

Waterdale

BY HOME LANDS SKYLINE



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ULTRA LUXURY REDEFINED IN A PRESTIGIOUS ADDRESS

Welcome to Waterdale Residencies by Homelands Skyline, where Super luxury meets the exclusivity of a highly sought-after address. Explore our enclave of contemporary architecture tailored for those who expect the best in life. Situated on Tickell Road Bordering Colombo 7. Make yourself at home where you can live, work, dine and unwind in unparalleled prestige at a Central Location of Luxury Living. Our premier residence is the vision of esteemed Sri Lankan Architect Philip Weeraratne.



NO BETTER VIEW THAN THE VIEW OF WATERDALE

Waterdale is nestled in a prime residential location, surrounded by the beauty of Colombo and offering captivating views of the city's vibrant hustle and bustle. With its prestigious neighborhood, these 26 storeys of ultra luxurious living offer an exceptional residential experience. Each of the residential vertical homes is elegantly designed with floor-to-ceiling windows, available in 2 and 3-bedroom apartments along with premium penthouses and duplexes, allowing you to revel in panoramic views of Colombo from the comfort of your own space. As the sunlight graces its ultra luxurious exterior, Waterdale stands tall, offering a view unlike any other you've experienced before. High Return and Positive cashflow guaranteed by securing your slice of this paradise

ULTRA LUXURY MADE PRECISELY
FOR YOUR PRESTIGE

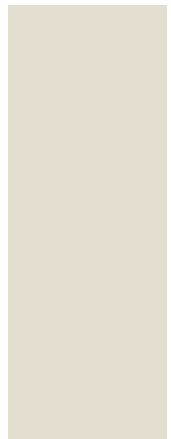
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ELEGANCE IS A MATTER OF GEOGRAPHY

Waterdale is the pulse of a highly exclusive residential area in Tickell Road Bordering Colombo 7, Positioned at the city's vibrant core yet cocooned in serenity. Waterdale's location offers you easy access to Schools, Hospitals, Shopping complexes, business hubs, leisure facilities, retail and entertainment facilities. It's a location that offers you more ultra luxury of being everywhere at once.



NINEWELLS HOSPITAL



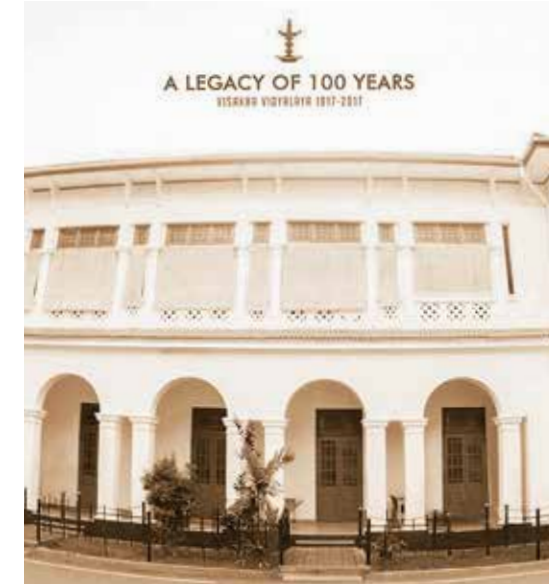
ASIRI CENTRAL HOSPITAL



ASIRI MEDICAL HOSPITAL



VISAKHA VIDYALAYA



THE BRITISH SCHOOL IN COLOMBO



MUSAEUS COLLEGE



කාස්ට්ල් වීදියේ කාන්තා රෝහල (ඔප්පා) කාස්ට්ල් වීදියේ කාන්තා රෝහල (ඔප්පා) CASTLE STREET HOSPITAL FOR WOMEN (TEACHING)



LANKA HOSPITALS



ජාතික රෝහල කොළඹ ජාතික රෝහල NATIONAL HOSPITAL



ROYAL COLLEGE



ANANDA COLLEGE



D S SENANAYAKA COLLEGE



CASTLE STREET HOSPITAL

LANKA HOSPITALS

NATIONAL HOSPITAL

ROYAL COLLEGE

ANANDA COLLEGE

D S SENANAYAKA COLLEGE

CONVINIENCE WITHIN YOUR ADDRESS

While luxury is sorted with Waterdale, you can also tick convenience off your list. Waterdale is located next to popular schools in Sri Lanka, as well as strategically built next to hospitals, hotels, shopping complexes, office complexes, Port city, Highway interchanges as well.

ULTRA LUXURIOUS IN AND OUT



ULTRA LUXURY IS EVERYTHING YOU WANT UNDER ONE ROOF

With exclusivity comes membership to all the residence facilities. Whether work or leisure or even spending time with your loved ones Waterdales space is created to please you with all luxuries.

- 1) PRIVATE DINING AREA
- 2) SPORTS LOUNGE
- 3) KIDS CLUB
- 4) COFFEE SHOP
- 5) INFINITY POOL
- 6) KIDS POOL
- 7) GYM
- 8) SPA
- 9) CHILDRENS PLAY AREA
- 10) SAUNA/STEAM ROOM
- 11) JOGGING TRACK
- 12) AEROBICS AREA



- 13) FUNCTION HALL / CLUB HOUSE
- 14) SMART KEY FACILITIES
- 15) ACCESS CONTROLLED LIFTS
- 16) SENSOR LIGHTS FOR COMMON AREAS
- 17) FULLY EQUIPPED PANTRY
- 18) LAUNDRY COLLECTION POINT
- 19) CCTV FOR COMMON AREAS
- 20) SMALL GATHERING PODS
- 21) NEWS PAPER READING AREA
- 22) BAR AREA
- 23) PARTY LAWN
- 24) BBQ AREA
- 25) EXCLUSIVE RECEPTION AREA
- 26) 24HR SECURITY
- 27) VISITORS PARKING
- 28) CAR WASHING BAY
- 29) CHANGING ROOMS
- 30) ELECTRIC CAR CHARGING POINT
- 31) DISABLE ACCESSIBILITY
- 32) DOUBLE PARKING



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A STEAMING AROMA AND
ULTRA-LUXURIOUS INDULGENCE AWAIT



LOUNGE IN TRANQUIL ELEGANCE

Surround yourself with exclusivity at its best, with Waterdale's exclusively crafted living areas, which are comfy and sophisticated so that you will want to retreat to, every day.





