



ALT AIR

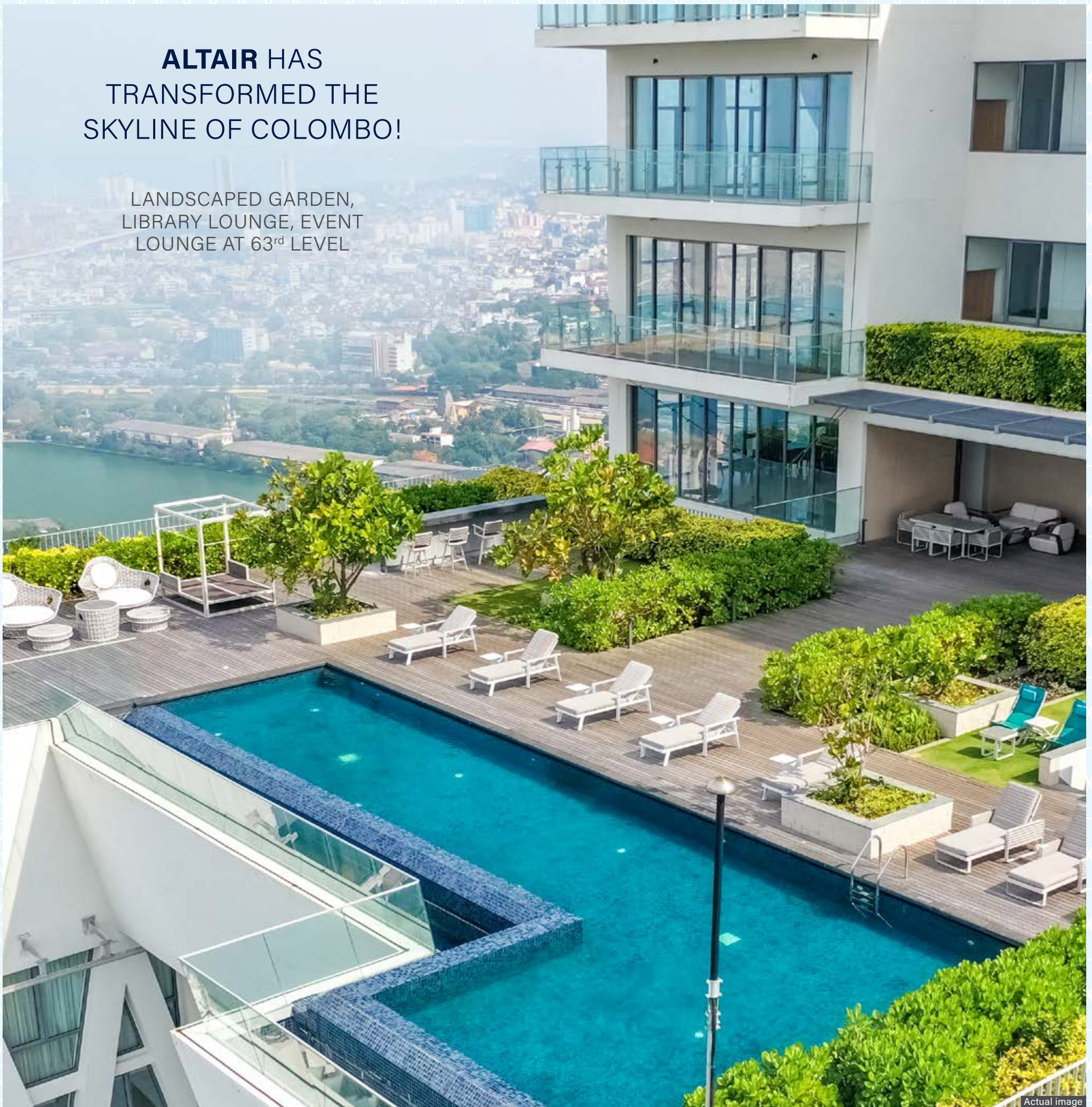


Actual image

LANDMARKS
DEFINE
CITYSCAPES

ALTAIR HAS
TRANSFORMED THE
SKYLINE OF COLOMBO!

