



GAMPAHA

WITHIN THE MUNICIPAL LIMITS

Gampaha is one of the fastest growing commercial metropolises in Sri Lanka.
A hub of urban activity replete with all the comforts and conveniences expected by an urban elite,
it also boasts of fresh air and lush greenery, making it the perfect paradise.

ONLY 100M TO KANDY ROAD





EVERYDAY IN PARADISE

Welcome to a premium property experience
that is perfectly calibrated to your lifestyle in paradise.







LIVE YOUR DREAM LIFE

Each of our 480 exquisite modern residences, complete with spacious layouts, stunning amenities and delightful facilities, are situated within truly palatial surroundings.

Enjoy seamless urban access with the best schools, institutes and hospitals as well as three important highway interchanges only minutes away.



OVERVIEW OF THE PROJECT LOCATION

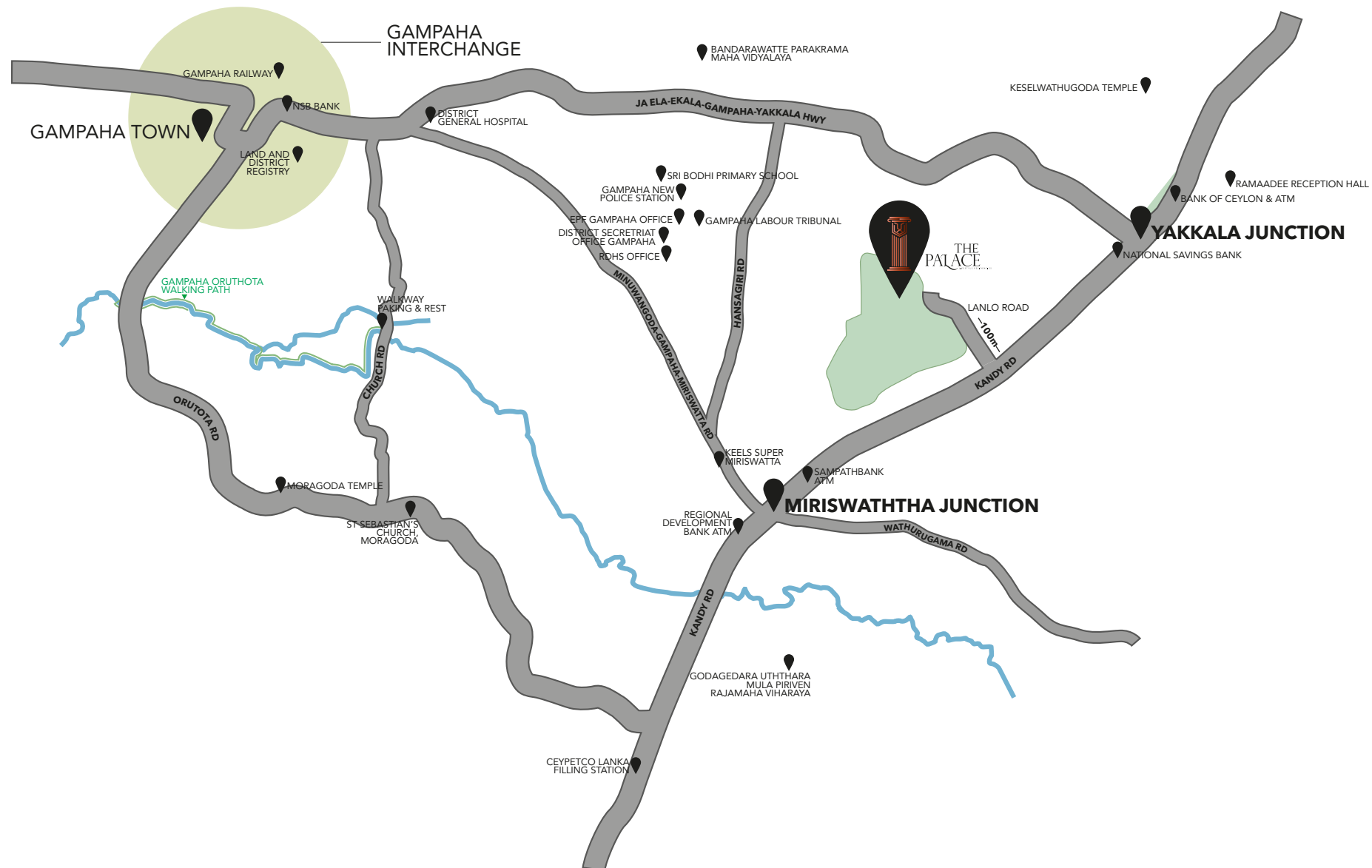
“The Palace” Lifestyle Residencies is in close vicinity of the city as it is located 2 kilometres from the town, new highway entrance, best schools, hospitals and other surrounding facilities. It is also only 100 metres from Kandy Road.

GAMPAHA
INTERCHANGE
4 MINS

GAMPAHA
RAILWAY STATION
10 MINS

KADAWATHA
INTERCHANGE
15 MINS





ESSENTIAL SERVICES

SCHOOLS

Rathnavali Balika Vidalaya
Lyceum International School - Gampaha
Wycherley International School
Sussex College – Gampaha
Holy Cross College
Sri Chandrajothi Maha Vidalaya - Gampaha
Bandaranayake College
Sri Bodhi Primary Shool
Anura Maha Vidyalaya

INSTITUTES

Gampaha Wickramarachchi
Ayurveda Institute
Regent Institute for Higher Studies
Miriswatha Nenasala IT Training Institute

HOSPITALS

Maternal and Child Health Clinic - Yakkala
District General Hospital Gampaha
Sethma Hospitals (Pvt) Ltd
Nawaloka Medicare - Gampaha

Essential Services

Distance From The Project

Bandaranayake College	4.3 Km
Rathnavali Balika Vidalaya	4.2 Km
Holy Cross College Gampaha	3.9 Km
Wycherley International School Gampaha	2.3 Km
Yakkala Police Station	0.4 Km
Gampaha Courts Complex	5.4 km
Gampaha Wickramarachchi Hospitals	2.2 Km
Arogya Private Hospital	4.5 km
District General Hospital	4.7 km
Sethma Private Hospital	5.1 km
Gampaha Railway Station	5.5 km
BIA (Bandaranayake International Airport)	29.5 km

