

**A LIFESTYLE OF
CONVENIENCE
IN THE HEART
OF COLOMBO 05**

EDMONTON²
COLOMBO 05

FACING BASELINE ROAD IN KIRULAPONE



EDMINTON²

COLOMBO 05

These 28 exclusive residencies comes complete with high-quality two & three bedroom apartments with an inspiration to provide the comfort of a home within the convenience and connectivity to explore the impressive attractions of urban living.

AMENITIES NEARBY

Royal Institute | Elizabeth Moir School | Asian International School
Ilma International Girls School | Lanka Hospital



EDMUNTON²
COLOMBO 05



As you soak in the sensations, you start planning activities for the days ahead. With so much to discover tomorrow, you want to enjoy the serene feeling while it lasts in the lush surroundings at Prime Residencies Edmonton II, Colombo 05.

WHERE THE LIFE OF CONVENIENCE CONVERGE



An incredible texture of spectacular vistas filled with views that are a true wonder of convenience living.

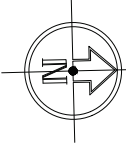






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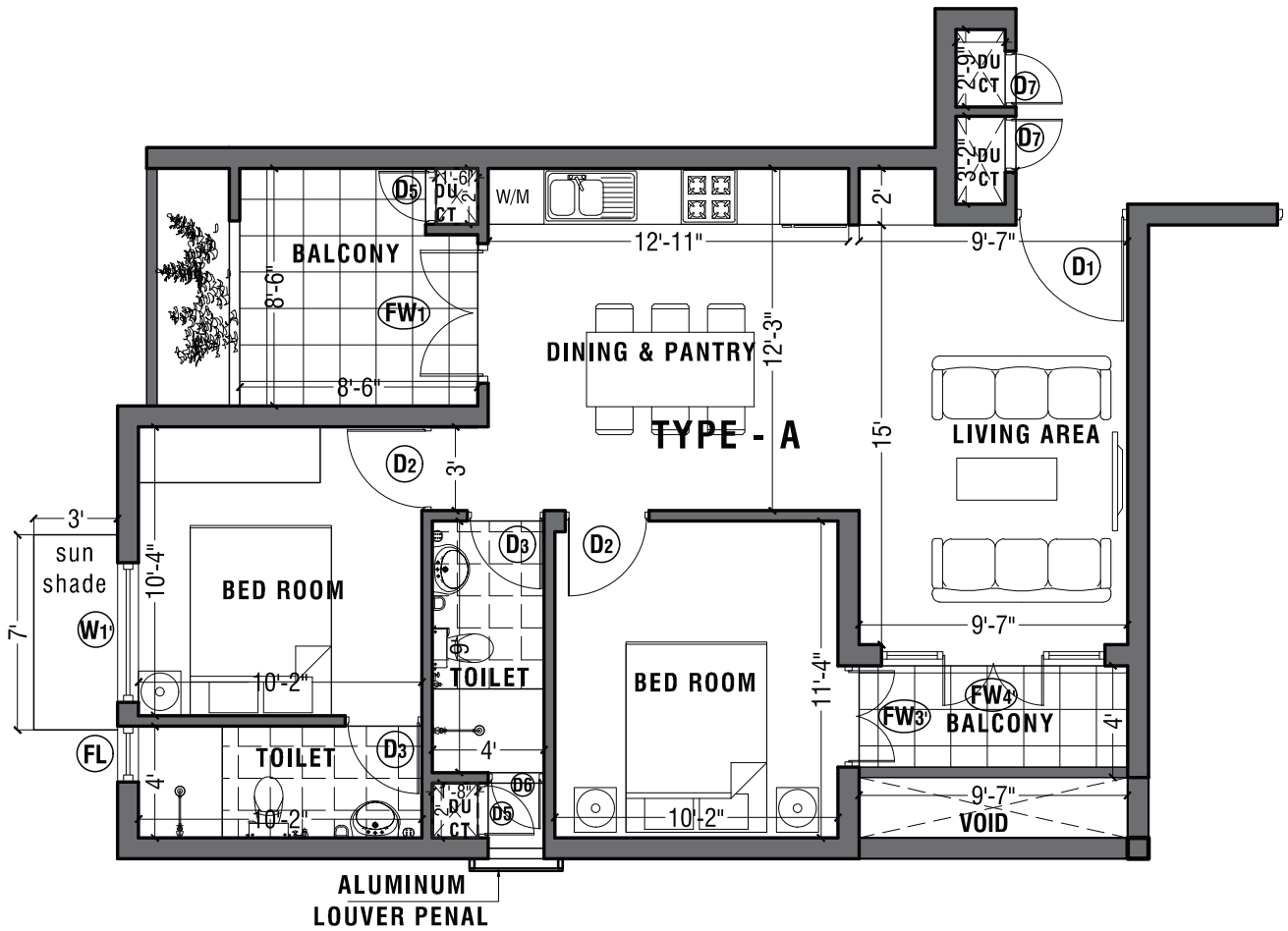
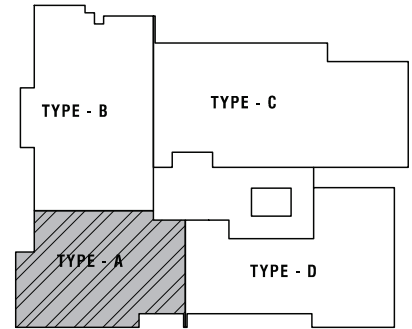
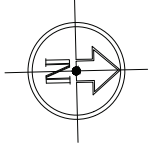
BASELINE ROAD

