



**FAIRWAY**

---

**L A T I T U D E**





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In the heart of Colombo 05, Latitude offers exceptional connectivity, paired with the design excellence and reliability that define every Fairway address.

# THE DEVELOPER

Since 2004, Fairway Holdings has been a pioneer in vertical luxury living in Sri Lanka, creating thoughtfully designed, high-quality residences that elevate everyday life.

That vision now spans real estate, leisure, renewable energy, interior solutions, construction and finance. With more than 1,000 homes delivered and landmark projects including Fairway on the Waterfront, Fairmount, SkyGardens, and The Elements, Fairway has established itself as one of Sri Lanka's most respected developers.

Our design philosophy, shaped by our founder Hemaka de Alwis, pairs clean, straight-line architecture with functional, people-focused spaces, guided by sustainability, liveability, and long-term value. He often told his team, "I've never worried about meeting customer standards, because my standards were always higher." He instilled a simple rule in us: never build anything we would not happily live in ourselves.

As we continue to grow, our commitment to raising standards remains unwavering in every home, every project, and every sector we serve.



# WHAT INSPIRED FAIRWAY LATITUDE

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

Our seventh condominium, Fairway Latitude, is our first residential project in central Colombo. For many years we focused on suburban and touristic locations for homeowners who value peace and leisure. Interested clients told us they loved the work, yet needed to be closer to the office and their children's schools. Latitude is our answer.

Set in the heart of Colombo with access to several major thoroughfares, Latitude places everyday essentials within easy reach. Leading schools, business hubs, hospitals, cafés, supermarkets, and retail destinations are all just minutes away, making daily life truly effortless.

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# THE FAIRWAY ADVANTAGE

**Built on three essentials: good design, sound specifications, and reliable service.**

## Design and planning

- Straight-line architecture with efficient, light-filled layouts
- People-focused planning and well-managed common areas
- Community-sensitive & sustainable approach

## Key specifications

- Engineered timber doors and floors
- Double glazed uPVC windows
- LED lighting throughout
- Efficient air conditioning systems
- High-speed elevators and smart entry systems
- Prime rated backup power for homes and common areas
- Low maintenance, durable finishes

## Smart and sustainable features

- Smart home enabled
- EV charging provision across parking
- Systems and materials selected to reduce energy use and noise

## After handover

- After-sales support and maintenance coordination
- Engineering and architectural guidance
- Legal assistance
- Bank loan facilitation
- Fairway loyalty program with partner privileges
- Resale and leasing support on request

**Clear, practical, and built to last.**



# THE FAIRWAY COLLECTIVE

Innovating Across Industries.

**FAIRWAY**  
PROPERTIES



REAL ESTATE



**FAIRWAY**  
COLOMBO



LEISURE

**CENTREPOINT**  
Design. Innovate. Inspire



**Leto**

INTERIOR SOLUTIONS

**DE ALWIS**  
— ASSOCIATES —



OTHER

These are the diverse ventures under the Fairway name. Each one is guided by the same values of integrity, innovation and excellence.

# A LEGACY OF EXCELLENCE

Proven Projects. Trusted Legacy.

With a strong portfolio of high-performing developments, Fairway Holdings has become a name synonymous with quality and trust in Sri Lankan real estate.



2007

2010

2015

2018

2019

2020

**FAIRWAY**  
PROPERTIES



## REDEFINING URBAN LIVING

Modern convenience. Considered elegance.  
Future-ready design.

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# THE HEART OF EVERYTHING

A Prime Address in Colombo 05.

Latitude is centrally located in Kirulapone, with direct access to High-Level Road, Baseline Road, and Nawala Road.

