



NOVA
RESORT APARTMENTS

A HOME FULL OF LIFE

Nova Resort Apartments, Rajagiriya is a premium residential address that lets you feel the pulse of Colombo, offering modern living spaces crafted for ambition, energy, and lifestyle. Spread across 4 contemporary towers, the development features 224 stylish 2 and 3 bedroom apartments. With 40 thoughtfully curated lifestyle amenities, NOVA combines city connectivity with the freedom to live fully, a home that's truly full of life.



**WHERE AMBITION
MEETS
EVERYDAY LUXURY**



FEEL THE PULSE OF COLOMBO

Located in Rajagiriya, NOVA Resort Apartments keeps you connected to Colombo's dynamic energy while offering easy access to Battaramulla, Nugegoda, Borella, and other key hubs. Hospitals, schools, shopping, and daily essentials are all within reach, making NOVA a modern, city-focused address designed for life in motion.

CRAFTED FOR TOMORROW'S LIVING



A LIFESTYLE THAT KEEPS UP WITH YOU



Apartment Features

- 01. Modern Pantry
- 02. Smart Door Lock
- 03. Spacious Balconies
- 04. Fully Air-Conditioned
- 05. Standby Generators
- 06. Janitorial Area
- 07. Separate Maid's Space

Security and Convenience

- 08. 24/7 Security
- 09. Secure and Spacious Parking
- 10. Car Washing Bay
- 11. EV Charging Dock
- 12. Garbage Collection Point
- 13. Visitor's Parking
- 14. Back-up power for Common Areas
- 15. CCTV For Common Areas
- 16. Elevators
- 17. Disable Accessibility
- 18. Smart Vehicle Gate System
- 19. Tower Access Control System
- 20. Fiber Optic Internet Facility

Dinning and Social Spaces

- 21. Party Lawn
- 22. BBQ Area
- 23. Management Office
- 24. Multipurpose Hall
- 25. Private Dining Area
- 26. Business Lounge
- 27. Reading Lounge



Recreation and Entertainment

- 28. Kids Play Area

Wellness and Fitness

- 29. Swimming Pool
- 30. Kiddies Pool
- 31. Sauna
- 32. Steam Room

Fitness Lounge

- 33. Indoor Gymnasium

Multi-Purpose Lounge Area

- 34. Pool Parlour
- 35. Basket Ball Court
- 36. Tennis Court
- 37. Table Tennis
- 38. Sports Lounge

