



FEDORA
RESORT APARTMENTS

Fedora Resort Apartments is designed to be your personal sanctuary in Athurugiriya. With thoughtfully crafted spaces, natural surroundings, and a serene atmosphere, it's a place to relax, reconnect with loved ones, and rejuvenate your body, mind, and soul, where every moment brings peace and comfort.

WHERE EVERY MOMENT UNWINDS



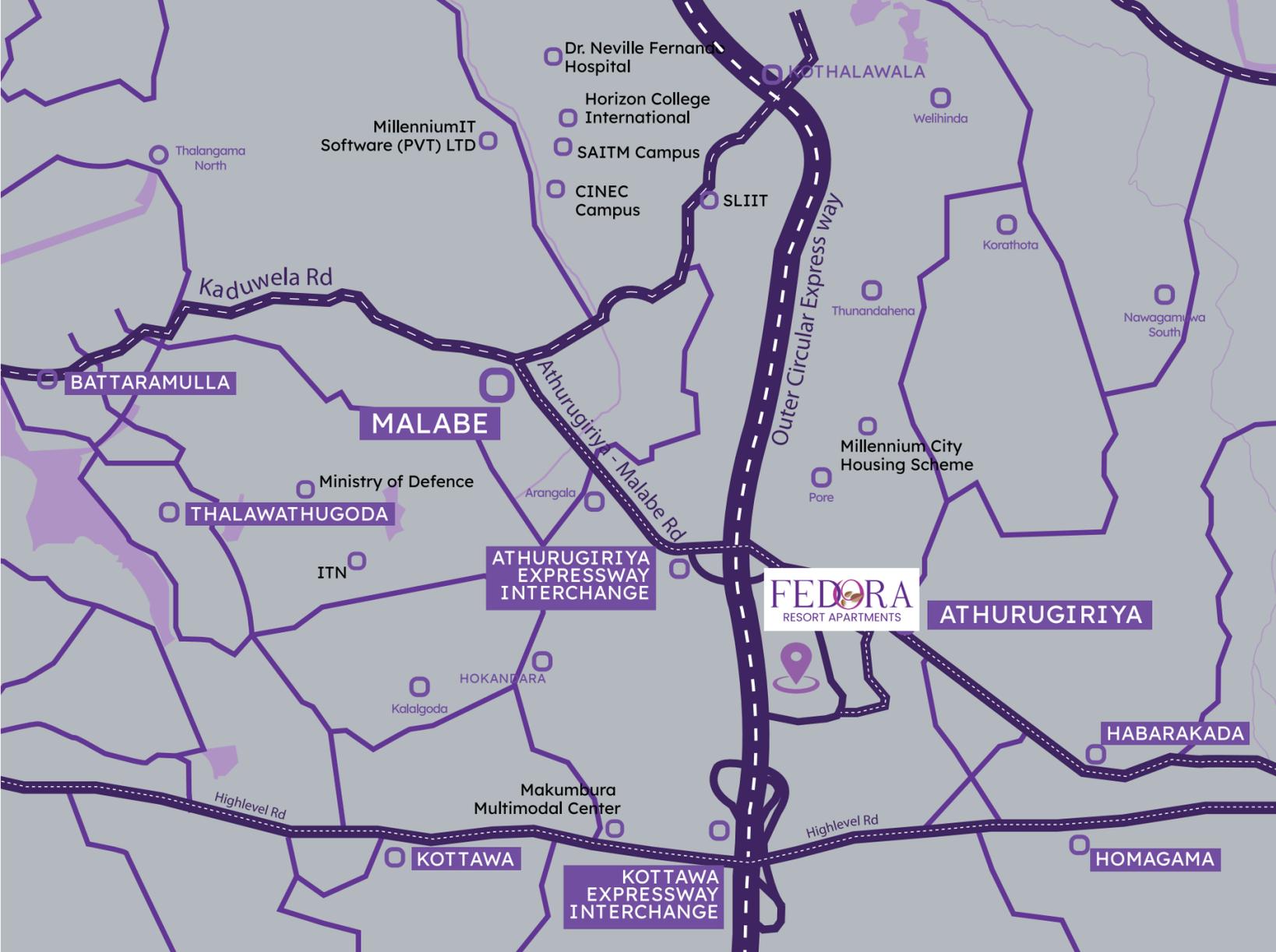
**WELCOME
TO YOUR
EVERYDAY
RETREAT**



Life at **Fedora Resort Apartments** is designed around you and your family. From morning routines to evening leisure, every space encourages connection and peaceful living. Surrounded by greenery and thoughtfully designed areas, it's where everyday moments become memories, and modern comfort meets timeless calm.

