



# GREENDALE

RETIREMENT RESORT & RESIDENCIES

**HOME LANDS**  
SKYLINE  
— INNOVATION AND EXCELLENCE —

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Architectural Impressions and illustrations shown may  
not be an exact match to the final product and  
these are shown for illustration purposes only.

PROJECT BY  
**HOME LANDS**  
SKYLINE  
— INNOVATION AND EXCELLENCE —

# SRI LANKA'S 1<sup>ST</sup> INTERNATIONAL STANDARD RETIREMENT VILLAGE

Homelands Skyline proudly introduces Sri Lanka's first ever retirement village with internationally recognized standards. Comprising Californian Style 260 luxury fully furnished cottages and 96 apartment suites.

Greendale offers you a luxurious retirement lifestyle. With 50+ international standard retirement resort facilities, Greendale is committed to providing you with exceptional healthcare facilities for premier senior citizens from 55 years of age.

Greendale Retirement Resort & Residencies is the new equation of Exceptional Living Experience! And we are not just saying it. Greendale is a way of life. It is the home for a community with greater values and greater aspirations.

Greendale Retirement Resort & Residencies is where "tranquility at its best" becomes more than just a claim. It's where we make it a reality! For an unforgettable experience that is worth much more than the price, Greendale Retirement Resort & Residencies are full-fledged with modern amenities, and facility services.