SIMPLICITY WITHIN A SPACE

Discover comfort in a minimalistic, ultra-luxurious dining space where you can not only host but also celebrate in comfort



SLEEP IN PERFECTION

Enjoy the comfort of your sanctuary where you can rest, work or even entertain guests in a ultra luxurious setting





A SPACE MADE FOR ULTIMATE SELF CARE

Allow yourself the comfort of refreshing bath, within the ultra luxury of a sophisticatedly crafted bathroom at Waterdale

ORGANISED TO PERFECTION

The comfort of Waterdale is that we keep your ultra-luxuries organized and streamlined. Imported pantry from Direct Kitchen Australia no1 and oldest pantry company. Fully equipped pantry with electric appliances such as Refrigerator, Microwave oven, Cooker hood , hob oven, Dishwasher, Washing machine.

REST IN ULTRA LUXURY

24

25

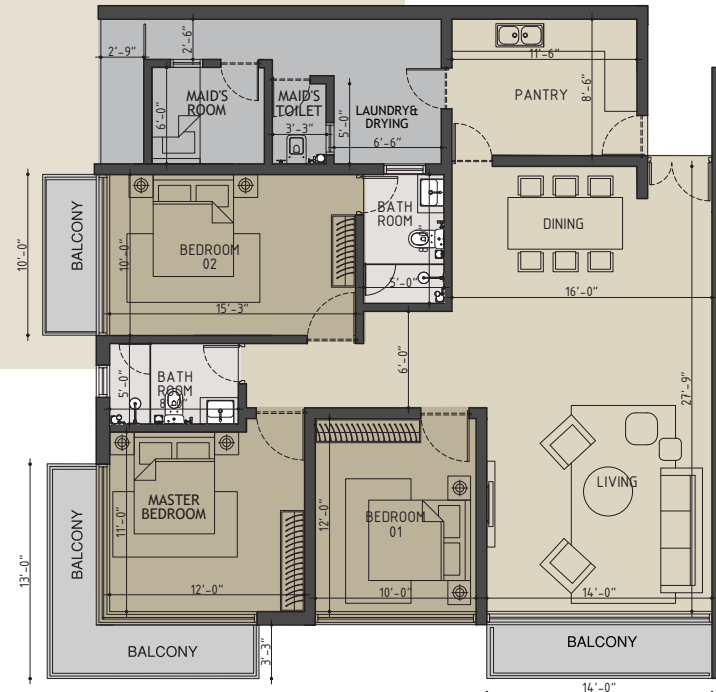


RE-SET WITH A DIVE INTO ULTRA LUXURY

Our infinity pool is elegantly situated so you can sip on your martini and look out into your next goal in life