Study Lounge

- 39. Private Tuition Spaces

Additional Conveniences

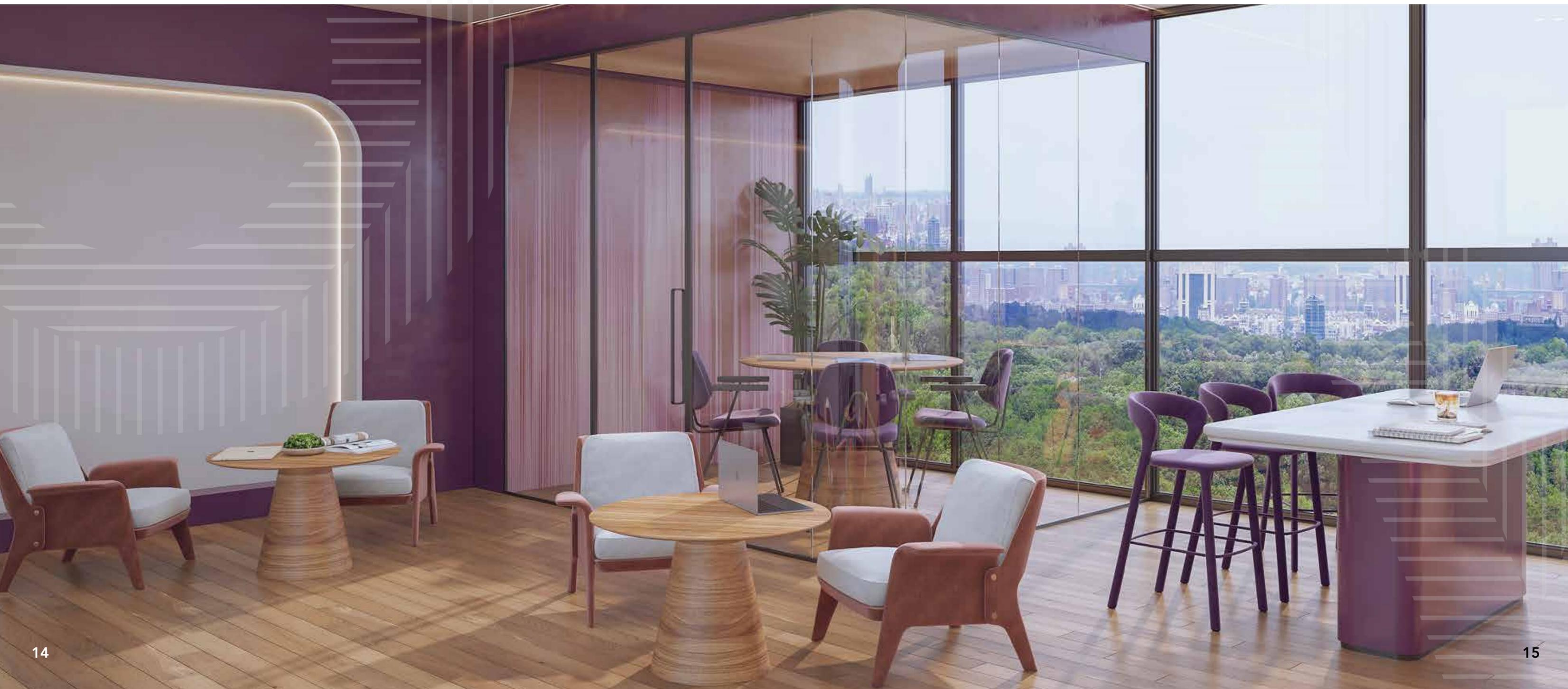
- 40. Laundry Collection Point

AMENITIES FOR THE LIFE IN MOTION



**RESET, RIGHT
AT HOME**

SPACES THAT SPARK WHAT'S NEXT



WHERE EVERY GATHERING GLOWS



WHERE LITTLE DREAMS COME ALIVE





**WHERE PLAY
MEETS PROGRESS**



**WHERE
MINDS COME
TOGETHER**



**RESERVED
FOR
SELECT
EVENINGS**



- Private Tution Spaces
- Sport Lounge
- Indoor Gymnasium
- Management Office
- Multipurpose Hall
- Private Dining Area
- Business Lounge
- Reading Lounge
- Table Tennis
- Pool Parlor

- Kids Play Area

- Sauna
- Steam Room
- Basket Ball Court
- Tennis Court
- Party Lawn
- BBQ Area

- Standby Generator
- Garbage Collection Point
- Modern Pantry
- Laundry Collection Point
- 24/7 Security

