



ASTERRA
RESIDENCIES



THALAWATHUGODA

ESSENCE OF ELEVATED LIVING

Asterra Residencies is shaped around a simple idea, that a home should feel open, calm, and deeply livable.

Overlooking uninterrupted paddy fields, each residence is designed to bring in light, air, and a sense of quiet that is increasingly rare within the city.

Here, space is not a luxury.
It is the foundation.

It is within this setting that JAT Living introduces Asterra Residencies, a development envisioned to set a new benchmark for residential living in Thalawathugoda.





LIVING BY DESIGN

In a city where living is often compressed, Asterra offers something different.

- Larger residences.
- Thoughtful layouts.
- Expansive balconies that extend the home outward.

Every element is designed to create a feeling of ease, where movement is natural, views are uninterrupted, and daily life feels less confined.

Comprising 104 meticulously planned residences, Asterra is supported by three dedicated levels of parking and a comprehensive suite of amenities designed to elevate everyday living. At its core are essential wellness and

leisure facilities, including a swimming pool, fully equipped gym, and sauna. Complementing this is a thoughtfully curated rooftop experience, an elevated extension of the home, featuring a calisthenics and open-air gym, generous lounging spaces, a yoga deck, private theatre, clubhouse, and a dedicated children's play area.

Each element is intentionally considered, not as an addition, but as a seamless continuation of how life is meant to be lived.

Asterra is not simply another address in Thalawathugoda. It is considered a step forward, one that redefines expectations and establishes a new standard for premium residential living in the area.



A QUIET ARRIVAL

Arrival at Asterra is quiet and composed. A softly lit entrance, framed by architectural arches and considered landscaping, creates a gentle transition from the outside world into a more private, grounded environment. It is understated, but entirely intentional.

Inspired by its very name, Asterra, union of stars and earth, the experience of arrival reflects a balance between the two. A sense of calm that anchors you, while the openness above hints at something more elevated.

A LIVING LANDSCAPE



Asterra opens toward endless stretches of paddy fields, a landscape that shifts with light, season, and time of day.

Mornings begin with mist rising over green fields. Evenings soften into warm tones and stillness.

These are not distant views. They are part of everyday living.

CRAFTED FOR ELEVATED LIVING

Asterra is a carefully composed residential development of 98 apartments and 6 penthouses with expansive open-air terraces.

Designed with a clear understanding of the modern homeowner's priorities, Asterra responds to the increasing demand for larger living spaces, quieter surroundings, and seamless proximity to the administrative and commercial hub of Colombo. Every element of the development reflects a commitment to elevated design, spatial generosity, and refined comfort.





Large windows which open to a balcony overlooking miles of rich foliage, turning your living room into a conference of light, air and green. Your living room is about gracious hospitality, the kind which makes an invitation into this space a highlight, even in the best of circles.

The floor to ceiling perfection is achieved by the generous proportions and free flowing nature of this particular space dictated by the layout.

LIGHT IN RESIDENCE

At Asterra, the living room and the dining room co-exist just as fine living and hospitality co-exist. There is really no physical barrier, no visible separation between these twin centres of hospitality. There's only a functional separation marked by the closer relationship the dining room enjoys with the pantry. Entitled as it is to almost all the words used for the living room, the dining room is filled with light and air and green too, as miles of green vistas enjoyed by the living room belong just as equally to it.





A bedroom is not only a place of rest, it is designed to create an atmosphere and ambiance for the start and conclusion of a day in your life; to reflect a way of life, a style of life; to be a perfect fit for who you are and where you are now. That's what the proportions, the finishes, lovely vistas through the splendid large windows, synchronize to tell you, when waking up and closing your eyes; this is who you are and where you are and it is enchanting and luxurious.

WAKE IN STYLE

Significant thought has been taken when considering the space allocation, layout and fittings for every bathroom. A sense of unadulterated elegance.





A beautiful space, compact and designed for maximum productivity. The choice to have your kitchen by one of Germany's premier kitchen manufacturers, adds the finishing touches to the enchanting success story to every room in your apartment.

AROMATIC
AMBIANCE

THE PENTHOUSES

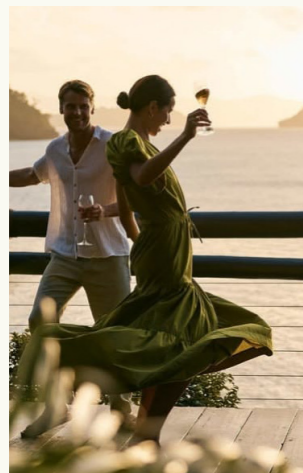


THE PENTHOUSES

Positioned at the highest level, the penthouses offer a more elevated way of living.

Large internal spaces extend outward into private open-air terraces, creating seamless indoor-outdoor environments.

These residences are designed for



ENTERTAINING



QUIET RETREAT



UNINTERRUPTED VIEWS

Larger floor plates allow for



COMFORTABLE LIVING SPACES



BEDROOMS THAT FEEL RESTFUL, NOT COMPACT



A NATURAL FLOW BETWEEN SPACES

The result is a home that feels complete, not adjusted, not compromised.

LIVING BEYOND WALLS

A SENSE OF SERENITY



At Asterra, balconies are not secondary. They are an extension of the home. Wide, usable, and intentionally designed, they create space for:

Morning coffee in open air

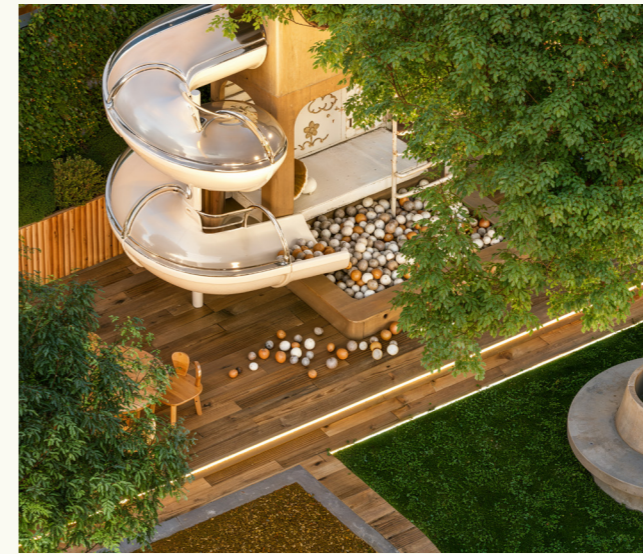
Evening unwinding with uninterrupted views

A connection to nature throughout the day

Despite its connectivity, Asterra is defined by calm.

Low density living, open surroundings, and thoughtful orientation ensure that the environment remains quiet and unhurried. It is a place where the pace naturally slows, without effort.

LIFE AT THE ROOFTOP



Spanning over 14,000+ square feet, the rooftop at Asterra is designed as a shared landscape rather than a typical amenity deck.

