORK	230 V/60 Amp Single phase power supply with separate electricity meter, 13 amp socket outlets, as directed by the Architect.
	I TV and Telephone outlets shall be provided per Unit.
	13 A rating power socket to be provided for Master bathroom.
	Fans to be supplied for Living/ Dining, Master Bed Room and other bed rooms.
	A Split type Air conditioning unit shall be provided for master bed room and electrical provisions for Air conditioning shall be provided for Living room and all bed rooms.
LIGHT FITTINGS/ FANS	No fittings shall be supplied by the developer; only the point wiring shall be done.
WATER SUPPLY	PVC cold water pipe network to be placed for each bathroom (premise) Under ground water sump to be filled with National Water Supply and Drainage Board main. 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 mirror to be provided for all bathrooms except maid's toilet. Maids toilet include water closet, corner wash basin, soap tray, hand bidet, shower and bib tap Provisions for Hot water shall be supplied for all bathrooms except maid's bathroom. All sanitary fittings shall be from reputed brand in the industry with 5 year manufacturer's warranty against crazing. An Inlet and outlet water point along with a power point to be provided for the washing machine as directed by the architect. Tempered glass Shower cubical 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 1 timber frame.
	All French and other windows are out of powder coated aluminum with necessary accessories as per the architect.
WATER PROOFING	All bathroom floors and balconies are to be water proofed by a reputed company who has been in the industry 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 and ten year warranty shall be submitted
GENARAL	<ul style="list-style-type: none"> • Parking slot allocated shall not be changed. • A separate area is demarcated for garbage collection. • One passenger lifts shall be provided • Intercom Facility. • CCTV facility (for common areas only) • 24 hours security • Generator facility (for common services only).





CONTEMPORARY AESTHETICS KEEPING UP TO INTERNATIONAL TRENDS

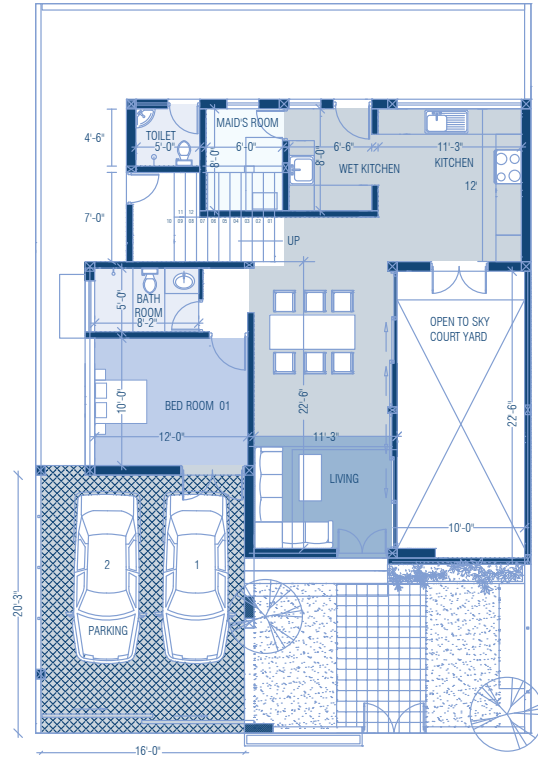
Santorini Residencies exterior defines those who appreciate fine living. We offer you three-bedroom and four-bedroom homes where your privacy is secured.



AN ATMOSPHERE OF ELEGANCE AND PEACEFUL RELAXATION

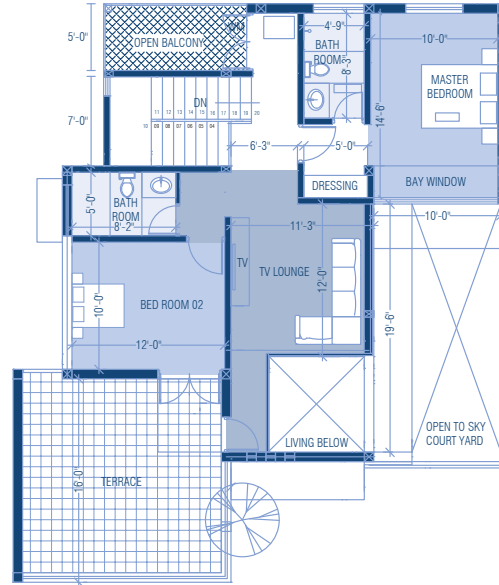
With all the excitement around you, you need the time and place to relax. With a private courtyard and the space to furnish your home as you desire, your home will be the epitome of style, elegance and luxury.

