


COLOMBO 08

# CASTLE STREET

---

An ideal location, a life style of bliss

---

 Member of Prime Group

EVERYTHING  
**JUST**  
FOR  
**YOU**





COLOMBO 08

# CASTLE STREET.

Welcome home to a lifestyle of bliss, a luxury apartment complex that seamlessly blends comfort, elegance, state-of-the-art conveniences and exquisitely designed residential living spaces.

Your modern sanctuary is located along side Castle Street, Colombo 08, just minutes' drive from all conveniences and the very heart of Colombo.



Prime Residencies Castle Street offers clever designs which are incredibly affordable. Match our innovative designs with our personalized upgrade packs to create your perfect home. Get ready to be inspired and excited by the world of opportunities that are open to you. The time is now!





COLOMBO 08

# CASIE STREET.

Prime Lands Residencies is a leader in the luxury residential development industry which provides innovative and luxury living solutions coupled with affordability.

Continuing for nearly seven successful years, Prime Lands Residencies has been developing state-of-the-art, refined residential communities through a continuous commitment to innovation and responsiveness to cater the ever increasing residential needs and changing lifestyles.

As the leader in luxury apartment development industry, Prime Residencies boasts a residential Portfolio that includes over 30 different apartment communities across Sri Lanka.









Make this dreamy lifestyle yours at  
Prime Residencies Castle Street, Colombo 08.





Disclaimer:

All illustrations and pictures are artist's impression only. The items are subject to variation, modification and substitution as may be recommended by company's architect and/or relevant approving authorities

# PARKING



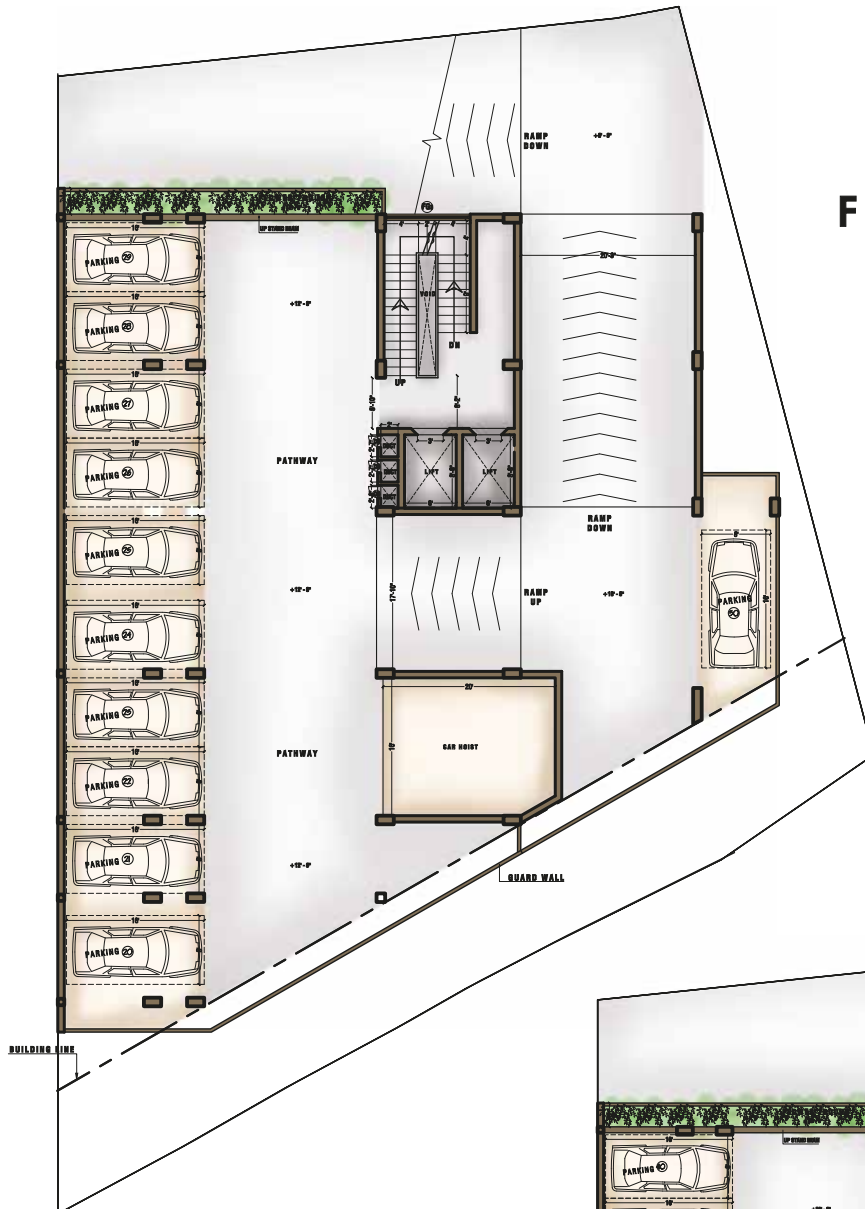
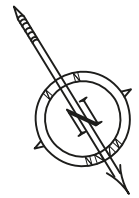
## GROUND FLOOR PLAN