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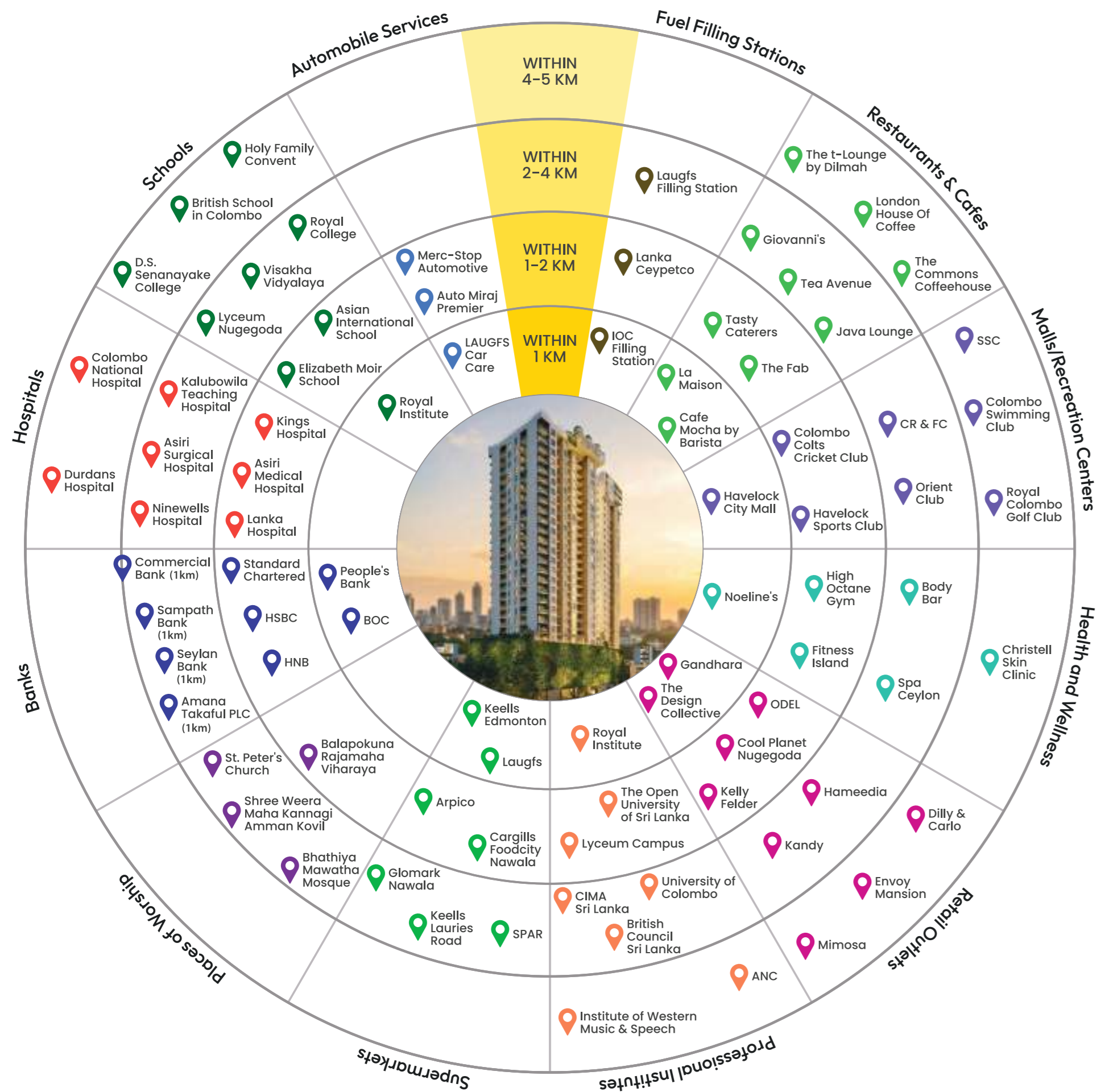




# AT THE EPICENTRE OF MODERN LIVING

You live where the city works for you. School runs are quick, errands take less time, and your favourite cafés are just around the corner.

Essentials like hospitals and shops are only minutes away. With everything close at hand, you spend more time living and less time travelling.



**SCHOOLS**

1. Asian International School
2. Royal Institute
3. Visaka Vidyalaya
4. D.S. Senanayake Vidyalaya
5. British School in Colombo
6. Royal College

**RESTAURANTS & CAFES**

1. Tea Avenue
2. Cafe Mocha by Barista
3. The Fab
4. Tasty Caterers
5. Giovanni's
6. The Commons

**HOSPITALS**

1. Lanka Hospital
2. Asiri Surgical
3. Kings Hospital
4. Ninewells Hospital
5. Colombo South Teaching Hospital (Kalubowila Hospital)

**SUPERMARKETS**

1. Keells (Edmonton)
2. Glomark (Nawala)
3. Cargills Foodcity (Nawala)
4. Glomark (CR&FC)
5. Keells (Lauries Road)

**MALLS & SHOPPING**

1. Havelock City Mall

**PARKS & WALKING PATHS**

1. Urban Wetland Park Nugegoda
2. Torington Park
3. Beddagana Wetland Park

**POLICE STATION**

1. Kirulapone Police Station

**SPORTS & ENTERTAINMENT**

1. Colombo Colts Cricket Club
2. Havelock Sports Club
3. SSC
4. CR & FC

**RELIGIOUS/WORSHIP PLACES**

1. Maurapathi Sri Battrakali Temple
2. St. Peter's Church
3. Isipathanaramaya Temple
4. Kirulapone Jumma Masjid

**SALON**

1. Noeline's



**LEGEND**

- Schools
- Restaurants & Cafes
- Salon
- Hospitals
- Supermarkets
- Malls & Shopping
- Parks & Walking Paths
- Police Station
- Sports & Entertainment
- Religious/Worship



**AN ADDRESS THAT  
COMPLEMENTS  
YOUR LIFESTYLE**

**A LIVING SPACE  
DESIGNED FOR YOU**



Every space designed for your evolving lifestyle.

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# UNPARALLELED AMENITIES

- Rooftop infinity pool with panoramic city views
- Fully equipped gymnasium
- Landscaped rooftop terrace
- On-site retail for daily essentials
- Clubhouse/function hall fitting 250 pax
- Concierge service
- Luxurious reception lobby
- Visitor parking and dedicated drop-off
- Bicycle racks and storage
- High-speed lifts with access control
- 24/7 manned security with CCTV coverage
- On-site building management office
- Resident service app for bookings and requests
- After-sales and maintenance coordination
- Interior design consultations on request



**THE LATITUDE LIFESTYLE**

Whether you're looking for activity or relaxation.  
Latitude offers the best of both worlds.

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# BUILT FOR TODAY READY FOR TOMORROW

Smart Investment. Inspired Living.

With over

15%+

annual price appreciation during the construction period.

17%+

average price growth over the last five years across our latest projects.

6-8%

rental yield potential

Foreign ownership eligibility and VAT recovery benefits

The above statistics are based on historical data and surveys of the area.



