WHAT MAKES
A MASTERPIECE?





CROWNED THE BEST Luxury condo development In Sri Lanka

BY PROPERTY GURU ASIA PROPERTY AWARDS

AT THE GRAND, YOURS IS AN ENDLESS WORLD OF POSSIBILITIES

Where luxury embraces esthetics, discernment, life and privace as one. Inspired to create the ultimate standard in luxury as in life, The Grand not only presents many first, but also the coming together of many facets in a cohesive synchronization that is a Masterpiece. Where aesthetics that evoke the senses combine with creative spaces to enhance life's moments.

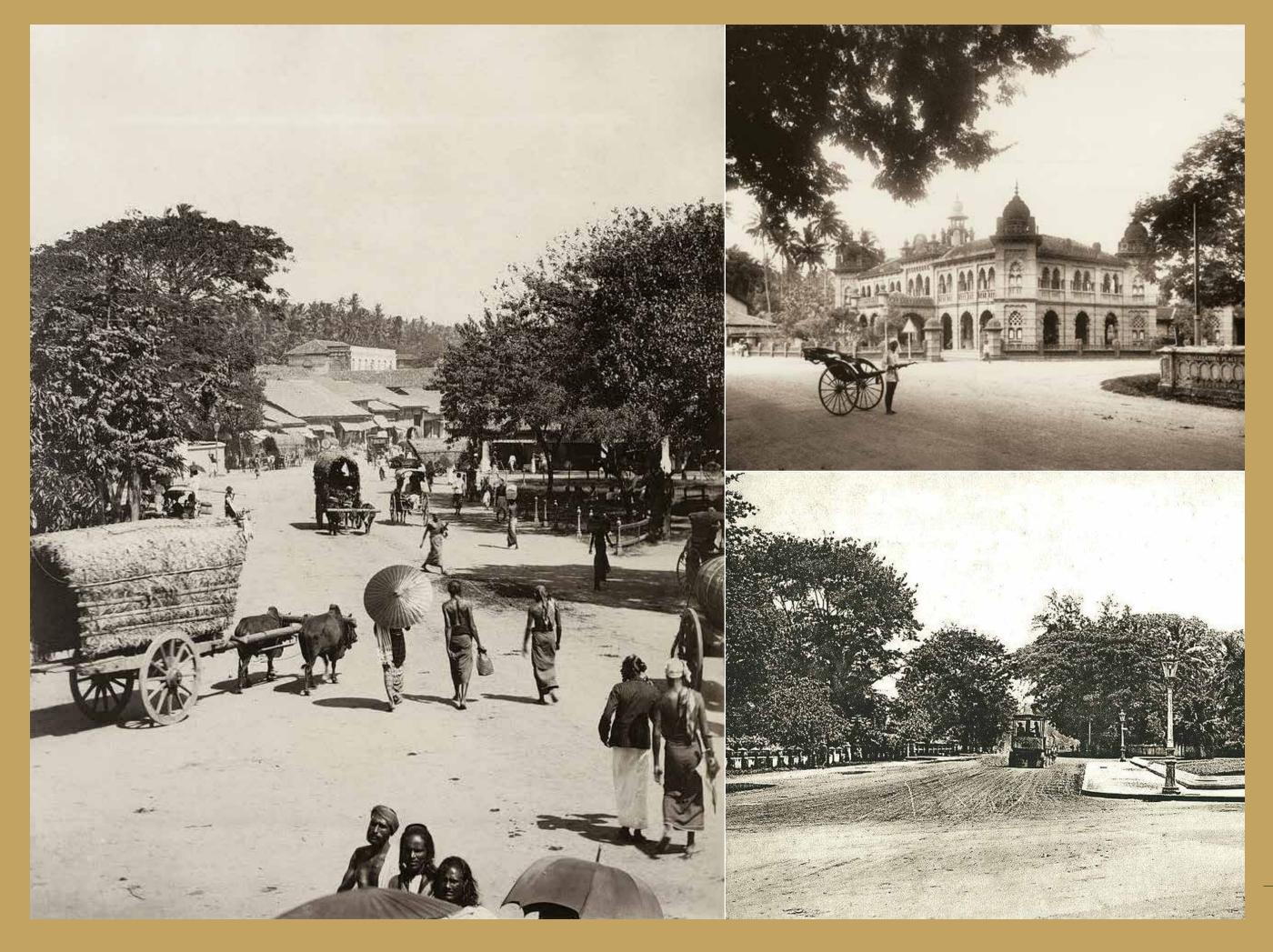


WHERE LEGACY HAS ALWAYS RESIDED

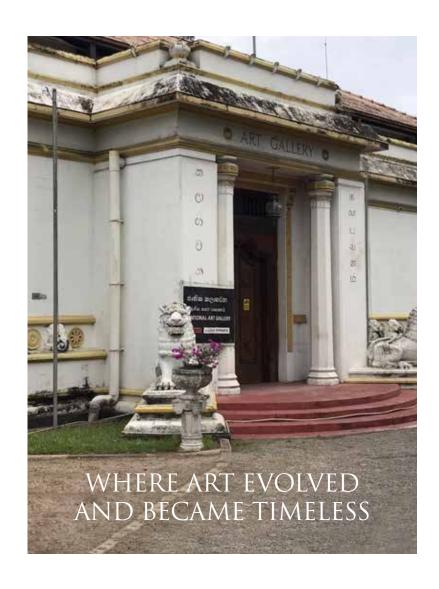
Prominent streets in Colombo are named after famous, English Governors.

