

...a pinnacle beyond



FAIRWAY
GALLE

PENTHOUSE

..ideals, attained



...some expectations stretch beyond the ordinary, they demand the ultimate; the very best. With panoramic views across the heritage city of Galle - the vibrant Southern hub of culture and creativity; and imbued with all the luxuries that your lifestyle requires, this is your hidden treasure, the perfect sanctuary from the cares of life - a penthouse like no other.

180° panorama



...splendour, unveiled



...open spaces indoors and out, with views of distant horizons to gaze at - day or night. The formal living and dining area leads out to an open terrace on two sides. The private roof garden is your personal haven - perfect to enjoy the vast starry skies at night, or a glorious sunset.





...wine and dine in style, whether you are hosting a formal dinner or a casual get-together. The spacious dining room also features picture windows that enhance the whole ambience of graceful splendour enabling you to savour the scenery to best advantage.



...comforts, abundant



...sumptuous living at its best. The master bedroom is spacious and gracefully furnished with a luxury ensuite bathroom; and there are two additional bedrooms with a separate bathroom as well. Beautiful views are, of course, standard in every room.





For day to day living, the lower floor is designed with all the comforts and space you need to relax and enjoy just as you are. A living and dining room with a TV area, and a terrace to enjoy your meals outdoors. There is also an additional room ideal as a study/office space.





Whether you turn out gourmet cuisine or simple meals for family and friends, a fully equipped, state of the art imported kitchen is yours with all the fittings and features you need. Exquisitely designed and complete with extra details, it is indeed a kitchen of dreams.

...access to private beach clubhouse at Unawatuna



FEATURES AND AMENITIES:

P1 & P4 Penthouses

- Apporx. 3,000 Sq.Ft duplex penthouse
- Master bedroom with ensuite bathroom
- 3 bedrooms
- Formal living & dining area
- Maid's bathroom / shower
- Private roof garden
- Family living & dining area
- Fully fitted state-of-the-art imported kitchen
- Utility room
- 2 Parking ports - Provision for electric car charging
- Limited number of additional carports also available for purchase

P2 & P3 Penthouses

- Apporx. 3,000 Sq.Ft duplex penthouse
- Master bedroom with ensuite bathroom
- 2 bedrooms
- Formal living & dining area
- Office/Study room
- Private roof garden
- Family living & dining area
- Fully fitted state-of-the-art imported kitchen
- 2 Parking ports - Provision for electric car charging
- Limited number of additional carports also available for purchase

Doors: Main entrances will be fire-rated painted engineered timber doors / internal doors are semi solid painted engineered timber doors.

Windows & external sliding doors: All windows and external sliding doors are tempered glass with UV stabilized /tropicalized uPVC frames.

Lighting: Energy saving LED light fittings.

Air Conditioning & ventilation: Multi split type inverter air conditioners and ceiling fans.

Fire Protection and Detection System: Wet riser system with fire fighting hose reels and fire extinguishers at each level.

LP Gas: LP gas on tap to kitchen with gas detector system.

Security System: 24-hr security with access control system.

Sewage and Waste Water Disposal: Sewerage treatment plant with outflow recycled and rainwater harvested for gardening.

Garbage Disposal: Garbage room located on every floor, with a temperature controlled collection point at ground floor.

Common Facilities: Access to private beach clubhouse at Unawatuna, swimming pool, kids' pool, tennis courts, squash court, recreational areas, gymnasium, jogging track, spa, mini mart and helipad.

Adaquate facilities have been also provided for the building management office, rest rooms and toilet for security, janitorial staff, maids and drivers.

**Images used in this brochure are for visual representation only.*



www.fairwaygalle.com



FAIRWAY
PROPERTIES

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