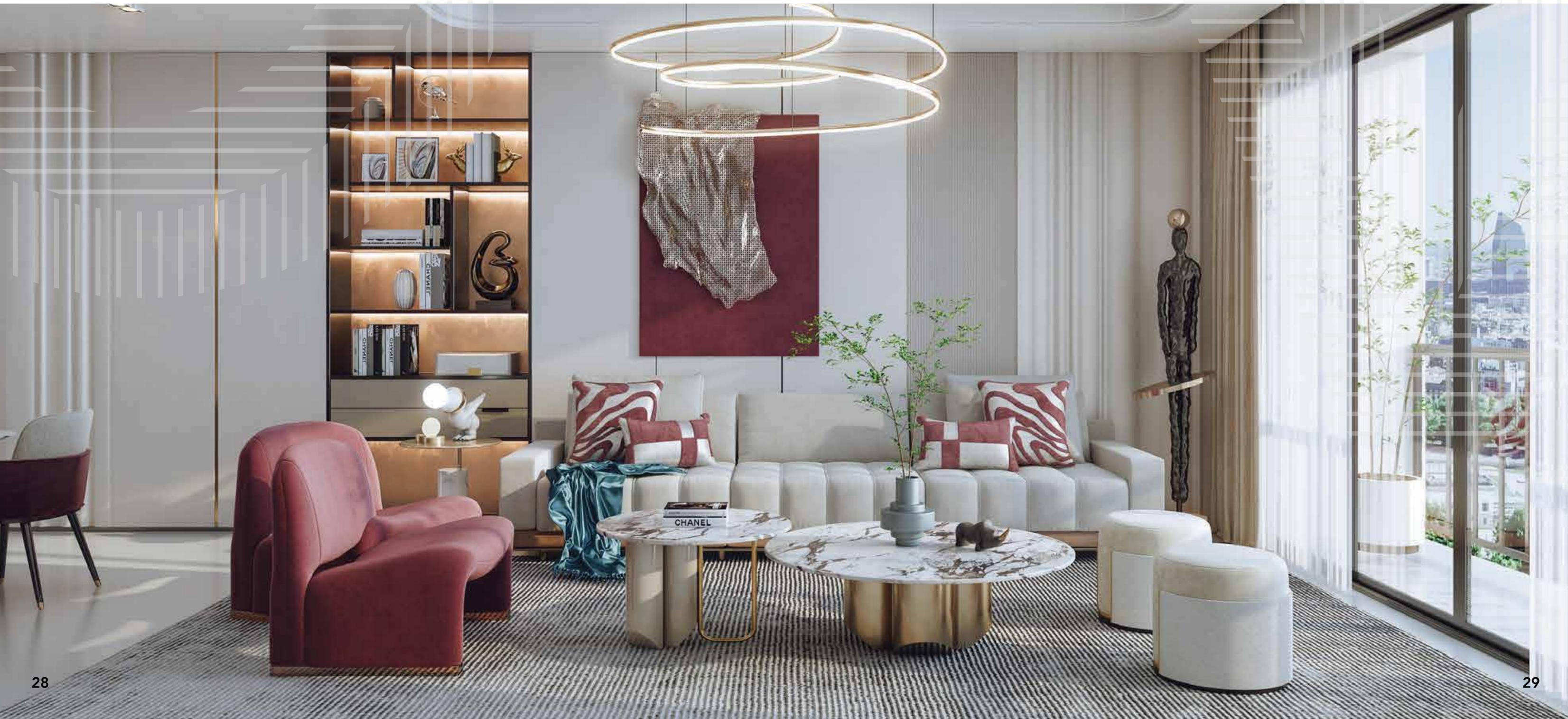
- Swimming Pool
- Kiddies Pool

LIVE WHERE LIFE MOVES FORWARD

URBAN ENERGY. PRIVATE COMFORT.