AVAILABLE BANKS IN GAMPAHA





At the Palace you won't worry about security



Lap up the luxury of paradise



Leisure like a gentleman



Welcome to a residence like no other



Laze by the pool, under the shade



Designed to take your breath away



Live your perfect life



Breathe: Joy, love and laughter



The joy of freedom



Work out. Stay fit



Relax, unwind and enjoy every day





Grand living spaces ideal for entertaining



Cozy nooks for warm conversation



Vibrant and cozy hangouts



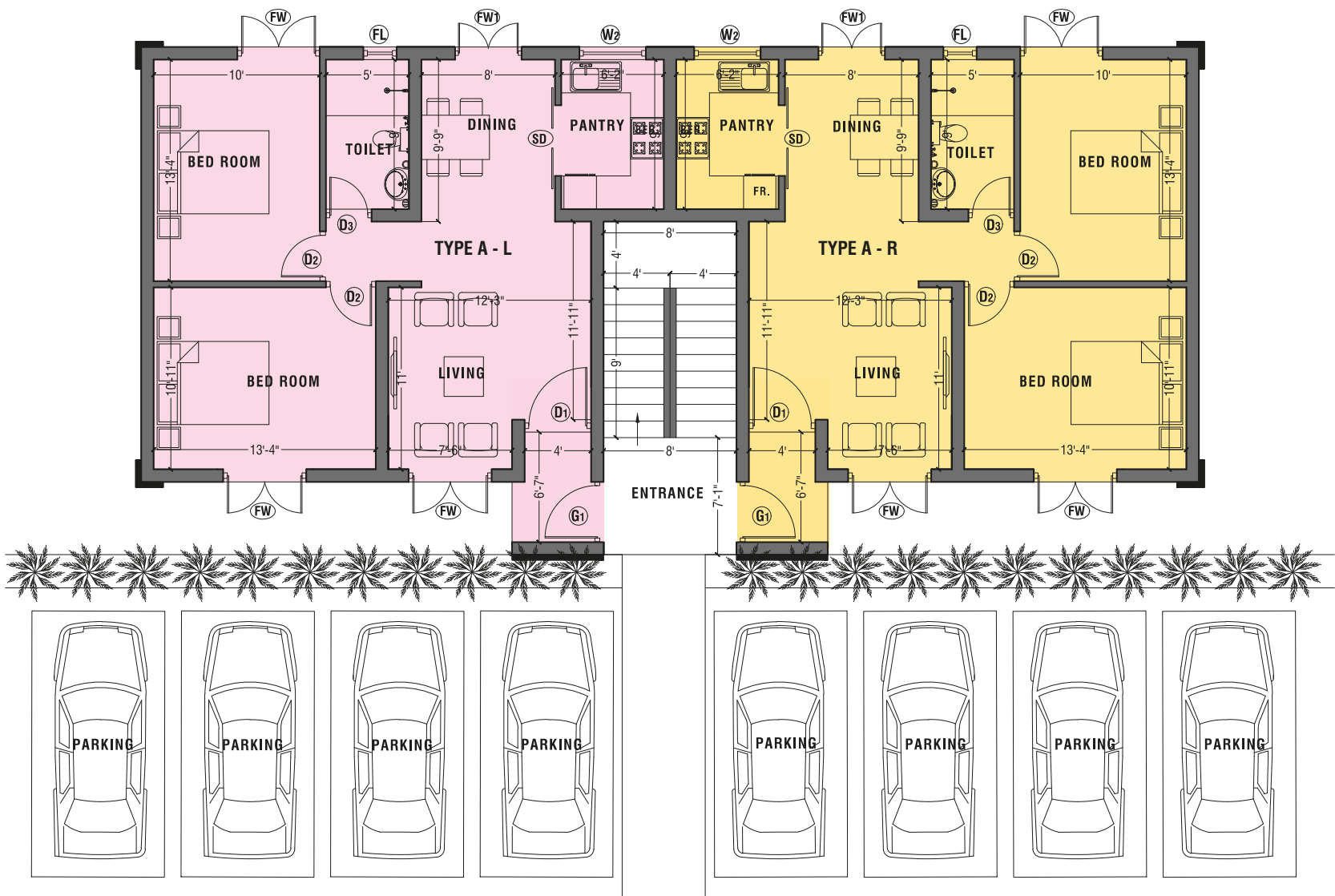


2 BEDROOM 1-2 BATHROOM

Each residence is meticulously finished with no expense spared, boasting charming and pristine interiors.



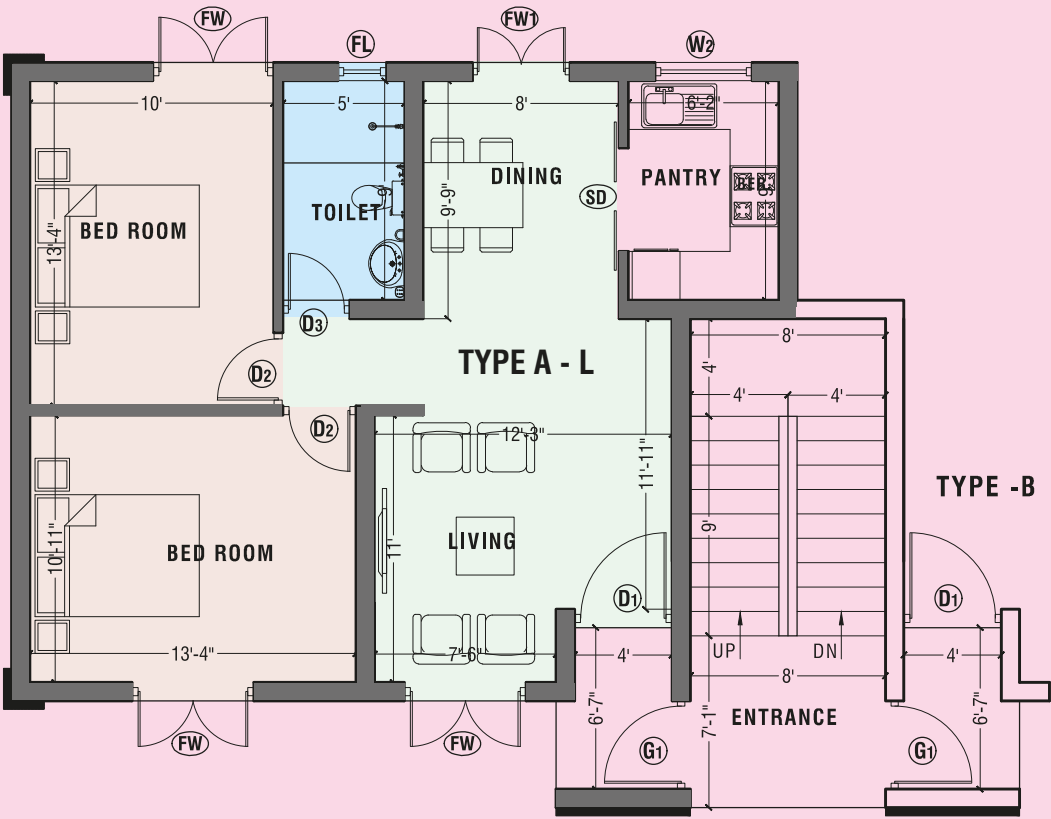
TYPE - A LAYOUT (2 BEDROOM | 1 BATHROOM)