It includes:

- ↳ Rooftop garden with open green spaces
- ↳ Calisthenics and movement area
- ↳ Amphitheater
- ↳ Entertainment zone
- ↳ Spaces to sit, walk, and unwind

This is not about density of facilities, but about quality of space, allowing residents to experience openness even at height.



DESIGNED WITH BALANCE

The architecture of Asterra is guided by proportion and clarity.

Clean lines and structured forms are softened by greenery, light, and depth, creating a building that feels balanced rather than imposing.

The design allows each residence to open outward, maximizing both space and view.



- 1 Keells Supermarket
- 2 SPAR Supermarket
- 3 Hemas Hospital
- 4 Sampath Bank
- 5 Bank of Ceylon
- 6 Isurupaya
- 7 Vidura College
- 8 Pizza Hut
- 9 KFC
- 10 Cargills Food City
- 11 Lourve College
- 12 Lanka IOC
- 13 Overseas School



A WELL-PLACED ADDRESS

Thalawathugoda has steadily evolved into one of Colombo's most sought-after suburban residential enclaves, defined by its balance of space, tranquillity, and accessibility. Characterised by thoughtfully planned urbanisation and the presence of serene wetland surroundings, it offers a living environment that is both connected and composed. Positioned within a

peaceful residential setting, Asterra offers the rare balance between accessibility and retreat.

Close enough to remain connected to the city, yet set apart enough to feel calm.

A location that supports both living and breathing.



A PLACE TO SETTLE IN

Asterra is designed not just as a residence, but as a place to settle into.

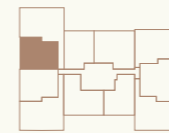
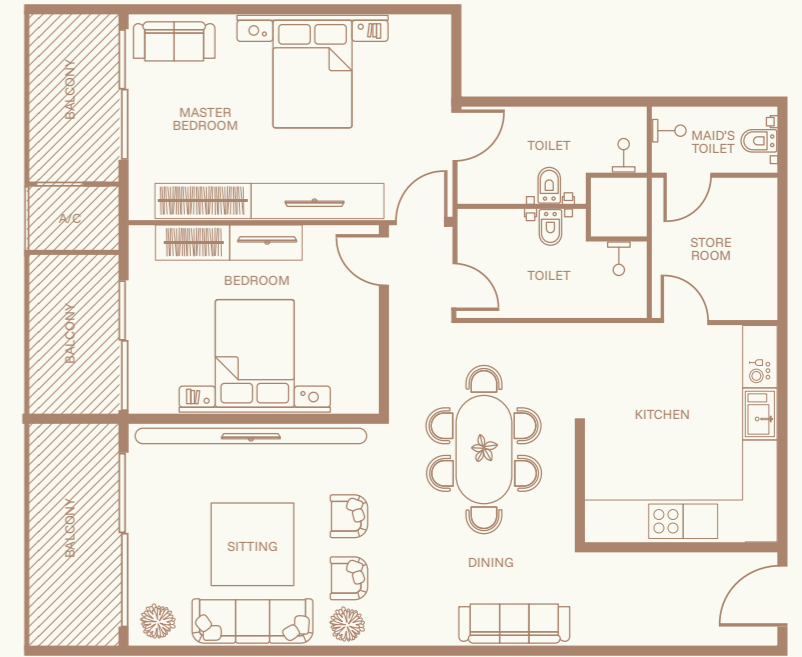
Where space allows life to unfold naturally. Where surroundings bring a sense of ease. Where the home feels complete from the moment you arrive.



APARTMENT LAYOUTS

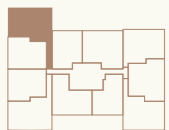
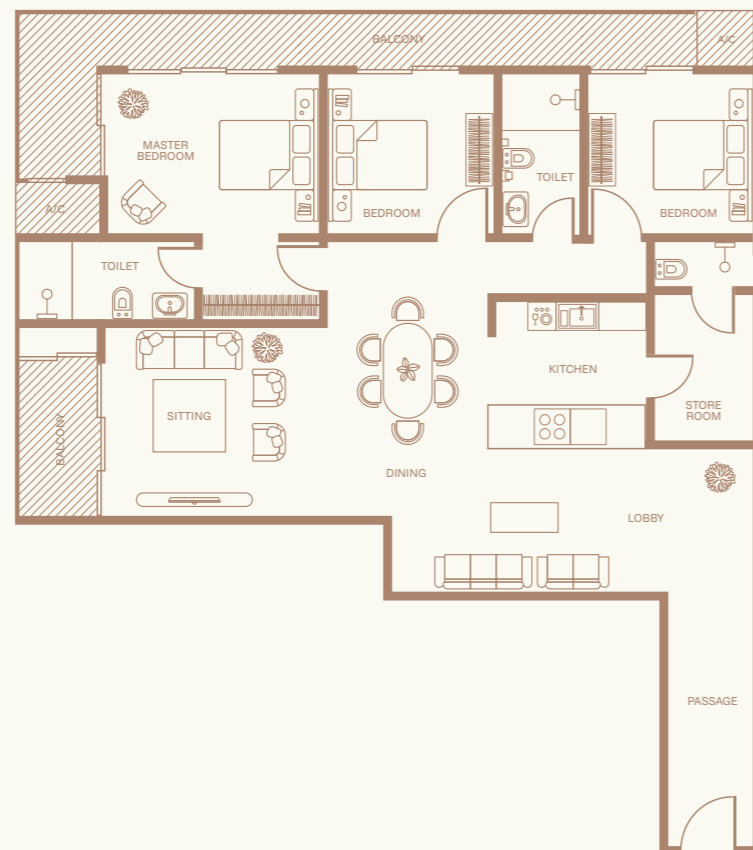
APARTMENT TYPE B

Total Area	1,247sqft
Bedrooms	2
Bathrooms	2



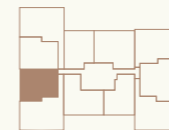
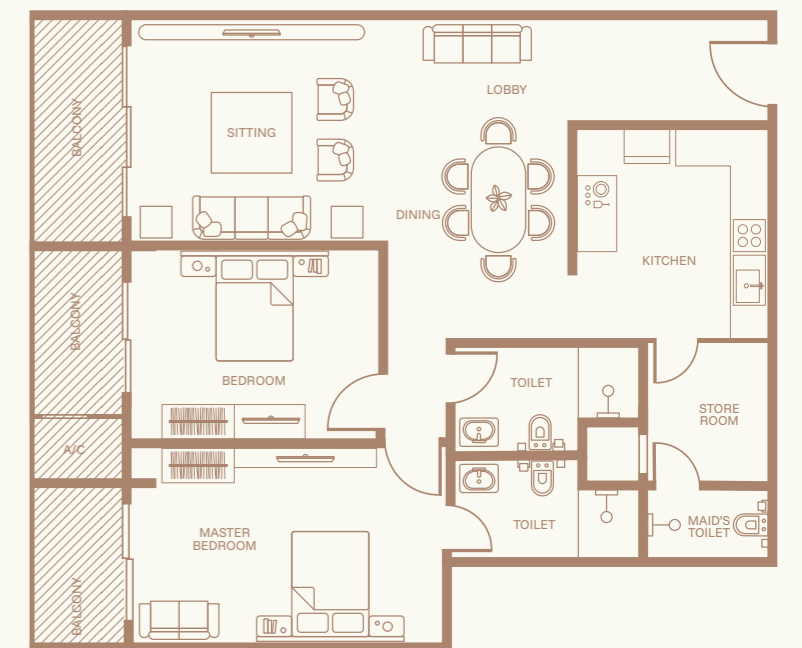
APARTMENT TYPE A