# EXCLUSIVITY, CAPACITY AND TRANQUILITY. ALL IN ONE

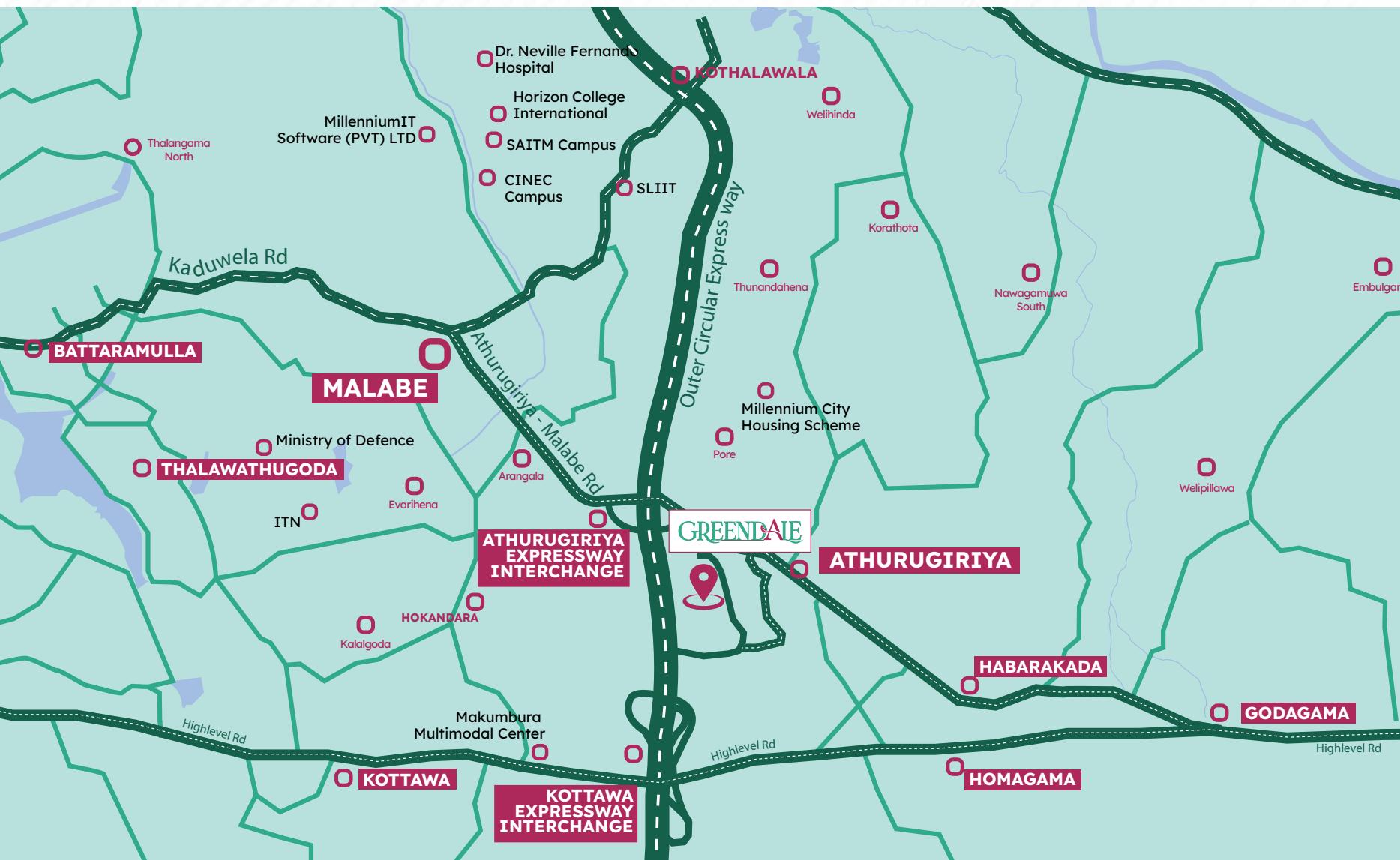


Greendale redefines the concept of community-based living spaces! Greendale retirement resort residences is the combination of modern facilities, best amenities and spaciousness. Greendale Resort apartment suites and cottages are an experience where you will feel the happiness of life complemented with exceptional Resort facilities.

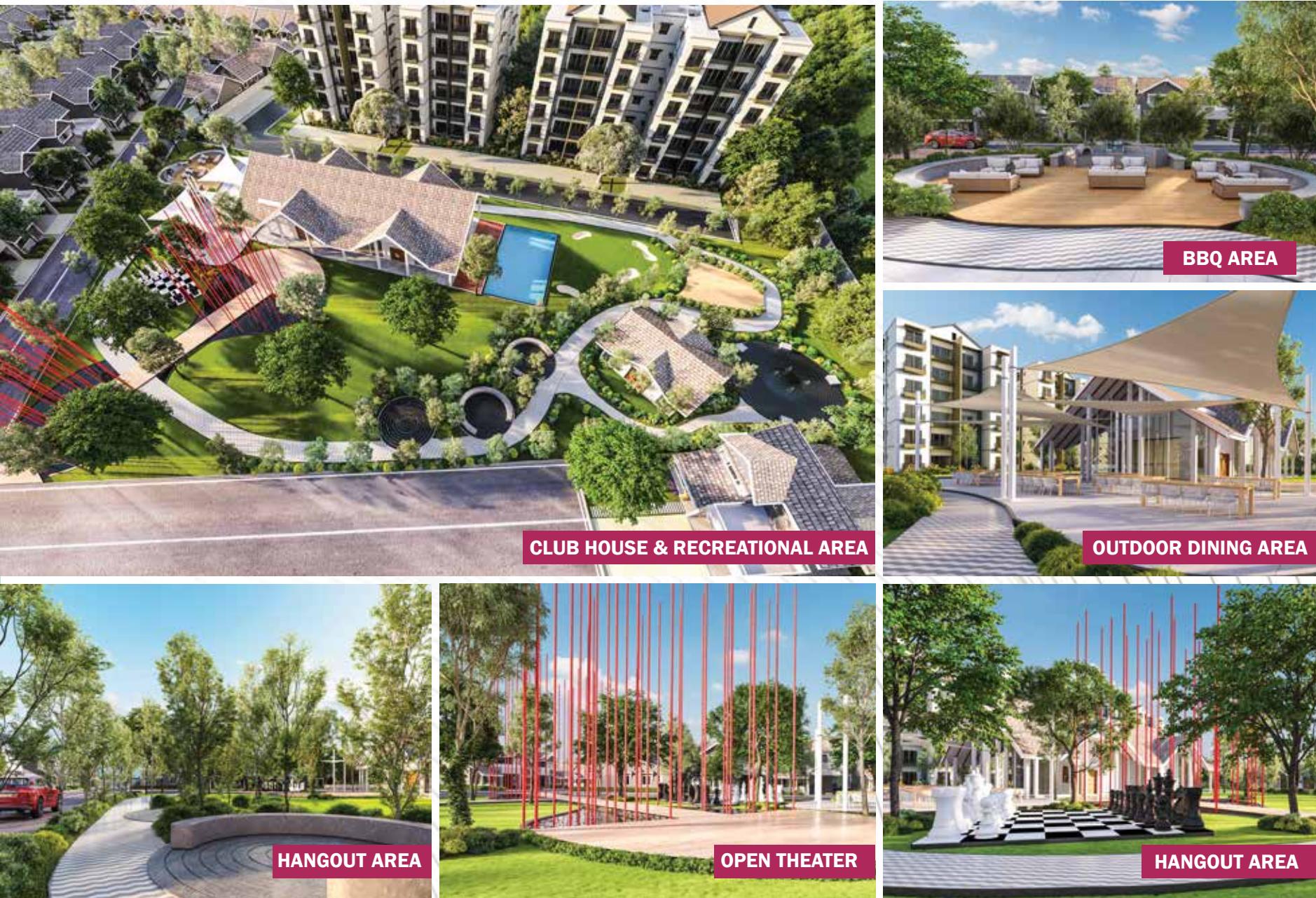
Greendale is where we welcome you to Sri Lanka's 1st ever retirement village with global standard resort activities.



