



where luxury blends
with affordability

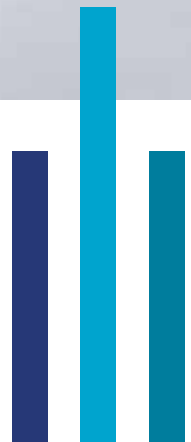




|||
STEP INTO A
WORLD OF
LUXURY



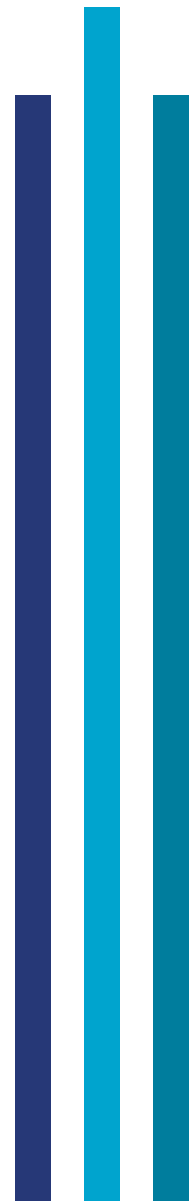
There's nothing better than beginning your new life with owning a place called home. A place of luxury and privacy of your very own.







WELCOME TO









STEP INTO A
WORLD OF
ELEGANCE

We represent the perfect environment with world-class facilities



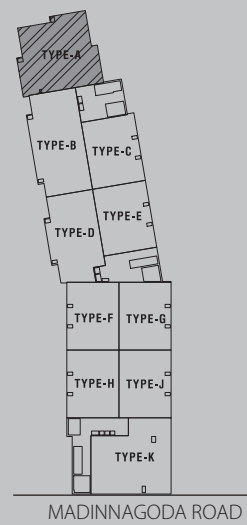
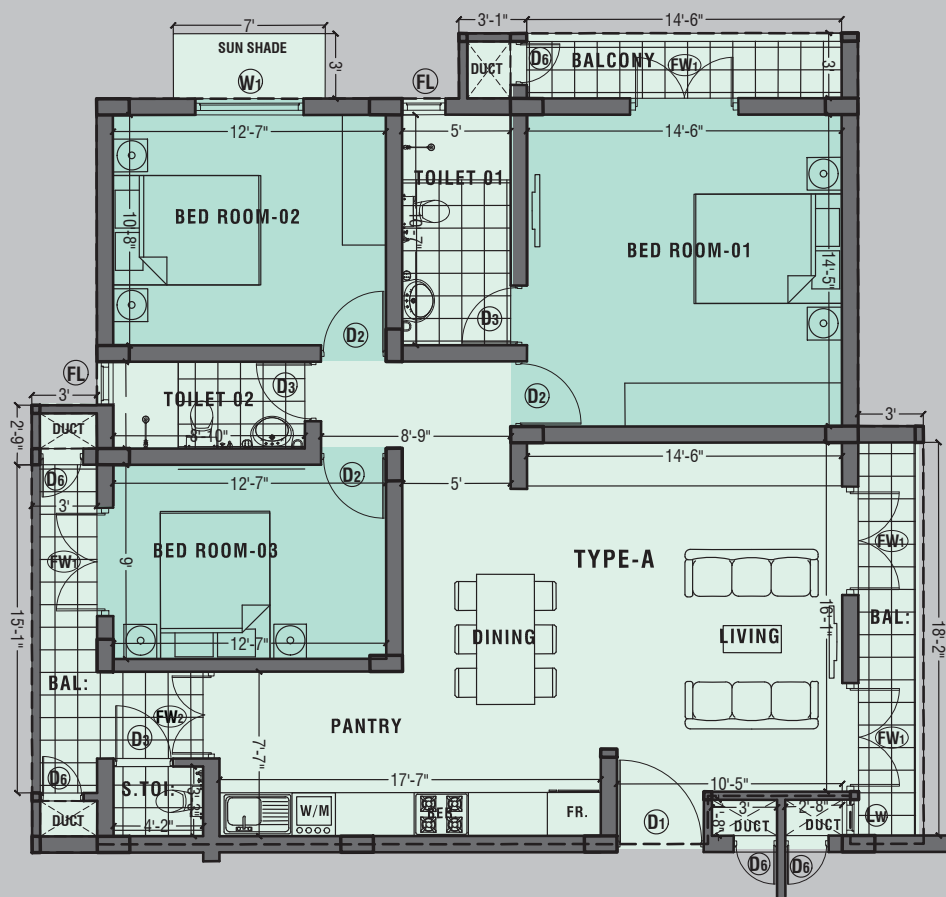


