

SERENE Heights

RESORT APARTMENTS



WHERE LUXURY MEETS SERENITY



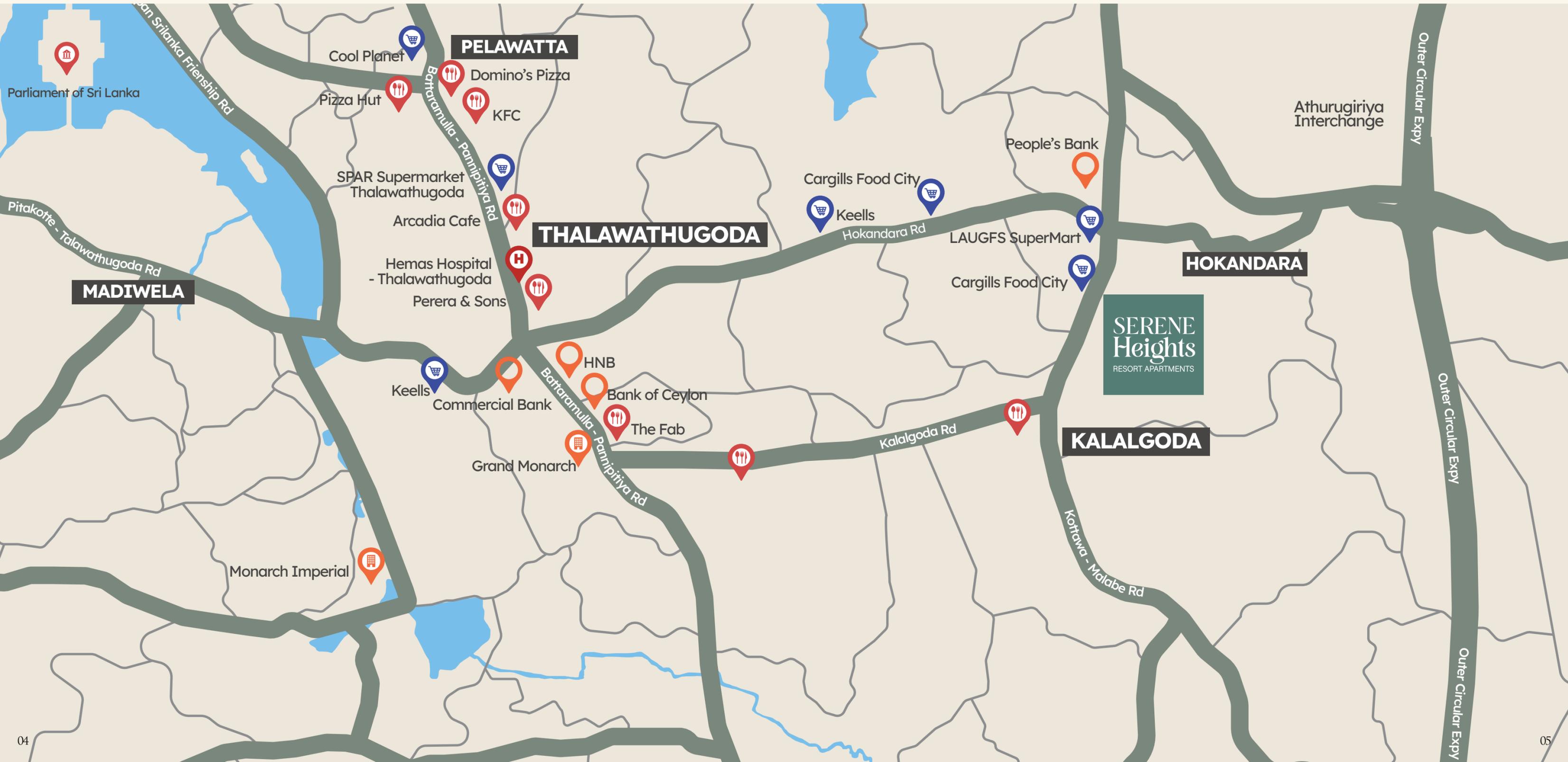
ZEN-INSPIRED LIVING, PERFECTED FOR YOU WHO SEEK CALM

Set in the serene heart of Thalawathugoda, Serene Heights Resort Apartments is an architectural sanctuary designed to restore balance and elevate the spirit, framed by sweeping views of endless paddy fields. Comprising 300 elegantly designed 2 and 3 bedroom apartments, the development offers 45+ international-standard amenities. Every detail is thoughtfully composed to evoke calmness blending natural tones, light-filtering screens, and tranquil water features into a harmonious living experience.



A SERENE ADDRESS PERFECTLY CONNECTED

Perfectly positioned within Thalawathugoda, Serene Heights Resort Apartments is just minutes from Colombo and the Outer Circular Expressway, ensuring seamless connectivity to key business hubs. Surrounded by essential services, green spaces and evolving infrastructure, it stands as one of the city's most desirable residential addresses; quietly set apart, yet effortlessly connected.



WHERE THE CITY LIFE SOFTENS

The Zen Stargate serves as a passageway, guiding the transition from the city's noise into a quieter, more mindful way of living. As you pass through, sound softens, pace slows, and the environment gently leads the senses toward calm, balance and intentional living.



SE lie RESORT

RENE

A HOME THAT CALLS
YOU HOME

ights

APARTMENTS



45+ INTERNATIONAL STANDARD AMENITIES DESIGNED FOR EVERYDAY LUXURY

Apartment Features

01. Modern Pantry
02. Spacious Balconies
03. Smart Door Lock
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. Artisan Cafe & Coffee Shop
22. Party Lawn
23. BBQ Area
24. Management Office
25. Community Hall
26. Private Dining Areas

Recreation and Entertainment

27. Nature Friendly Kids Zone
28. Hammock Garden

Wellness and Fitness

29. Yoga and Meditation Deck
30. Swimming Pool
31. Kiddies Pool
32. Jogging Track
33. Aerobic Area
34. Spa Room
35. Sauna and Steam Room