HIGH LEVEL ROAD

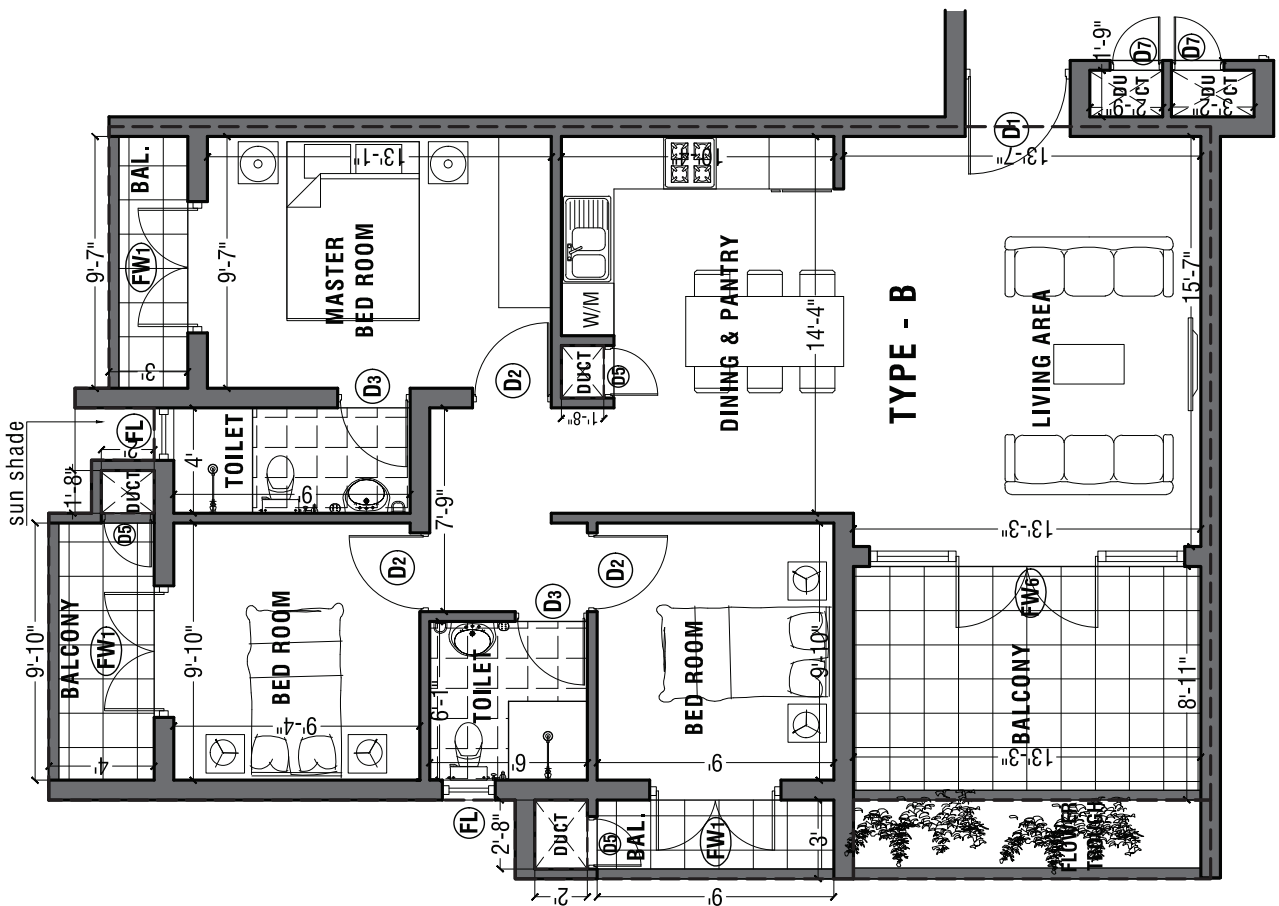
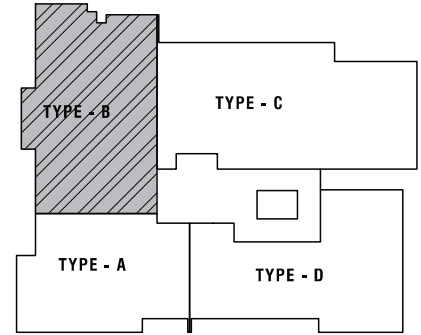
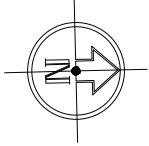
TYPICAL FLOOR PLAN