LANDSCAPED GARDEN,
LIBRARY LOUNGE, EVENT
LOUNGE AT 63rd LEVEL



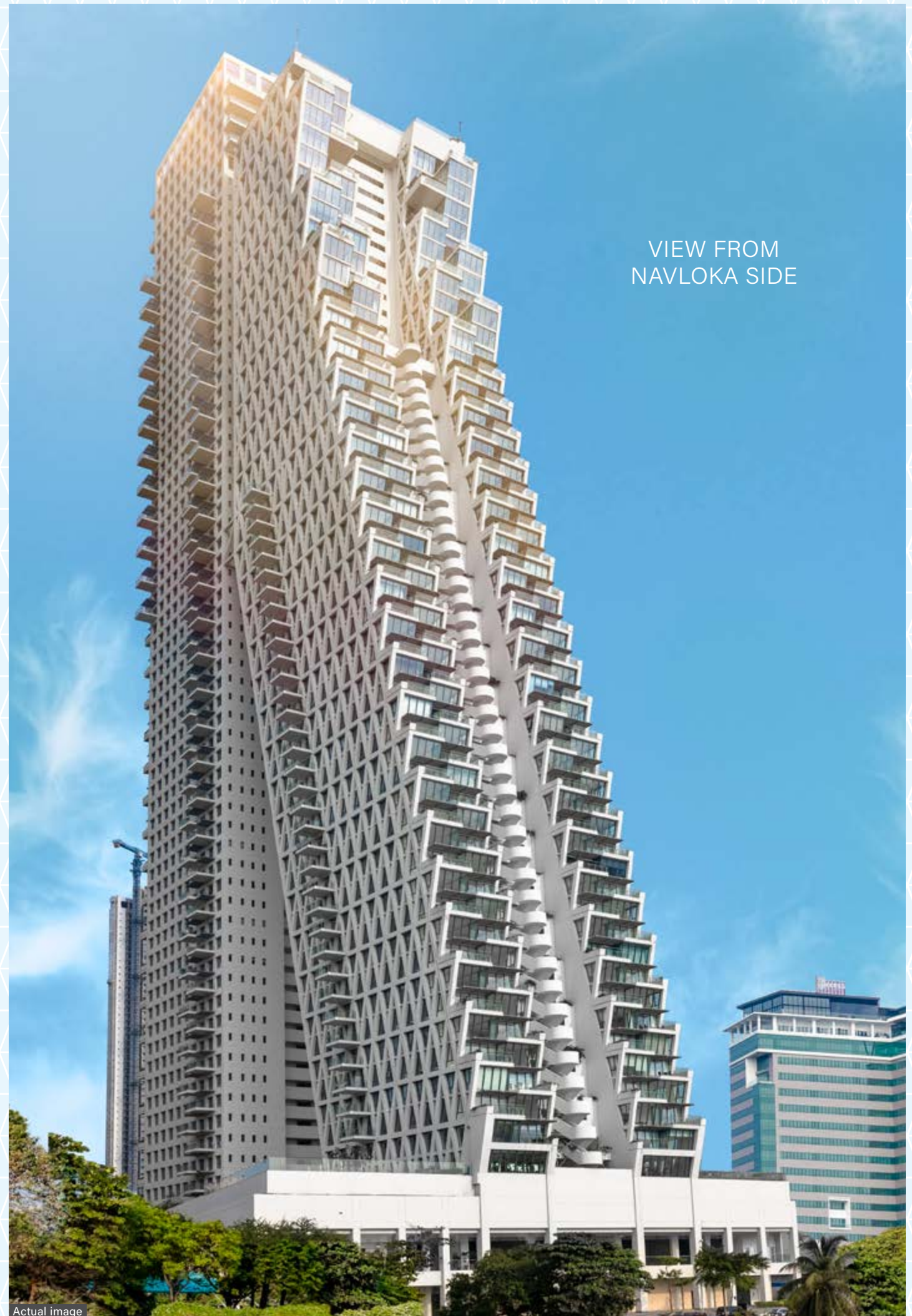
A L T A I R

A 240-METRE
SKYSCRAPER
THAT PEOPLE LOOK
UP TO.




IN EVERY SENSE
OF THE WORD!

The building has received the
'Certificate of Conformity (COC)'
and proud homeowners have started to
move in - realising their aspiration of a
dream home!



Actual image



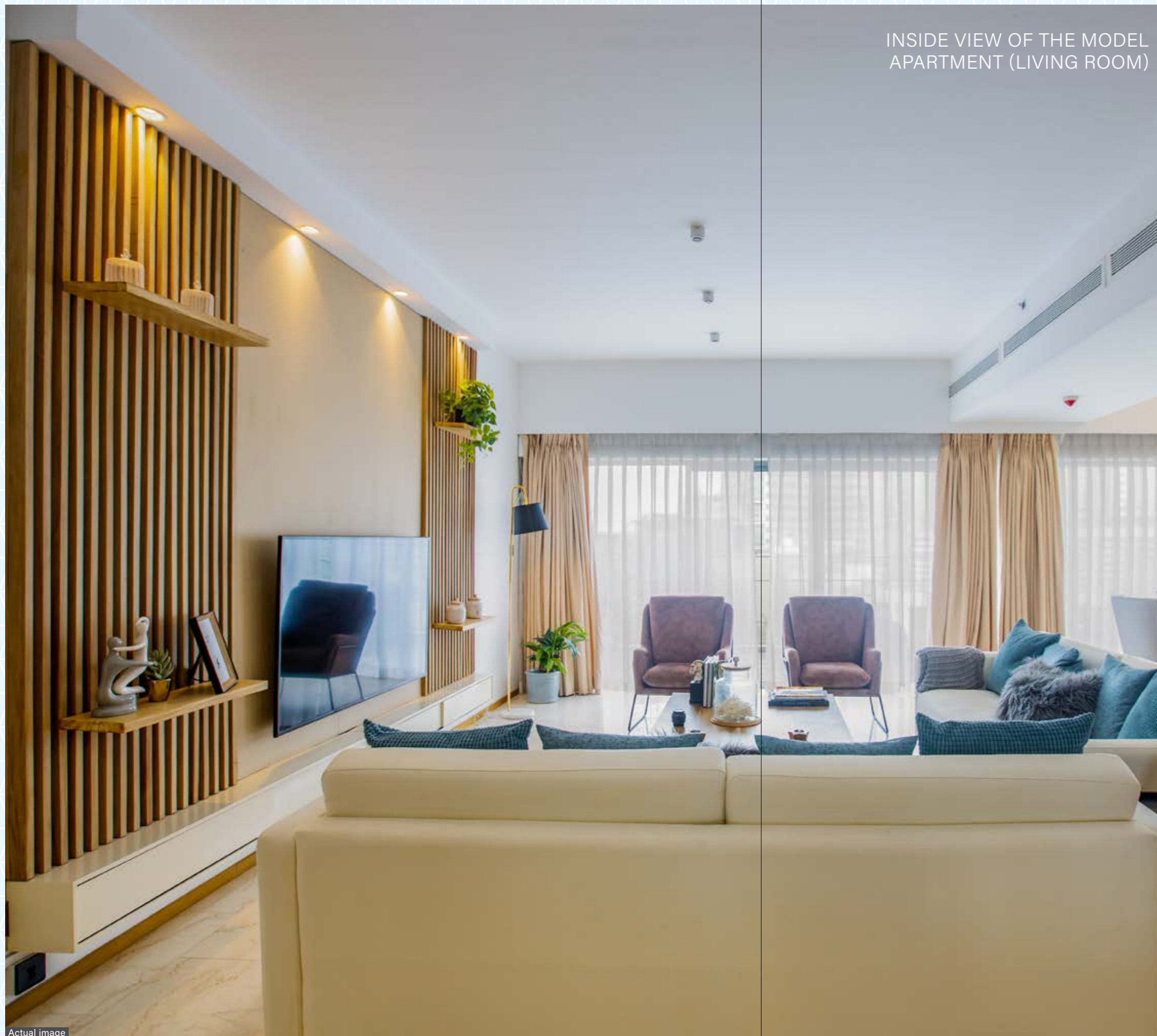
Comprising **2** tower blocks
63-storied tower stepped with a
68-storied vertical tower,
it is an iconic architectural marvel that
exhibits excellence from every corner.

— ◆ —

The **1.3 million** sq. ft. prime realty project
stands the tallest residential building in the
region – an address coveted by the elite.

THE TOP FLOORS
OF ALTAIR

Actual image



INSIDE VIEW OF THE MODEL
APARTMENT (LIVING ROOM)

Altair offers over **400** luxury
apartments & lavish sky villas – to
suit the unique needs of residents.



Developed on a two-acre land at
Sir James Peiris Mawatha,
Colombo – Altair is designed to
complement an affluent lifestyle.

Designed by the celebrated architect
MOSHE SAFDIE, Altair is a true example of an enduring
LANDMARK, in the league of Iconic Buildings of the world
like **BURJ KHALIFA** (Dubai) **Empire State Buildings** (USA)
Petronas Towers (Malaysia).



VIEW OF
THE TOWER





VIEW FROM THE EAST
SIDE OF BEIRA LAKE

Actual image

WHAT MAKES A L T A I R STAND OUT FROM THE REST!



