



# Santani Residences

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## Project overview

Santani is located within a 120 acre estate, 850 metres above sea level with over 800 metres of river front, rain forests, paddy fields and tea estate. The Residences are located in a working tea estate at the highest elevation with direct views of the valley below and the Knuckles Mountain Range as its backdrop.

- **Rental guarantee of 8.2% in USD**
- **Free stay of 30 days per year for apartment owners**



Units will consist of a mix of

**02**

**03**

and

**04**

Bedroom villas

## Project Partners

### Holding Company

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Samadhi Resorts (Pvt) Ltd (“Samadhi”) was incorporated in April 2014 and is the holding company of Dumbara Hotels (Pvt) Ltd (“Dumbara Hotels”) which operates the Santani Wellness Resort & Spa. Samadhi owns 100% of Dumbara Hotels.

### Operating Company

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Dumbara Hotels own the assets of Santani including the freehold land on which the Santani Villas are developed.

### Architects

#### Thisara Thanapathy Architects

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The proposed villas are designed by the award winning architect Thisara Thanapathy. Thisara Thanapathy is the only architect to win the prestigious Geoffrey Bawa Award for Architectural Excellence twice. Thisara is also the original architect and designer of Santani Resort and Spa. Established in 1997 – Thisara Thanapathy Architects belongs to the creative breed of contemporary Sri Lankan architectural practices. Since inception, they have designed and completed numerous projects, varying from small residential houses, to civic, industrial and commercial buildings. Thisara created the concept of architectural silence specifically for the Santani design given Santani’s ethos and as a way to deliver the dwelling aspect of Intelligent Luxury.