THE LAND OF THE KINGS

KANDY - SRI LANKA

DYNASTY

RESIDENCE - KANDY

First High-end Lifestyle Residency in Kandy

TALES OF A DYNASTY

A resplendent little island in the vast Indian Ocean, exotic Sri Lanka's glorious beauty has attracted many names in ancient times, including Taprobane, Serendib, Simoundou, Thambapanni and the **Pearl of the Indian Ocean.**

Sri Lanka's history is swathed in the rich regalia of royalty, of sophisticated kingdoms ruled by erudite kings and queens where education, religion and science thrived. Sri Lanka's kingdoms had their genesis when Queen Kuveni beguiled the Indian Prince Vijaya on his arrival in the island in 543 BC. Thus began a succession of kingdoms that saw each reigning monarch set up architectural marvels from Anuradhapura, Polonnaruwa, Sigiriya, Jaffna to Kotte and finally Kandy, which was the last bastion of a Sri Lankan king, before it was colonised by the British.

And it is in Kandy that our story begins...

Sri Vikrama Rajasingha
Last King of Sri Lanka

The Kandyan kingdom began with the reign of King Sena Sammatha Vikramabahu in the 15th century. The beautiful city carried the name Senkadagala to truly reflect the meaning of 'The great city of Senkadagala of growing resplendence'. The city of Kandy kept transforming, taking on the hues of different kingdoms to be called Kanda Udarata - the land on the mountain, Candea - as shortened by the Portuguese and eventually Maha Nuwara - Great City. King Vikramabahu birthed a dynasty that retained the Great City - the line of succession was strong, powerful and learned, and Kandy stood strong for centuries; through the colonization of the rest of the island by three powerful western nations.

The palace itself was a monument to the kingdom, standing strong and regal amid strife. The architecture mirrored that richness of scholarly learning and powerful strength, abundant riches, age old culture and most of all, the strength of people that kept the last kingdom of the country, standing strong and tall.

When the Kandyan dynasty did fall, it is said that it was with inexplicable courage and bravery. There was a strength that emanated from this kingdom that continues to reflect in the rolling green hills and blue waters that pay homage to the Temple of the Tooth Relic which houses Lord Buddha's tooth, enthroned majestically in the center of the city. Today, it is a UNESCO World Heritage Site but it is a city that has transformed into a buzzing metropolis with focus on contemporary living, and yet, pays tribute to the centuries of religious and dynastic influences that envelope it in an aura of majestic magnificence that remains unique to this last hill capital of Sri Lanka.

'King Vikramabahu birthed
a dynasty that retained its name of being a Great City'

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YOUR DREAM HOME

READY FOR OCCUPANCY

Actual View of Construction

TRANSFORMING THE FACE OF A DYNASTY

- **Kandy's first luxury residential apartment development**
- **Located five minutes from the planned Colombo-Kandy Expressway (90 min)**
- **Penthouses with own private sky gardens for entertainment with golf putting**
- **Duplex sky villas overlooking the Mahaweli River, first ever in Sri Lanka**
- **All apartments designed to enjoy scenic river & mountain views, deemed ideal for retirement**
- **Rooftop jogging track (170m long), to keep your healthy lifestyle**
- **First in Sri Lanka to build a residential apartment project under the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) Gold certification**

Where the green hills converge and calm waters flow; where temple bells toll and imperial elephants roam; where ancient chants and regal architecture form the perfect backdrop for the bustle of a living city; this is the city that will soon begin to transform and don a different hue, as it has done over centuries that told stories of dynasties.

Structured on the majestic persona that is retained strongly within this hill capital, the need to move this transforming city into a contemporary phase is vital. Retaining the serenity and tranquility that has always been ingrained in the persona of this royal kingdom, Kandy's great heritage will have an added elegance as the first ever integrated real estate project begins changing the landscape. Overlooking the flowing waters of Sri Lanka's longest river the Mahaweli, where elephants perform their daily bathing and the Knuckles mountain range as well as the Hantane range, the vista of panoramic views seen from both "Dynasty Residence" and the "Royal Palace Hotel" is akin to live within an "Oasis of tranquility".

Nestled just minutes away from the Kandy-Colombo Expressway, Dynasty Residence and the Royal Palace Hotel will add a touch of elegance into the landscape along with a dynasty of a different stature that will soon emerge to change the skyline of the city of Kandy.

Dynasty Residence and Royal Palace Hotel
The first ever integrated development project that promises to blend the regal grandeur of an ancient kingdom with modern contemporary city living brought about by world-class architectural designs.

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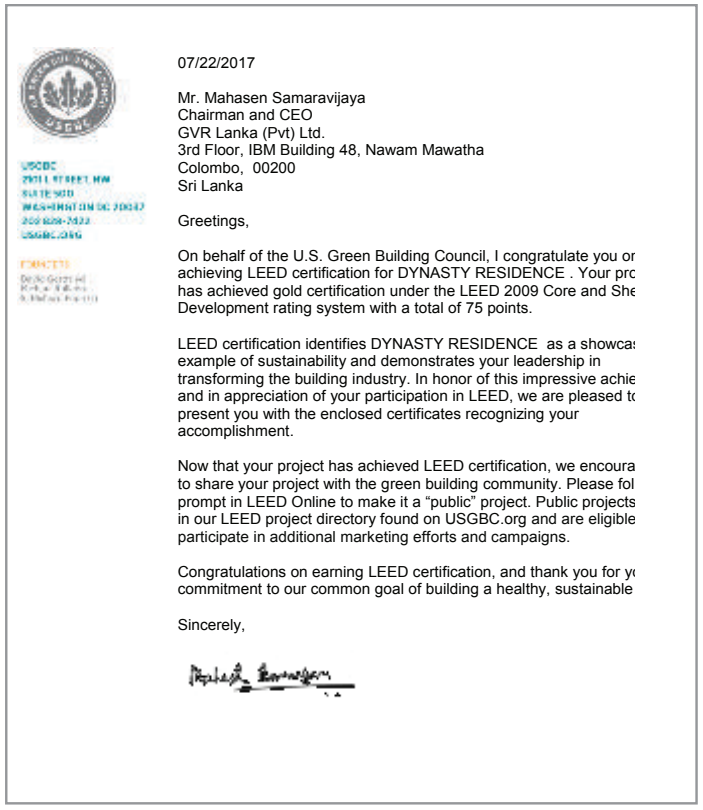
IN HARMONY WITH NATURE

SRI LANKA'S FIRST AND ONLY RESIDENTIAL APARTMENT TO WIN U.S. GREEN LEED CERTIFICATION



07/22/2017

Mr. Mahasen Samaravijaya
Chairman and CEO
GVR Lanka (Pvt) Ltd.
3rd Floor, IBM Building 48, Nawam Mawatha
Colombo, 00200
Sri Lanka

Greetings,

On behalf of the U.S. Green Building Council, I congratulate you or
achieving LEED certification for DYNASTY RESIDENCE . Your prc
has achieved gold certification under the LEED 2009 Core and She
Development rating system with a total of 75 points.

LEED certification identifies DYNASTY RESIDENCE as a showca
example of sustainability and demonstrates your leadership in
transforming the building industry. In honor of this impressive achie
and in appreciation of your participation in LEED, we are pleased t
present you with the enclosed certificates recognizing your
accomplishment.

Now that your project has achieved LEED certification, we encoura
to share your project with the green building community. Please fol
prompt in LEED Online to make it a "public" project. Public projects
in our LEED project directory found on USGBC.org and are eligible
participate in additional marketing efforts and campaigns.

Congratulations on earning LEED certification, and thank you for y
commitment to our common goal of building a healthy, sustainable

Sincerely,

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“An Oasis of Tranquility”

Concept Design

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"As a proud product of Kandy myself, it is deeply satisfying and indeed exciting for me to see others who hail from this great city invest in its beautification and development. As such, it is with great pride that I wholeheartedly offer my support and best wishes to the project developers; Mr. Mahasen Samaravijaya and Mr. Mohan Chandramohan in partnership with Sanken Construction in this endeavour."

- Muttiah Muralitharan

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Rooftop with the common Jogging track &
penthouses sky gardens for entertainment with golf putting

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Lobby area

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PERSONAL KINGDOMS WITHIN A DYNASTY

The 93 luxury residential apartments are exclusive, contemporary and indulgent with an uncompromising focus on detail that truly makes these residences an **"Oasis of Tranquility"**. The landscaped gardens, infinity pools, rolling terraces, cascading water features and a touch of Kandyan ancestry enrich the seventeen floors.

Dynasty Residence comprises of 24 one bedroom apartments, 23 two bedroom apartments, 37 three bedroom apartments, and 05 four bedroom duplex style sky villas for the 1st time in Sri Lanka. It also includes 4 penthouses with their very own private gardens with golf putting and entertainment areas opened to the sky, designed with utmost creativity and practicality, seen with walk-in closets, modern amenities, dry & wet kitchen concept and contemporary bathrooms replete with panoramic mountain & river views.

The uniquely designed rooftop overlooking the breathtaking panoramic views of the surrounding mountains and the majestic Mahaweli River, has a common jogging track of 170m with viewing decks. The private Sky Gardens of the Penthouses are designed for entertainment purposes including golf putting.

Whether it's a relaxing walk on the rooftop jogging track, a swim in the infinity pool, exercising at the fully equipped gymnasium overlooking lush greenery and river views, Dynasty Residence is your personal kingdom that is the epitome of luxury and comfort.

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LIVE LIKE A KING

It's your own personal palace, replete with all the luxuries of regal living. Simply enter through the canopy of trees and into the spaciousness of a glass foyer with a view of the varied hues of green beyond, and travel into a little piece of paradise where all floors are landscaped, infusing the beauty of nature right up into the sky.

Tasteful and elegant, the one bedroom apartments comprise a master bedroom with en-suite bathroom, living and dining rooms, a cozy yard, outdoor terrace and a kitchen.

Also are the two bedroom apartments, equally elegant in their creative interiors, with a master bedroom and en-suite bathroom, living and dining spaces, an inviting yard and an outdoor terrace. The second bedroom too has its own bath facilities.

The three bedroom – panoramic 180^0 view villas, include a spacious master bedroom with a 180^0 view with en-suite lifestyle bathroom enhanced with views of the mountains/river, expansive living and dining spaces coupled with large balconies and an outdoor garden. Model number C1 & C7 three bedroom villas has a lavish dry/wet kitchen concept. The unit also includes a maid's room with a toilet and a separate entrance to the wet kitchen along with a study space attached to the yard, overlooking the landscaped balcony.

Luxury living takes a glamorous turn with the introduction of Duplex Style Sky Villas for the first time in Sri Lanka. Capturing the spectacular view of the Mahaweli River taking the curve from Katugastota Bridge which flows down from the central hills all the way towards the Eastern Coast.

A kingdom in the sky is where we position our Penthouse Villas, which is truly the sparkling jewel in the crown. Uncompromising luxury and captivating views, the penthouses are all about indulging in a lifestyle fit for royalty. The courtyard is landscaped with trees and varied greenery. Each Penthouse comes with a Jacuzzi and a staircase leading to their very own private sky garden. Comprising of four to five spacious bedrooms including a master bedroom with en-suite bathroom, a mini bar, the living and dining rooms are tasteful, while the wet and dry kitchens will make gourmet cooking a true pleasure. The exclusive private sky gardens of the penthouses are designed for entertainment purposes including golf putting with their own scenic vistas which add to this kingdom's allure.