LAYOUT

Unit 01

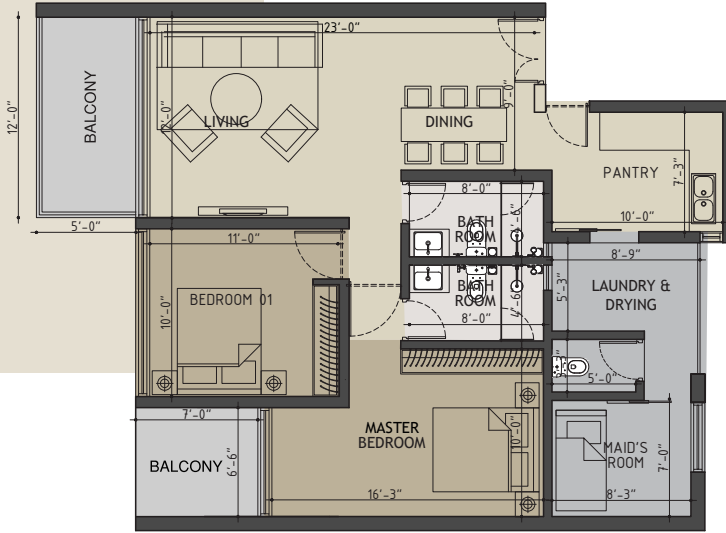


3 BEDROOMS APARTMENT

1550 SQFT

3 Bedrooms | 2 Bathrooms
Living + Dining | Pantry | Maid's Facility |
Laundry & Drying

Unit 02

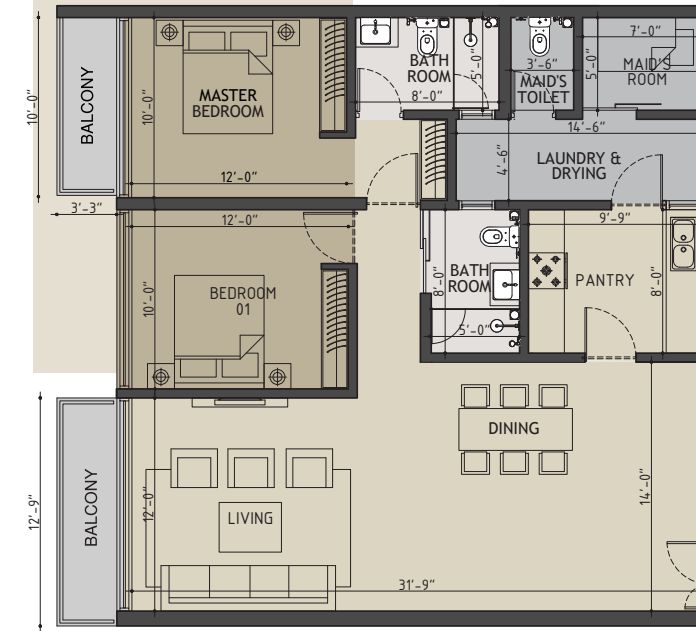


2 BEDROOMS APARTMENT

1050 SQFT

2 Bedrooms | 2 Bathrooms
Living + Dining | Pantry | Maid's Facility |
Laundry & Drying

Unit 05



2 BEDROOMS APARTMENT

1200 SQFT

2 Bedrooms | 2 Bathrooms
Living + Dining | Pantry | Maid's Facility
Laundry & Drying

Unit 06, 07 & 12

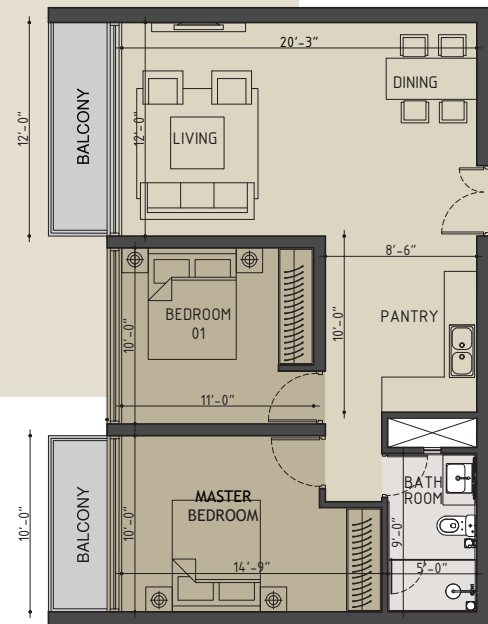


3 BEDROOMS APARTMENT

1700 SQFT

3 Bedrooms | 3 Bathrooms
Living + Dining | Pantry | Maid's Facility
Laundry & Drying

Unit 03

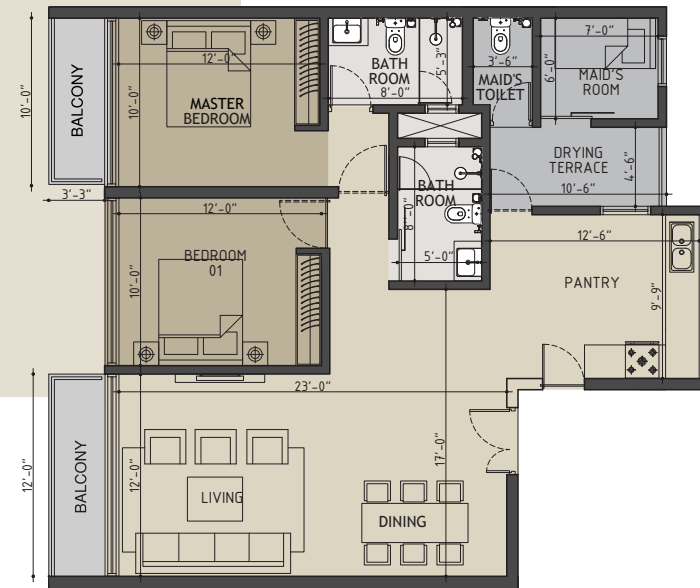


2 BEDROOMS APARTMENT

800 SQFT

2 Bedrooms | 1 Bathroom
Living + Dining | Pantry

Unit 04

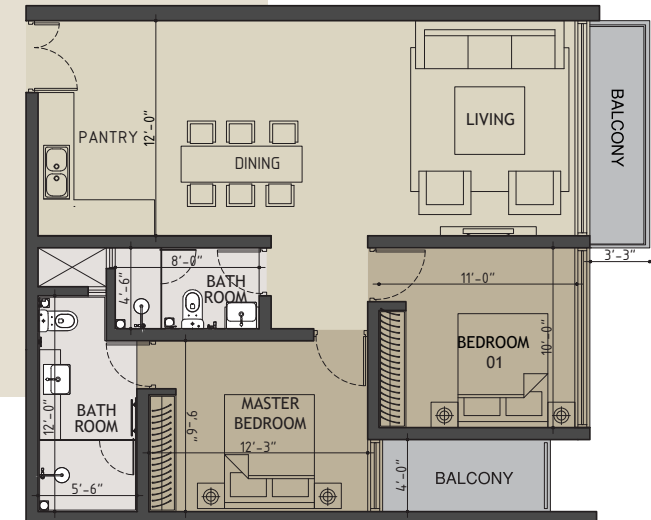


2 BEDROOMS APARTMENT

1100 SQFT

2 Bedrooms | 2 Bathrooms
Living + Dining | Pantry | Maid's Facility |
Laundry & Drying

Unit 08 & 09

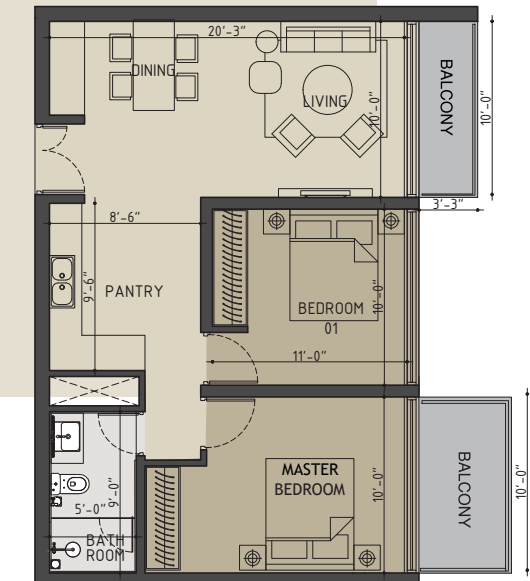


2 BEDROOMS APARTMENT

900 SQFT

2 Bedrooms | 2 Bathrooms
Living + Dining | Pantry

Unit 10



2 BEDROOMS APARTMENT

800 SQFT

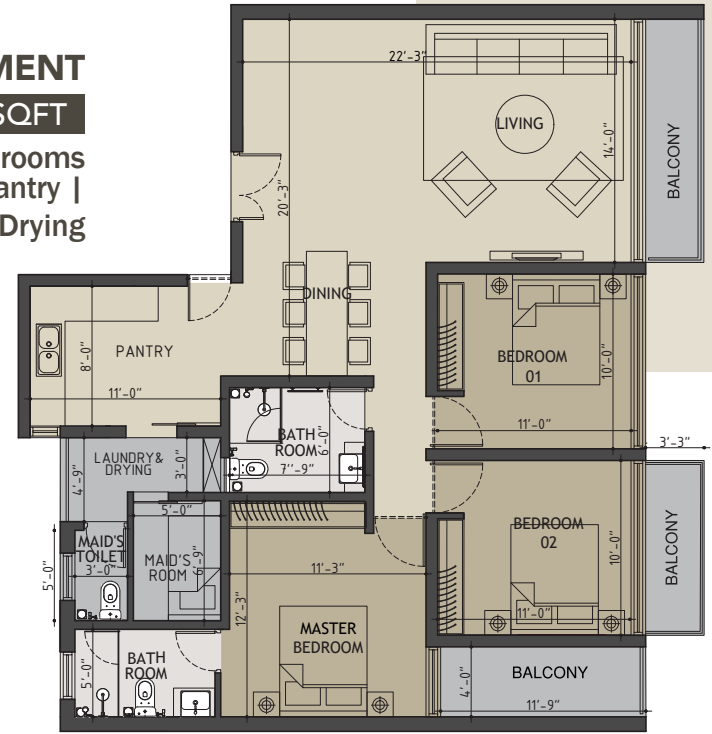
2 Bedrooms | 1 Bathrooms
Living + Dining | Pantry