**FLOOR  
PLANS**

**3 BR - TYPE A1**

**3 BR - TYPE D1**

**2 BR - TYPE B1**

**3 BR - TYPE E1**



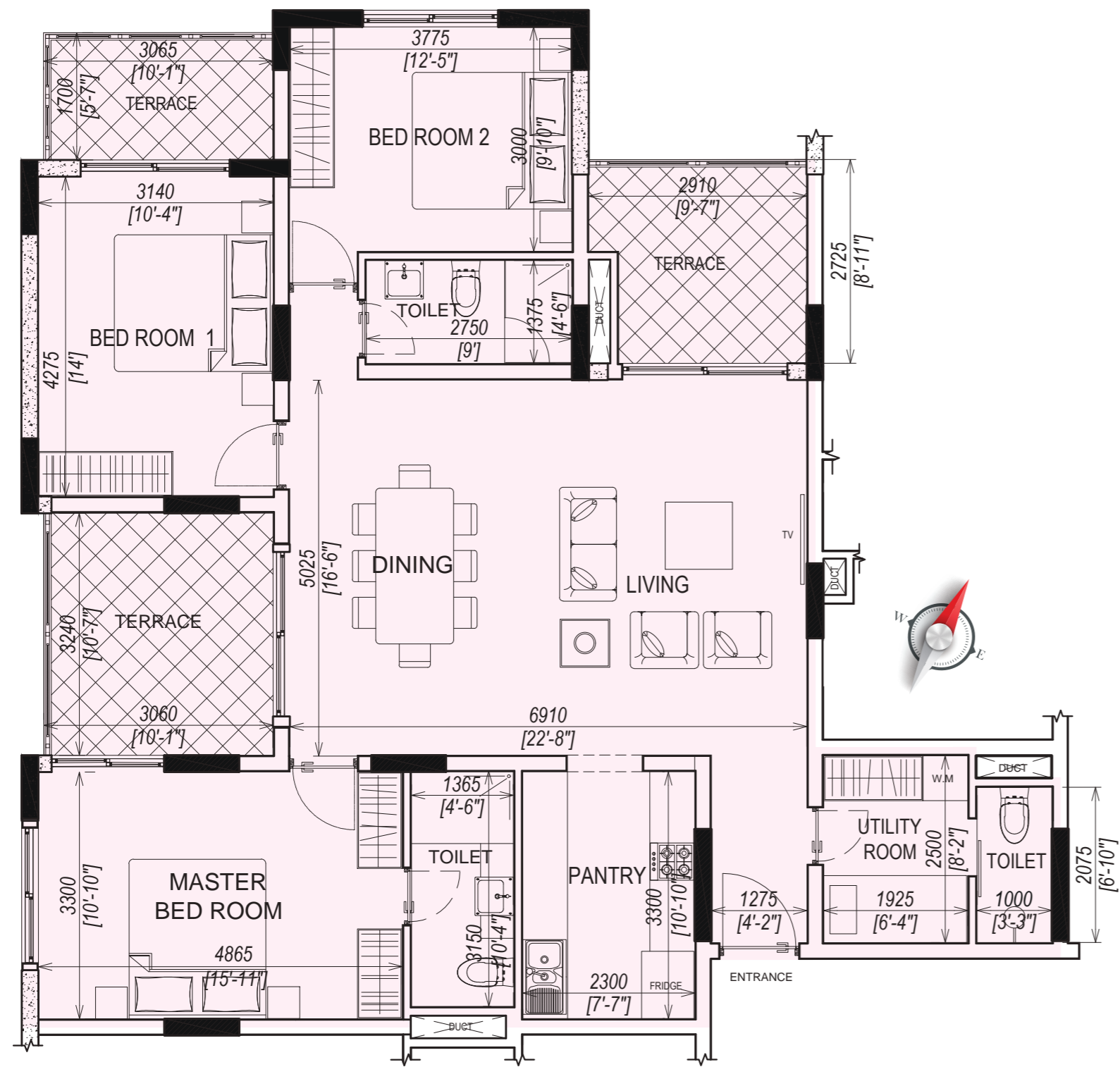
**3 BR - TYPE A2**

**2 BR - TYPE B2**

**3 BR - TYPE C1**

**3 BR - TYPE E2**

**TYPICAL FLOOR PLAN**

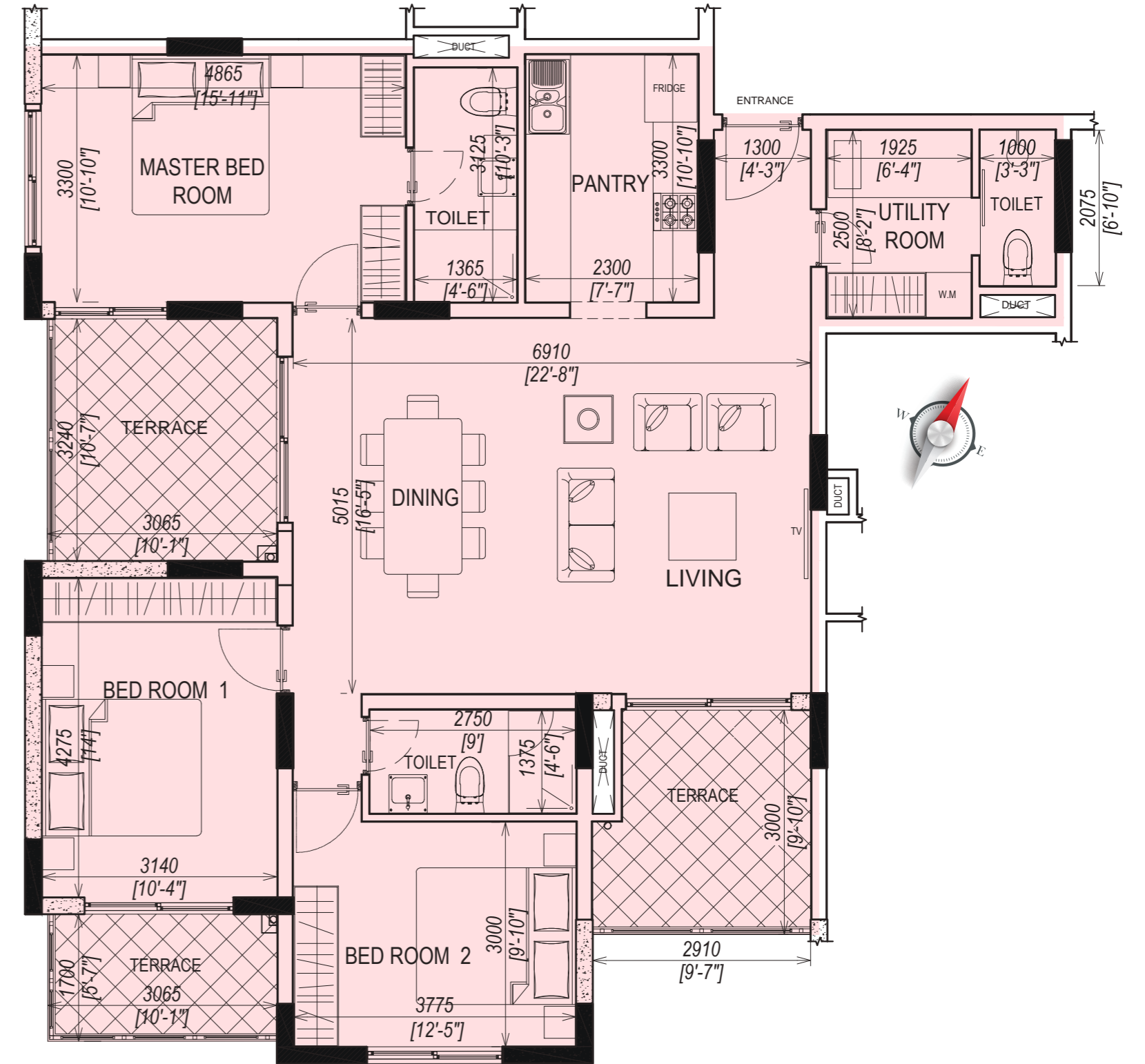
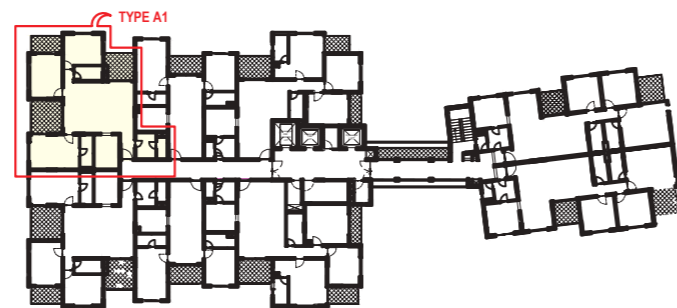


03 | 02
   
 03
   