TYPE A
3BR LUXURY HOUSE



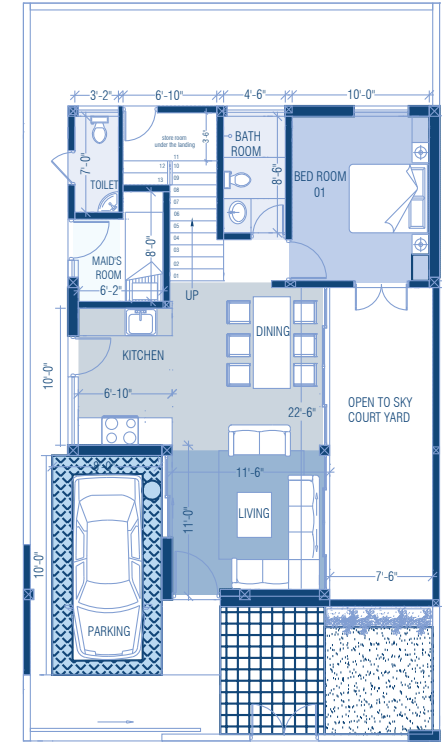
GROUND FLOOR PLAN

FLOOR AREA - 2510 ft²
03 Bedrooms | 03 Bathrooms | Living & Dining
Pantry | TV Lounge | Maids facility



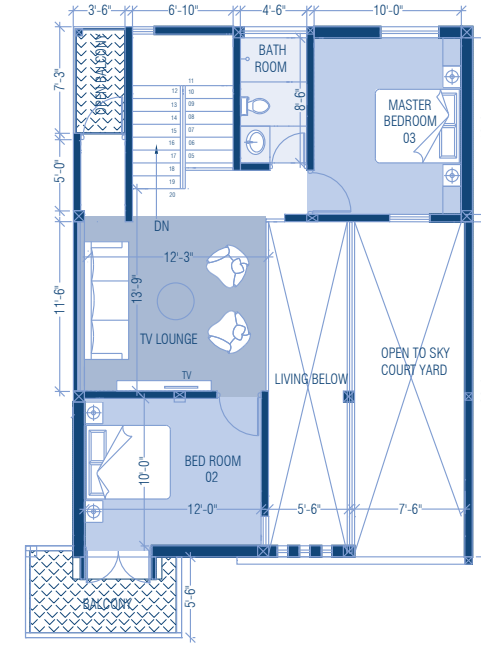
FIRST FLOOR PLAN

FLOOR AREA - 1740 ft²
03 Bedrooms | 02 Bathrooms | Living & Dining
Pantry | Open Balcony | TV Lounge | Maids facility