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1 BEDROOM

MAHAWELI AND HUNNASGIRIYA MOUNTAIN RANGE VIEWS

TYPE - A1

TOTAL AREA = 756.60 (ft^2) / 70.29 (m^2)

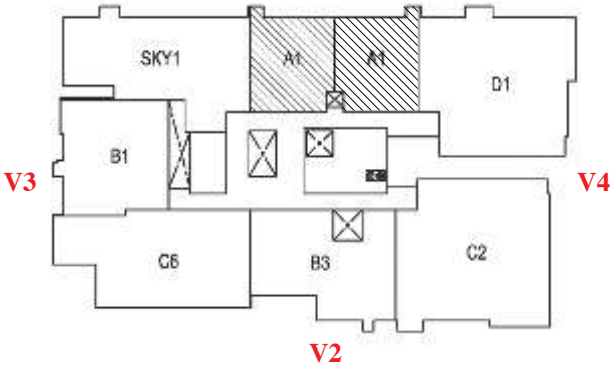
NO. OF UNITS = 12

V1

LOCATION
L18
L17
L16
L15
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5

RDC ARCHITECTS PTE LTD

V1



N

KEY PLAN

THIS KEY PLAN IS NOT SCALE

V1 - Right view V3 - Front view

V2 - Left view V4 - Back view

● - Location

Actual View

TYPE - A2

TOTAL AREA = 756.60 (ft^2) / 70.29 (m^2)

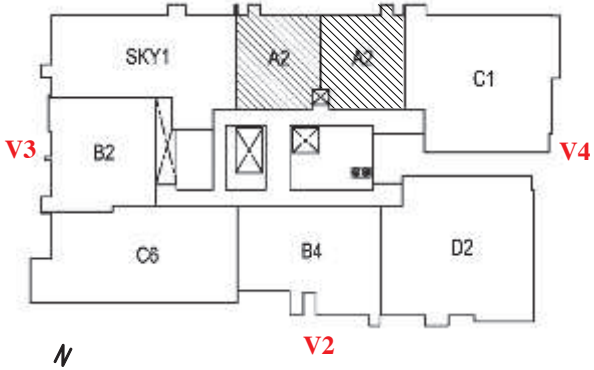
NO. OF UNITS = 12

V1

LOCATION
L18
L17
L16
L15
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5

RDC ARCHITECTS PTE LTD

V1



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KEY PLAN

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2 BEDROOM
WITH RIVER FRONT VIEWS

V3

LOCATION
L18
L17
L16
L15
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5

TYPE - B1

TOTAL AREA = 1166.70 (ft²) / 108.39 (m²)

NO. OF UNITS = 05

V3

LOCATION
L18
L17
L16
L15
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5

TYPE - B2

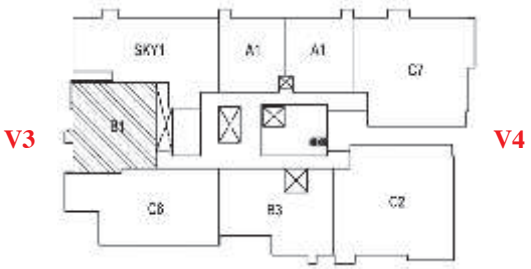
TOTAL AREA = 1166.70 (ft²) / 108.39 (m²)

NO. OF UNITS = 06

V1

V3 V4

V2



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KEY PLAN

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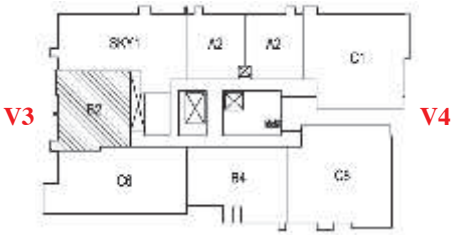
Actual View

V3

V1

V3 V4

V2



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KEY PLAN

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V1 - Right view V3 - Front view

V2 - Left view V4 - Back view

● - Location

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Master Bedroom of a 2 bedroom unit

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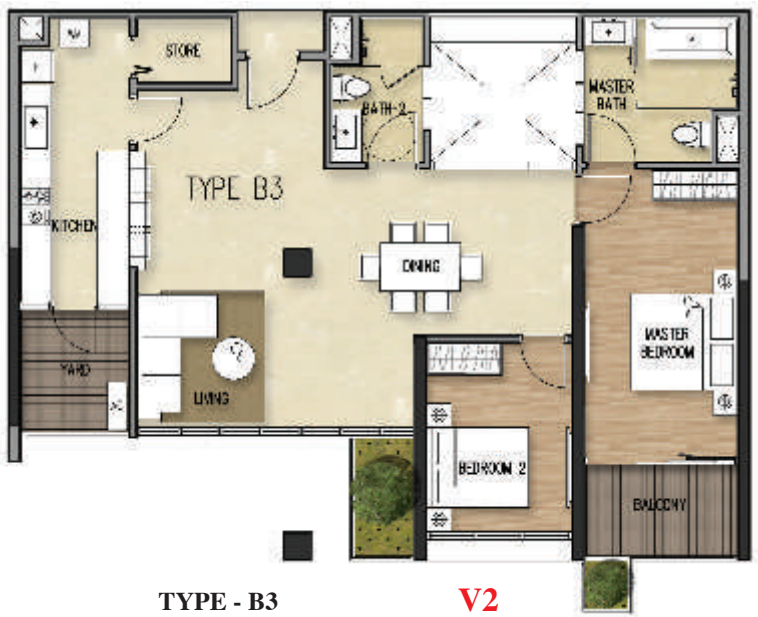
2 BEDROOM

RIVER FRONT, MAHAWELI RIVER AND HANTHANA MOUNTAIN RANGE VIEWS



LOCATION
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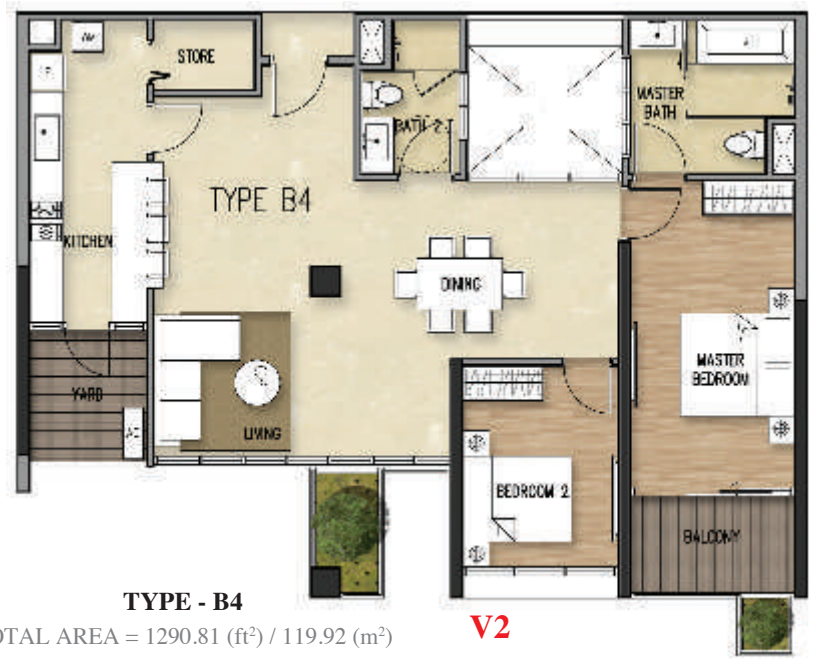
RDC Architects PTE LTD

TYPE - B3 **V2**

TOTAL AREA = 1287.15 (ft^2) / 119.58 (m^2)

NO. OF UNITS = 05



LOCATION
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L17
L16
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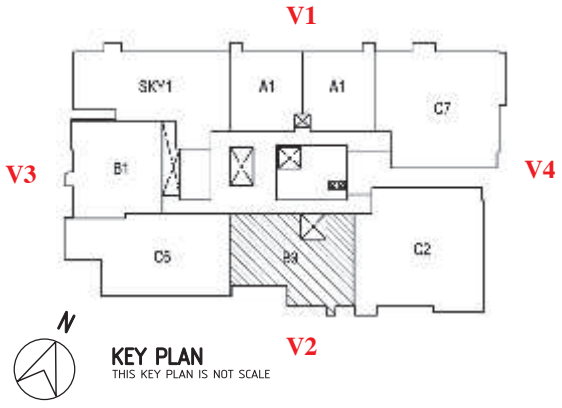
RDC Architects PTE LTD

TYPE - B4

TOTAL AREA = 1290.81 (ft^2) / 119.92 (m^2) **V2**

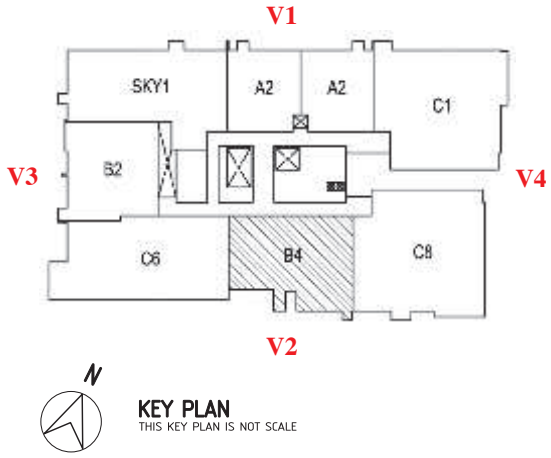
NO. OF UNITS = 06



V1 - Right view **V3 - Front view**

V2 - Left view **V4 - Back view**

● - Location



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2 BEDROOM

RIVER FRONT, MAHAWELI RIVER AND HANTHANA MOUNTAIN RANGE VIEWS

V2

LOCATION
L18
L17
L16
L15
L14
L13
L12
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L8
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L5

RDC ARCHITECTS PTE LTD

TYPE - B5

TOTAL AREA = 1338.92 (ft²) / 124.39 (m²)

NO. OF UNITS = 01

KEY PLAN

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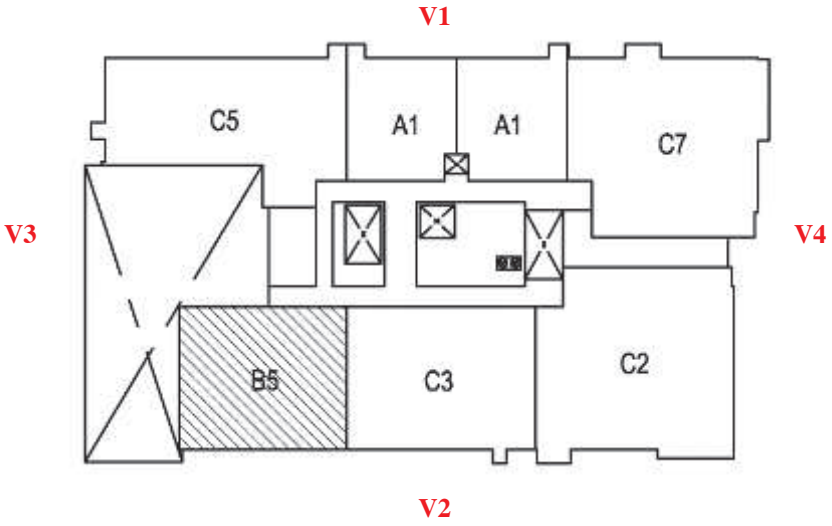

V1 - Right view **V3 - Front view**

V2 - Left view **V4 - Back view**

● - Location

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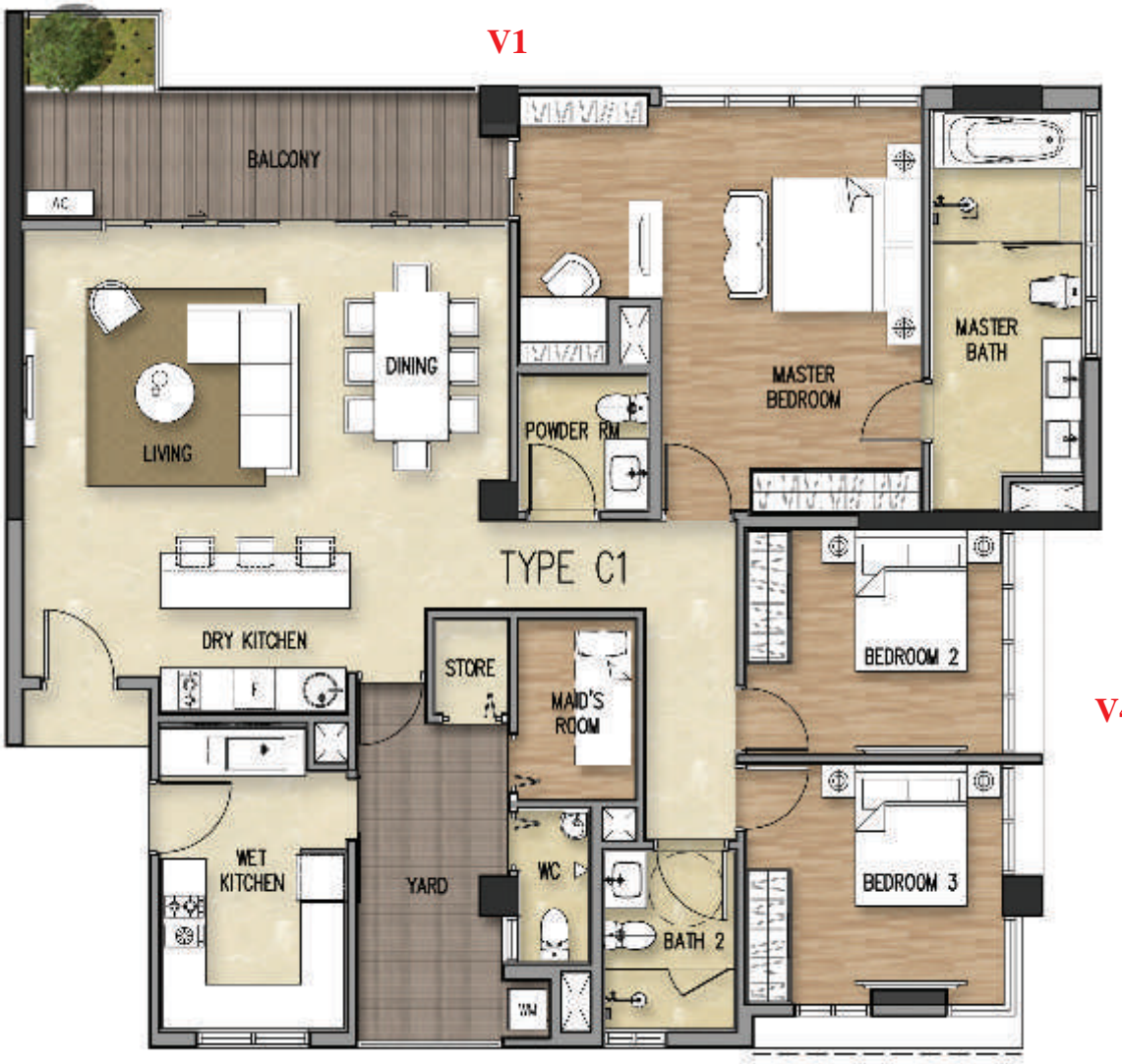
3 BEDROOM (PANORAMIC - 180⁰ - VIEW VILLA)