Fitness Lounge

36. Outdoor Gymnasium
37. Indoor Gymnasium

Study Lounge

38. Private Tuition Class Pods
39. Reading Nooks in the Garden

Multi-Purpose Sport Lounge

40. Pool Parlor
41. Table Tennis
42. Basket Ball
43. Tennis Court

Additional Conveniences

44. Laundry Collection Point
45. Bird Feeding Deck
46. Open Spaces and Landscaped Gardens



COMFORT AND CONVENIENCE BALANCED



HERE, EVERYTHING JUST FLOWS



AN ELEVATED LIFE IN NATURAL ARCHITECTORIAL BALANCE

- Outdoor Gymnasium
- Bird Feeding Deck
- Reading Nooks in the Garden
- Nature Friendly Kids Zone
- Hammock Garden

- Aerobic Area
- Yoga and Meditation Deck

- Jogging Track

- Management Office
- Community Hall
- Private Dining
- Sauna and Steam Room
- Spa Room
- Indoor Gymnasium
- Private Tuition Class Pods
- Pool Parlor
- Table Tennis
- Party Lawn
- BBQ Area
- Basket Ball
- Tennis Court

- Swimming Pool
- Kiddies Pool

- Laundry Collection Point
- Standby Generators
- Garbage Collection Point
- 24/7 Security

WHERE YOU CAN EMBRACE
SERENE LUXURY



WHERE LIFE UNWINDS

Thoughtfully designed residences featuring natural materials, concealed storage, and soft lighting, opening to calm paddy horizons where interiors and nature exist in quiet harmony.