**SURROUND
YOURSELF
WITH COMFORT**



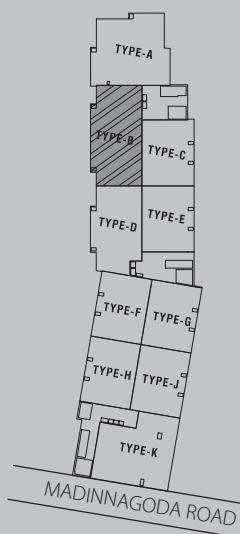
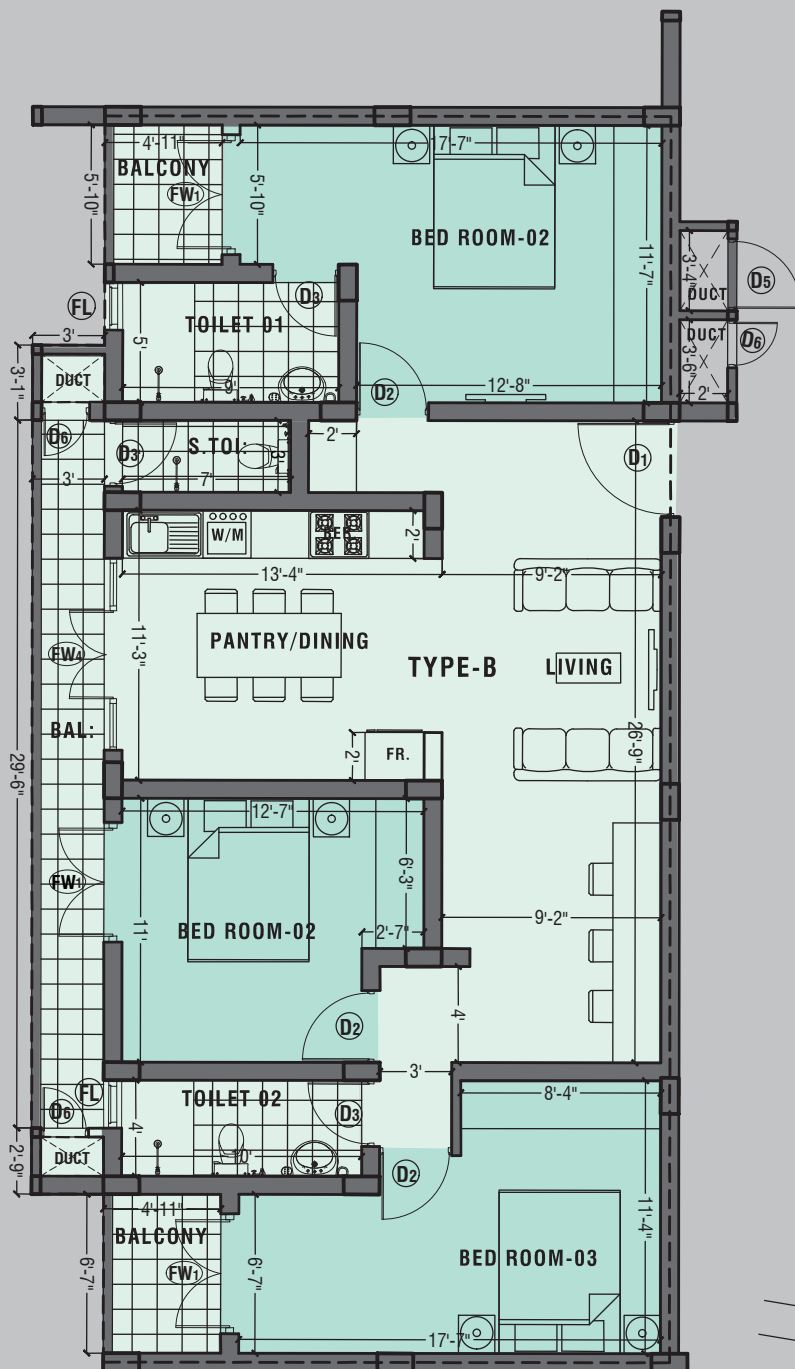
Experience the lavish amenities including a rooftop swimming pool and a fully equipped fitness center on the property. Imagine coming home after a long day at work and gearing up for a relaxing evening by the pool designed with the utmost care and attention to detail, these apartments will surely take your breath away









