LANDWAY
ENGINEERING (PVT) LTD

LANDWAY HOMES

Living where you love means loving your life

#.96, MANNING PLACE,
COLOMBO 06.





LANDWAY
ENGINEERING (PVT) LTD

ABOUT LANDWAY

Landway Engineering (Pvt) Ltd is a professionally managed engineering and property development company specializing in the design, development and construction of high-quality apartment projects. We combine technical expertise, innovative design and efficient project management to deliver modern living spaces that meet today's lifestyle needs.

As developers, we oversee projects from concept to completion, ensuring every apartment is built with structural integrity, smart space planning and long-term value in mind. Our approach focuses on quality construction, cost efficiency and timely delivery, making us a trusted partner for residential developments. Landway Engineering continues to shape urban living by developing apartments that offer reliable construction, modern design and lasting value

ABOUT THE PROJECT

LANDWAY HOMES

#.96, MANNING PLACE, COLOMBO 06.

Nestled in the vibrant heart of Colombo 06 at Manning Place. Landway Homes is an intimate residential haven crafted for modern families, discerning professionals, and visionary investors. Featuring just 22 meticulously designed residences across 5 versatile unit layouts, this exclusive development balances low-density privacy with the pulse of city convenience.

Whether unwinding by the rooftop swimming pool, enjoying fresh coastal breezes, or accessing premier schools, dining, and transit along Galle Road within minutes, owning a home here means securing a lifestyle of refined comfort and lasting value.




22 SPACIOUS UNITS
9 RESIDENTIAL FLOORS
3 LEVEL CAR PARKS
ROOFTOP SWIMMING POOL

THE MAJOR LANDMARKS AND ESTABLISHMENTS LOCATED

Hospitals & Clinics
- Delmon Hospital
- Royal Hospital
- Lanka Hospital
- Asiri Medical Hospital
- Asiri Surgical Hospital
- Durdans Hospital

Schools & Educational Institutions
- St. Peter's College
- St. Lawrence's Convent
- Holy Family Convent
- Ramanathan Hindu Ladies' College
- Muslim Ladies' College
- Colombo Hindu College
- Saiva Mangaiyar Vidyalayam

Churches
- St. Lawrence's Church
- Colombo Gospel Tabernacle
- St. Mary's Church

Hindu Temples
- New Kathiresan Kovil
- Mayurapathy Sri Bhadrakali Amman Kovil
- Sri Vaishnava Venugopala Swamy Kovil
- Manikka Pillayar Kovil
- Vajira Pillayar Kovil
- Shree Weera Maha Kannagi Amman Kovil
- Aishwarya Lakshmi Amman Kovil
- Sri Aanjaneyar kovil

Buddhist Temples
- Sri Rathanasara Maha Viharaya
- Isipathanaramaya Temple
- Vajiraramaya Temple

Mosques
- Wellawatte Jumma Masjid
- Moor Road Mosque
- Bambalapitiya Jumma Masjid
- Masjid Al Maqbool

Banks
- Commercial Bank
- Hatton National Bank
- Sampath Bank
- Bank of Ceylon
- Nations Trust Bank
- Seylan Bank
- People's Bank
- DFCC Bank
- NDB Bank
- Union Bank

Public Services
- Wellawatte Police Station
- Wellawatte Post Office
- Wellawatte Railway Station
- Wellawatte Market
- Wellawatte CMC Office