GROUND FLOOR PLAN

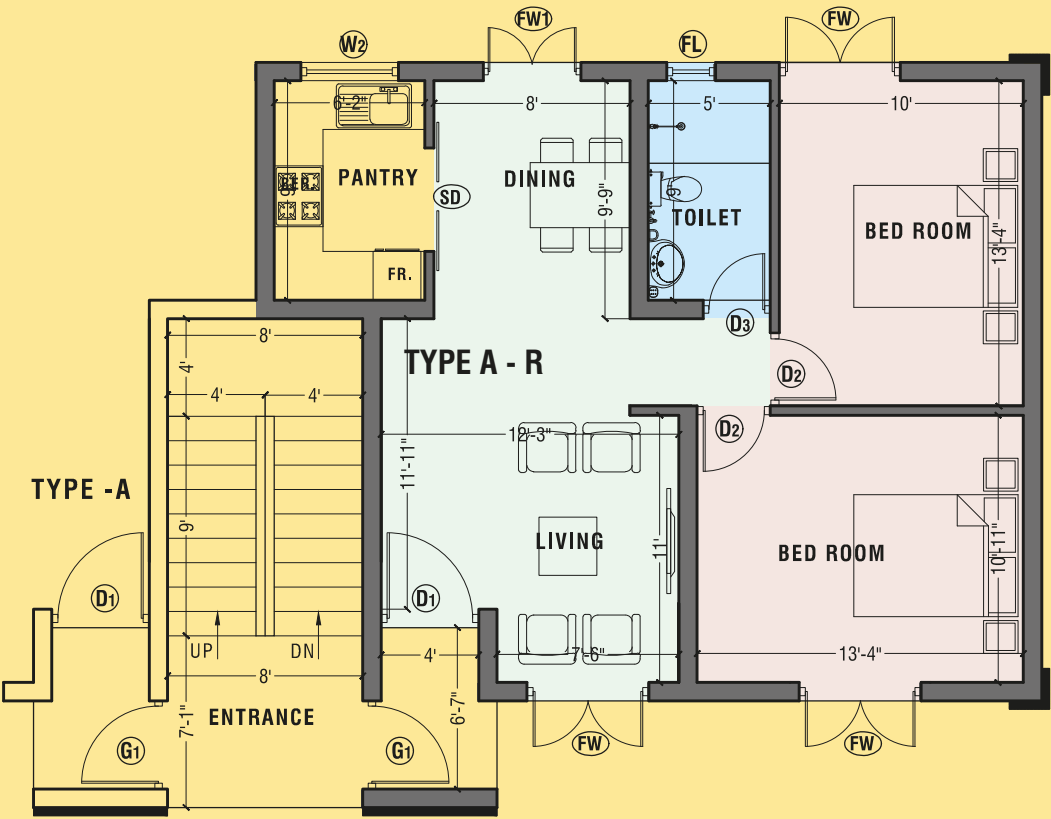
O2 BEDROOM + 1 BATHROOM

GROUND FLOOR PLAN



TYPE - A - L
FLOOR AREA : 731 SQ.FT

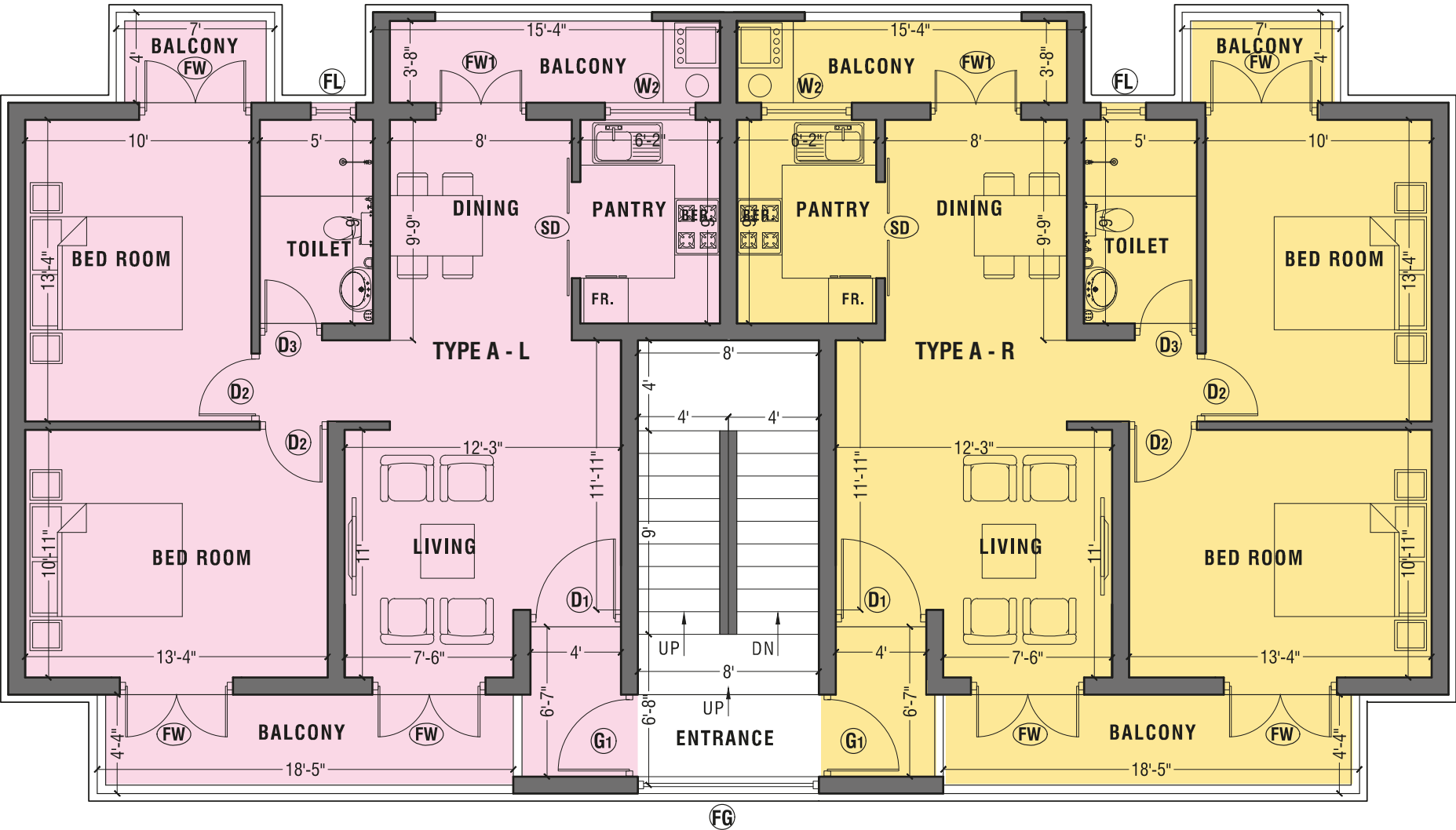
O2 BEDROOM + 1 BATHROOM



TYPE - A - R
FLOOR AREA : 731 SQ.FT

O2 BEDROOM + 1 BATHROOM

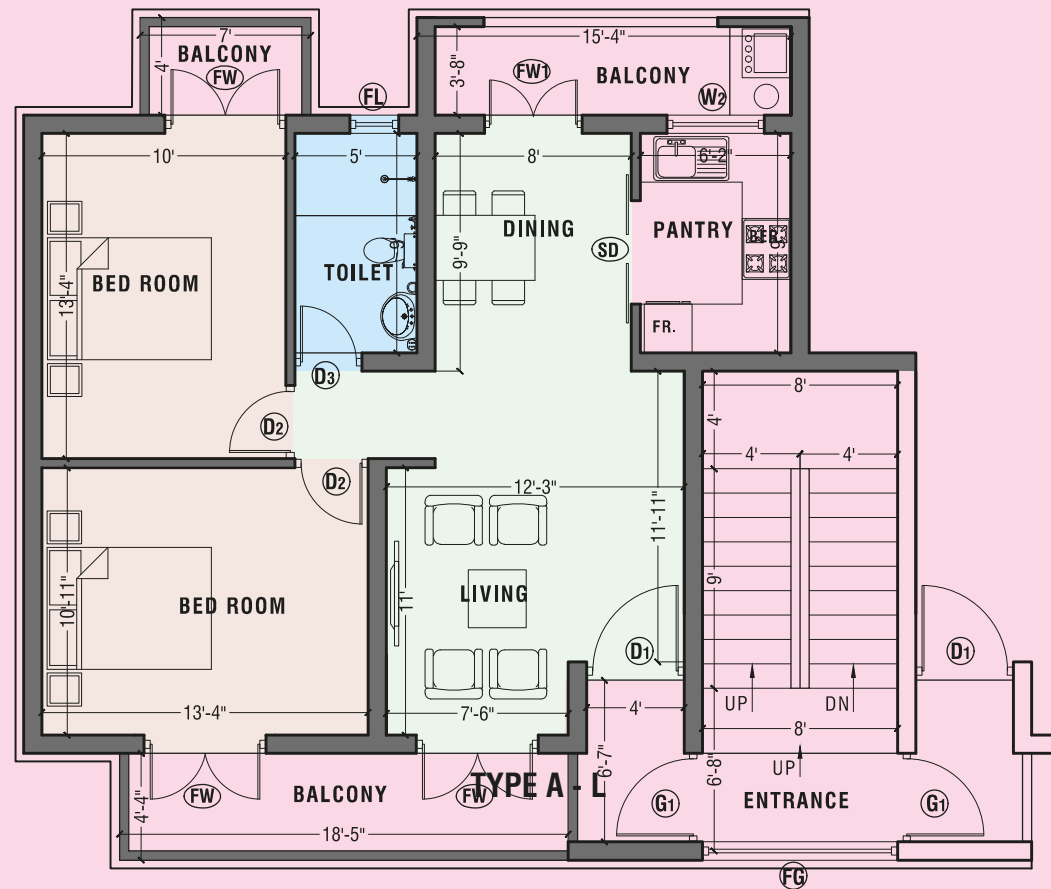
TYPE - A LAYOUT (2 BEDROOM | 1 BATHROOM)



