

ALT AIR

LIVE ABOVE
THE ORDINARY



REDEFINING THE EXPECTATIONS OF VERTICAL LIVING

Defining Colombo's skyline as its architectural landmark.

Altair, 68 stories of symmetry, sophistication and style.

Altair is built as two towers in conversation with one another, one leaning into the sky at a daring 13.8 degrees across sixty-three storeys, the other rising in a clean, uninterrupted line for sixty-eight floors.

Between them sit two, three and four-bedroom residences, together with a premium collection of Sky Villas set higher still, each one turning a wall of glass into a private frame for the Indian Ocean, Beira Lake, and the evolving city grid, turning every view into a living piece of art.

This is not merely another building on the skyline, but a benchmark against which the Colombo cityscape will forever be measured.



A CITY LEARNS TO LOOK UP

Every fast-growing city eventually asks itself a quiet question: what will we point to, years from now, as the moment we became something more? For Colombo, that moment is Altair.

Designed to be far more than a sanctuary for its residents, Altair represents a defining moment in Colombo's evolution. Situated in the heart of Colombo 02 along the tranquil edge of Beira Lake, it sits effortlessly among diplomatic missions, world-class hotels, and historic colonial landmarks, a truly reserved setting in the heart of Colombo.

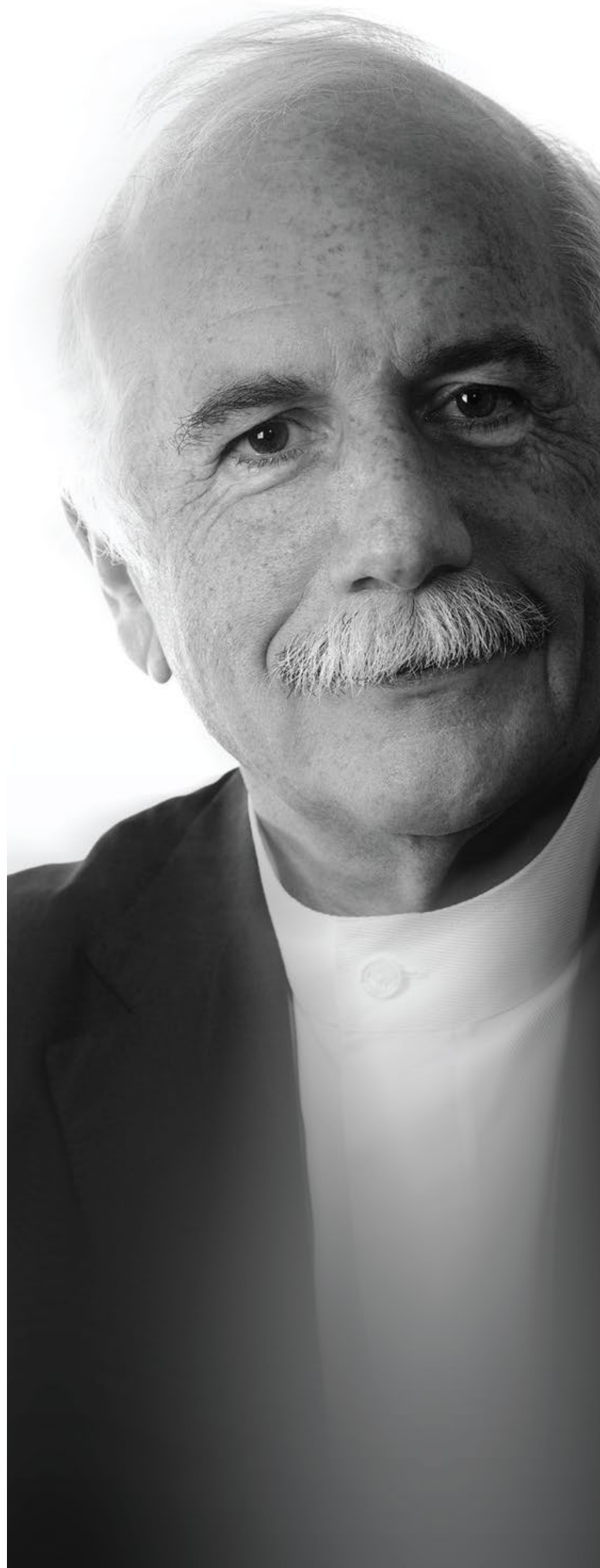


THE ARCHITECTURE BEHIND THE ARGUMENT

Moshe Safdie has spent over five decades reshaping how the world interacts with tall structures.

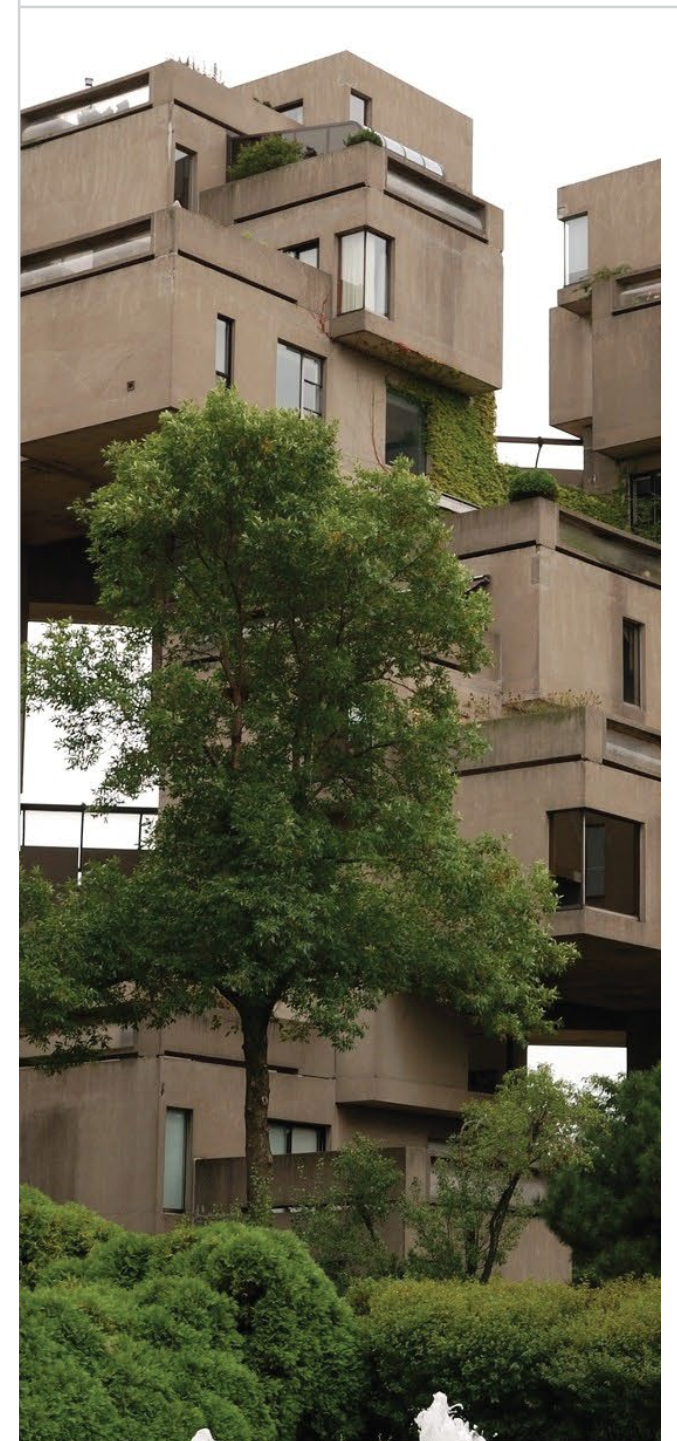
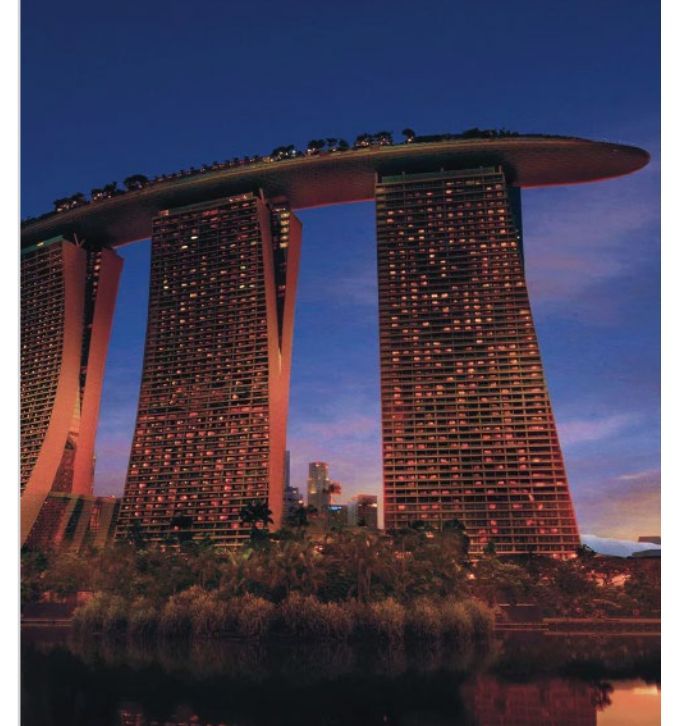
Born in 1938 and educated at McGill University in Montreal, he first became known to the world through Habitat 67.