SCALE : EIGHT FEET TO AN INCH

FLOOR AREA : 6,145 SQ.FT



**PARKING**



**FIRST FLOOR PLAN**

SCALE : EIGHT FEET TO AN INCH

FLOOR AREA : 5,661 SQ.FT

BALCONY AREA : 283 SQ.FT

FLOWER TROUGH AREA : 114 SQ.FT

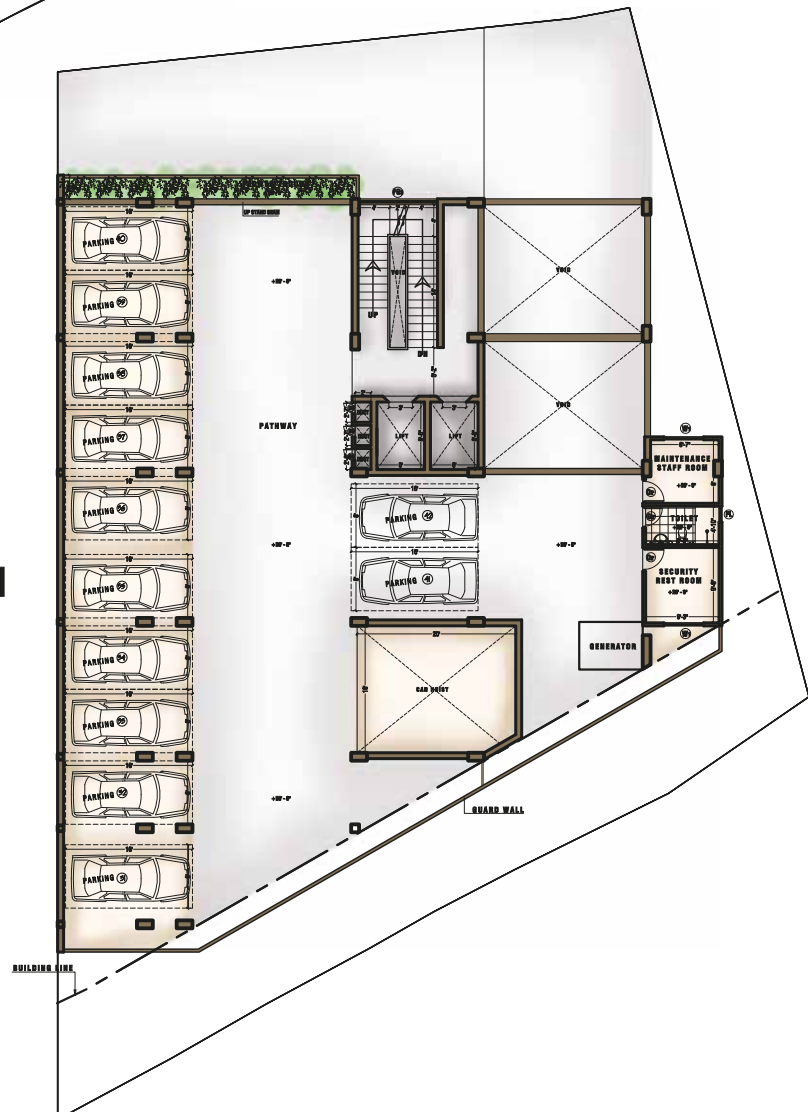
**SECOND FLOOR PLAN**

SCALE : EIGHT FEET TO AN INCH

FLOOR AREA : 4,586 SQ.FT

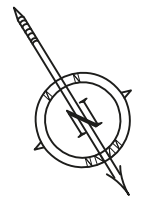