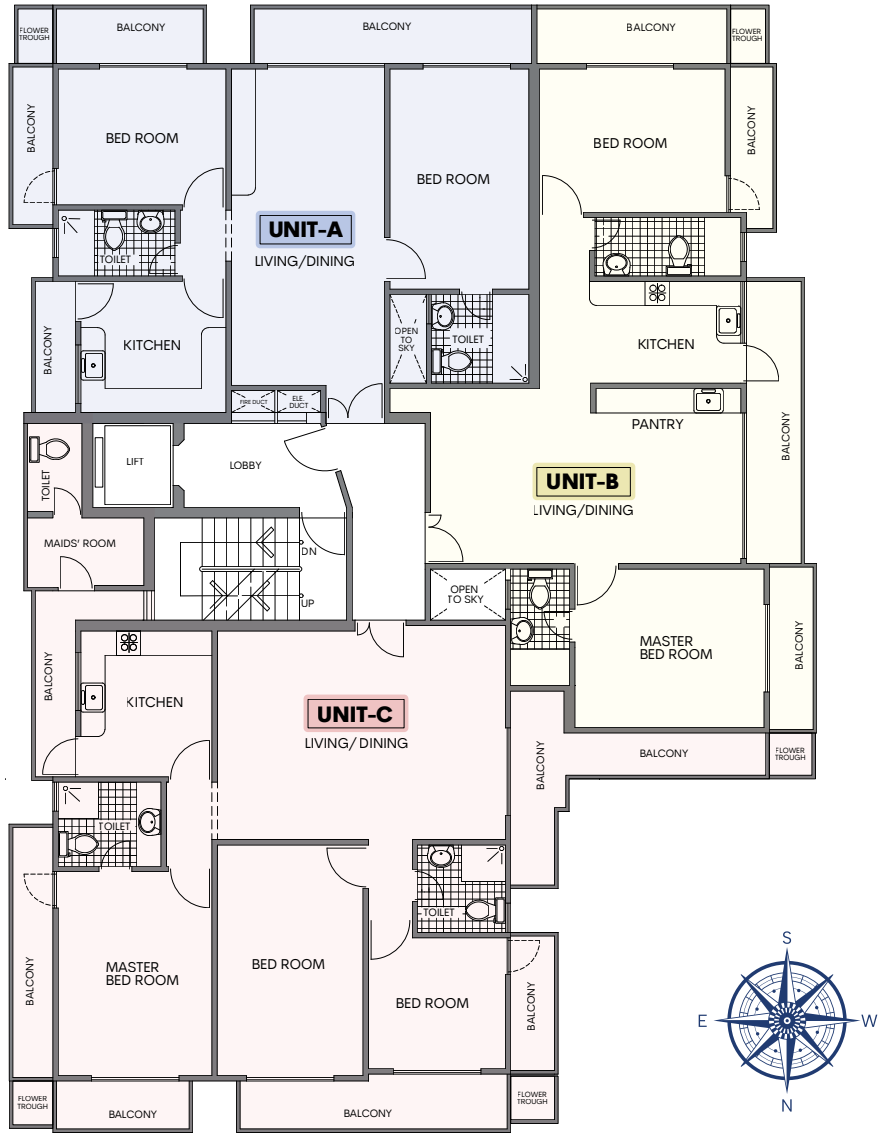


#.96, MANNING PLACE,
COLOMBO 06.