# EXPERIENCE THE COMFORT OF CONVENIENCE!



**IN BETWEEN MALABE AND ATHURUGIRIYA**  
900m TO HIGHWAY INTERCHANGE ATHURUGIRIYA



Convenience is key when it comes to living a better life. It enables you to get the best out of life and make it happen. So, with easy access to the expressway and just 10 minutes to Colombo, Greendale ensures your absolute peace of mind in every way.

HERE AT GREENDALE,  
WE BRING LIFE IN STYLE.





# OUR WIDE RANGE OF RESORT FACILITIES THAT FACILITATES YOU TO LIVE MUCH MORE.

Greendale offers a comprehensive range of resort facilities designed to cater to the needs and interests of its residents. These facilities are planned and implemented in such a way to make you feel content, fulfilled and happy because that is what matters to us.

## LEISURE FACILITIES

- Heated Swimming Pool
- Fitness Studio
- Library
- Hobby Club (Card & Board Games - Poker, Snooker, Carrom, Chess)
- Social Outing Once A Month
- Shopping Trips Once A Week
- Meditation Deck
- Aerobics Area
- Yoga Area
- Party Lounge
- B.B.Q. Pavilion
- Steam Room
- Sauna
- Jogging Track
- Wellness Spa
- Newspaper Deliveries
- Animator

## ESSENTIAL FACILITIES

- Meal Supply Service
- House Keeping
- Mini Market
- Coffee Shop
- ATM Facility
- Bill Paying Facility
- Laundry
- Janitorial Service
- Gardening And Landscaping
- 24Hr Security
- Mobile And Transportation Services
- Application For Retirement Village Activities (App)
- Butler Service
- Drivers Facility

## COMMUNAL FACILITIES

- Communal Lounge
- Common Dining
- Communal Kitchen
- Nature Park
- Membership Of Greendale Club
- Enthusiastic Activity Planners (Birthday, Special Festivals, Etc.)
- Arranging Wellness Programs
- Planning Weekly Social Events For Greendale Club