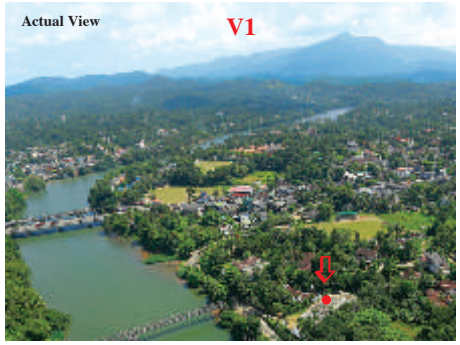
HUNNASGIRIYA AND KNUCKLES RANGE MOUNTAIN VIEWS WITH RIVER VIEWS

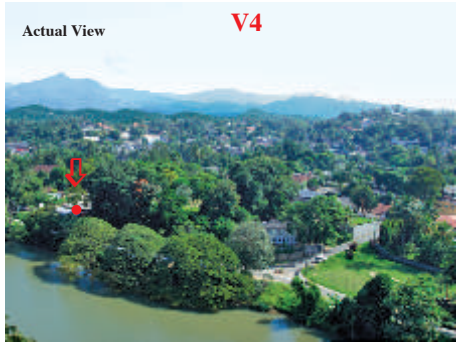


TYPE - C1

TOTAL AREA = 1907.90 (ft²) / 177.25 (m²)

NO. OF UNITS = 06

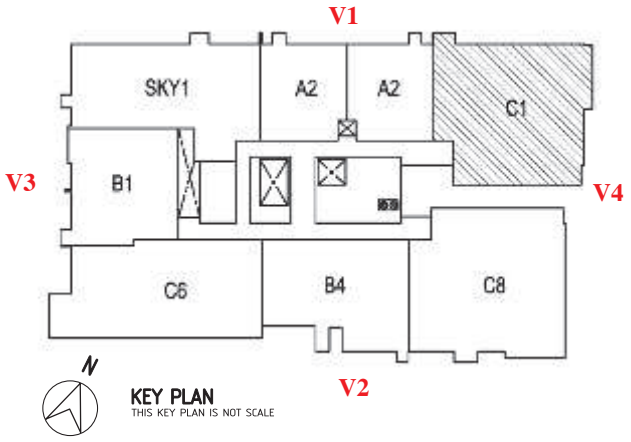




V1 - Right view V3 - Front view

V2 - Left view V4 - Back view

● - Location



LOCATION
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RDC ARCHITECTS PTE LTD

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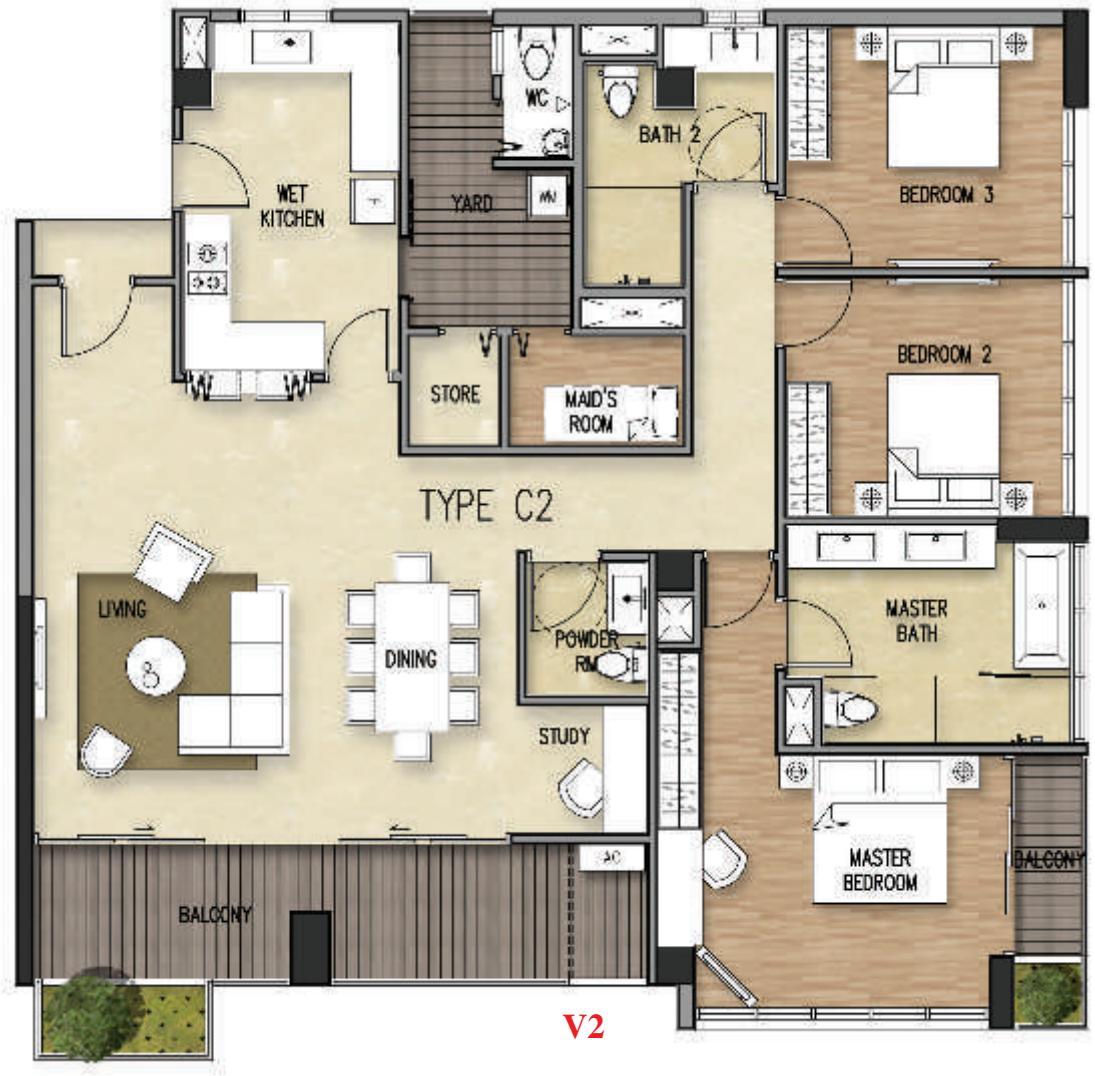
3 BEDROOM (PANORAMIC - 180⁰ - VIEW VILLA)

HANTHANA AND HUNNASGIRIYA MOUNTAIN RANGE VIEW WITH LONG MAHAWELI RIVER VIEW



TYPE - C2

TOTAL AREA = 2028.67 (ft²) / 188.47 (m²)

NO. OF UNITS = 06

KEY PLAN

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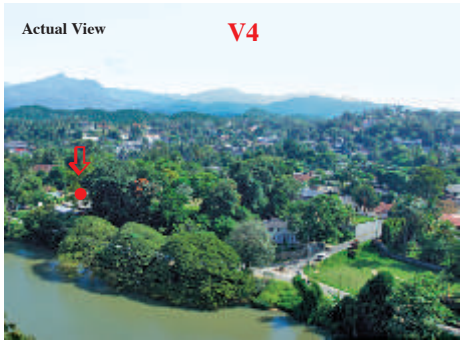

LOCATION
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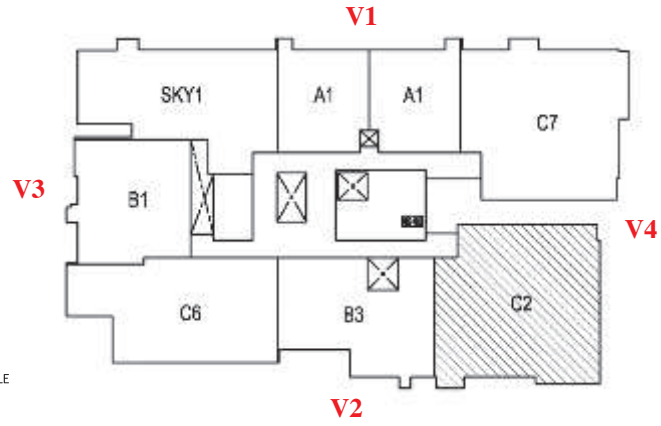
RDC ARCHITECTS PTE LTD

V1 - Right view **V3** - Front view

V2 - Left view **V4** - Back view

● - Location



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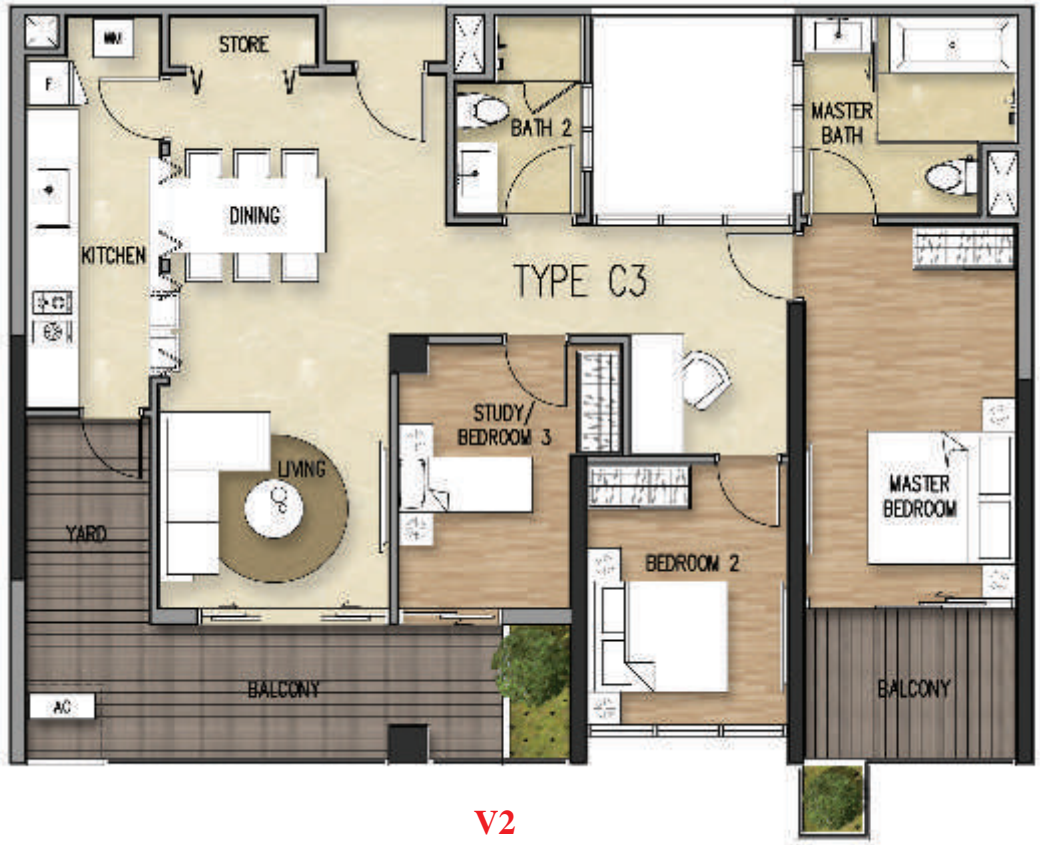
3 BEDROOM
GARDEN VIEW WITH A LARGE OUTDOOR BALCONY