Total Area	1,574sqft
Bedrooms	2
Bathrooms	2



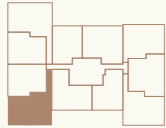
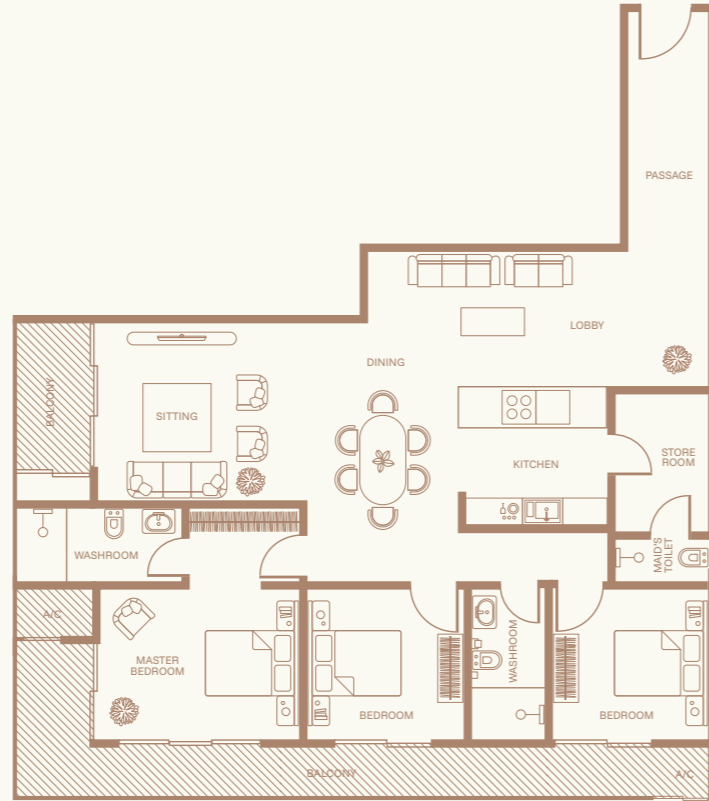
APARTMENT TYPE C

Total Area	1,247sqft
Bedrooms	2
Bathrooms	2



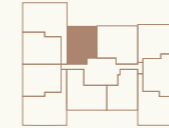
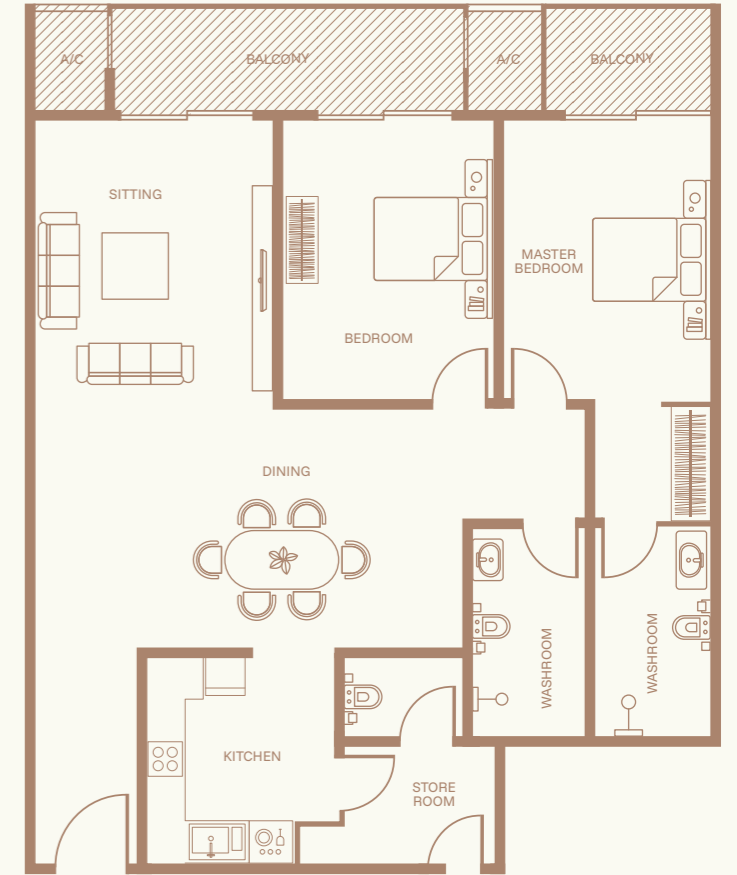
APARTMENT TYPE D

Total Area	1,575sqft
Bedrooms	3
Bathrooms	2



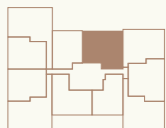
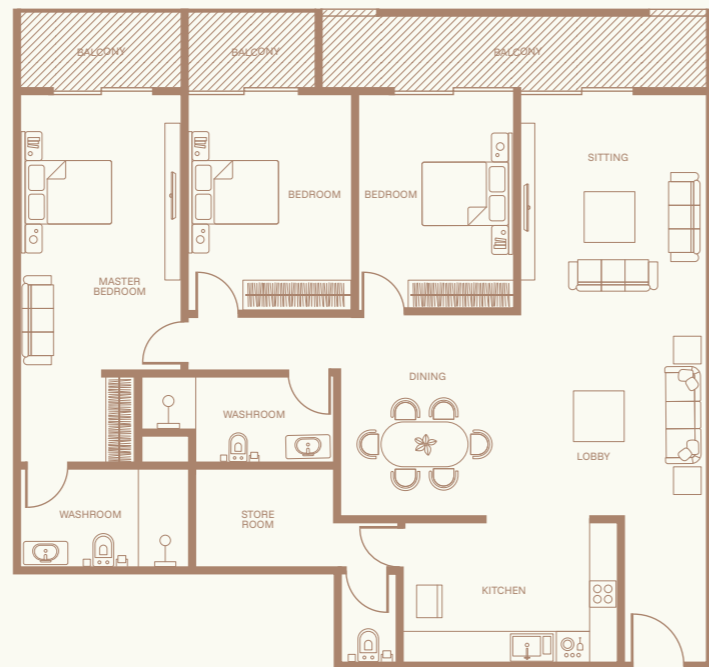
APARTMENT TYPE F