Unique
Design



Prime
Location



Outstanding
facilities



Breathtaking
views



Spacious
apartments



Plush
interiors



Elite
community



Eco-friendly
project

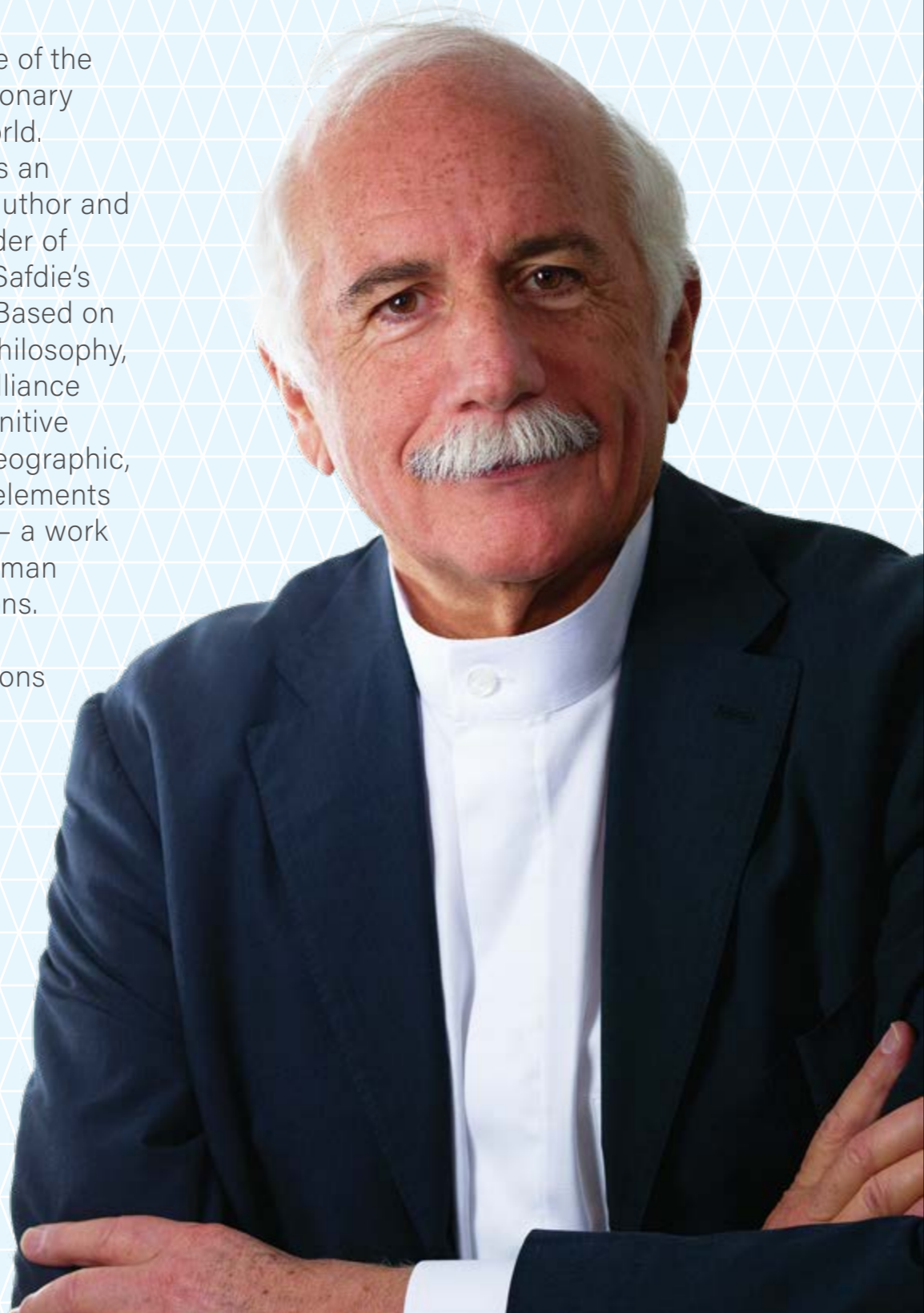


24X7
security

MOSHE SAFDIE'S ARCHITECTURAL BRILLIANCE

Moshe Safdie is one of the most renowned visionary architects in the world. Widely respected as an educator, theorist, author and entrepreneur (founder of Safdie Architects), Safdie's work is distinctive. Based on a humane design philosophy, his architectural brilliance is inspired by a definitive understanding of geographic, social and cultural elements that define a place – a work that responds to human needs and aspirations.

His landmark creations are internationally admired for their dramatic curves, geometric patterns, use of open and green spaces.



REMARKABLE CREATIONS BY MOSHE SAFDIE



MARINA BAY SANDS

Singapore Integrated resort and casino



KAUFFMAN CENTER FOR THE PERFORMING ARTS

Kansas City, United States



HABITAT 67

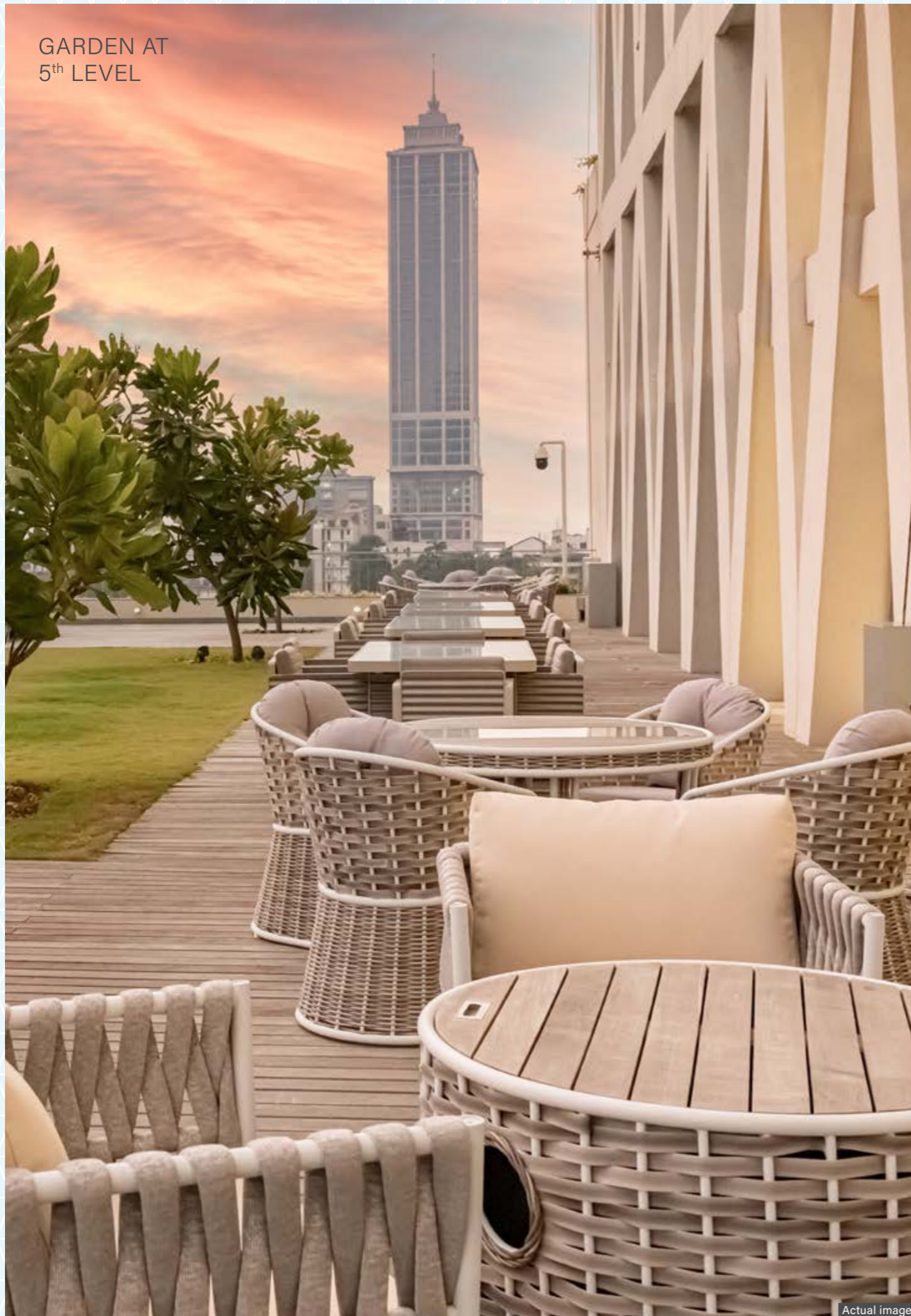
World's Fair, Montreal, Canada Temporary structure