 UTILITY ROOM WITH TOILET

### 3 BR - TYPE A1

141.48 Sq.m  
(1522.87 Sq.ft)

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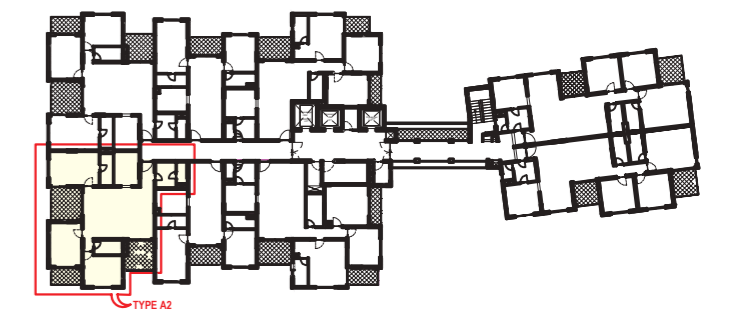


03 | 02
   
 03
   
 UTILITY ROOM WITH TOILET

### 3 BR - TYPE A2

141.48 Sq.m  
(1522.87 Sq.ft)

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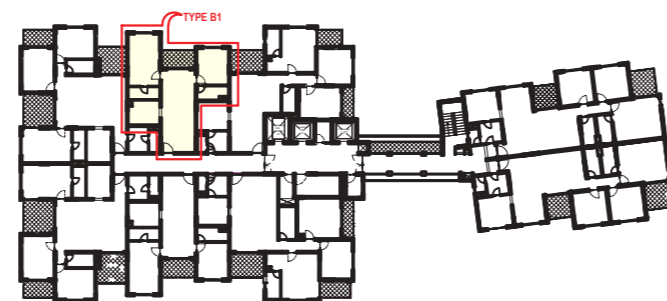