TYPICAL FLOOR PLAN

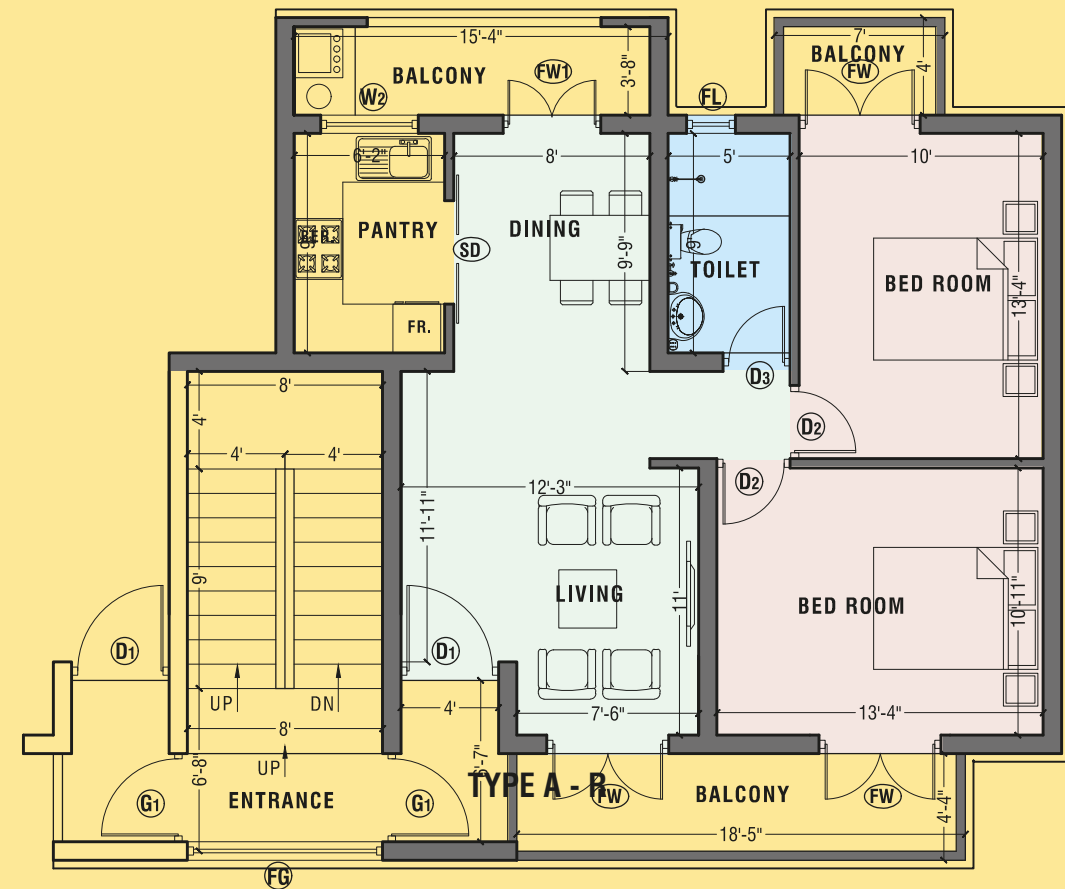
O2 BEDROOM + 1 BATHROOM

TYPICAL FLOOR PLAN



TYPE - A - L
FLOOR AREA : 928 SQ.FT

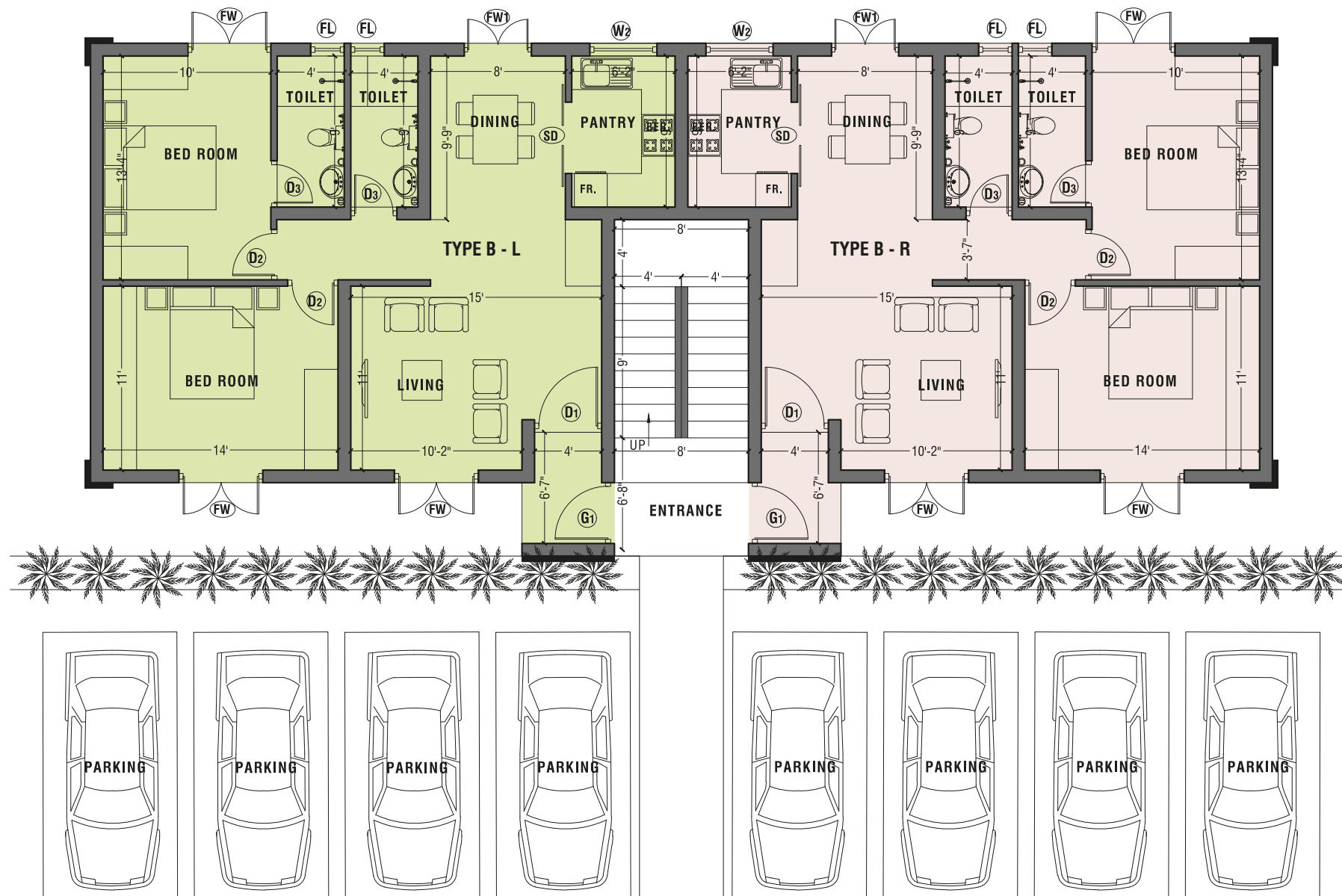
O2 BEDROOM + 1 BATHROOM



TYPE - A - R
FLOOR AREA : 928 SQ.FT

O2 BEDROOM + 1 BATHROOM

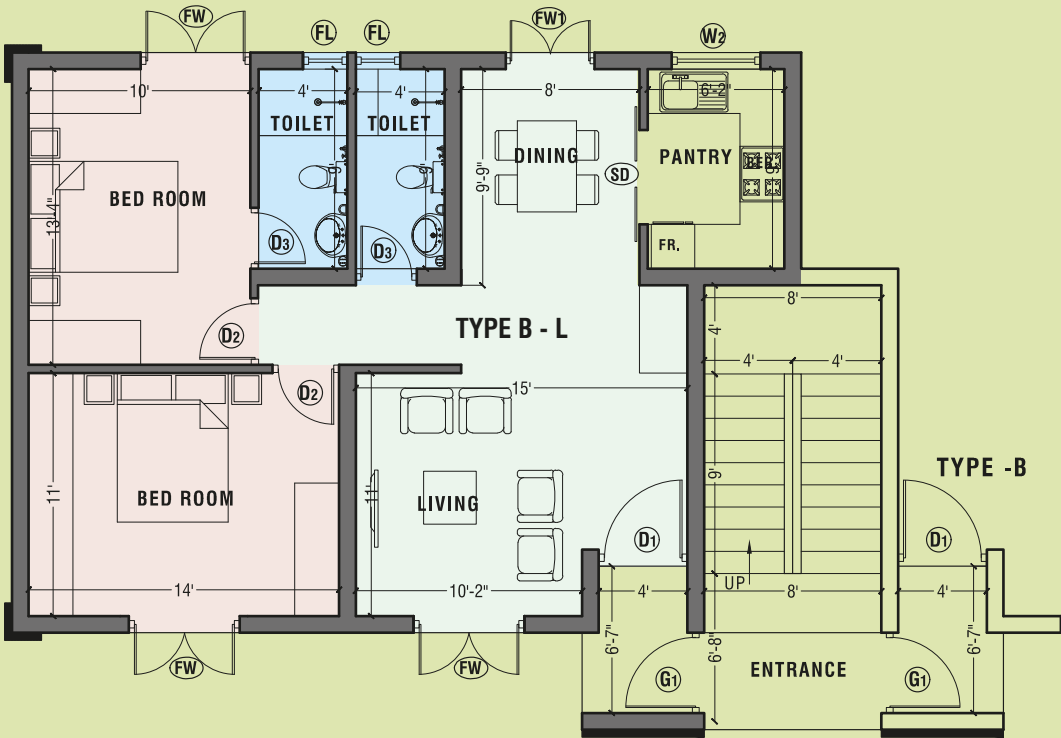
TYPE - B LAYOUT (2 BEDROOM | 2BATHROOM)



