



OUR CREDENTIALS

Fairway Holdings Group is a well-established home grown corporate renowned for its leadership in luxury vertical living developments and lifestyle enhancing products and services. With a visionary approach and a reputation for integrity and trust, the Fairway Holdings group is committed to maintaining the highest quality of standards in all we do. These strengths set us apart, and have helped us to be innovative and dynamic in providing luxury living solutions to our discerning customers.

The Fairway Group has an impeccable track record of successfully completed projects with over 300 luxury apartments already in the market with many more under construction. These projects have also been acknowledged for their construction excellence by the Institute of Construction Training and Development (ICTAD) in 2008 for 'Fairway On The Waterfront' and in 2010 for 'Fairmount Urban Oasis'. The Iconic Fairway SkyGardens with expansive vertical gardens and the unmistakable SkyGarden rooftop was completed in 2015. In addition to these three super luxury apartment projects, we developed and commissioned the Ascot building which is the first commercial property to have a fully automated car parking system and BP House, the Boy Scouts headquarters located in the CBD of Colombo.

In addition to the many projects we have completed, we have three ongoing projects which include a 181 room City Hotel scheduled to open in March 2016 in Colombo Fort and two apartment complexes. Elements by Fairway is a super luxury apartment complex scheduled to be completed in 2018. Fairway Galle is our first apartment complex outside the Colombo district. We ventured out of Colombo to the historic city of Galle with our first development under the Urban Homes banner and it is due to be completed in 2017.

In keeping with our legacy of revolutionising vertical living in this country, Fairway Holdings is proud to offer you our second urban vertical living project under our Urban Homes banner - Fairway Koswatta.



Fairmount
Urban Oasis



Fairway
SkyGardens



Fairway
On The Waterfront



BP House



Fairway Galle

- | | |
|------|------------------------------|
| 2007 | Fairway
On The Waterfront |
| 2008 | Ascot |
| 2010 | Fairmount
Urban Oasis |
| 2014 | BP House |
| 2015 | Fairway
SkyGardens |
| 2016 | ZMAX FAIRWAY
City Hotel |
| 2017 | Fairway Galle |
| 2018 | Elements
By Fairway |



Ascot



ZMAX FAIRWAY
City Hotel



Elements

FAIRWAY KOSWATTA

YOUR LIFE LONG DREAM

A SECURE DWELLING

THE COMFORT OF A NEW HOME

EVERYTHING YOU NEED WITHIN REACH

2/3 BEDROOM APARTMENTS





At least twice a week I am able to spend half an hour relaxing by practising yoga in the peace and quiet of the activity room in the early mornings. We have group yoga sessions in the weekend.



My husband works out at the gym everyday now. I join him once or twice a week. On other days I try to join the group aerobics or Zumba lessons organised in the activity room in the evenings.



With so many walking and jogging tracks close by, a healthy outdoor lifestyle is an opportunity to bond and spend time with family.

LIFE AT FAIRWAY KOSWATTA



We all feel closely connected in our new home and we are also connected to the world with high speed internet.



Celebrating birthdays is such a breeze now. The Function Hall is the ideal place for it. Thanks to the outside caterer and the building's janitorial staff, I am stress free when it comes to organising a party. For my birthday, I had a pool party with a couple of my dearest friends. A dip in the pool is a must for the kids every weekend. If they had their way they will play in the pool every day. I don't mind as it is safe inside the complex.



We feel happy, safe and secure in our Fairway Koswatta home. We are very proud that we were able to invest in a home like this.

Enjoying a meal at a restaurant with family, catching up with friends in a cafe and even shopping at a popular store are all within easy reach. So much to do, all nearby. It's fun living at Fairway Koswatta.



Supermarkets and grocery stores are right at my doorstep. My husband can pop into the supermarket even while I am cooking to get anything I need. It's almost like child's play.



FAIRWAY KOSWATTA



The architecture of Fairway Koswatta is in line with our trademark straight line and minimalist designs to ensure that interior spaces are maximised for comfort and practical living situations. This comes from years of dialog we have had with potential homeowners and their requirements and we put this experience to good use when designing our buildings. Spaces for built in wardrobes are provided in all rooms leaving enough flexibility for you to design the interiors of the rooms and reflect your own unique personality and style.