JEWEL CHANGI AIRPORT

Singapore

GARDEN AT
5th LEVEL

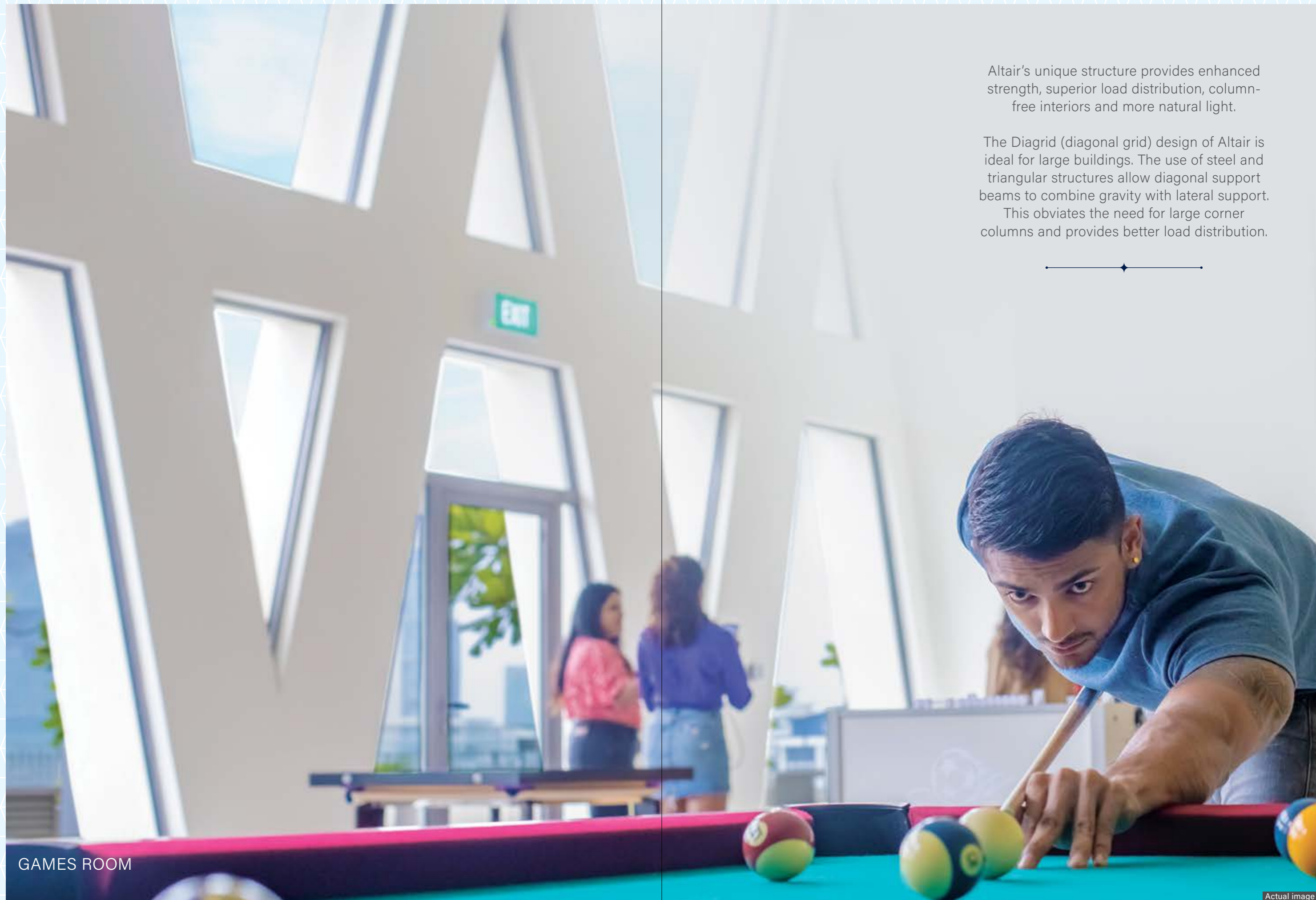


WHAT DEFINES A L T A I R



68 Storeys of

- ◆ Symmetry,
- ◆ Style
- ◆ Sophistication



Altair's unique structure provides enhanced strength, superior load distribution, column-free interiors and more natural light.

The Diagrid (diagonal grid) design of Altair is ideal for large buildings. The use of steel and triangular structures allow diagonal support beams to combine gravity with lateral support. This obviates the need for large corner columns and provides better load distribution.



GAMES ROOM

LOCATION MAP

Indian Ocean

ALTAIR AND ITS SURROUNDINGS.

Bank of Ceylon	01
Kingsbury Hotel	02
World Trade Centre	03
Hotel Galadari	04
Hotel Hilton	05
Colombo Rowing Club	06
Cinnamon Lakeside	07
Galle Face Hotel	08
Hotel Taj Samudra	09
High Commission of India	10
Cinnamon Grand Hotel	11
Crescat Boulevard	12
Colombo Swimming Club	13
Nawaloka Hospital	14
St.Joseph's College	15
Excel World	16
Empire Residencies	17
Bishop's College	18
Temple Trees	19
US Embassy	20
HNB Tower Head Office	21
Viharamahadevi Park	22
The Central Hospital	23
Colombo Municipal Council	24

