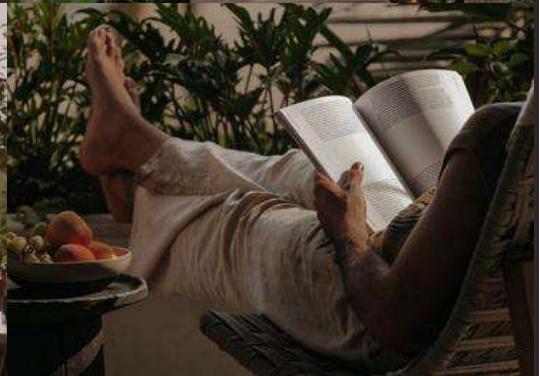
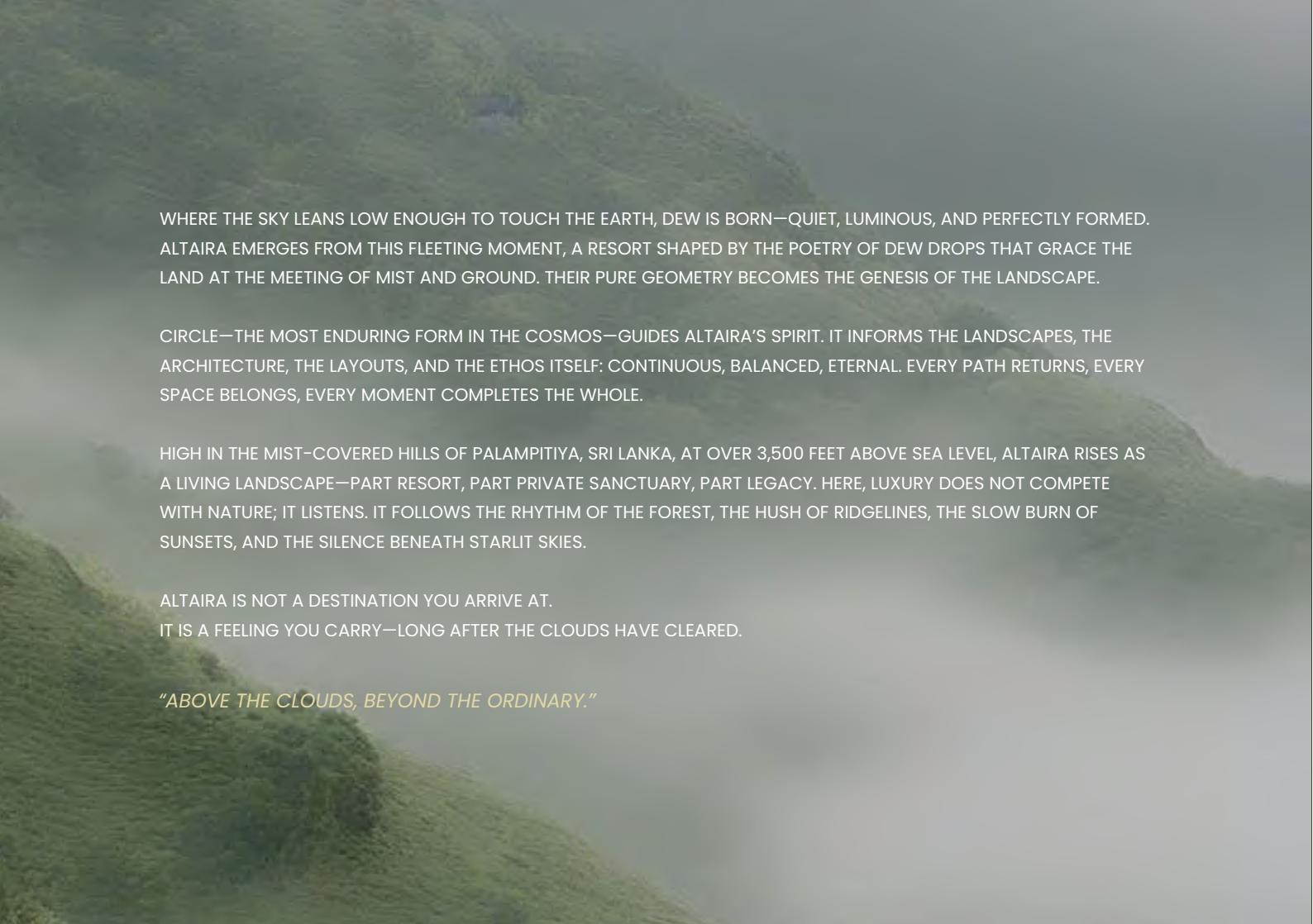




