SKYHAUS

BY CPG

CRYSTAL
PROPERTY
GROUP



CITY & NATURE. . .
. . . IN ONE VIEW

THE DEVELOPER

Crystal Property Group is a luxury leisure property developer. Since its inception in 2018, has been the sole developer and operator of the Resort Residence Model in Sri Lanka. With an exceptional track record of ultra-luxe Real Estate offerings such as The Six Welgama, Crystal Sands, Digana by CPG and the founding partners of Infinite Maldives. CPG had the distinct advantage of being the only developer in Sri Lanka to launch and deliver consecutive projects in the years 2019-2023. Our internalized processes ensure efficient project management, relentless quality control and 24/7 project oversight.

Design is a central pillar of CPG's ethos, as we believe in the integrity of design and its potential to be the cornerstone of luxury and lifestyle. We work with the finest designers in Sri Lanka and Worldwide to create exceptional and timeless spaces.

CRYSTAL PROPERTY GROUP

THE ONE
GROUP OF HOTELS

THE WEALTH OF WELLBEING.

A wealth of culture, traditions, a unique lifestyle makes Colombo a metropolis that every year evolves into a metropolis of tomorrow. With growing investment attracting enterprises to set up their base of operations in a city so rich with potential, Colombo is a prime example of progress, a city of the future.

Your address will be the City's finest, with direct Park views and so niche that life at SKYHAUS defines the words; luxury, exclusivity, privacy, serenity and craftsmanship.





A LEGACY TO REMEMEBER

SKYHAUS stands on a site steeped in history, formerly the ancestral home of the renowned aviator and inventor, Ray Wijewardana. It is both a tribute and a transformation, honoring the boundless curiosity, elegance, and ingenuity that came to define his legacy.

Set on the very grounds where he would wheel his light aircraft onto the park green to take to the skies, SKYHAUS rises with quiet confidence. This development does not seek to replace his memory, but to elevate it, offering a space where visionaries, much like Ray, can find inspiration above the city.







SKYHAUS

GALLE FACE
10 MIN

NELUM KULUNA
10 MIN

ST. JOSEPH'S COLLEGE
10 MIN

KEELLS SUPERMARKET
5 MIN

NAWALOKA HOSPITAL
5 MIN

ASIRI CENTRAL HOSPITAL
10 MIN

PARK STREET MEWS
3 MIN

COLOMBO CITY CENTER MALL
3 MIN

NATIONAL HOSPITAL
7 MIN



SKYHAUS
BY CPG

BISHOPS COLLEGE
3 MIN

PUBLIC LIBRARY
3 MIN

KOLPETTY
10 MIN

NELUM POKUNA THEATRE
7 MIN

COLOMBO INTERNATIONAL SCHOOL
10 MIN

THE ART OF LIVING

SKYHAUS lies on the heart of Colombo 7, directly facing what is considered the jewel of the city; Viharamadevi Park. Your Residences will feature some of the most iconic views; combining nature and the beauty of a growing city. Adjacent to Park Street Mews and within a few minute's drive from major Colombo hotspots; Skyhaus ensures that you remain connected to the beat of the city, yet tucked away in privacy unmatched by any other.

Designed over elegant terraces and drawing inspiration from Bawa's Tropical Modernism, each Residence offers four Bedrooms as well as extensive indoor and outdoor spaces. Expansive terraces overlook the park through troughs of greenery managed by the buildings central drip irrigation system. The indoor/outdoor experience is a focal point of each Residence as the spaces are designed to foster togetherness and celebration. In addition to the Residences themselves; SKYHAUS will be serviced and staffed by The One Group of Hotels in line with the brands unparalleled standards, our community of owners will enjoy access to our entire collection of resorts and restaurants as well as the upcoming Mantra Spa and Wellness in Digana.

Skyhaus is designed by Japanese husband and wife architect duo; Shiho Okabe and Taro Okabe.