WHERE REST COMES NATURALLY



WHERE NOURISHMENT MEETS
QUIET ELEGANCE



CALM WASHES OVER
EVERY MOMENT

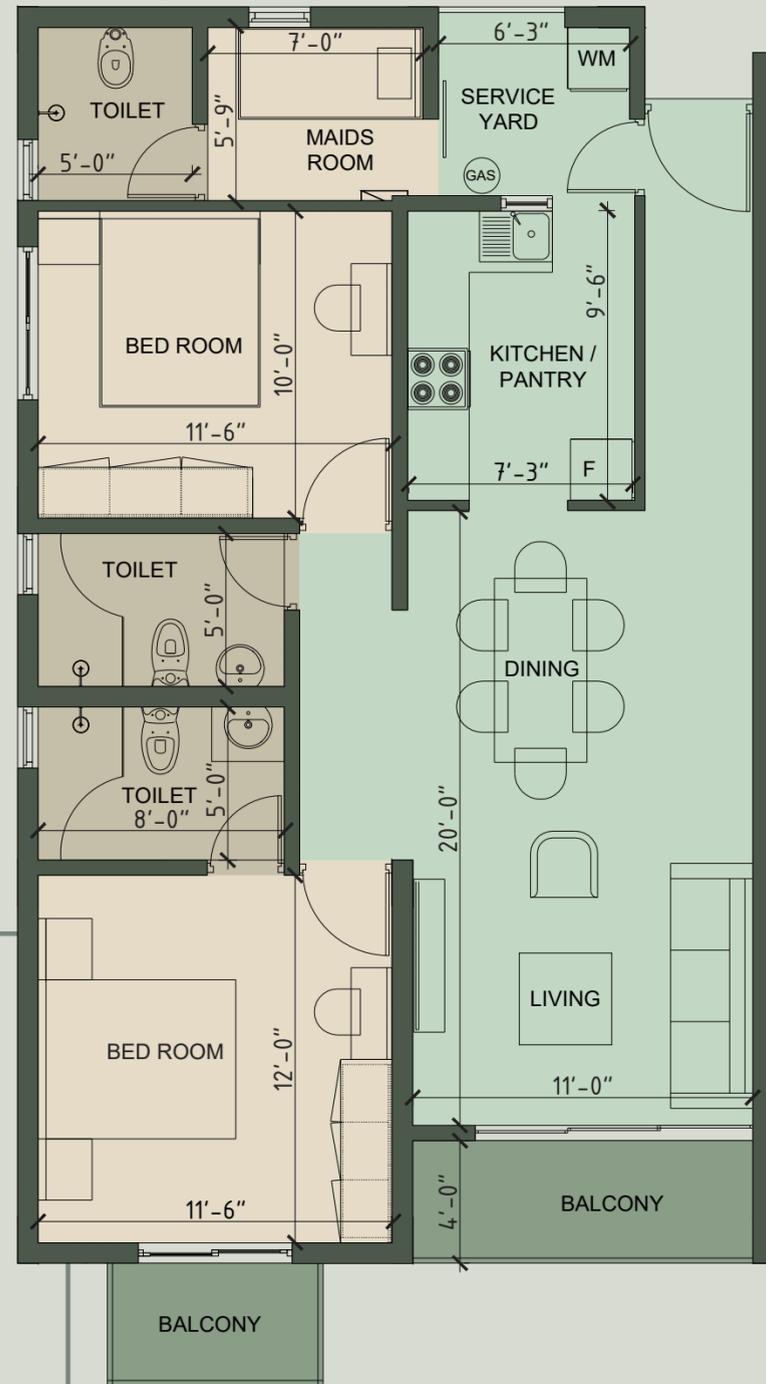


LITTLE LAUGHS, ENDLESS GREEN VIEWS



FLOOR PLANS

2 BED ROOM APARTMENTS



UNIT - 01

AREA-950 SQ. FT

2 BED ROOM APARTMENT

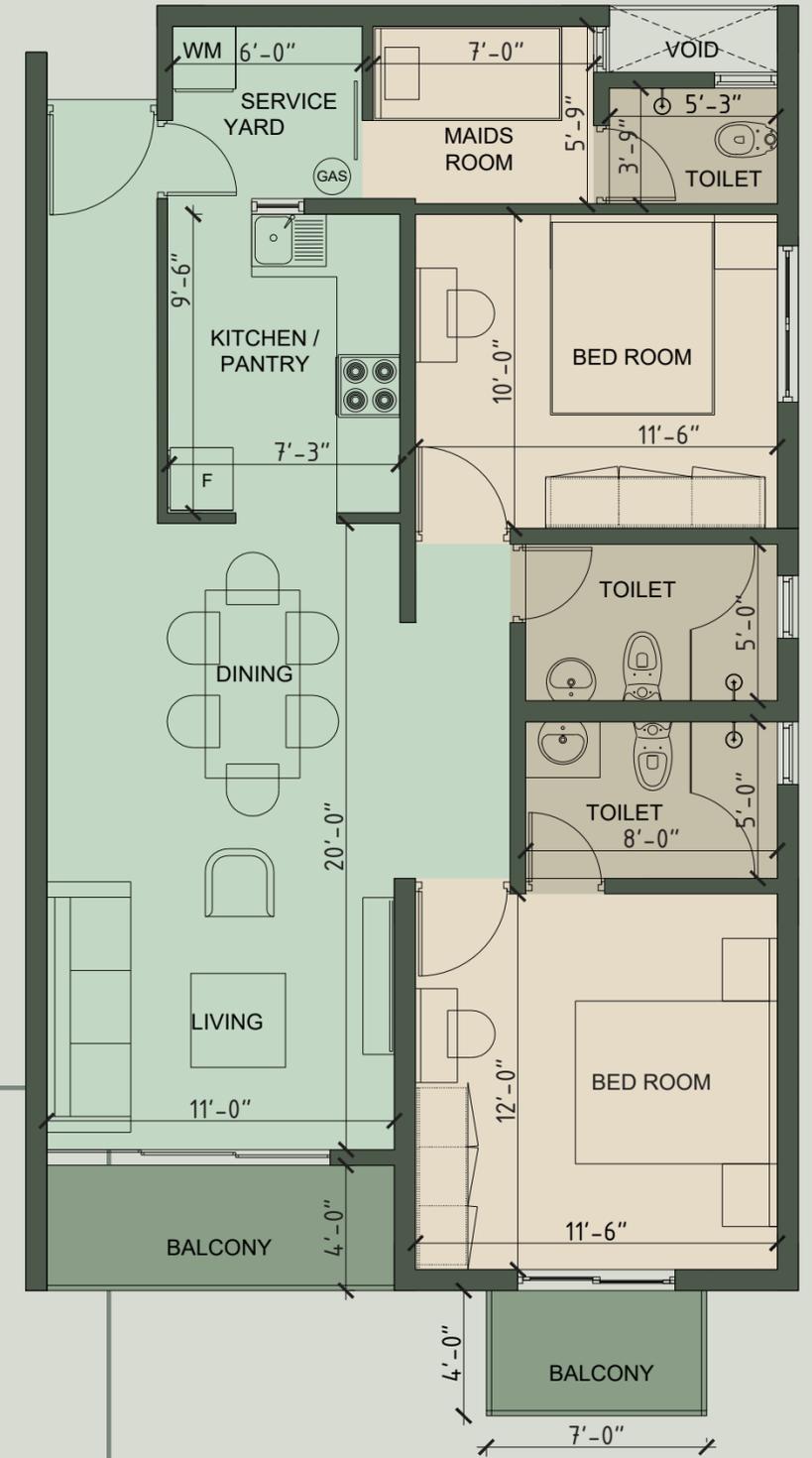
- LIVING + DINING
- PANTRY
- 2 BED ROOMS
- 2 TOILETS
- MAID'S FACILITIES

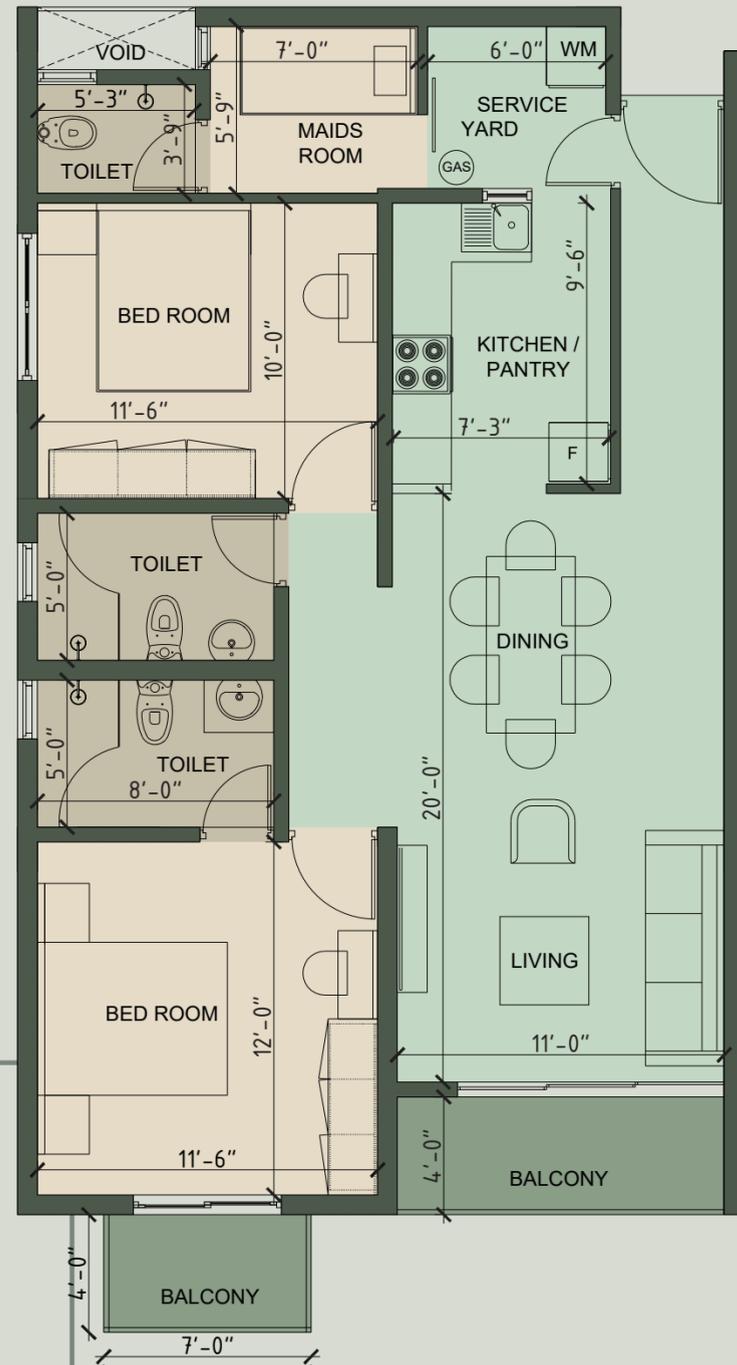
UNIT - 02

AREA-950 SQ. FT

2 BED ROOM APARTMENT

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



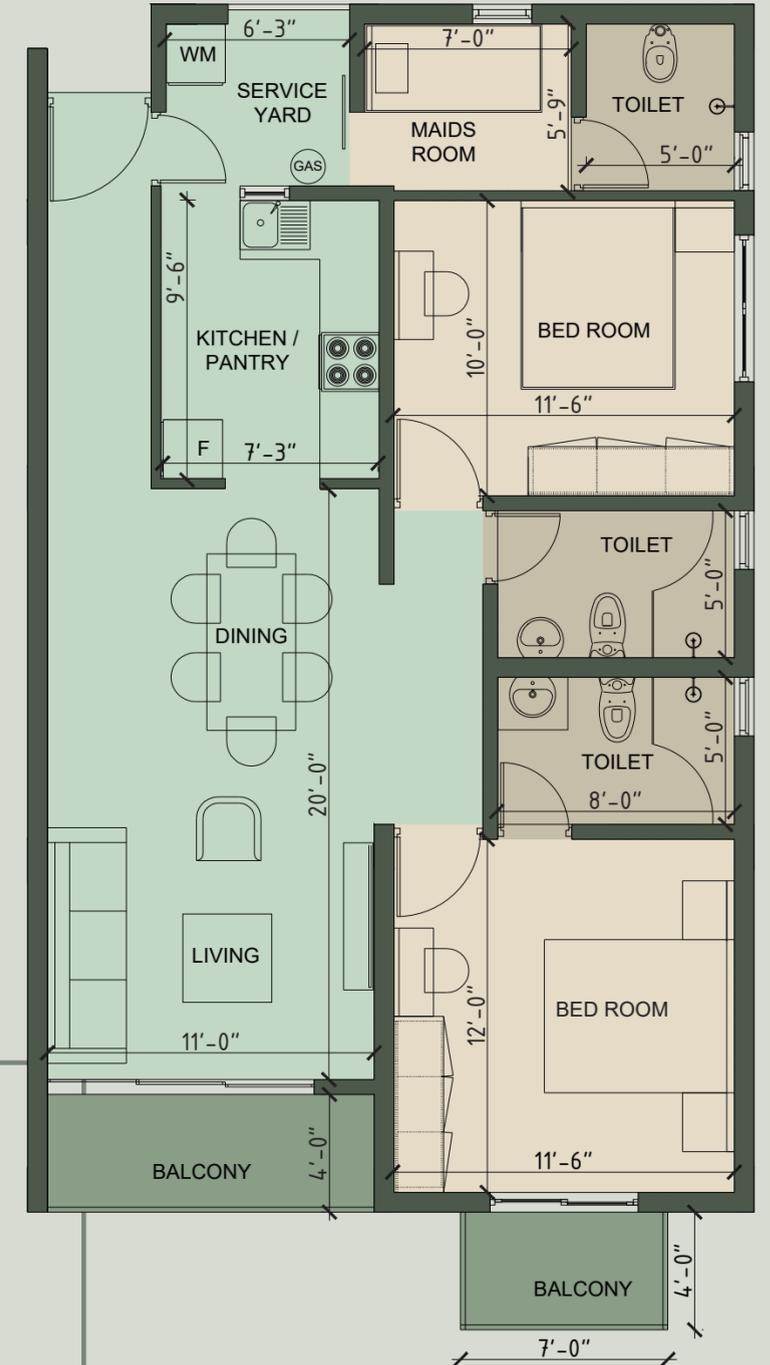


UNIT - 03

AREA-950 SQ. FT