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TYPE A - FLOOR AREA - 833 SQ.FT.



3

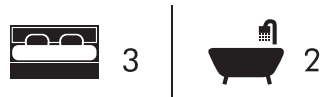
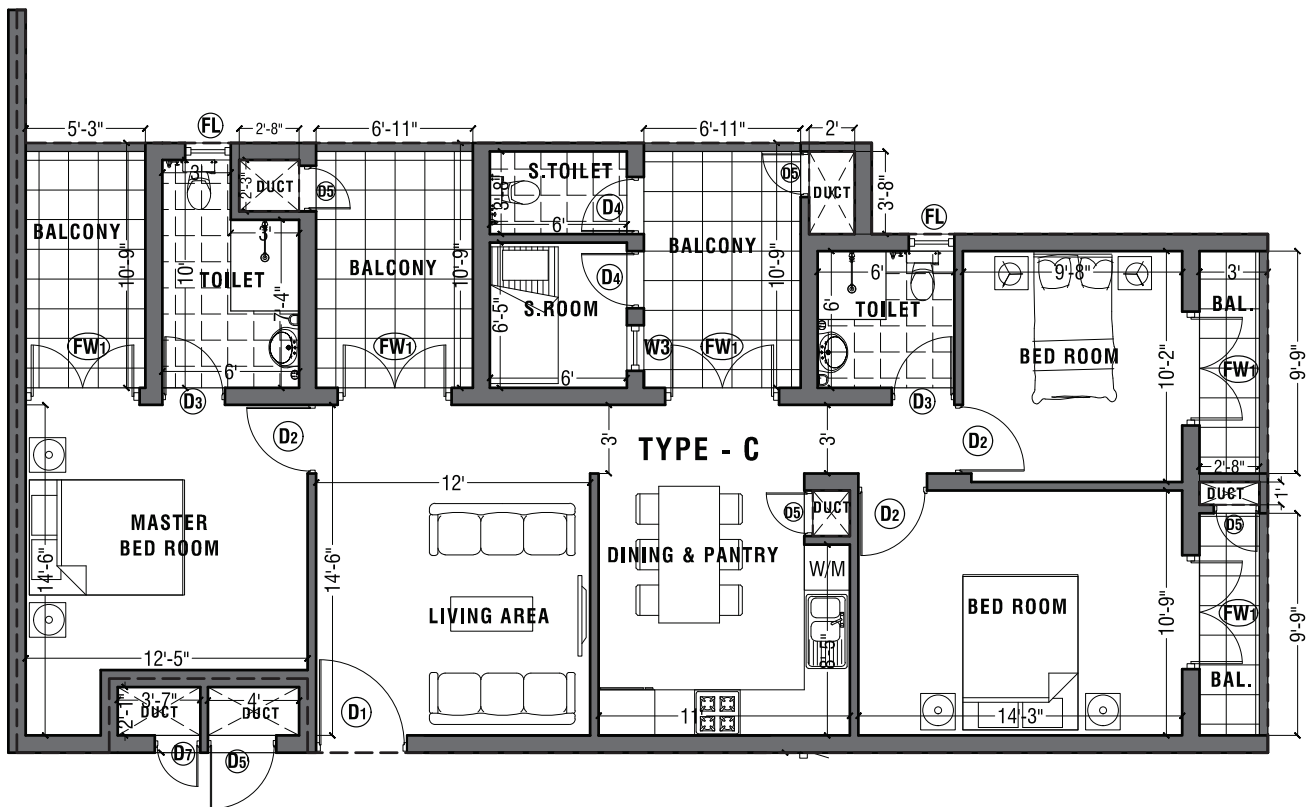
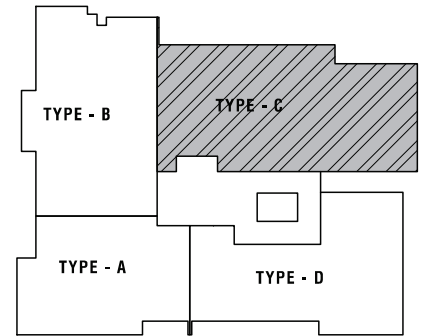
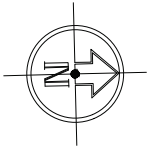


