

# *Reliance Residencies*



**RTI HOMES (Pvt) Ltd**  
*A Subsidiary of Rupasinghe Trust Investments Ltd*



# DIYAWANNA LAKE



## Reliance Residencies In the heart of Koswatta, Battaramulla

Bordering lands between Battaramulla and Rajagiriya, along the edges of the Diyawanna Lake, the view from the complex is beautiful with lush palm trees and an eco-friendly environment, away from the noise pollution of the city. Reliance Residencies complex consists of 30 elegantly designed apartment units, and is situated in a peaceful residential community which the residents can enjoy waking up to the serene and tranquil sounds of the naturally beautiful surroundings. The suites are bright and spacious with individually metered electricity, water and gas supply.

The suites feature modern open-concept kitchens with granite countertops, glass enclosed rain showers, ensuite bathrooms for the master bedrooms, and spacious balconies.

The complex has been developed by RTI Homes Pvt Ltd, a company that adheres strongly to building standards, and has been designed with long-run sustainability of the development in mind. RTI Homes Pvt Ltd is also a member of the Rupasinghe Trust Investments. The structural Engineer of the project is Mrs. S.A.P.S. Gunarathne.

With an open-concept design, the apartment block includes luxury staples such as a swimming pool, a fully equipped state-of-the-art gymnasium, 24-hour CCTV-enabled security systems with access control, a rooftop terrace, and monitored underground parking.

Reliance Residencies also has its own environmentally-friendly waste-water treatment system, in addition to a back-up generator, centralized gas systems, and three-phase electricity.

Reliance Residencies also features optional dual car ports allowing the tenants to park up to two vehicles per unit. There is also a concierge garbage collection service linked through a PABX system, where the tenants can dial a number to arrange collection of their garbage without having to step outside their homes.



# Features

State of the art technology



Simplistic design



High quality structure and foundation



Lush environs in city limits

Furniture provided by Lifestyles

City view



## Surrounding View

Front view



Photographs from 3rd floor elevation (Level 4)



## Aerial View





# Interior





# Facilities





# Rooftop





# Specification



## Bathroom Fittings

All bathroom fittings shall be Rocell brand or equivalent.

Fittings include:

- Oversized wash basin
- Oversized mirrors
- Glass enclosed stainless steel showers
- Rain showers
- Toilet paper holder
- Hand bidet showers
- Accessories holder
- Towel rail
- Porcelain tiled flooring



## Pantry

- Modern black granite counter tops
- Under mount sinks
- High gloss white pantry cupboards
- Breakfast bar/counters in most units
- Built-in spotlights for pantry cupboards
- LED energy saving lighting in Pantry



## Hot Water

All apartments have hot water inside the units.



## Central Gas

Central gas supply with gas detectors provided for all units and are metered individually.



## Lighting

Energy saving and eco-friendly lighting throughout the units and building.



## Fans

Complimentary Fans installed in all bedrooms and living rooms.



## Windows

Powder coated Aluminum windows.



## Locks

Mortise or equivalent door locks for the front door and balconies. Internal door locks are knob & mortise types.



## Stair case and hand rail

Steel as per Architects design.



## Front Door

Solid mahogany doors.



## Internal Doors

Solid plywood doors.



## Electricity

National grid supply of three phase electricity for main building and individual apartments.



## Floors

Common Hallways – Porcelain tiles  
Roof Top Terrace – Matt Porcelain tiles  
Stairways – Matt Porcelain Tiles



## Generators

Backup generator to provide electricity for all apartments.



## Elevators

Two fire proof elevators with auto levelling facilities.



## Water Supply

Water Supply from National water board through UPVC pipe network via consumer safe water tanks placed above building.



## Water Treatment

- Rainwater harvesting
- Waste water treatment



## Storm Water drainage

Zinc Alum gutter and down pipes fixed to roof and surface drain system with man holes.



## Function Room

Rooftop meeting room for tenants to reserve.



## 24-Hr Security

Equipped with 24-hr security controlled gate and monitored CCTV camera's throughout the building.



## Telecommunication & Internet

SLT Telephone line with PABX system and support fiber optic high bandwidth speeds.



## Garbage Disposal

Concierge collection of garbage with request capability through PABX system.



## Parking

One carport per apartment / Dual carport option available  
Visitor car parking available.



## Access Control

Main door equipped with automated access card entry.



## Swimming Pool

Swimming pool with separate bathrooms, and a deck with lounge chairs.