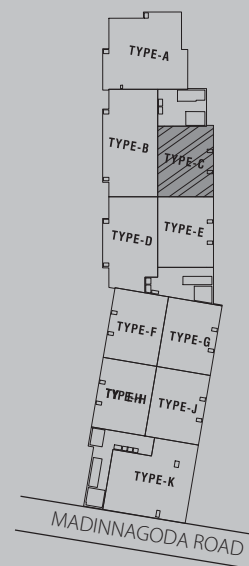
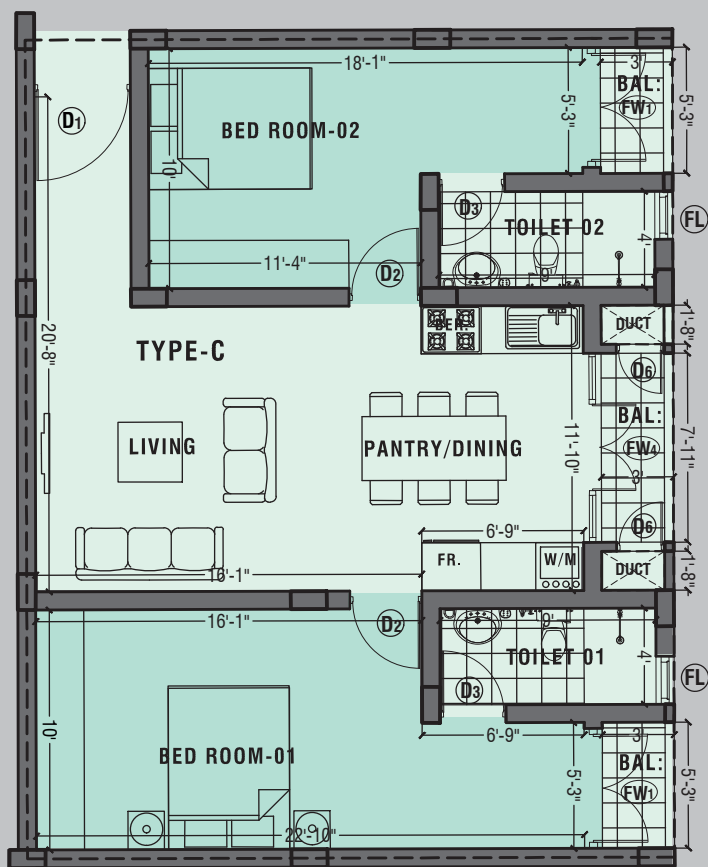
TYPE A | FLOOR AREA - 1353 SQ.FT.

3		2	





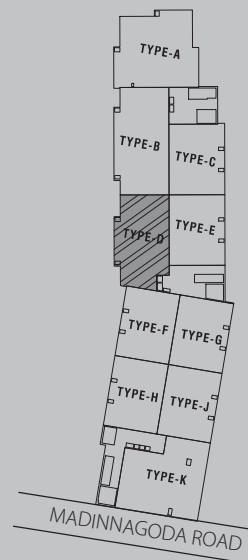
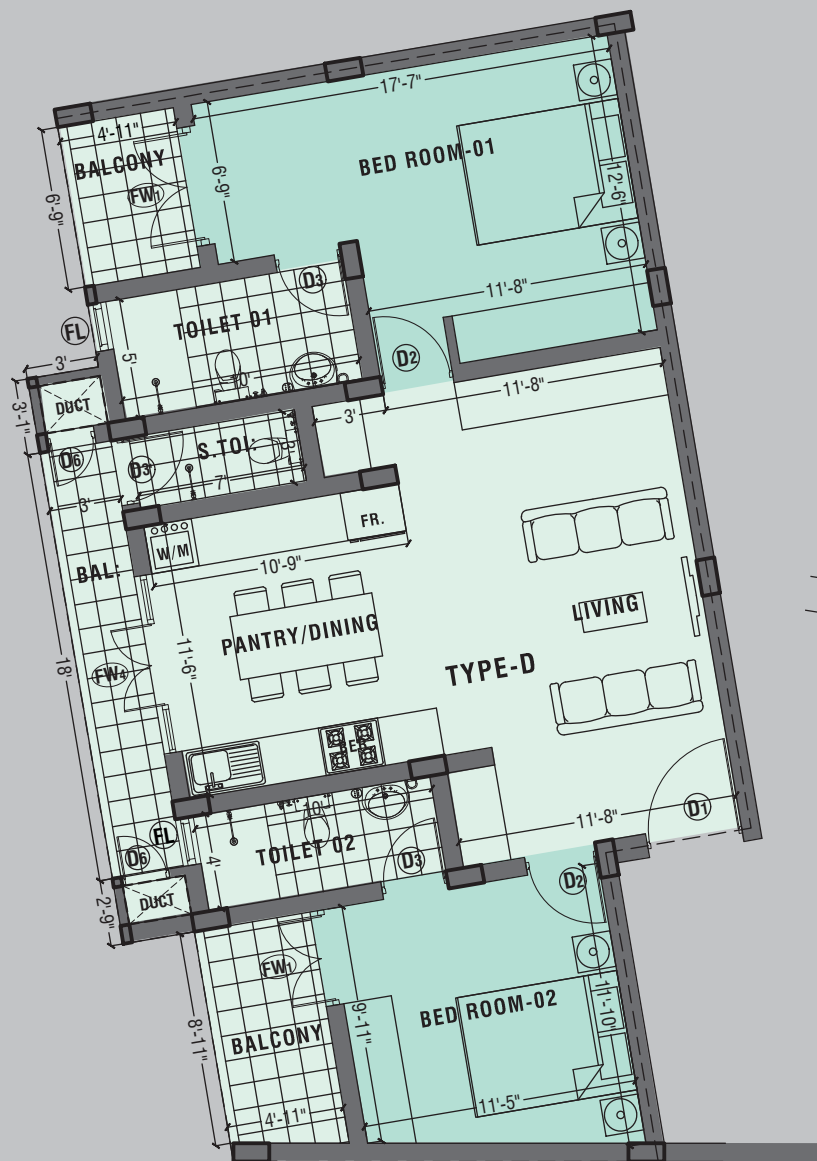
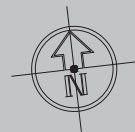
		