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TYPE B - FLOOR AREA - 1125 SQ.FT.

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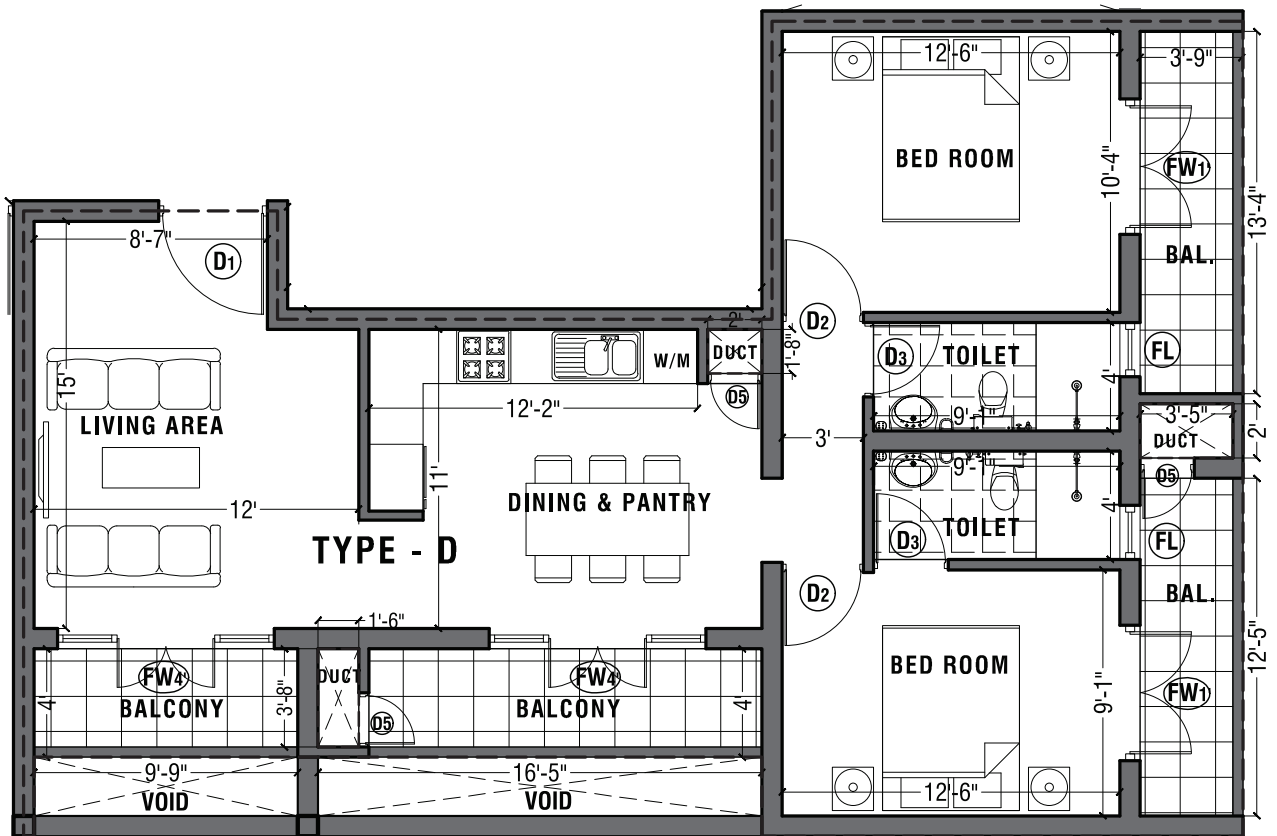
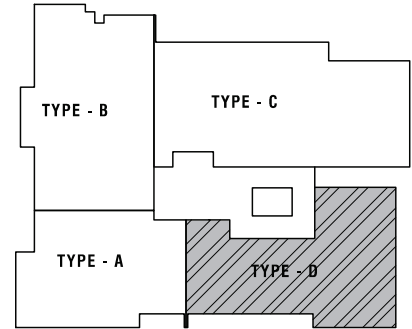
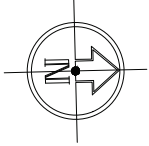
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TYPE C - FLOOR AREA - 1353 SQ.FT.