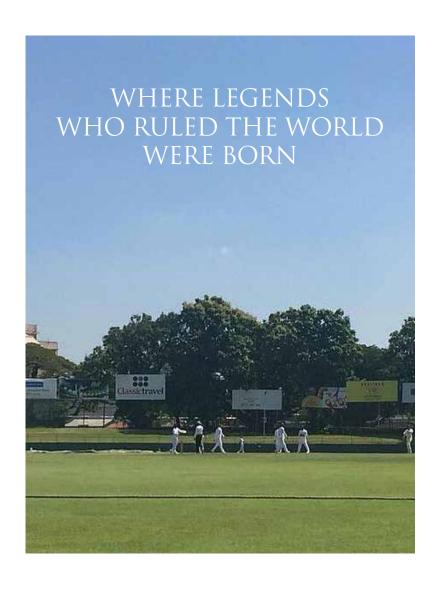
Ward Place is one such street and is named after British Governor, Henry George Ward. Historically and today, Ward Place in Colombo 7, is one of the most prestigious addresses to reside at

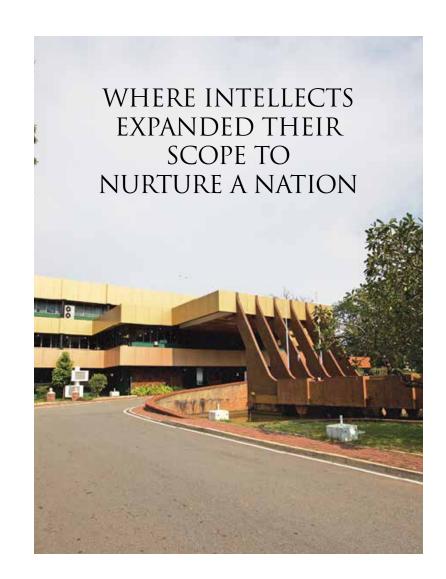
64, Ward Place, Colombo 7

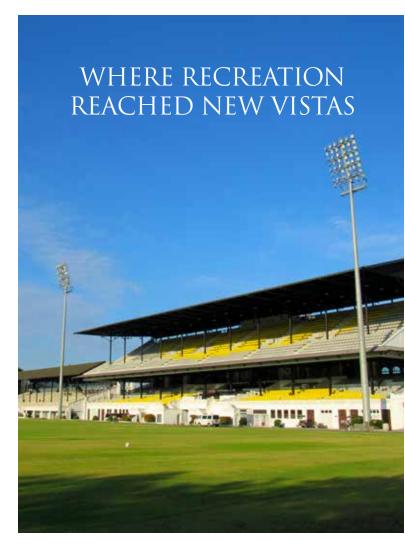


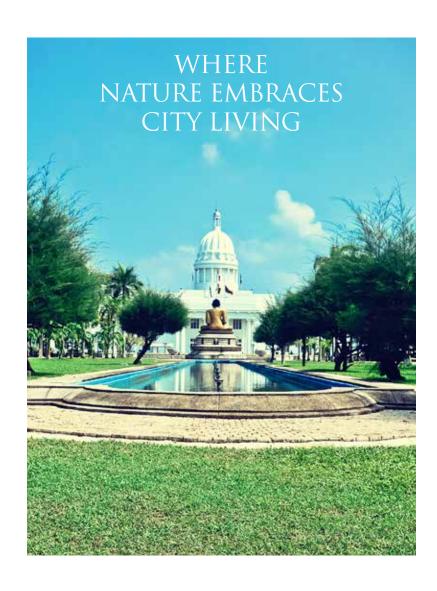
A LAND WHERE PRESTIGE WAS EVER PRESENT

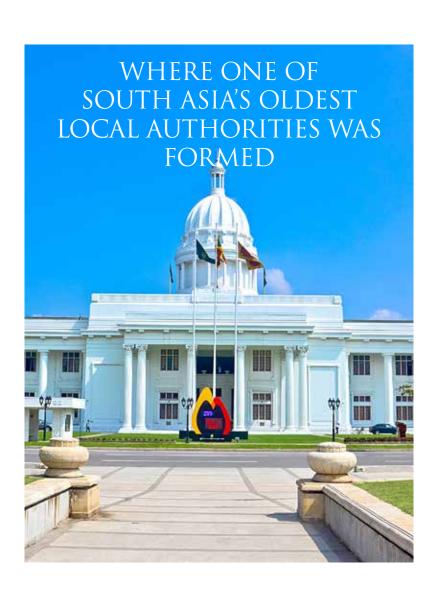


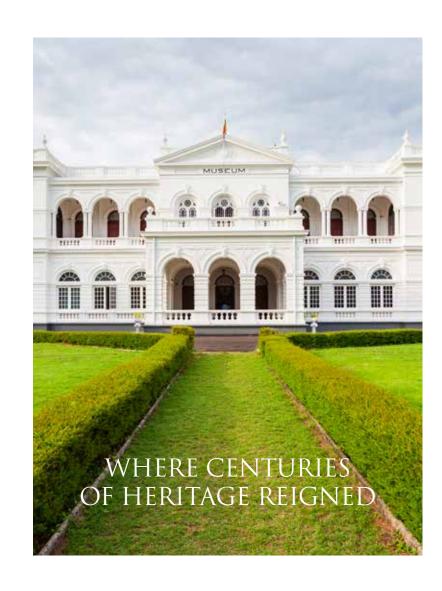


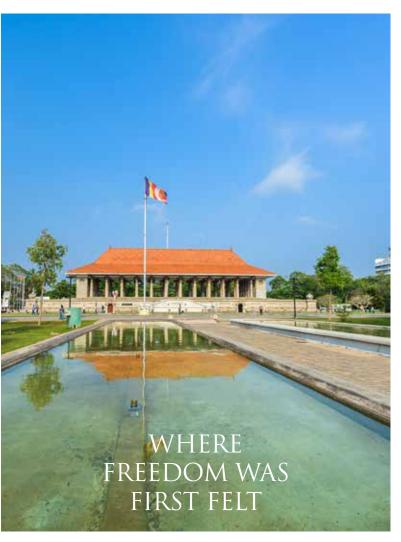




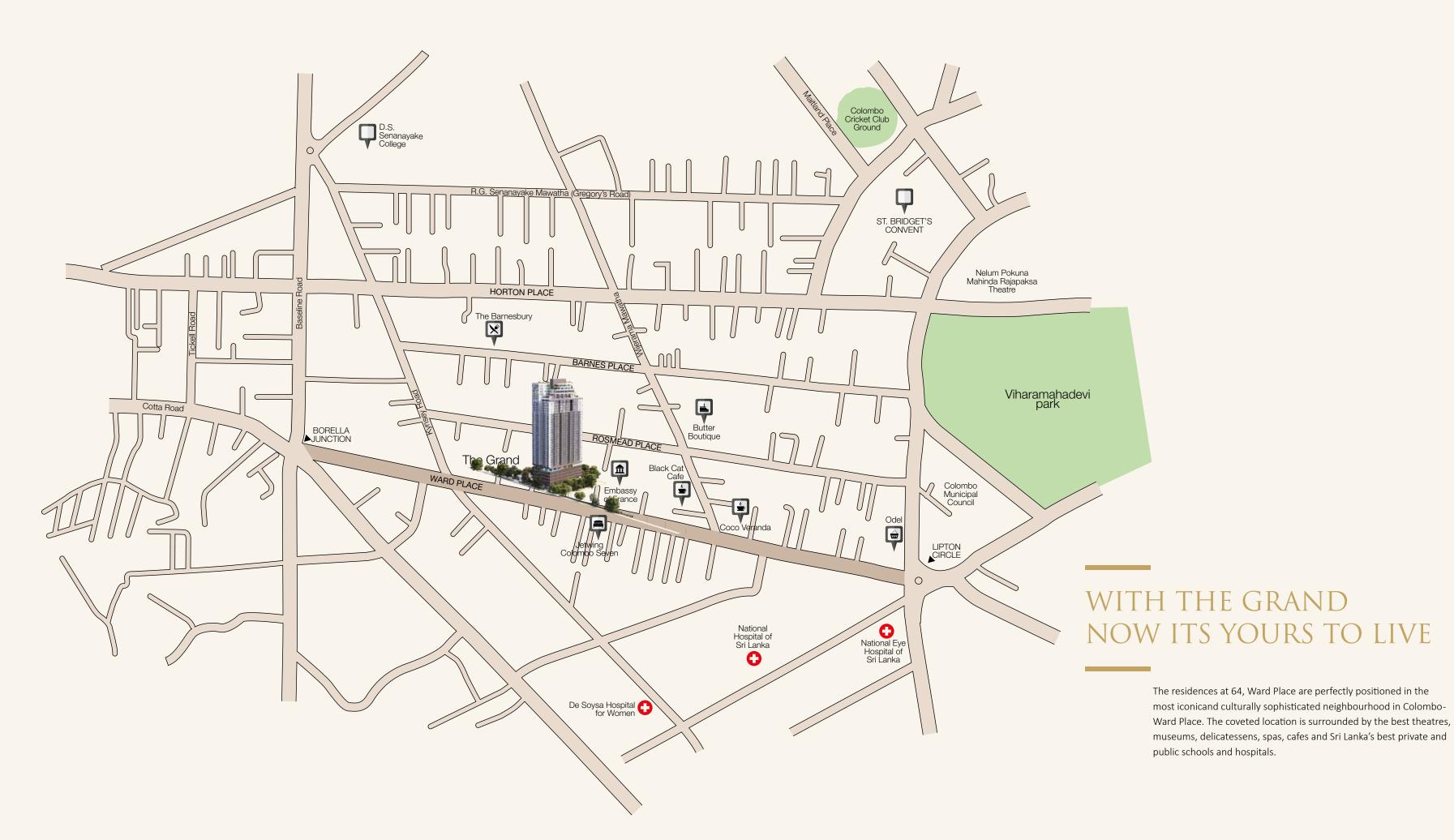








THIS IS COLOMBO - 07





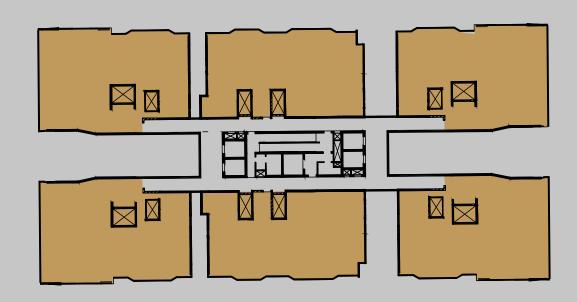




PRIVACY AT THE HEART OF IT ALL

Celebrate life with design features to accentuate privacy, natural ventilation and light. Carefully designed to offer you a detached living experience.