2 BED ROOM APARTMENT

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

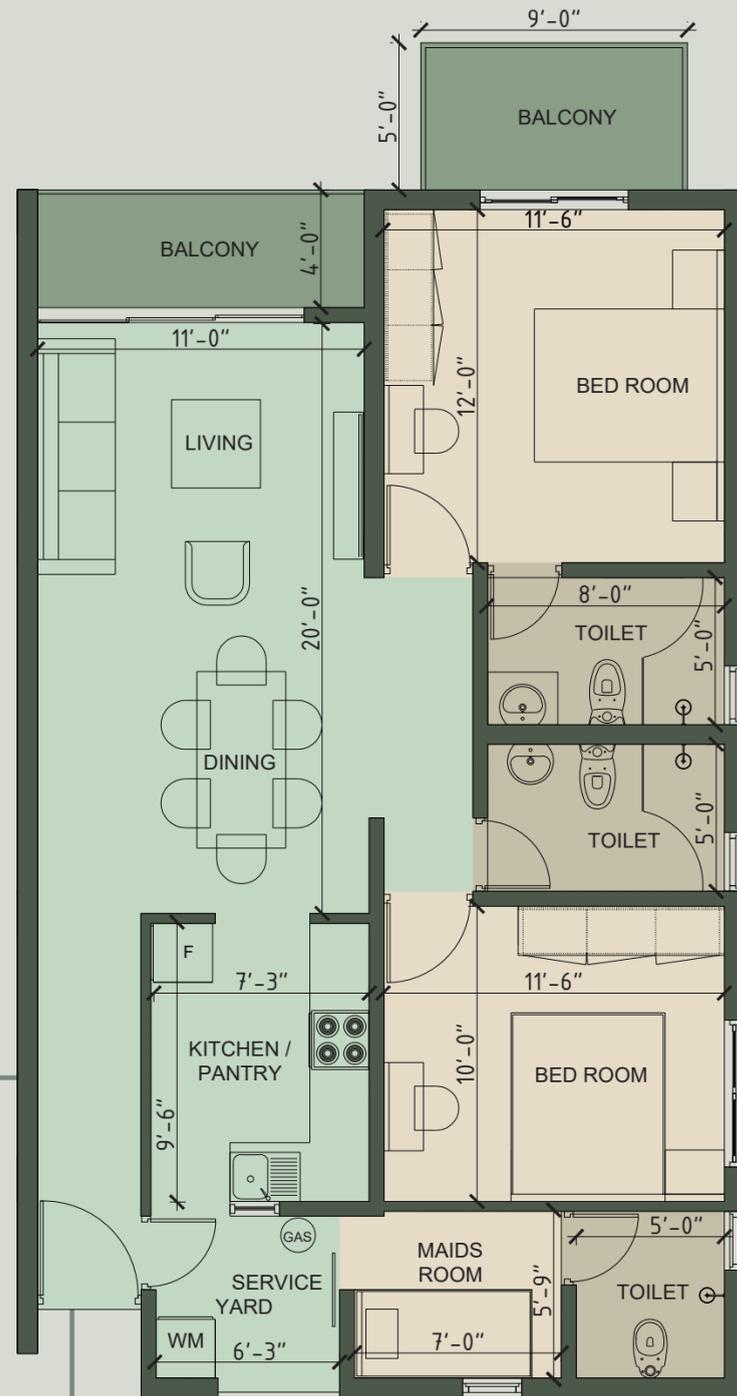


UNIT - 04

AREA-950 SQ. FT

2 BED ROOM APARTMENT

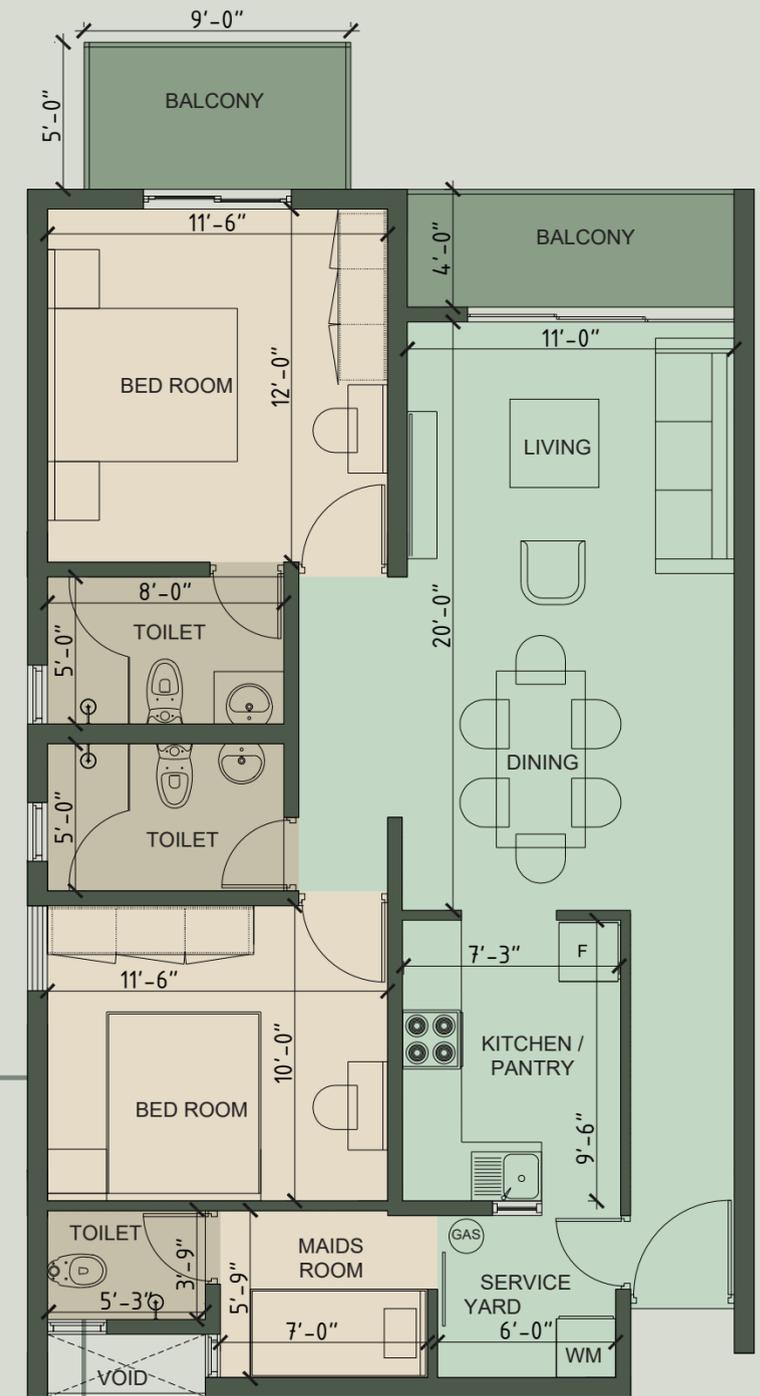
- LIVING + DINING
- PANTRY
- 2 BED ROOMS
- 2 TOILETS
- MAID'S FACILITIES



UNIT - 05

AREA-985 SQ. FT
2 BED ROOM APARTMENT

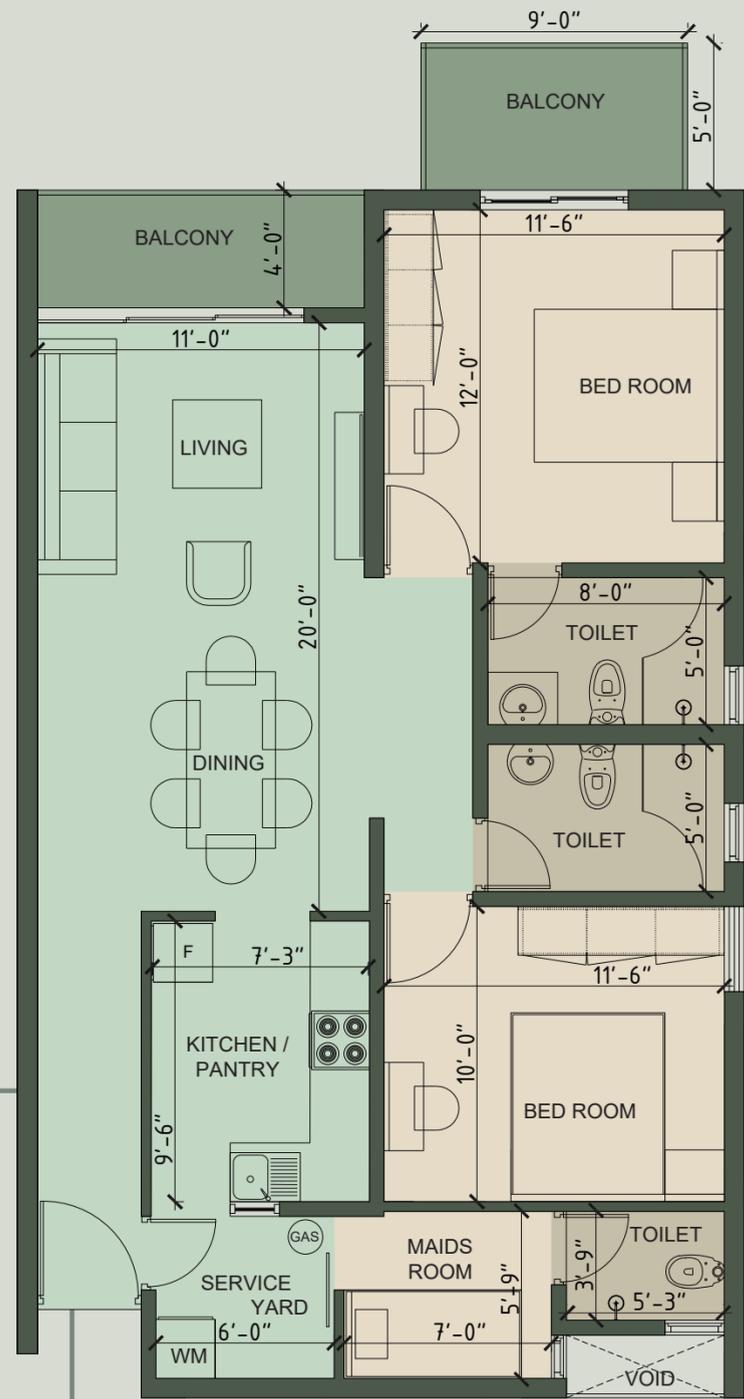
- LIVING + DINING
- PANTRY
- 2 BED ROOMS
- 2 TOILETS
- MAID'S FACILITIES



UNIT - 06

AREA-985 SQ. FT
2 BED ROOM APARTMENT

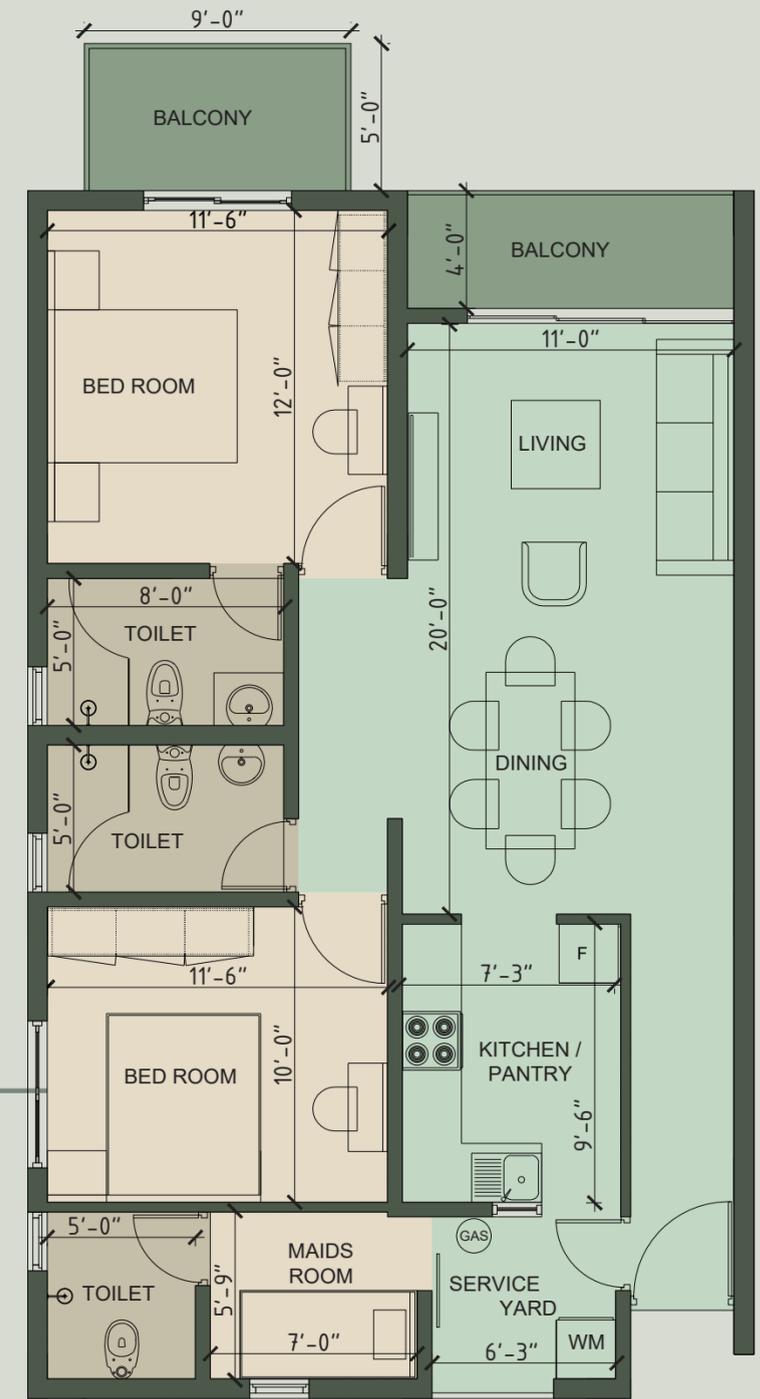
- LIVING + DINING
- PANTRY
- 2 BED ROOMS
- 2 TOILETS
- MAID'S FACILITIES