## MEDICAL FACILITIES

- SOS (24x7) (Emergency) Bell Buttons Monitoring
- Medical Center
- Nursing Care
- Physiotherapy Area
- On Site Dietician Services
- Pharmacy
- On Call 24\*7 Doctor Service
- On Call Ambulance Service

## EXCLUSIVE AGE-FRIENDLY ARCHITECTURAL DESIGNS

- Installation Of SOS Emergency Bell Buttons In Bedroom
- Specially Designed Two-Way Live Audio Camera System
- Accessibility Of Wheelchair In And Around The Cottage
- Installation Of Grab Bars And Appropriate Measures To Prevent Falls
- Leisure Verandah Areas
- Personal Drying Area
- Provision To Bathe In Wheelchair
- Raised Toilet Seats With Additional Grab Bars
- Installation Of Safety Railings In Necessary Locations
- Hot Water Facility
- Solar Power Facility





LIFE STARTS AT RETIREMENT.  
SO, MAKE LIFE HAPPEN.



Retirement is a stage in life that marks the transition from the working years to a more relaxed lifestyle. It is a period of life where you pursue personal interests, travel and spend more time with yourself; and Greendale is not just a retirement village. It's the redefinition of it. So, redefining the concept of retirement village, we at Greendale, offer you unique retirement resort facilities and services with international standards.



WITH US, YOU WON'T  
GET JUST THE COTTAGE.  
BUT THE WHOLE  
EXPERIENCE OF IT.

Greendale offers an abundance of exceptional services. We always ensure the unmatched quality coupled with the best atmosphere for you! That is what makes us the catalyst in providing the best experience out there.



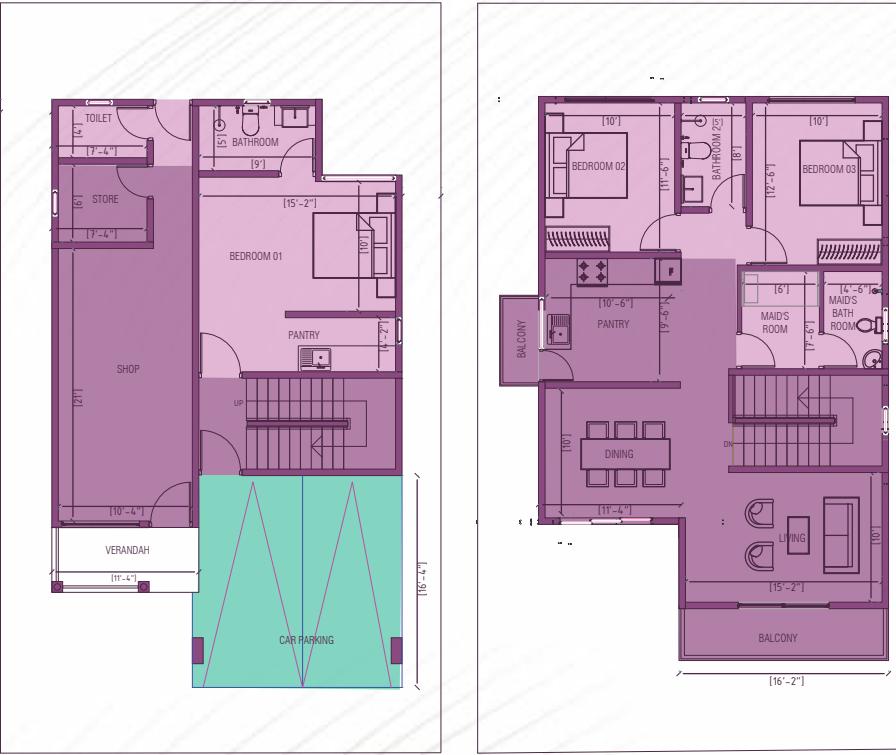
MAKE YOURSELF UNSTOPPABLE  
EVEN AFTER RETIREMENT  
AT GREENDALE COMMERCIAL SUITES



When you have a lot to share with the world, when you can make life happen, nothing will stop you from being unstoppable! So, the Greendale Commercial Suites is exclusively designed for the senior citizens who believe that retirement is a big step, not a sign to stop! With a spacious living space that you can turn it into your beautiful "home office space" where you can keep doing what you are great at.

