

Lava 25
EXCLUSIVE RESIDENCES

KASSAPA 01

Java 25

EXCLUSIVE RESIDENCES

AN ADDRESS THAT WILL TAKE YOU PLACES

No.30, Kassapa Road, Colombo 05.



SWIMMING POOL



GYM



SECURITY



GENERATOR



EASY PAYMENT

JAWATTA

KASSAPA ROAD, COLOMBO 05

A Central location in the heart of Jawatta, providing you multiple conveniences in seamlessly integrated residential development in close proximity to leading schools, hospitals and financial institutions.

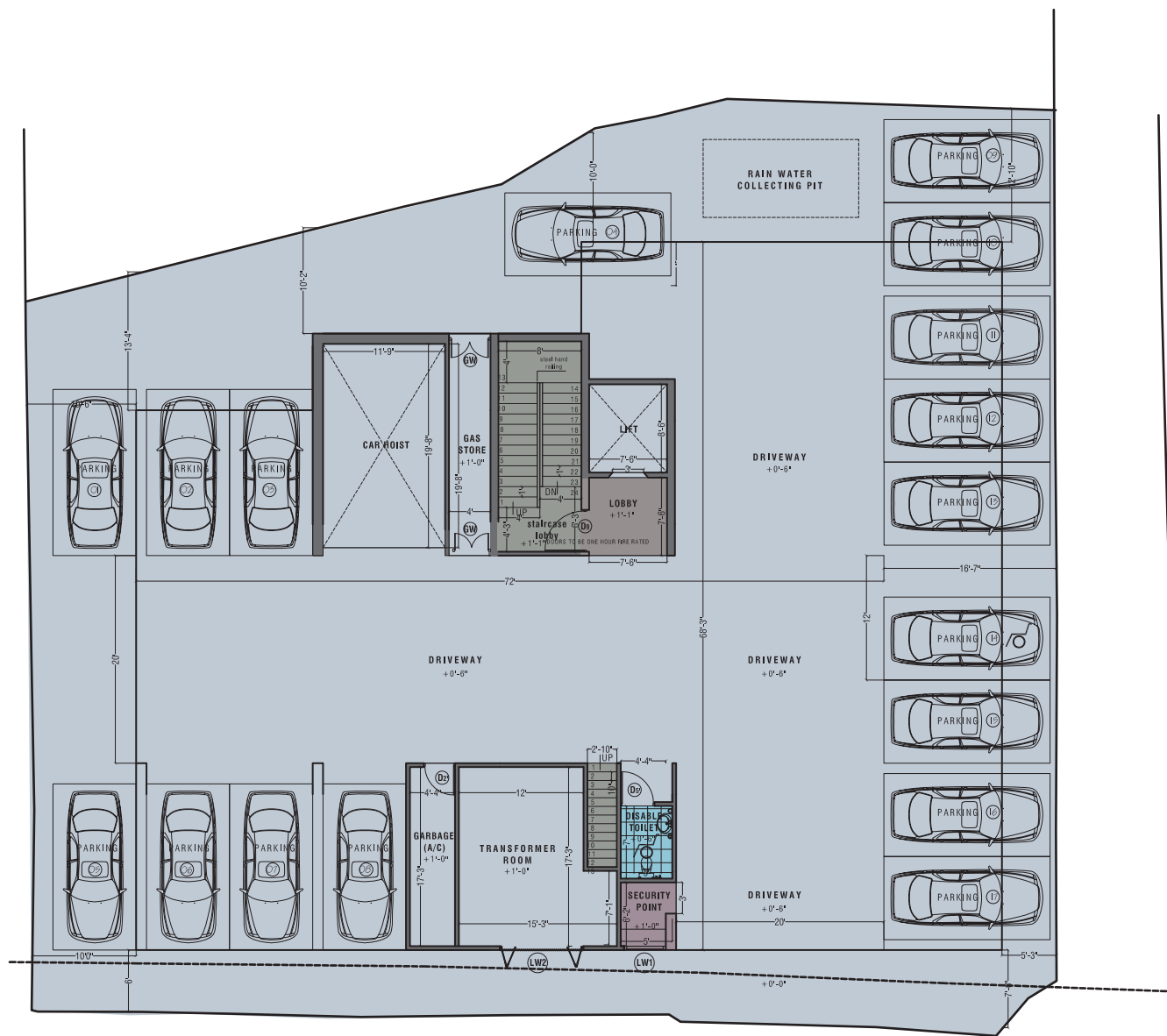




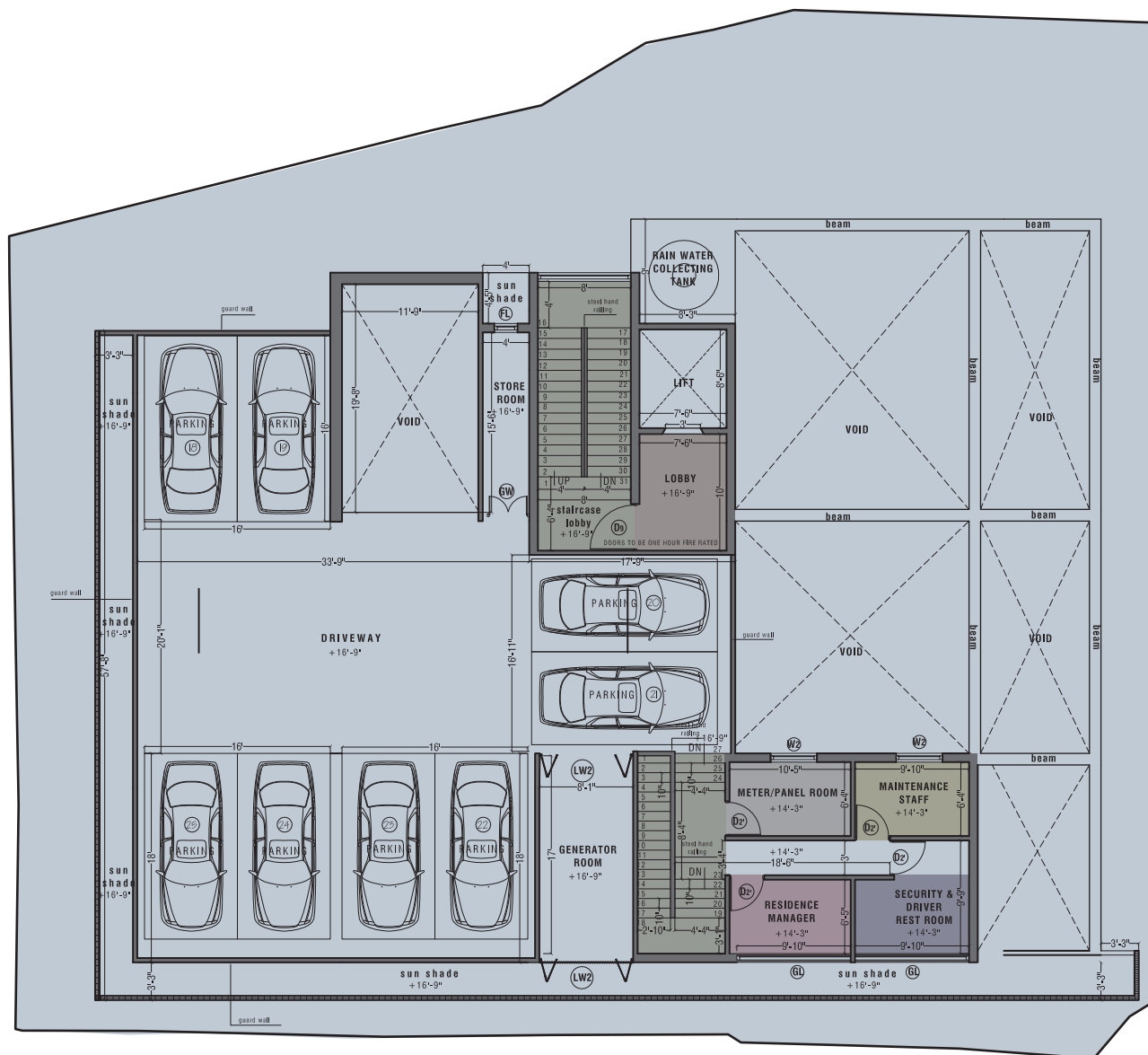
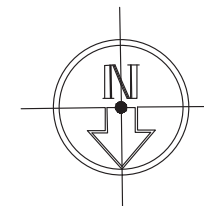
WITHIN CLOSE PROXIMITY OF MANY LEADING SCHOOLS IN COLOMBO

Sirimavo Bandaranaike Vidyalaya - **650m** | Wycherley- **1 Km** | Vishaka Vidyalaya - **1.3Km** | Thurstan College - **1.7Km**
 SPM - **2.4Km** | Isipathana College- **1.7Km** | HFC - **2.4Km** | Royal College - **2.4Km** | DS Senanayake College - **2.8 Km**