Unit 11

3 BEDROOMS APARTMENT

1300 SQFT

3 Bedrooms | 2 Bathrooms
Living + Dining | Pantry |
Maid's Facility | Laundry & Drying



Penthouse Unit 02

3 BEDROOMS APARTMENT

1900 SQFT

3 Bedrooms | 3 Bathrooms +
Powder Room | Living + Dining |
Pantry | Maid's Facility |
Laundry & Drying

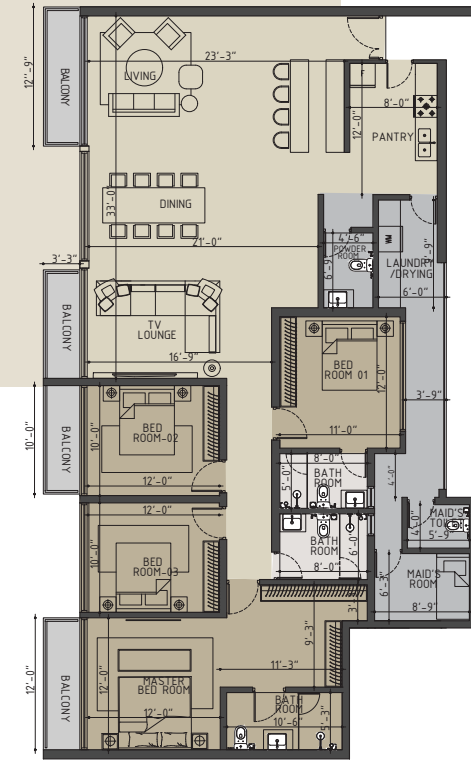


Penthouse Unit 03

4 BEDROOMS APARTMENT

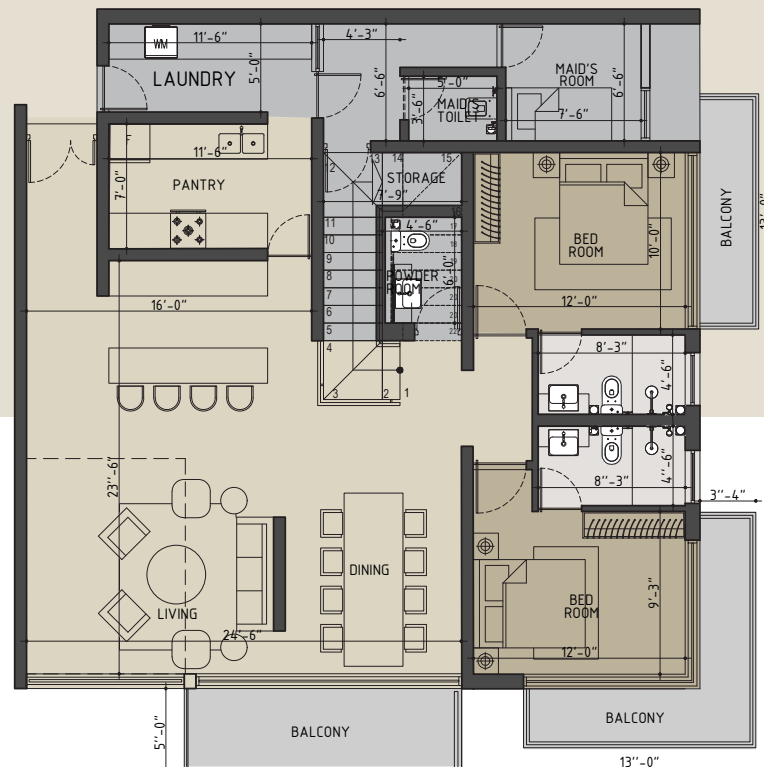
2300 SQFT

4 Bedrooms | 3 Bathrooms +
Powder Room | Living + Dining |
Pantry | Maid's Facility |
Laundry & Drying

