

1.0 Origin of 'Home Apartments'

SkyReach envisioned the concept of Home Apartments from the modern Town House concept; which is a house with a small footprint on multiple floors where a row of identical or mirror-image houses shared side walls.

Historically, in Europe, a town house was the city residence of a noble or wealthy family, who would own one or more country houses in which they lived for much of the year.

<https://en.wikipedia.org/wiki/Townhouse>



As such, SkyReach Ventures bundles three different key value attributes in introducing the **Home Apartment** concept to our valuable clientele:

Town Home Concept + Apartment Facilities + Strategic Location = Town Home Apartment

02. Benefits for you from becoming an owner of a Home Apartment – Raja Uyana Malabe

You will be a proud owner of a two story house on your own land with your own garden and parking space for a reasonable amount of investment.

✓ **Strategic Location -**

Easy Access to Following Places -

- SAITM Medical & Engineering University
- Dr. Neville Fernando Teaching Hospital
- CINEC Maritime University
- SLIIT Computing, Business & Engineering University
- Horizon University
- Malabe IT hub
- Regent Country Club

Easy Access to following Facilities -

- 2.4 km Soft jogging track
- 30 Feet Wide Road
- Public Exercise Park
- Outer Circular High Way
- Access to Monorail System (Proposed)
- Lush Paddy Field surroundings

✓ **Apartment Facilities**

- Master Bed Room with Free AC Facility
- Hot Water Facility
- Fully Tiled Attached Washrooms (Rocell Brand)
- Pantry Cupboards with Warranty
- Two Balconies
- Garage Facility with extra space in the garden to park additional vehicle
- Provision for Roller Gate and Servant Toilet in the back yard
- Free Membership to Swim pool & Gymnasium Facilities
(Regent Country Club – Exclusively for Members)

03. 15 Mn Apartment or 5.6 Mn Home Apartment

Description	Home Apartment	Apartment
Own Parking Space with Separate Entrance	Offered	Not provided
Front & Back Yard Garden Space	Offered	Not provided
Land Ownership	Own	Frictional
Own Privacy	High	Low
Own Pool & Gym	We offer Membership	Provided
Duration of the Construction	4-8 Months	36 Months
Monthly Management Fee (Rs.)	0	12,000-20,000
Premium on Electricity/Water & Other Charges	Not Applicable	Applicable

04. Right investments at the right time

With average rental Yield plus capital appreciation your investment will be fully recovered within 6 – 7 years as explained below:

Investment Return Plan										
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Rental Income per month	30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213	44,324	46,540
Rental Income per annum	360,000	378,000	396,900	416,745	437,582	459,461	482,434	506,556	531,884	558,478
1 Unit - Land & Porperty Value	5,600,000	6,020,000	6,471,500	6,956,863	7,478,627	8,039,524	8,642,489	9,290,675	9,987,476	10,736,537
Capital Appreciation Rate 7.5%	420,000	451,500	485,363	521,765	560,897	602,964	648,187	696,801	749,061	805,240
Total Retrun	780,000	829,500	882,263	938,510	998,479	1,062,426	1,130,621	1,203,357	1,280,945	1,363,718
Cumulative Return	780,000	1,609,500	2,491,763	3,430,272	4,428,751	5,491,177	6,621,798	7,825,155	9,106,100	10,469,818
Breakeven Years	6.5									
100% Return with in 6.5 Years										

06. Just few steps to get the ownership of your Dream Home Apartment

	Description	Completed
Task 1	Obtain an appointment with our marketing representatives & initial discussion	
Task 2	Detailed Clarification with Senior Management	
Task 3	Site Visit & Further Clarification	
Task 4	Confirmation of your own town home with Initial reservation payment and duly completed Application Form	
Task 5	Signing up the agreement through lawyers	
Task 6	50% payment within first month	
Task 7	Site Visit	
Task 8	Balance 50% within 6months from the Commencement of Construction	
Task 9	Completion of documentation	
Task 10	Receive transfer deed and all ownership documents	
Task 11	Condominium Approval within 3 months following the completion	

Note :

1. Payment should be directly deposited to Bank Accounts with beneficiary **SkyReach Ventures (Pvt.) Ltd** only. **No Cash will be accepted by hand.**
2. Payments via Cheques should be drawn in favour of **SkyReach Ventures (Pvt.) Ltd** and crossed Account Payee only.
3. Please enter your NIC in Deposit Slips.