



A PROJECT BY



A CITY FOR ALL

Sri Lanka's Biggest Education, Housing and Business
Real Estate Development

Conveniently located in the heart of Malabe town, just 45 minutes from Colombo, Knowledge City Malabe by Access Residencies and Foresight Engineering (Pvt) Ltd is the gateway to futuristic living. Surrounded by the luscious greenery of Malabe, 28 acres of land, a city within a city, with all amenities at close proximity. Promising convenience and sophistication, Knowledge City Malabe offers spacious land, elegant Housing and Condominiums, Universities offering a comprehensive range of UGC approved undergraduate and graduate programs from top local and foreign universities. With a cluster of renowned retailers, banking and medical facility providers. Knowledge City Malabe also offers high-end work spaces for companies, guaranteeing an all-inclusive living experience and indeed a city for all.



Knowledge City Campus



SPARK >

The first education sector building of Knowledge City Malabe will be a 7 floor, 150,000 Sq. Ft facility, that will house the prestigious Horizon Campus which is a non-state university recognised by the University Grants Commission (UGC) and the Ministry of Higher Education. Dedicated to the highest levels of global excellence, students will be offered a comprehensive range of UGC approved undergraduate and graduate programs spread across 6 faculties, namely Management, Science, Education, International, IT and Technology. In terms of student capacity, at the initial stage, Horizon Campus will be accommodating approximately 3200 students.

Furthermore, the campus will comprise 6 high tech computer labs, 3 science labs, libraries, cafes, a rooftop lounge as well as an ultra-modern state of the art auditorium with a seating capacity of 400.



On the 6th floor of this same building, the Spark Academy shall open its doors, truly making the Knowledge City Campus a nexus of education and technology, for all to learn smart. As a change agent in the Sri Lankan IT industry, the Spark Academy will provide a nurturing environment for young tech entrepreneurs to develop and launch their innovative ideas under the guidance of experts while obtaining the required financial assistance. Moreover, invaluable opportunities for collaborations with global companies and international teams will be provided.

Plans have also been put in place with regards to the campus complex, for the development of residential and other facilities such as cricket and athletic grounds with the aim of attracting both local and foreign students. Thus, an ideal environment will be created for retaining local talent within the country while enriching Sri Lanka's knowledge economy. Knowledge City Campus pledges to be the place for you to discover your future today, and help you reset your horizon as you blossom in to an up-skilled version of yourself. It's where accomplishment is inevitable in the midst of a growing knowledge community. It's where students and academics alike, imagine big, for the future of their dreams!





Proposed **Building B**
Engineering Block - 3500 Student Capacity



Proposed **Building C**
Administration & Student Council - 1000 Student Capacity

For the ones who aspire to have an illustrious and forward looking career, Knowledge City Campus shall be a solid stepping stone. It promises to offer an inter-disciplinary global education experience, brimming with inspiration and elevated by learner-centred amenities.

Upon full completion in future, the Knowledge City Campus is expected to be able to foster a student capacity of 10,000 and a student accommodation facility of 1000.

Designs for buildings D and E are in progress.





Commercial Buildings

With the dynamic conglomeration of technological, academic and social activity that will take place alongside the everyday life of KCM residents, the cluster of commercial buildings, shall be well poised to be a thriving commercial hub. Supported by modern infrastructural capabilities, these work spaces promise to make for a prestigious business address. Resident companies will be able to take advantage of productive collaboration with other businesses and attract fresh graduates that will come out of the UGC certified universities such as Horizon Campus and Spark academy to start with and more world class universities who will establish themselves within KCM.

Retail Businesses

Nurturing everyday life at Knowledge City Malabe, the chain of retail businesses pledge to add value and convenience. KCM will offer modern and large retail spaces for businesses with the opportunity to cater to a foot fall of over 10,000 students plus all the residents occupying the 64 houses, 140 apartments and offices which will occupy two large commercial towers; not forgetting the opportunity to open their businesses to residents of many housing schemes that are coming up in the neighbouring lands all around the Knowledge City. Supermarket : Keells | Banking : HNB | Medical facilities : Ninewells Food court | Bowling alley and cinema | Coffee shops, Restaurants and more.