SPACE FOR LIVING, SPACE FOR CONNECTING





**THE SPACE
THAT
INSPIRES YOU
WHILE YOU REST**

FLOOR PLANS

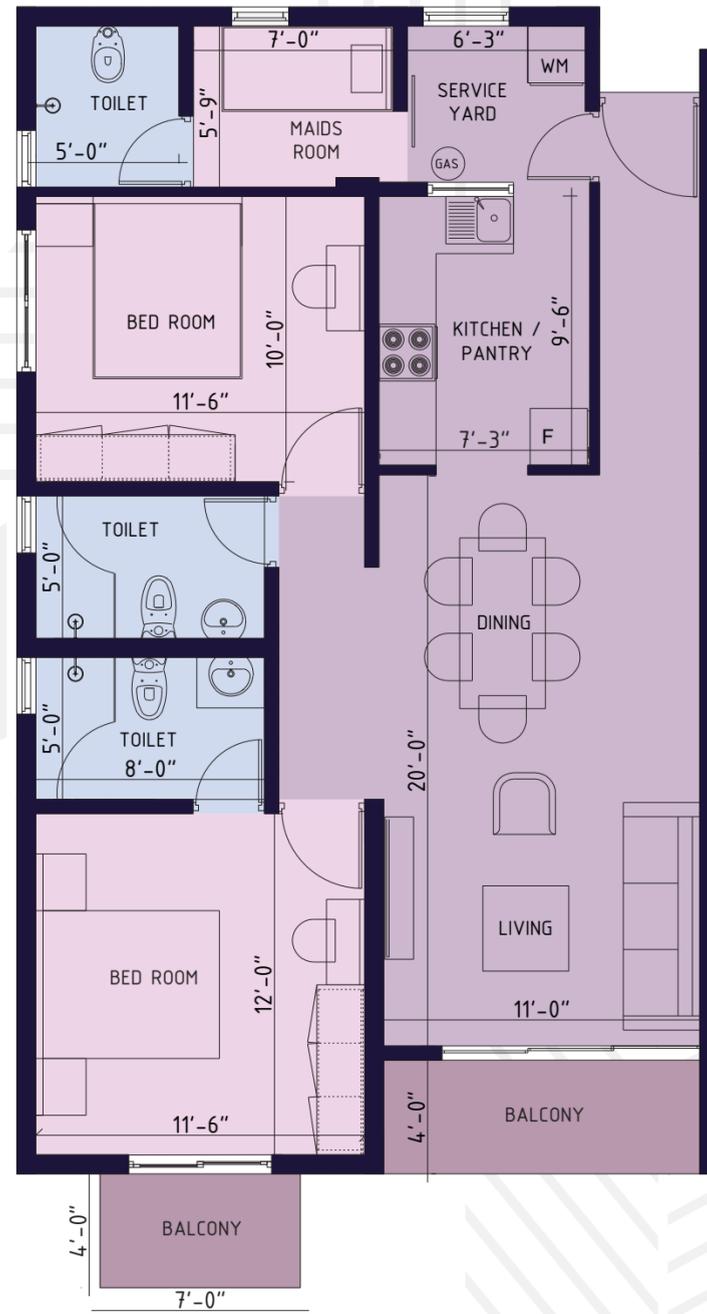
2 BED ROOM APARTMENTS

UNIT - 01,04,05,08

AREA-950 SQ. Ft

2 BED ROOM APARTMENT

- LIVING + DINING
- PANTRY
- 2 BED ROOMS
- 2 TOILETS
- MAID'S FACILITIES

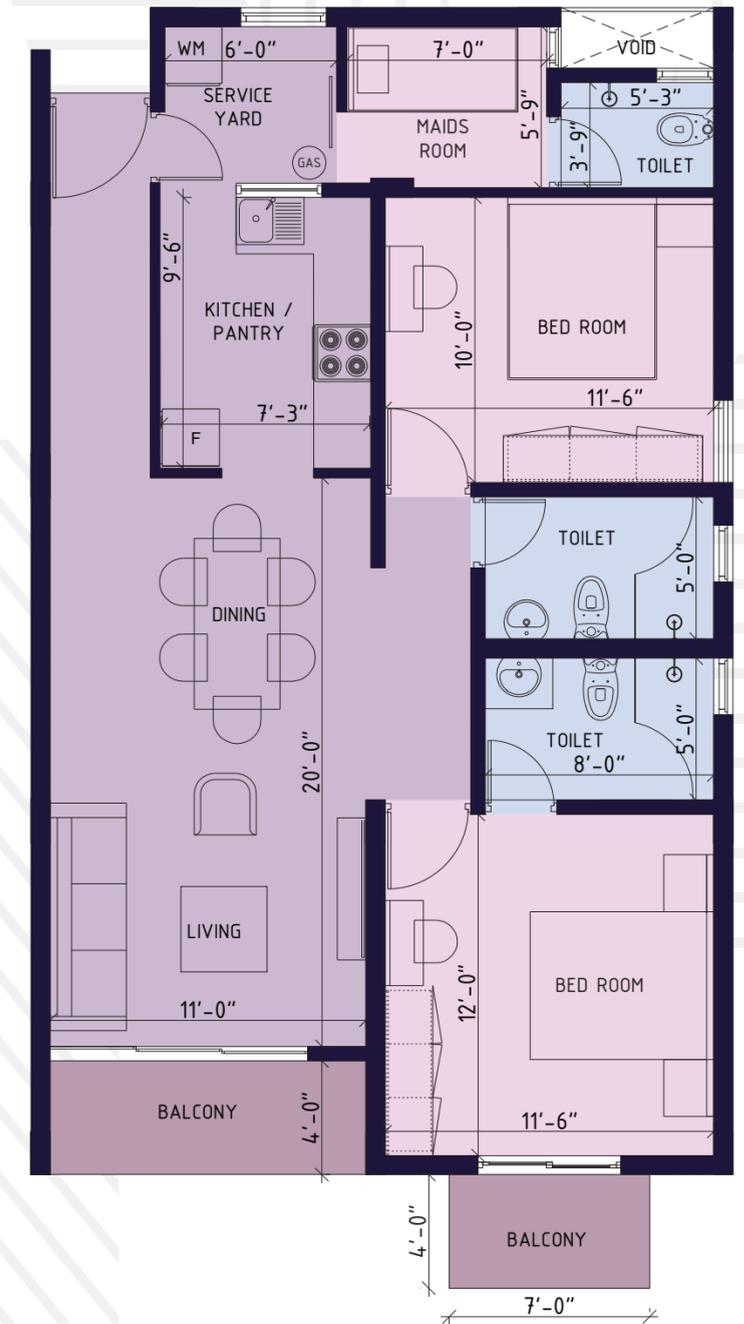


UNIT - 02,03,06,07

AREA-950 SQ. Ft

2 BED ROOM APARTMENT

- LIVING + DINING
- PANTRY
- 2 BED ROOMS
- 2 TOILETS
- MAID'S FACILITIES



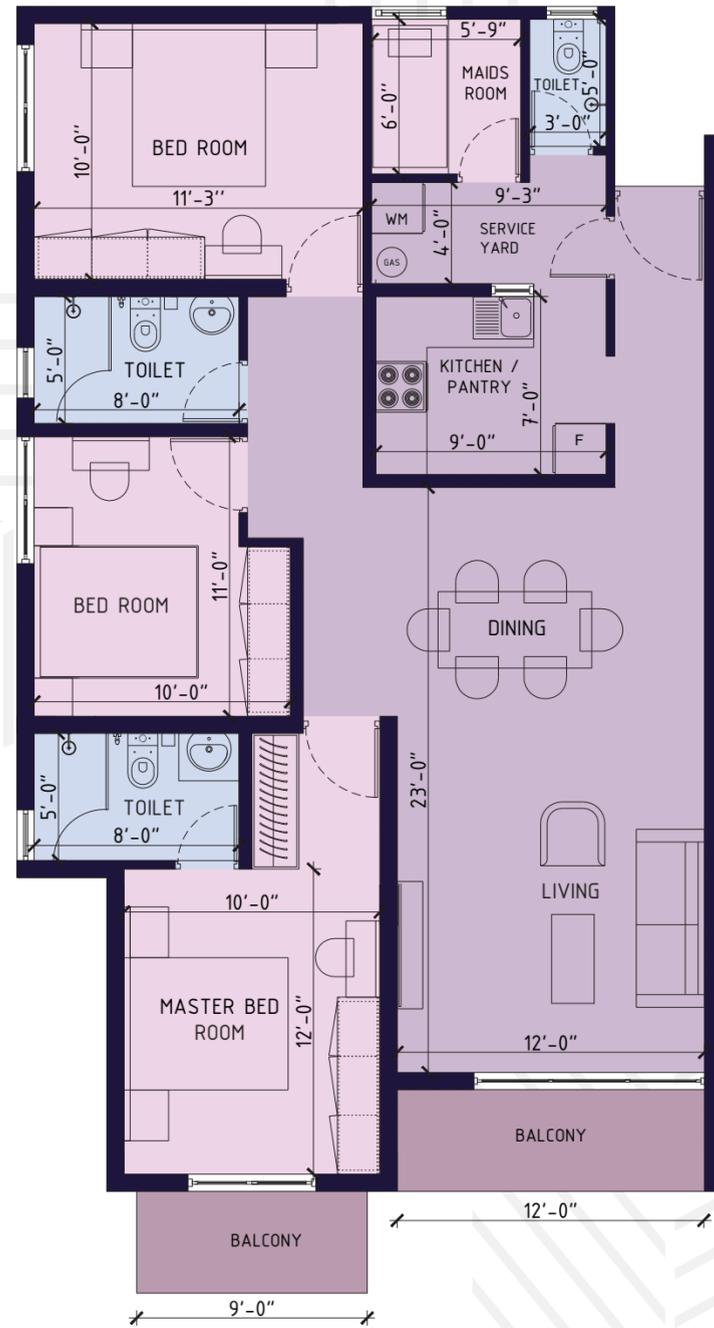
3 BED ROOM APARTMENTS

UNIT - 01,04,05,08

AREA-1200 SQ. Ft

3 BED ROOM APARTMENT

- LIVING + DINING
- PANTRY
- 3 BED ROOMS
- 2 TOILETS
- MAID'S FACILITIES

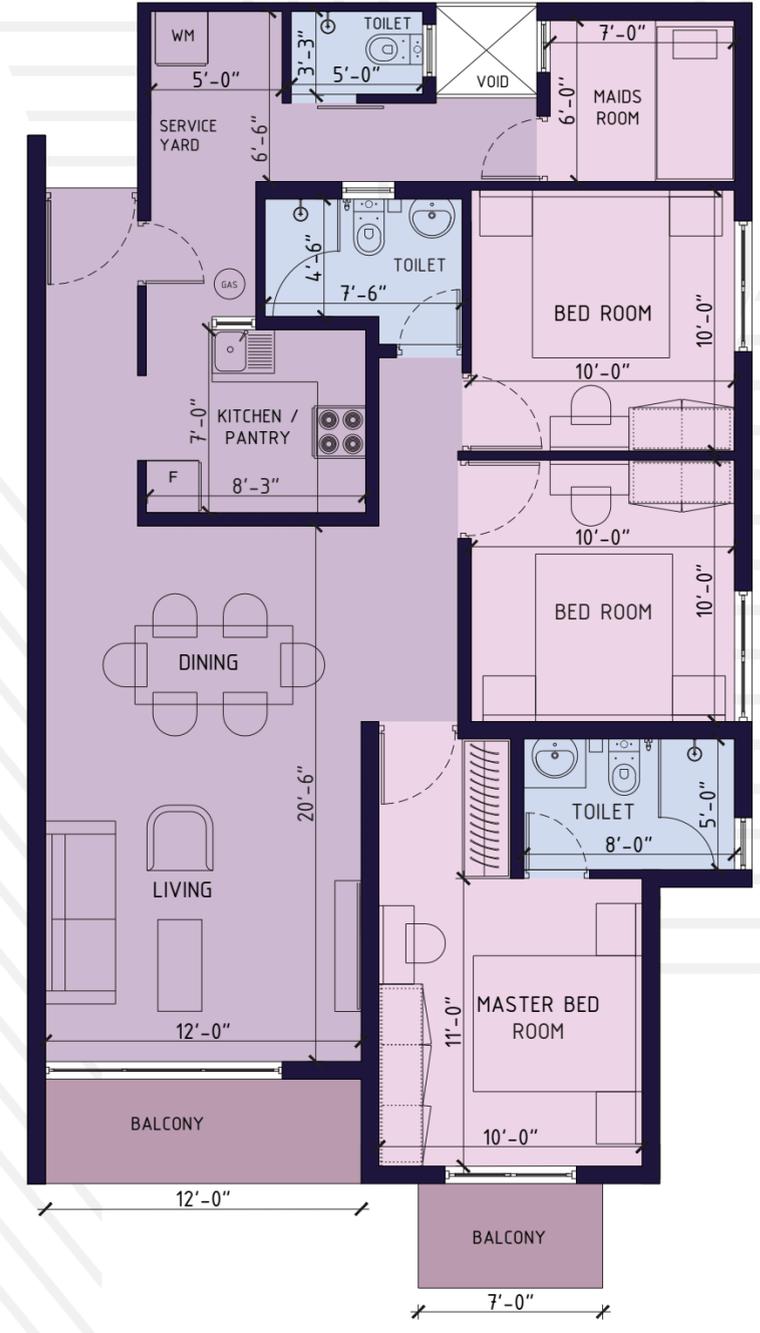


UNIT - 02,03,06,07

AREA-1100 SQ. Ft

3 BED ROOM APARTMENT

- LIVING + DINING
- PANTRY
- 3 BED ROOMS
- 2 TOILETS
- MAID'S FACILITIES