# ALTAIRA

ABOVE THE CLOUDS



The background of the entire page is a soft-focus photograph of a lush, green hillside. The hills are covered in dense vegetation, and a layer of low-hanging mist or fog hangs over the valleys between them. In the distance, a modern resort building with multiple levels and large windows is partially obscured by the mist, appearing as a bright, white shape.

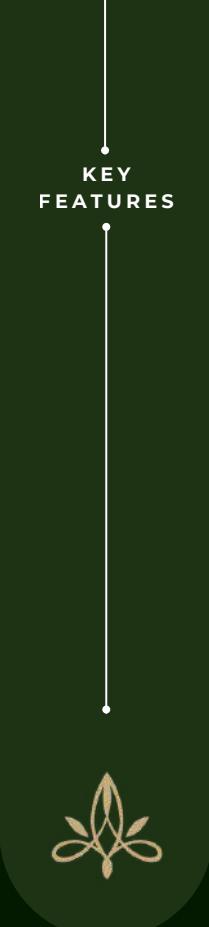
WHERE THE SKY LEANS LOW ENOUGH TO TOUCH THE EARTH, DEW IS BORN—QUIET, LUMINOUS, AND PERFECTLY FORMED. ALTAIRA EMERGES FROM THIS FLEETING MOMENT, A RESORT SHAPED BY THE POETRY OF DEW DROPS THAT GRACE THE LAND AT THE MEETING OF MIST AND GROUND. THEIR PURE GEOMETRY BECOMES THE GENESIS OF THE LANDSCAPE.

CIRCLE—THE MOST ENDURING FORM IN THE COSMOS—GUIDES ALTAIRA'S SPIRIT. IT INFORMS THE LANDSCAPES, THE ARCHITECTURE, THE LAYOUTS, AND THE ETHOS ITSELF: CONTINUOUS, BALANCED, ETERNAL. EVERY PATH RETURNS, EVERY SPACE BELONGS, EVERY MOMENT COMPLETES THE WHOLE.

HIGH IN THE MIST-COVERED HILLS OF PALAMPITIYA, SRI LANKA, AT OVER 3,500 FEET ABOVE SEA LEVEL, ALTAIRA RISES AS A LIVING LANDSCAPE—PART RESORT, PART PRIVATE SANCTUARY, PART LEGACY. HERE, LUXURY DOES NOT COMPETE WITH NATURE; IT LISTENS. IT FOLLOWS THE RHYTHM OF THE FOREST, THE HUSH OF RIDGELINES, THE SLOW BURN OF SUNSETS, AND THE SILENCE BENEATH STARLIT SKIES.

ALTAIRA IS NOT A DESTINATION YOU ARRIVE AT.  
IT IS A FEELING YOU CARRY—LONG AFTER THE CLOUDS HAVE CLEARED.

*"ABOVE THE CLOUDS, BEYOND THE ORDINARY."*



## KEY FEATURES



ARRIVAL LOBBY



RECEPTION



INDOOR &  
OUTDOOR AREAS



AMPHITHEATRE



SUN DECK



SPA & WELLNESS  
FACILITY



40 PRIVATE VILLAS



24 SUITES



INFINITY POOL



BUGGY RIDES



CRECHE / GYM / LIBRARY



GLOBAL CUISINE  
RESTAURANT



BAR / CAFÉ



HELIPAD AND  
HELICOPTER ACCESS



CONCEPT

"WHERE THE SKY MEETS THE EARTH...  
AND SILENCE BECOMES A SANCTUARY."