- 
- | 02 | | 02
- | 01

## 2 BR - TYPE B1

83.80 Sq.m  
(902.04 Sq.ft)

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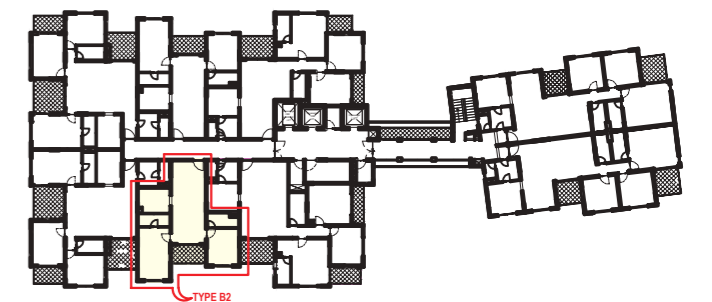


- 
- | 02 | | 02
- | 01

## 2 BR - TYPE B2

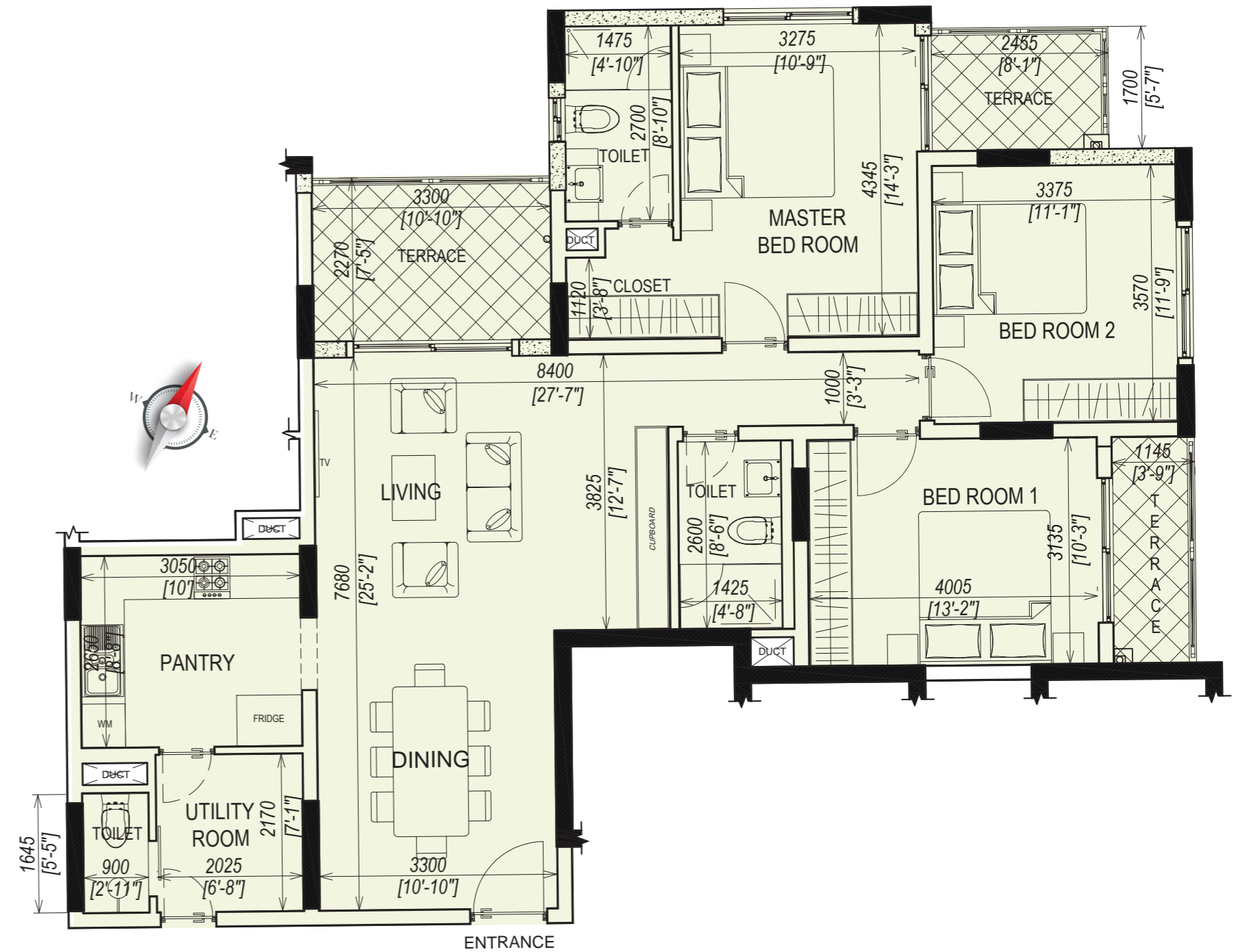
83.80 Sq.m  
(902.04 Sq.ft)