**LIVE FULLY
RISE
EFFORTLESSLY**



**MORE THAN
TODAY'S WAY
OF LIVING**

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

FINISHES FLOOR

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

Verandah, 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 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 fitted 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

Basic soffit mounted panel light fittings shall be provided by the Developer for the unit

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 door shall be fire rated Engineering Doors including necessary ironmongeries and smart lock

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

GENERAL

One parking slot is allocated and shall not be changed

A separate area is demarcated for garbage collection on ground floor

One passenger lift shall be provided

ONGOING PROJECTS



Pentara Residences - Thumulla Handiya
No of units - 362



Bayfonte Marina
Reort Apartments & Villas - Negombo
No of units - 320



Waterdale Residences - Colombo 07
No of units - 202



Treasure Trove Residences Borella
No of units - 77
Completed



Aurum Skyline Residences Jawatta
No of units - 45
Completed



Porshia Skyline Residences Nawala
No of units - 63
Completed



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



Fedora Resort Apartments - Athurugiriya
No of units - 280



Canterbury Crest Resort Apartments -
Piliyandala
No of units - 96



Luxe Highway Residences Kottawa
No of units - 132
Completed



Green Valley Athurugiriya Panagoda
No of units - 354
Completed



Sparkles Skyline Residences - Malabe
No of units - 83
Completed

COMPLETED PROJECTS



Canterbury Golf Apartments & Residences
Piliyandala
No of units - 1200 | Completed