"THERE ARE PLACES THE WORLD HAS NOT RUSHED INTO.  
PLACES WHERE TIME SLOWS,  
WHERE MIST SETTLES GENTLY ON LEAVES,  
AND WATER FINDS ITS OWN WAY."





40 PRIVATE VILLAS

24 SUITES

ARRIVAL TOWER & BRIDGE

HELIPAD

RECEPTION

RESTAURANT

BAR AND CAFE

SUN DECK

INFINITY POOL

SPA

GYM

CRESCHE

LIBRARY

EVENTS SPACE

SERVICE BLOCK

MASTER PLAN





Landscape

SET WITHIN A LIVING  
JUNGLE LANDSCAPE,  
ALTAIRA UNFOLDS AS  
A SERIES OF QUIET  
DISCOVERIES.





ENTRANCE

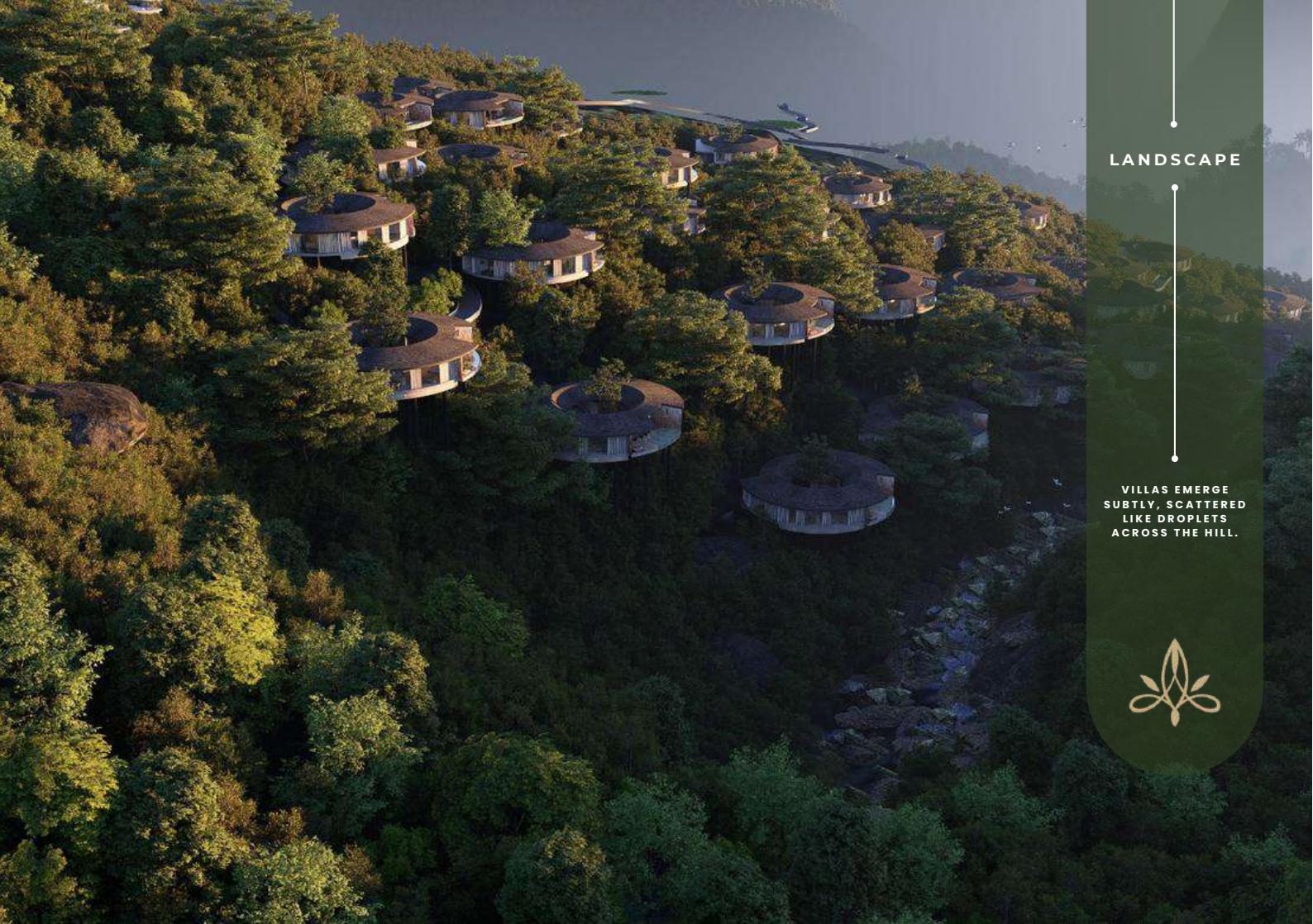
WHETHER  
DESCENDING AT THE  
HELIPAD OR ENTERING  
BY ROAD, EVERY  
APPROACH LEADING  
GENTLY INTO THE  
SAME CALM.