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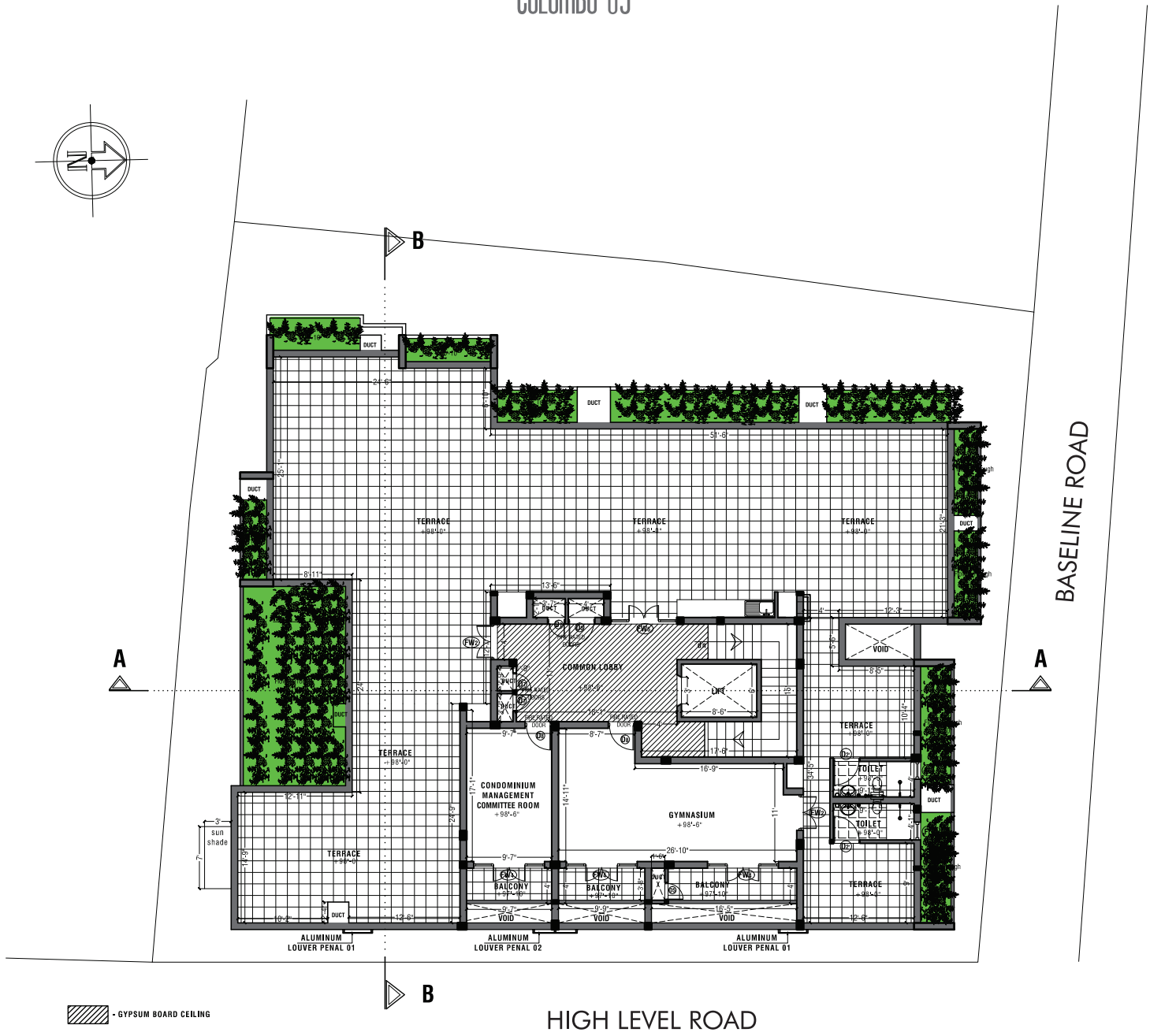
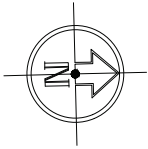


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TYPE D - FLOOR AREA - 995 SQ.FT.

