



Unique Design Features

1. First high-end lifestyle high-rise apartment building in Kandy

Dynasty Residence is the first high-end lifestyle apartment building to be developed in Kandy. It's a one-of-a-kind mixed development on the banks of the Mahaweli River with 19 stories of luxury apartments and a proposed high-end lifestyle hotel in the adjoining property.

Largest common area facilities with 42% or 104,000 sq.ft. of the total construction area provided for Safer & Healthy Living than any other apartment development in Sri Lanka.

2. Environmentally friendly energy saving design plus fire safety features

This is the first residential building designed in Sri Lanka under the US Green Building Council's LEED rating system (Leadership in Energy and Environmental Designs). The first residential building to receive **GOLD** Certificate

The LEED approved design bring in fresh, natural ventilation to the utility areas, reducing the odours and smell from cooking. This design has minimized the risk of spreading fire and fumes from one apartment to another and also does not trap airborne viruses inside the building.

3. 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. Dynasty Residence apartments are very spacious than any other Apartment development in Sri Lanka. Average residence exceed 1600 sq.ft.

2 types of one bedroom apartments,

2 types of two bedroom apartments

8 types of three bedroom apartments of European & Sri Lankan style designs

Unique 5 Sky Villas designed with double height ceilings as a duplex to further enjoy the views

4 Penthouses exclusively designed with a personal "sky garden", golf putting course and customized entertainment facilities

Specifications

Foundation – Reinforced concrete Raft foundation anchored to piles

Superstructure – Cast in-situ reinforced concrete frame with post tensioned flat slab system. The 4th Floor roof is a Transfer Plate.

External/Internal Walls – Reinforced concrete and block masonry walls avoiding columns inside apartments

Windows & Aluminium Doors – Powder coated Aluminium Framed Doors and Windows using AluK Proprietary window system with plain or toughened glass as appropriate

Main Entrance & Secondary Entrance Doors – Fire rated Timber Door

Water Supply System – Pneumatically controlled pressurized water supply system maintaining constant pressure in the system. Large underground water sump.

4. Privacy for tenants – Acoustic Sound Barrier

Another unique feature our design includes Acoustic Sound Barrier or Sound Controls within any apartment so tenants will have their privacy with neighbours as well as to avoid outside noise.

5. Breath-taking views from each apartment

Each apartment is designed to capture the external environment giving a clear views of the natural surroundings of the Mahaweli River, Hantana, Hunasgiriya and Knuckles ranges. Due to its elevation and close proximity to the Mahaweli River no other buildings will be constructed in the vicinity, ensuring unobstructed views in the future

6. Location and easy access

Perfectly situated steps away from Katugastota town and just 4.5 km from the heart of Kandy, Dynasty Residence is minutes away from the exit of the proposed Colombo - Kandy highway (tentative completion date 2024). Accessibility by public transport, rail and sea plane can land in front of the building makes Dynasty Residence an ideal investment.

In addition, the location enables easy and convenient travel to key cities and tourist sites with multiple access routes to many parts of the island. Its close proximity to top Kandy schools is an added benefit.

7. Modern recreational and common facilities

Special attention has been given to open planned spaces encouraging interactive living: Infinity swimming pool overlooking the Mahaweli River

Rooftop jogging track (170m long)

Fully Equipped Gymnasium

Restaurant and Mini Market in the premises

Function Room and BBQ area

Children's play area

Rooftop healing & reading gardens and open gymnasium

Larger ramps and parking spaces than the standard

8. Convenient Living - Ideal for Retirement

The onsite facilities provided enables hassle free living and a better quality lifestyle

24 hour security on site in addition to surveillance cameras

On site 24 hour maintenance services

Garbage disposal and cleaning services for common areas

Onsite medical assistance with a nursing station and scheduled doctor visits

Separate in-house driver's quarters

9. High quality construction team and materials

A well reputed construction team from Sri Lanka and Singapore did managed the project ensuring that high quality construction materials and interiors from well-known companies and familiar brands are used at all times.

Design & Build Contractor: Sanken Construction (Pvt) Ltd

Architects: RDC Architects Pvt. Ltd. Singapore in association with KWA architects QS & Project

Management Consultants: AECOM Lanka (Pvt) Ltd

Green Building Consultants: Green Technologies FZCO, Dubai