SKYHAUS

RESIDENCES

- 28 Residences

RESIDENCE TYPE

- 4 Bedroom ParkView Residences
- 3,200 square feet

TIMELINE

- Completion and Handover estimated for May 2028
- Owners will receive regular updates throughout the development period

PRICING

- Starting from 948,000 USD

PAYMENT STRUCTURE

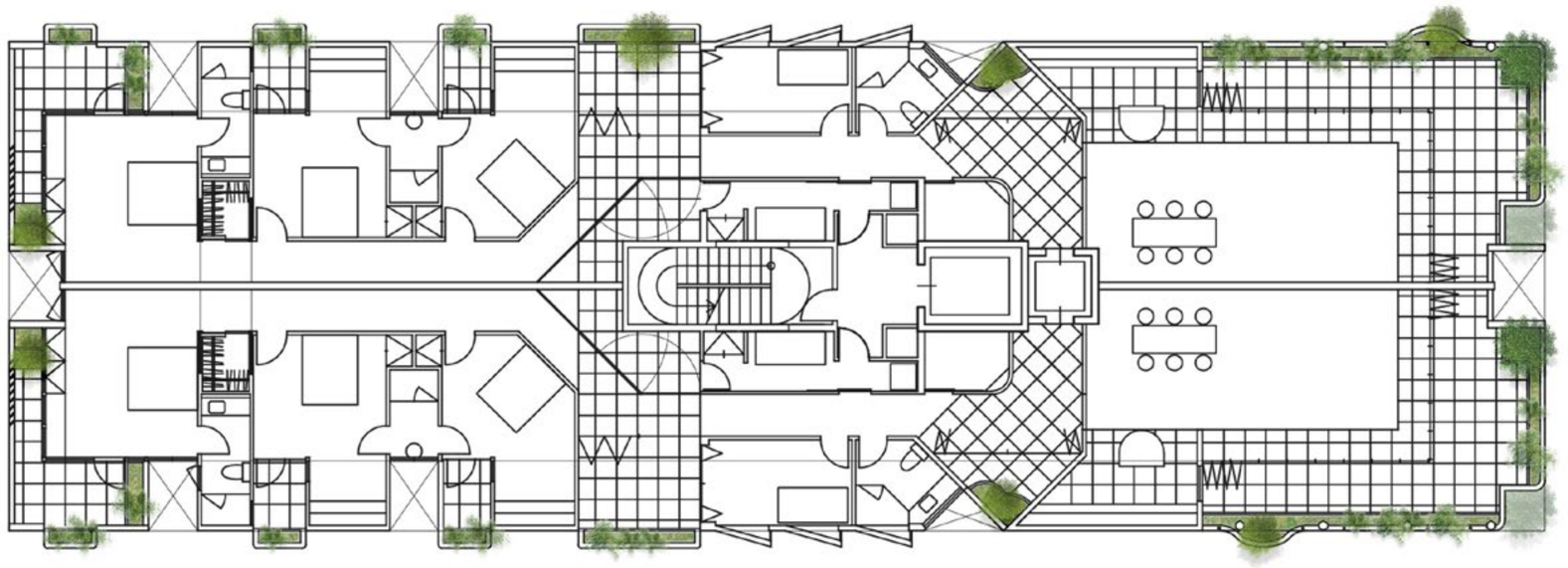
MILESTONE	PAYMENT %	INDICATIVE DATE
Deposit	USD 14,891	Immediate
SPA Signing	20% less USD 14,891	15/07/2026
Piling Award	10%	31/07/2026
50% of piles installed	5%	30/09/2026
100% of piles installed	5%	30/11/2026
Completion of Ground Floor Slab & Podium Structure	5%	31/03/2027
Completion of 1st to 7th Floor Structures	10%	30/06/2027
Completion of 8th to 14th Floor Structures	10%	30/09/2027
Completion of Masonry, Plastering & MEP First Fix	5%	30/11/2027
Completion of Finishes, MEP Second Fix & External Works	10%	31/01/2028
Testing, Commissioning & Practical Completion	10%	31/03/2028
Handover	10%	31/05/2028

PRICING & AVAILABILITY (USD)

	WEST	EAST
16	Sold	Sold
15	Sold	Sold
14	Sold	Sold
12	1,144,000	1,180,000
11	Sold	Sold
10	Sold	Sold
9	Sold	1,130,000
8	Sold	1,112,000
7	1,063,000	Sold
6	Sold	1,079,000
5	Sold	Sold
4	Sold	Sold
3	1,950,000	
2	1,900,000	
1	Lobby	Parking