GROUND FLOOR PLAN

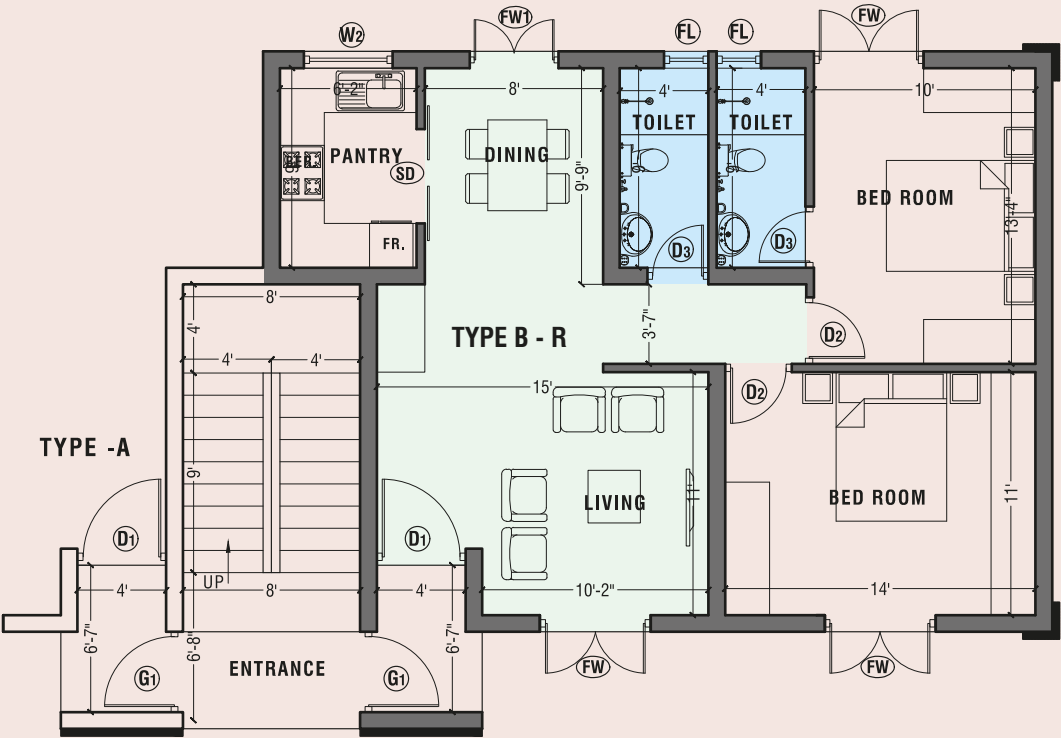
O2 BEDROOM + 2 BATHROOM

GROUND FLOOR PLAN



TYPE - B - L
FLOOR AREA : 817 SQ.FT

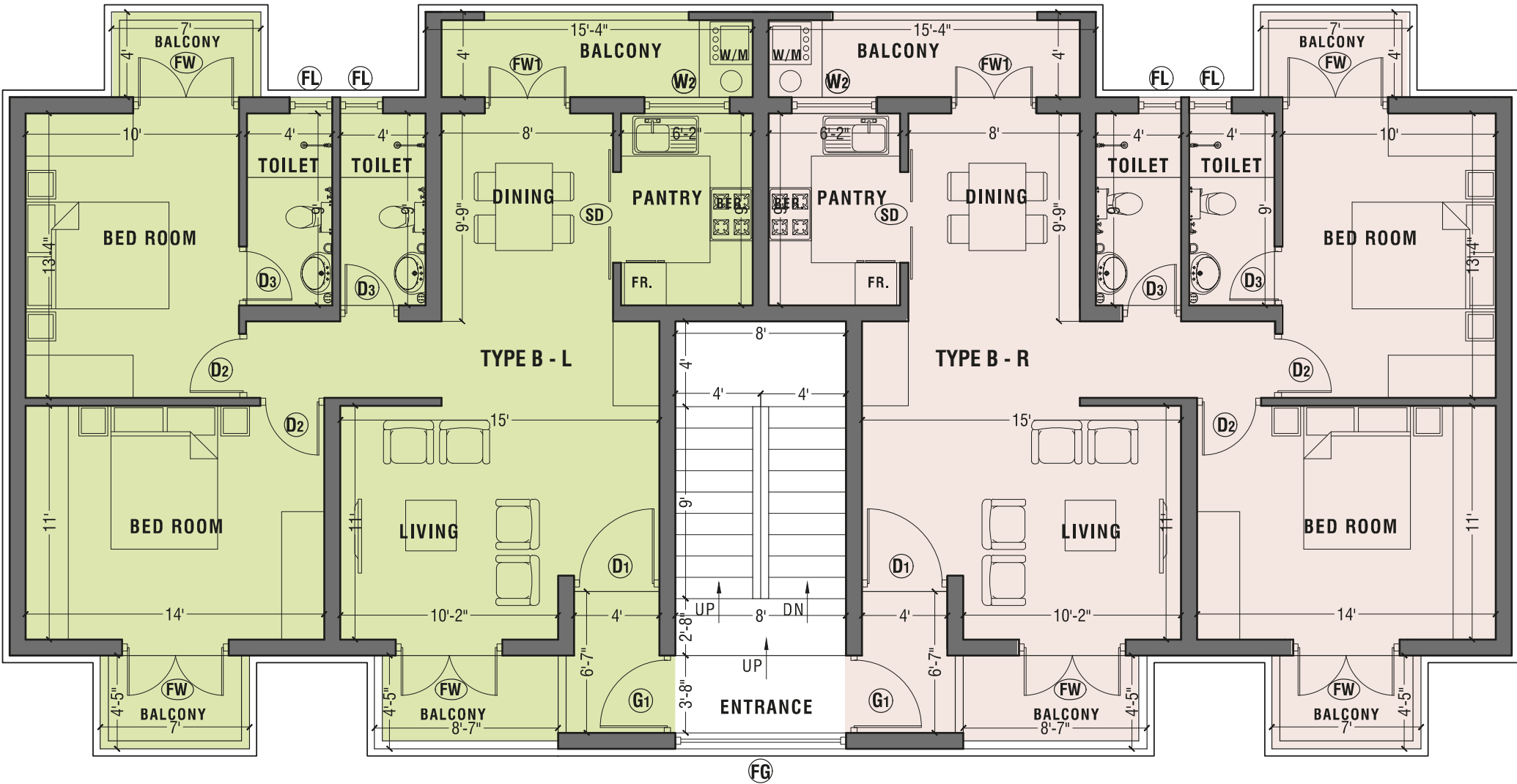
O2 BEDROOM + 2 BATHROOM