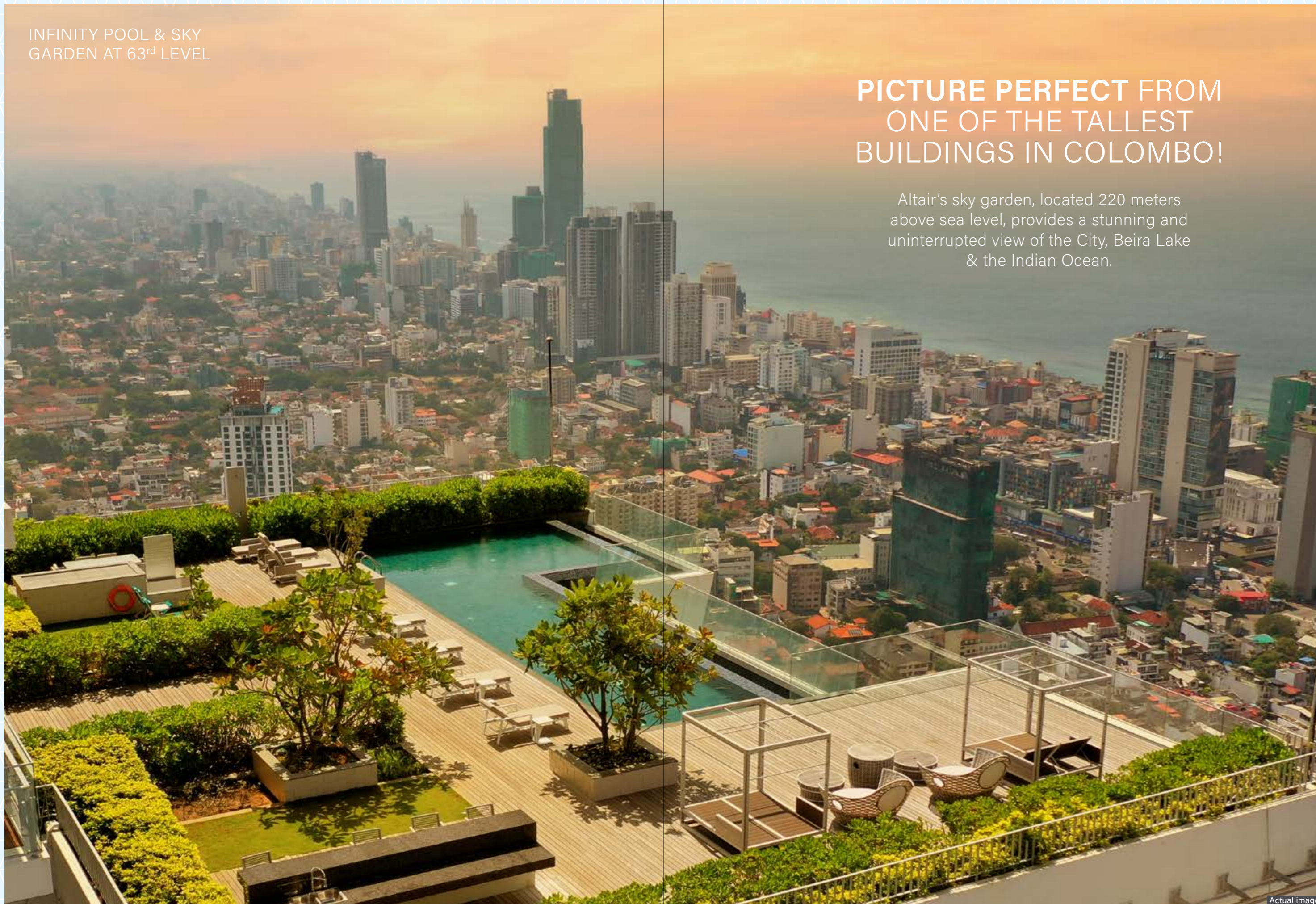
Map not to scale. Only for representation purpose



INFINITY POOL & SKY
GARDEN AT 63rd LEVEL

PICTURE PERFECT FROM ONE OF THE TALLEST BUILDINGS IN COLOMBO!

Altair's sky garden, located 220 meters
above sea level, provides a stunning and
uninterrupted view of the City, Beira Lake
& the Indian Ocean.



Actual image



Actual pictures



EXPERIENCE SECURE LIVING WITH SMART TECH

At Altair, the emphasis is not only on creating a cosy corner, the safety and security of residents is a priority.

With a state-of-the-art security system, you can be rest assured of your safety all day and night. Encompassing the best industry practices and an accurate identification of each entrant to the secure premises of Altair, it aims to offer smart, tech-savvy and unmatched safety to each and every resident.

Each apartment also has a video door-phone connected to the control room and main entrance to monitor visitors and guests. Besides, the Building Management System will provide 24x7 surveillance coverage at strategic locations.



WHERE CONVENIENCE MEETS COMFORT

High-speed elevator

11 high-speed elevators – 9 passenger elevators (minimum occupancy of 13 passengers) and 2 service elevators for Altair Residences.



An additional 4 elevators run between the basement car park and the main lobby.



The retail area has 3 dedicated elevators, away from the residences.



While most elevators would take around 120 seconds to get to the 67th floor. Altair's elevator will do the same in only 60 seconds.



Actual image



Actual image

EXPERIENCE LUXURY REINVENTED

The Diagrid architecture of Altair has helped in the installation of large, floor-to-ceiling, glass-clad windows that enhance the passage of natural light and creates a feeling of spaciousness. The extra-tall floor-to-ceiling height of 3.3 metres further magnifies the grandeur of each apartment. The extra perk – enjoy breathtaking views of the Beira lake or the Indian Ocean from the close confines of your home.

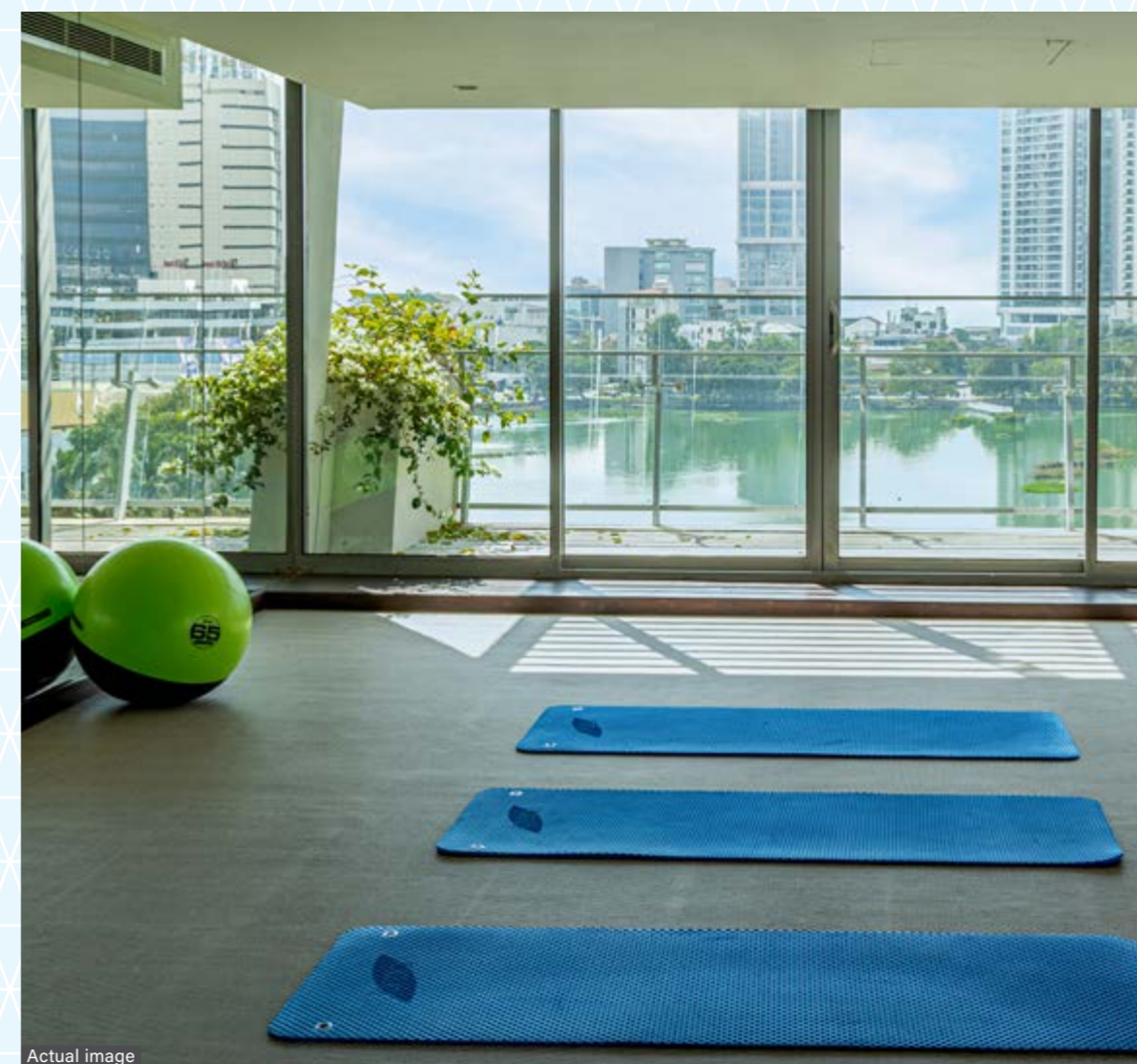
Altair also boasts of a magnificent natural temperature management system – utilising Colombo's natural sea breeze. The structure offers cross ventilation across all units and the towers are oriented to the movement of the sun, to maximise air flow in the tropical climate as well as take advantage of 270-degree views of the lake and the ocean.