Ninewells Medical Center

In a partnership with Ninewells Hospital, the leading private hospital, KCM will set up its in-facility Medical Center which will operate 24x7 within the KCM premises. The facility is set up to take care of outpatients and also offer them brief in-house care if required. The medical center consists of its own pharmacy, medical testing laboratory and 24x7 Ambulance service. The medical center is staffed by highly qualified medical and nursing staff to deliver the best care possible. The center also includes an optical center which provides the services of an optometrist to get the vision tested and purchase eyeglasses if required. The Medical Center is geared to provide quick and efficient medical support to the students, their parents, and residents of KCM to ensure the safety and healthy wellbeing of the KCM community.

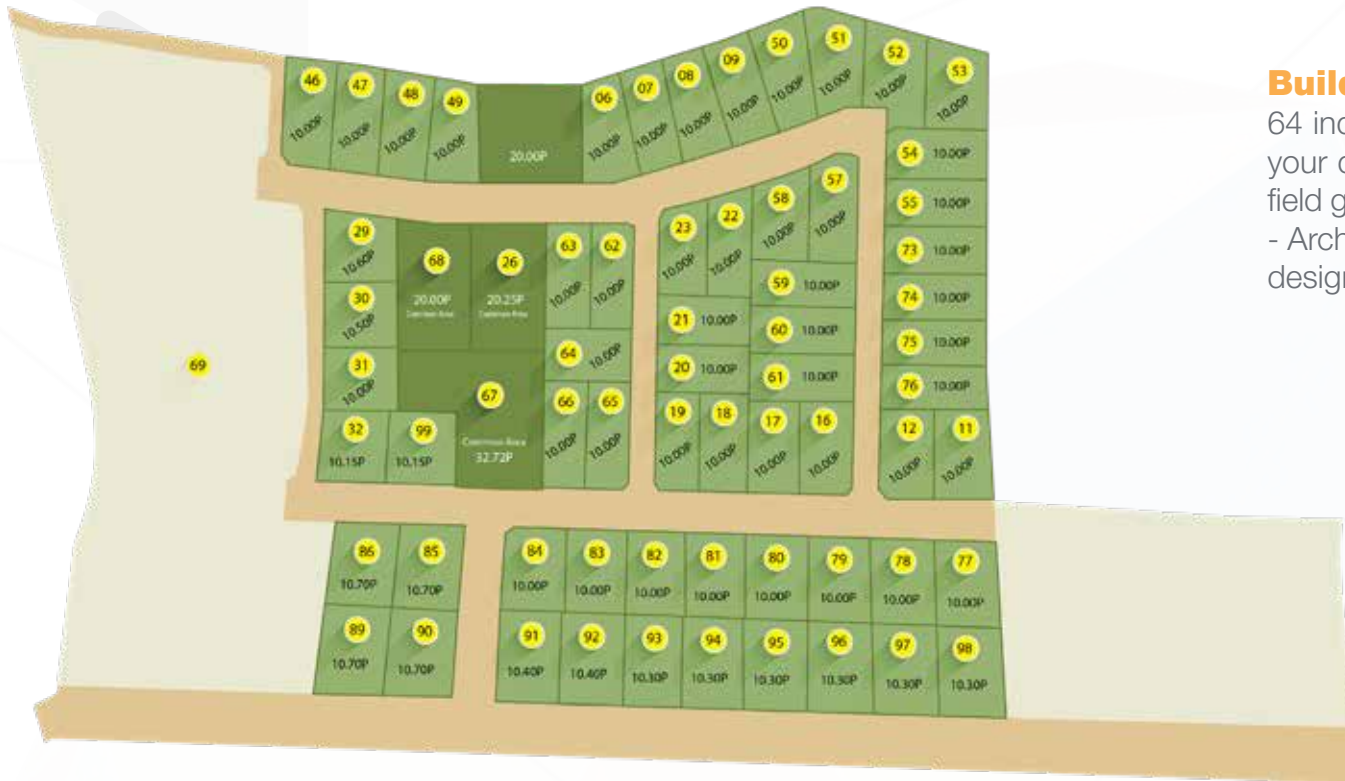




Land, Housing & Condominiums

Knowledge City Housing - with 64 individual 10 perch blocks are all yours to claim if you aspire to build your own dream residence with the freedom of choosing your own architect. However, for those who prefer readymade architectural plans, Knowledge City Housing promises you a contemporary array of housing