TYPE - B - R
FLOOR AREA : 817 SQ.FT

O2 BEDROOM + 2 BATHROOM

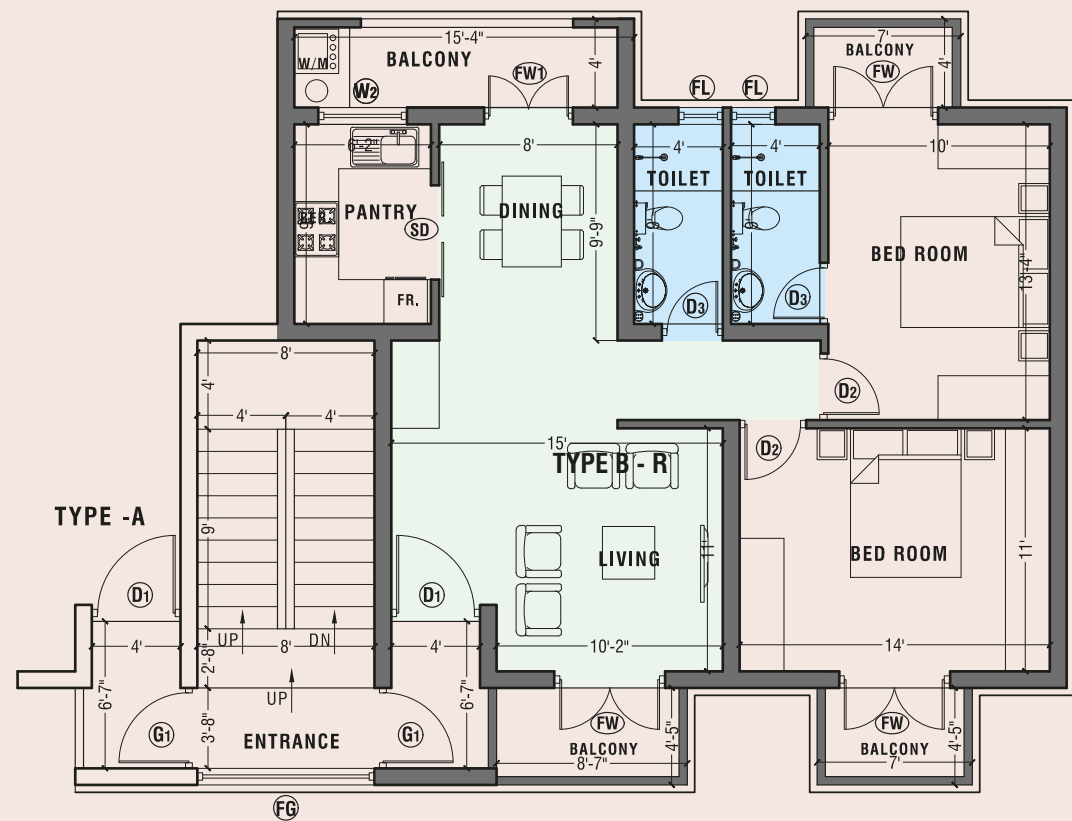
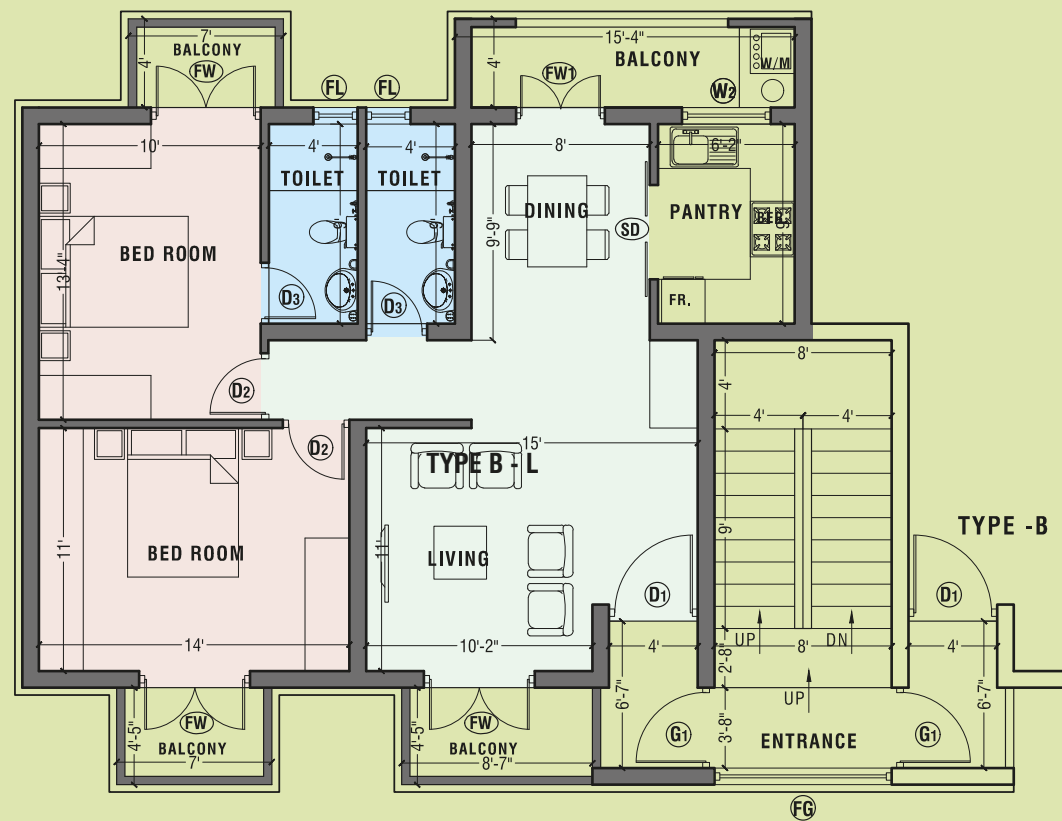
TYPE - B LAYOUT (2 BEDROOM | 2 BATHROOM)