UNIT - 07

AREA-985 SQ. FT
2 BED ROOM APARTMENT

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



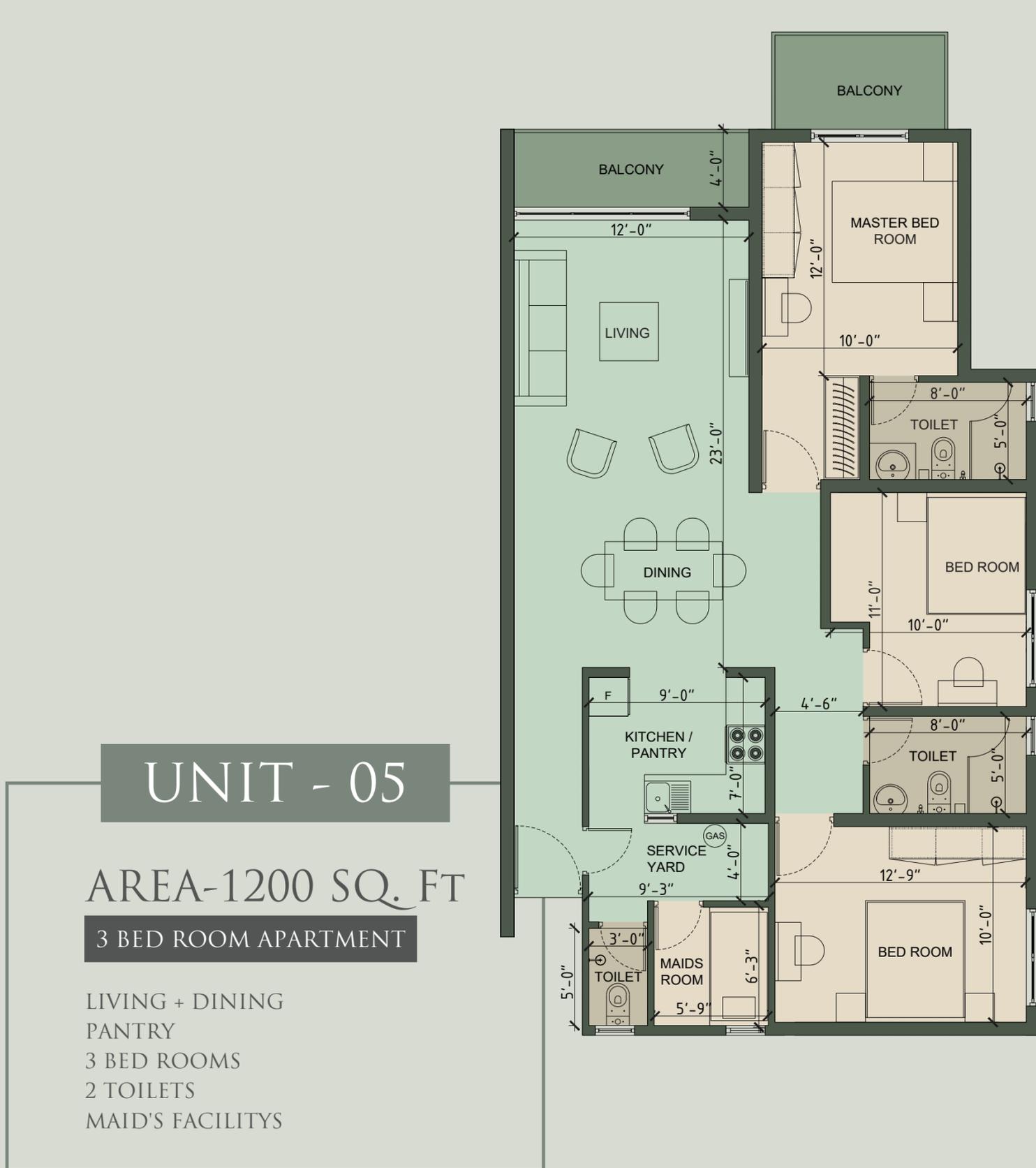
UNIT - 08

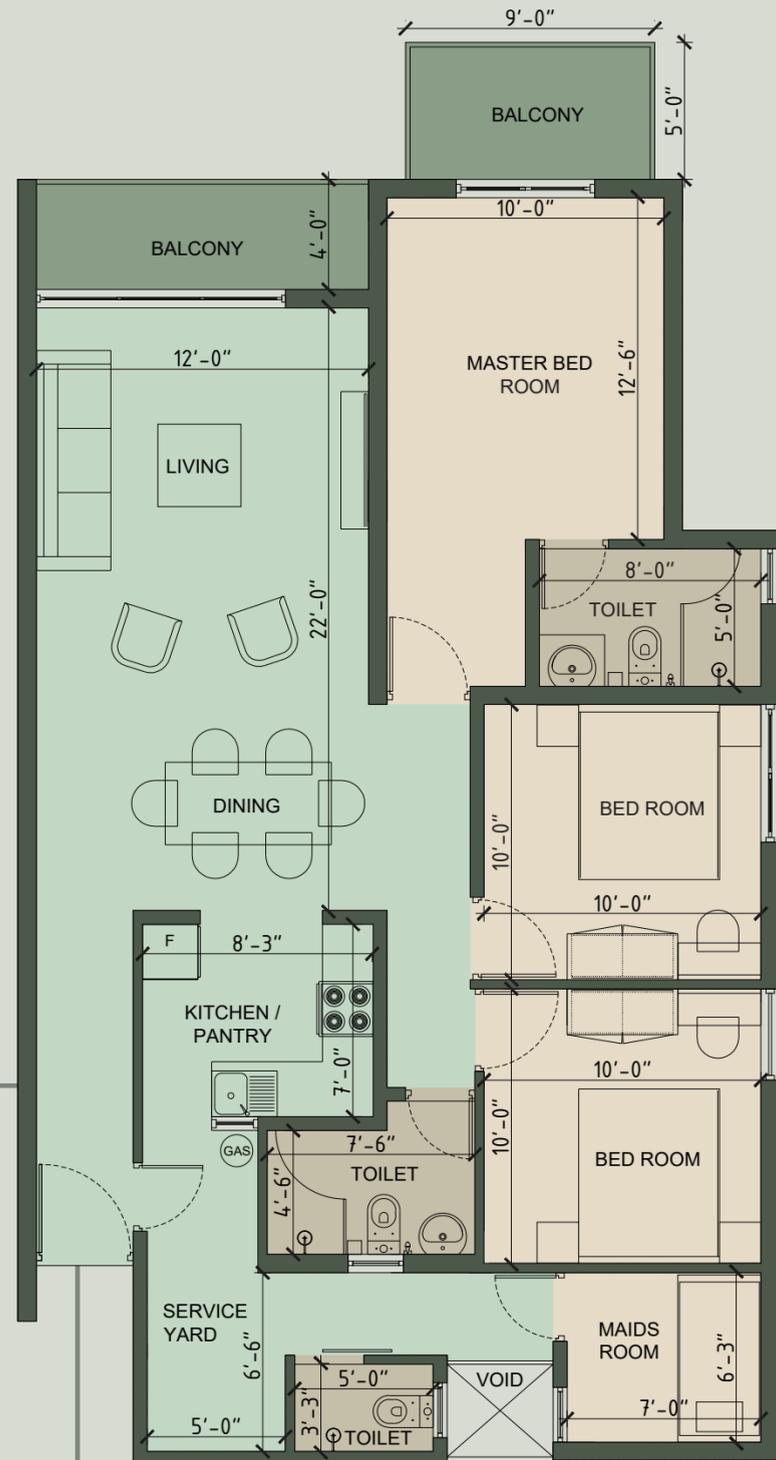
AREA-985 SQ. FT
2 BED ROOM APARTMENT

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

3 BED ROOM APARTMENTS





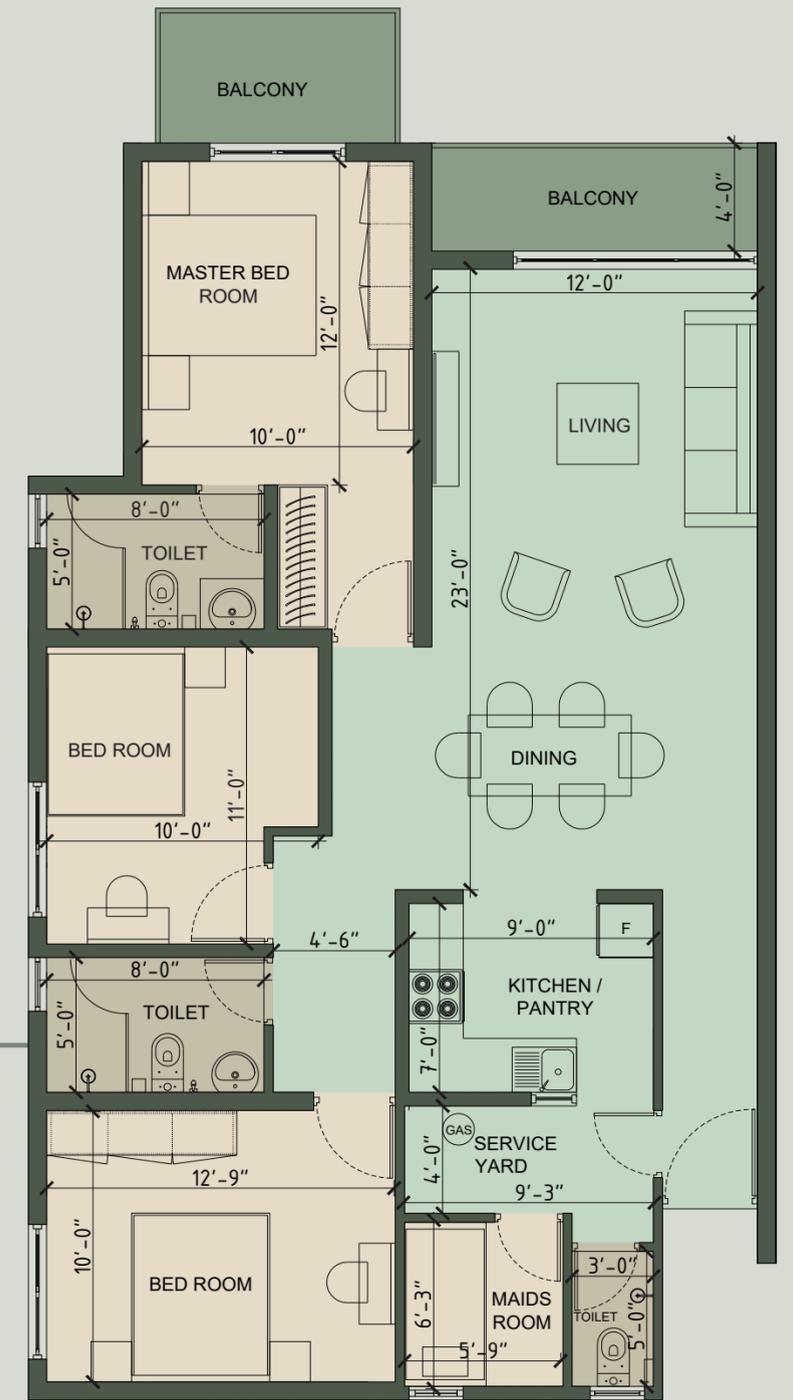


UNIT - 07

AREA-1200 SQ. FT

3 BED ROOM APARTMENT

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



UNIT - 08

AREA-1200 SQ. FT

3 BED ROOM APARTMENT

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

THOUGHTFULLY DESIGNED