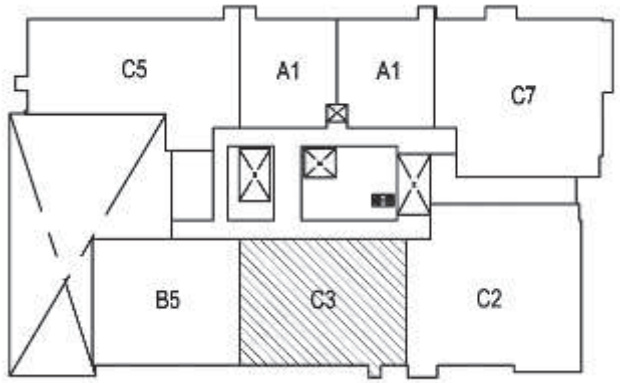


V2

Actual View

V2

V1



V3 V4

V2

LOCATION
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L14
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L7
L6
L5

TYPE - C3

TOTAL AREA = 1442.58 (ft^2) / 134.02 (m^2)

NO. OF UNITS = 01

V1 - Right view V3 - Front view
V2 - Left view V4 - Back view
● - Location

N

KEY PLAN
THIS KEY PLAN IS NOT SCALE

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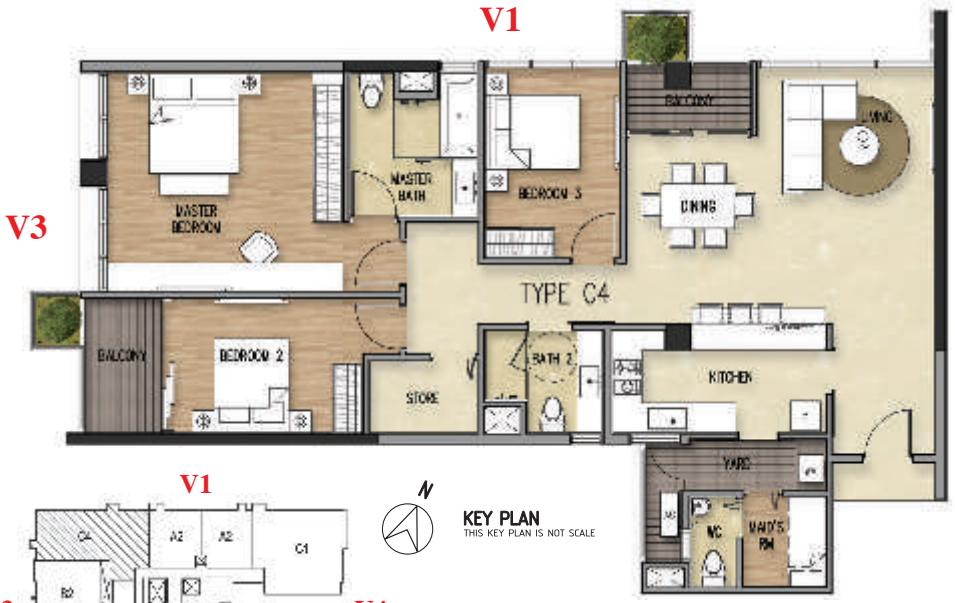
3 BEDROOM (RIVER VIEW VILLA)

RIVER FRONT AND MOUNTAIN VIEWS



KEY PLAN
THIS KEY PLAN IS NOT SCALE

TYPE - C4

TOTAL AREA = 1614.91 (ft^2) / 150.03 (m^2)

NO. OF UNITS = 01

LOCATION
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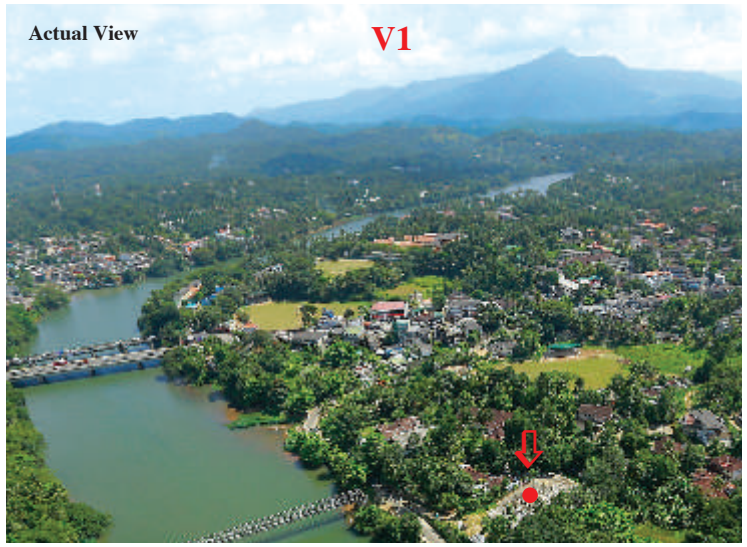
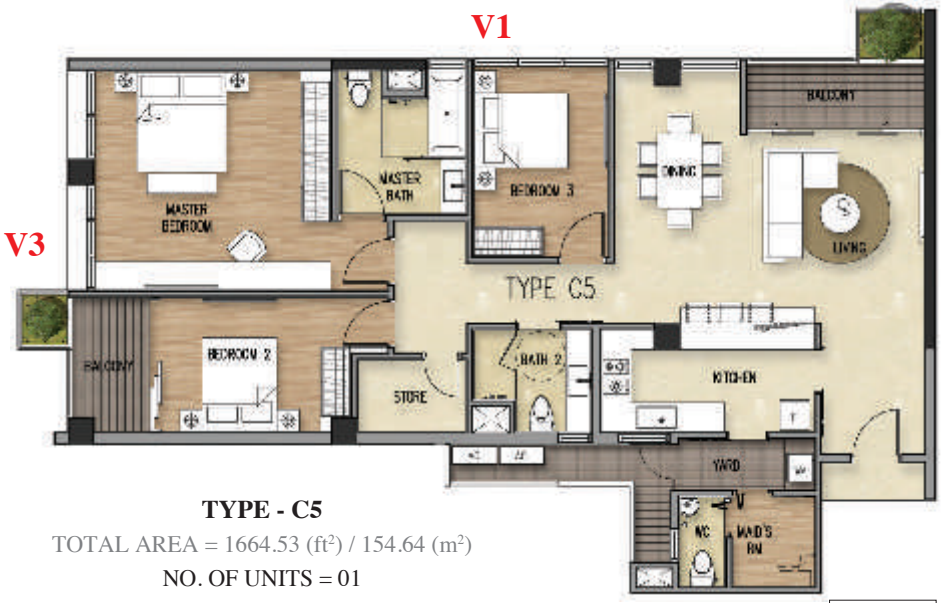
L5

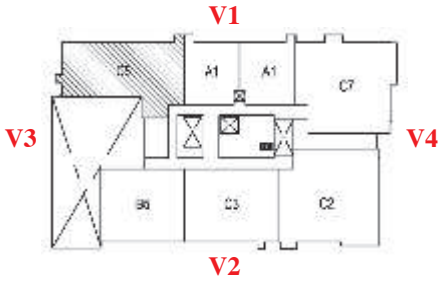




TYPE - C5

TOTAL AREA = 1664.53 (ft^2) / 154.64 (m^2)

NO. OF UNITS = 01



KEY PLAN
THIS KEY PLAN IS NOT SCALE

LOCATION
L18
L17
L16
L15
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5

V1 - Right view V3 - Front view

V2 - Left view V4 - Back view

● - Location

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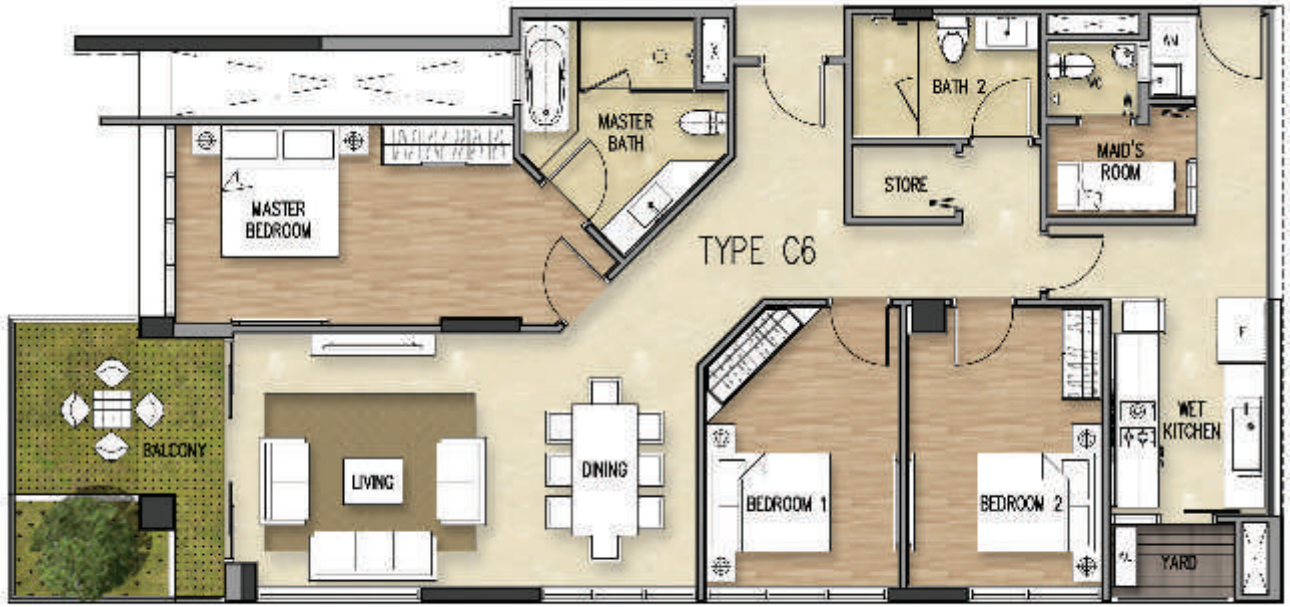
3 BEDROOM (PANORAMIC - 180⁰ - VIEW VILLA)

VIEWS HERE BRINGS AN OASIS OF TRANQUILITY FEELING - MUST SEE!