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MODERN COMFORT, TIMELESS CALM



A HOME OF COMFORT, CALM, AND CONNECTION



PERFECTLY LOCATED FOR EFFORTLESS LIVING

Nestled in the heart of Athurugiriya, **Fedora Resort Apartments** offers effortless access to Colombo, key highways, schools, higher educational institutes, hospitals, supermarkets, shopping spots, and leisure destinations, while preserving a serene, tranquil environment. With everything you need just minutes away, this exceptional location perfectly balances modern convenience with peaceful living.

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A VISION OF SERENITY, DESIGNED FOR LIVING

From above, **Fedora Resort Apartments** reveals more than just architecture. It unveils a lifestyle shaped by space, light, and greenery. Designed with care and balance, this community offers room to breathe, grow, and enjoy every day in harmony.

50+ AMENITIES TO ENRICH LIFE, INSIDE AND OUT



Apartment Features

- 1. Fully Air-Conditioned
- 2. Fully Equipped Pantry
- 3. Standby Generators
- 4. Maid's Facility
- 5. Janitorial Area

Security & Convenience

- 6. 24Hr Security
- 7. Car Washing Bay
- 8. Electrical Car Charging Facility
- 9. Visitors Parking
- 10. CCTV For Common Areas
- 11. On Call Ambulance Service
- 12. Elevators
- 13. Disable Accessibility
- 14. Butler Service

Dinning and Social Spaces

- 15. Coffee Shop
- 16. Mini Market

Recreation and entertainment

- 17. Exclusive Reception Area
- 18. Library
- 19. ATM Facility
- 20. Bill Paying Facility
- 21. Kids Play Area

Wellness and Fitness

- 22. Swimming Pool
- 23. Kids Pool

Apartment Features

- 24. Indoor Gymnasium
- 25. Jogging Track
- 26. Cycling Track
- 27. Sauna
- 28. Steam Room
- 29. Pharmacy
- 30. Pool Parlor
- 31. Spa
- 32. Medical Center
- 33. 24x7 Doctors Service

Outdoor and Sport facilities

- 34. Tennis Court
- 35. Cricket Nets
- 36. Badminton Court
- 37. BBQ Pavilion
- 38. Party Lawn
- 39. Club House
- 40. Landscaped Greenery Areas
- 41. Outdoor Gymnasium

Additional Conveniences

- 42. Salon
- 43. Laundry Collection Point
- 44. Baby Sitting Service
- 45. Tuition Class Facility
- 46. Shuttle Service
- 47. Garbage Collection Point
- 48. Driver's Rest Room
- 49. Management Office
- 50. House Keeping
- 51. Changing Room

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**WHERE FAMILY
COMFORT
COMES FIRST**



Step inside **Fedora Resort Apartments**, a home where every space is thoughtfully designed to offer freedom, ease, and tranquility. With open layouts, modern interiors, and natural light, each apartment becomes a sanctuary for families to relax, connect, and enjoy everyday living to the fullest.

**SPACIOUS LIVING,
DESIGNED FOR COMFORT**

**WHERE
MODERN
LIVING
MEETS
SERENITY**



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2 BEDROOM APARTMENTS

3 BEDROOM APARTMENTS

Unit 01/04/05/08



2 Bedroom Apartment
950 SQFT
 2 Bedrooms | 2 Bathrooms
 Living + Dining | Pantry | Maid's Facility | Service Yard

Unit 02/03



2 Bedroom Apartment
950 SQFT
 2 Bedrooms | 2 Bathrooms
 Living + Dining | Pantry | Maid's Facility | Service Yard

Unit 01/04/05/08



3 Bedroom Apartment
1200 SQFT
 3 Bedrooms | 2 Bathrooms
 Living + Dining | Pantry | Maid's Facility | Service Yard

Unit 02/03



3 Bedroom Apartment
1100 SQFT
 3 Bedrooms | 2 Bathrooms
 Living + Dining | Pantry | Maid's Facility | Service Yard

Unit 06 / 07



2 Bedroom Apartment
950 SQFT
 2 Bedrooms | 2 Bathrooms
 Living + Dining | Pantry | Maid's Facility | Service Yard

Unit 06 / 07



3 Bedroom Apartment
1100 SQFT
 3 Bedrooms | 2 Bathrooms
 Living + Dining | Pantry | Maid's Facility | Service Yard

LAYOUTS

SPECIFICATION

FLOOR AREA

Living, dining, pantry, bedrooms, bathrooms, verandah, balcony and one parking slot within the complex

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 and brick/pre-cast panel/cement blocks on walls as directed by the Architect

FLOOR FINISHES

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

Living area, dining area, Bedrooms and other internal areas to be laid with floor tiles

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

Bathroom floors to be laid with non slippery floor tiles

BATHROOM WALL FINISHES

Bathroom walls to be laid with wall tiles up to soffit

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 five coats paint system with 10 years warranty

SOFFIT

Concrete slab applied with apply two coats of putty, filler coat and two coats of emulsion paint

Balcony soffit applied with apply two coats of putty, weather shield filler coat and two coats of weather shield paint