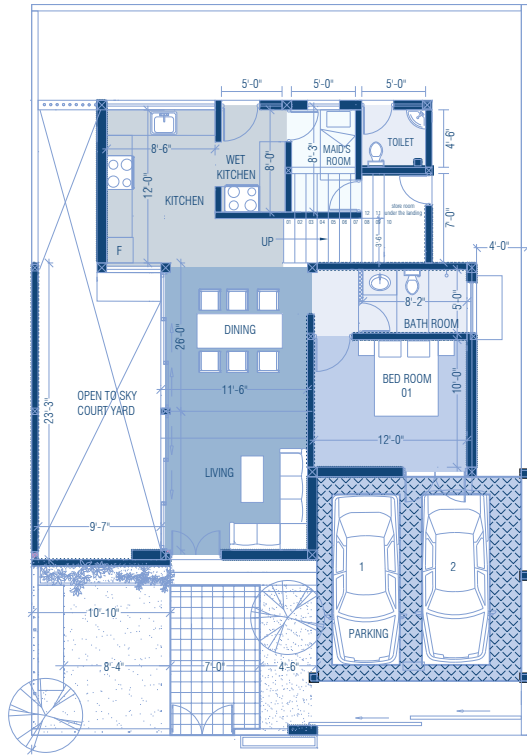
GROUND FLOOR PLAN

TYPE C
3 BEDROOM



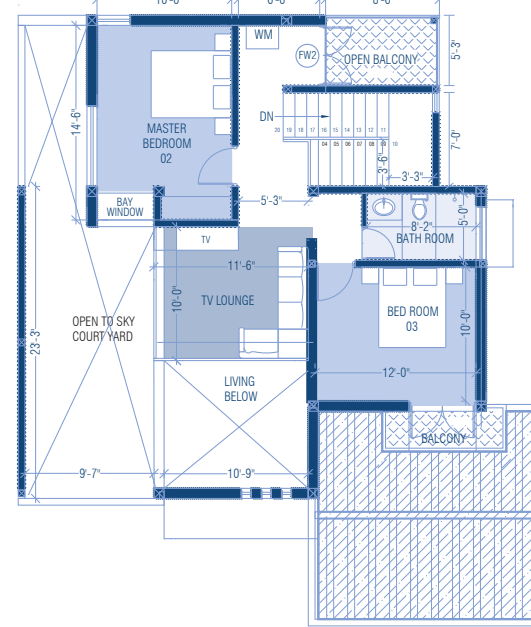
FIRST FLOOR PLAN

TYPE B
3 BEDROOM



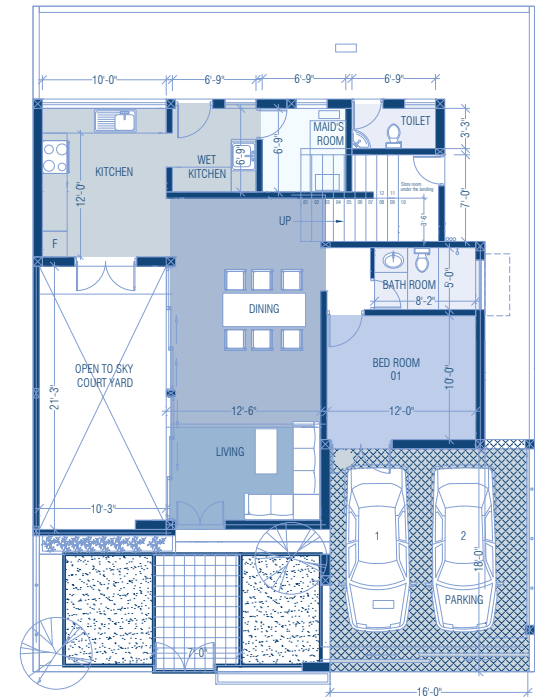
GROUND FLOOR PLAN

FLOOR AREA - 1840 ft²
03 Bedrooms | 02 Bathrooms | Living & Dining
Pantry | TV Lounge | Maids facility



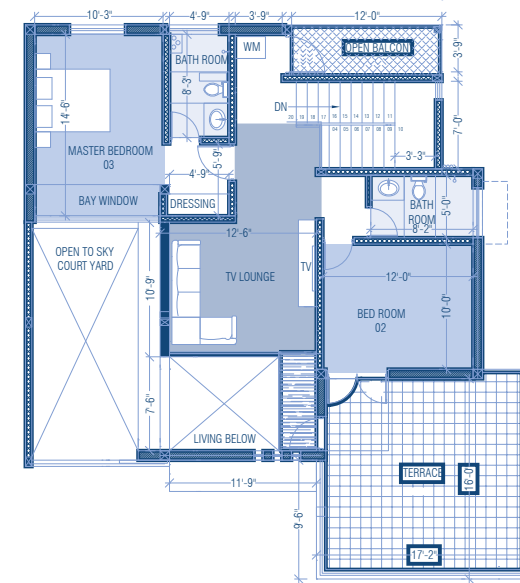
FIRST FLOOR PLAN

FLOOR AREA - 2540 ft²
03 Bedrooms | 03 Bathrooms | Living & Dining
Pantry | TV Lounge | Maids facility