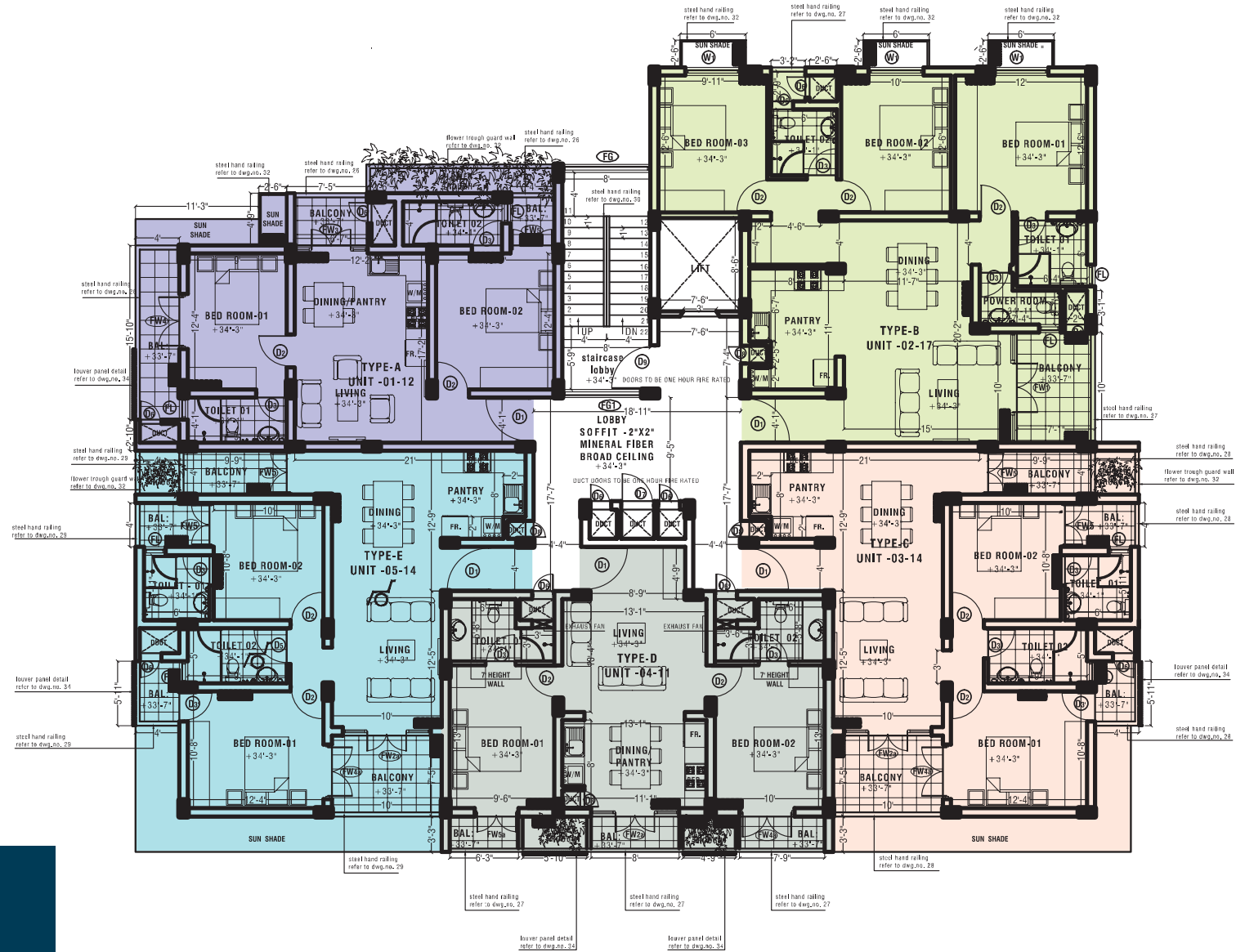
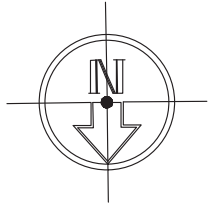
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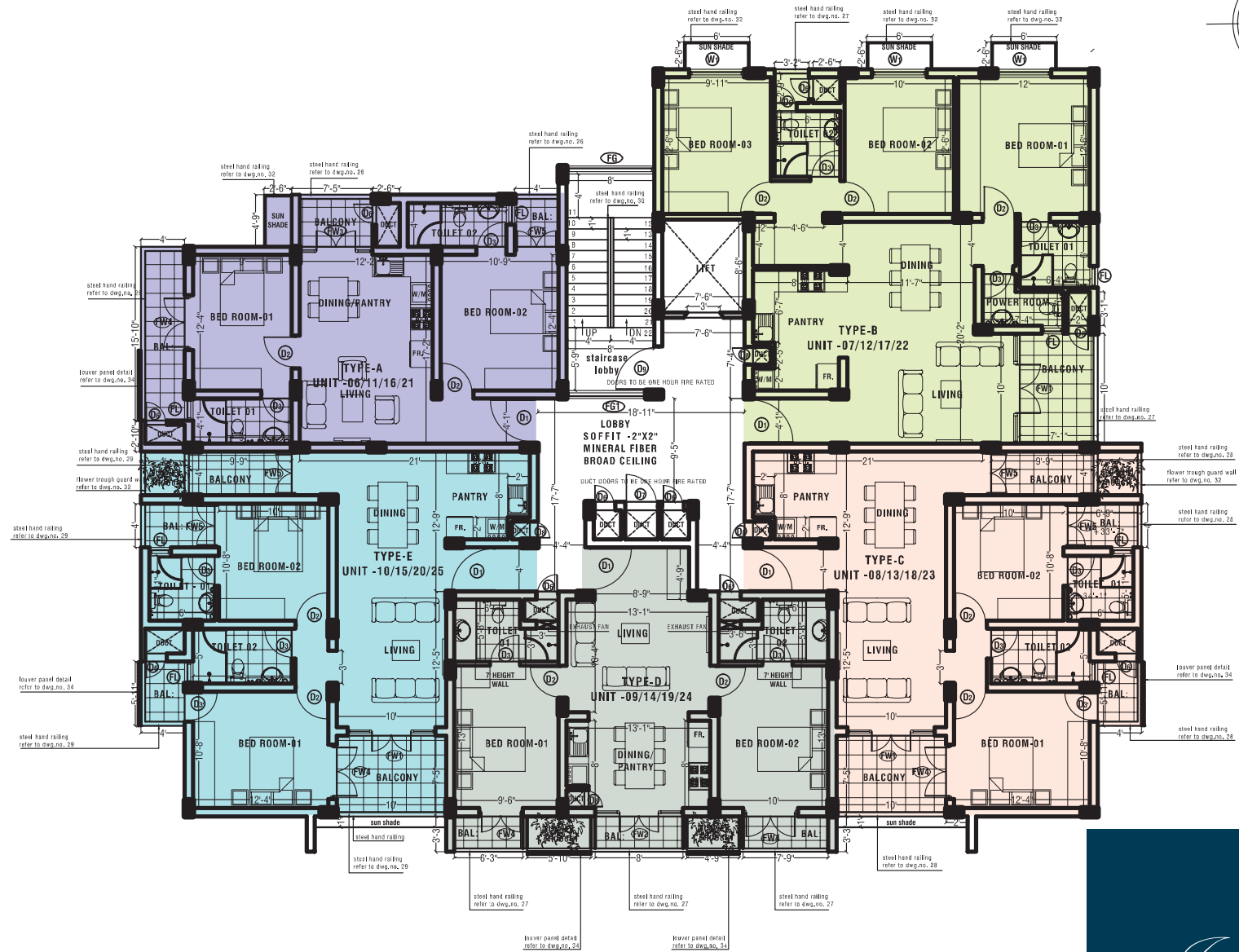
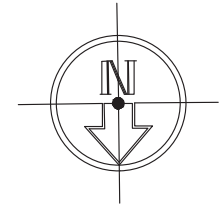