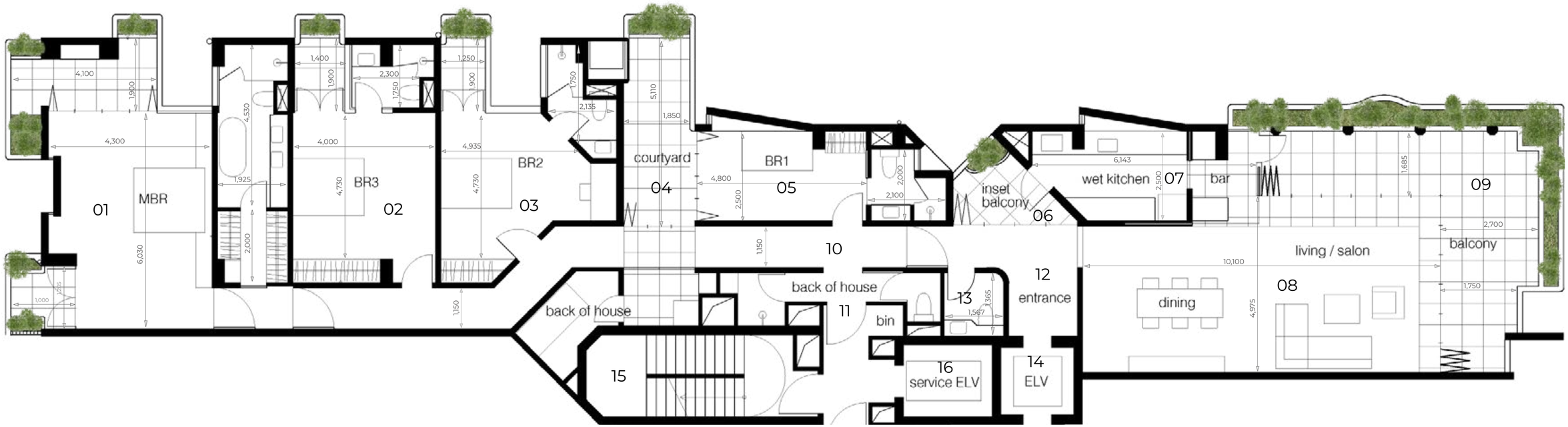


TYPICAL FLOOR PLAN / 1:200

2ND & 3RD FLOOR - FLOOR PLAN



EAST WING FLOOR PLAN



UNIT AREA

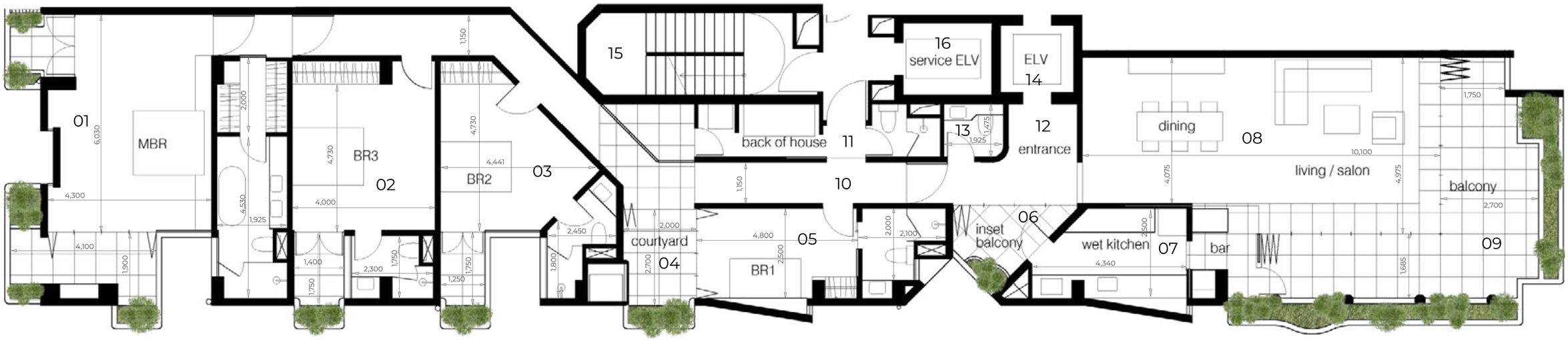
01.	Master Bedroom	624 SQ.ft
02.	Bedroom 3	323 SQ.ft
03.	Bedroom 2	323 SQ.ft
04.	Courtyard	108 SQ.ft
05.	Bedroom 1	205 SQ.ft
06.	Inset balcony	54 SQ.ft
07.	Kitchen & Bar	194 SQ.ft
08.	Dining / Living / Salon	506 SQ.ft
09.	Balcony	388 SQ.ft
10.	Corridor	237 SQ.ft
11.	Back of House	205 SQ.ft
12.	Entrance	97 SQ.ft
13.	Powder Room	32 SQ.ft