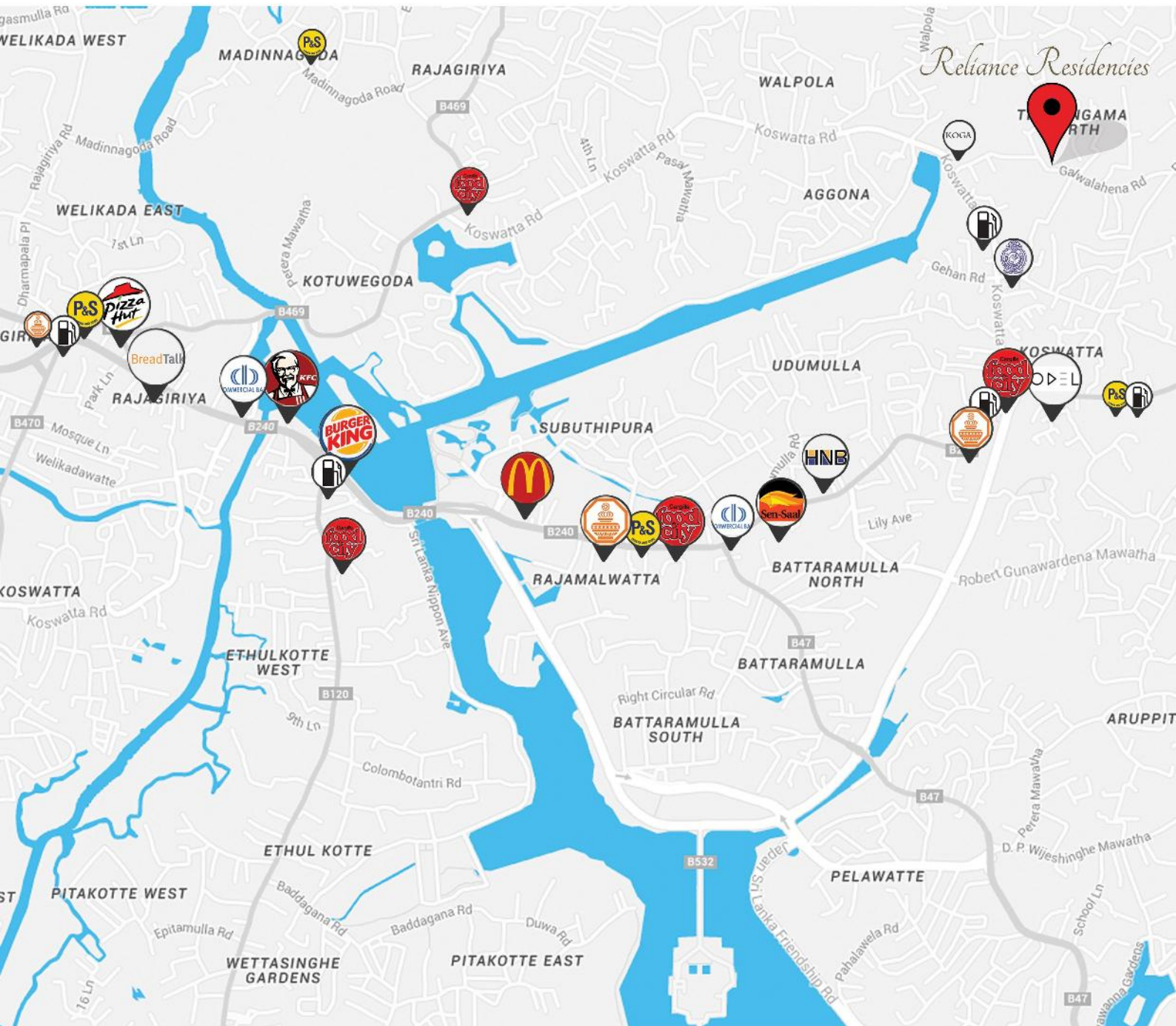
## Gymnasium

Fully-equipped glass enclosed rooftop gymnasium.