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



HIS WORK

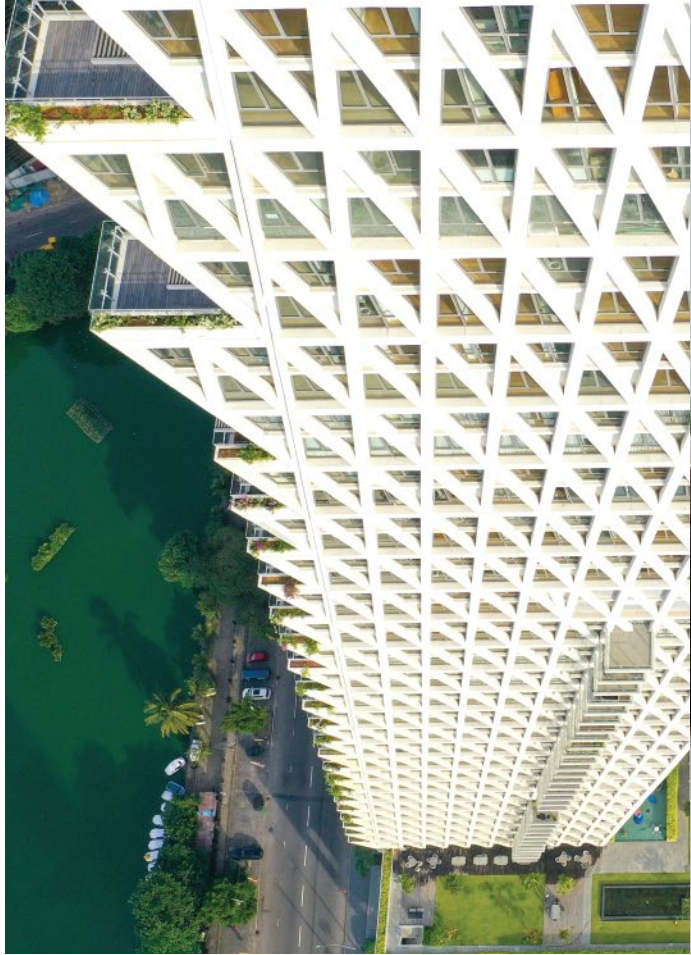
From the revolutionary Habitat 67 in Montreal to Singapore's Marina Bay Sands and Jewel Changi Airport, Safdie's global legacy is built on a single, uncompromising commitment to maximising natural light and preserving human scale, no matter how high the structure ascends.