	3	2

TYPE B | FLOOR AREA - 1321 SQ.FT.



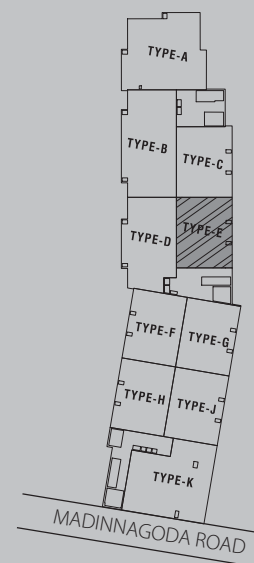
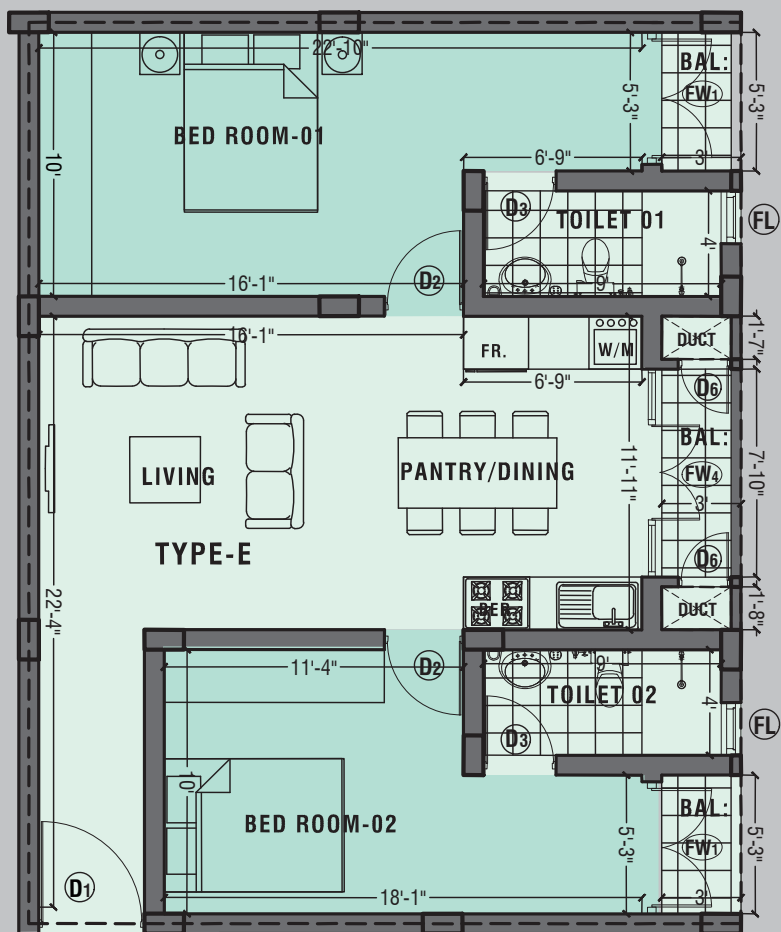
TYPE C | FLOOR AREA - 911 SQ.FT.