TYPICAL FLOOR PLAN

2nd, 3rd, 4th & 5th FLOORS





TYPICAL FLOOR PLAN

2nd, 3rd, 4th & 5th FLOORS

UNIT A 940 Sq.ft
2 BEDROOM APARTMENT

UNIT B 1030 Sq.ft
2 BEDROOM APARTMENT

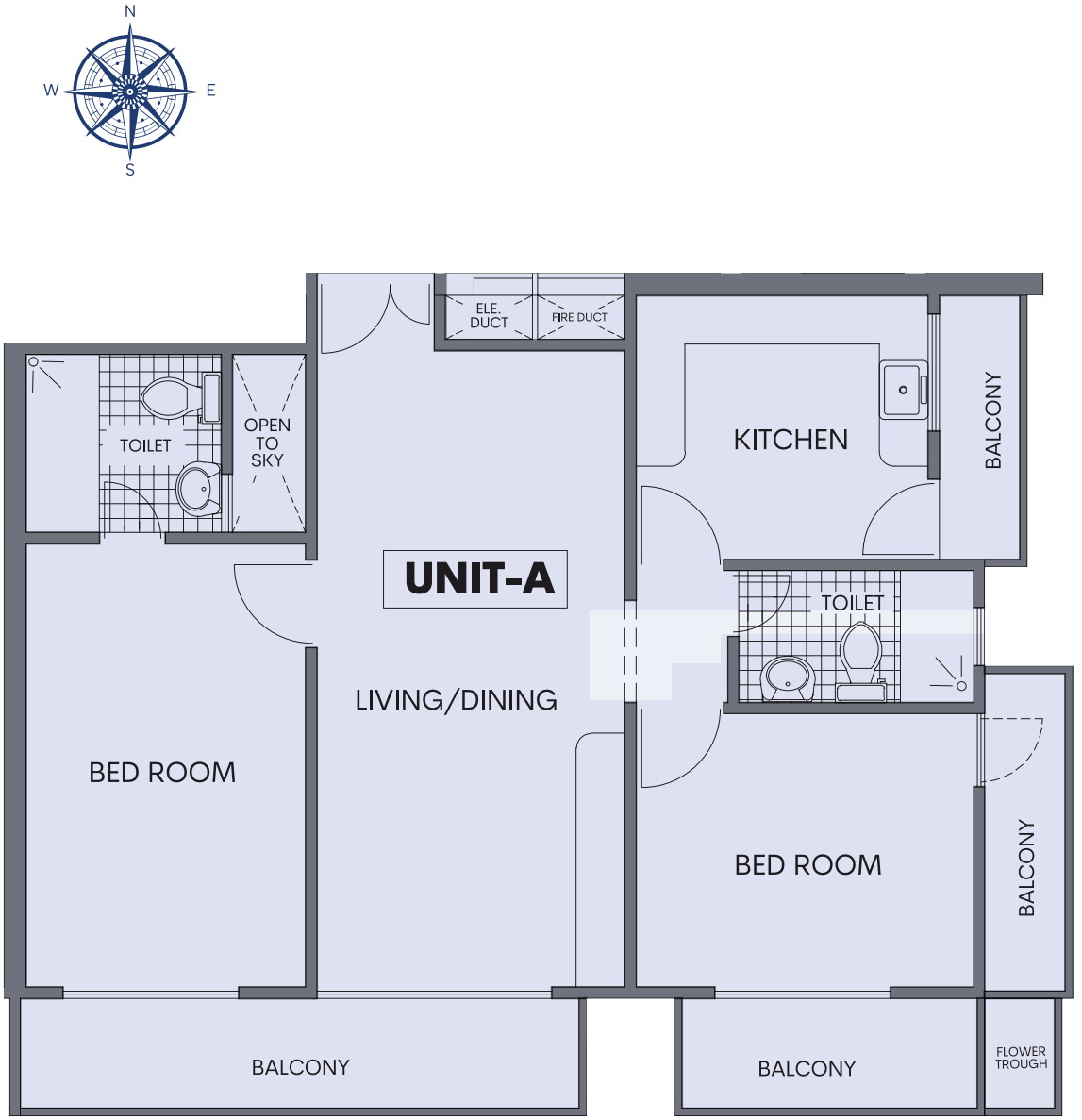
UNIT C 1380 Sq.ft
3 BEDROOM APARTMENT

UNIT A

940 Sq.ft

2 BEDROOM APARTMENT

2nd, 3rd, 4th & 5th FLOORS





UNIT A

940 Sq.ft

2 BEDROOM APARTMENT

2nd, 3rd, 4th & 5th FLOORS

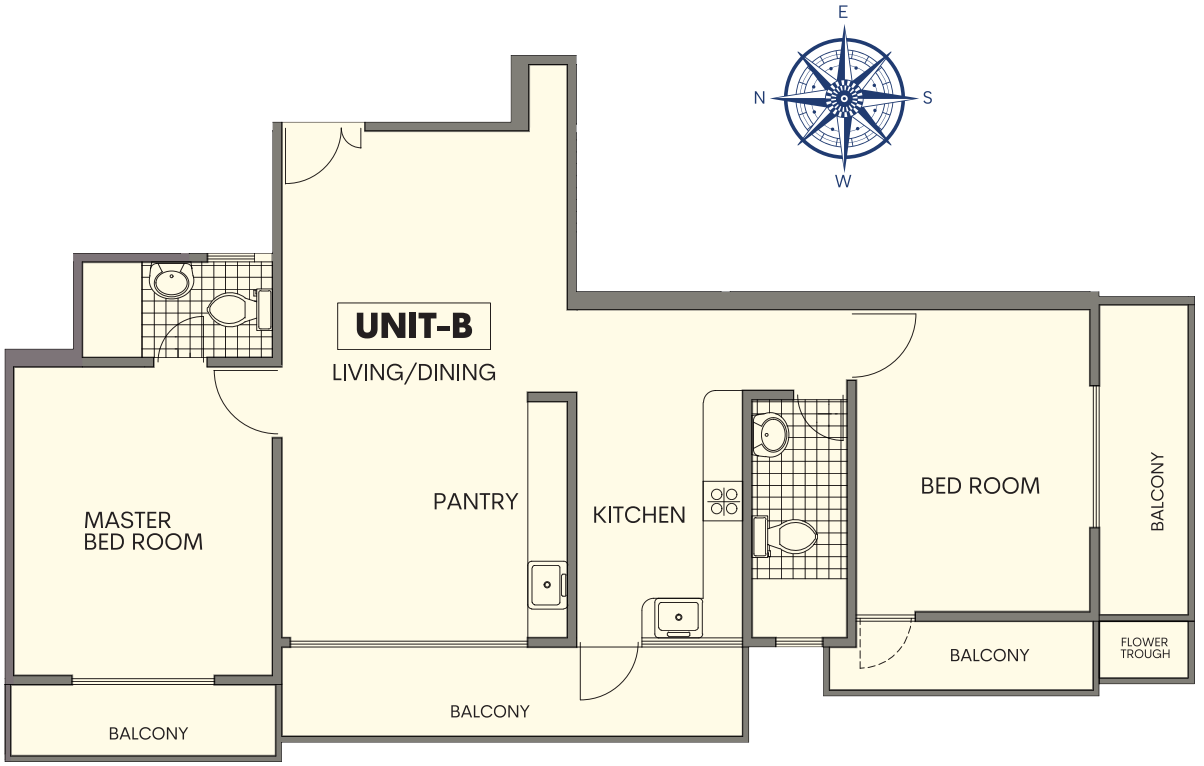
1. ENTRANCE
2. LIVING AREA
3. DINING AREA
4. KITCHEN
5. MASTER BEDROOM
6. ATTACHED BATHROOM
7. BEDROOM
8. COMMON BATHROOM