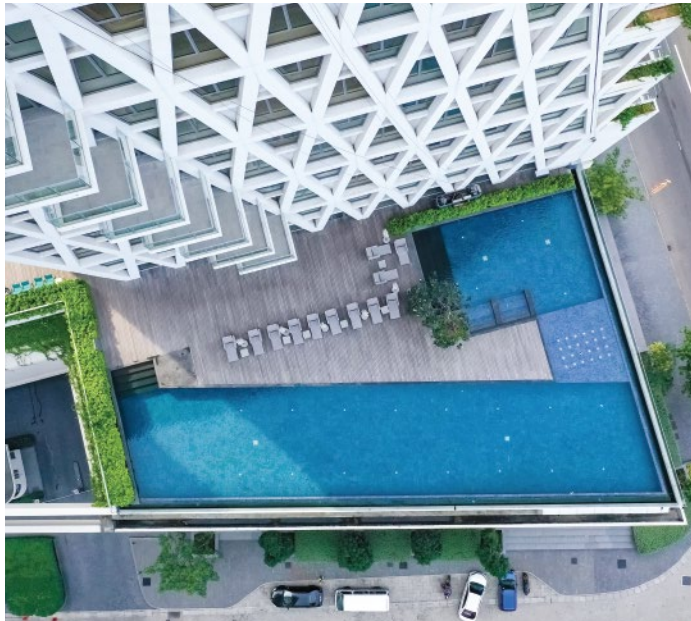
DIAGRID FRAME

Both are held up by a diagrid frame, a triangulated steel structure that removes the need for the bulky corner columns most towers rely on. The result: Uninterrupted, floor-to-ceiling glass, soaring open plans, and natural light that flows effortlessly through every room.



THE CONCEPT

With Altair, that world-class lineage arrives in Colombo. The Leaning Tower rises 63 storeys at 13.8 degrees, a piece of structural audacity that redefines what balance is supposed to look like on a skyline. Beside it, the second tower climbs and rises seamlessly sixty-eight floors. Where one leans, the other rises with quiet confidence.



THE LOBBY

More than an entrance, the lobby is a soaring atrium of light and volume. Sunlight cascades from far above, offering a sense of calm and spatial magnificence the moment you step inside.



WALKING THROUGH, NOT JUST READING ABOUT

The easiest way to understand a home is rarely a spec sheet. It's about standing in it, noticing the quiet behind the glass, or the way the higher ceiling makes your shoulders drop a little. That's what the model apartment is for: to let people feel the place.

OPEN-PLAN LIVING

No supporting column breaks the space. Living and dining flow into one another, giving each residence an easy, expansive rhythm.

▶ EXPERIENCE THE VIRTUAL
WALKTHROUGH



BEDROOMS & VIEWS

Generously proportioned, framed by floor-to-ceiling glass, with Beira Lake and the skyline never far from sight. Cross-ventilation and a private balcony bring the city's energy and the home's quiet into the same room.



THE FULL PICTURE

Wide, light-filled rooms. Premium finishes throughout. A layout engineered for natural airflow, a clear, tangible sense of what a considered home at Altair feels like.



TWO BEDROOM

FROM LKR 119 MILLION
1,464-1,475 SQ FT.

An ideal introduction to life at Colombo's most distinguished address. Perfectly proportioned for discerning couples or small families.

FOUR BEDROOM

FROM LKR 393 MILLION
2,928-3,723 SQ FT.

Expansive, grand-scale layouts tailored for those who love to entertain or simply demand space in generous measure.



THREE BEDROOM

FROM LKR 131 MILLION
1,627-2,096 SQ FT.