HELIPAD

SET WITHIN A LIVING  
JUNGLE LANDSCAPE,  
ALTAIRA UNFOLDS AS  
A SERIES OF QUIET  
DISCOVERIES.





LANDSCAPE

VILLAS EMERGE  
SUBTLY, SCATTERED  
LIKE DROPLETS  
ACROSS THE HILL.



RECEPTION

HERE, BOUNDARIES  
DISSOLVE.  
INSIDE AND OUTSIDE  
BECOME ONE  
CONTINUOUS  
EXPERIENCE.





PRIVATE  
VILLA

THE VILLAS ARE  
RETREATS IN THEIR  
PUREST FORM.



PRIVATE  
VILLA

THEY ARE IMMERSIVE  
AND SERENE.





PRIVATE  
VILLA

EACH SPACE IS  
DESIGNED FOR QUIET  
MOMENTS.



PRIVATE  
VILLA

PRIVACY DEFINES  
EVERY EXPERIENCE.



PRIVATE  
VILLA

THE RETREAT FEELS  
DEEPLY PERSONAL.





PRIVATE DRIVE-WAY

ENTRANCE LOBBY

LIVING AND DINING SPACE

PRIVATE POOL

MASTER BEDROOM

WALK-IN-CLOSET

MASTER BATH

GUEST BEDROOM

GUEST EN-SUITE

LAUNDRY

STORE

VILLA  
LAYOUT



SUITE

EACH SUITE IS  
POSITIONED FOR  
SOLITUDE.