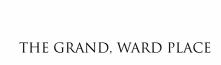
- Detached Residencies
- Elevators Open Up To Private Lift Lobbies
- Access Controlled High Speed Elevators
- All Interior Walls Are With Solid Masonry & Reinforced Concrete Walls



THE GRAND'S ARCHITECTURE THE EMBODIMENT OF PRIVACY IN ITSELF

The Tower Comprises Of The East And West Wings, Ensuring No Apartment Overlooks One Another.

Thoughtfully Placed Light Wells Running Throughout The Residencies Offers Enhanced Natural Light And Ventilation.





OUR ENVIRONMENTALLY FRIENDLY AND SUSTAINABLE PRACTICES

OUR COMMITMENT TO CREATING A BETTER PLACE ON EARTH HAS ALWAYS BEEN AT THE FOREFRONT, DRIVING OUR GROWTH

- River sand has been replaced with manufactured sand for the concrete
- Use of HPC (High Performance Concrete) for most areas of the building. HPC enhances the usage of raw materials efficiently during construction.
- Use of re-usable aluminum system formwork as an alternative to traditional timber formwork
- Energy saving mechanisms introduced through the BMS (Building Management System)

- Rainwater harvesting for landscaping and other watering purposes throughout the development
- Our residencies are fitted with the most energy efficient aircon system in the world- VRV Air Conditioner System
- Our 2.9m floor to ceiling sliding windows use LowE (Low emission) double glazed glass to ensure minimal heat emissions indoors
- Our bathrooms are all naturally ventilated, eliminating the need for mechanical ventilation
- LED Light fittings has been used throughout the tower to keep power consumption at a minimum