Designed with expansive living areas and generous room to accommodate a growing family.

SKY VILLAS

FROM LKR 619 MILLION
4,564-4,972 SQ FT.

Rare, two-storey duplex residences where two levels of architecture and sky seamlessly merge to create Colombo's ultimate penthouse experience.



TWO FLOORS, TWO DIFFERENT KINDS OF EXPERIENCE



Residents gather here for evenings that begin with a swim and end at the adjoining party lounge and bar, as the sun drops behind Port City.



SKY GARDEN 63RD FLOOR

Sixty-three floors above Colombo, where the noise of the city has long faded, an infinity pool appears to spill directly into the Indian Ocean beyond it.



WELLNESS ZONE 5TH FLOOR

Five floors up, closer to the ground, designed for the rhythms of ordinary life. A games room with pool, table tennis, darts and table football gives the evening somewhere easy to land. A fully equipped gym and sauna sit alongside a dedicated yoga and meditation room, and a jogging track winds through landscaped greenery for residents who prefer to start their morning outdoors.



RETAIL

At ground level, a retail arcade opens onto a waterfront promenade along Beira Lake, with cafés, dining and boutique shopping designed to be walked to, not driven to. A further tier of retail sits on the mezzanine level, overlooking the lake.



INFINITY POOL

Sixty-three floors above the city, the infinity pool opens towards the Indian Ocean and the setting sun. An expansive deck, landscaped greenery and places to lounge create a space to slow down, with Colombo stretching out below.

FUNCTION ROOM

Also on the 63rd floor, the function room looks out across the city towards Port City and the ocean beyond. Designed for gatherings and celebrations, it offers a setting where the view becomes part of the occasion.



LANDSCAPED GARDEN

Five floors up, a landscaped garden brings greenery into the heart of the city. Designed as a shared space for residents, it offers somewhere quiet to pause, unwind and spend time together.