V3



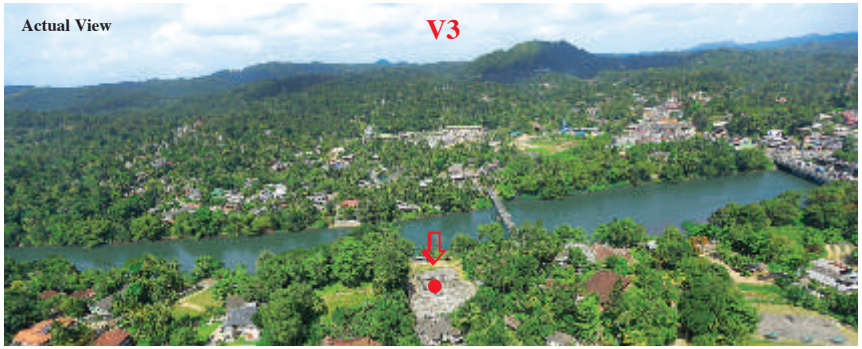
V2

Actual View

V2

Actual View

V3



TYPE - C6

TOTAL AREA = 1689.40 (ft²) / 156.95 (m²)

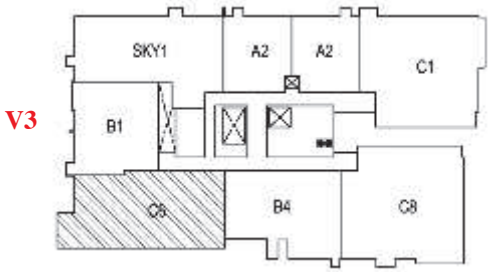
NO.OF UNITS = 10

N

KEY PLAN

THIS KEY PLAN IS NOT SCALE

V1



V3

V4

V2

LOCATION
L18
L17
L16
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L8
L7
L6
L5

RDC ARCHITECTS PTE LTD

V1 - Right view V3 - Front view

V2 - Left view V4 - Back view

● - Location

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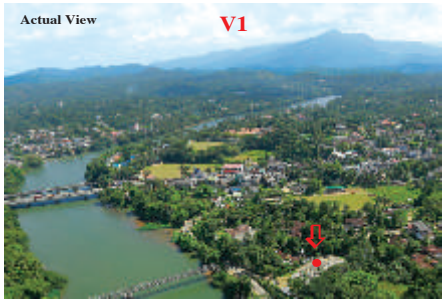
3 BEDROOM (PANORAMIC - 180⁰ - VIEW VILLA)

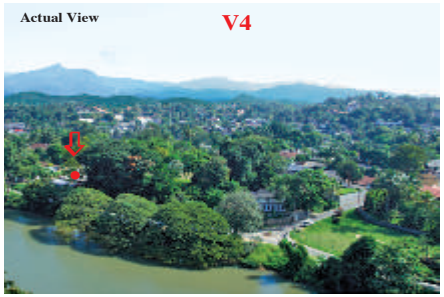
FAMOUS HUNNASGIRIYA MOUNTAIN WITH RIVER VIEWS & KNUCKLES RANGE

TYPE - C7

TOTAL AREA = 1915.55 (ft²) / 177.96 (m²)

NO. OF UNITS = 06





V1 - Right view V3 - Front view
V2 - Left view V4 - Back view
● - Location

LOCATION
L18
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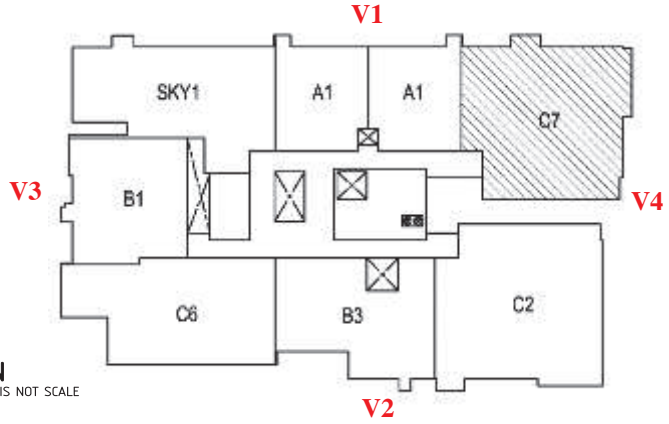
RDC ARCHITECTS PTE LTD



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KEY PLAN
THIS KEY PLAN IS NOT SCALE

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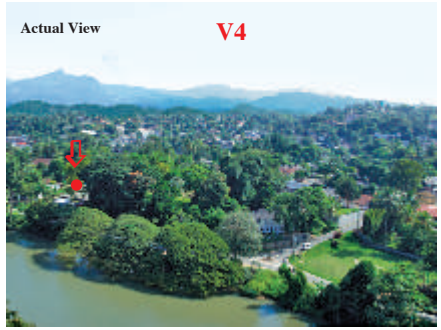
3 BEDROOM (PANORAMIC - 180⁰ - VIEW VILLA)

LONG MAHAWELI RIVER VIEWS WITH HANTHANA MOUNTAIN RANGE AND KNUCKLES RANGE

TYPE - C8

TOTAL AREA = 2026.41 (ft²) / 188.26 (m²)

NO. OF UNITS = 06



LOCATION
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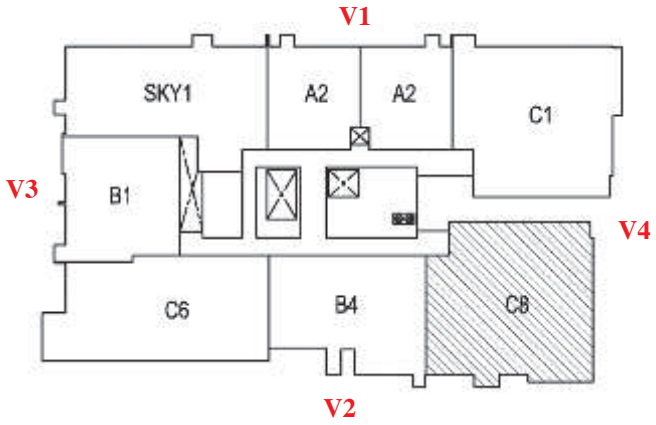
RDC ARCHITECTS PTE LTD

V1 - Right view **V3 - Front view**

V2 - Left view **V4 - Back view**

● - Location



KEY PLAN

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VILLAS IN THE SKY

Luxury living takes a glamorous turn with the introduction of duplex style sky villas for the first time in Sri Lanka. Capturing the spectacular view of the Mahaweli river taking the curve from the Katugastota bridge which flows down from the central hills all the way towards the eastern coast.

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4 BEDROOM - DUPLEX SKY VILLA PENTHOUSES

LARGE BALCONIES WITH BIG WINDOWS TO ENJOY BEAUTIFUL MOUNTAIN RANGES AND RIVER VIEWS

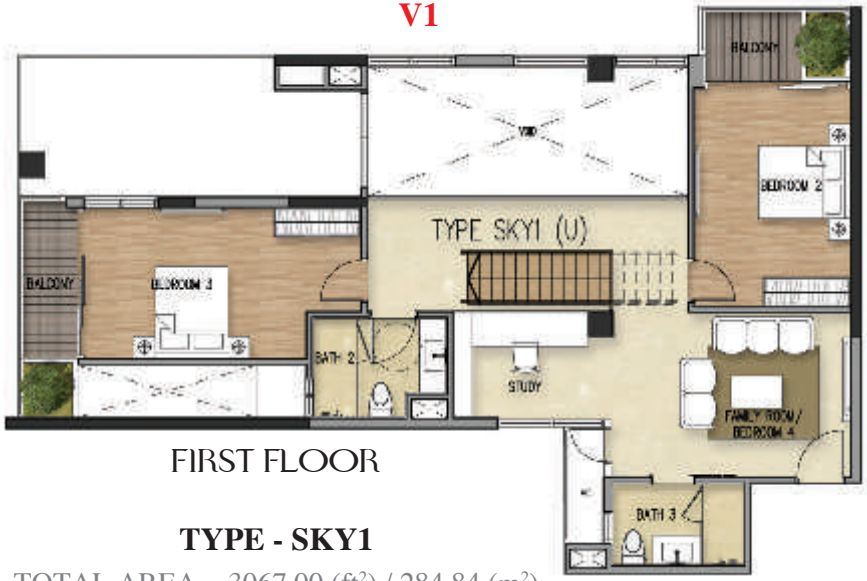
V1

V3

GROUND FLOOR

V1

V3



FIRST FLOOR

TYPE - SKY1

TOTAL AREA = 3067.00 (ft^2) / 284.84 (m^2)

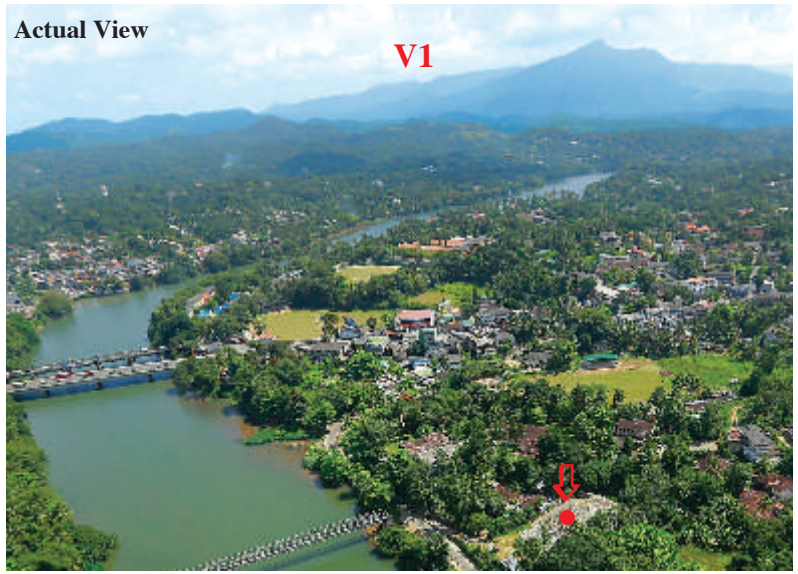
NO. OF UNITS = 05

Actual View

V3

Actual View

V1



LOCATION
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L5

RDC ARCHITECTS PVT LTD

V1 - Right view V3 - Front view

V2 - Left view V4 - Back view

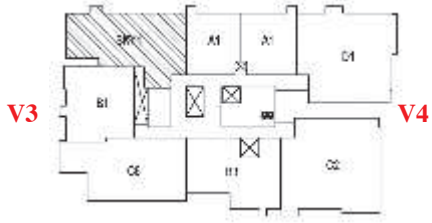
● - Location

KEY PLAN

THIS KEY PLAN IS NOT SCALE

V1

V3



V4

V2

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A KINGDOM IN THE SKY

A kingdom in the sky is where we position our Penthouse Villas, which is truly the sparkling jewel in the crown. Uncompromising luxury and captivating views, the penthouses are all about indulging in a lifestyle fit for royalty. The courtyard is landscaped with trees and varied greenery. Each Penthouse comes with a Jacuzzi and a staircase leading to their very own private sky garden. Comprising of four to five spacious bedrooms including a master bedroom with en-suite bathroom, a mini bar, the living and dining rooms are tasteful, while the wet and dry kitchens will make gourmet cooking a true pleasure. The exclusive private sky gardens of the penthouses are designed for entertainment purposes including golf putting with their own scenic vistas which add to this kingdom's allure.

Rooftop penthouses units with private sky gardens, golf putting and an entertainment area

One of a king design

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Dining area of a Penthouse unit

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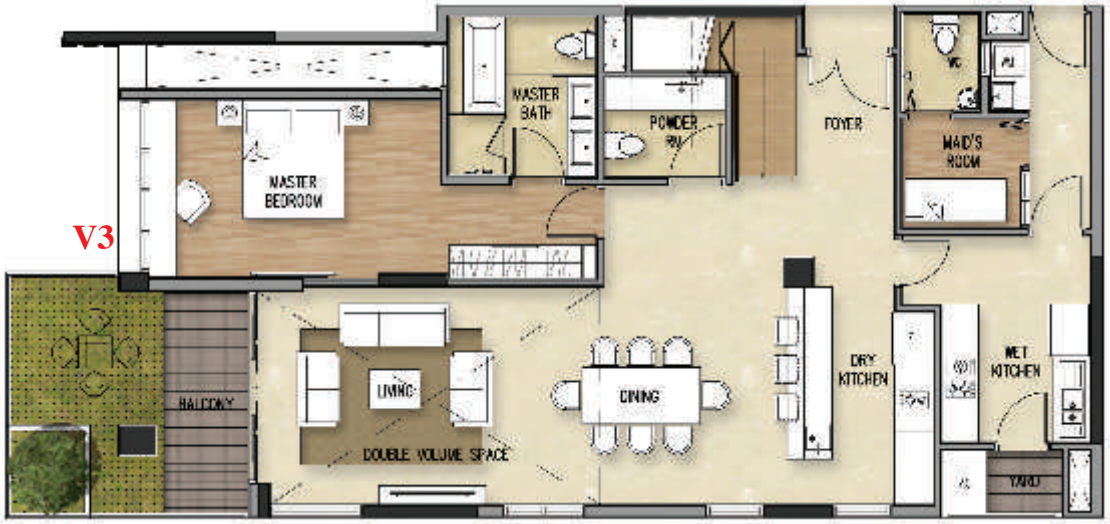
4 BEDROOM TRIPLEX PENTHOUSE SKY VILLA

WITH PRIVATE ROOFTOP GARDEN FOR GOLF PUTTING AND ENTERTAINMENT AREA



GROUND FLOOR

TYPE - PH1

TOTAL LIVING AREA = 3510.47 (ft^2) / 326.13 (m^2)

ROOF TERRACE AREA = 1637.16 (ft^2) / 152.09 (m^2)

OVERALL AREA = 5147.63 (ft^2) / 478.22 (m^2)