BALCONY AREA : 283 SQ.FT

FLOWER TROUGH AREA : 114 SQ.FT





ROYAL GOLF CLUB VIEW



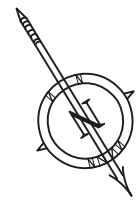
COLOMBO CITY VIEW

# ROOF TERRACE PLAN

SCALE : EIGHT FEET TO AN INCH

FLOOR AREA : 2,116 SQ.FT



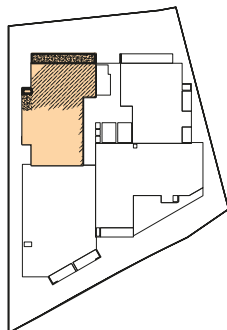
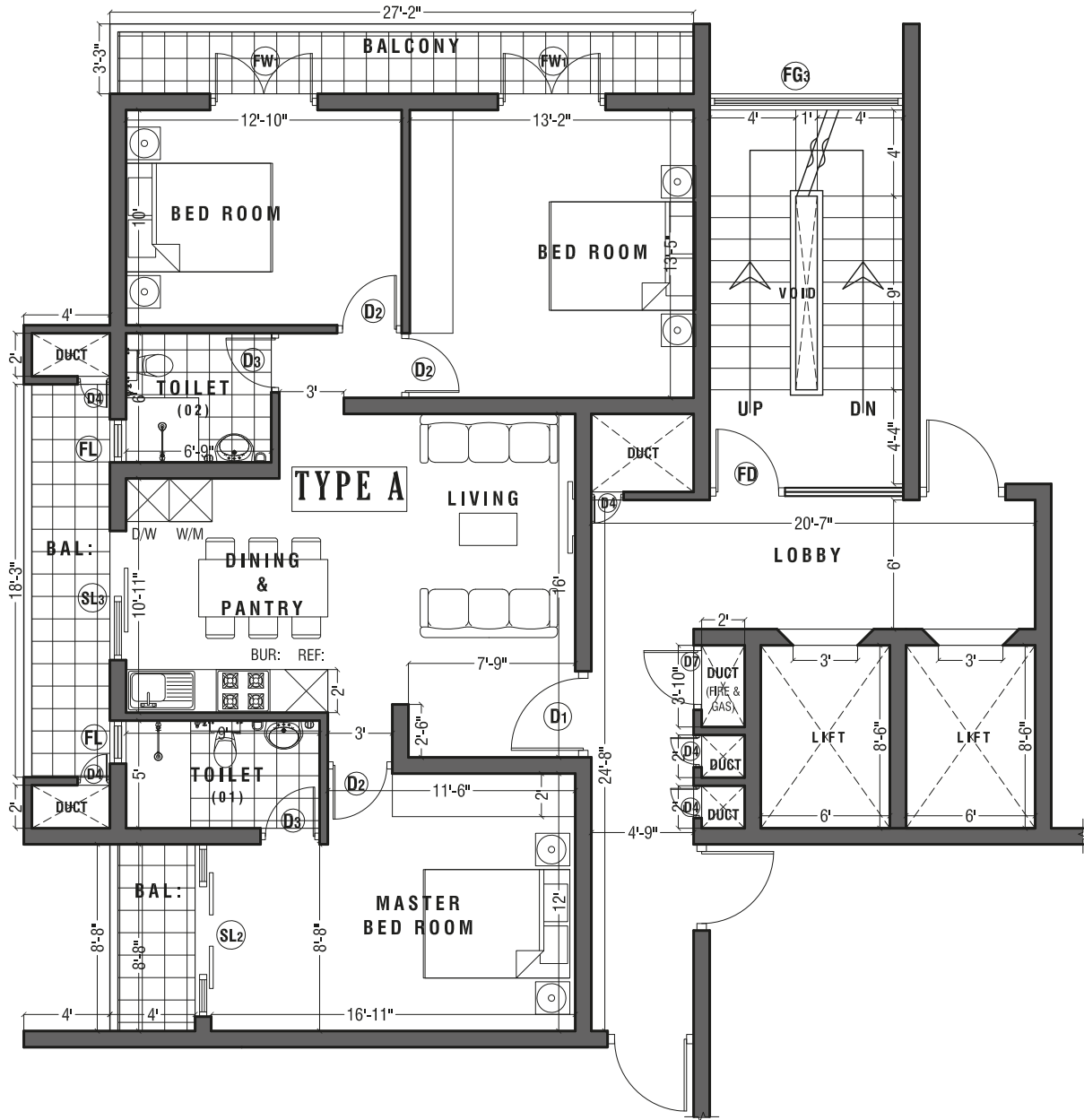
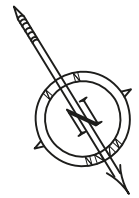