UNIT B

1030 Sq.ft

2 BEDROOM APARTMENT

2nd, 3rd, 4th & 5th FLOORS





UNIT B

1030 Sq.ft

2 BEDROOM APARTMENT

2nd, 3rd, 4th & 5th FLOORS

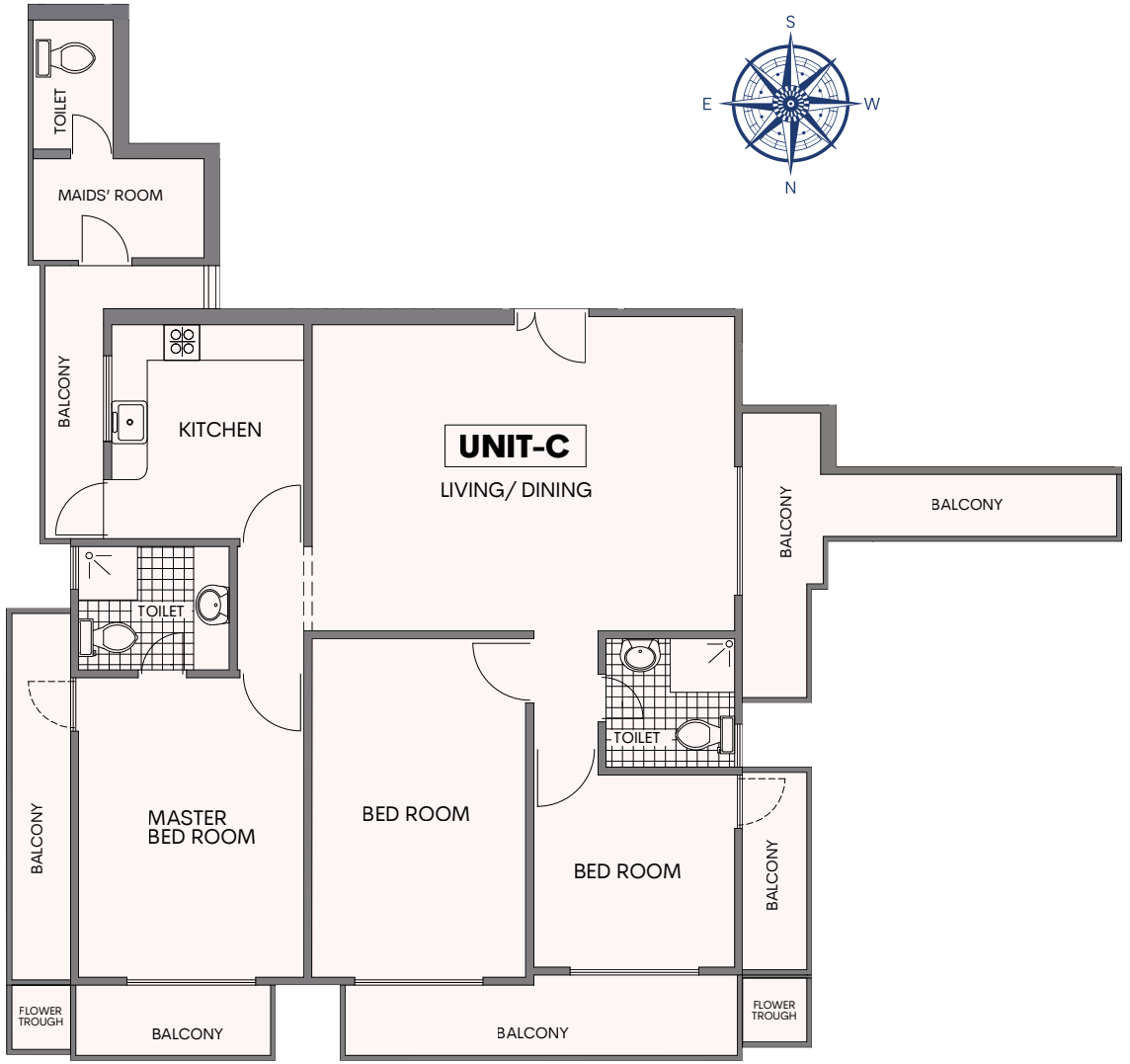
1. ENTRANCE
2. LIVING AREA
3. DINING AREA
4. KITCHEN
5. MASTER BEDROOM
6. ATTACHED BATHROOM
7. BEDROOM
8. COMMON BATHROOM