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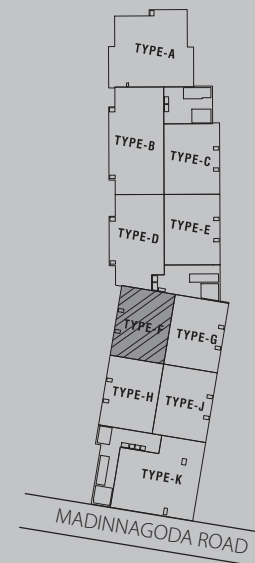
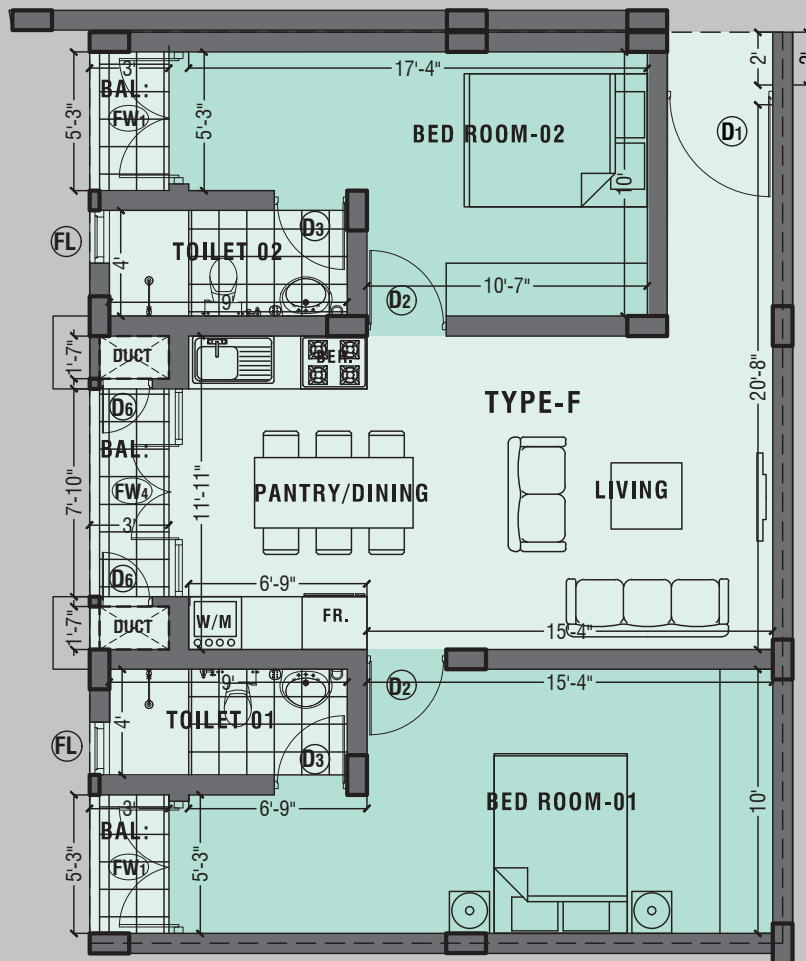


2	2

TYPE D | FLOOR AREA - 1066 SQ.FT.



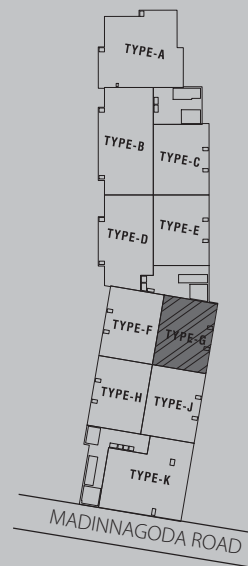
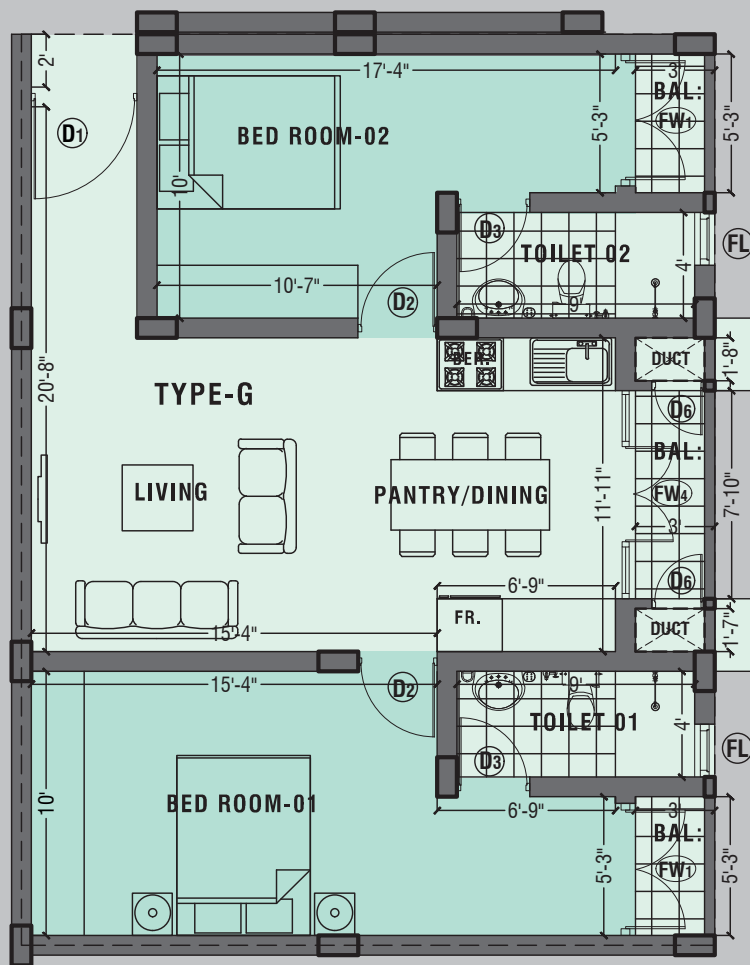
	