NO. OF UNITS = 01

LOCATION
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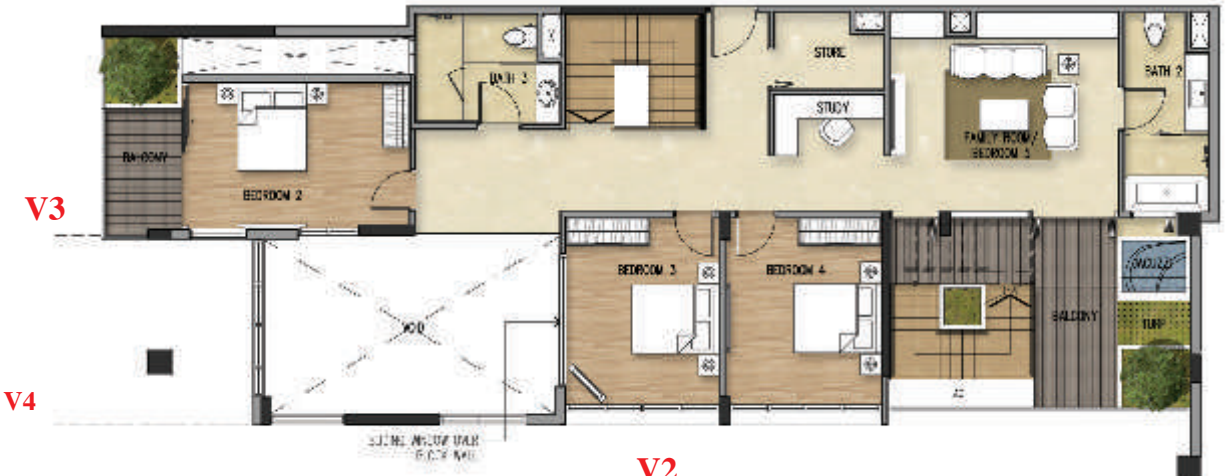
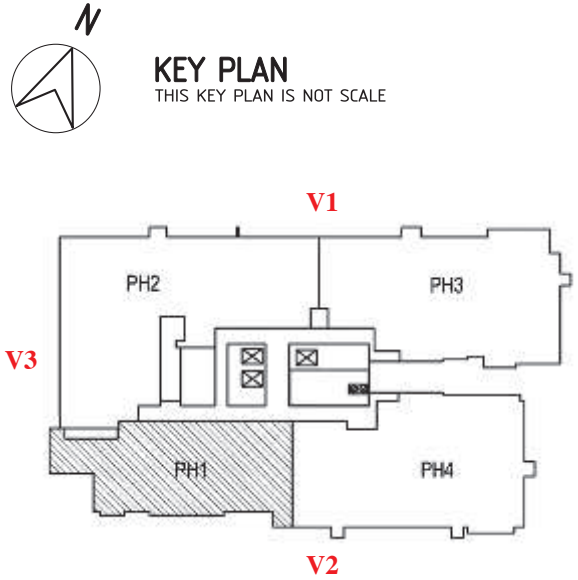


FIRST FLOOR



V1 - Right view V3 - Front view

V2 - Left view V4 - Back view

● - Location

TYPE - PH1 (PAGE 1 OF 2)

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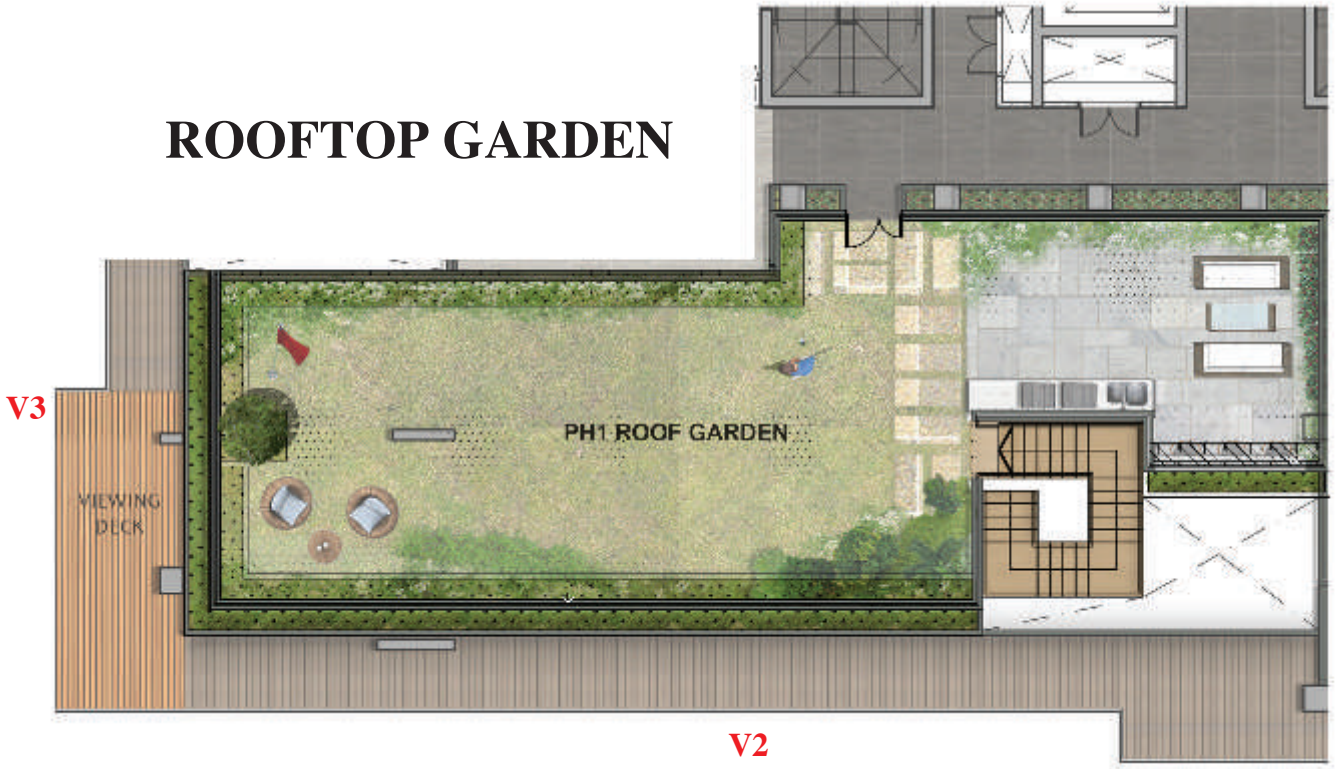
4 BEDROOM TRIPLEX PENTHOUSE SKY VILLA

MOST BEAUTIFUL MOUNTAINS AND LONG RIVER 290⁰ VIEWS - "OASIS OF TRANQUILITY"

ROOFTOP GARDEN



TYPE - PH1

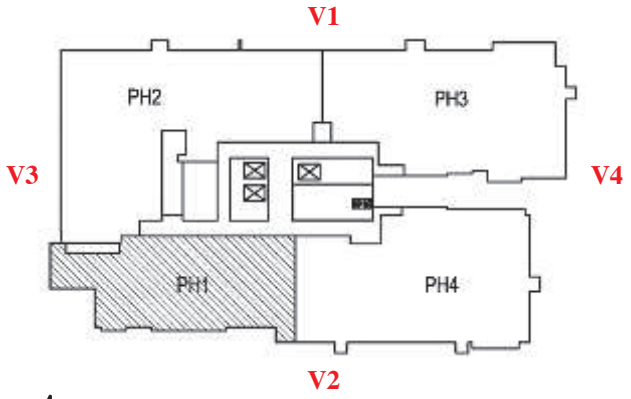
ROOF TERRACE AREA = 1637.16 (ft2) / 152.09 (m2)

18th - Floor

V1 - Right view **V3** - Front view

V2 - Left view **V4** - Back view

● - Location



KEY PLAN

THIS KEY PLAN IS NOT SCALE

TYPE - PH1 (PAGE 2 OF 2)

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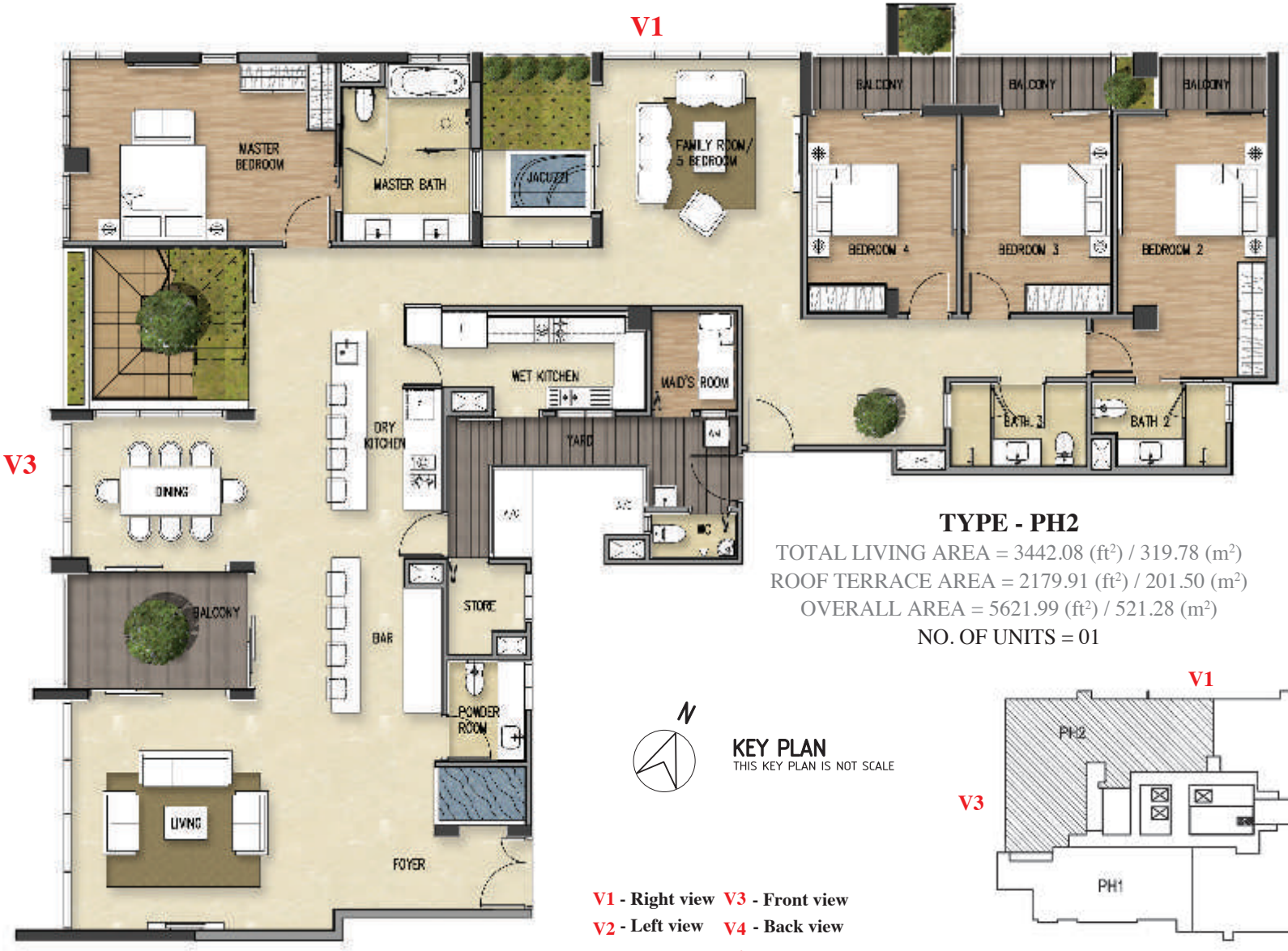
4 BEDROOM DUPLEX PENTHOUSE SKY VILLA
WITH PRIVATE ROOFTOP GARDEN



TYPE - PH2

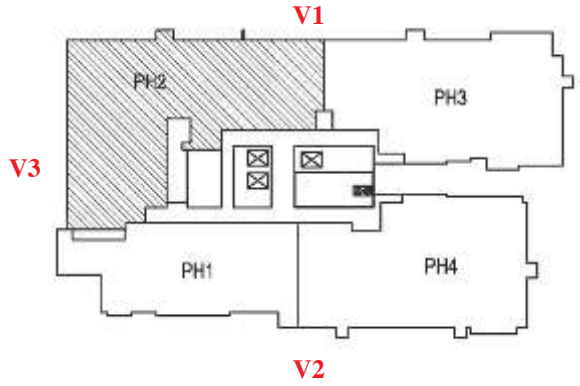
TOTAL LIVING AREA = 3442.08 (ft^2) / 319.78 (m^2)

ROOF TERRACE AREA = 2179.91 (ft^2) / 201.50 (m^2)

OVERALL AREA = 5621.99 (ft^2) / 521.28 (m^2)