FOR QUIET LIVING





SHARING MOMENTS
IN CALM LIVING

SPECIFICATION

FLOOR AREA

Living, dining, pantry, bedrooms, 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 directed by the Architect

FINISHES FLOOR

All tiles shall be of superior quality as available in 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 walls to be laid with wall tiles up to soffit

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 / Quartz work top to be supplied and fixed as directed by the Architect consisting of Kitchen Cabinets Hob, Hood, 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

-  **Best Developer (Sri Lanka)**
WINNER: Home Lands Skyline (Pvt) Ltd
-  **Best Life Style Developer (Sri Lanka & Asia)**
WINNER: Home Lands Skyline (Pvt) Ltd
-  **Best Waterfront Condo Development (Sri Lanka)**
WINNER: Bayfont Marina Resort Apartments & Villas (Negombo)
-  **Best Completed Condo Development (Sri Lanka)**
WINNER: Santorini Resort Apartments & Residencies (Negombo)
-  **Best Luxury Condo Development (Colombo)**
WINNER: Pentara Residencies, Thummulla Handiya : "The Address in Colombo"

2024

-  **Best Developer (Sri Lanka)**
WINNER: Home Lands Skyline (Pvt) Ltd
-  **Best Waterfront Condo Development (Sri Lanka)**
WINNER: Oceana Beach Resort Apartments & Villas
-  **Best Luxury Condo Development (Colombo)**
WINNER: Waterdale Residencies

2021

-  **Best Developer (Sri Lanka)**
WINNER: Home Lands Skyline (Pvt) Ltd
-  **Best Condo Development (Sri Lanka)**
WINNER: Canterbury Golf Resort Apartments
-  **Best Townhouse Architectural Design**
WINNER: Canterbury Golf Villas
-  **Best Housing Development (Colombo)**
WINNER: Canterbury Golf Villas
-  **Best Condo Development (Colombo Metropolitan Region)**
WINNER: Canterbury Golf Resort Apartments



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