UNIT C

1380 Sq.ft

3 BEDROOM APARTMENT

2nd, 3rd, 4th & 5th FLOORS





UNIT C

1380 Sq.ft

3 BEDROOM APARTMENT

2nd, 3rd, 4th & 5th FLOORS

1. ENTRANCE
2. LIVING AREA
3. DINING AREA
4. KITCHEN
5. MASTER BEDROOM
6. ATTACHED BATHROOM
7. BEDROOM 2
8. BEDROOM 3
9. COMMON BATHROOM
10. MAIDS' ROOM
11. MAIDS' ROOM TOILET

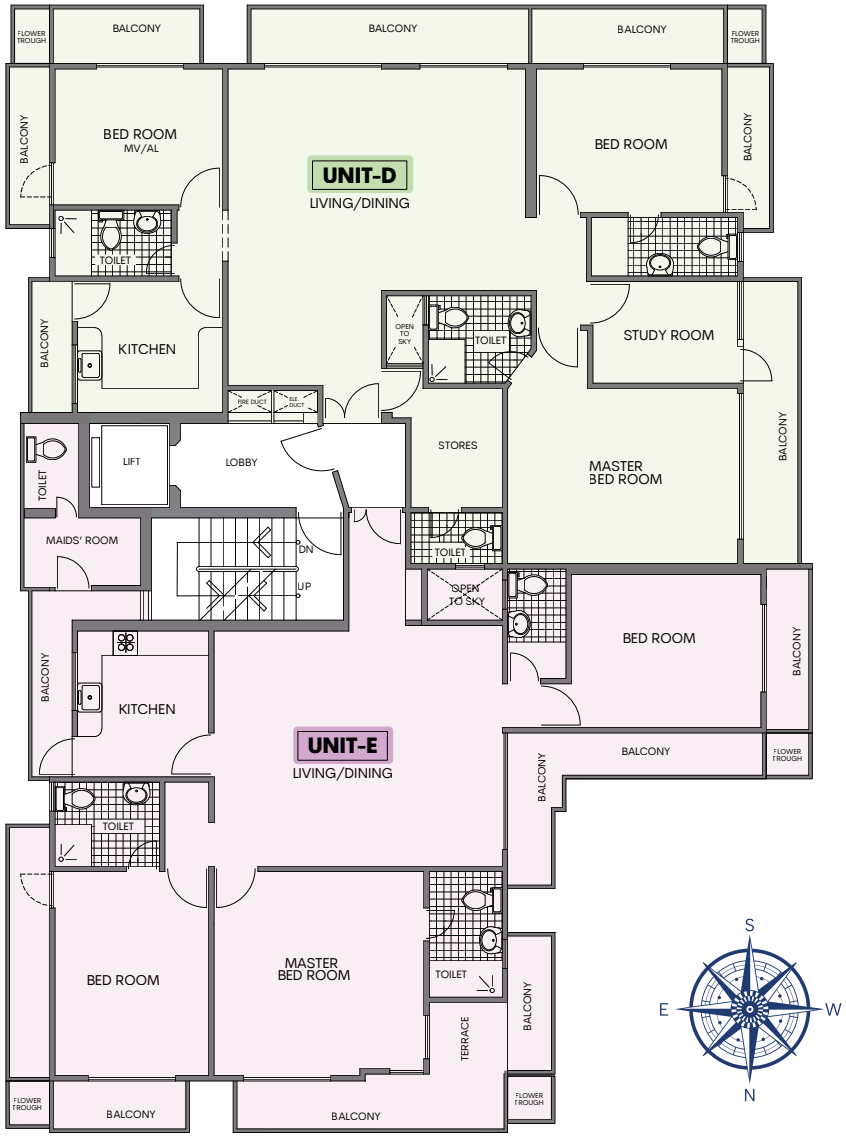




TYPICAL FLOOR PLAN

6th, 7th, 8th, 9th & 10th FLOORS





TYPICAL FLOOR PLAN

6th, 7th, 8th, 9th & 10th FLOORS

UNIT D 1735 Sq.ft
3 BEDROOM + STUDY ROOM APARTMENT