ENTRANCE LOBBY

BEDROOM

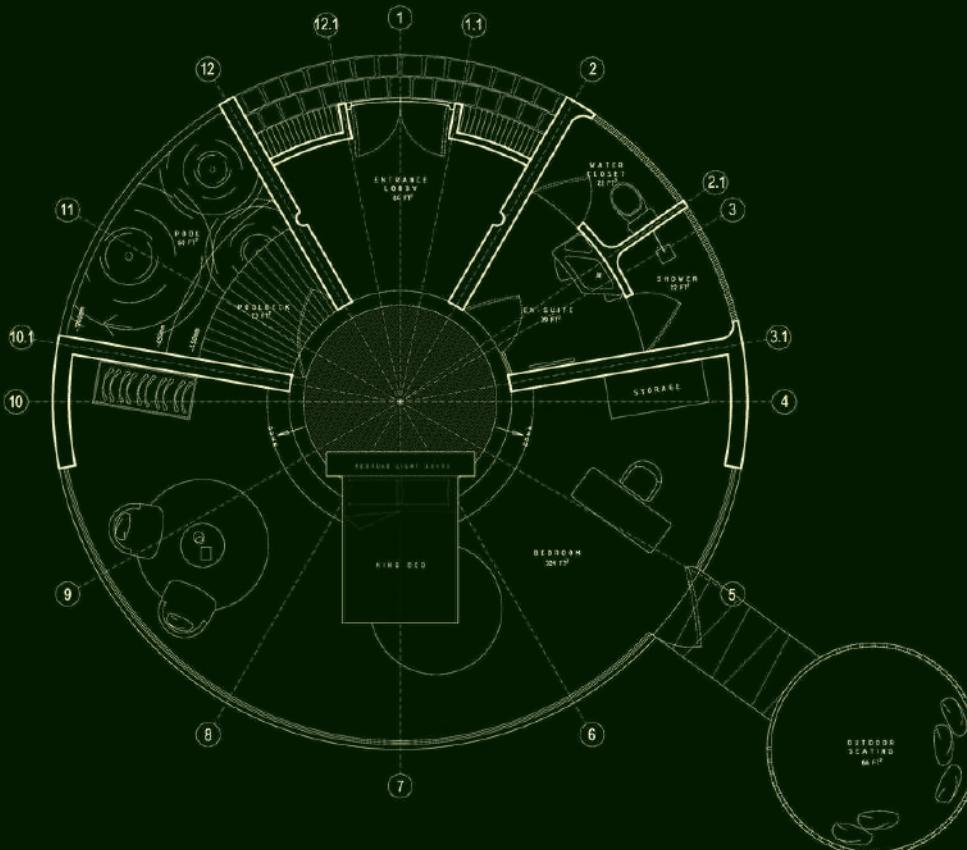
EN-SUITE

STUDY

OUTDOOR LOUNGE

PLUNGE POOL

SUITE  
LAYOUT



RESTAURANT

A DINING EXPERIENCE  
ATTUNED TO LIGHT,  
SHADOW, AND THE  
CADENCE OF NATURE.



## RESTAURANT

EACH MOMENT  
UNFOLDS SLOWLY,  
GUIDED BY  
ATMOSPHERE,  
FLAVOR, AND  
FEELING.



WELLNESS

THE SPA IS NOT A  
DESTINATION, BUT A  
RITUAL—WHERE  
RENEWAL QUIETLY  
UNFOLDS.





INFINITY POOL

A QUIET DIALOGUE  
BETWEEN WATER AND  
FOREST.





LEADING INVESTMENTS. CREATING LEGACIES.

FRACSPACE STANDS AT THE INTERSECTION OF INTELLIGENT INVESTMENT AND ELEVATED LIVING. AS A FORWARD-THINKING REAL ESTATE ECOSYSTEM, WE CURATE OPPORTUNITIES THAT ALLOW MODERN INVESTORS TO PARTICIPATE IN PREMIUM ASSETS ONCE RESERVED

FOR A SELECT FEW.

FROM LANDMARK HOSPITALITY DESTINATIONS TO THOUGHTFULLY DESIGNED RESIDENCES, EVERY FRACSPACE DEVELOPMENT IS ENVISIONED TO DELIVER ENDURING VALUE WHILE ENRICHING EXPERIENCES. OUR APPROACH BLENDS GLOBAL PERSPECTIVES WITH DEEP MARKET INSIGHT, ENSURING THAT EACH INVESTMENT REFLECTS STABILITY, GROWTH, AND TIMELESS APPEAL.

FRACSPACE IS MORE THAN A PLATFORM — IT IS A GATEWAY TO OWNING A SHARE OF TOMORROW'S MOST DESIRABLE ADDRESSES.



#ABOVETHECLOUDS  
WWW.FRACSPACE.COM

FRACSPACE CEYLON (PVT) LIMITED UNIT: 10A, NO: 127, SIR JAMES PEIRIS MAWATHA, COLOMBO 02, SRI LANKA.  
ALTAIRA - ABOVE THE CLOUDS NO: 559, PALANPITIYA BHULATHKOHUPITIYA, KEGALLE, SRI-LANKA - 71204  
SRI LANKA +94 760312345 INDIA +91 9880626111 ALTAIRA.LK@FRACSPACE.COM