MEZZANINE FLOOR PLAN

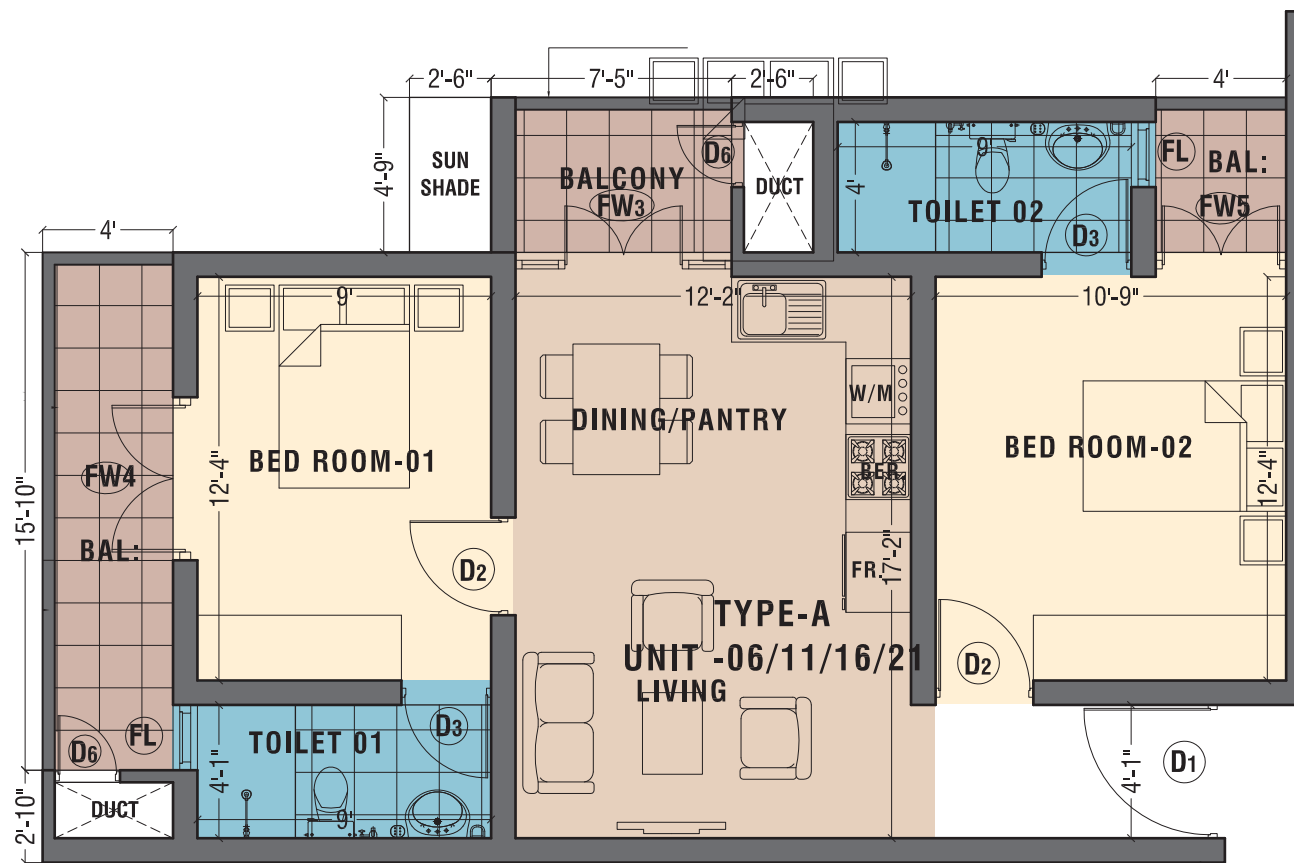


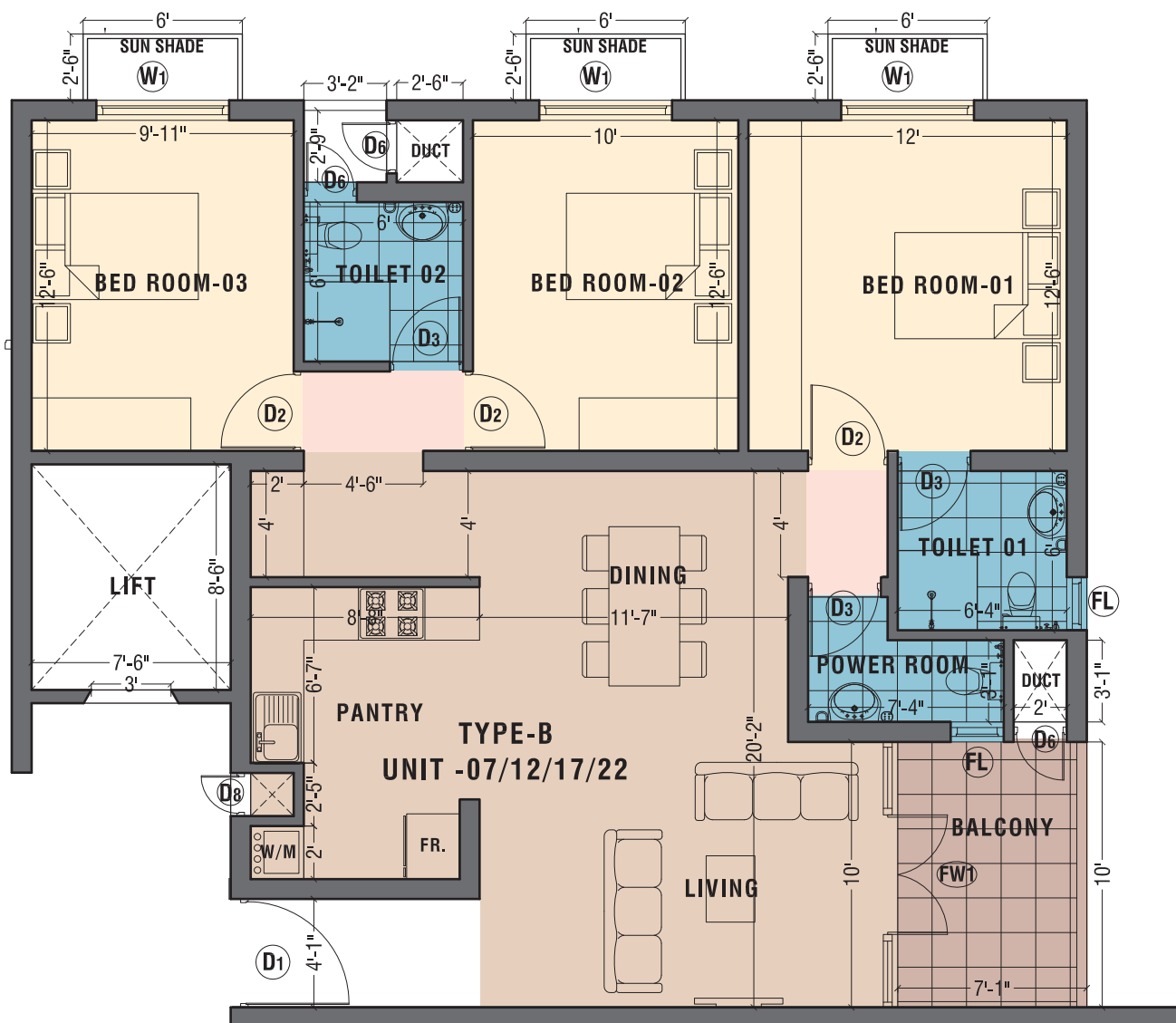
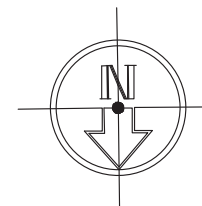
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FIRST FLOOR PLAN

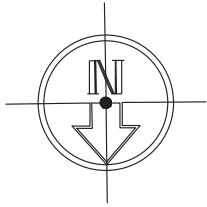


TYPICAL FLOOR PLAN (2ND/3RD/4TH & 5TH)