GROUND FLOOR PLAN

TYPE D
3BR HOUSE ON
8P LAND PLOTS

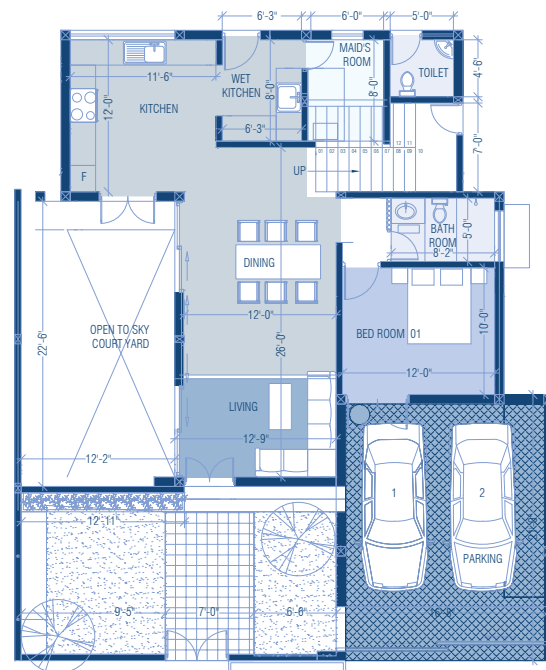


FIRST FLOOR PLAN

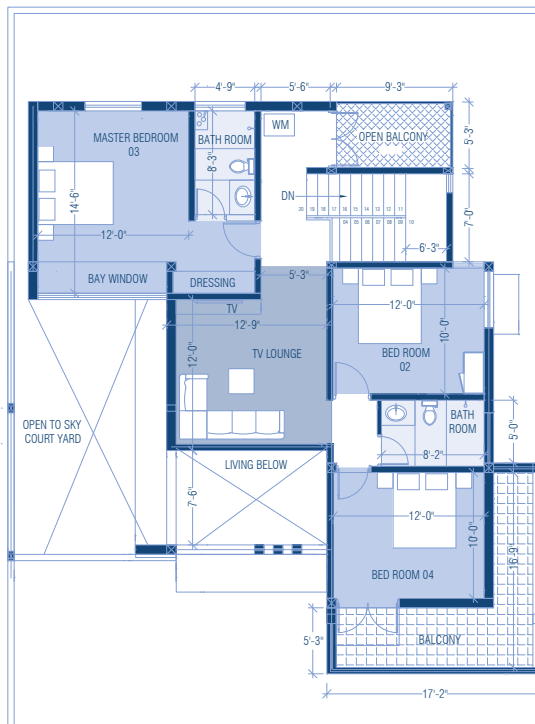
TYPE E
4BR HOUSE

FLOOR AREA - 2635 ft²

04 Bedrooms | 03 Bathrooms | Living & Dining
Pantry | TV Lounge | Maids facility



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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 rustic 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	Cement fiber sheet roof on exposed rafters with super flex 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.
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, soap tray, tooth brush holder, hand bidet, toilet paper holder and mirror to be provided for all bathrooms except maid's toilet. Geyser unit will be provided for master bedroom at the Upper Floor. 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 out of white powder coated aluminum with necessary accessories as directed by the Architect.
COLOR SCHEME	As directed by the Architect.
EXTERNAL WORKS	Boundary wall and external gate, landscaping work, car porch with interlocking paving shall be provided as designed by the Architect.
COURT-YARD	Floor finishes includes tiles/pebbles as designed by the Architect.

DIPLOMATIC ZONE

Opportunity to market your hospitality



Your return on investment cannot be matched when you purchase a Service Apartment or Residency from our Diplomatic Zone. The ever-growing tourist market that visits Negombo will knock on your door constantly. Exploit the unique aspects of value-added services of Santorini to the hilt.

1. Gymnasium
2. Community Hall
3. Mini Pool with Deck
4. Green Belt
5. Butler Service
6. House Keeping
7. Exclusive Reception Area
8. Maids Accommodation
9. Drivers Accommodation
10. Janitorial Area

5 STAR SERVICES YOU CAN CASH IN



We have redefined the concept of Service Apartments and Residencies with in-house Butler Service that will make your Tenants feel special. They will surely come again.

HOUSE KEEPING SERVICES THAT MONEY CAN'T BUY



Our Housekeeping staff will ensure that your Tenant's stay is memorable. The word will go around and there will be more who will knock on your door.