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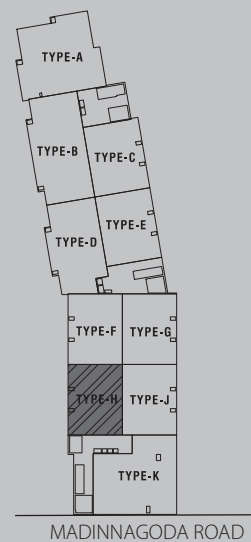
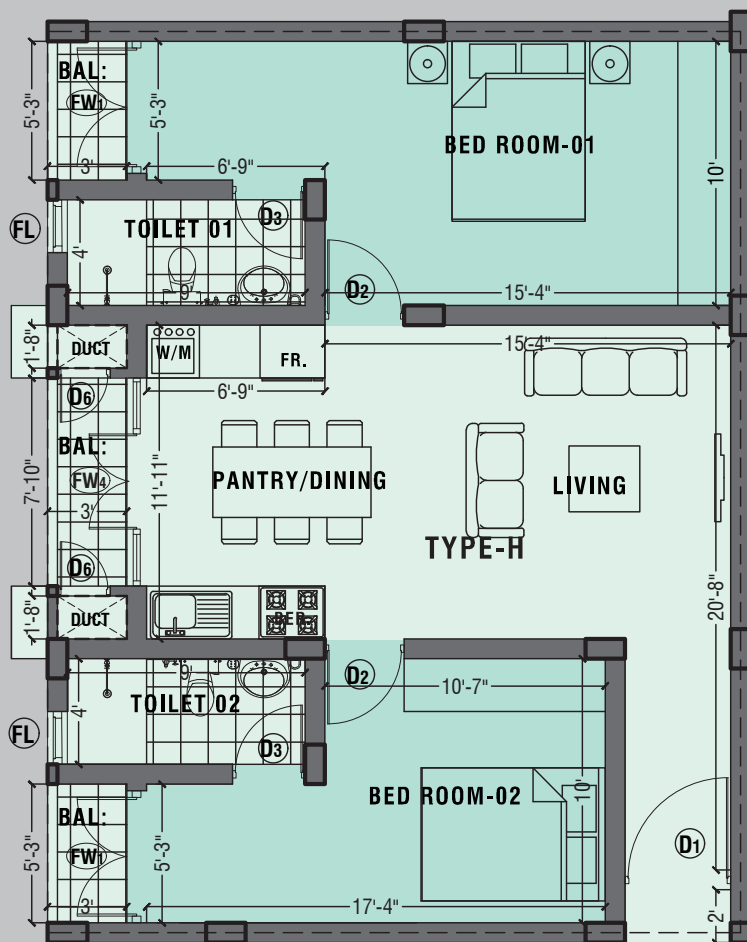
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TYPE F | FLOOR AREA - 897 SQ.FT.



	
2	2

TYPE G | FLOOR AREA - 897 SQ.FT.

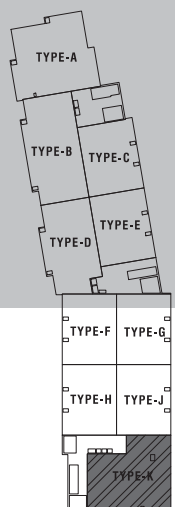


TYPE H | FLOOR AREA - 887 SQ.FT.

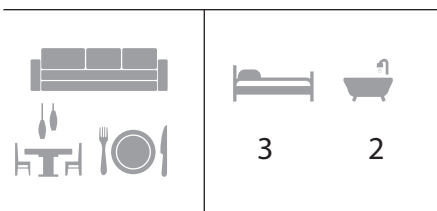
2	2



2 2



MADINNAGODA ROAD



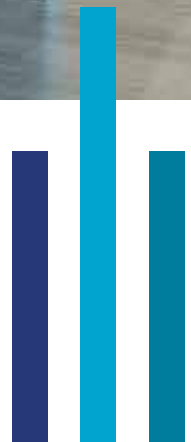
TYPE K | FLOOR AREA - 1368 SQ.FT.