solutions. It features 5 house designs and a shop house to facilitate the needs of a dynamic lifestyle. Encircled by endless possibilities, spread over acres of masterfully landscaped lush greenery and built in accordance with the highest standards of engineering and design, Knowledge City Housing is where your treasured wealth takes the form of a loving home.

Land & Housing



KCM facilitates in transforming your treasured wealth into your ideal home. Whether you plan to purchase a land or a house, we got you covered. The following options are available for all potential KCM residents.

Let us build the house of your dreams

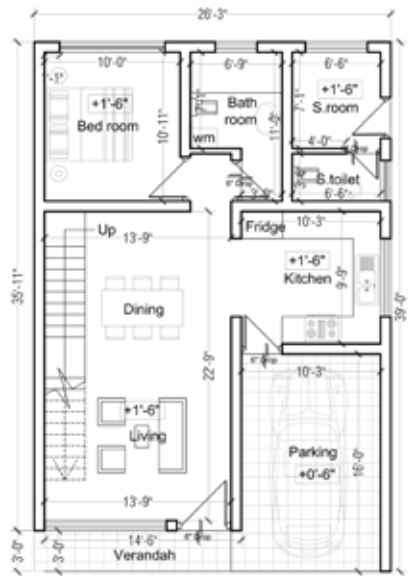
KCM architected 5 house designs and shop houses with the highest standards of engineering and design, built to facilitate your way of living.

OR

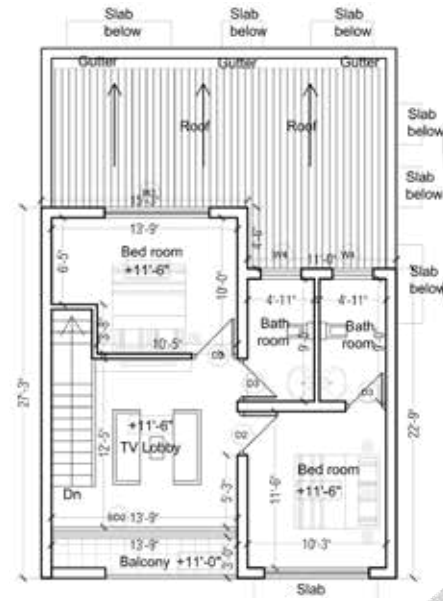
Build your own home just the way you love

64 individual 10 perch blocks available for you to create your dream residence with your choice of experts in the field giving you the choice of utilizing freely available KCM - Architected designs or to go with your own customized design.





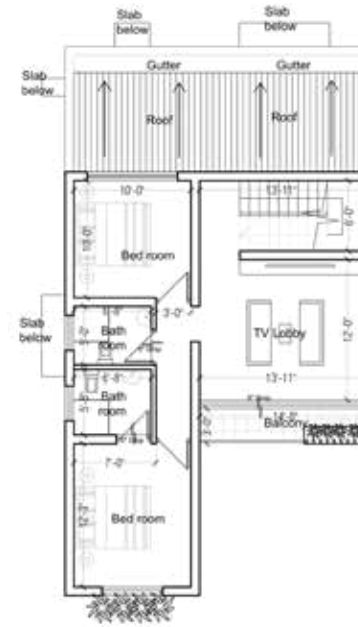
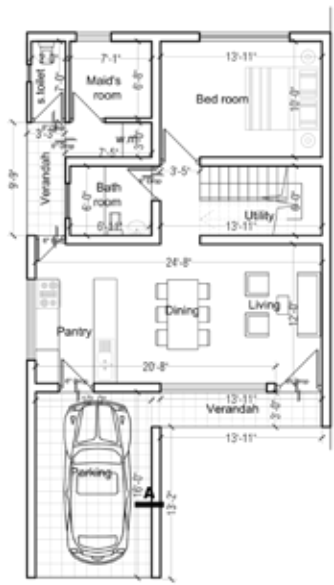
GROUND FLOOR PLAN