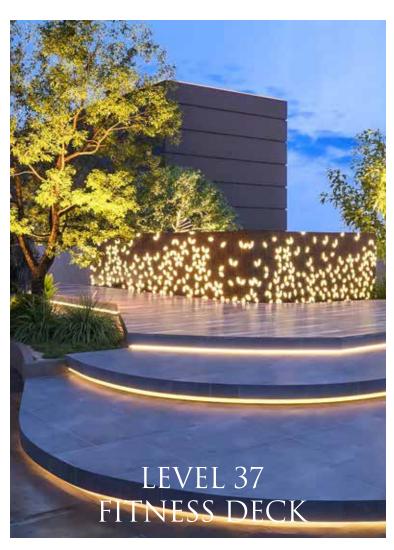


THERE IS ONLY ONE

OVER 50,000 SQ FT DEDICATED FOR YOU







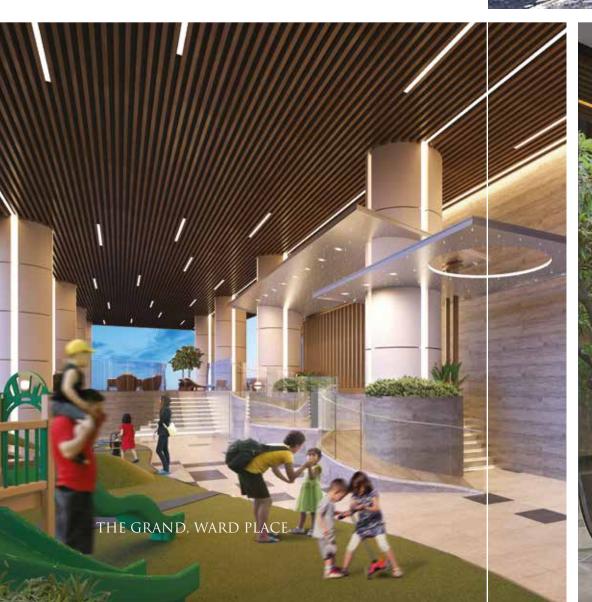
ENJOY THE LUXURY OF HAVING IT ALL

Relish in the facilities with the best life has to offer without ever leaving home

5TH FLOOR LEISURE PODIUM

- Adults Lap Pool
- Gymnasium
- Kiddies Pool
- Kiddies Play Area
- Salon & Spa
- Kids Club
- Function Hall
- Laundry
- Health Café
- Minimart
- Badminton Court



















FULLY EQUIPPED KITCHENS

Appliances by Burg from Germany

- Cooker Hob
- Hood
- Oven
- Microwave
- Dishwasher
- Washing Machine
- Refrigerator
- Insinkerator
- Wine Chillers included for Grand Executive Suites



HIGH PERFORMANCE PROPRIETARY ALUMINUM FAÇADE SYSTEM



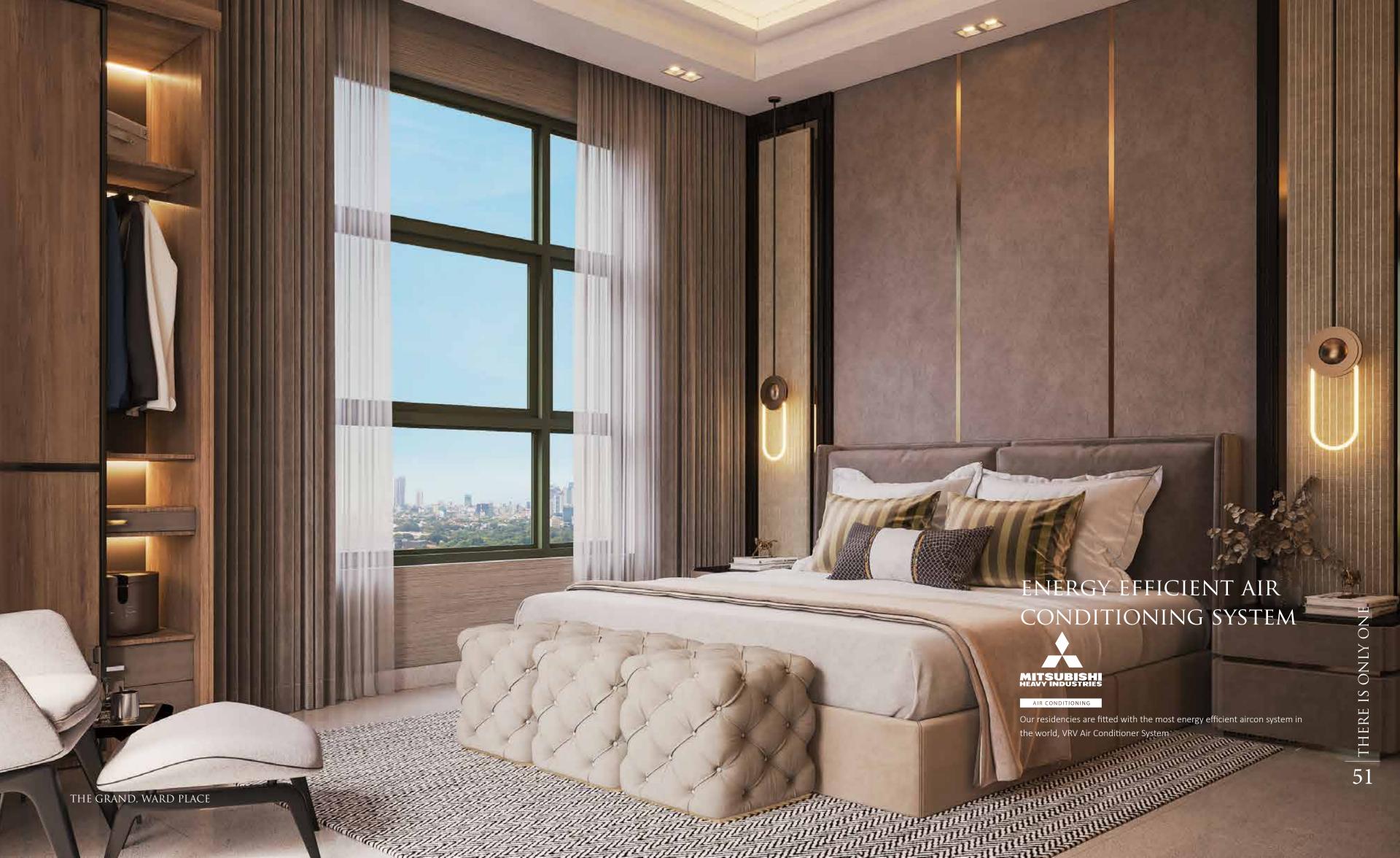
Floor To Ceiling 2.8M Sliding Doors With LowE Double Glazed Glass.