Total Area	1,229sqft
Bedrooms	2
Bathrooms	2



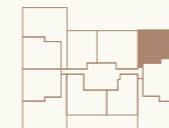
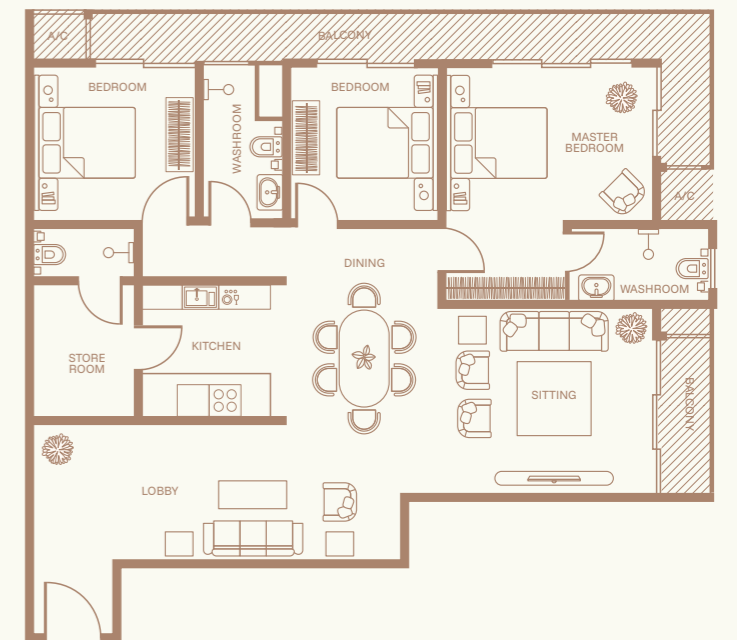
APARTMENT TYPE E

Total Area	1,586sqft
Bedrooms	3
Bathrooms	2



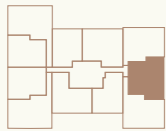
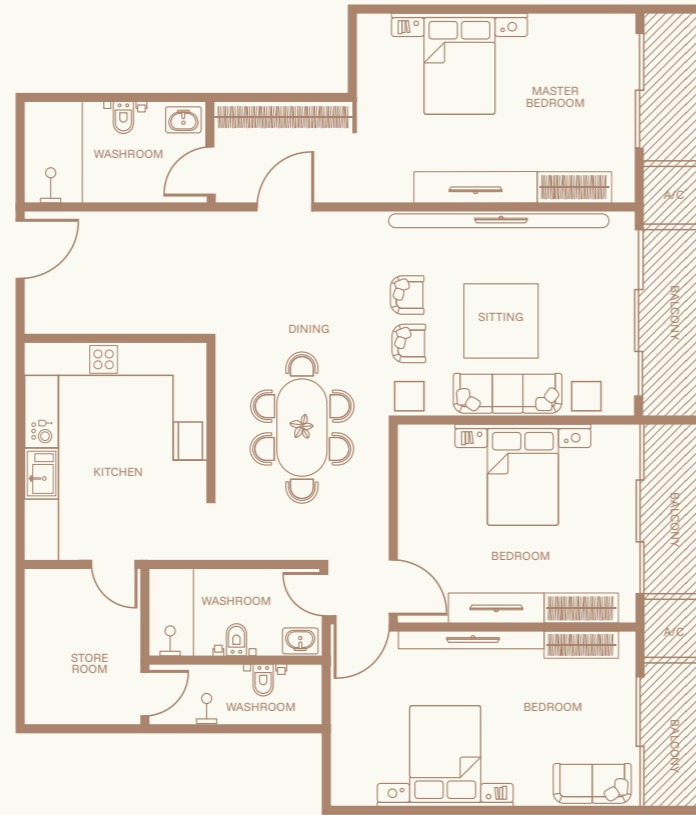
APARTMENT TYPE G

Total Area	1,461sqft
Bedrooms	3
Bathrooms	2



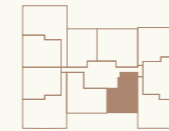
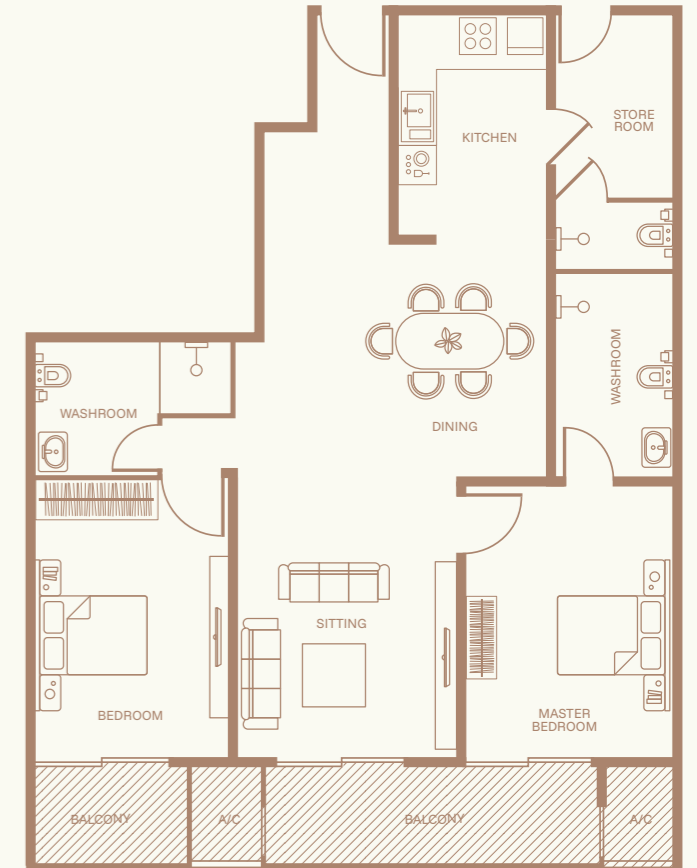
APARTMENT TYPE H

Total Area	1,508sqft
Bedrooms	3
Bathrooms	2



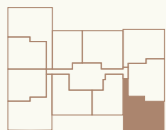
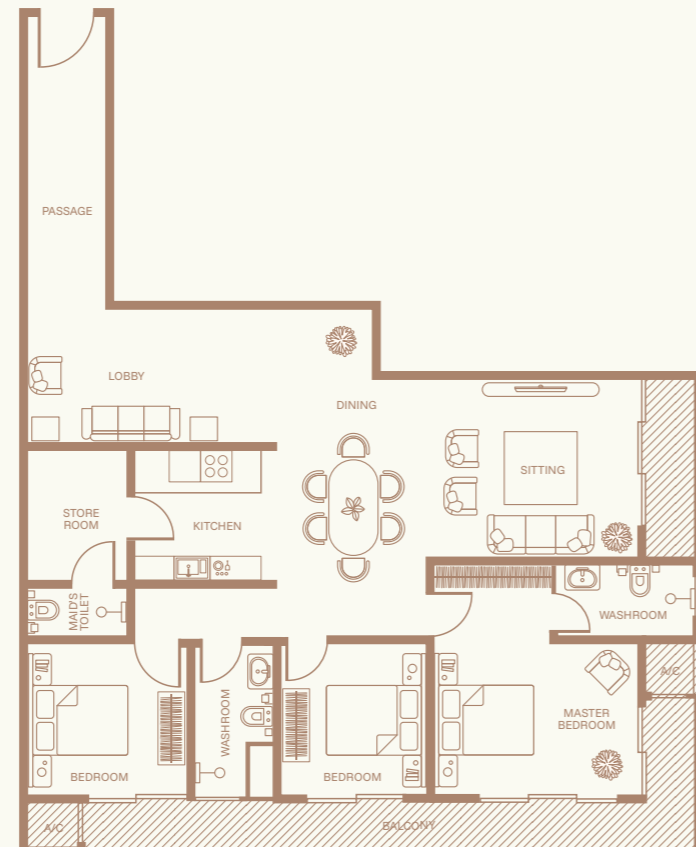
APARTMENT TYPE J