UPPER FLOOR PLAN







GROUND FLOOR PLAN

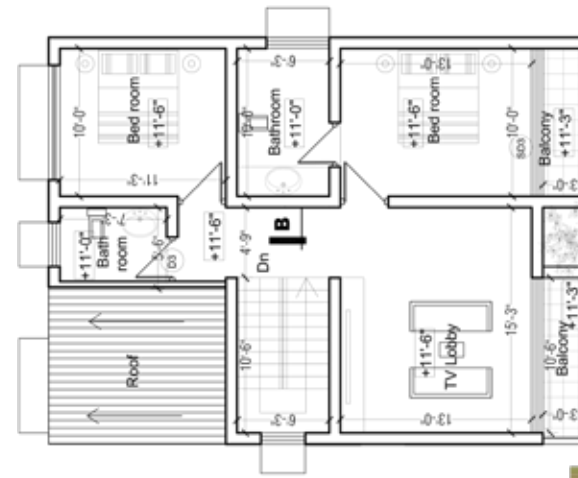
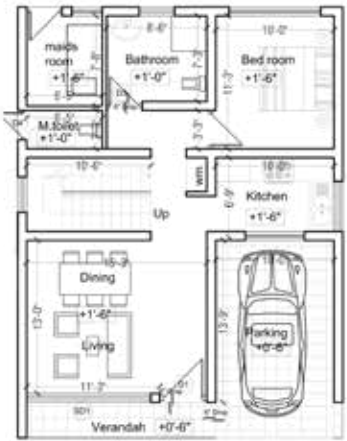
UPPER FLOOR PLAN

4 bedroom option available per request

HOUSE TYPE B







GROUND FLOOR PLAN

UPPER FLOOR PLAN

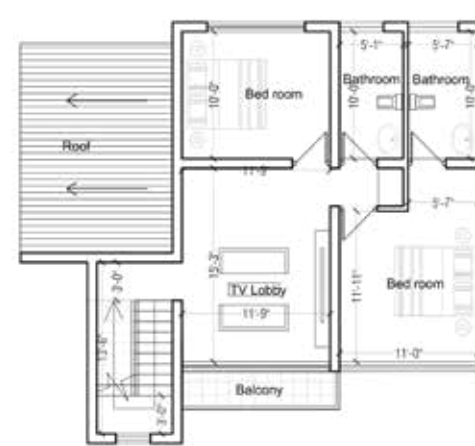
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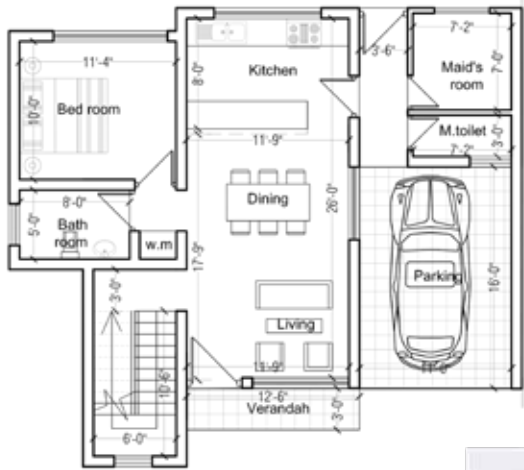


UPPER FLOOR PLAN

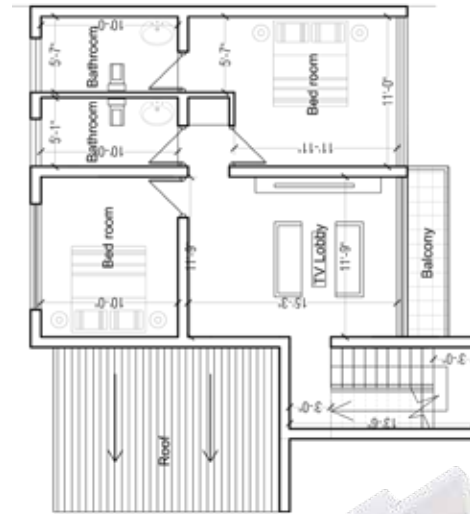
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GROUND FLOOR PLAN



UPPER FLOOR PLAN

4 bedroom option available per request



Substructure

Random Rubble Masonry Work, RCC Columns & RCC Plinth beam

Superstructure

RCC Columns, Beams, slab etc. Brick/Block walls to satisfy the design requirement.