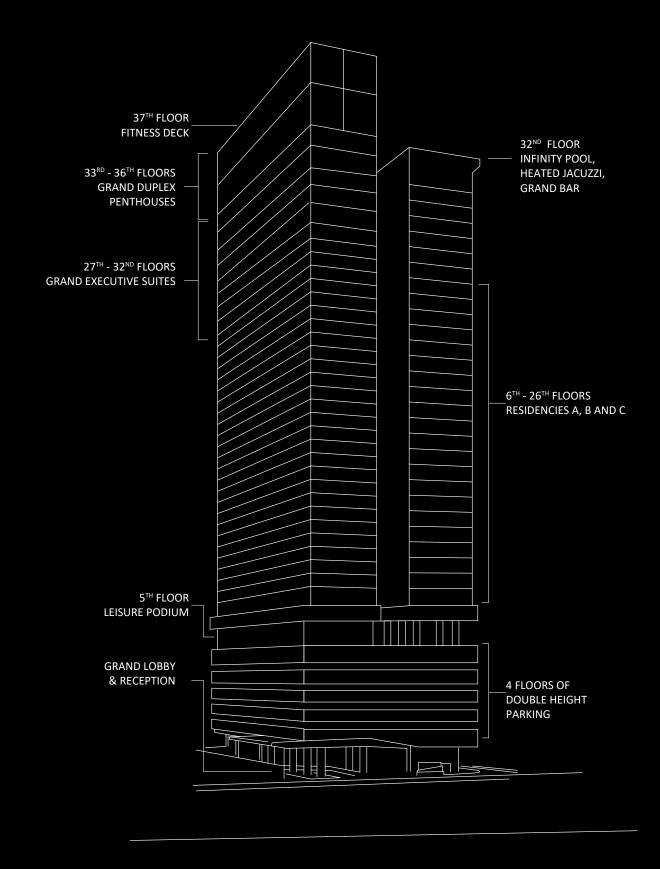
The sapa proprietary system originates from Belgium.











THE LAYOUTS

Spacious residencies out laid out across 37 floors.
Graciously proportioned, these homes are filled with natural light and ventilation, with strategically placed air vents.

The Ultimate Selection

Type A 02 Bedrooms with 1128 sq.ft

Type B 03 Bedrooms with 1423 sq.ft

Type C 03 Bedrooms with 1706 sq.ft

Type BB1 04 Bedrooms with 2233 sq.ft

D1 - Grand Executive Suite 04 Bedrooms with 2879 sq.ft

D2 - Grand Executive Suite 04 Bedrooms with 2686 sq.ft

E1 - Grand Duplex Penthouse 04 Bedrooms with 4705 sq.ft

 $\mbox{\bf E2}$ - $\mbox{\bf Grand Duplex Penthouse}$ 04 Bedrooms with 4510 sq.ft