Total Area	1,185sqft
Bedrooms	2
Bathrooms	2



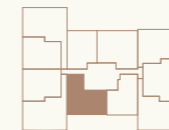
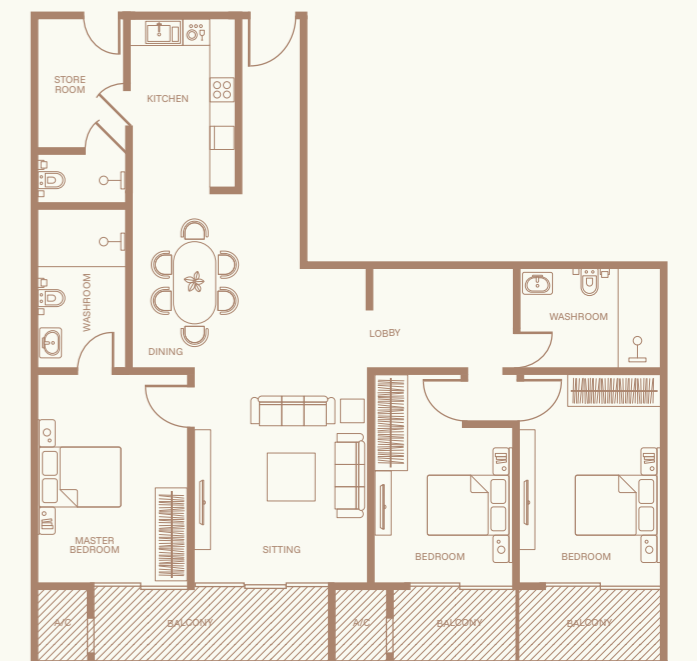
APARTMENT TYPE I

Total Area	1,528sqft
Bedrooms	3
Bathrooms	2

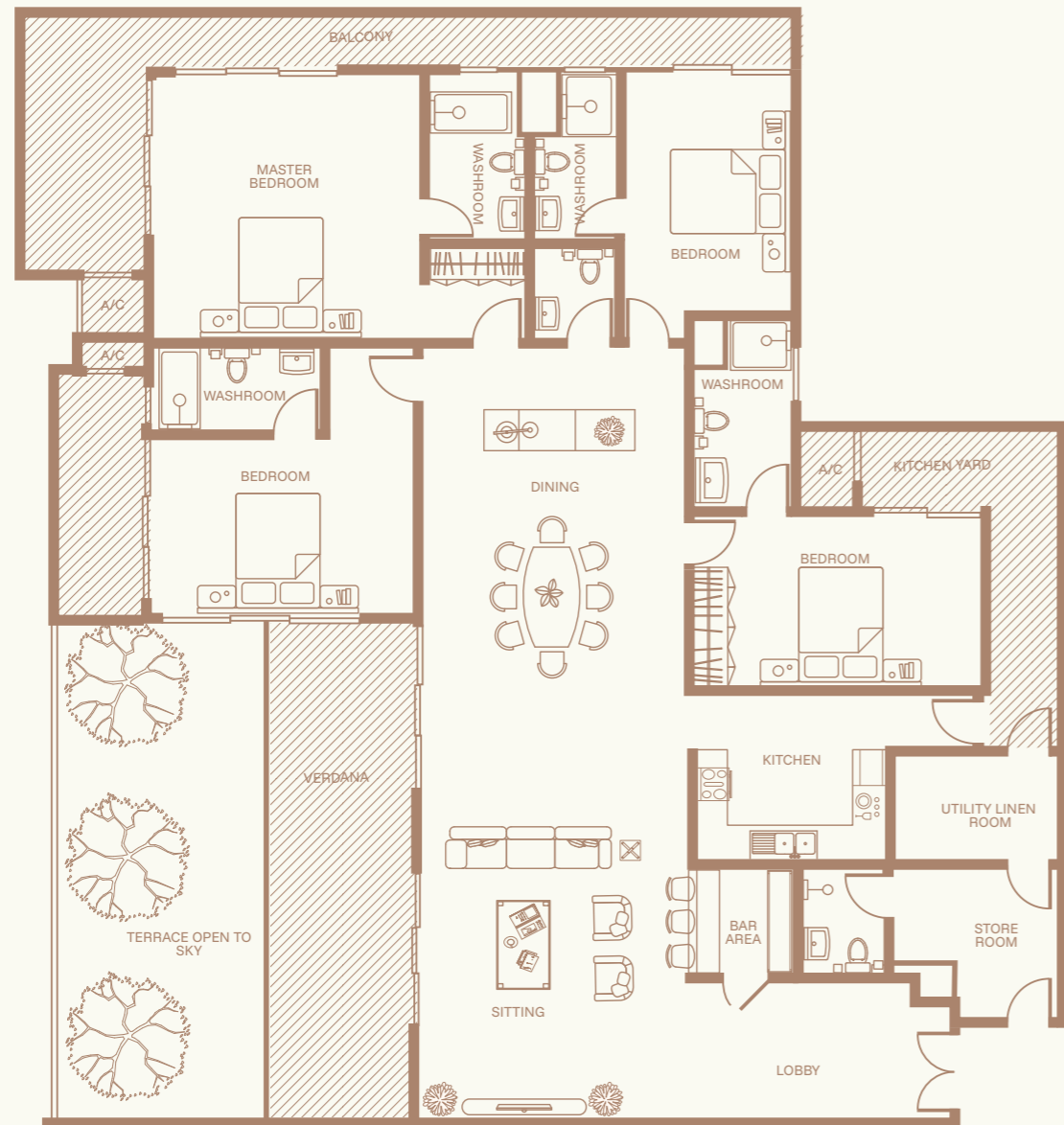


APARTMENT TYPE K

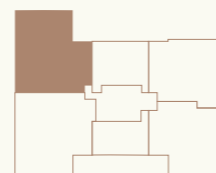
Total Area	1,408sqft
Bedrooms	3
Bathrooms	2