Roof & Ceiling

Cement fiber roofing sheets and super flex board for ceiling (exposed rafter).

Finishes

Living, Dining, Verandas, Balconies, Staircase and Bedrooms to be laid with Ceramic or Porcelain floor tiles.

Toilets

Non slippery ceramic or porcelain tiles laid, surface shall be waterproofed.

Toilet Walls

Laid with ceramic or Porcelain tiles.

Wall Finishes

Smooth plaster on inside walls and applied with wall putty, one coat of wall filler & painted with 2 coats of emulsion paint. Semi rough plaster on external walls and applied with wall filler, 2 coats of weather shield paint.

Plumbing Work

All bathroom fittings shall be of high standard.

Pantry cupboard

Modern Pantry unit with Granite top & SS sink.

Doors and Windows

Front Door - Mahogany sash and Thulan or similar wood shall be used for frames.

Internal Doors - Plywood sash & Thulan or similar wood shall be used for frames.

Windows - Powder coated aluminium sections with 5mm thick glass.

Locks - 'Mortise' or equivalent door lock with handle for front door (Union or equivalent) all other door locks to be knob type

Staircase handrail

Steel and timber mixed as per Architect's directions.

Air conditioner

12000Btu Air Conditioner for master bedroom.

Infrastructure works

Wall and gate as per the Architects design

Water Supply

UPVC cold water pipe network via overhead water tank of 1000litres.

Hot water Geezer for Master Bathroom.

Storm water drainage

Zin-alum gutter and down-pipes fixed to roof, including manholes, gully etc. Connected to the main drain.

Color scheme

As directed by the Architect.

General

Garden area to be leveled and turfed/Interlock paving path way separate electricity and water meters to be provided for each housing unit.