COMMON AREA

14.	Elevator
15.	Stairs
16.	Service Elevator

TOTAL AREA - 3,300 SQ.FT

WEST WING FLOOR PLAN



UNIT AREA

01.	Master Bedroom	614 SQ.ft
02.	Bedroom 3	323 SQ.ft
03.	Bedroom 2	334 SQ.ft
04.	Courtyard	65 SQ.ft
05.	Bedroom 1	205 SQ.ft
06.	Inset balcony	54 SQ.ft
07.	Kitchen & Bar	194 SQ.ft
08.	Dining / Living / Salon	506 SQ.ft
09.	Balcony	388 SQ.ft
10.	Corridor	301 SQ.ft
11.	Back of House	140 SQ.ft
12.	Entrance	86 SQ.ft
13.	Powder Room	32 SQ.ft

COMMON AREA

14.	Elevator
15.	Stairs
16.	Service Elevator

TOTAL AREA - 3,200 SQ.FT

























BENEFITS OF OWNERSHIP

SERVICE & PRIVACY ABOVE ALL

SKYHAUS' dedicated residential team provides seamless, constant support, including private reception, security and concierge. Trained and thoughtful, our service reflects the hospitality and exacting standards synonymous with The One Group of Hotels.

Each residence offers a discreet private entrance with elevator that opens into your Residence, offering unmatched privacy from arrival. Combined with only 28 units, privacy and exclusivity some hand in hand.

SKYHAUS CONCIERGE

A dedicated point-to-point contact to assist with arranging everything from dinner reservations, laundry collection, private travel and bespoke events. Enjoy reservation privileges and upgrades at The One Group of Hotels, subject to availability.

HOME AROUND THE PEARL

We have created Home Around The Pearl to allow our Residence Owners connectivity across current and future Resorts through the purchase of their Residence. Enjoy privileged access to all The One Group of Hotels resorts through discounted rates on stays, dining, spa, and complimentary use of the pool, lounges, gymnasiums, and other facilities.

SKYHAUS



AMENITIES & SERVICES

DAY-TO-DAY OPERATIONS

- Residence Management team
- 24-Hour concierge
- Doorman and valet
- Pool lifeguard

COMMUNAL FACILITIES

- Residence Arrival Lobby
- Swimming Pool,
- Wellness Facillities

AT REQUEST SERVICES

- Private Chef
- Housekeeping Services
- Maintenance Services
- In-Home Personal Training
- Child Care Services
- Landscaping Design Services
- Away-from-home' repairs
- Porter Services
- Vendor coordination
- Special Event Planning/Catering
- Dry Cleaning/Laundry Services

OTHER FACILITIES

- 24-hr maintenance support
- Common areas cleaning
- Post and package services

SKYHAUS



ROOFTOP INFINITY EDGE POOL



GYMNASIUM SPA AND SAUNA



ROOFTOP PICKLEBALL COURT



CONNECTIVITY TO HOME AROUND THE PEARL

PARTNERS IN EXCELLENCE

In the context of a sustainable luxury apartment development, partnerships play a vital role in transforming vision into reality. Such projects demand more than just architectural innovation or financial investment—they require the combined expertise of designers, engineers, developers, and sustainability specialists working in harmony. Strong partnerships ensure that every aspect, from material sourcing and energy efficiency to lifestyle amenities and long-term maintenance, is carefully considered and executed with excellence. By fostering collaboration between creative and technical minds, developers can balance environmental responsibility with refined luxury, creating residences that are not only elegant and desirable but also future-proof, socially conscious, and built to stand the test of time.