OVERLOOKING THE COLOMBO CITY SKYLINE

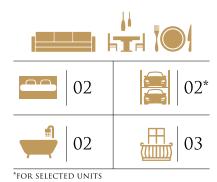
TYPICAL FLOOR PLAN

6TH TO 26TH FLOORS

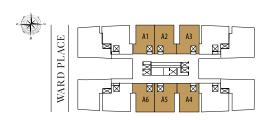


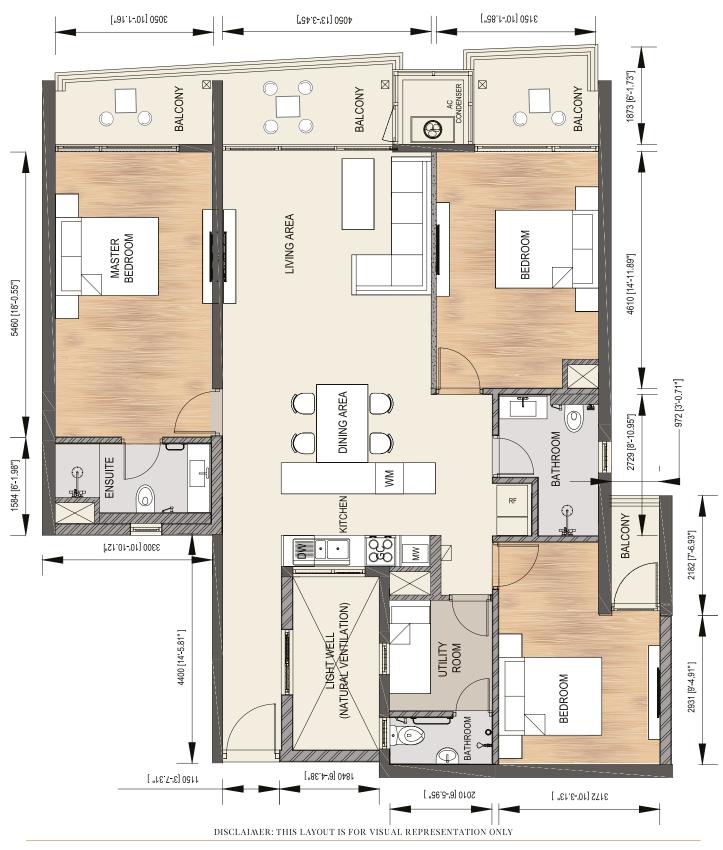
DISCLAIMER: THIS LAYOUT IS FOR VISUAL REPRESENTATION ONLY

TYPE-A GRAND CLASSIC 1128 SQ.FT

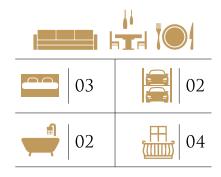


• MAID'S QUARTERS

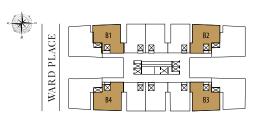




TYPE-B GRAND EXQUISITE 1423 SQ.FT



• MAID'S QUARTERS

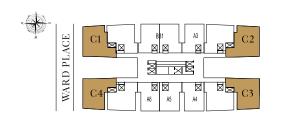




TYPE-C GRAND SUPREME 1706 SQ.FT



• MAID'S QUARTERS





DISCLAIMER: THIS LAYOUT IS FOR VISUAL REPRESENTATION ONLY

TYPE-BBI GRAND DELUXE SUITE 2233 SQ.FT

• MAID'S QUARTERS • STORE ROOM • WET KITCHEN



04	02
03	04





OVERLOOKING THE COLOMBO CITY SKYLINE

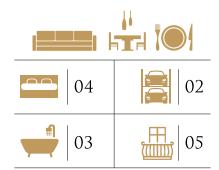
TYPICAL FLOOR PLAN

27TH TO 32TH FLOORS

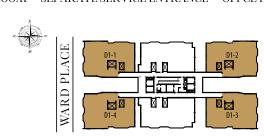


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TYPE-D1 GRAND EXECUTIVE 2879 SQ.FT



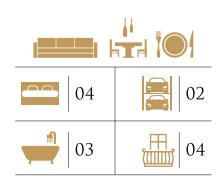
• MAID'S QUARTERS • WET KITCHEN
• POWDER ROOM • SEPARATE SERVICE ENTRANCE • OFFCE ROOM/ STUDY



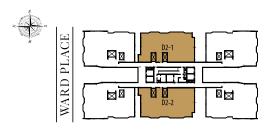


DISCLAIMER: THIS LAYOUT IS FOR VISUAL REPRESENTATION ONLY

TYPE-D2 GRAND EXECUTIVE 2686 SQ.FT



• MAID'S QUARTERS • WET KITCHEN • SEPARATE SERVICE ENTRANCE • STORE ROOM







AN AWARD WINNING TEAM OF INDUSTRY EXPERTS





THE DEVELOPER

The Maestro of Real Estate Artistry in Sri Lanka, Prime Group, is architectured by its subsidiaries associating lands, houses, finance and condominiums. Celebrated over 25 years with unparalleled Trust and Excellence, Prime Group is commended 'The Best Developer of Sri Lanka' awarded by the Asia Property Guru; the most distinguished achievement in the local Real Estate arena. Prime Group is also accredited Among Asia's Best Brands and the Best Entrepreneur in the year 2018 by Asia One magazine.

The Group is driven by its Evergreen vision 'Committed to Creating a Better Place on Earth', the inspiration behind the excellence and the passion to enliven customer anticipations.

The Grand, the masterpiece of the Real Estate maestro is the epitome of Luxury, pinnacle of investments and the paramount of prestige and it is set to paint the Colombo 07 horizons in 2022.













THE MAIN CONTRACTOR

Established in 1984, Maga has explored the avenues of the construction industry of Sri Lanka, making a momentous contribution to its development by practising the knowledge and experience gained through working with international construction companies.