# TYPICAL FLOOR PLAN (4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>)

SCALE : EIGHT FEET TO AN INCH

FLOOR AREA : 5,498 x 9 = 49,482 SQ.FT

3 Bedroom 1217sqft



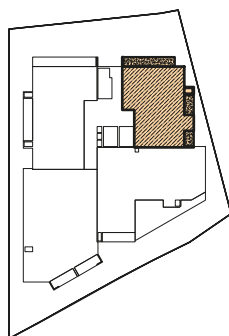
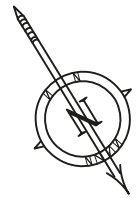
ROYAL GOLF CLUB VIEW



**TYPE A**  
 FLOOR AREA - 1055 SQ.FT.  
 BALCONY AREA - 162 SQ.FT.  
 COMMON AREA - 401 SQ.FT.



2 Bedroom 1017 sqft



ROYAL GOLF CLUB VIEW



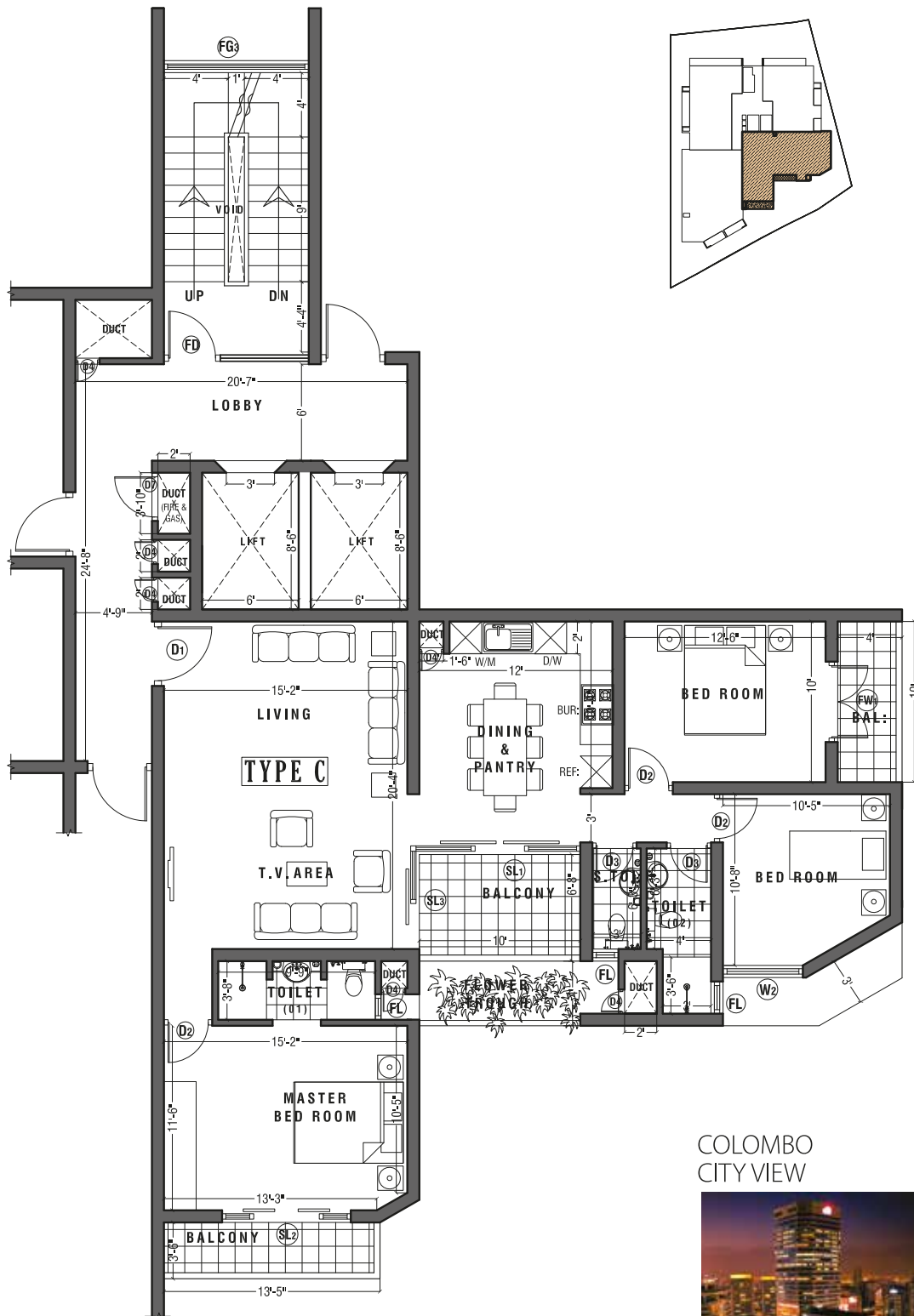
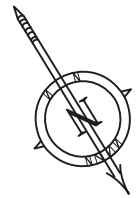
**TYPE B**