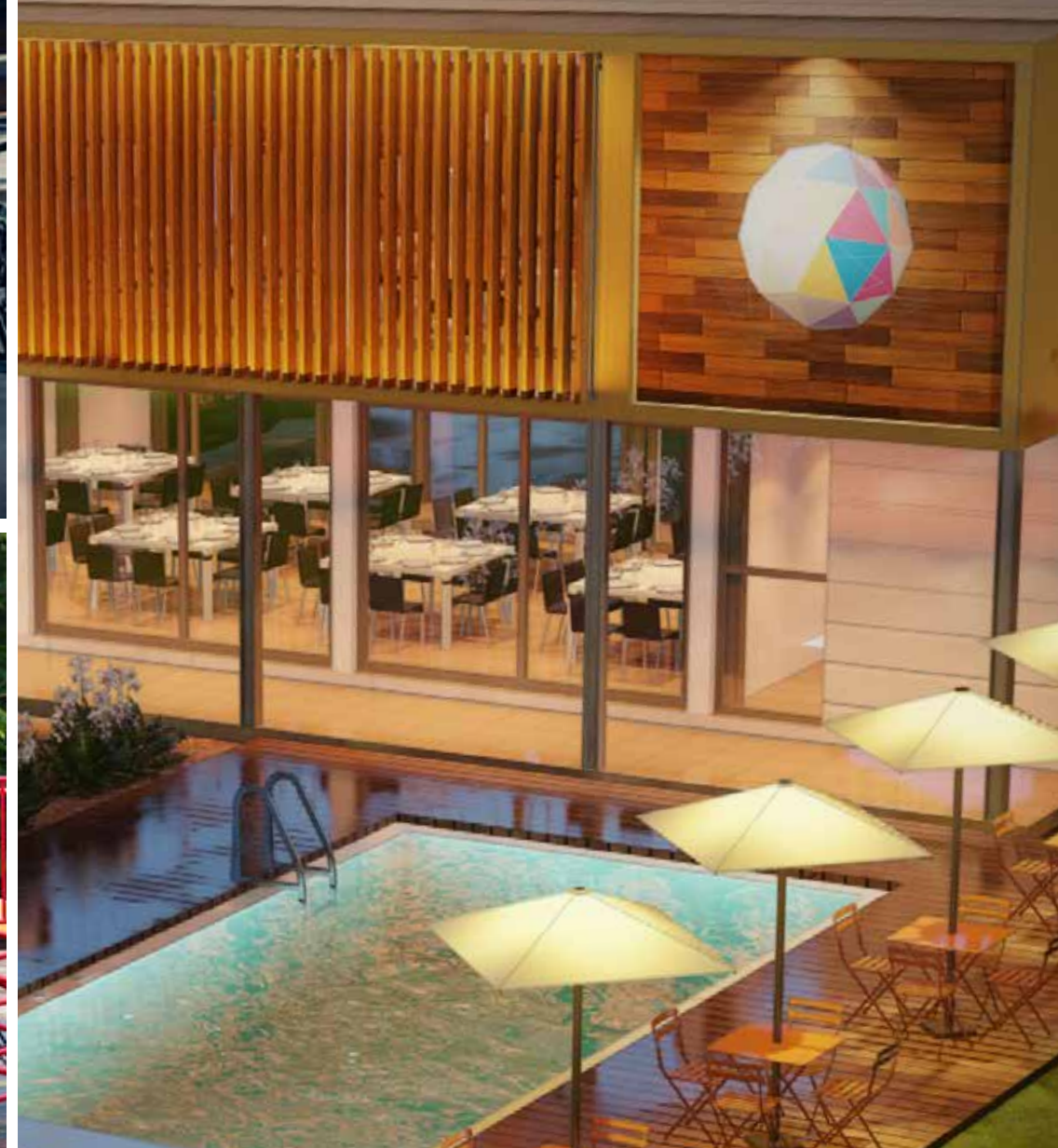


Apartments

Knowledge City Apartments, defined with state of the art amenities and an integrated business and academic community, can be crowned the first of its kind in Sri Lanka. Promising a novel dimension of life for its residents, it will comprise 140 units blending the best of design and sophistication with simplicity and elegance. Whilst you soak up the bliss of nature, modern conveniences are right by your side; inclusive of leading banks, a supermarket and other retail outlets along with medical facilities. Whether you're thinking of a restaurant to catch up with your friends or dine with your family, a peaceful walking path or a fully equipped gymnasium for your wellness needs, a pool for a leisurely dip, you will have it all, just around the corner. It's indeed an exclusive oasis of convenience and a readymade opportunity for you to live smart!



ENHANCED LIVING EXPERIENCE WITH,
Club house | Gym | Kids play area | Pool



A CITY FOR ALL

Access Residencies

Specializing in Property Development comprising Condominiums, Mix Development and Housing Projects, Access Residencies, a member of the Access Group, maintains numerous properties and top-tier real estate projects under its wing. While being a proud collaborator of Knowledge City Malabe together with Foresight Engineering, Access Residencies maintains a diverse premium client portfolio with the best of housing opportunities and up to date modern infrastructure. With the strength of unsurpassed client satisfaction, Access Residencies pledges to fulfil its clients' realty needs while also ensuring safety and the best living environments. Access Residencies envisages to complete the entire Knowledge City Malabe project within a span of 6 years.



Foresight Engineering

As the prime developer of Knowledge City Malabe with a clear objective of “Implementing Endless Multi-Disciplinary Solutions”, Foresight Engineering has undertaken the delivery of a variety of key multi-disciplinary solutions across multiple business sectors in the country by offering a comprehensive consultancy service in engineering, business solutions, planning services for projects, cost management, software technology and valuation. Driven by quality, integrity and dependability, the ICTAD and ISO Certifications bear witness to the operational excellence at Foresight Engineering. With more than a decade of experience at successfully providing turn-key solutions, Foresight Engineering has become a leading name in Sri Lanka; owing to its fully-fledged network of engineers and technical specialists island-wide.





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