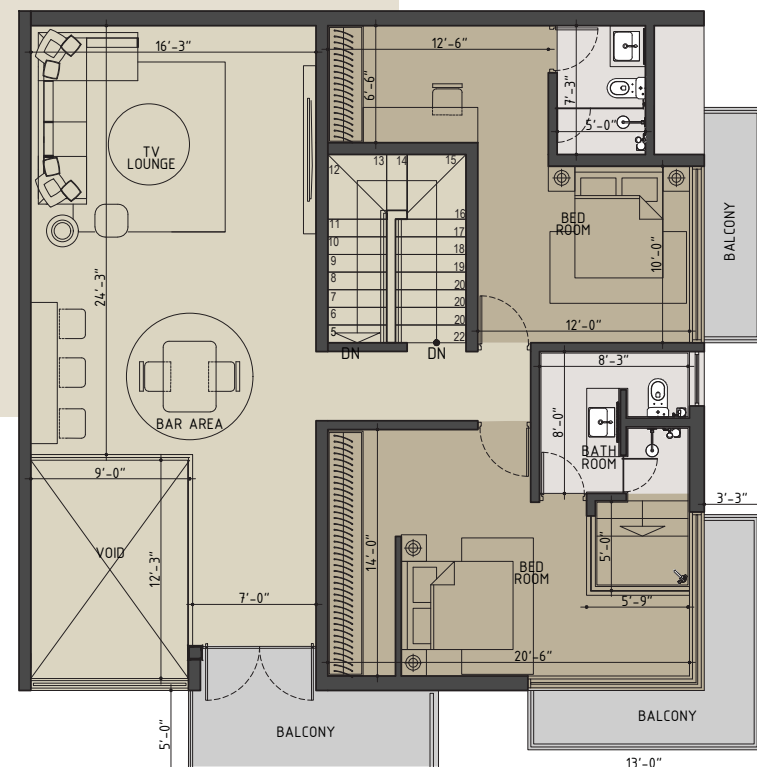


Duplex Unit 01

Level 01



Level 02



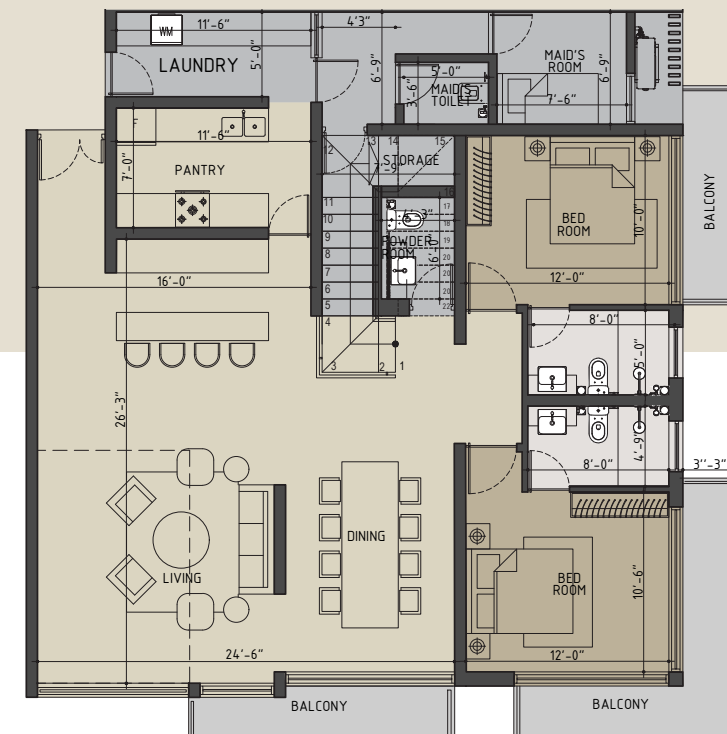
4 BEDROOMS APARTMENT

3300 SQFT

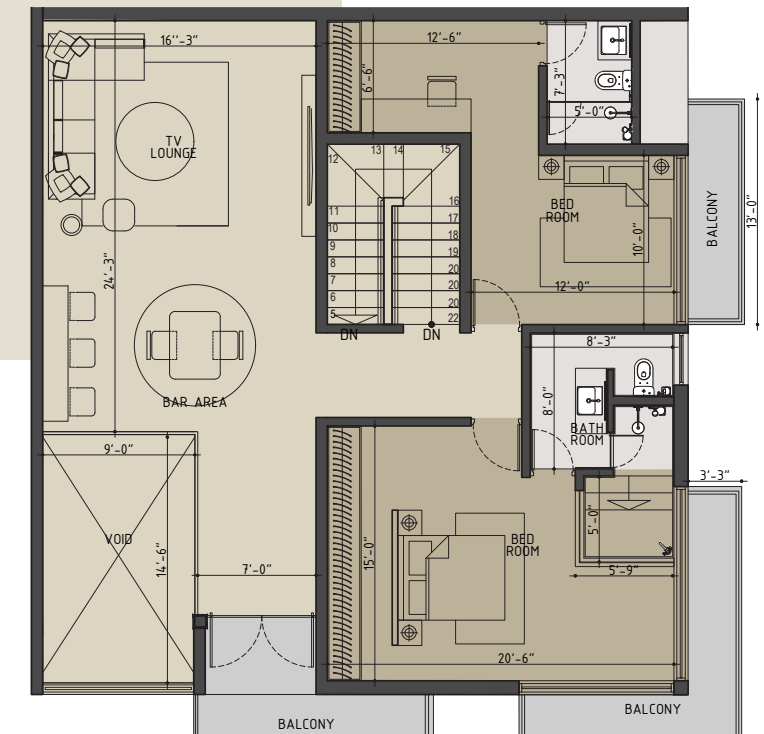
4 Bedrooms | 3 Bathrooms + Powder Room
Living + Dining | Tv Lounge | bar area | Pantry |
Maid's Facility | Laundry & Drying

Duplex Unit 04 & 05

Level 01



Level 02

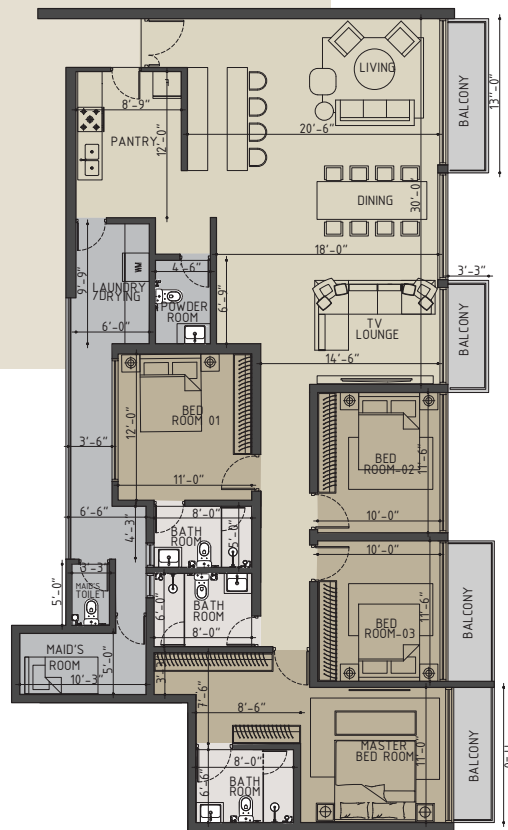


4 BEDROOMS APARTMENT

3400 SQFT

4 Bedrooms | 4 Bathrooms +
Powder Room | Living + Dining | Tv lounge | Bar area
Pantry | Maid's Facility | Laundry & Drying