NO. OF UNITS = 01

KEY PLAN
THIS KEY PLAN IS NOT SCALE



V1 - Right view **V3 - Front view**
V2 - Left view **V4 - Back view**
● - Location

LOCATION
L18
L17
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RDC ARCHITECTS PTE LTD

TYPE - PH2 (PAGE 1 OF 2)

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4 BEDROOM DUPLEX PENTHOUSE SKY VILLA
WITH PRIVATE ROOFTOP GARDEN - 290⁰ VIEWS

V1

V3

TYPE - PH2

ROOF TERRACE AREA = 2179.91 (ft2) / 201.50 (m2)

NO.OF UNITS = 01

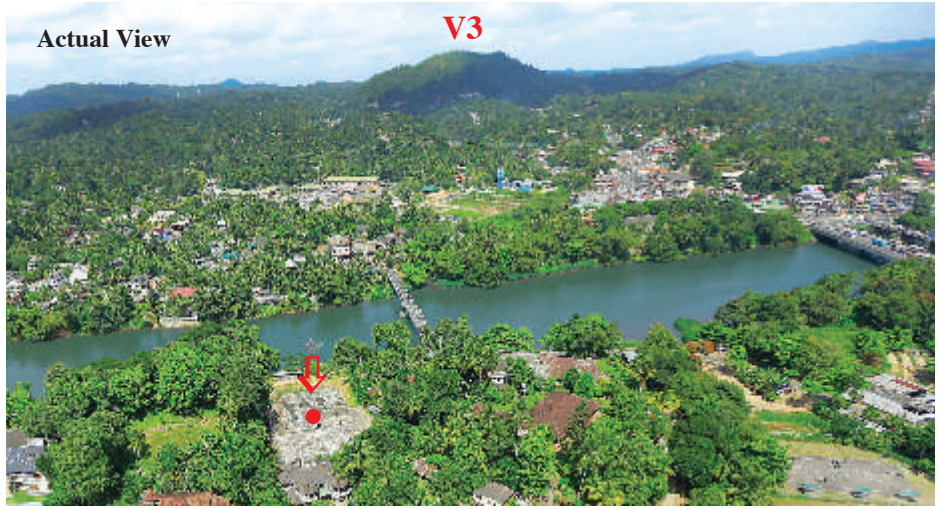
18th - Floor

V1 - Right view V3 - Front view
V2 - Left view V4 - Back view

● - Location

Actual View V1

Actual View V3



TYPE - PH2 (PAGE 2 OF 2)

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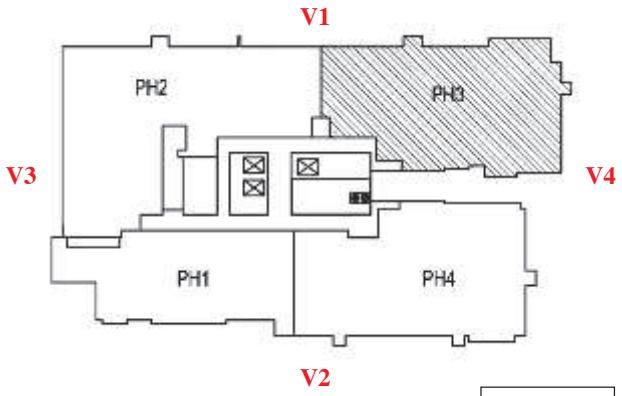
3 BEDROOM DUPLEX PENTHOUSE SKY VILLA
WITH PRIVATE ROOFTOP GARDEN



LOCATION
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L5

TYPE - PH3

TOTAL LIVING AREA = 2839.20 (ft²) / 263.77 (m²)
ROOF TERRACE AREA = 1037.86 (ft²) / 96.42 (m²)
OVERALL AREA = 3877.05 (ft²) / 360.19 (m²)
NO. OF UNITS = 01

V1 - Right view V3 - Front view
V2 - Left view V4 - Back view

● - Location

N

KEY PLAN
THIS KEY PLAN IS NOT SCALE

RDC ARCHITECTS PTE LTD

TYPE - PH3 (PAGE 1 OF 2)

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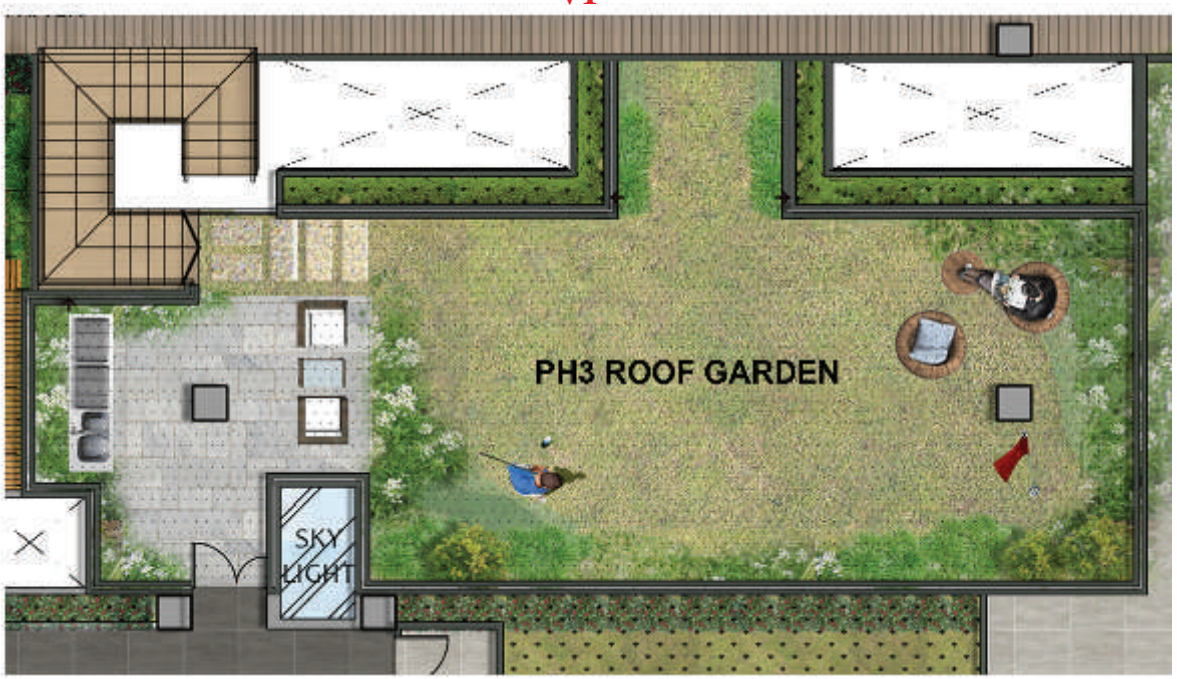
3 BEDROOM DUPLEX PENTHOUSE SKY VILLA

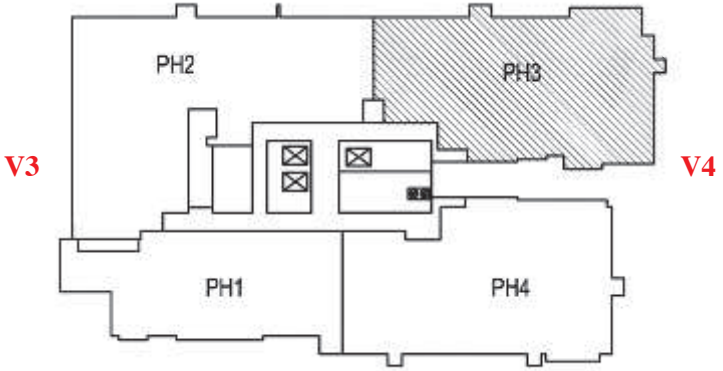
WITH PRIVATE ROOFTOP GARDEN - 290⁰ VIEWS

V1



V4

V1



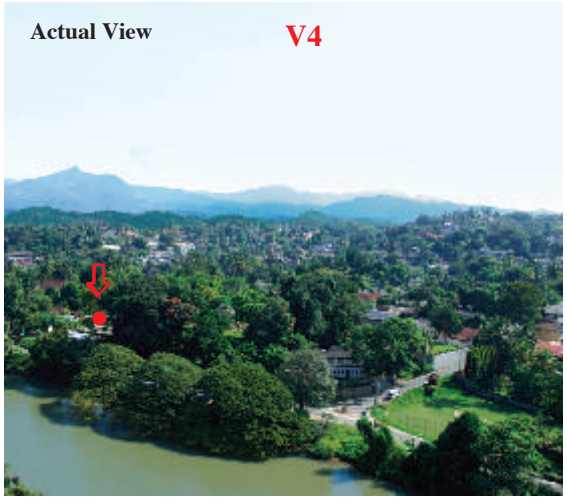
V3 V4

V2

KEY PLAN

THIS KEY PLAN IS NOT SCALE

Actual View V4



Actual View V1

TYPE - PH3

ROOF TERRACE AREA = 1037.86 (ft2) / 96.42 (m2)

NO.OF UNITS = 01

18th - Floor

V1 - Right view V3 - Front view

V2 - Left view V4 - Back view

● - Location

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3 BEDROOM DUPLEX PENTHOUSE SKY VILLA

WITH PRIVATE ROOFTOP GARDEN - 290⁰ VIEWS

LOCATION
L18
L17
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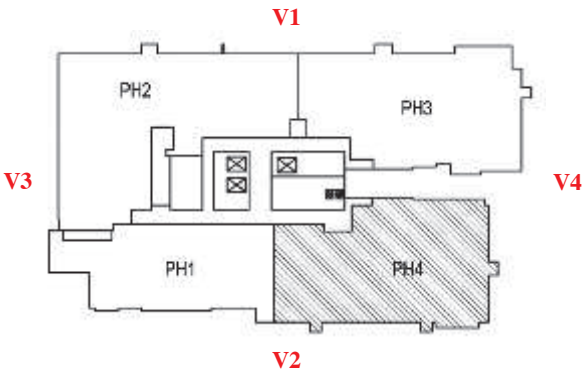
RDC ARCHITECTS PTE LTD



N

KEY PLAN

THIS KEY PLAN IS NOT SCALE

V1 - Right view **V3 - Front view**

V2 - Left view **V4 - Back view**

● - Location

TYPE - PH4

TOTAL LIVING AREA = 2936.39 (ft2) / 271.87 (m2)

ROOF TERRACE AREA = 1335.01 (ft2) / 124.03 (m2)

OVERALL AREA = 4271.40 (ft2) / 395.90 (m2)

NO. OF UNITS = 01

TYPE - PH4 (PAGE 1 OF 2)

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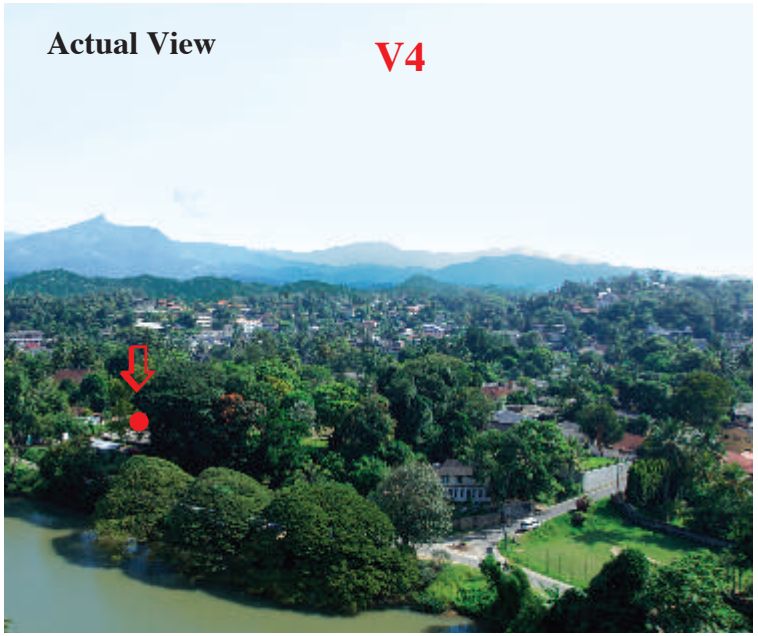
3 BEDROOM DUPLEX PENTHOUSE SKY VILLA

LONG MAJESTIC MAHAWELI RIVER VIEWS WITH HUNNASGIRIYA & KNUCKLES RANGE



ROOFTOP GARDEN

V4

V2

V1 - Right view V3 - Front view
V2 - Left view V4 - Back view

● - Location

TYPE - PH4

ROOF TERRACE AREA = 1335.01 (ft^2) / 124.03 (m^2)

NO.OF UNITS = 01

18^{th} - Floor

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DYNASTY RESIDENCE - ROOFTOP LAYOUT

MOST BEAUTIFUL ROOFTOP DESIGN SURROUNDED BY MOUNTAIN RANGES WITH RIVER VIEWS

- PH1, PH2, PH3, PH4 - Penthouse sky gardens with golf putting & entertainment area.
- Common Facilities - Jogging track with viewing decks, reading garden, healing garden & outdoor gymnasium.