STUDIO 4215 LIMITED

Sustainability Consultant

studio 4215

As a dedicated sustainability consultancy, Studio 4215 Limited brings nearly a decade of hands-on experience across both the UK and India, with a firm belief in weaving bioclimatic and low-energy principles into every architectural intervention. With expertise spanning environmental design, passive strategies, off-grid systems and climate-sensitive architecture, the studio blends cutting-edge simulation tools (like ENVI-met) with creative “palette studies” to guide early-stage decision-making. Their approach is proactive rather than reactive—empowering project teams to embed sustainability from day one and deliver buildings and landscapes that not only perform but inspire.

SKYHAUS



SHIHO AND TARO OKABE

PROJECT ARCHITECTS

Shiho and Taro Okabe are a creative duo whose work bridges architecture, design, and technical innovation. Taro, born in 1974, built his career with Shigeru Ban Architects, where he contributed to landmark projects such as the Nicolas G. Hayek Centre in Tokyo, the Swatch Group headquarters, and the Seikei University Information Library, later becoming Director of the firm's European office in Paris.

His practice emphasizes innovation in materials and construction, blending cultural context with forward-thinking design. Shiho, also known as Shiho Sasaki, lends her name and vision to their joint venture, Shiho Okabe Atelier, a Paris-based practice founded in 2025.



SKYHAUS

THE SERVICE FACTOR

One of the most differentiating pleasures of ownership is the service excellence you will access via The One Group of Hotels. Residents are connected a member experience manager who serves as their primary liaison to work in partnership to manage their lifestyle. While in-residence,

Residents enjoy the privilege of a dedicated concierge staff providing such services as: airport pick-up, pre-arrival provisioning of the residence, decor and shopping, and arranging a complete stay itinerary.



WELLNESS REAL ESTATE

At Skyhaus Apartments, wellness isn't an afterthought—it's a way of life. Designed for those who value balance, vitality, and long-term wellbeing, every element of Skyhaus has been crafted to nurture both body and mind. Residents have access to a professional-grade fitness centre, complete with the latest equipment for strength, cardio, and functional training. After an invigorating workout, the steam room and sauna provide the perfect sanctuary for recovery and renewal.

For active lifestyles, the multi-use Pickleball court and swimming pool encourage recreation, sport, and social connection. But what truly sets Skyhaus apart is its embrace of green living—lush landscaped gardens and open spaces bring nature to your doorstep, offering moments of calm and a daily reminder of the restorative power of greenery. This seamless integration of fitness, relaxation, and natural beauty makes Skyhaus more than a home—it's a destination for holistic living.

SKYHAUS





THE JOY OF INTERIORS

The interiors at Skyhaus have been crafted with a focus on elegance, comfort, and performance. Wood flooring runs seamlessly through living spaces, adding warmth and timeless sophistication, while extra-height ceilings create an open, airy atmosphere that enhances natural light. Kitchens and bathrooms are appointed with luxurious marble counters, combining durability with refined style. To ensure comfort in every season, the development incorporates low thermal density cooling materials, reducing heat retention and supporting energy-efficient living. Together, these finishes create homes that feel as good as they look—modern, refined, and built for lasting quality.

SKYHAUS

STONE









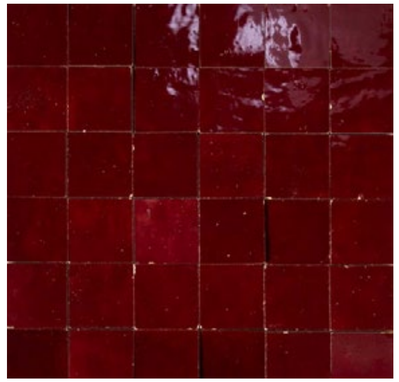
SRI LANKAN WOOD

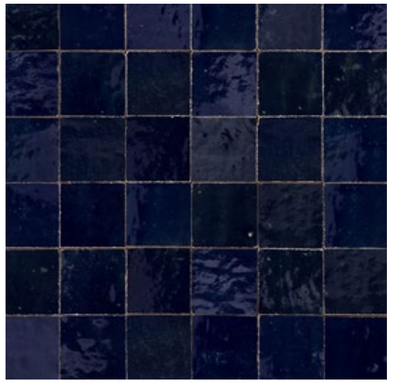






TILES





CONCRETE





SUSTAINABILITY

At Skyhaus, sustainability and sophistication go hand in hand. Designed with Studio 4215 Limited, the project integrates sensible design and low-energy principles from the ground up. Green terraces, a vertical forest facade, and a central drip irrigation system create a self-sustaining environment that cools naturally and nurtures biodiversity.