Actual image

GYM AT
5th LEVEL

**TAKE YOUR
FITNESS TO
NEW HEIGHTS**



Actual image



GARDEN
AT 5th LEVEL

INDULGE IN AN ECO-CONSCIOUS LIVING

Environment management is not just about how cost-effective we are for Residents. But, also how 'Resource' effective we are for the earth.

Rain water harvesting

Altair's rain water harvesting system utilises Colombo's abundant rainfall for landscape irrigation and air-conditioning, thereby reducing fresh water consumption within the building.

Energy conservation

Centralised air conditioning, water heating and a gas bank ensures optimum use of energy resources at Altair. The timed circuiting methodology facilitates energy savings in the car park and common areas. The monitoring and billing of LPG, chilled water, power and water services by the Building Management System (MEP) helps to maintain an accurate and timely billing procedure.

GARDEN
AT 5th LEVEL



Actual image



YOGA/AEROBIC
ROOM AT 5th LEVEL

Actual image

Altair has 4 swimming pools – a lap pool for focused swimmers, a pool and jacuzzi for the family and a waddle pool for the young learners on the fifth-floor podium. The fourth pool, the Infinity Edge Pool, has a majestic presence on the 63rd floor Sky Garden.

The jogging track for residents provides a pollution-free and green environment to keep you body fit.

A well-equipped, spacious gym with modern facilities like steam and sauna rooms, will make it possible for you to douse the week's fatigue and rejuvenate for a fresh start.



Actual image

INDOOR GAMES
ROOM AT 5th LEVEL

Other facilities include a pool table,
table-tennis crèche cum play area.

Altair's spacious multi-purpose function
room on the terrace is ideal for family get-
togethers and special occasions.



Actual image

CHILDREN'S PLAY
AREA AT 5th LEVEL

ALTAIR'S SKY GARDEN

Soaking in the soft sunlight, witnessing the magnificence of the Indian ocean and cooling off in the light breeze, get ready to be charmed by Altair's Sky Garden.



01

Party area with bar, lounge, an infinity pool, a garden and a deck

02

Expansive deck, dotted with trees and planters

03

The infinity pool has been designed to merge visually with the Indian Ocean

04

63rd floor among the most sought-after party venues

Actual image



Actual image

RELAX AND REJUVENATE YOUR SENSES

At Altair, an unexpected surprise awaits your busy lifestyle. Taking time off from your hectic schedule, enjoy leisurely extravagance as you soak in the beauty of the sprawling garden on the fifth floor and Sri Lanka's first sky garden on the 63rd floor of Altair.

With expansive tracts of greenery dotting the area around Altair, residents can indulge themselves at the pool-side, rest on wooden decks, lounging areas and bask in the glory of the natural flora while they let their eyes wander to the backdrop of the vast blue ocean and the panoramic view of Colombo that Altair offers to every resident.

TOP OF DINE FIT
OUTS IN APARTMENTS

WHERE EVERY MEAL IS A MASTERPIECE

Designed to perfection, Altair's apartments are equipped with best-in-class modular kitchens and apartment fixtures that make every home a truly prized possession.



Built-in wardrobes
in every bedroom

Environment-friendly
wooden flooring

Bathroom fittings from the finest
global brands

User-friendly kitchens with a hood, hobs,
cabinets, drawers, fixtures and an oven

Centralised exhaust system
to enhance ventilation

A WORLD-CLASS RETAIL SPACE

An exclusive 35,000 sq.ft retail space within Altair will host some of the leading global brands. To elevate dining experiences, it has also opened its doors to renowned restaurants serving the finest cuisine from around the world.

Al fresco dining along a tree-lined promenade overlooking the Beira Lake and boutique retail shops from international brands are all part of the Altair landscape - making it the perfect place for Altair residents as well as people from around the city.





- 01 Global retail brands*
- 03 Branded convenience stores*

- 02 Gourmet restaurants*
- 04 Dedicated parking lot for visitors*

*Proposed - subject to change at sole discretion of developer.



GRAND PARKING ARENA

The six-level secure car park provides ample space to keep your proud possession in style. It also has four elevators, connecting the basement car park with the lobby, to conveniently move around Altair.