PANTRY

Fully equipped pantry unit with Granite / Quarts work top to be supplied and fixed as directed by the Architect consisting of Kitchen Cabinets Hob, Hood, Electric Oven and Kitchen Sink with 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 servant room

TV, TP and Data socket outlets as required

Fire detection and protection system

Standby generator power

24-7 CCTV monitoring for common areas

LIGHT FITTINGS

No fittings shall be provided by the Developer for the unit; only the point wiring shall be done

Common area lighting shall be supplied and fixed

WATER SUPPLY & DRAINAGE

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

All fittings and accessories shall be as available in the industry

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

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

Ironmongeries shall be as available in the industry

Front and rear door shall be fire rated Engineering Doors including necessary ironmongeries

Bedroom doors and bathroom doors to be out of Engineering Composite Doors with necessary ironmongeries

All french and other windows, external servant room & bathroom doors are powder coated aluminum with necessary accessories as directed by the Architect

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

EXTERNAL WORKS

One parking slot allocated shall not be changed

A separate area is demarcated for garbage collection on ground floor

One passenger lift shall be provided



A HOME THAT NURTURES EVERY MOMENT

ONGOING PROJECTS



Pentara Residencies - Thumnulla
No of units - 362



Bayfonte Marina Reort Apartments - Negombo
No of units - 284



Waterdale Residencies - Colombo 07
No of units - 202



Santorini Residencies - Negombo
No of units - 154
Completed



Elixia 3C'S Skyline Apartments - Malabe
No of units - 336
Completed



Ariyana Resort Apartments - Athurugiriya
No of units - 354
Completed



Oceana Beach Resort
Apartments & Villas - Wadduwa
No of units - 401



Cressida Resort Apartments - Athurugiriya
No of units - 392



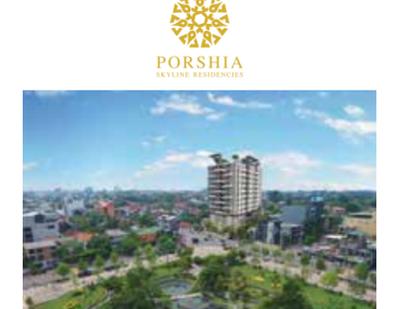
Greendale Retirement Residencies & Apartments - Athurugiriya
No of units - 228



Treasure Trove Residencies Borella
No of units - 77
Completed



Aurum Skyline Residencies Jawatta
No of units - 45
Completed



Porshia Skyline Residencies Nawala
No of units - 63
Completed

COMPLETED PROJECTS



Canterbury Golf Apartments - Piliyandala
No of units - 265
Completed



Canterbury Gardens Apartments - Piliyandala
No of units - 252
Completed



Canterbury Lexus Apartments - Piliyandala
No of units - 240
Completed



Luxe Highway Residencies Kottawa
No of units - 132
Completed



Green Valley Athurugiriya Panagoda
No of units - 354
Completed



Sparkles Skyline Residencies - Malabe
No of units - 83
Completed



Canterbury Villas - Piliyandala
No of units - 172
Completed



Canterbury Golf Residencies - Piliyandala
No of units - 264
Completed



Santorini Apartments - Negombo
No of units - 240
Completed



Flora Residencies Battaramulla
No of units - 18
Completed



Green Elegance Thalawathugoda
No of units - 54
Completed



The Highness Rajagiriya
No of units - 37
Completed

Number Of Units 4000+

SRI LANKA'S NO 1 & MOST TRUSTED

With over 20 years of excellence in the real estate industry, **Home Lands** has grown to become Sri Lanka's number one and most trusted real estate provider. A proudly Sri Lankan brand with a global presence, Home Lands has established branches in **Australia** and **Dubai**, serving a diverse and growing international clientele.

Built on the core values of **trust, innovation, and excellence**, Home Lands is deeply committed to shaping a better tomorrow for all Sri Lankans—both at home and abroad. As Sri Lanka's leading developer of diverse residential real estate mega projects, Home Lands operates as a **fully integrated conglomerate of 12 companies**, including its own construction firm, which holds the **highest CS2 grading** from the **Construction Industry Development Authority (CIDA)** of Sri Lanka. This vertical integration ensures uncompromised quality and efficiency across the entire property development value chain.

Global Recognition

Home Lands Skyline has won international acclaim and recognition including consecutive Best Developer – Sri Lanka awards at the Property Guru Asia Property Awards.

Project By -



Construction By -



**BEST
DEVELOPER
SRI LANKA
2024**



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

PropertyGuru Asia Property Awards 2024

Best Developer
WINNER: Home Lands Skyline (Pvt) Ltd

Best Waterfront Condo Development
WINNER: Home Lands Skyline (Pvt) Ltd

Best Luxury Condo Development (Colombo)
WINNER: Home Lands Skyline (Pvt) Ltd



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