# RETIREMENT COTTAGES LAYOUTS

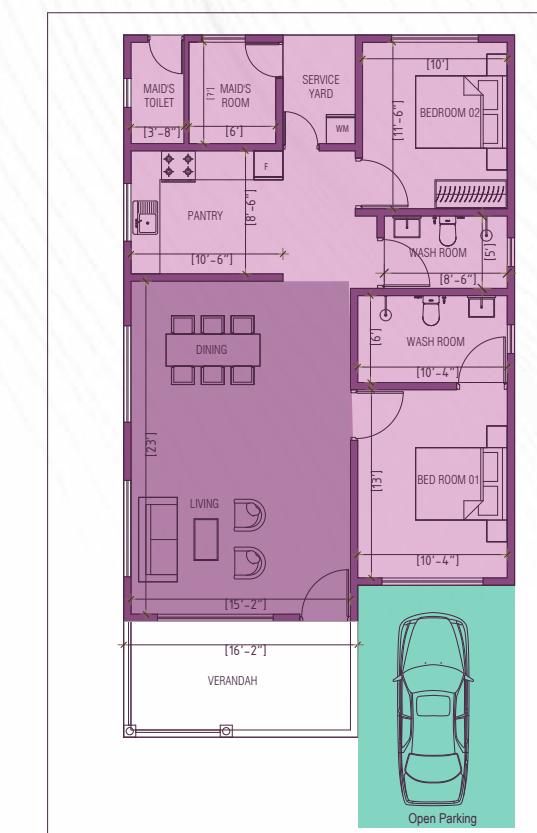
## 3 BR COMMERCIAL SUITE



• FLOOR AREA  
2125 SQ FT  
3 Bedrooms | 2 Bathrooms |  
Living+Dining | Kitchen |  
1 Toilet | Caretaker Facility |  
Store | Commercial area



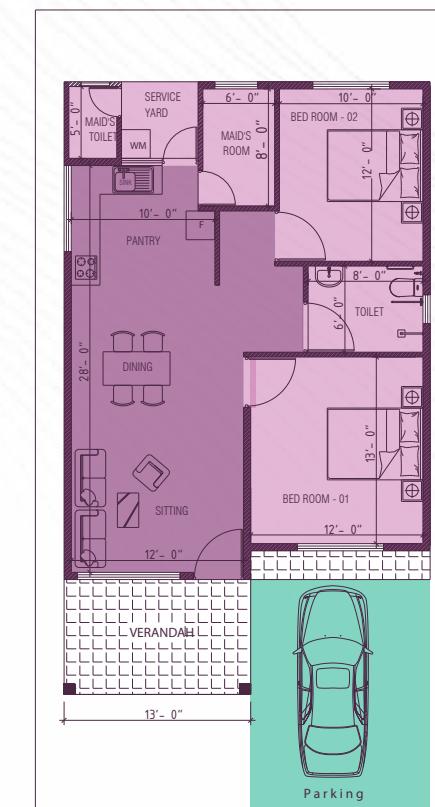
## 2 BR SINGLE STOREY COTTAGE



• FLOOR AREA  
1160 SQ FT  
2 Bedrooms | 2 Bathrooms |  
Living+Dining | Kitchen |  
Service Yard | Caretaker Facility