Penthouse Unit 06

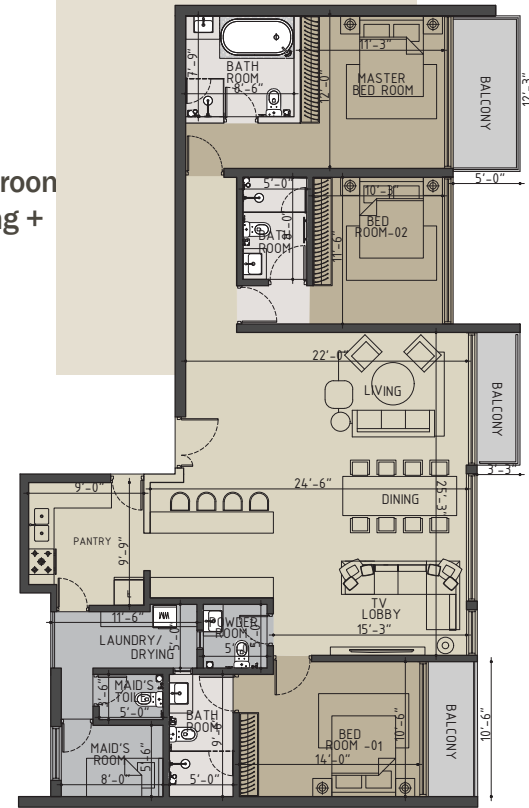


4 BEDROOMS APARTMENT

2100 SQFT

4 Bedrooms | 3 Bathroom
Powder Room | Living +
Dining | Pantry |
Maid's Facility |
Laundry & Drying

Penthouse Unit 07



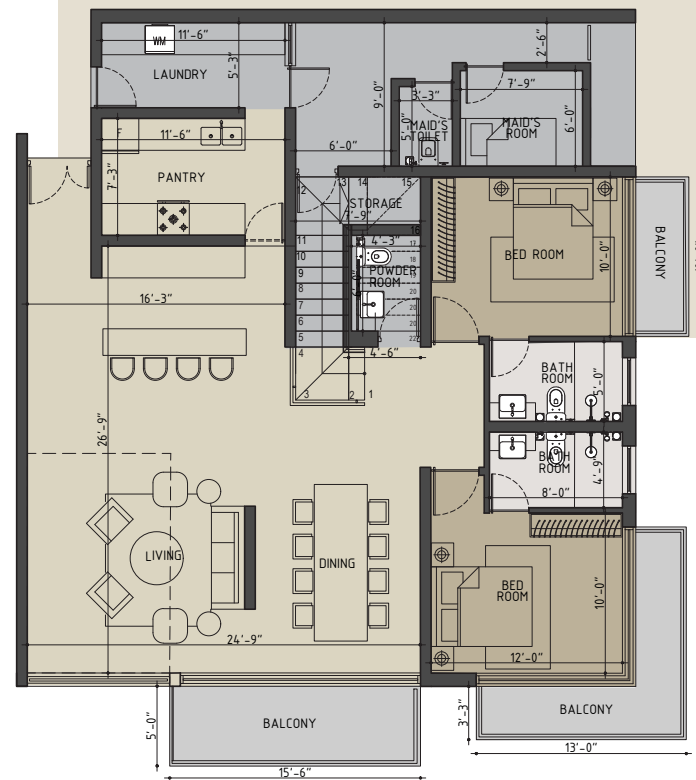
3 BEDROOMS APARTMENT

1800 SQFT

3 Bedrooms |
3 Bathrooms +
Powder Room |
Living + Dining | Pantry |
Maid's Facility |
Laundry & Drying

Duplex Unit 08

Level 01

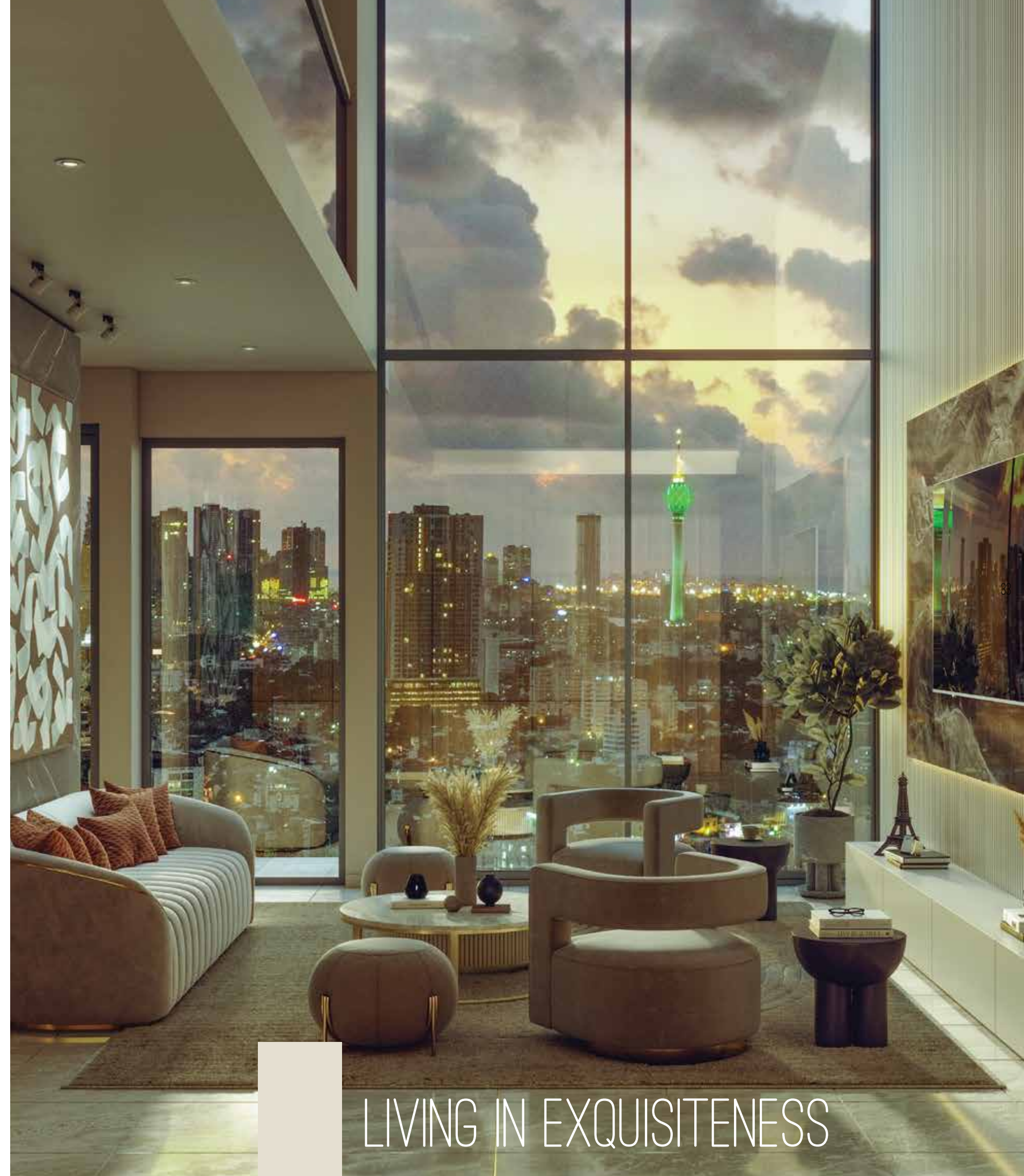
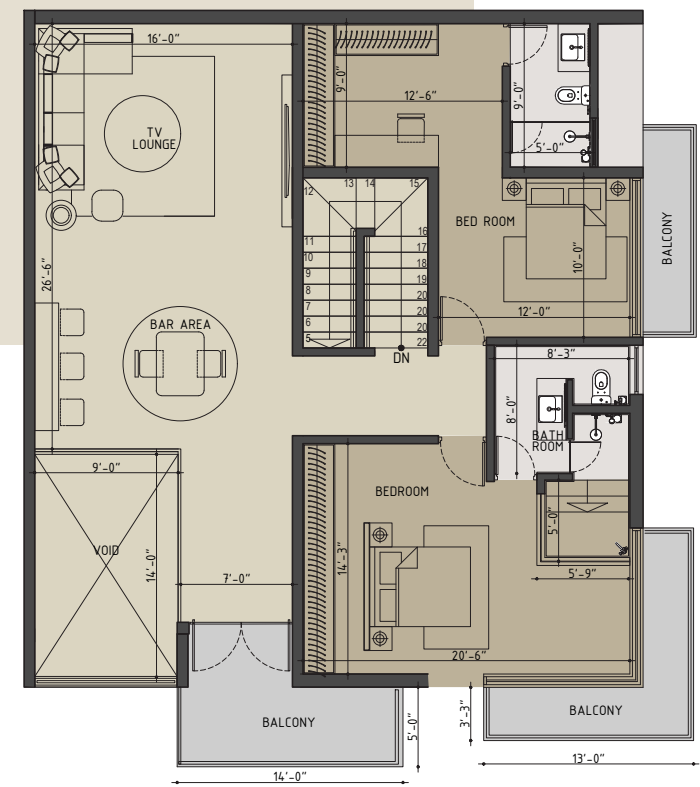