TYPICAL FLOOR PLAN

O2 BEDROOM + 2 BATHROOM

TYPICAL FLOOR PLAN





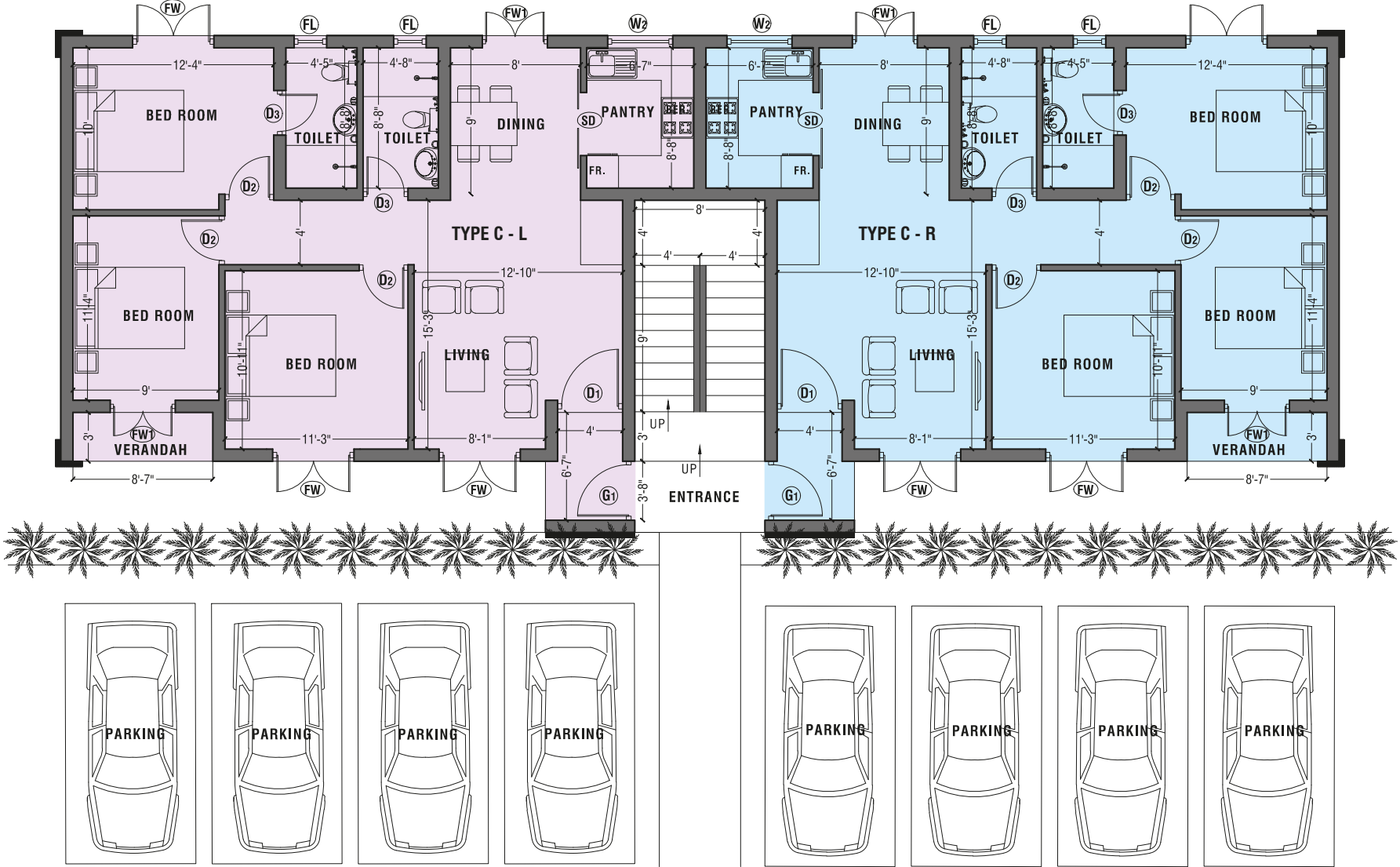


3 BEDROOM 2 BATHROOM

Every aspect of each home has been beautifully considered, ensuring chic and picturesque living.



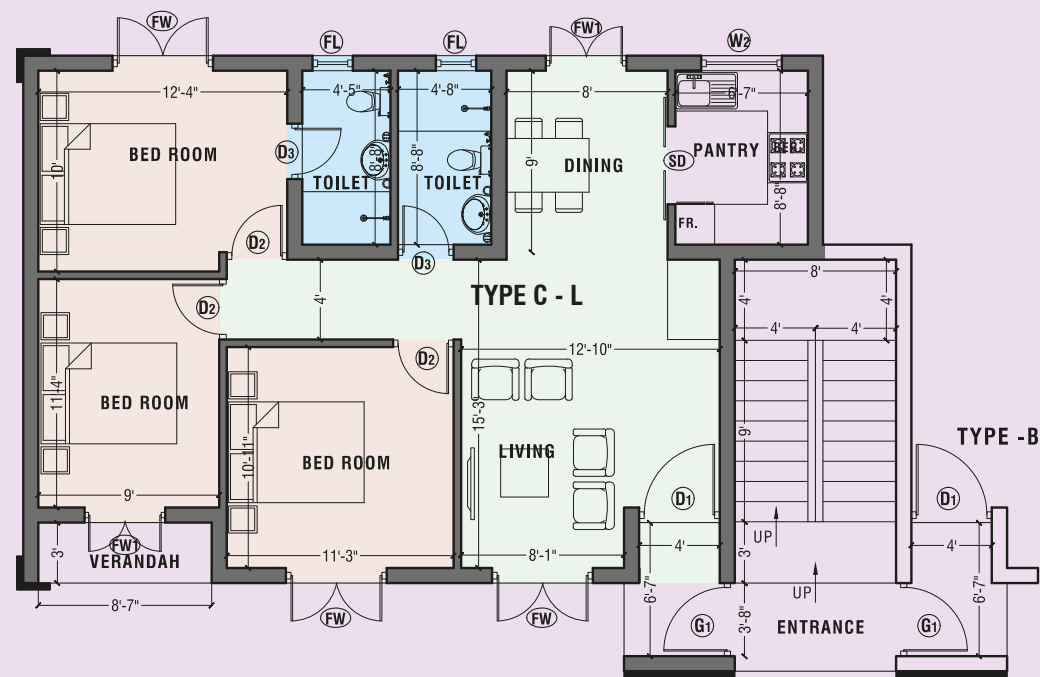
TYPE - C LAYOUT (3 BEDROOM | 2BATHROOM)