SURROUND
YOURSELF
WITH STYLE



Aside from the prime location we offer top interior designs that carry a stylistically contemporary character that provides a neat yet timeless backdrop which adds a stroke of natural serenity along with the picturesque view that takes your breath away.



25 YEARS OF TRUST

Ever since the conception of Prime Lands (Pvt) Ltd, we have earned trust and hearts of people for the past 24 years whilst offering a fabulous collection of 40 luxury apartment homes with a vibrant urban lifestyle, excellent services and designer home finishes that make your daily life a pleasure.

43 APARTMENT COMPLEXES IN PRINCIPAL LOCATIONS IN SRI LANKA

Athurugiriya 1 | Battaramulla | Kottawa | Aggona | Nawala 4th lane |
TC Gardens | Athurugiriya 2 | Ethul kotte 1 | 306 Nugegoda | Palkekele |
Thalawathugoda 1 | Pelawatte | Panadura | Pagoda | 298 Nugegoda
Sieble avenue | Aqua Nawala | Libra Battaramulla | 616 Ethul Kotte |
Splendor Rajagiriya | Edmonton road 1 | 194 Nugegoda | Kiribathgoda | Malabe |
Bauddhaloka Mw 1 | Wrendale | Barnes Place | Kynsey road | Wattala | Castle Street |
Bauddhaloka Mw 2 | Jawatte | Edmonton 2 | Ward Place | Kandewatta Terrace
Uswetakeiyawa 1 | Rajagiriya 2 | Kassapa Road | Uswetakeiyawa 2 | Kassapa 2

36 COMPLETED PROJECTS

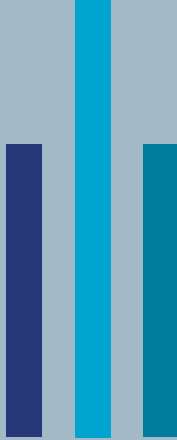
Prime Group, the award winning leader in the Real Estate Industry, delivering it's promise to the customers, yet again has delivered 33 luxury apartment projects to date, which comprises of 10 luxury apartment projects completed during the year.

ATHURUGIRIYA | BATTARAMULLA | KOTTAWA | RAJAGIRIYA, AGGONA | NAWALA 4TH LANE
TC ROAD | ETHUL KOTTE | 306 NUGEGODA | ATHURUGIRIYA II | PALLEKELE | PANADURA
PAGODA ROAD | PELAWATTE | 298 NUGEGODA | FIERO STAGE 1 | FIERO STAGE 2
SEIBLE AVENUE | AQUA - NAWALA | LIBRA | ETHUL KOTTE-616 | NUGEGODA-194 | MALABE
BARNES PLACE | K 100 | BAUDDHALOKA - 01 | WRENDALE | SPLENDOR | EDMONTON 1
KYNSEY ROAD | MAHABAGE, WATTALA | BAUDDHALOKA - 02 | JAWATTE | KANDAWATTE



Large Swimming Pool with Kiddies Pool | Fully-equipped Gymnasium | 3 Elevators |
Large Roof Terrace | Multifunction Room | Centralized Gas System | Back-up Generators |
CCTV Security System | 24-hour Security |





SPECIFICATIONS

Sub Structure

Raft/pile foundation with RCC framed structure as per Structural Engineer's recommendation

Super Structure

RCC Columns, Beams, Slabs and Masonry walls to satisfy the design requirements.

Floor Finishes

Living, Dining & Bed Rooms
High Quality Porcelain tiles as per Architect's selection

Verandah & Balconies

Non slippery high quality porcelain/ceramic tiles

Toilets

Floor:
Non slippery ceramic/porcelain floor tiles
Walls:
Ceramic/ porcelain tiles up to a height of 7 ft

Wall Finishes

Internal walls
Smooth plaster with wall putty, filler and two coats of emulsion paint (CIC or equivalent)

External walls

Semi- rough plaster and apply wall primer, 3 coats of weather-shield paint system (CIC or equivalent)

Pantry

Fully fitted modern design pantry cabinets with hob, oven and hood with carbon filter
Granite/Quartz work top.
SS sink with drainer and swan neck tap

Bathrooms

"Rocell"/"American standard" or equivalent fittings for all bathrooms
Watercloset with Hand bidet

Wash basin with mixer tap (Hansgrohe or equivalent)

Mirror and mirror light
Hot water via geyser for shower and wash basin excluding servant toilet
Tempered glass shower cubicles
Soap tray, Toothbrush holder, Toilet paper holder, Robe hook and Towel rail ("American Standard" or equivalent)

Doors and windows

Main Door
Engineered solid timber sash and timber frame.