UNIT E 1590 Sq.ft
3 BEDROOM APARTMENT

UNIT D

1735 Sq.ft

3 BEDROOM + STUDY ROOM APARTMENT

6th, 7th, 8th, 9th & 10th FLOORS





UNIT D

1735 Sq.ft

3 BEDROOM + STUDY ROOM APARTMENT

6th, 7th, 8th, 9th & 10th FLOORS

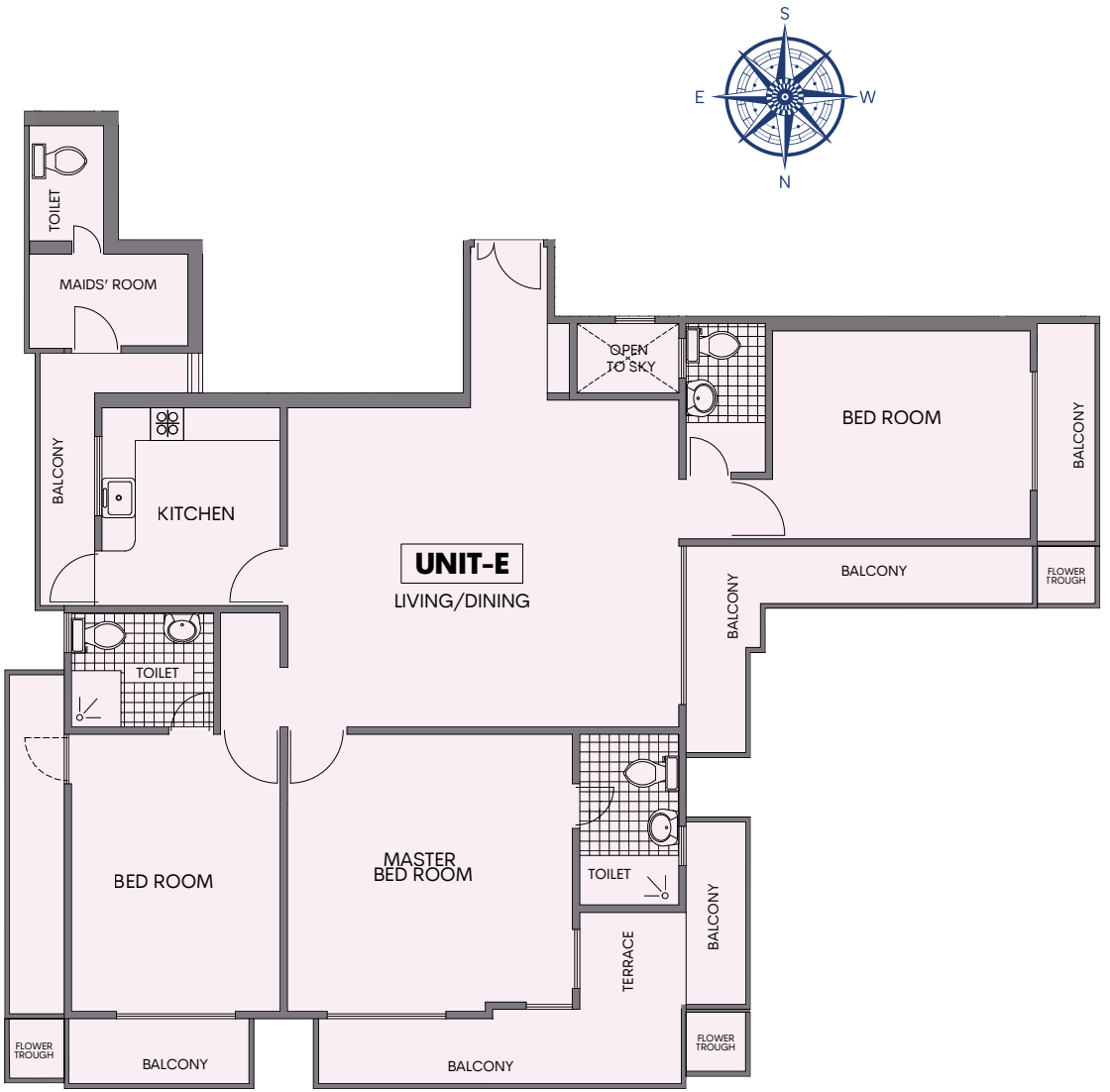
1. ENTRANCE
2. LIVING AREA
3. DINING AREA
4. KITCHEN
5. MASTER BEDROOM – 01
6. ATTACHED BATHROOM – 01
7. STUDY ROOM
8. MASTER BEDROOM – 02
9. ATTACHED BATHROOM – 02
10. BEDROOM
11. COMMON BATHROOM
12. MAIDS' ROOM
13. MAIDS' ROOM TOILET