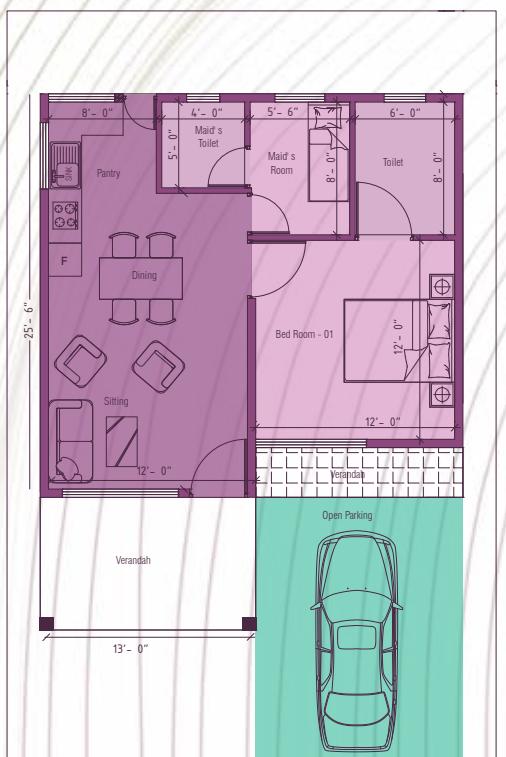
## 2 BR SINGLE STOREY COTTAGE



• FLOOR AREA  
960 SQ FT  
2 Bedrooms | 1Bathroom |  
Living+Dining | Kitchen |  
Service Yard | Caretaker Facility



## 1 BR SINGLE STOREY COTTAGE



• FLOOR AREA  
735 SQ FT  
1 Bedroom | 1 Bathroom |  
Living+Dining | Kitchen |  
Caretaker Facility



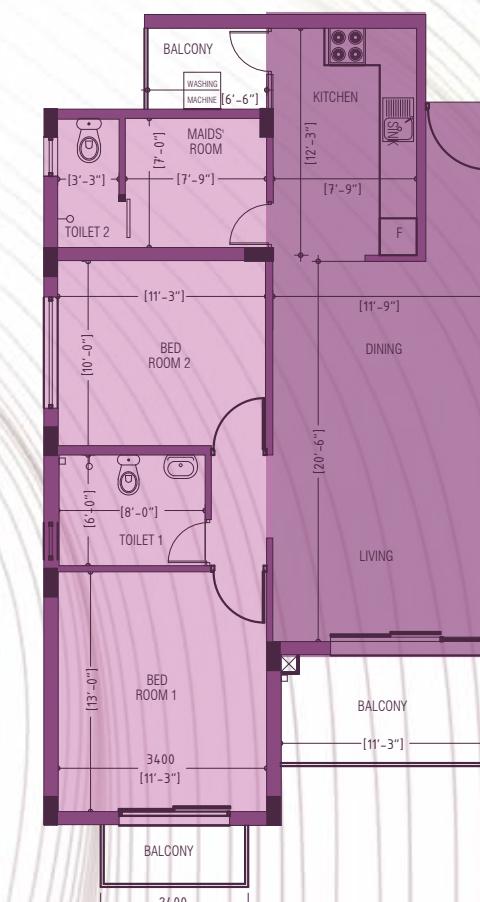
# RETIREMENT APARTMENTS LAYOUTS

## 1BR APARTMENT SUITE



• FLOOR AREA  
750 SQ FT  
1 Bedroom | 2 Bathrooms |  
Living+Dining | Kitchen |  
Caretaker Facility

## 2BR APARTMENT SUITE



• FLOOR AREA  
985 SQ FT  
2 Bedrooms | 2 Bathrooms |  
Living+Dining | Kitchen |  
Caretaker Facility

# RETIREMENT COTTAGES SPECIFICATION

## 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 cement blocks on walls as directed by the Architect.

## FINISHES

### FLOOR

Living, dining, bedrooms and other internal areas to be laid with floor tiles. Bathroom, balconies and terrace to be laid with non-slippery floor tiles.

### 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 the Architect

### BATHROOM WALLS

Bathroom walls to be laid with ceramic tiles for shower area and other areas and above the specified height to be plastered smooth and apply paint as appropriate.