Locally sourced materials, passive design strategies, and energy-efficient systems ensure that every residence embodies refined living with minimal environmental impact, luxury that's future-ready, responsible, and in harmony with nature.

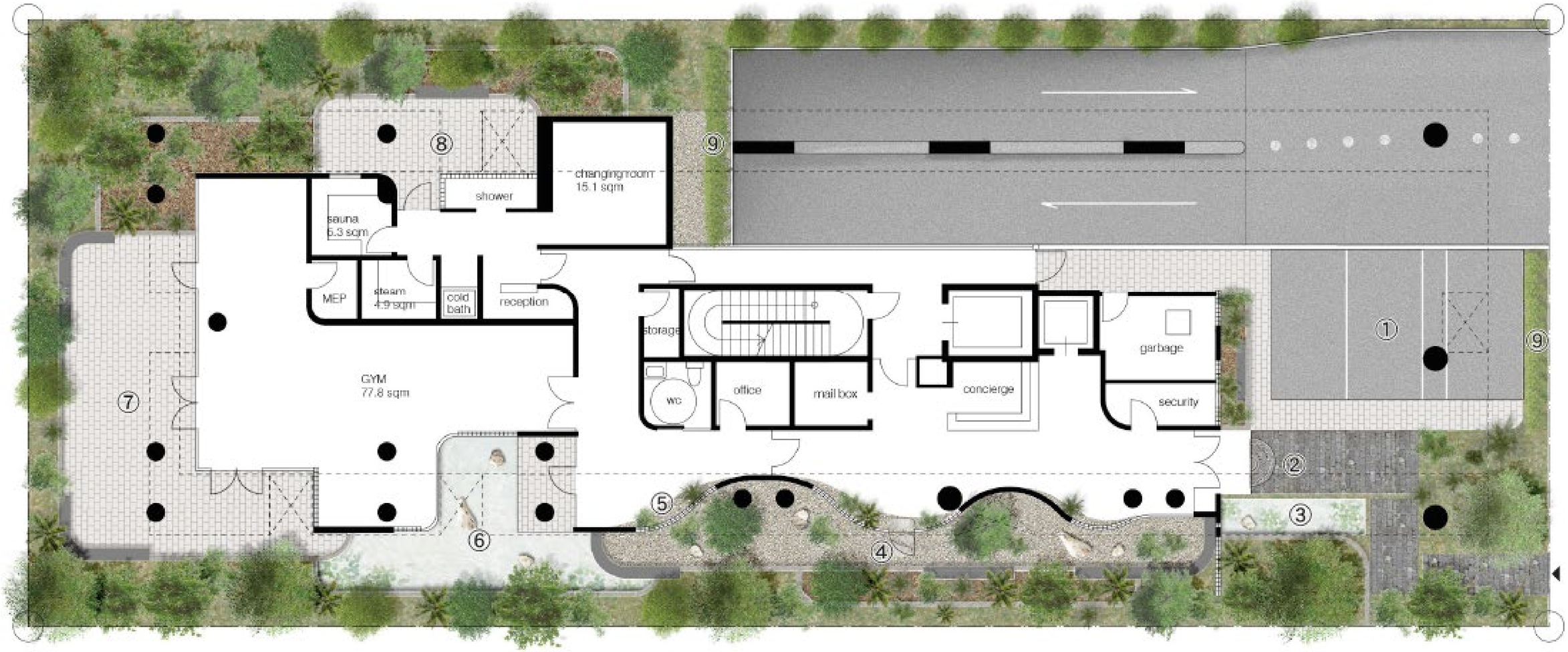








GROUND FOREST (GF PLAN)



The ground Forest unfolds as a garden of interlacing courtyards. Within each courtyard, layers of greenery, shimmering water, and textures of local natural materials weave together to compose scenes of everyday life. Drawn gently inward, these elements blur the threshold between interior and exterior, allowing the building to breathe with the landscape.