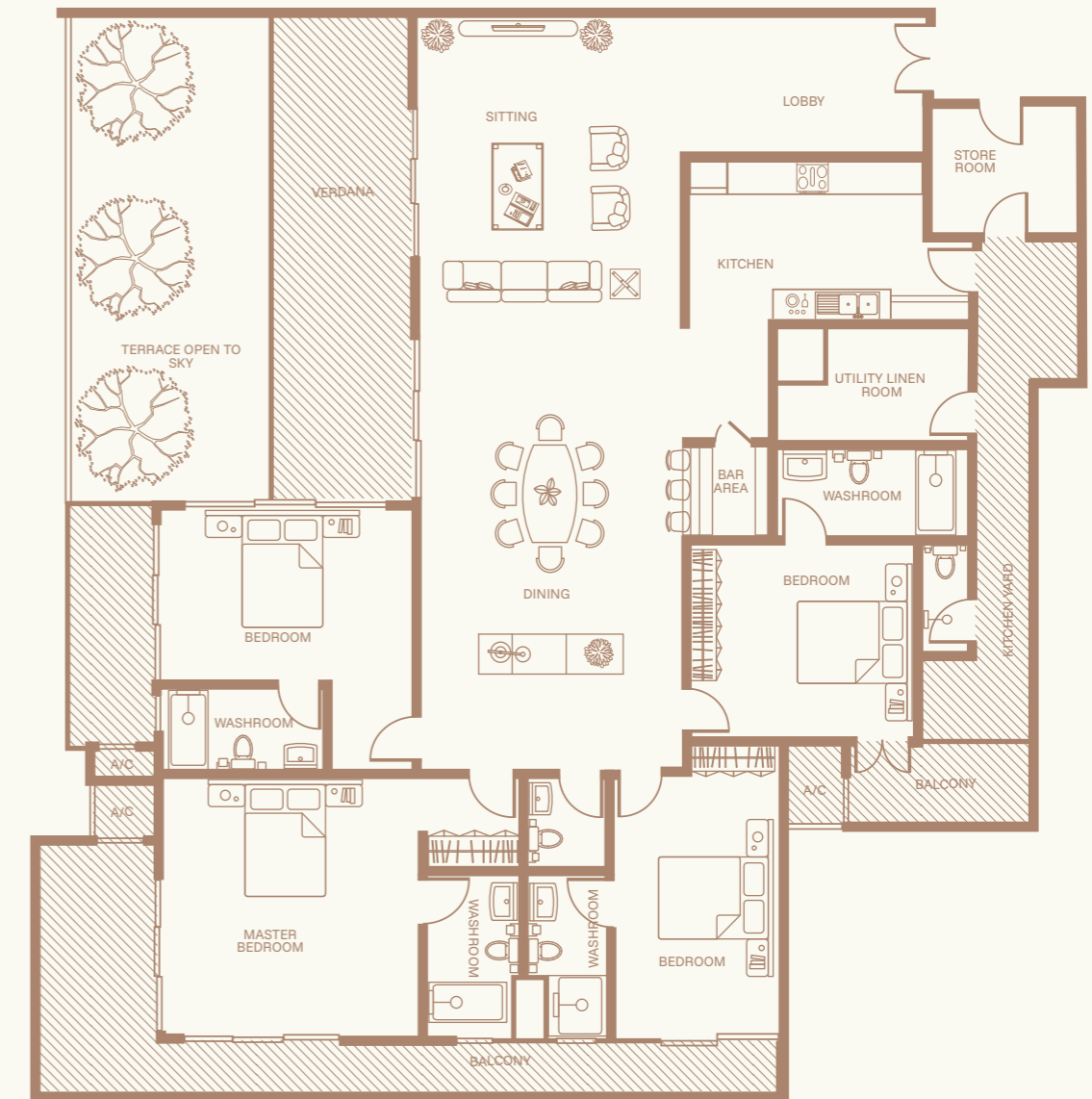
AETHERA PENTHOUSE



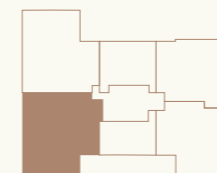
Total Area	3,480 sqft
Bedrooms	4
Bathrooms	4