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ROOF TERRACE

Floor area

Living, Dinning, Pantry, 02/03 Bed Rooms, 02 Toilets Servents Toilet(Optional), Maids Room (Optional), Balconies 01 Reserved parking slot within the complex

Sub Structure

Pile foundation with RCC Columns
RCC Plinth Beam

Super Structure

RCC Columns, Beams, Slabs, 9" thick brick walls at outer perimeter and 4.5" thick brick walls to satisfy the design requirement.

Finishes

Living, Dining and Bed Rooms

porcelain tiles As per Architect selection

Verandah & Balconies

Laid with non slippery rustic ceramic tiles

Toilet

Wall & Floor

High quality ceramic wall tiles and non slippery porcelain floor tiles up to ceiling height

Wall Finishes

Solid brick walls with smooth plaster on inside walls wall putty, 2 coats of emulsion paint (CIC or equivalent)

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

Kitchen

Fully fitted modern design imported kitchen cabinets with SS hob & hood, oven
Granite top on the bottom unit.
SS double bowl kitchen sink with swan neck mixer tap (Hans Grohe or equivalent)

Plumbing work

All bathroom fittings shall be "Rocell"/"Duravit" or equivalent WHITE COLOR, and accessories shall be Brass chrome polished Commode with cistern, wash basin and shower rose, Mirror, soap tray, hand bidet, toilet paper holder and towel rail shall be fixed in the bathroom Hot water with "Hans Grohe" mixer taps in shower Area
Tempered glass shower doors with SS frame

Electrical work

230V/30 AMP Three phase power supply with separate meter Ceiling Fans in Living, Dining and bed rooms(KDK or equivalent) 13 Amp socket outlets Shaver socket outlet in Two toilets TV socket outlet in Living area and Master Bed Room Telephone socket outlets in all Bed Rooms and Pantry LED light fittings as directed by the Architect All main switches "SIEMENS" or equivalent All switches and power sockets "ORANGE " Big Rokker range.
Provision for AC's in all bed rooms and living area

Doors and windows

Front and Verandah

Engineered solid timber high quality timber door and frame.

Internal doors

solid plywood high quality door and frame.

Windows

Rust proof Powder coated aluminum with high quality accessories

Fan lights

Rust proof Powder coated aluminum with high quality fittings

Locks

Mortice door lock with a handle for front door and verandah door (Union or equivalent)All other door locks to be knob type

Water Supply

UPVC cold pipe network via a PVC water tank placed above the building. Supply to underground sump from National Water Supply Board and pump to the overhead tank built inside the complex

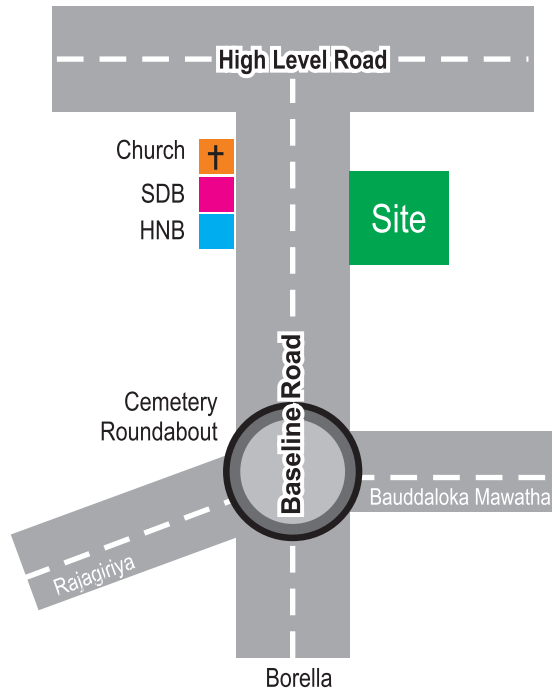
Colour scheme

As directed by the Architect

General

Separate electricity and water meters to the unit
Parking slot shall not be changed
Garbage collection point inside the building

Architectural impressions and illustrations shown may not be an exact match of final product and these are shown for illustrative purposes only



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