UNIT E

1590 Sq.ft

3 BEDROOM APARTMENT

6th, 7th, 8th, 9th & 10th FLOORS





UNIT E

1590 Sq.ft

3 BEDROOM APARTMENT

6th, 7th, 8th, 9th & 10th FLOORS

1. ENTRANCE
2. LIVING AREA
3. DINING AREA
4. KITCHEN
5. MASTER BEDROOM – 01
6. ATTACHED BATHROOM – 01
7. MASTER BEDROOM – 02
8. ATTACHED BATHROOM – 02
9. BEDROOM
10. COMMON BATHROOM
11. MAIDS' ROOM
12. MAIDS' ROOM TOILET





SPECIFICATION

DOORS

- **Main Entrance:** Solid timber doors.
- Internal doors are engineered door or solid timber.

WINDOWS

- Reputed proprietary system with powder coated aluminum windows.

BATHROOMS

- **Floor:** Non-slip porcelain tiles.
- **Wall:** Porcelain tiles up to ceiling level.
- **Fitting & fixtures:** Reputed brand or equivalent fittings, fixtures and accessories.
- Vanity or granite top with mirror.
- Hot water supply from electric geyser for attached bathroom.

LIVING / DINING

- **Floor:** Imported homogenous porcelain tiles.
- **Wall & Ceiling:** Plaster skim coat with reputed brand emulsion paint.

SECURITY

- Security room with intercom connectivity to each apartment and common areas.
- CCTV surveillance for certain common areas.

COMMON FEATURES

- Backup generator from a reputed brand for common area lighting, elevators, water and fire pumps.
- Letter box for each apartment.
- Condominium management office.
- Wet garbage collection room.
- Lightning protection & earthing system.
- Multi-function space at rooftop.
- Swimming pool at rooftop

BEDROOMS

- **Floor:** Imported porcelain tiles.
- **Wall & Ceiling:** Plaster skim coat with reputed brand emulsion paint.
- Split-type air conditioner in master bedroom.
- TV & telephone outlets in master bedroom.

KITCHEN

- **Floor:** Imported porcelain tiles.
- **Wall & Ceiling:** Plaster skim coat with reputed brand emulsion paint.
- **Fittings:** Pantry cupboards top and bottom stainless steel sink & granite work top.

PARKING

- Three car park levels accessible by elevator.
- One parking slot allocated for each apartment.



RESERVATION BOOKING

- Reservation payment + easy installment payment.
- Special offer for Full payment.
- Reservation / booking fee LKR. 2,000,000.00 non refundable.
- 40% advance payment within one month from confirmation.
- 55% Balance can be paid by easy installment.
- 5% On handover of possession

PROJECT COMPLETION: DECEMBER 2027

Disclaimer:
This brochure is conceptual in nature & is by no means a legal offering Furniture and fittings etc displayed in this brochure are only for demonstration purpose


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PROJECT MANAGEMENT AND CONSTRUCTION

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