



ASTORIA
DREAMS ARE BUILT THIS WAY

THE WORLD AT YOUR FINGERTIPS

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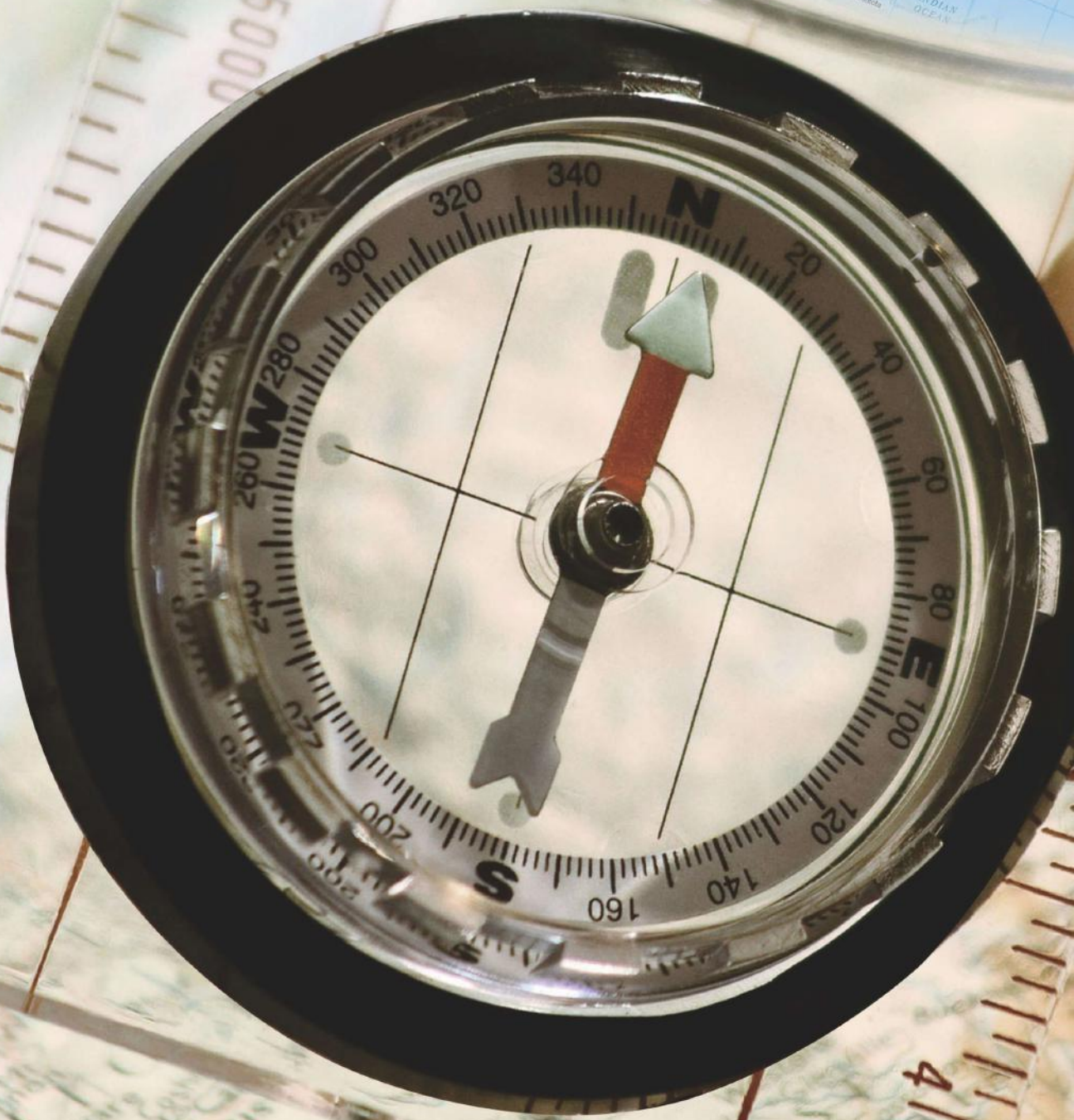


AVIC INTERNATIONAL'S ICONIC MASTERPIECE IN SRI LANKA

AVIC International proudly presents Astoria
Luxury Apartments – a world-class property
with a fine balance of luxury and convenience.