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FACILITIES

Apartment Types & Multiple design options

With 17 different models, Dynasty offers a variety of layouts at different prices to meet individual requirements and options for family living.

- 2 types of one bedroom apartments
- 5 types of two bedroom apartments
- 8 types of three bedroom apartments
- 5 unique Sky Villas designed with double height ceilings as a duplex to further enjoy the mountain views
- 4 penthouses exclusively designed with a personal “sky garden”, golf putting course and customised entertainment facilities

Finishes of Typical Units

01. Plastered and painted walls
02. Painted slab soffits and/or ceilings
03. Porcelain tiled floors
04. Glazed aluminum windows
05. Engineered timber doors
06. Bathrooms - Tiled walls & floors, porcelain sanitary ware & chrome plated taps and toilet accessories, vanity tables with granite counter tops
07. Dry kitchen with hob, Hood & Sink (for 3, 4 BR units, Sky Villas & Penthouses)
08. Wet kitchen unit with hob, hood, sink and oven for all units
09. 3 phase electricity supply
10. Hot and cold water supply
11. Central LP gas distribution system
12. Broadband phone connection
13. MATV system
14. Split type A/C unit supplied as optional at a very minimum cost as specified below
15. Private roof garden for Penthouses with golf putting and entertainment area

Common Facilities

01. Covered drop off area / Grand entrance lobby
02. Reception area with a lobby and guest check-in facility
03. In-house doctor facility with nurse station
04. Covered car park for each Standard unit
05. Penthouses, Sky Villa & 5 Units of large 3 bedroom aprtments on the top floors - 2 car parks each
06. Visitors parking lots
07. Bicycle parking lots
08. Motorcycle parking lots
09. Handicap access to all units/facilities
10. Handicap car parking
11. Multi Function room overlooking the river – 2nd Floor
12. BBQ pavilion with water feature
13. Restaurant and Mini Mart
14. Children’s play area
15. Kids’ pool
16. Infinity pool overlooking the river
17. Large gymnasium overlooking the river-4th floor
18. 170 meter long Rooftop jogging track with viewing decks
19. Roof top Meditation garden
20. Roof top Reading garden
21. Roof top Open Gymnasium
22. Standby electricity generator
23. 24x7 CCTV security camera system
24. Driver’s quarters with shower and dining facilities

- A/C for living & dining areas and master bedroom (2,3,4 Bedroom Apartments)
- A/C for living & dining areas and all bedrooms (Sky Villas, Penthouses & one bedroom)

‘General specification of finishes’ subject to change without notice. This document does not form part of a binding contract.

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Rooftop Sky Garden of a Penthouse

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THE DEVELOPER

GVR Lanka is a BOI-approved real estate development company registered in Sri Lanka as a private limited company having obtained relevant government agency approvals. The company is based at IBM Building, Navam Mawatha, Colombo 2. It was founded by two Sri Lankan-born, US-based entrepreneurs, Mohan Chandramohan and Mahasen Samaravijaya (Chairman/CEO) and managed by a team of experienced Domestic & International Contruction industry consultants.

Mahasen Samaravijaya

Mohan Chandramohan

GVR Lanka (Pvt) Ltd.

3rd Level, IBM Building,
No. 48, Nawam Mawatha,
Colombo 02,
Sri Lanka.
Tel : +94 11 2331207 Fax : +94 11 2331202.

Project Developers	:	GVR Lanka (Pvt) Ltd. in partnership with Sanken Construction (Pvt) Ltd.	GVR Lanka (Pvt) Ltd.
Design Build Construction	:	Sanken Construction (Pvt) Ltd.	Sanken CONSTRUCTION sky's the limit
Architecture & Interiors	:	RDC Architects Pte. Ltd., Singapore	RDC ARCHITECTS PTE LTD SINGAPORE
QS Consultants	:	Davis Langdon KPK, Singapore - a subsidiary of an AECOM Company	AECOM
Green Building Consultant	:	Green Technologies FZCO, Dubai	GREEN Technologies

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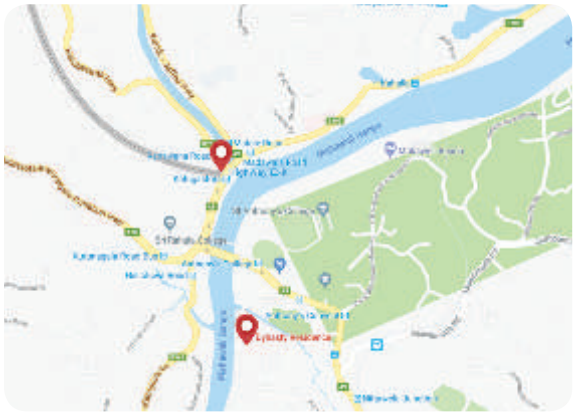
INDULGING IN ROYALTY

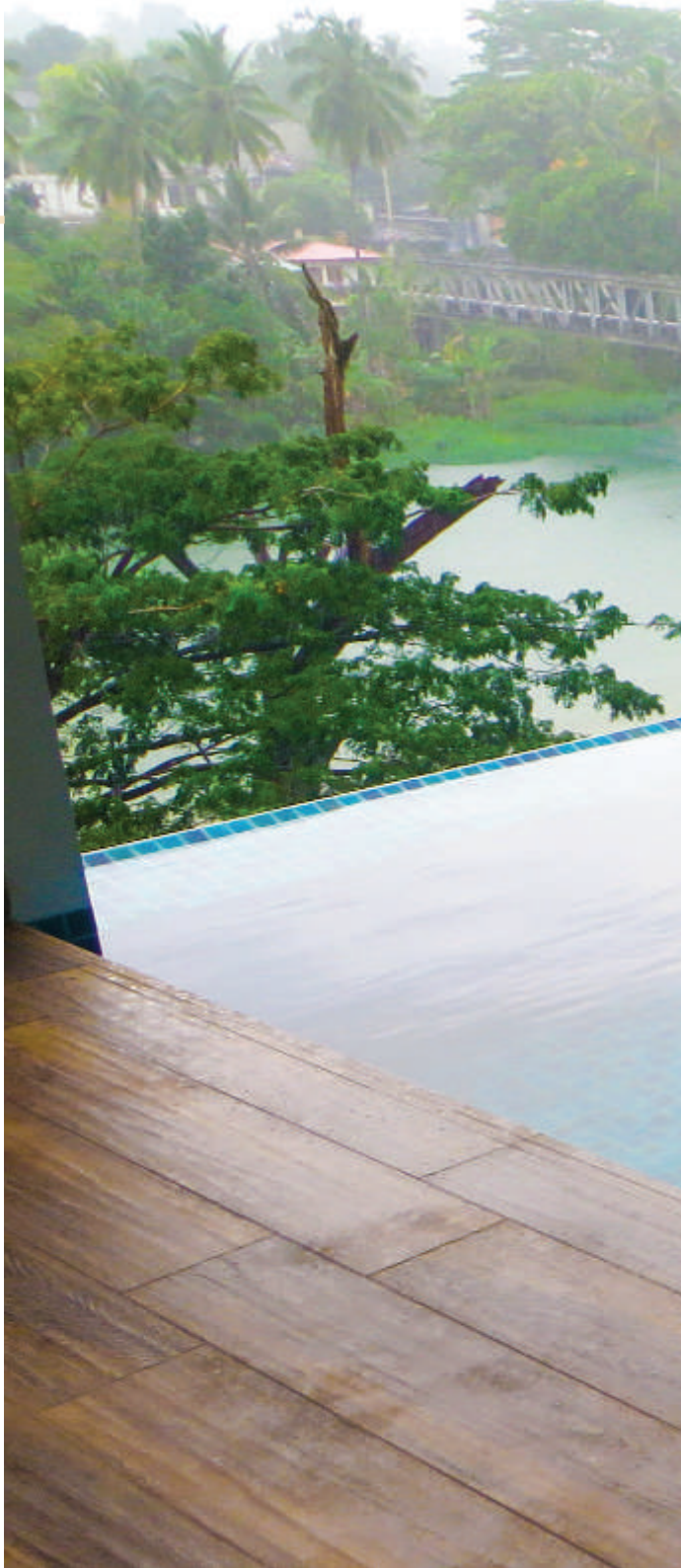
Second Phase - Is a High-End Lifestyle Hotel that would complement the Dynasty Residence apartment development comprising of 120 luxury rooms including 6 suites. Amenities include a rooftop terrace restaurant with a 180-degree mountain & river view, along with all-day dining restaurants, gym, health spa and pool. The tower will consist of 12 floors, a mezzanine floor, and the rooftop, and will stand on a land parcel of 180 perches.

The hotel will be positioned as a select- service hotel, mainaly targeting the travelers who value core amenities, affordability and easy accessibility. There will be a number of apartments that can be used as serviced apartments at Dynasty Residence right next door for owners who are interested in their apartment units being managed by the hotel. The advantage of having this kind of arrangement is that the hotel will not have to spend money on building suites and penthouse units, thereby keeping the construction cost down, yet having the other required facilities to compete with the 5-star hotels in the vicinity.

This project will deliver a sustainable development with the commitment to preserve the environment.



The above map is a graphical representation of the location and have not been drawn to scale.



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Actual image of Infinity Pool

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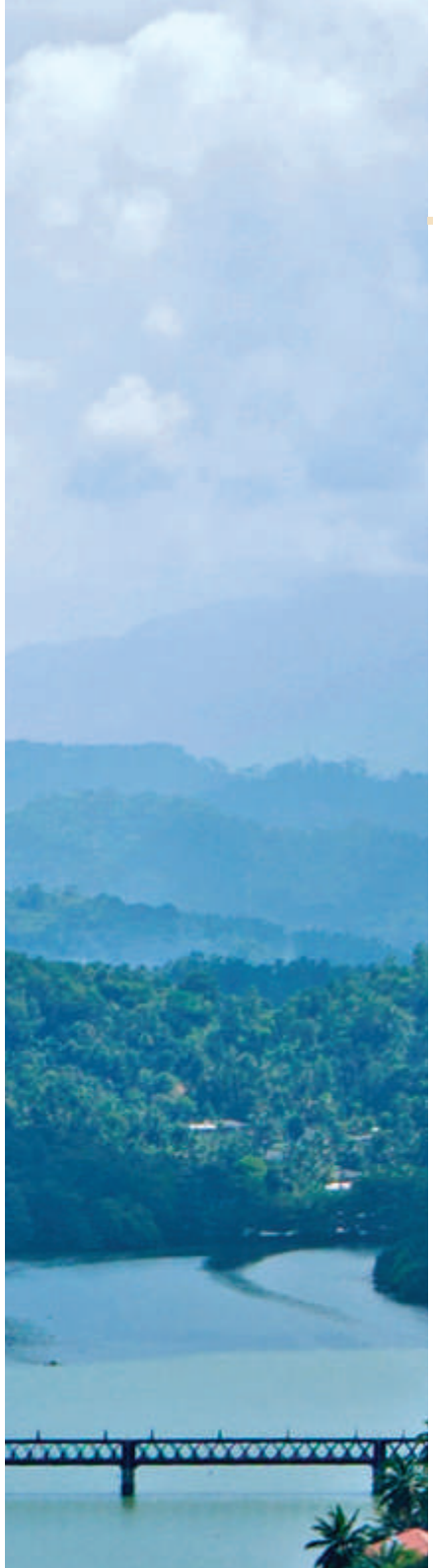

Tales of kings and queens; legends of history past; narratives of cultures; designs of grandeur and chronicles of lifestyles – these are the intertwining stories that remain embedded into Kandy's first integrated lifestyle project, a project that is innovative and unique in character, while heralding the beauty and majesty that has always been synonymous with the imperial splendour of the hill capital of Sri Lanka.

http://www.dynastyresidence.com

https://www.facebook.com/DynastyResidence

All plans are design intent only and subject to authority compliance and final approval.

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A one of a kind "Oasis of Tranquility" that blends regal grandeur and contemporary living amid nature's magnificence.

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Visit the Dynasty Residence site to see the finished apartments for your selection