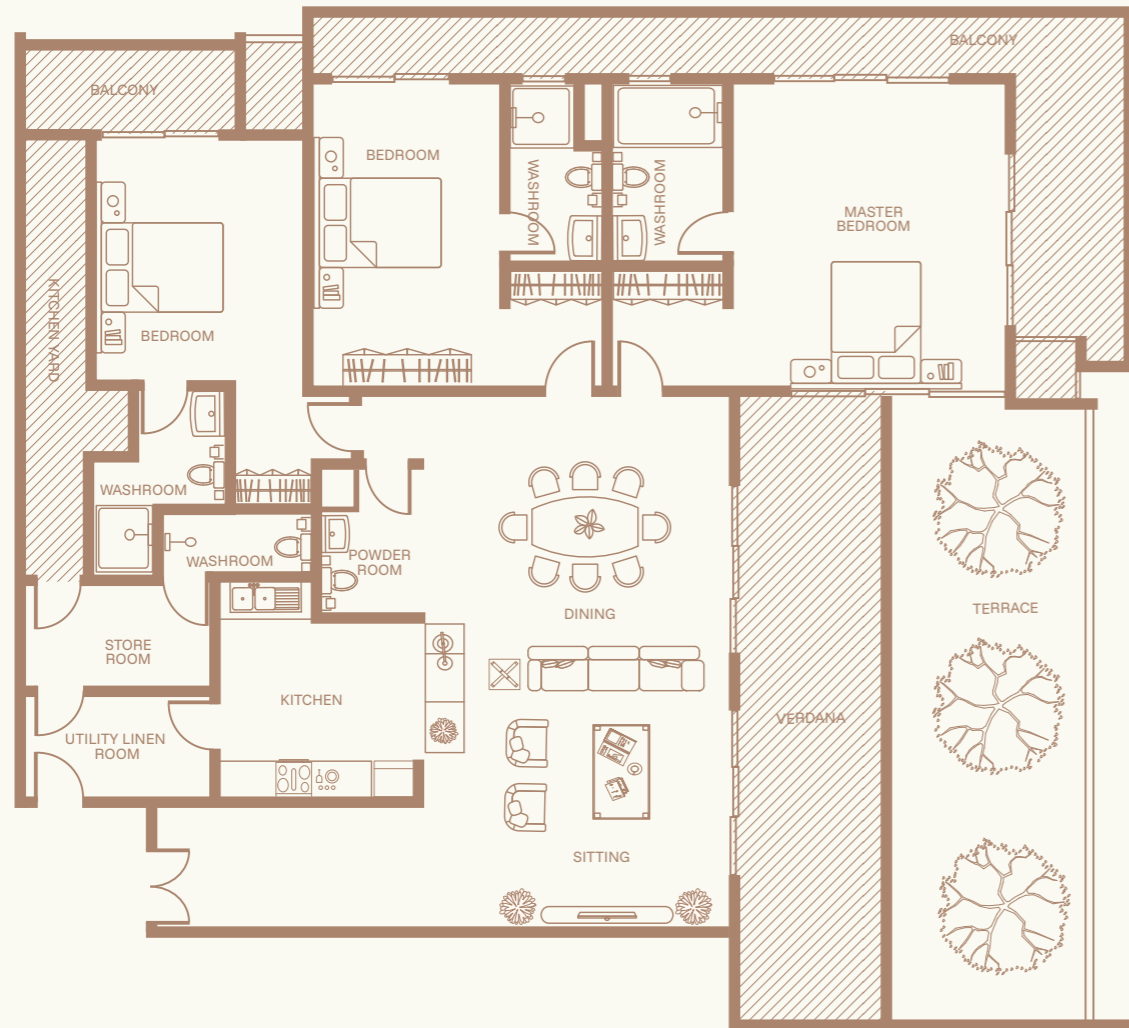
AVERON PENTHOUSE



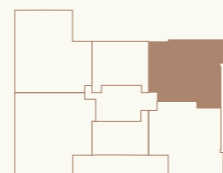
Total Area	3,642 sqft
Bedrooms	4
Bathrooms	4



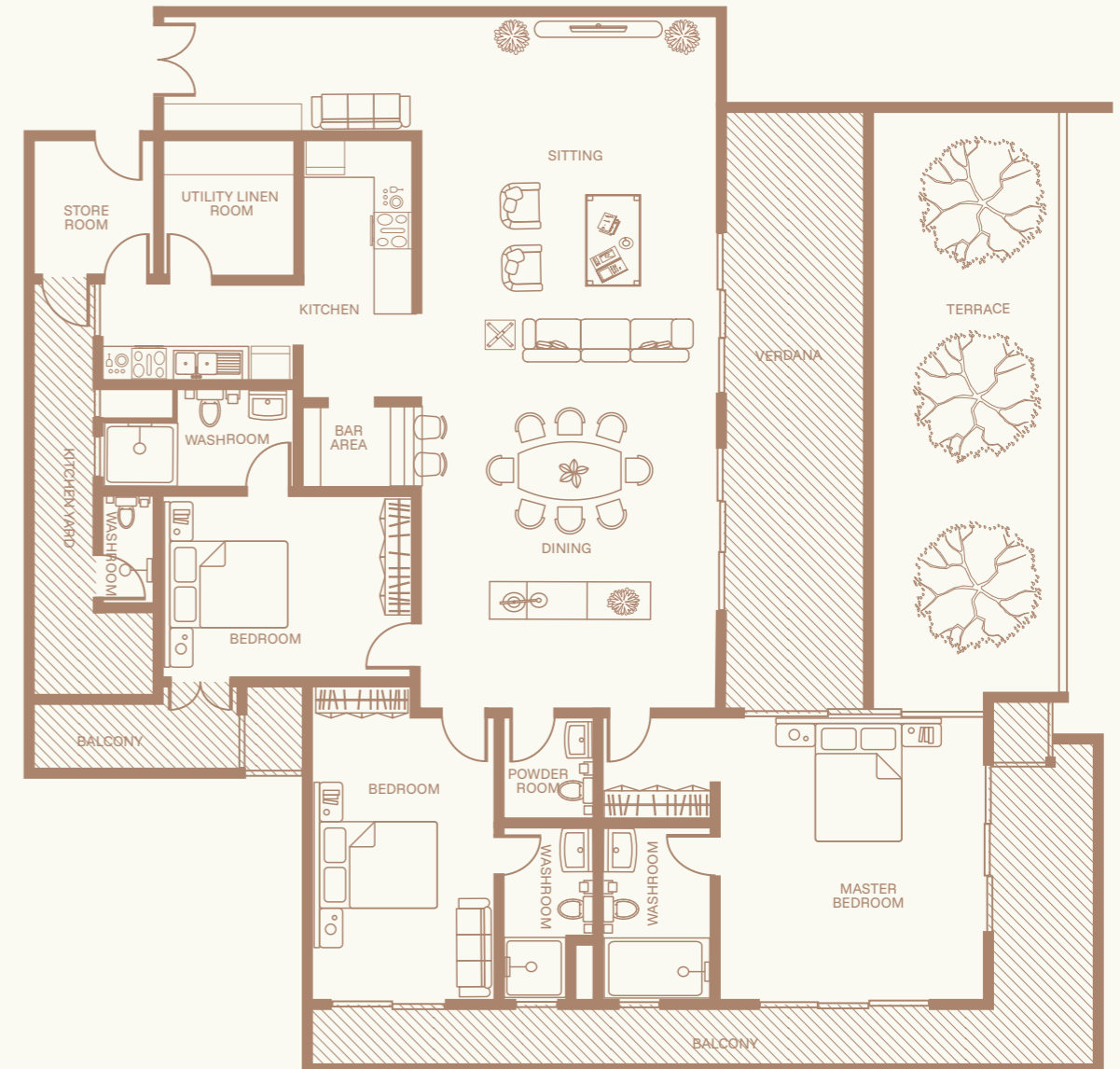
ZEPHYRA PENTHOUSE



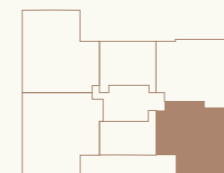
Total Area	2,863 sqft
Bedrooms	3
Bathrooms	3