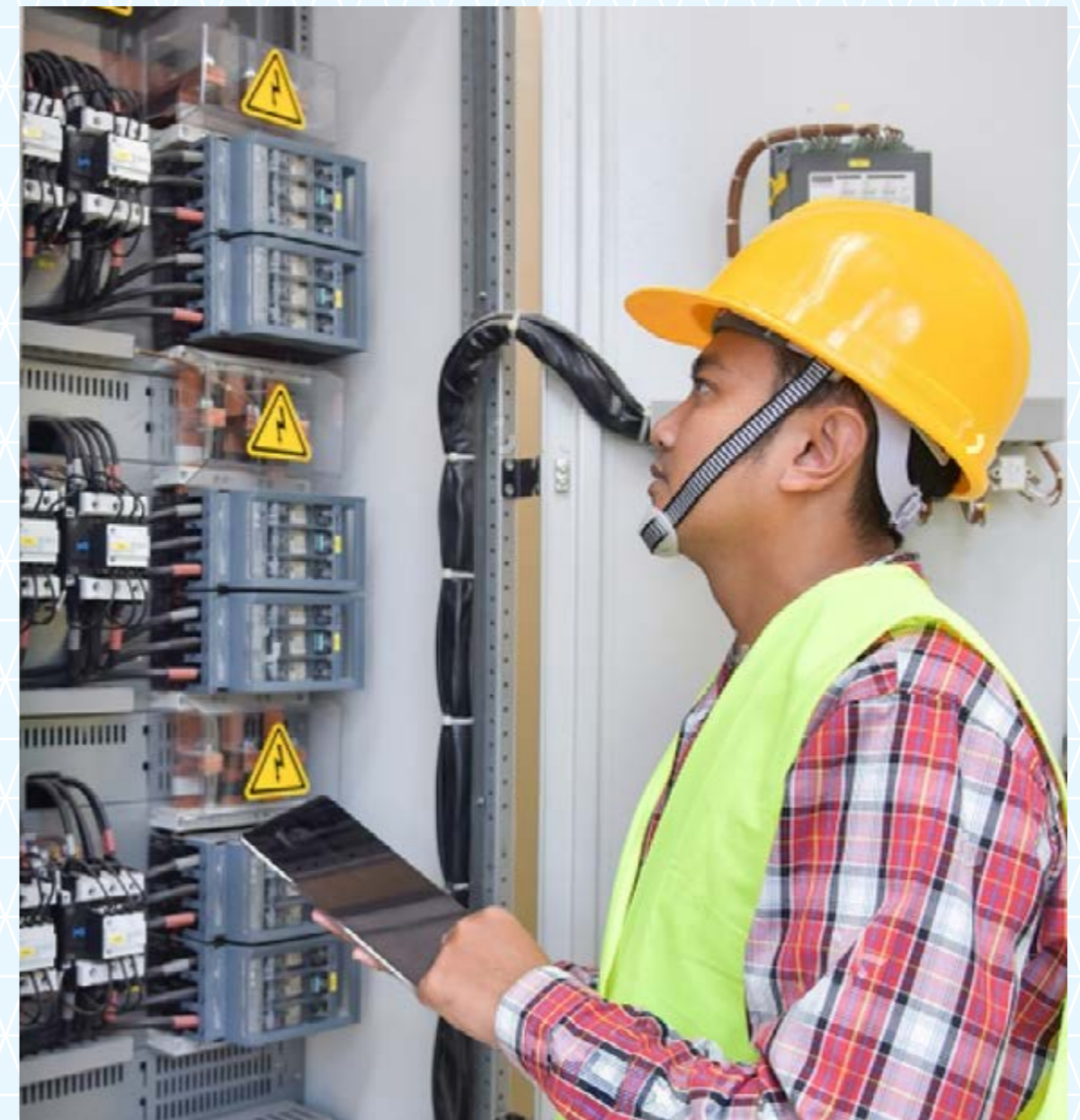
Have frequent visitors?

Altair has dedicated parking spots for your guests.



Utilities **Taken care of!**

Altair's utility services, namely apartment cooling, water heating and cooking gas is centrally controlled. Focused on space economy, resource management and cost-effectiveness, it proves to be a healthy and economical choice for the property owner as well as the world.



Electricity Management **Tried and trusted!**

To assure the safety of residents and ensure power consumption, Altair is equipped with best-in-class electricity management facilities. From flame retardant electrical wires to the use of an Earth Leakage Circuit Breaker (ELCB) to protect users from electrical shocks, short circuits and electricity spikes, each aspect has been carefully thought of. Moreover, residents can also expect 100% back-up power generation capacity for all its facilities.

SPECIFICATIONS

General

- **Foundation:** Reinforced concrete piles and raft footing
- **Superstructure:** Reinforced concrete structure and/or steel structure
- **External building walls:** Reinforced concrete and/or brick/block wall
- **Internal building walls:** Reinforced concrete and/or brick/block wall and/or dry wall partition
- **Flat roof:** Reinforced concrete roof with a waterproofing system

Master bedroom

- **Floor:** Engineered wood with matching skirting
- **Wall:** Plaster / skim coat with paint finish
- **Ceiling:** Plaster / skim coat with paint finish

Utility

- **Floor:** Ceramic tiles
- **Wall:** Plaster/skim coat with paint finish
- **Ceiling:** Ceiling board with paint finish

Balcony

- **Floor:** Anti-skid vitrified/ceramic tiles/wpc
- **Wall:** Plaster/skim coat with paint finish

Master bathroom

- **Floor:** European standard vitrified / ceramic tiles
- **Wall:** European standard vitrified / ceramic tiles on all wall surfaces
- **Fittings:** CP Fittings of Grohe or similar
- **Sanitary:** Fixtures of Duravit or similar with shower cubicle (as per floor plan)
- **Ceiling:** Ceiling board with paint finish

Other bedrooms

- **Floor:** Engineered wood with matching skirting
- **Wall:** Plaster/skim coat with paint finish
- **Ceiling:** Plaster/skim coat with paint finish

Windows

- **Frame:** Powder coated wind resistant aluminum frame
- **Glass:** Tempered / Clear / Double Glazed

Doors

- **Entrance:** Fire-rated teak finished flush door
- **Bedroom:** Teak finished flush door
- **Bathroom:** Teak finished flush door
- **Balcony:** Aluminum and glass door

Other bathrooms

- **Floor:** European standard vitrified/ceramic tiles
- **Wall:** European standard vitrified/ceramic tiles on all wall surfaces
- **Ceiling:** Ceiling board with paint finish
- **Fittings:** CP fittings of Grohe or similar
- **Sanitary:** Sanitary Fixtures of Duravit / American standard or similar with shower cubicle (as per floor plan)

Living/Dining/Corridor

- **Floor:** Imported marble with matching skirting
- **Wall:** Plaster / skim coat with paint finish
- **Ceiling:** Plaster / skim coat / ceiling board with paint finish

Wardrobes

- Walk-in closets / wardrobes as per Architect's design

Kitchen

- **Floor:** European standard vitrified tiles
- **Wall:** Vitrified / ceramic tiles on all exposed wall surfaces
- **Ceiling:** Ceiling board with paint finish
- **Fittings:** Modular kitchen with chimney, hob hood, microwave and oven