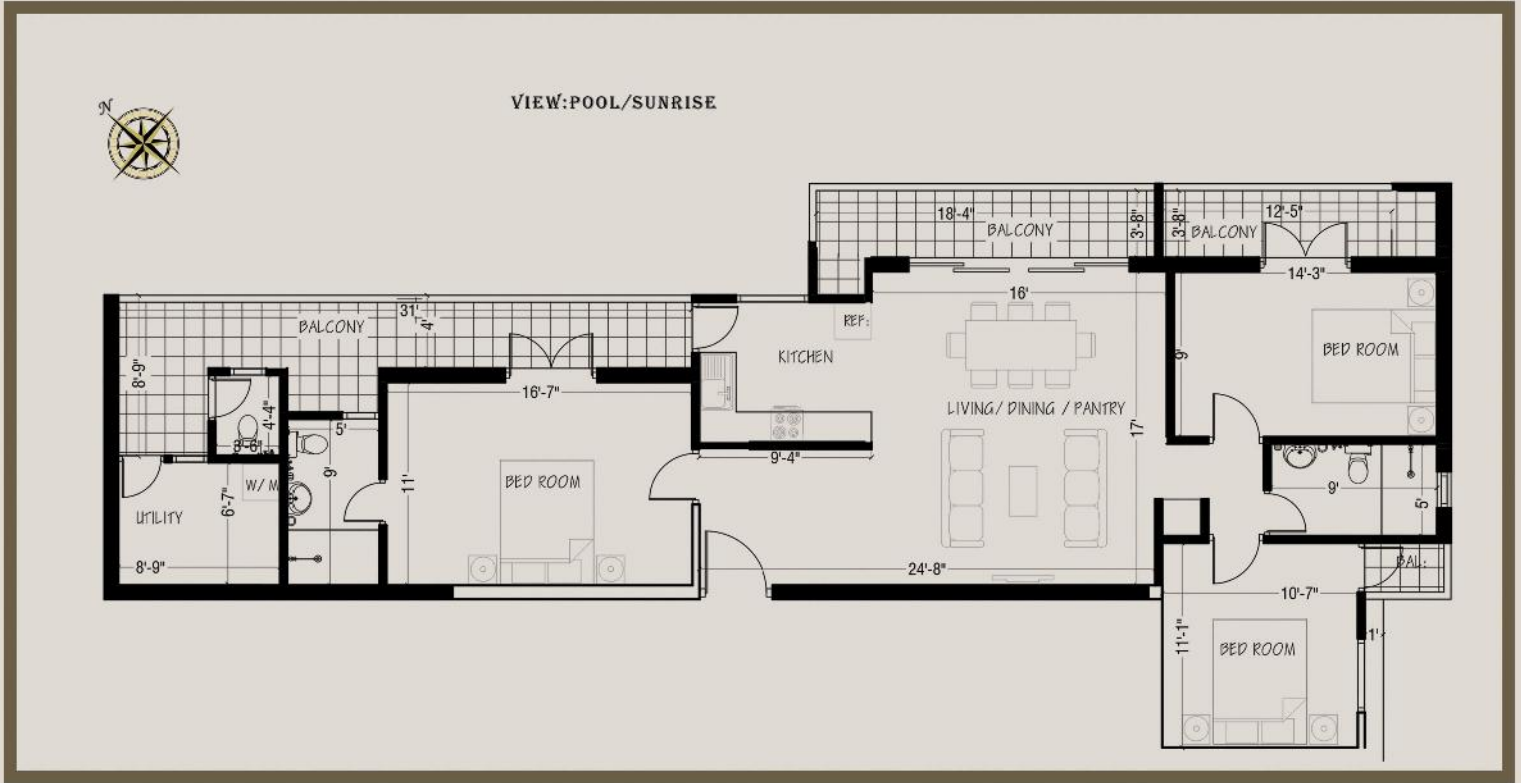
# NEIGHBORHOOD

		Distance from Reliance Residencies	
Restaurants and Resorts	<ul style="list-style-type: none"> <li>• Waters Edge</li> </ul>	3.5 km	10 mins
Hospitals	<ul style="list-style-type: none"> <li>• Golden Key Eye &amp; ENT Hospital</li> <li>• Sri Jayewardenepura General Hospital</li> <li>• Asiri Surgical Hospital</li> <li>• Lanka Hospital</li> <li>• Oasis Hospital</li> </ul>	5.0 km 6.5 km 7.0 km 8.5 km 7.0 km	15 mins 14 mins 20 mins 25 mins 20 mins
Schools	<ul style="list-style-type: none"> <li>• Overseas School of Colombo</li> <li>• Asian International School</li> <li>• Colombo International School</li> <li>• Gateway College</li> <li>• Royal College</li> </ul>	3.5 km 9.5 km 7.5 km 5.0 km 10 km	10 mins 25 mins 20 mins 15 mins 25 mins
Universities/Colleges	<ul style="list-style-type: none"> <li>• University of Colombo</li> <li>• University of Sri Jayewardenepura</li> <li>• University of Kelaniya</li> </ul>	9.5 km 10.5 km 8.2 km	25 mins 25 mins 20 mins
Distance to Cities (Using google maps)	<ul style="list-style-type: none"> <li>• Rajagiriya</li> <li>• Etul Kotte</li> <li>• Colombo 8</li> <li>• Borella</li> <li>• Nugegoda</li> <li>• Malabe</li> </ul>	4.5 km 5.9 km 7.0 km 6.0 km 9.0 km 6.0 km	12 mins 17 mins 8 mins 18 mins 23 mins 20 mins
Police Station	<ul style="list-style-type: none"> <li>• Thalangama Police Station</li> </ul>	0.7 km	2 mins
Shopping	<ul style="list-style-type: none"> <li>• Odel</li> <li>• Arpico Superstore</li> <li>• Cargills (Grocery)</li> <li>• Keels Super (Grocery)</li> <li>• Good Market</li> </ul>	1.0 km 3.3 km 1.0 km 1.6 km 3.5 km	4 mins 10 mins 4 mins 4 mins 10 mins
Landmarks	<ul style="list-style-type: none"> <li>• Diyatha Uyana</li> <li>• Parliament of Sri-Lanka</li> <li>• Bandaranaike International Airport</li> </ul>	3.5 km 3.9 km 36.0 km	10 mins 10 mins 42 mins