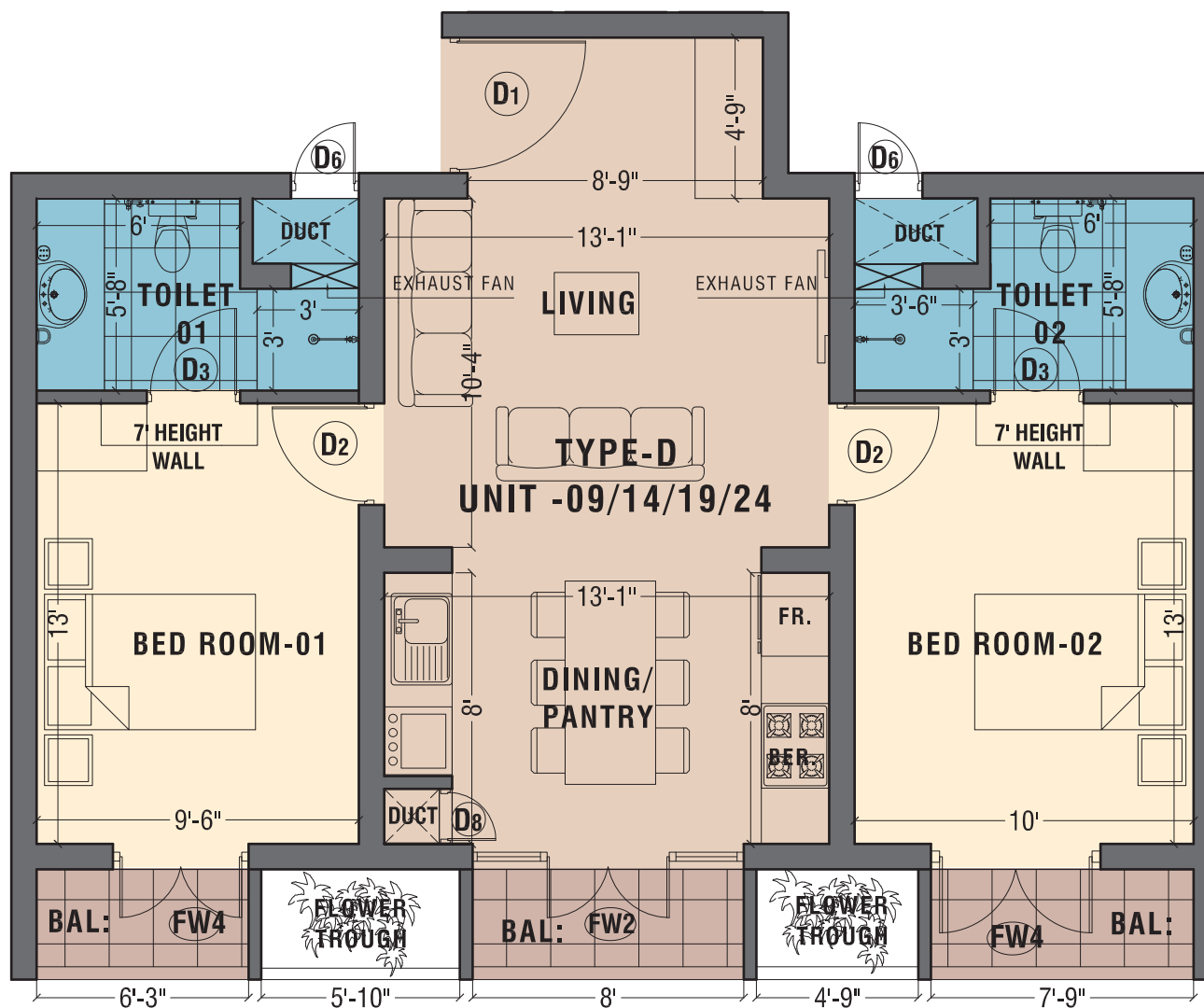




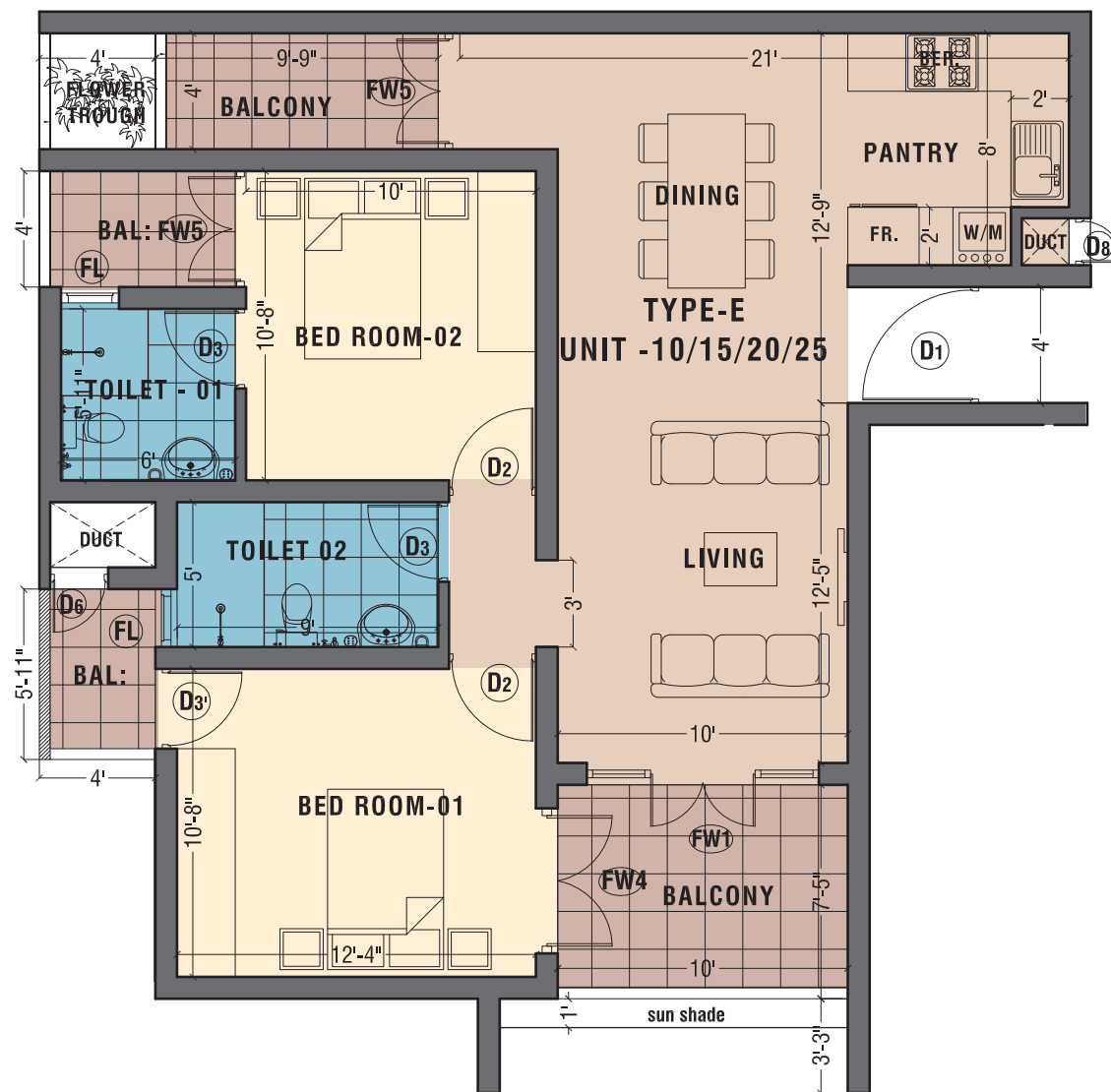
TYPE -B | FLOOR AREA - 1,206SQ.FT. (WITH BALCONIES)