GROUND FOREST (GF SECTION)

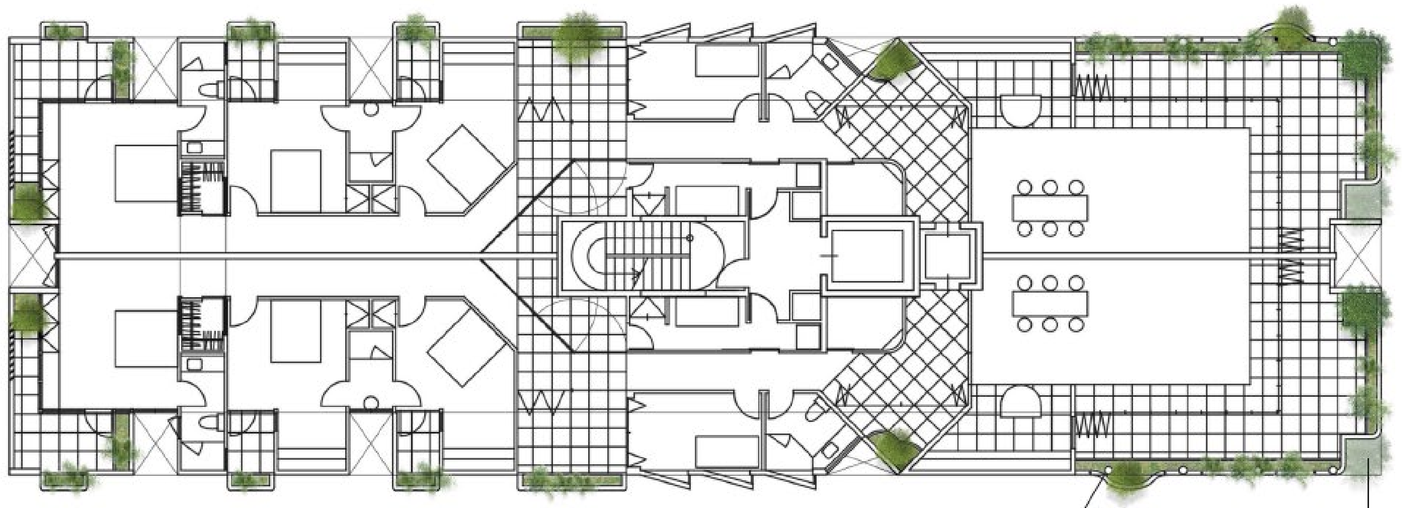


SECTION D-D'



SECTION E-E'

VERTICAL FOREST (1F - 14F PLAN)





Climbing plants along a grid structure



Tree canopy from lower level

The Vertical Forest envelops the living spaces in greenery through balconies planted along the perimeter from the first to the fifteenth floor. On the southwest and southeast façades, climbing plants ascend lattices, weaving a delicate curtain of green lace. Along the southern elevation, the planters are staggered across floors, allowing vegetation from below to grow upward and intertwine with higher levels, creating a continuous tapestry of greenery that binds the building as a whole.

CROWN FOREST (ROOFTOP FLOOR PLAN / SECTION)



The Crown Forest, true to its name, bestows the building with a crown of greenery. Organized around flowering trees, a vivid palette of plants encircles the pool, sun deck, and Pickleball court. It offers a serene rooftop garden where one can step away from the clamor of daily life and immerse in the rich panorama of a living forest unfolding before the eyes.

EMERGENT LAYER


Shorea robusta


Millingtonia hortensis


Mangifera indica


Ficus altessima.


Cinnamomum verum


Bucida buceras

CANOPY LAYER


Purumeria obtusa


Dypsis lutescens


Morella rubra


Pongamia pinnata


Terminalia catappa


Tabernaemontana divaricata

UNDERSTORY LAYER


Rhapis excelsa


Livistona chinensis


Cyathea spinulos


Polyscias scutellaria


Manihot esculenta Crantz


Dracaena reflexa var. angustifolia

FOREST FLOOR


Philodendron


Asplenium antiquum


Strelitzia


Alocasia macrorrhiza 'Black Stem'


Ravenala madegascariensis


Jasmine sambac

PLANTING LIST

A single forest emerges from the interplay of these four layers: emergent layer, canopy layer, understory layer, and forest floor.


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