Cressida Resort Apartments - Athurugiriya
No of units - 392
Completed



Greendale Retirement Residences
& Apartments - Athurugiriya
No of units - 228 | Completed



Flora Residences Battaramulla
No of units - 18
Completed



Green Elegance Thalawathugoda
No of units - 54
Completed



The Highness Rajagiriya
No of units - 37
Completed



Santorini Apartments - Negombo
No of units - 394
Completed



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



Ariyana Resort Apartments - Athurugiriya
No of units - 354
Completed

Number Of Units 4000+

SRI LANKA'S NO.1 & MOST TRUSTED

With a remarkable journey that began in 2003, Home Lands Group stands today as Sri Lanka's No.1 and most trusted developer — a legacy built on trust, innovation, and excellence. Guided by a futuristic vision, Home Lands continues to redefine modern living, setting new benchmarks in quality, design, and lifestyle development.

The Group has evolved into a fully integrated conglomerate of 14 companies, encompassing every aspect of real estate, construction, property management, and lifestyle creation. This integrated strength enables Home Lands to deliver complete 360-degree solutions, ensuring uncompromised quality, innovation, and customer satisfaction across all its operations.

With a growing global presence and offices in Australia, Dubai and London, Home Lands continues to serve a diverse and expanding clientele, catering to both Sri Lankans and foreign investors.

As Sri Lanka's leading developer of diverse residential real estate mega projects, Home Lands operates with its own construction arm, Heyraa Construction, which holds the highest CS2 grading from the Construction Industry Development Authority (CIDA) of Sri Lanka.

According to the 2025 RIU Brand Health Survey, Home Lands once again stands as the undisputed market leader in the country's real estate sector.

Among its many accolades, the Group has been honoured with the Best Developer Sri Lanka Award at the PropertyGuru Asia Property Awards consecutively in 2021, 2024, and 2025. In a historic milestone, Home Lands also made Sri Lankan real estate history by winning the Best Lifestyle Developer – Asia Award, becoming the first Sri Lankan developer to receive this prestigious regional recognition, a testament to the Group's visionary approach to lifestyle-led development.

With a proud legacy spanning over two decades, Home Lands continues to redefine lifestyles through trust, innovation, and excellence.

Project By -



Construction By -



PropertyGuru Asia Property Awards

2025	2024	2021
<p>Best Developer (Sri Lanka) WINNER: Home Lands Skyline (Pvt) Ltd</p>	<p>Best Developer (Sri Lanka) WINNER: Home Lands Skyline (Pvt) Ltd</p>	<p>Best Developer (Sri Lanka) WINNER: Home Lands Skyline (Pvt) Ltd</p>
<p>Best Life Style Developer (Sri Lanka & Asia) WINNER: Home Lands Skyline (Pvt) Ltd</p>	<p>Best Waterfront Condo Development (Sri Lanka) WINNER: Oceana Beach Resort Apartments & Villas</p>	<p>Best Condo Development (Sri Lanka) WINNER: Canterbury Golf Resort Apartments</p>
<p>Best Waterfront Condo Development (Sri Lanka) WINNER: Bayfont Marina Resort Apartments & Villas (Negombo)</p>	<p>Best Luxury Condo Development (Colombo) WINNER: Waterdale Residencies</p>	<p>Best Townhouse Architectural Design WINNER: Canterbury Golf Villas</p>
<p>Best Completed Condo Development (Sri Lanka) WINNER: Santorini Resort Apartments & Residencies (Negombo)</p>		<p>Best Housing Development (Colombo) WINNER: Canterbury Golf Villas</p>
<p>Best Luxury Condo Development (Colombo) WINNER: Pentara Residencies, Thummulla Handiya : "The Address in Colombo"</p>		<p>Best Condo Development (Colombo Metropolitan Region) WINNER: Canterbury Golf Resort Apartments</p>



No 1087, Pannipitiya Road, Battaramulla
Tel: (+94) 112 888 777 | www.homelandsskyline.lk