**DISCLAIMER:**  
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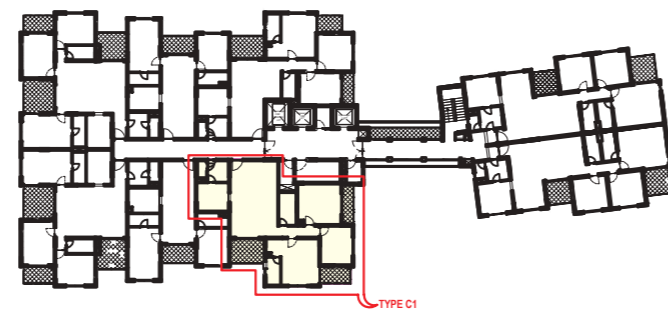


- - | 03 | 02
  - | 03
- UTILITY ROOM WITH TOILET

### 3 BR - TYPE C1

142.41 Sq.m  
(1532.98 Sq.ft)

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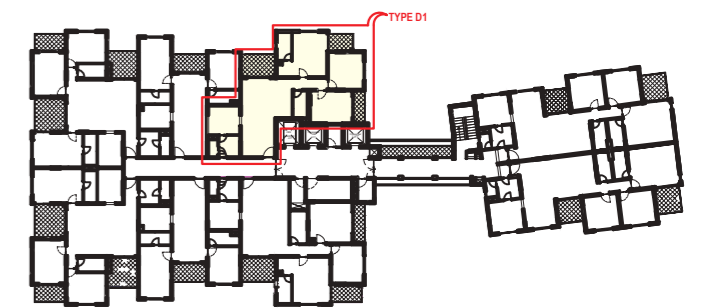


- - | 03 | 02
  - | 03
- UTILITY ROOM WITH TOILET

### 3 BR - TYPE D1

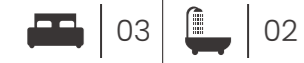
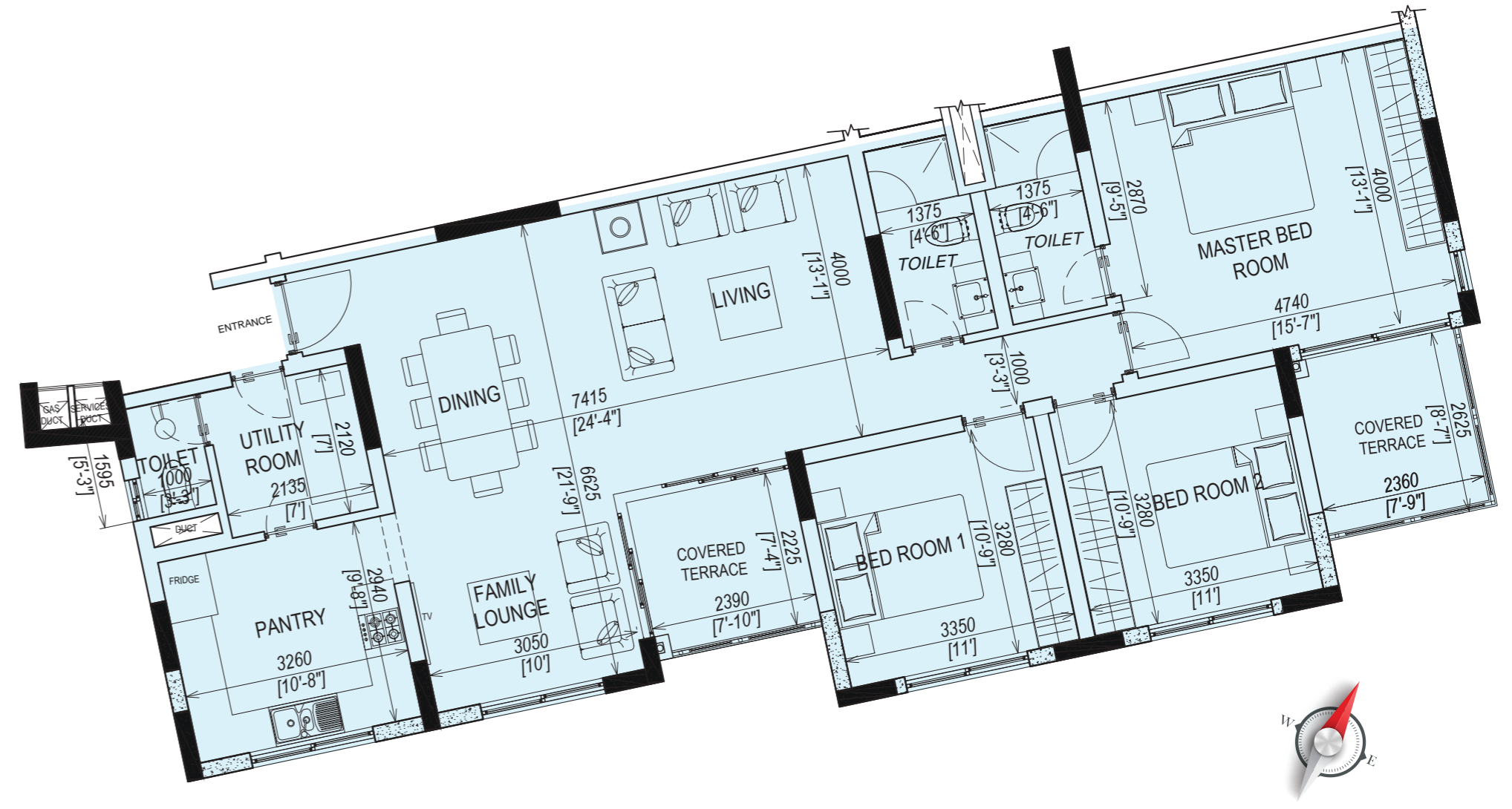
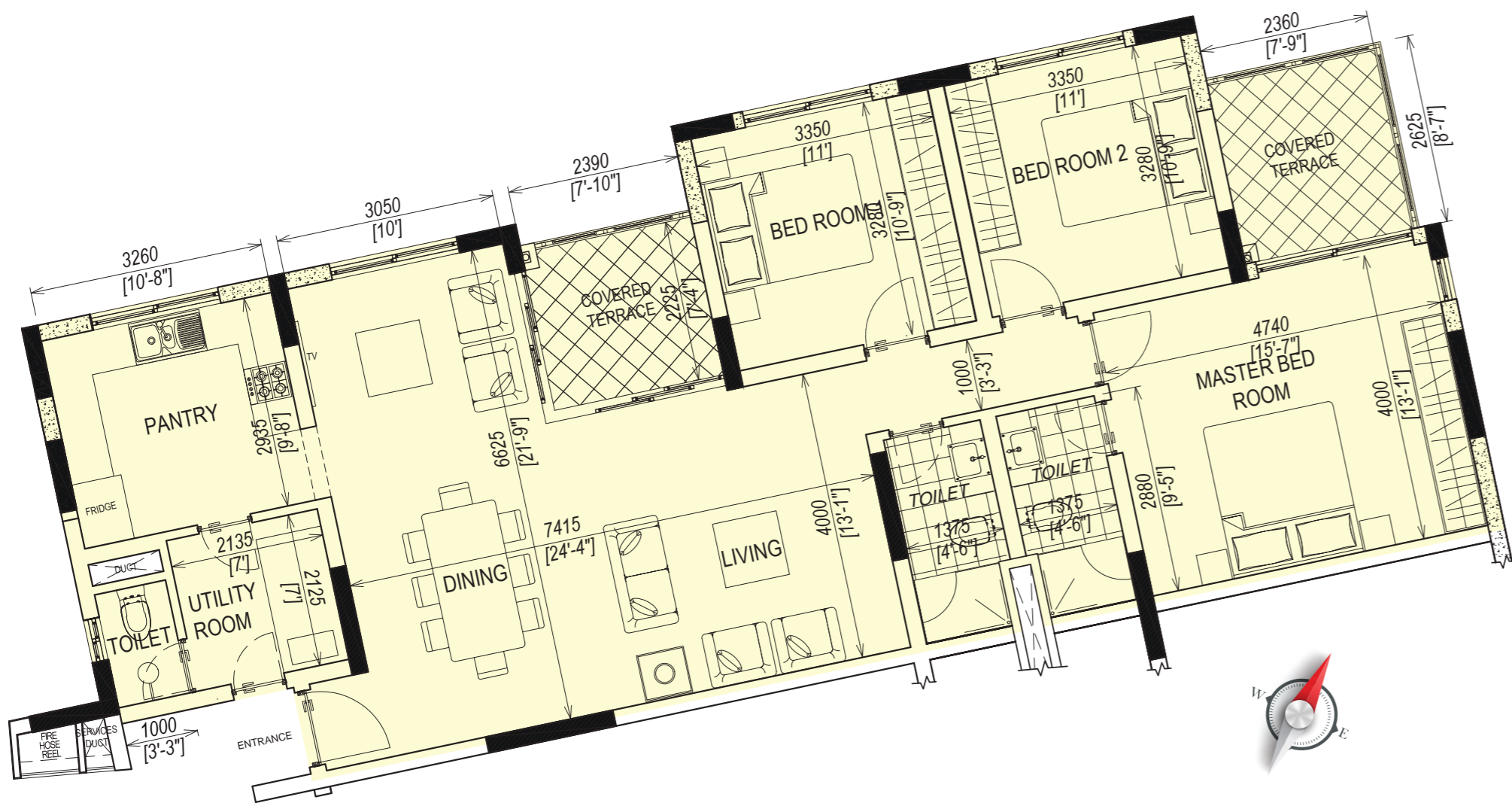
129.31 Sq.m  
(1391.92 Sq.ft)