PLAYSPACE

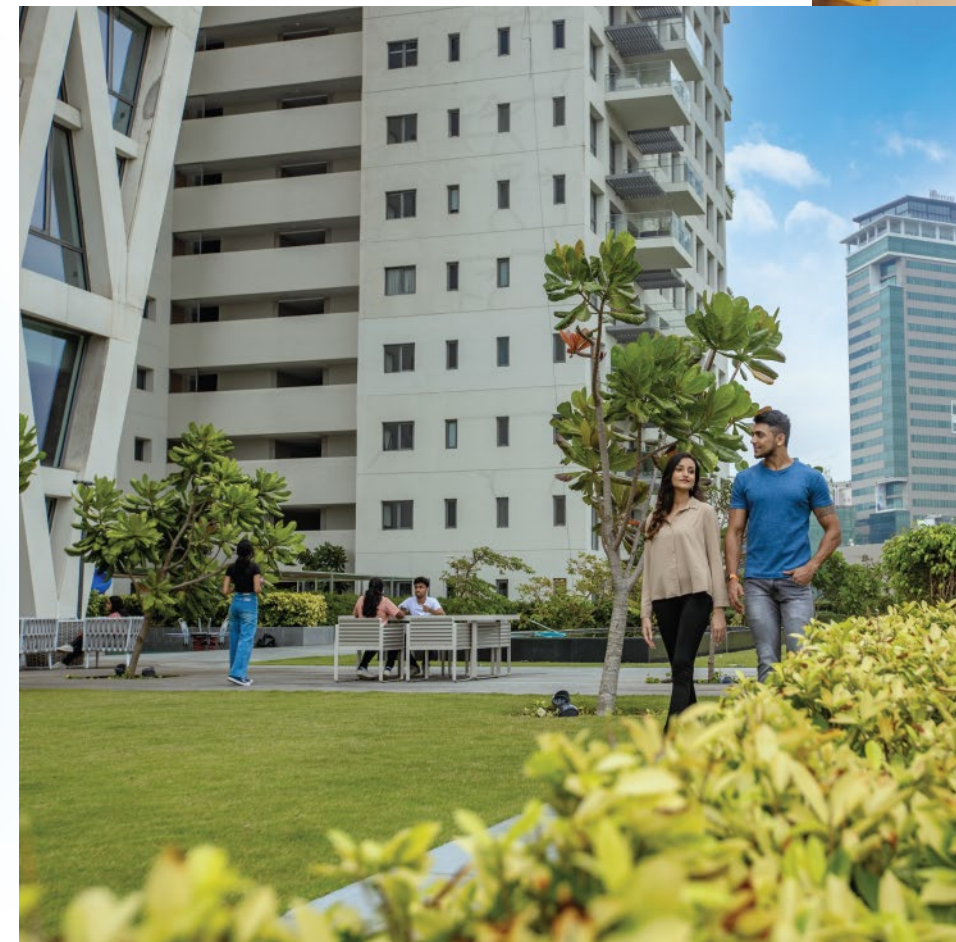
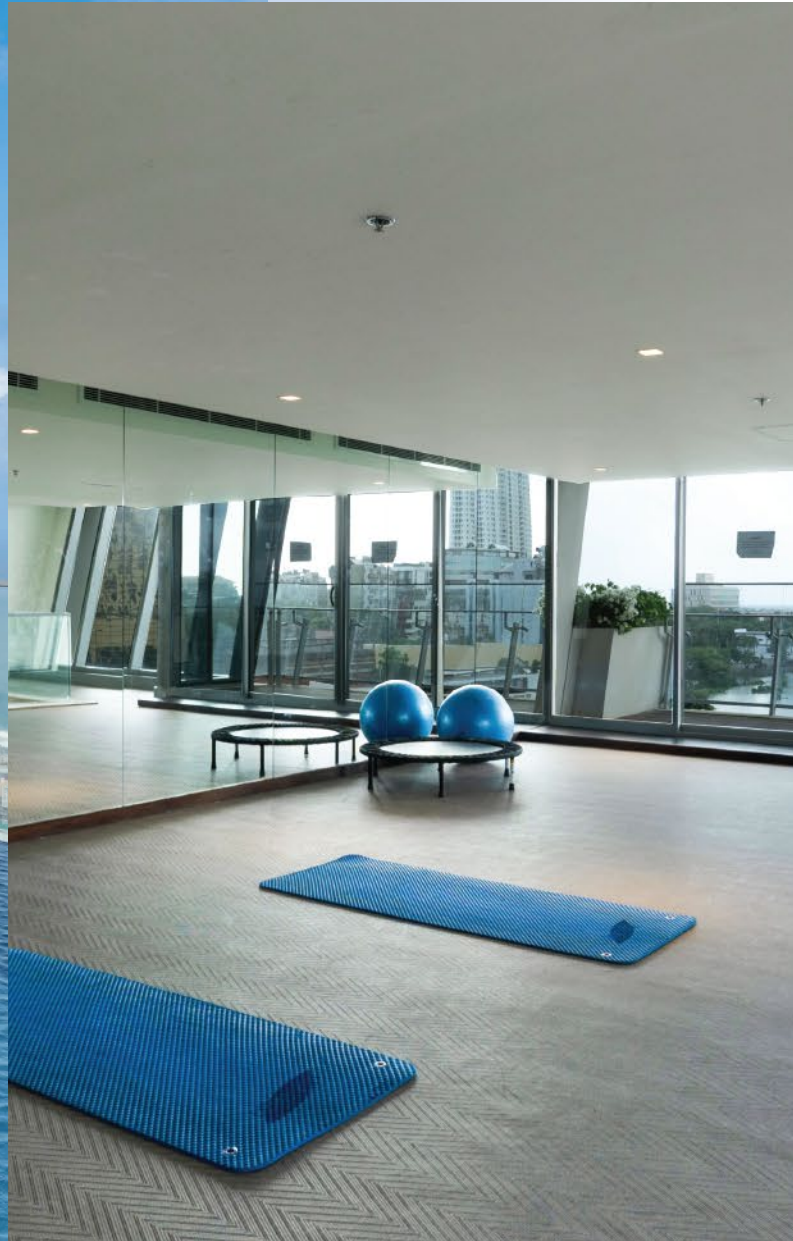
Tucked into its own landscaped corner away from traffic and noise, Altair's playspace gives the youngest residents a place built just for them, wrapped in greenery with soft-fall surfacing underfoot and shaded seating nearby for watchful parents.