Today, Maga has made an indelible imprint as the market leader and a model construction company. Maga has provided leadership to Sri Lanka's construction industry by achieving exceptional growth, quality of work, timely delivery whilst setting benchmarks in safety & environmental performance. Proving its worth the company was named The Leader of The Construction Sector by the National Chamber of Commerce of Sri Lanka for 6 consecutive years. Maga is the only construction firm to achieve Business Superbrands status and the first construction company to win the National Green Award. The Institution of Engineers Sri Lanka honoured the company with its first ever Engineering Excellence Award (for Infrastructure Development) in 2008. Maga has won a record of 74 National Construction Awards from the Construction Industry Development Authority (CIDA). The company won the prestigious International Federation of Asian and Western Pacific Contractors Association (IFAWPCA) Gold Medal for the construction of Apollo Hospital Colombo in 2002.

In 2018, Maga retained its Platinum rating and number 4 ranking in the Sri Lanka's Corporate Accountability Index, in recognition of its sustainable construction practices and continuous commitment to social, environmental and financial accountability. The company has so far carried out work on buildings of a built-up area of over 20,000,000sqft, road networks spanning over 3000km in length and water projects serving over 3,500,000 people, along with many bridges and flyovers.



THE PARTNERING EXPERTS

Prime Group hand-picked a solid and highly experienced team of experts, comprising principal consultants, structural engineers, interior designers, and an MEP reviewer and contractor, to ensure the highest standards are implemented. Every member who contributes their expertise and talent to the project, is renowned for their proven track record of excellence, in the real estate development industry locally and internationally.

Architect - The Design Group Five International (Pvt) Ltd.

Structural Engineer (under DG5 purview) - Civil and Structural Engineering Consultants Private Limited & Prof. Priyan Mendis

Quantity Surveyor - V Form Consultants

Interior Designer- IIDA International Design Pte Ltd. (Singapore)

MEP Peer Reviewer - Meinhardt Pte Ltd. (Singapore)

Wind Tunnel Testing Consultants - RWDI (India)











1. SUB STRUCTURE

Pile foundation with RCC Pile Caps & Ground Slab

2. SUPER STRUCTURE

RC Columns, RC Walls, Beams, Slabs, Block Walls, Dry Walls & Aluminum Framing with Structural Glazing

3. FINISHES

Living, Dining - Full Body Porcelain Tile

Bed Rooms - Solid Parquet Timber Flooring

Balconies - Non slippery Porcelain Tiles

Toilet - Wall and Floor High quality Ceramic/Porcelain wall tiles and non slippery Porcelain floor tiles up to ceiling height

4. WALL FINISHES

Block 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)

5. WARDROBES

Fully fitted modern wardrobe closet will be provided for all bedrooms

6. KITCHEN (DESIGN AS PER THE PROJECT ARCHITECT)

Fully fitted modern design kitchen cabinets with hob and hood, Electric Oven, Microwave Refrigerator, Dish washer, Washingmachine Hot water, Quartz top on the bottom unit SS kitchen sink with high quality mixer tap

7. PLUMBING WORK

All bathroom fittings shall be Kohler or Equivalent White Color with all accessories Hot water with mixer taps (Kohler or equivalent)
Tempered glass shower doors with SS frame

8. ELECTRICAL WORK

230V/30 AMP Three phase power supply with separate meter

Ceiling Fans in all Bedrooms

13A socket outlets

Data Outlets for IP TV

FTTH for Apartment & CAT6 distribution inside the apartment

Shaver socket outlets in all toilets

TV socket outlet in Living area and all bedroom

Telephone socket outlets in all Bed Rooms and Kitchen

LED light fittings

All switches and power sockets of European/Japanese Origin

VRV Type AC units for all bed rooms and living area

LP Gas detctor with Emergency cutoff valves

Stand-by Full Backup Generator to supply to the apartment

9. DOORS AND WINDOWS

Main Door

High Quality Engineered Timber Door (1 hr Fire Rated)

Internal doors

High Quality Engineered 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

All other doors fitted with high quality door locks

10. COLOUR SCHEME

As directed by the Architect

11. GENERAL

Separate electricity, gas and water meters to the unit

Garbage collection point inside the buildin

Video door phone & Standard Door Bell

Access Control to all Lift Lobbys

Fire Detection System and Fire Sprinkler System

CCTV monitoring at all public exits at Ground Floor & Lift Lobbies

Common Car Charging Bays

Common Car Washing Bays

Electronic Barrier Gate System

Utility bill generated through BMS System

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It is about finding the perfect balance between sophistication and simplicity, it is when you reflect human nature, passion and evoke the senses. To learn from the best, but be like no other. To be inspired and have a story to tell. It is when the ordinary is transformed to the extra ordinary. Ultimately you must go your own. Listen to your hearts calling.

THE GRAND, Ward Place. There is only One.