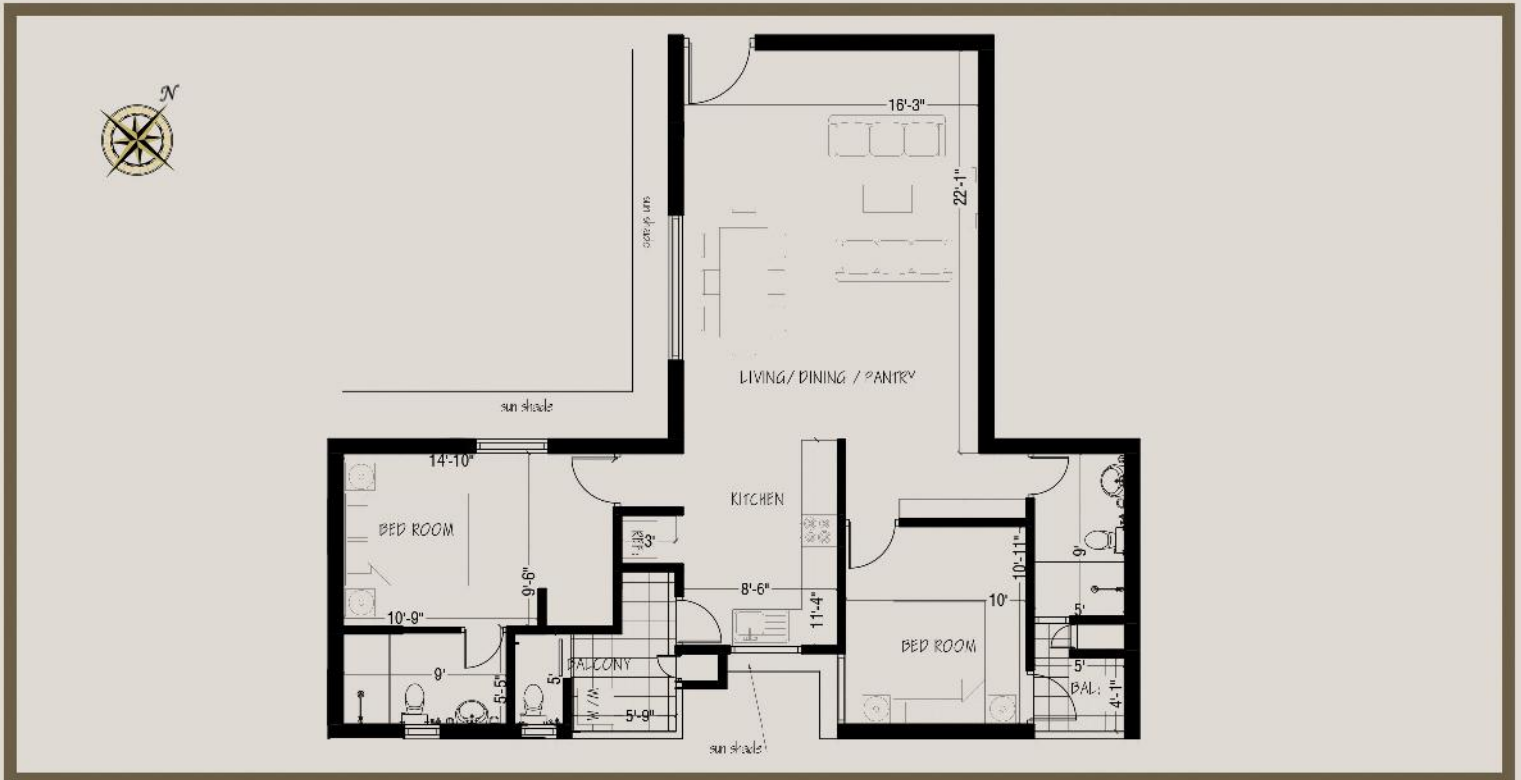
# Location



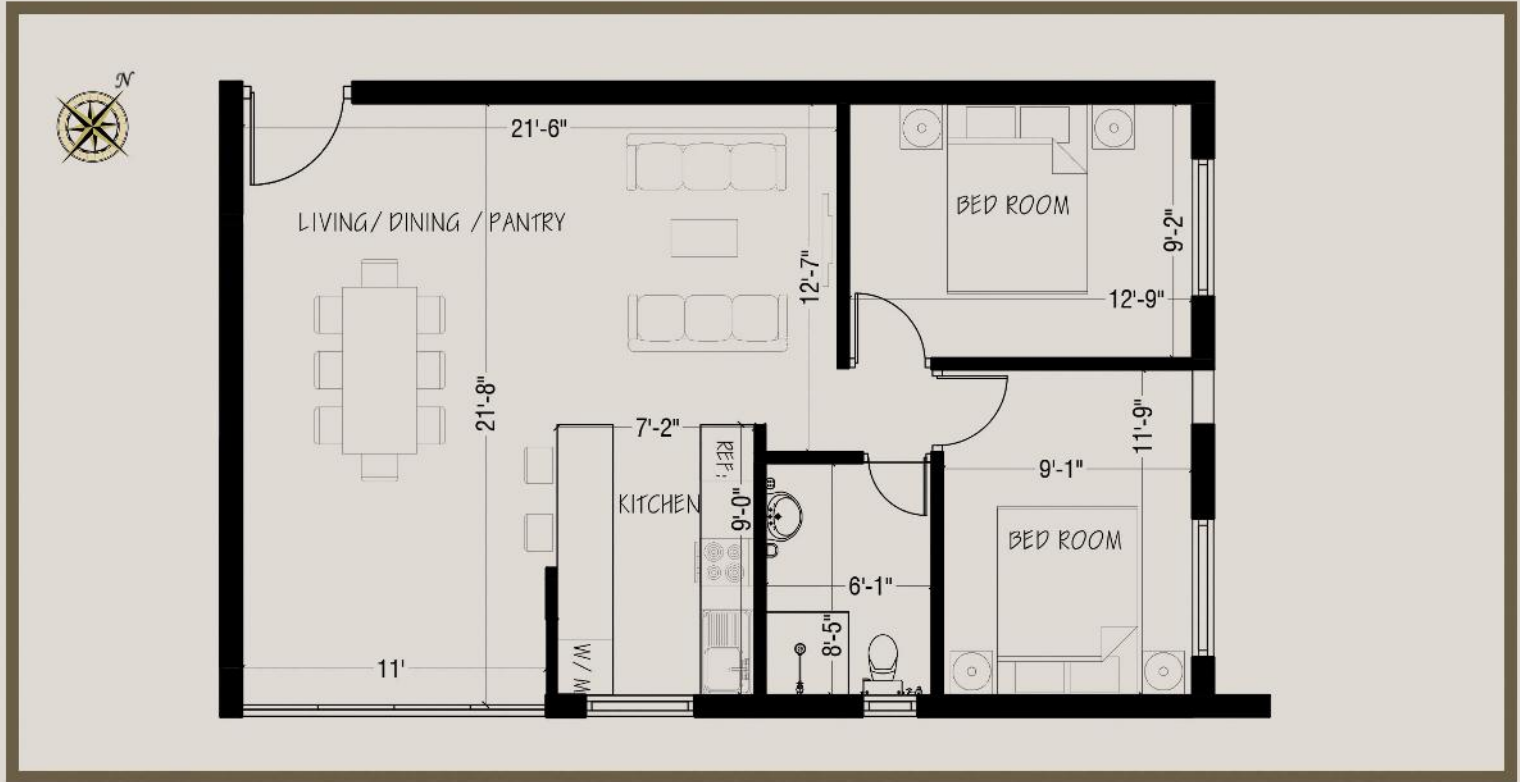
# Type A | 3 BR