BUILT WITH THE DECADES IN MIND

The diagrid frame and smart building systems are paired with rainwater harvesting, cross-ventilation designed into every residence, and energy-efficient systems throughout, all engineered to conserve as thoughtfully as the building was designed to impress.

SUSTAINABLE LIVING

None of this was built without an eye on what it costs the environment to run a tower this size.



THE CITY AT YOUR DOORSTEP

From here, almost everything a resident might need throughout the day is a short walk or a very short drive away, one of the more understated luxuries the tower offers.

- 10 MINS**
Galle Face Green & The Ocean Front
- 5 MINS**
Nawaloka Hospital & Crossfit Union
- 5 MINS**
Hilton & Courtyard by Marriott
- 2 MINS**
Colombo City Centre Mall (Restaurants, Cinema, Supermarket)
- 5 MINS**
Park Street Mews (Restaurants, Cafes, Nightlife)
- 10 MINS**
Viharamahadevi Park





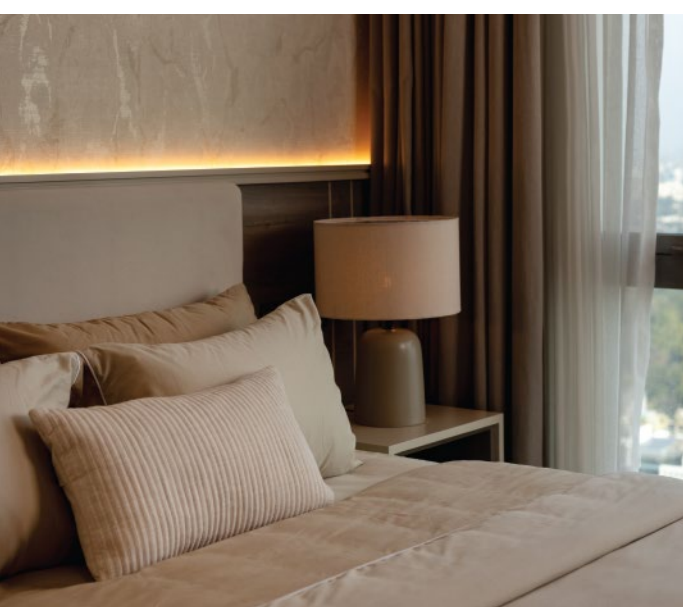
THE QUIET DETAILS

CURATED FINISHES

Every material appears to have survived a fairly ruthless process of elimination. The marble in the living spaces was chosen for how it catches afternoon light, not just how it photographs.