FLOOR AREA - 880 SQ.FT.

BALCONY AREA - 137 SQ.FT.

COMMON AREA - 401 SQ.FT.

3 Bedroom 1320 sqft



COLOMBO CITY VIEW



**TYPE C**

FLOOR AREA - 1273 SQ.FT.

BALCONY AREA - 48 SQ.FT.

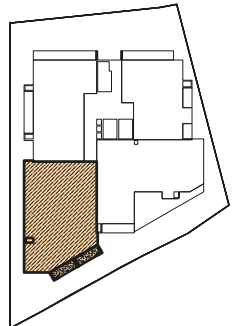
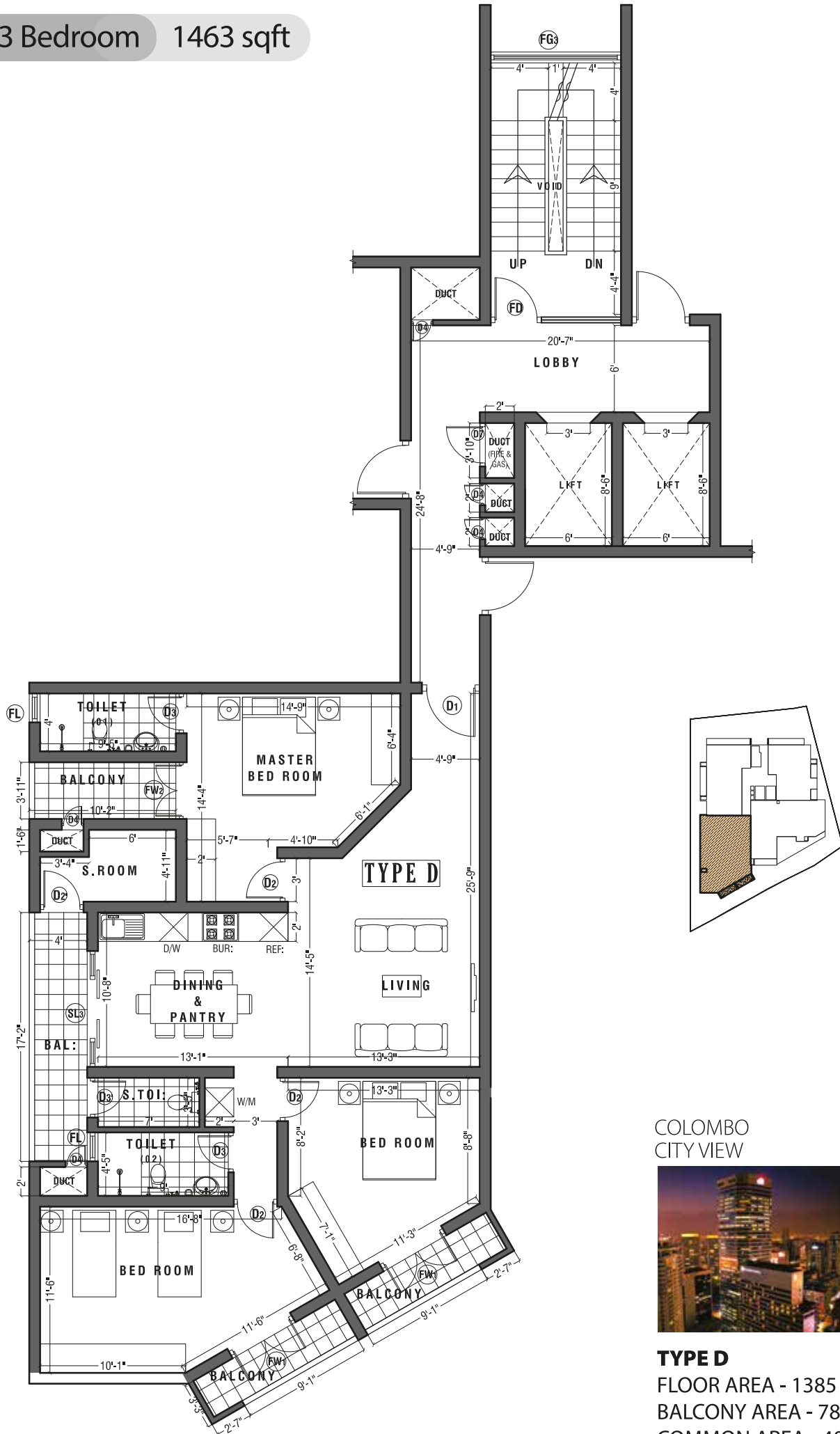
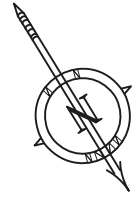
COMMON AREA - 401 SQ.FT.