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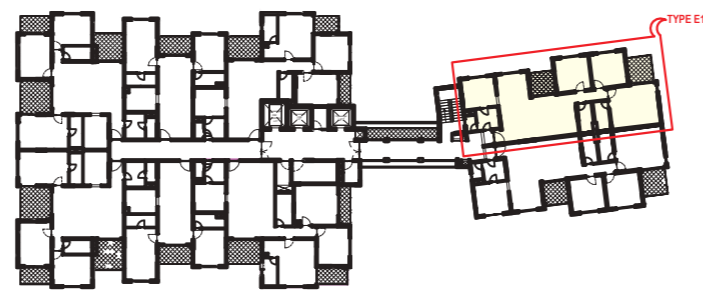
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### 3 BR - TYPE E1

133.83 Sq.m  
(1440.57 Sq.ft)

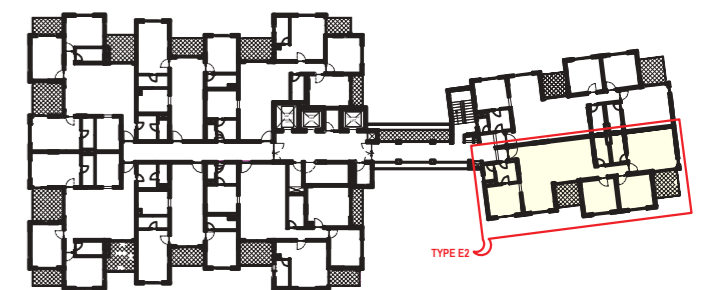
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### 3 BR - TYPE E2

133.83 Sq.m  
(1440.57 Sq.ft)

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\*E1 & E2 can be merged upon request.