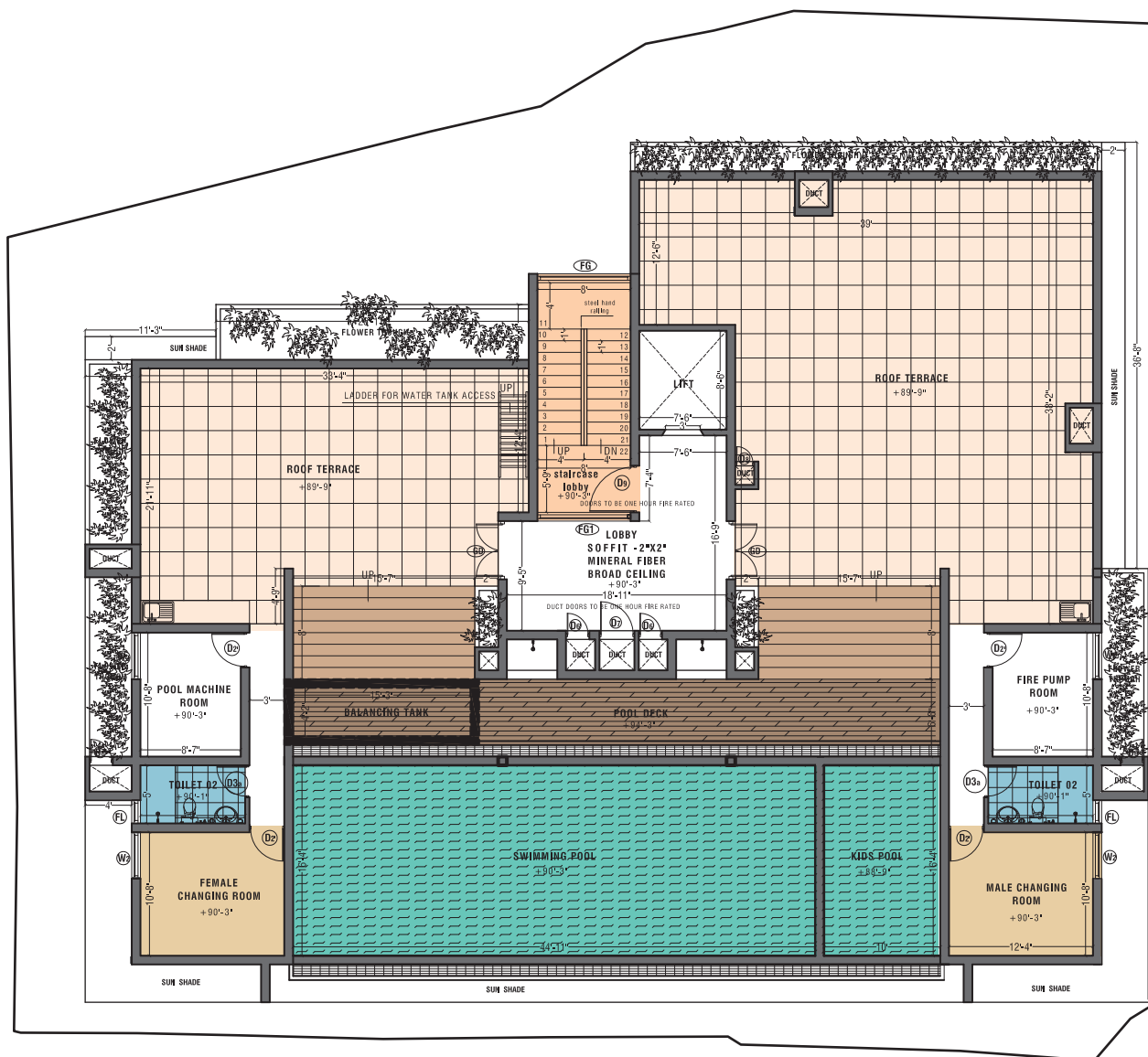


TYPE-C | FLOOR AREA - 1,012SQ.FT. (WITH BALCONIES)



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SPECIFICATIONS

1. Floor area

- Reserved parking slot within the complex Parking for two bedroom units on 1st and 2nd floors are at Mezzanine floor.
- Including balcony area.

2. Sub Structure

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

3. Super Structure

- RCC Columns, Beams, Slabs, and Masonry walls to satisfy the design requirement

4. Floor Finishes

Living, Dining and Bedrooms

- High quality porcelain tiles (As per Architect's selection)

Verandah & Balconies

- Non slippery high quality porcelain or ceramic tiles (As per Architect's selection)

Toilet

- Wall - High quality ceramic or porcelain tiles up to 7'- 0" height (As per Architect's selection)
- Floor- Non slippery Porcelain or ceramic floor tiles (As per Architect's selection)

5. Wall Finishes

Internal Wall

- Smooth plaster on internal walls and apply wall filler and two coat of emulsion paints (CIC or equivalent)

External Wall

- Semi-rough plaster on external walls and apply wall prime and 3 coats of weather shield paints (CIC or equivalent)

6. Pantry

- Fully fitted modern design pantry cabinets with Stainless Steel Hob , Hood with carbon filter and Oven
- Granite /Quarts top on the bottom unit.

- Stainless steel kitchen sink with swan neck tap ("American Standard" or equivalent)
- (Design as per the project architect)

7. Bathroom

Fittings in Bathroom

- All bathroom fittings shall be "Rocell"/ " American Standard" or equivalent (Commode with cistern and hand bidet , Pedestal Wash basin)
- Hot water via geyser in shower area and wash basin with " Hans Grohe" or equivalent mixture tap (excluding powder room)
- Tempered glass "Shower cubical" in both bathrooms
- Mirror and mirror light.