HISTORY IS IN THE MAKING, ANOTHER COLLABORATION AND PROFICIENCY OF THE CHINESE EXCELLENCE TO BOOST SRI LANKAN ECONOMY

1300 years ago, Sri Lanka was a traffic hub connecting economies and cultures of the East and the West on the Maritime Silk Road. Today, Sri Lanka will take pride in collaborating with China to attract global attention with the 'One Belt One Road' Initiative. Forging ahead with the tide of macro-economic trends, created by 'One Belt One Road Strategy', Astoria, a Strategic Development Project under BOI with the investment value of USD 250 million by AVIC International, will provide a new model of investment.



From this hour I ordain myself loos'd of limits
and imaginary lines,

Going where I list, my own master total and
absolute,

Listening to others, considering well what they say,

Pausing, searching, receiving, contemplating,

Gently, but with undeniable will, divesting
myself of the holds that would hold me.

I inhale great draughts of space,

The east and the west are mine, and the
north and the south are mine.

— Walter Whitman





INNOVATION PAR EXCELLENCE...

AVIC INTL has successfully expanded its business scope across the world after 37 years of untiring efforts and unswerving dedication.

Founded in January 1979, AVIC from China is one of the world's top 500 enterprises and a mega state-owned enterprise under the direct control of the Government of China. With 37 years of business excellence, AVIC has successfully ventured into international aviation, trade and logistics, retail and high-end consumer goods, real estate and hospitality, high electronic technology and resource development.

AVIC's real estate branch has expanded across the globe, setting up over 110 overseas offices in over 50 countries and regions. AVIC owns 8 listed companies, according to Fortune 2015 listing the top 500 global enterprises.

AVIC has been ranked 159 among the world's top 500 enterprises for the seventh consecutive year with assets worth USD 62.288 billion.



AVIC CITY—XIAMEN



AVIC CITY—SHANGRAO



AVIC CENTRAL SQUARE—LUOYANG



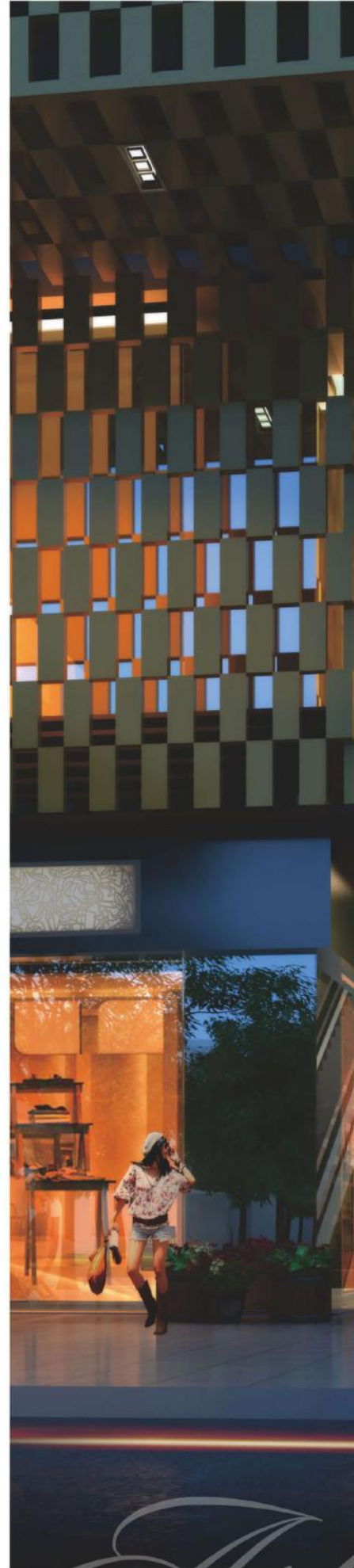
NINE SQUARE CITY—KUNSHAN

AVIC INTERNATIONAL, THE FIRST CHINESE DEVELOPER TO VENTURE INTO SRI LANKA AND PRESENT EXCLUSIVE CONDOMINIUMS

"If one doesn't know to which port one is sailing, no wind is favorable"

Industrial leader surpasses every obstacle through their experiences to be at the forefront at all times.

AVIC established its proficient services in Sri Lanka with the exclusive project, Astoria, the most significant residency from a Fortune 500 Chinese state owned company. With its strength as a world renowned urban developer, the Astoria team is destined to embark on a new venture and demonstrate the dynamic Chinese brand AVIC globally.