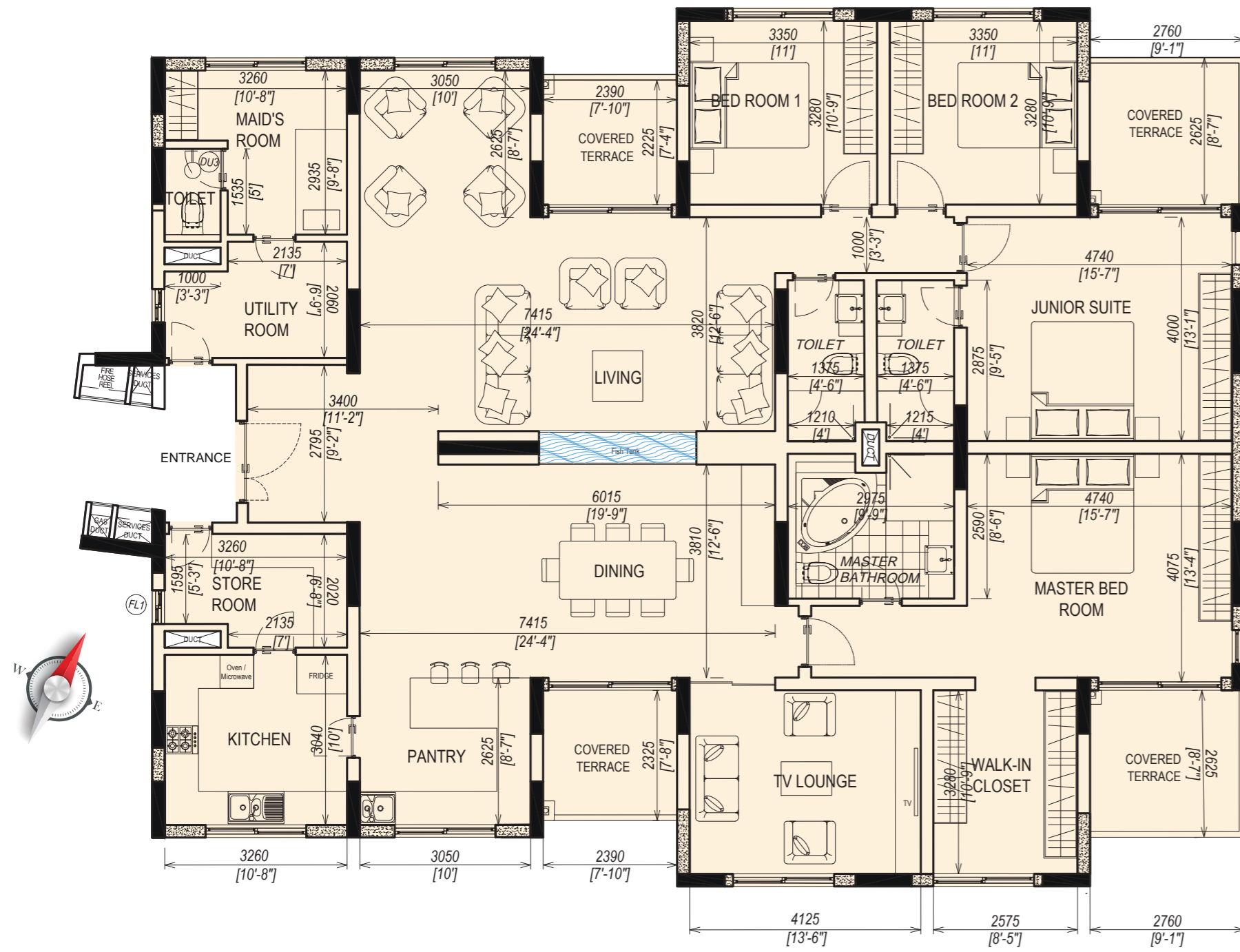
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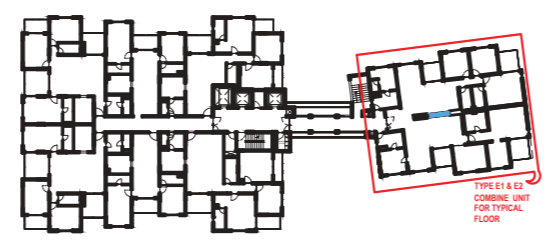
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## 4 BR – TYPE E1 & E2 COMBINED UNIT

267.66 Sq.m  
(2881.14 Sq.ft)

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**TYPE**  
High Rise Luxury Apartment Building

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

**DEVELOPER**  
Fairway Latitude (Pvt.) Ltd.

**BUILDING CONFIGURATION**  
176 Units  
Each Floor Contains 8 Apartments  
3 Floors For Parking

**SHARED FACILITIES**  
Rooftop Infinity Pool  
Gymnasium  
Rooftop Function Hall  
Convenience Store  
Rooftop Terrace

**PAYMENT**  
Bank Facilities  
Flexible Payment Plans

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**This isn't  
just an address.  
It's a lifestyle.**

**Contact Us**  
+94 770 193 193

**Location**  
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**Email**  
[info@fairwayproperties.lk](mailto:info@fairwayproperties.lk)