Accessories in Bathroom

- Tooth brush holder, Soap tray, Robe hook , Paper holder and towel rail ("American Standard" or equivalent)

8. Doors and windows

Main Door

- Engineered solid timber high quality door sash and timber frame. (or equivalent)

Internal doors

- Engineered solid timber high quality door sash and timber frame. (or equivalent)

Windows

- Powder coated aluminum glazed window with high quality accessories

Fan lights

- Powder coated aluminum with high quality fittings

Locks

- Mortice door lock with a handle for main door (Union or equivalent)
- All other door locks to be knob type

9. Colour scheme

- As directed by the Architect

10. Electrical work

- 400V/30 AMP Three phase power supply
- Ceiling Fans in Living, Dining and Bedrooms (KDK or equivalent)
- Switches and power sockets - "ORANGE " or equivalent
- 13 Amp socket outlets
- Shaver socket outlet in two Toilets (Excluding powder room)
- TV socket outlet in Living area and Master Bedroom
- Telephone socket outlets in Master Bedroom and Living Area
- LED light fittings as directed by the Architect
- MCB, RCCB - ABB /"SIEMENS" or equivalent
- Split type A/C units for all bedrooms and Provision for living area

11. Water Supply

- Supply from National Water Supply Board
- Underground Water sump
- PVC storage tanks at roof top

12. General

- Separate Electricity, Water and Gas meters to each unit
- Backup generator for common areas
- CCTV for main entrance, parking level and roof top
- Garbage collection point inside the building
- Swimming pool at roof top
- Central LPG system with gas bank and leakage detection system
- GYM and management committee room
- Fire protection and alarm system
- Drivers rest room

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ACTUAL PRODUCT MAY VARY DUE TO PRODUCT ENHANCEMENT

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

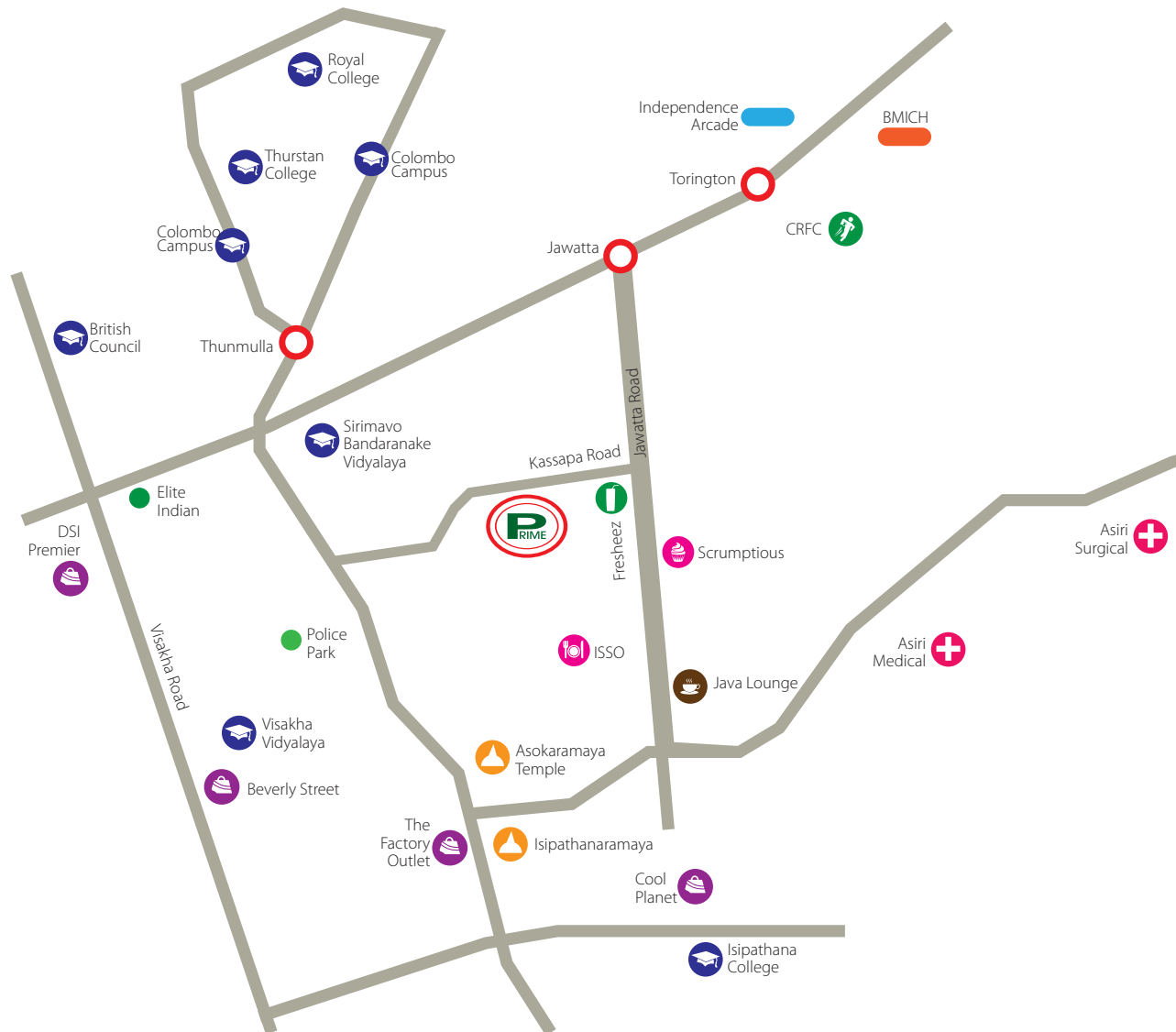
Athurugiriya 1 | Battaramulla | Kottawa | Aggona | Nawala 4th lane | TC Gardens | Athurugiriya 2 | Ethul kotte 1 | 306 Nugegoda | Palkelele | Thalawathugoda 1 | Pelawatte | Panadura | Pagoda | 298 Nugegoda | Sieble avenue | Aqua Nawala | Libra Battaramulla | 616 Ethul Kotte | Splendor Rajagiriya | Edmonton 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 | USEWETAKEYAWA 1 | BELLA - RAJAGIRIA | CASTLE STREET

NOTES



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