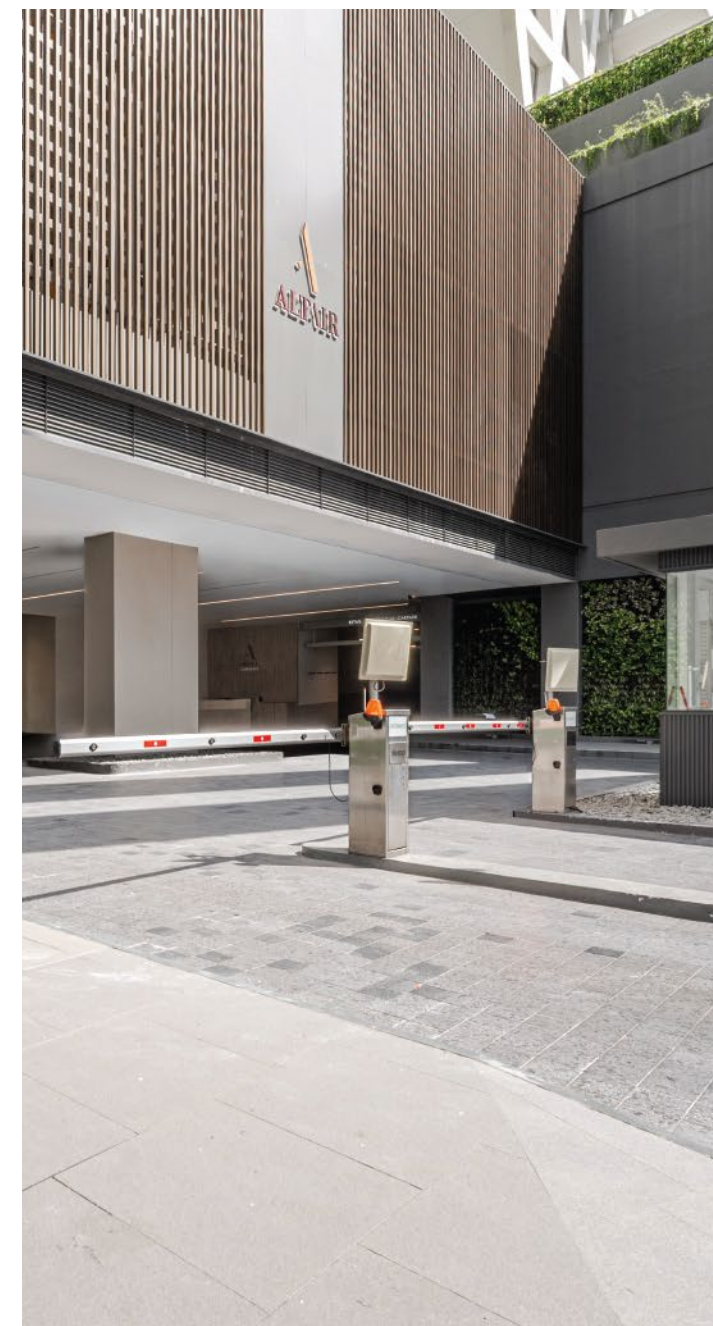
INTENTIONAL LIGHTING

Lighting is designed to enhance the space rather than dominate it. Warm, layered ambient fixtures work alongside natural light, creating an atmosphere that shifts effortlessly from day to night.



SECURITY

Engineered to protect without intruding on daily life, Altair's security infrastructure provides complete peace of mind. Multi-layered access controls enable instant identification and frictionless entry for residents. A direct-line door-phone system in every apartment connects you to the entrance and control room to screen guests with ease, while 24/7 continuous video surveillance discreetly guards the property around the clock.



PROVEN VALUE

WHY INVEST IN ALTAIR

Invest in an address offering immediate ownership, proven returns, and clear value advantages.



ARCHITECTURE THAT DEFINES A SKYLINE

Designed by Moshe Safdie, Altair's unique design delivers lasting visual distinction.



PANORAMIC CITY, LAKE AND OCEAN VIEWS

Experience an elevated panorama framing Colombo's most spectacular waterside views.



PRIME COLOMBO 02 ADDRESS

Strategically located in Colombo 02, linking key lifestyle and commercial zones.



A LIFESTYLE EXTENDING BEYOND THE RESIDENCE

Dual-level amenity concept that caters to both everyday living and elevated leisure.



PROVEN, HIGH-YIELDING RENTAL RETURNS

As a competitive income generating asset, Altair commands stable rental yields ranging from 6.5% to 8%.



IMMEDIATE OWNERSHIP WITHOUT EXECUTION RISK

Fully completed and operational residences, eliminating multi-year construction risks and delivery delays.





BEGIN YOUR ALTAIR JOURNEY

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