Astoria



ria

Each new situation requires a
new architecture

- **Jean Nouvel**



A TOWERING STRENGTH...

The developer brought in CSCEC (China State Construction Engineering Corporation), a fortune 500 company, a high-ranked world residential constructor with over 35 years of experience, to supervise the construction.

Astoria, the top international real estate project in Sri Lanka, will proudly tower in the heart of Colombo, accomplishing its mission of beautifying the city with its 140,000m² size and 150 meter height.









■ UNMATCHED CONVENIENCE...



Take a stroll in the heart of the City, which is a buzz with glamour. Astoria is located in close proximity to famous schools, hotels, fine supermarkets, banks and hospitals. Equipped with an exclusive 1000m² luxury club, 2000m² commercial modes of famous brands, swimming pools and private gardens, Astoria enables you to do anything your heart desires from eating, drinking, entertaining and shopping at one stop.

■ EPITOME OF STYLISH LIVING

Astoria is complete with luxurious living spaces that are complemented by a host of leisure amenities featuring:

- ⊙ Children's Play Area / Swimming Pool
- ⊙ Gymnasium
- ⊙ Jogging / Cycling Track
- ⊙ Mini Golf Simulator
- ⊙ Open Air Swimming Pool
- ⊙ Squash Court
- ⊙ Yoga







THE CENTRAL GATEWAY
TO URBAN LIVING...



Astoria is situated on R.A. De Mel Mawatha in Colombo 3. It is just a stone's throw away from the Indian Ocean; a few minutes away from the bus station and railway station; and a 30 minute drive away from the Bandaranaike International Airport.

270° SUPERB SEA VIEW BROADENS YOUR HORIZON

Numerous rivers gather to accomplish purity and broadness of the sea.

So to own the sea, you own the whole world.

Astoria is merely block away from the coastline. What's more, you have an uninterrupted 270° sea view and can also enjoy the agreeable sea breeze while listening to the gentle waves.



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MODERN CONCISE FAÇADE EXCEEDS YOUR EXPECTATIONS...

Astoria provides a modern way of living with residential comfort and utmost security. The buildings are of modern, concise style with geometrical lines while the exterior facades are concise and have a strong hierarchical look and feel. The architecture design perfectly blends with the surrounding natural beauty, providing people a vivid picture, a feeling of energy and liveliness.



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LUXURY LIVING



DISCOVER NEW HORIZONS ENRICH SKYLINE OF COLOMBO

1200 sq.ft.- 6000 sq.ft. Exquisitely Embellished Condominium
ENABLING A BRAND NEW LIFESTYLE

When life is an endless repetition, someone must create a new pattern.

Astoria set the precedent in constructing international luxury condominiums in Sri Lanka with its global vision.

Built with its solid strength and in conformity to international standards, a finely decorated suite consists of 2-4 rooms, each covering 1200 sq. ft. -2400sq. ft. The top floor duplex cover 6000 sq.ft. with internationally renowned brands used for all fixtures and finishes at Astoria, where it warmly welcomes you to the modern living and luxurious lifestyle.



WORLD-CLASS BRANDS

From the magnificent superstructure to the fine decor, Astoria keeps standardizing each detail, in terms of ground, ceiling, wall, sanitary ware, air conditioning and washing machine, eventually ensuring a world-class living space. Globally renowned brands would ensure the perfect living for those who choose a dwelling that transcends their mundane lifestyle to extraordinary heights – which is what Astoria is poised to offer and meant for. Each inch of your living space is well taken care of, and utmost satisfaction is guaranteed as well.





FUNCTIONS & FEATURES

Telecommunication System

- 1) SLT and Dialog, two biggest telecom service providers for your choice
- 2) GPON network with three-in-one function of network, TV and telephone
- 3) Fiber to the home, 300VA UPS and magnifier of mobile signals

Building Management System

- 1) Electronic bills are generated automatically
- 2) Automatic monitoring system is equipped for water and power running in the building
- 3) Illumination system in public area and alarm and monitoring systems

Access Management System

- 1) Gate access, alarm light safety monitoring system
- 2) Elevator management system
- 3) Automatic parking identification and management system
- 4) 24-hour CCTV monitoring and security patrol system
- 5) Intelligent monitoring system and automatic face identification function

Air Conditioning and Ventilation System

- 1) Home-use central air conditioning system
- 2) Air outlets are set in sitting room, dining room, bedroom, study and kitchen.