FLOWER TROUGH - 50 SQ.FT.

SUN SHADE - 361 SQ.FT.



3 Bedroom 1463 sqft



COLOMBO CITY VIEW



**TYPE D**  
 FLOOR AREA - 1385 SQ.FT.  
 BALCONY AREA - 78 SQ.FT.  
 COMMON AREA - 401 SQ.FT.

## BUILDING SPECIFICATION

- **Sub Structure** Raft / 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
- **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 over head 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

## APARTMENT FINISHES

- **Floor Finishes**  
Living, Dining and Bed Rooms Engineered timber boarded flooring for Living and Dining, Homogeneous (full body) porcelain tiles  
As per Architect selection for all bedrooms
- Verandah & Balconies Non slippery rustic ceramic tiles
- Toilet High quality ceramic wall tiles up to the ceiling and non-slippery porcelain floor tiles
- **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)
- **Wardrobes** Fully fitted modern wardrobe closet will be provided for the master bedroom
- **Kitchen**  
(Design as per the project architect) Fully fitted modern design imported kitchen cabinets with SS hob & hood, oven and microwave  
Granite top on the bottom unit.  
SS double bowl kitchen sink with swan neck mixer tap (Hans Grohe or equivalent)
- Plumbing Works** 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 Works** 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  
Spilt type AC units for all bed rooms and living area
- **Doors and windows**  
Front and Verandah Engineered solid timber high quality timber door and frame.
- Internal doors Engineered solid timber high quality timber 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



## 25+ YEARS OF TRUST

Ever since the conception of Prime Lands (Pvt) Ltd, we have earned trust and hearts of people for the past 25 years whilst offering a fabulous collection of 44 luxury apartment homes with a vibrant urban lifestyle, excellent services and designer home finishes that make your daily life a pleasure.

## 44+ 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 | Pallekele | 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  
Usetakeiyawa 1 | Bella Rajagiriya | Kassapa Road | Usetakeiyawa 2 | Kassapa 2 | Negombo  
Gampaha | Homagama | Kurunegala

## 37 COMPLETED PROJECTS

Prime Group, the award winning leader in the Real Estate Industry, delivering it's promise to the customers, yet again has delivered 37 luxury apartment projects to date.

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 | EDMONTON 2 | USEWETAKEIYAWA 1  
BELLA - RAJAGIRIA | CASTLE STREET

- 24 hours security - with access to main security
- Roof top swimming pool with changing rooms and pool deck
- 2 Bed lifts
- Fire sprinkler system
- Backup generator power for common areas
- Gas bank
- High speed internet connections and Cable TV facility
- Garbage collection room
- Firefighting system
- Roof terrace area for functions



**Fab**



**CASTLE STREET HOSPITAL  
FOR WOMEN**



**DEVI BALIKA  
VIDYALAYA**

**-CASTLE STREET-**

**BAUDHALOKA MAWATHA**

**BAUDHALOKA MAWATHA**

**DUDLEY SENANAYAKE MAWATHA**

**0710 666 222 | 0710 777 666**



**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 LANDS  
RESIDENCIES PLC**

COMMITTED TO CREATING A BETTER PLACE ON EARTH

t | +94 112 699822 f | +94 114 209691  
info@primeresidencies.lk w| primeresidencies.lk