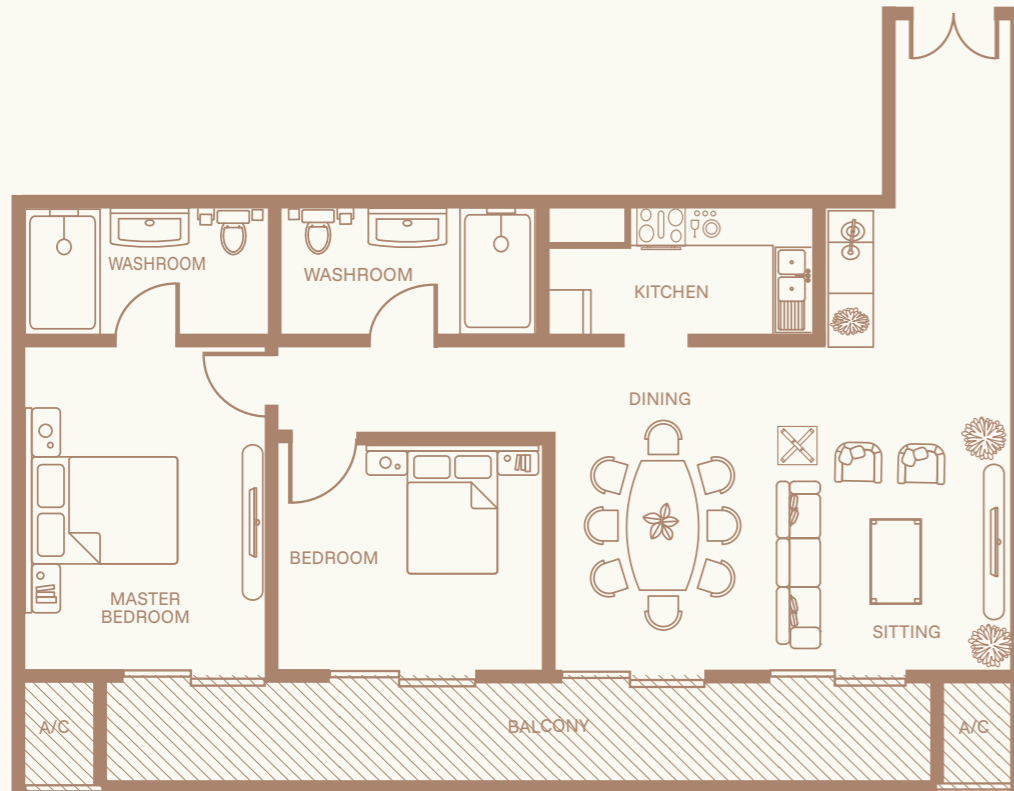
ALARA PENTHOUSE



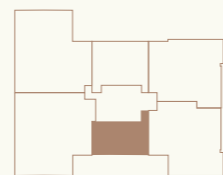
Total Area	2,958 sqft
Bedrooms	3
Bathrooms	3



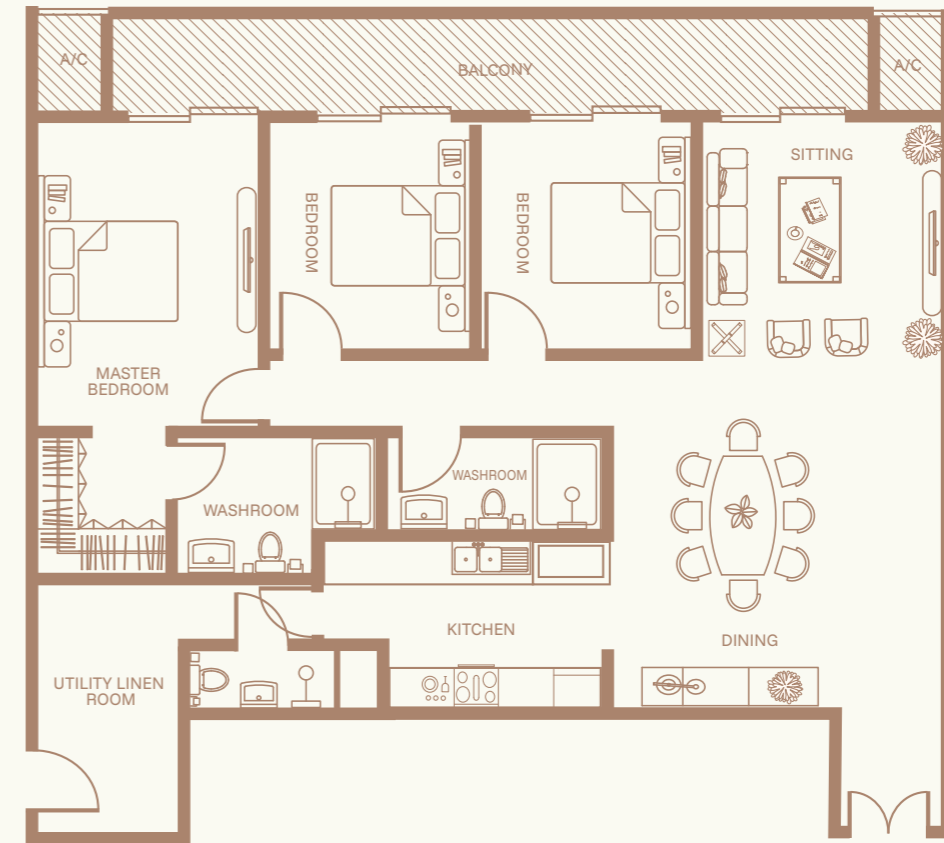
VELMONT PENTHOUSE



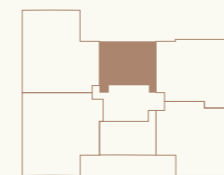
Total Area	1,205 sqft
Bedrooms	2
Bathrooms	2



MERIDON PENTHOUSE



Total Area	1,557 sqft
Bedrooms	2
Bathrooms	2



FEATURES & FINISHES



All bedrooms have individual balconies



High ceilings provided for all apartments



The Penthouse floor apartments have individual private terraces (in the 4 larger units)



Modern layout: efficient space and the right balance of living and storage space

GENERATOR

100% 24 hour back-Up generator with the capacity of 630 KVA

ROOF TERRACE

Kids Play Area

Amphitheater

Zen Garden

GAS WATER HEATING

Electrical geyser system for all bathrooms and kitchens

FITTINGS

Reputed brand



Extra storage areas provided in all apartments



Air-conditioned walkway corridors



Interior options given by consultations from experienced interior designers



Temperature controlled garbage disposal room and separate garbage lift

FANS

Provided

WASTE WATER MANAGEMENT

Sewer treatment plant provided for waste & sewer management

LIGHTING

Imported lighting to be used

FIRE DETECTION ALARM SYSTEM

Provided



Fully equipped gymnasium with sauna



Open-air rooftop gymnasium



Recreational lounge with a pool table and other entertainment



Swimming pool

AIR CONDITIONING AND VENTILATION

Provided and allowed for

RAIN WATER HARVESTING SYSTEM

Rain water of building will be collected to basement tank

SAFETY

All common areas will have CCTV coverage, 24/7 security, smoke alarms

COMFORT

Cozy homes that are very well ventilated hence, not prone to condensation, mould and insects



BBQ area



Designated kids play ground





About JAT Living

Most developments begin with a calculation. How much can fit. How efficiently it can be sold.

That's where many stories start.

At JAT Living, ours begins elsewhere, with how a space will actually be lived in.

Because long after the plans are approved and the walls are built, what matters is something far less visible: how naturally a home fits into everyday life.

This thinking has shaped every project we undertake.

Over time, JAT Living has steadily developed a portfolio of residential projects across Sri Lanka, from thoughtfully planned apartment developments to housing schemes, each approached with the same focus on practicality, space, and long-term livability.

Underpinning this is the strength of a trusted group known for its emphasis on quality, materials, and craftsmanship — values that

carry through into every JAT Living development.

But beyond credentials and experience, what defines us is a simple belief: a home should not require you to adjust your life to fit it.

Our residences are not designed to simply occupy space, but to work with the way people live — with layouts that feel open, natural, and considered. Spaces that don't ask you to compromise, rearrange, or adapt. Spaces that feel right, without needing explanation.

This approach is backed by the strength and legacy of a group known for quality and craftsmanship, and carried forward through a new vision for modern living, one that prioritizes livability as much as it does design.

Because over time, the true measure of a home is not how it looks on a plan, but how it supports the life lived within it.

And that is what we build for.

Contact JAT Living for more information or to register your interest.

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Email | info@jatliving.com

Hotline | +94 117 200 800

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