Fire Detection System

- 1) Automatic fire detection and alarm system
- 2) Voice evacuation system and two-way communication system

Firefighting System

- 1) Emergency fire hydrant and firefighting hose system, as well as portable fire extinguisher
- 2) Automatic fire sprinkler system and flame retardant cable power supply system
- 3) Fire elevator and fire staircase evacuation system

Gas System

- 1) A central LPG storage tank is set to supply gas for each apartment
- 2) A gas detection and alarm system and a gas leakage automatic cut-off system for each household

Others

- 1) Highly efficient LED lights used to save energy by over 50%
- 2) A central warm water (non-drinking) circulation system for each household, and a separate warm water system for the kitchen





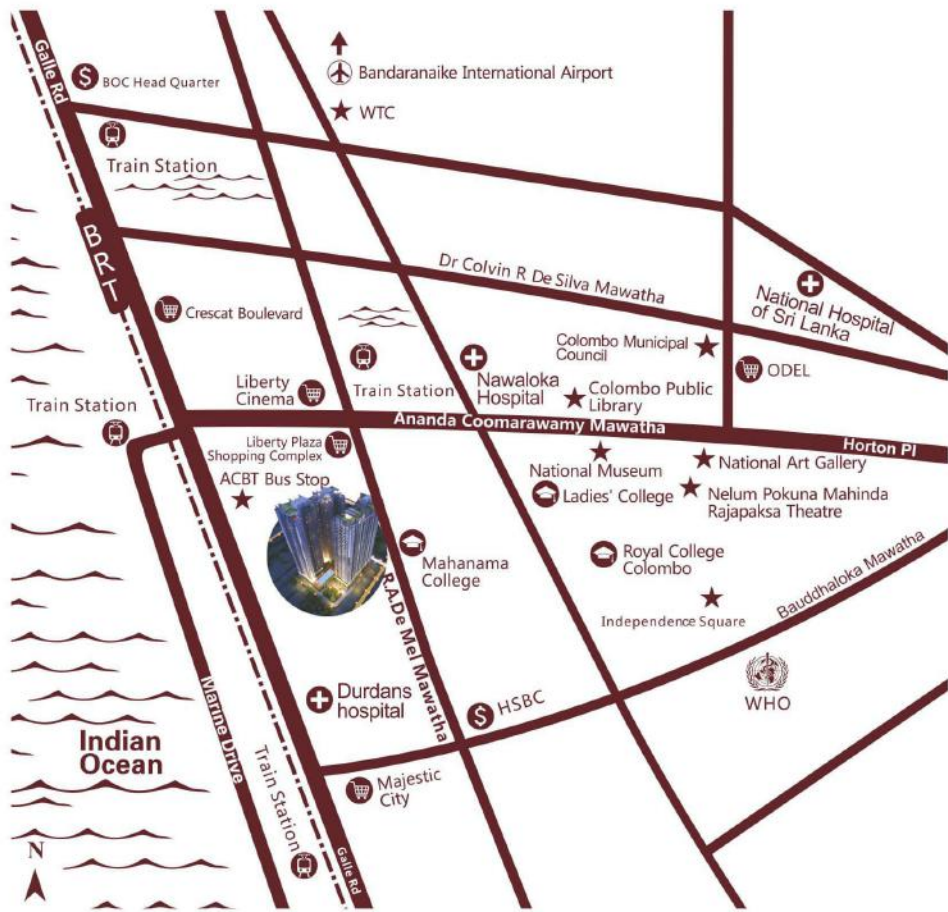
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A PRUDENT INVESTMENT THAT YIELDS GREAT RETURNS

To reap the benefits of your investment, it is essential to grab opportunities ahead of time. Astoria sets a benchmark; a world-class apartment with a total starting price of USD 390,000. With an investment return rate of about 6% and an annual capital growth rate of about 7%. It is a rare opportunity and a freehold property in the Central Business District of Colombo.







THE WORLD AT YOUR FINGERTIPS

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AVIC INTL
FORTUNE 500



PRIME LOCATION
COLOMBO 03



FREEHOLD PROPERTY
CLEAR TITLE



BREATH-TAKING VIEW
MARVELOUS OCEAN & CITY VIEW



FACILITIES & AMENITIES
CLUBHOUSE, RETAIL SPACE, ETC.

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