<p>Water heating</p> <p>Independent central water heating system for each apartment</p>	<p>Air-conditioning</p> <p>Central, chilled water air-conditioning with individual indoor units for bedrooms, living and dining areas</p>	<p>Finishes to common areas</p> <p>As per Architect’s design</p>	<p>Elevators</p> <p>9 High-speed elevators</p> <p>2 service elevators</p>			
<p>Electrical installation</p> <p>Circuit protection. Copper electrical wiring throughout in concealed conduit with adequate provisions for light points, TV and telephone sockets with protective M.C.Bs</p>	<p>TV / Telephone / Security system</p> <ul style="list-style-type: none">• Video door phone• TV socket in living room and bedrooms• Telephone socket in living room and bedrooms• Electronic surveillance	<p>Stand-by power</p> <p>24-hour power back-up</p>	<p>LP Gas</p> <p>LP gas supply to kitchen with gas detector system</p>			
<p>Earthing and lighting protection</p> <p>Lighting protection system shall be provided in accordance with the local authority’s standards</p>	<p>Painting</p> <ul style="list-style-type: none">• Inside: Paint finish• Outside: Textured Nano-Silicon paint or spray textured paint finish and/or paint finish to designated areas as per the recommendation of the Architect.	<table><tr><td><p>Recreational Facilities</p></td><td><ul style="list-style-type: none">• Gym• Function room• Steam / Sauna• Play areas• Jogging track• Games room</td><td><ul style="list-style-type: none">• Barbeque pavilion• 25m lap pool, leisure pool and children’s waddle pool• 63rd floor sky garden-infinity pool, lounge and party room</td></tr></table>		<p>Recreational Facilities</p>	<ul style="list-style-type: none">• Gym• Function room• Steam / Sauna• Play areas• Jogging track• Games room	<ul style="list-style-type: none">• Barbeque pavilion• 25m lap pool, leisure pool and children’s waddle pool• 63rd floor sky garden-infinity pool, lounge and party room
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<p>Waterproofing</p> <p>Waterproofing is provided in Bathrooms, Powder Rooms, Kitchen, Yard, WC, Balcony, Uncovered Balcony, Open Terraces, PES, Planter And Reinforced Concrete Flat Roof.</p>	<p>Driveway and car park</p> <ul style="list-style-type: none">• Basement car parks and driveways are of reinforced concrete• Finish with floor hardener. Surface driveway/ drop-off point are of stone finish / pavers	<p>Fire Protection & Detection System</p> <ul style="list-style-type: none">• Wet riser system with fire fighting hose reels and fire extinguishers at each level• Fire and LP gas detection systems in apartments• Fire detection system in common areas• Pressurised fire staircase and fireman lift	<p>Note: All wall finishes up to false ceiling height and on exposed surfaces only.</p>			

ALTAIR. BUILT BY PEOPLE YOU CAN TRUST.

Indocean Developers (Pvt) Ltd, a company promoted by South City Projects (Kolkata) Ltd. (SCPKL), is a prominent and successful Indian property development group.

Bringing together the best of engineering, design, architectural aesthetics and management skills of Emami Group, Rameswara Group, Shrachi Group, Merlin Group, Sureka Group and JB Group, the consortium of South City Projects (Kolkata) Ltd. was formed. As a premier real estate group in Kolkata, it holds a record of delivering top notch residential and commercial properties that have been developed with the combined experience of all 6 companies of the group.

The company has collectively completed over 150 real estate projects, covering more than 15 million sq.ft area. The group has a pan-India presence across diversified real estate projects ranging from townships, residential towers, malls, IT parks, commercial projects, resorts, stadiums and hospitals.

One of the Group's prized projects, the South City Mall, Kolkata, is among the five most successful malls in India.

FEW OF OUR LANDMARK PROJECTS



South City Residence



South City Retreat



South City Belair



South City Businesspark



South City Mall



South City Galaxy

WHERE ACUMEN AND
EXPERTISE MEET

Bringing together the
collective expertise of some of
the finest firms in the world,
Altair truly merges excellence
with design acumen.



Derby Design, Dubai, UAE
Structural Design Consultant



P Landscape, Bangkok, Thailand
Landscape Consultant



CKR, Dubai, UAE
MEP Designer



FPC, Belgium
Fire Engineers



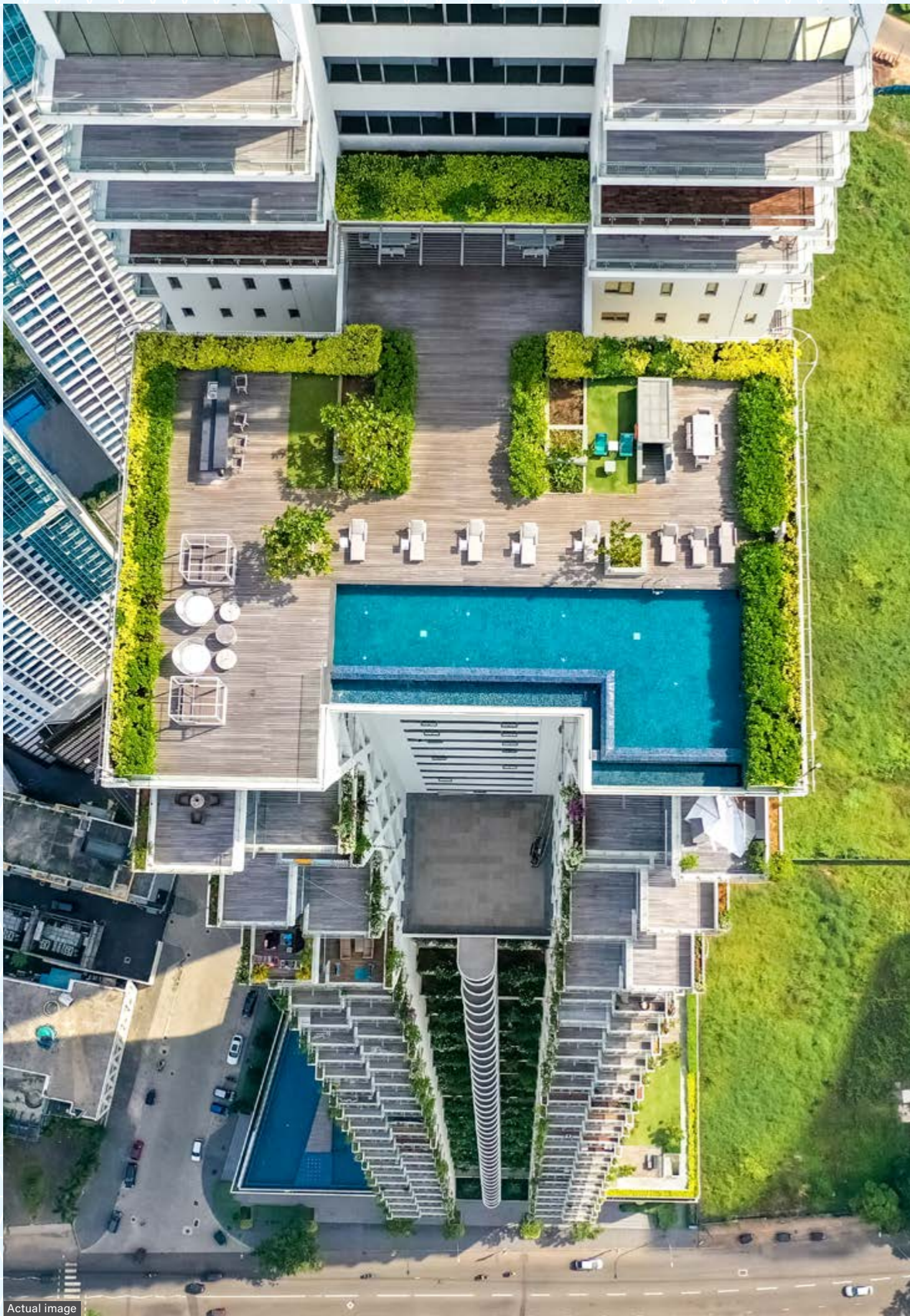
Studio Lumen, USA
Specialist Lighting Consultant



RWDI, Canada
Wind Analysis Consultants



Barker Mohandas, USA
Vertical Transportation Consultants



Actual image

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