### ROOF & CEILING

Roofing sheet on exposed rafters with sloping ceiling as directed by the Architect.

### PANTRY

Pantry unit to be supplied and fixed as directed by the Architect consisting of Granite / Quartz 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. All switches and sockets shall be available in the industry.

Provision for solar panel system shall be provided by the Developer. Provision of AC shall be provided for the master bedroom.

### LIGHT FITTINGS

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

### WATER SUPPLY

PVC cold pipe 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 and all required accessories to be provided for all bathrooms except maid's toilet. All fittings and accessories shall be available in the industry. Geyser unit shall be provided for master bathroom. 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, rear door, bedroom doors and bathroom doors to be out of Engineering Timber Door with timber frame, servant room and bathroom door to be out of Plywood with timber frame. All French and other windows, external bedroom and servant room doors are powder coated aluminum with necessary accessories as directed by the Architect.

### WATERPROOFING

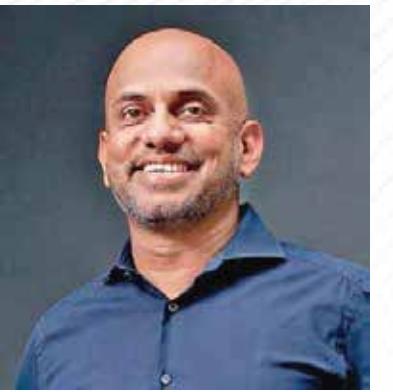
All bathroom floors and balconies are to be waterproofed by a reputed company with the 10 years warranty.

### TERMITE TREATMENT

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

### COLOR SCHEME - As directed by the Architect.

**EXTERNAL WORKS** - Landscaping work and interlocking paving shall be as designed by the Architect.



## PHILIP WEERARATNE

LEAD ARCHITECT PWA ARCHITECTS

## DESIGN INSPIRATION

Catering towards the population that are in search of continued care post retirement, the continuing care community (change to the name of the development) will aim to fulfill their needs on physical, mental and social well-being. Built around key concepts of Care, Life, Aesthetics and Nature, it will provide the utmost care for the residents. Care allows to create a sense of home, privacy and be community oriented; Life aims to make the space energetic and reinstate youthfulness in the users; Aesthetics enable to use a combination of muted color tones fused with visually appealing tones for the elderly; giving importance to Nature, elements of outside inside with strong visual connections were incorporated to create a pleasant and serene living. Offering the inhabitants a sense of home and place, elements inspired by the traditional Californian bungalow are merged with the key concepts to create a secure and peaceful residence in Athurugiriya.

LIFE STARTS AT RETIREMENT.  
SO, MAKE LIFE HAPPEN.



Homelands Skyline is a premier licensed real estate company in Sri Lanka with its own unique. As one of the flagship entities of Homeland holdings, we have remained rooted to bridge the gap between aspiration and achievement based on the unshakable foundation of uncompromising quality, complete customer satisfaction and unparalleled living experience.



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



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



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



Canterbury Gardens Apartments - Piliyandala  
No of units - 248  
Completed



Canterbury Golf Residencies - Piliyandala  
No of units - 264  
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



Santorini Residencies - Negombo  
No of units - 154  
Completion on 2023



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



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

**Total Number of Units 3100+**

# THE MOST ACHIEVING REAL ESTATE COMPANY IN SRI LANKA

Home Lands Group is currently Sri Lanka's largest residential real estate solutions provider, owning 45% 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 introduced the novel concept; resort living to the country.

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 CS1 grading for construction by the Construction Industry Development Authority (CIDA), for maintaining the highest standards in construction. The Group's flagship, Home Lands Skyline, bagged The Best Developer in Sri Lanka award at the PropertyGuru Asia Property Awards 2021 and then became **the first and only real estate company in Sri Lanka to be rated Fitch A (Ika) Stable** and thus the highest rated real estate company in the island.

Construction By -



Project By -