4 BEDROOMS APARTMENT

3600 SQFT

4 Bedrooms | 4 Bathrooms + Powder Room
Living + Dining | Tv lounge | Bar area | Pantry |
Maid's Facility | Laundry & Drying

Level 02



LIVING IN EXQUISITENESS

NO BETTER VIEW THAN THE
VIEW OF WATERDALE





ULTIMATE ULTRA LUXURIOUS
VERTICAL LIVING EXPERIENCE

APARTMENT SPECIFICATION

SUBSTRUCTURE

Pile foundation with RCC ground slab as suggested by the Structural Engineer

SUPERSTRUCTURE

RCC columns, walls, beams, slabs and bricks/ cement blocks on walls with aluminium framing and glazing as directed by the Architect

FINISHES FLOOR

All tiles shall be of superior quality as available in the industry

Living, dining, bedrooms and other internal areas to be laid with high quality floor tiles.

Veranda, balconies and terrace to be laid with non slippery floor tiles

Bathroom floors to be laid with non slippery floor tiles

FINISHES BATHROOM WALLS

Bathroom walls to be laid with wall tiles upto ceiling level

WALL

Color scheme to be selected by the Architect

Internal walls to be plastered smooth, apply two coats of putty, filler coat and two coats of emulsion paint

All external walls to be plastered rough or semi-rough and apply four coats paint system with 10 years warranty

PANTRY

Fully equipped international standard Australian imported pantry unit to be supplied and fixed as directed by the Architect consisting of

Kitchen Cabinets Hob, Hood, Electric Oven, Microwave Oven, Refrigerator, Dishwasher, Washing Machine and Kitchen Sink with Mixer Tap

ELECTRICAL WORK

230V power supply with separate electric meter

13 amp socket outlets as required

Ceiling fans for all bedrooms

Air conditioning units shall be provided for living area and all bedrooms except maid's room

TV, TP and Data socket outlets as required

Separate gas meters

BMS billing facility

Fire detection and protection system

LIGHT FITTINGS

LED panel light fittings shall be provided

WATER SUPPLY

PVC cold water pipe network to be placed for each bathroom via a common PVC water tanks placed on the roof top. Overhead tanks filled by the pumping system from underground water sump

Separate water meter shall be fixed for each unit

Sewer & waste water lines to be connected to the nearest manholes as directed by the MEP Engineer and direct to the main sewer line

PLUMBING WORK AND SANITARY FITTINGS

International standard fully fitted bathroom with a water closet, wash basin and all required accessories to be provided for all bathrooms

A bathtub shall be provided to specific units only

A cold & hot water inlet and drain point to be provided for the kitchen sink

A water inlet and drain point along with a power point to be provided for the washing machine

Hot water shall be provided via geyser unit for master bathroom and common bathrooms

DOORS AND WINDOWS

Front door shall be fire rated Engineering Timber Doors with timber frame including smart door lock and other necessary ironmongeries

Rear door shall be fire rated Engineering Timber Doors with timber frame including necessary ironmongeries