Internal doors
Plywood sash and timber frame.

Windows
Powder coated aluminum glazed windows

Fan lights
Powder coated aluminum glazed Fan lights

Locks
Mortice door lock with a handles for Main Door (Union or equivalent).

Knob type locks for all other doors

Colour scheme

As directed by the Architect

Electrical work

400V/30 AMP Three phase power supply
Ceiling Fans in Living, Dining and bedroom (KDK or equivalent)
13 Amp Socket outlets and Switches(ORANGE or equivalent)
MCB, RCCB (ABB/SIEMENS or equivalent)
Shaver socket outlet excluding servant toilet
Telephone and TV socket outlets in Living area and Master bedroom
Light fittings as directed by the Architect
AC units for Master bedroom, power provision for other Bedrooms and Living area. (Unit B,D,F,H)

Water Supply

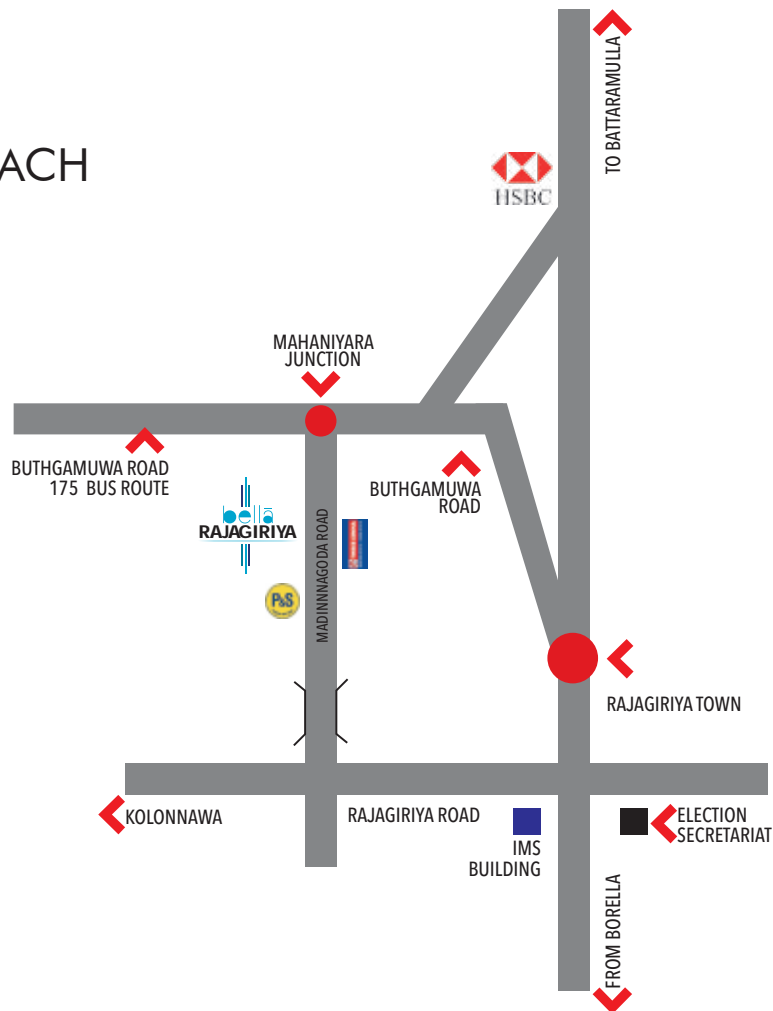
Connection from National Water Supply & Drainage Board
Underground sump and Overhead storage tanks

General

Backup power supply Generator
Central LP gas system with Gas bank and detection system
Individual meters for Electricity, LP Gas and Water
Garbage collection point
Fire protection and alarm system
CCTV at the entrance, lift lobby and roof terrace areas
Swimming Pool with Kids pool
Gymnasium
Common Car Charging bay



ALL LIFE'S
PLEASURES ARE
WITHIN YOUR REACH



Enhance your lifestyle by stepping into the
Bella, Rajagiriya where you can indulge in a
vibrant, community rich with
cultural offerings and outdoor activities at a
price you wouldn't find elsewhere!

0710 777 666
0710 666 222

Sri Lanka's
Only Credit Rated
Real Estate Group

A- Stable
by ICRA LANKA



**BEST
DEVELOPER
OF SRI LANKA**
BY PROPERTY GURU

Awarded based on a range of
predefined criteria evaluated against the
real estate sector in Sri Lanka.



**PRIME
GROUP**

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