



 **latitude**
by FAIRWAY

A great address, aesthetic appeal
and streamlined designs
for practical living.

Contents

The Fairway Proposition	02
Latitude	05
Living spaces	06
Enjoy every aspect of Latitude	09
Location & convenience	10
Fact sheet	12

The Fairway Proposition

The benefit of owning a Fairway property is threefold. It encompasses the Fairway Legacy, the Fairway Advantage and the Fairway Returns. Our Legacy is founded on our experience and in-depth understanding of our customers needs and desires gathered over 12 years while creating over 1000 highly acclaimed living spaces.

Our Advantage is the combination of the latest construction technology and partnerships with the country's best contractors, technology providers and consultants. Our long-term partnerships ensure consistent quality.

All these result in homeowners enjoying above market rate returns, which is what we call the Fairway Returns.



Winner
– ICTAD Award for Construction Excellence (2008)



Winner
– ICTAD Award for Construction Excellence (2010)

Fairway Galle

Conveniently located near the exit from the Southern Expressway, this property is within close proximity to the iconic Galle Fort, which is constantly abuzz with tourism, art and literary festivals. Homeowners also have exclusive use of a private beach front club house.



The Fairway on the Waterfront

Completed in 2007, the Fairway Properties pilot project was constructed on the edge of the picturesque Diyawanna Lake. The epitome of luxury living, this magnificent 20 storey luxury apartment complex is a space that set new standards for urban vertical living.

The Fairmount – Urban Oasis

Completed in 2010, Fairway Properties combined exquisite design with unparalleled services and an enviable lifestyle. Nestled within lush greenery, the building rises 31 storeys high, offering stunning views of the surrounding areas and the lake. Other than being a resplendent architectural delight, The Fairmount also comes complete with a rooftop infinity pool. Living at the Fairmount is truly a one-of-a-kind experience.



The SkyGardens

The SkyGardens is the third luxury residential highrise by Fairway Properties. Built amidst acres of lush green foliage and wetland forests, the SkyGardens features a wide range of resort like amenities making life at the SkyGardens a truly unique experience. This truly unique 'space in the sky' was completed in July 2014.

The Elements

An array of the latest innovations and creative design brought together to create a new dimension to luxury vertical living. Designed with the idea of bringing the great outdoors into your living space. The residents also have access to the Fairway Sports Complex – the country's first stand alone sports complex for apartment dwellers.



Fairway Koswatte

This property is surrounded by scenic beauty, secluding you from the hustle and bustle of the city, while offering you easy access to multiple highway exits at both Athurugiriya and Kaduwela. With many proposed road projects underway, residents will soon be able to cut their travel time in half. Complete with modern amenities, its apartments are designed to offer an optimal and comfortable living space while providing an excellent investment option.



Latitude

Our newest project in Kirulapone, backed by over 12 years of experience in catering to the needs and lifestyles of homeowners like you, is everything it promises to be and more. From location to design, from utility value to aesthetic appeal, Latitude incorporates it all.

Most importantly, Latitude by Fairway comes to you at an affordable price with the promise of high returns on investment. This is probably why some Fairway homeowners have opted to invest in more than one living space. With several payment options to help you acquire the home you long for, you could be one of our newest residents.

With designs offering maximum living space, 2 and 3 bedroom Latitude apartments are created with quality eco friendly materials that are meant to last. Our intention is to ensure that you come home every day to a place you'll be proud to call home. This property incorporates a gym, swimming pool, supermarket and a host of other amenities for your added convenience.

Living spaces

Fairway Properties meet the needs of modern lifestyles. The distinguishing features echoed in Fairway residences are their straight-line architecture and minimalistic design.

The layouts are well-thought-out, with attention to tiny details, one such example would be as to which way a bedroom door should open so as to not offer a direct view of the interior. When investing in Latitude by Fairway, you can choose between 2 and 3 bedroom apartments to suit your requirements, with timber and tile flooring.





Enjoy every aspect of Latitude

The mélange of features that exudes sophisticated elegance and environmentally friendly building materials blend together harmoniously to create your ideal home, meeting the highest standards of safety and excellence.

Your perfect home also takes into consideration maintenance and cost effectiveness. The energy saving LED lighting in your home along with natural lighting and airflow in public areas minimizes energy consumption. Double glazed glass utilized for the windows offers you sound proofing and provides heat insulation. Moreover, the front door is fire-rated engineered timber while gas and fire detection systems are in place throughout the building for added safety. The state-of-the-art imported pantry cupboards come complete with a hood, hob and microwave oven.

Even the fixtures such as taps and door-handles conform to the most stringent quality tests while enhancing the total visual appeal. All these meet with the Fairway promise of attention to detail.

Location & convenience

This property, located on High Level Road, places you, the homeowner, in an enviable neighbourhood. Drive out of the premises and you're in the heart of town. Restaurants and boutique stores at the arty Stratford Avenue are literally a few minutes walk away. Furthermore, schools, offices, hospitals and places of worship are all within close proximity of Latitude, so you're bound to spend less time on the road and more time with your family.



Fact sheet

Type

Highrise luxury apartment building

Address

Latitude by Fairway
No. 7, High Level Road, Kirulapone
Colombo 05

Developer

Fairway Latitude (Pvt.) Ltd.

Title

Freehold

Status

Anticipated completion end 2020

Building Configuration

136 units
Each floor contains 8 apartments
3 floors for parking

Shared facilities

Swimming pool
Gymnasium
Supermarket
Rooftop BBQ & recreational area

Payment

Bank loans
Flexible payment plans



Site Address: No. 7, High Level Road, Kirulapone, Colombo 05.

Call 0117423423 to reserve your apartment.

www.latitude.lk