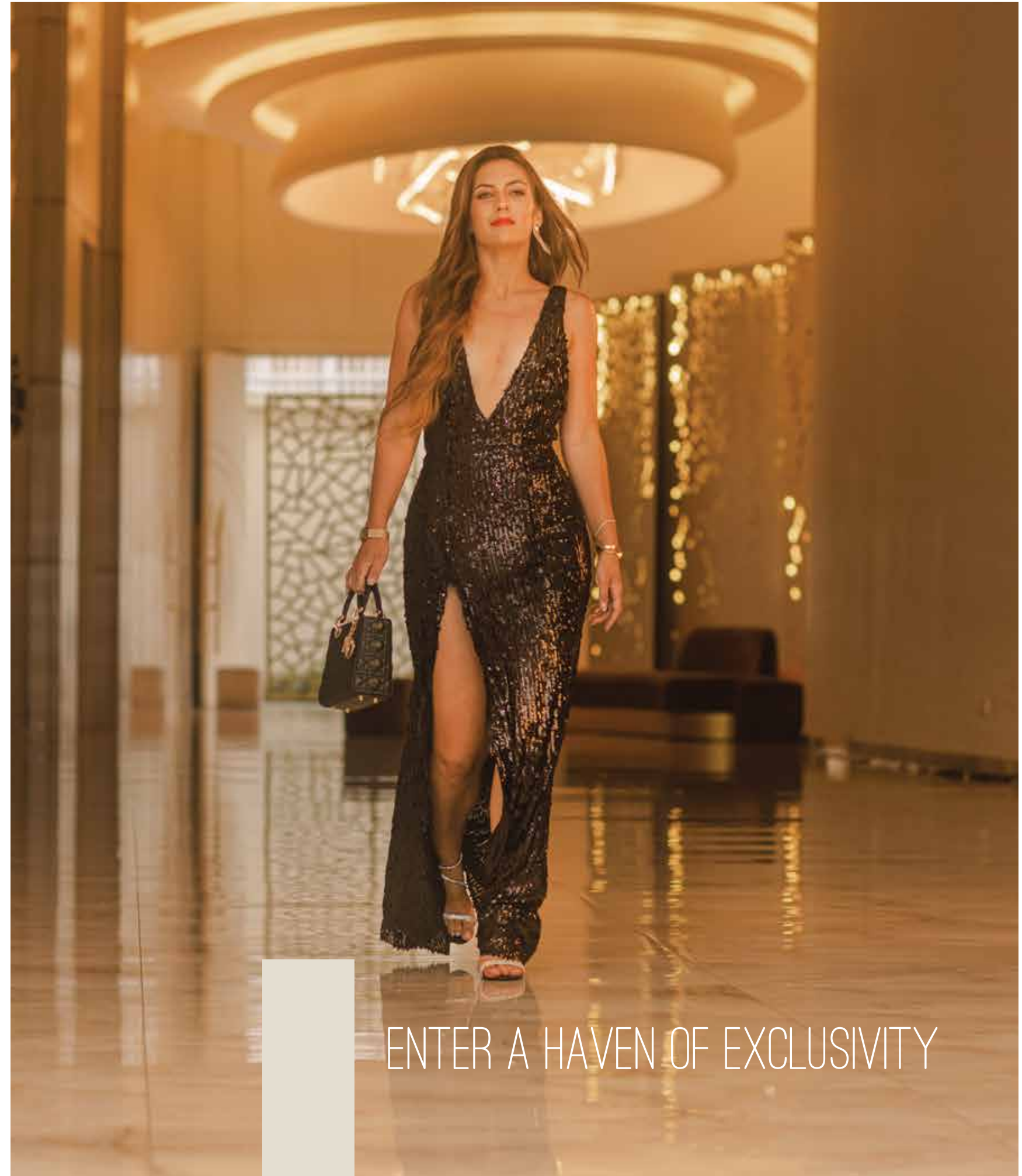
Bedroom doors, bathroom doors, servant room & bathroom door to be out of Engineering Composite Doors with timber frame with necessary ironmongeries

WATERPROOFING

All bathroom floors, shower area walls, balconies and terrace are to be waterproofed by a reputed company with the 10 years warranty

TERMITE TREATMENT

Ground floor shall be treated for termites by a reputed company with the 10 years warranty



ENTER A HAVEN OF EXCLUSIVITY

ULTRA LUXURY WITH A VIEW



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
Completed



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
Completed



Canterbury Golf Apartments - Piliyandala
No of units - 262
Completed



Canterbury Gardens Apartments - Piliyandala
No of units - 248
Completed



Canterbury Golf Residencies - Piliyandala
No of units - 264
Completed



Santorini Apartments - Negombo
No of units - 240
Completed



Santorini Residencies - Negombo
No of units - 154
Completed



Canterbury Villas - Piliyandala
No of units - 173
Completion on 2024



Canterbury Lexus Apartments - Piliyandala
No of units - 264
Completion on 2024



Greendale Retirement Residencies - Athurugiriya
No of units - 260
Completion on 2025



Greendale Retirement Apartments - Athurugiriya
No of units - 96
Completion on 2025



Cressida Resort Apartments - Athurugiriya
No of units - 392
Completion on 2025



Oceana Beach Resort Apartments - Wadduwa
No of units - 321
Completion on 2026



Oceana Beach Resort Villas - Wadduwa
No of units - 91
Completion on 2026

Number Of Units	
Completed Units	- 2701
Ongoing Units	- 1160
All	- 3861+

THE MOST ACHIEVING REAL ESTATE COMPANY IN SRI LANKA

Home Lands Group is currently Sri Lanka's largest residential real estate solutions provider, owning 50% of the market share, and was named the Most Preferred Brand in the Residential Real Estate Sector, according to the recent brand health study conducted by Research Intelligence Unit (RIU). The Group always introduced novel concepts to industry, one such is the resort apartment concept

Home Lands Group has rapidly grown to have 09 companies under its umbrella and has evolved to become a 360-degree integrated solutions provider in the real estate sector of Sri Lanka.

Home Lands was awarded the CS2 grading for construction by the Construction Industry Development Authority (CIDA) for maintaining the highest standards in construction. The group's flagship, Home Lands Skyline, won The Best Developer in Sri Lanka award at the PropertyGuru Asia Property Awards 2021, and subsequently, construction was undertaken by Home Lands Constructions.

Home Lands expanded its operations to Australia with ventures like Home Lands Melbourne, and its latest venture, Direct Kitchens.

Project By -



Construction By -



PropertyGuru Asia Property Awards 2021

Best Developer

WINNER: Home Lands Skyline (Pvt) Ltd

Best Housing Development (Sri Lanka)

WINNER: Canterbury Golf Villas

Best Townhouse Architectural Design

WINNER: Canterbury Golf Villas

Best Condo Development (Sri Lanka)

WINNER: Canterbury Golf Resort Apartments

Best Condo Development (Colombo Metropolitan Region)

WINNER: Canterbury Golf Resort Apartments