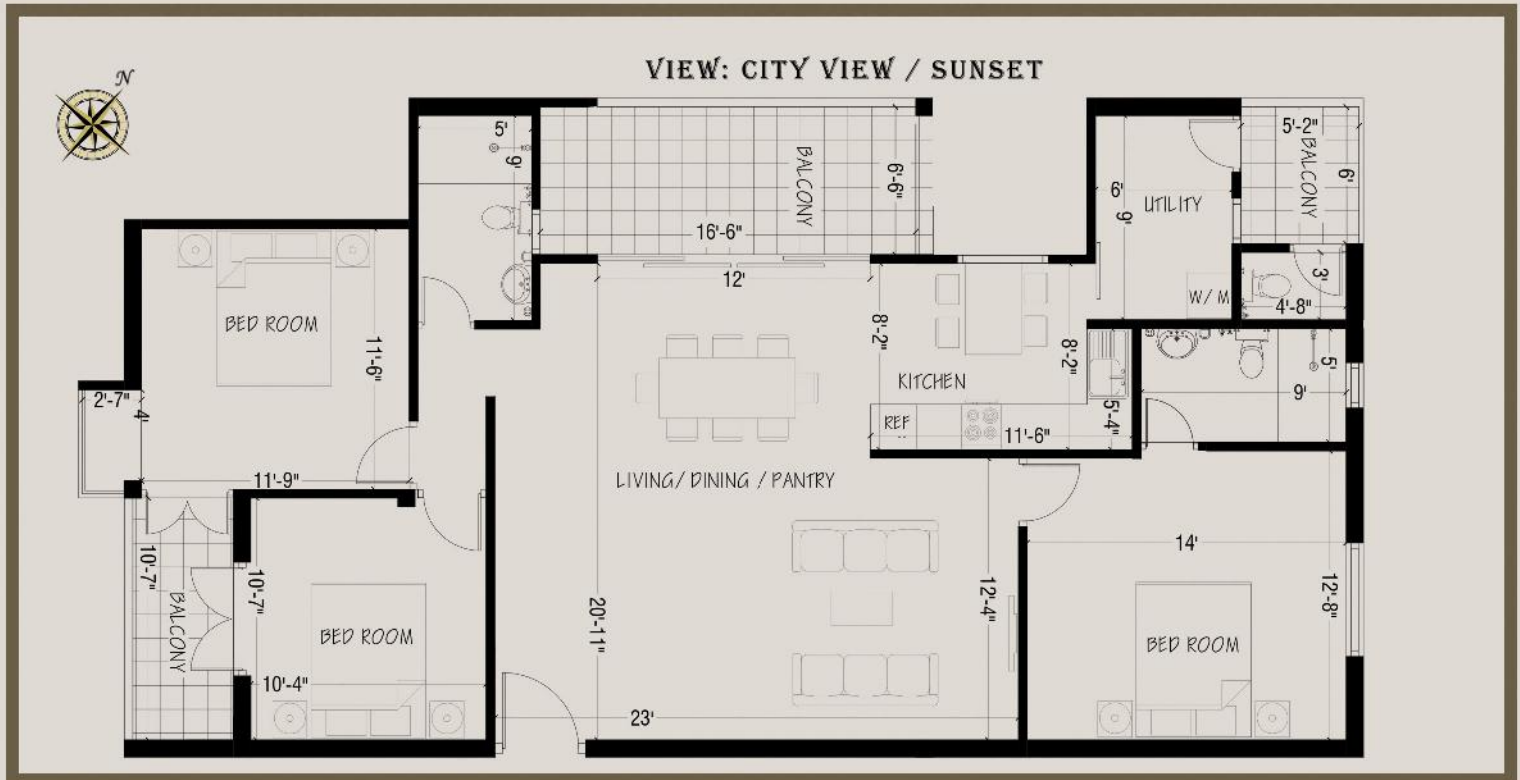
# Type B | 2 BR



# Type C | 2 BR

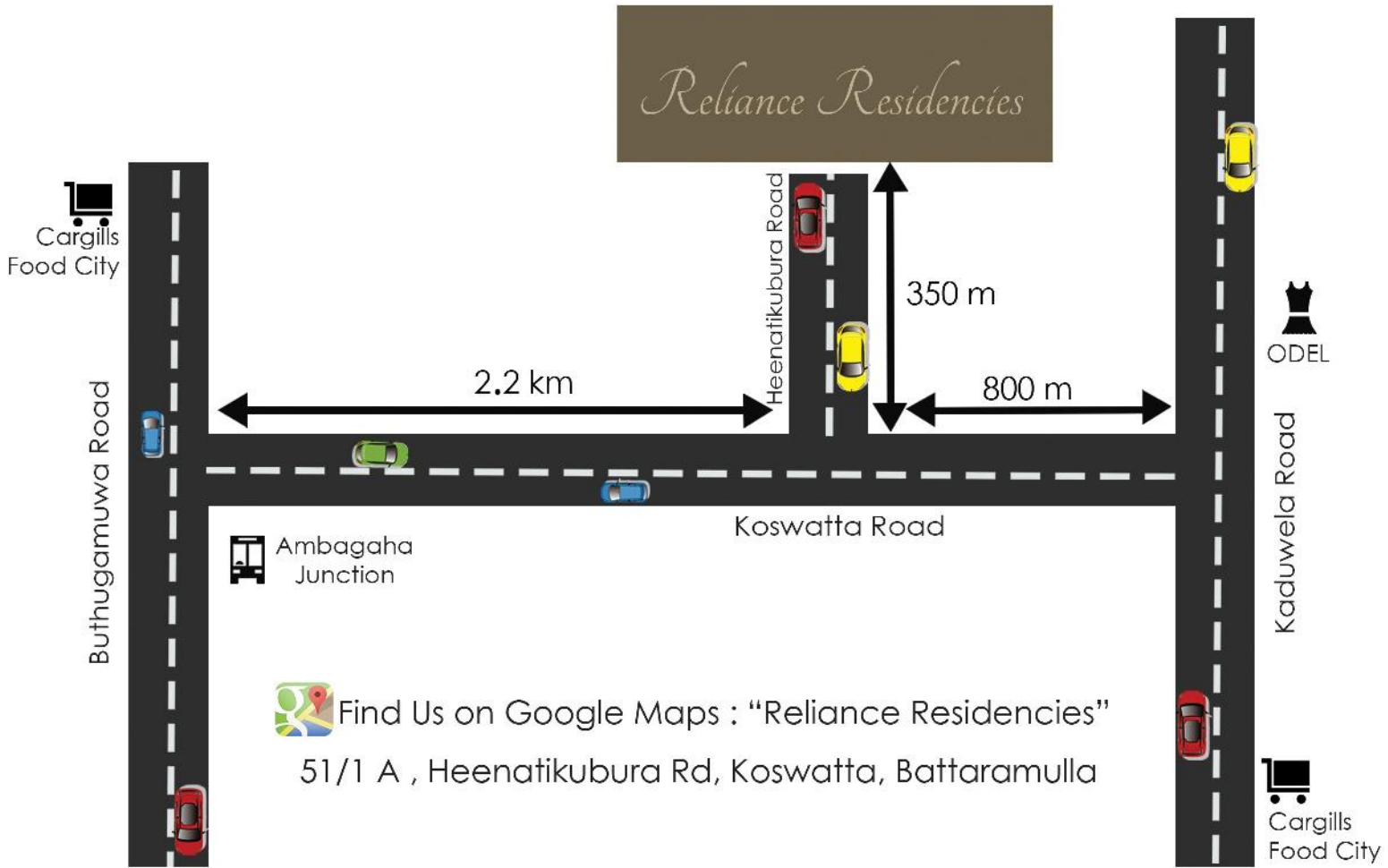


# Type D | 3 BR





# Road Map





# Reliance Residencies



RTI HOMES (Pvt) Ltd

*A Subsidiary of Rupasinghe Trust Investments Ltd*



556, Kotte Road, Pita-kotte



0777 99 00 44 / 11 2865507



Info@rtihomes.lk



www.rtihomes.lk / www.rti.lk / www.relianceresidencies.lk