SERVICED APARTMENTS LAYOUTS

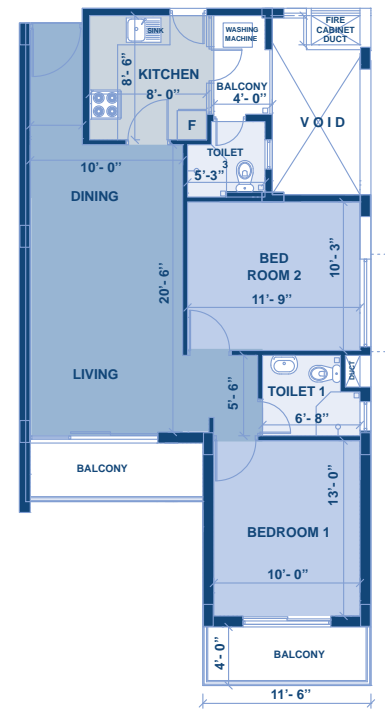
TYPE - A



FLOOR AREA - 840 ft²

02 Bedrooms | 02 Bathrooms | Living & Dining
Pantry | Maids facility

TYPE - B



FLOOR AREA - 800 ft²

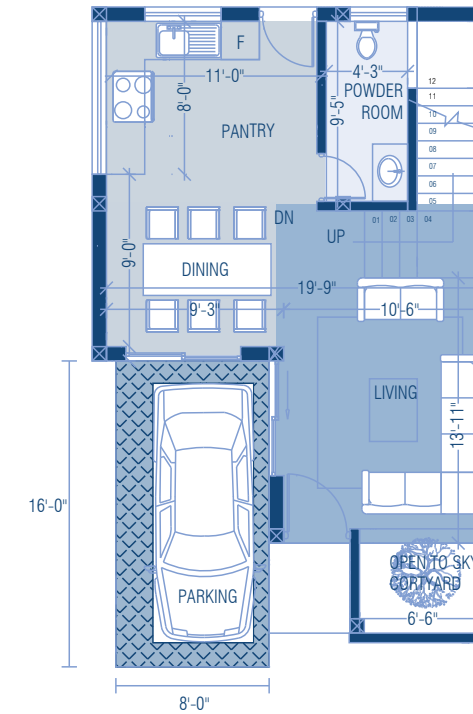
02 Bedrooms | 01 Bathroom | Living & Dining
Pantry | Maids Washroom



2 BR - APARTMENT UNITS

SERVICED RESIDENCIES LAYOUTS

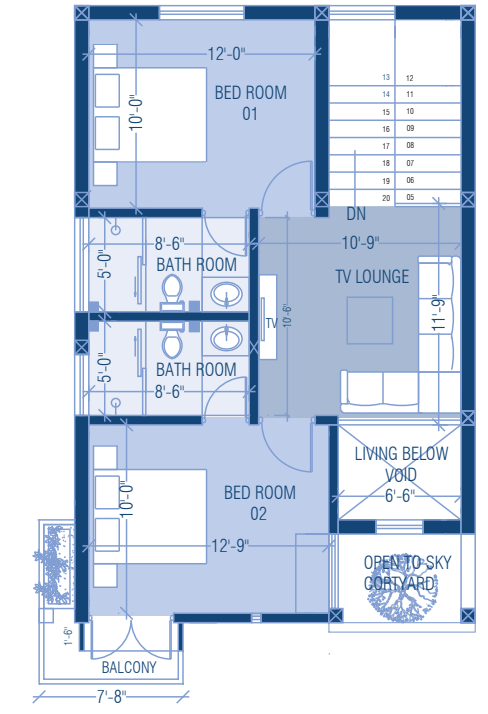
GROUND FLOOR



FLOOR AREA - 1370 ft²

02 Bedrooms | 02 Bathrooms | Living & Dining
Pantry | TV Lounge | Powder Room | Open Balcony

FIRST FLOOR PLAN



TWIN HOUSES



PAST 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
Completion on 2019



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



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



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 Garden Apartments Piliyandala
No of units - 248
Completion on 2022



Canterbury Residencies Piliyandala
No of units - 264
Completion on 2022