The kitchens are also designed in the same meticulous manner in order to maximise the usability of space through understanding the work process within a kitchen. Everything is at close reach and well thought out layouts of storage options will no doubt enhance your experience in our kitchens. You are sure to have a rewarding experience in preparing meals for your family or entertaining friends at home.

We follow the highest standards of environmental practices and incorporate energy efficient lighting and equipment which will benefit our homeowners in the long run. All rooms and living spaces are designed for maximum use of natural lighting and all the living spaces ensure your comfort and convenience. The cosy living rooms open out into balconies that overlook the surrounding areas with fabulous views of both the city and the mountains.

BUILDING DESCRIPTION

FOUNDATION & SUPERSTRUCTURE

Reinforced concrete pile foundation. The superstructure comprises reinforced concrete columns, beams, walls & slabs.

WALLS

All external walls & major walls are of reinforced concrete. Internal walls are of hollow cement blocks. Internal walls are smooth finished with emulsion paint. External walls are finished with polyurethane (PU) paint system carrying a 10 year warranty.

CEILINGS

Skim coated soffit or suspended ceiling finished with emulsion paint in all living & common areas.

FLOORS

Polished porcelain tiles in all living areas & semi polished porcelain tiles in all service areas & balconies.

DOORS

All doors are painted engineered timber doors. Fire rated doors for all main doors & public areas.

WINDOWS

All windows and external sliding doors are of tempered glass with UV stabilised tropicalised uPVC frames.

KITCHEN

Fully fitted state of the art imported kitchen cabinets with a standalone oven, hob with a hood & a washing machine is provided.

FIRE PROTECTION & DETECTION SYSTEM

Wet riser system with fire fighting hose reels & fire extinguishers at each level. Fire & gas detection and protection systems are present throughout the building.

ELECTRICITY

National grid with prime rated back up generators for all apartments and common areas.

BATHROOMS

Porcelain floor & wall tiles up to ceiling level, shower cubicle, shower, washbasin, WC, mirror, mixer taps, hand bidet shower, towel rail & toilet paper holder.

AIR CONDITIONING & VENTILATION

Master bedrooms are equipped with inverter air conditioners & ceiling fans. Toilets are mechanically ventilated & fitted with extractor fans.

ELEVATORS

Four elevators including two service elevators.

PARKING

One carport per apartment.

VISITOR CAR PARKING

Ample visitor parking.

TELECOMMUNICATION & INTERNET

Telephone (1 line) provided in living area. High bandwidth internet connection.

MASTER ANTENNA TELEVISION SYSTEM (MATV)

Cable & local TV channels.

WATER SUPPLY

Mains supply. Hot water in all toilets.

LP GAS

LP gas on tap with gas detection system.

SEWAGE & WASTE WATER DISPOSAL

State of the art sewage treatment plant with outflow recycled and rainwater harvested for gardening.

GARBAGE DISPOSAL

Garbage chute located on every floor. Temperature controlled collection point & a storage room on the ground floor.

SECURITY SYSTEM

24 hour security with access control.

COMMON FACILITIES

Full length swimming pool, kiddies pool, state of the art gymnasium, function hall, rooftop terrace, kids play area, activity room for yoga, aerobics & exercise classes & a games room with a pool table, etc.

NOTE: Adequate facilities have been provided for the building management office, rest rooms & toilets for security, janitorial staff and drivers.

LOCATION MAP FAIRWAY KOSWATTA



Map not to scale*



PROJECT FACTS

TYPE:

Apartment Complex

ADDRESS:

No: 500, Thalangama North, Koswatta, Battaramulla
Sri Lanka.

DEVELOPER:

Fairway Urban Homes (Pvt) Ltd.

ARCHITECT:

Mohan Silva

Avant-Garde Urban Design Partnership
No: 30/6, Bagatalle Road, Colombo 3.

CONTRACTOR:

MAGA Engineering (Pvt) Ltd.

No: 200, Nawala Road, Narahenpita, Colombo 5.

BUILDING:

20 Storey Building

STATUS:

To be completed in 2019

BUILDING CONFIGURATION:

2 and 3 Bedroom apartments
with one carport for each apartment

PAYMENT:

Bank Loans and Flexible Payment Plans

Fairway Urban Homes (Pvt) Ltd.
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