GROUND FLOOR PLAN

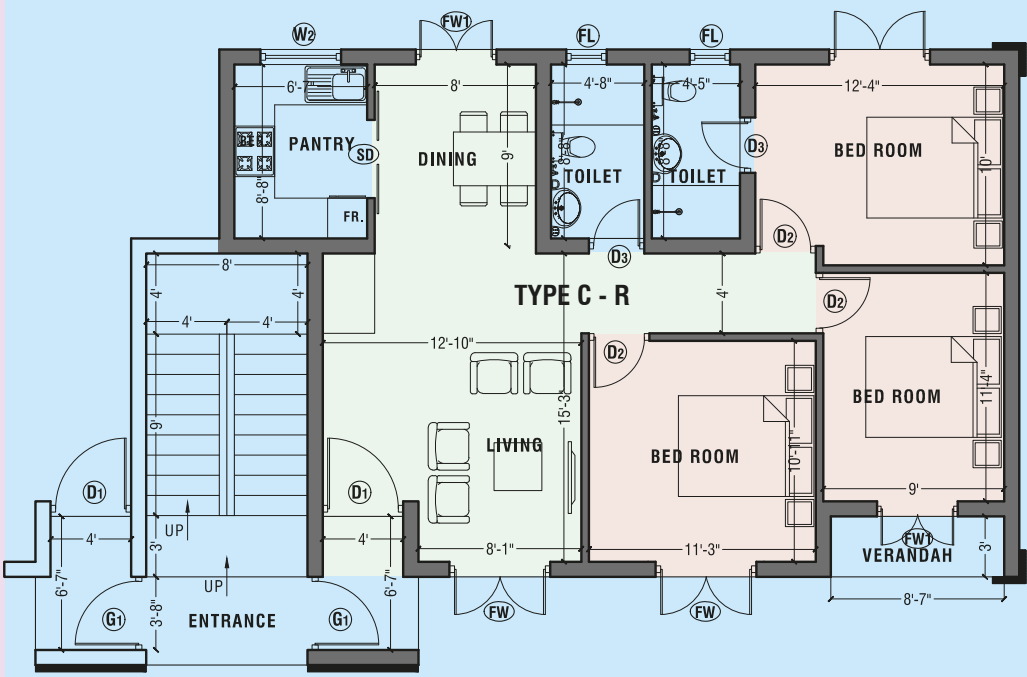
03 BEDROOM + 2 BATHROOM

GROUND FLOOR PLAN



TYPE - C - L
FLOOR AREA : 919 SQ.FT

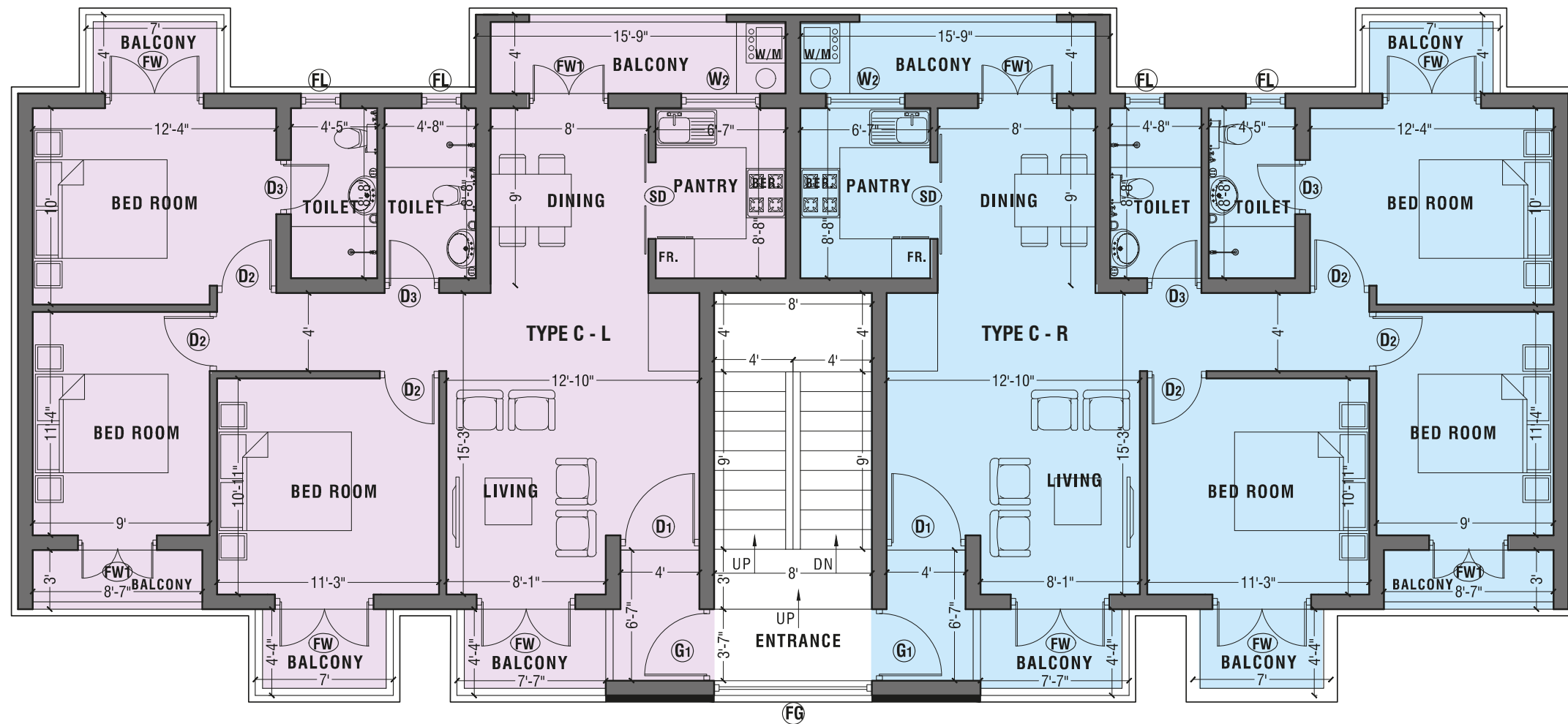
O3 BEDROOM + 2 BATHROOM



TYPE - C - R
FLOOR AREA : 919 SQ.FT

O3 BEDROOM + 2 BATHROOM

TYPE - C LAYOUT (3 BEDROOM | 2BATHROOM)



TYPICAL FLOOR PLAN

O3 BEDROOM + 2 BATHROOM



GENERAL SPECIFICATIONS FOR THE PALACE

01 FLOOR AREA

As per the Architect's Plan
Entrance lobby, Living, Dining, Pantry, Bedrooms,
Bathroom and Balconies.

TYPE A

- Ground Floor 731 sqft
- 1st, 2nd and 3rd Floors 928 sqft (with balconies)
- Entrance lobby, Living, Dining, Pantry, Bedroom 01, Bedroom 02 & Common Toilet.

TYPE B

- Ground Floor 817 sqft
- 1st, 2nd and 3rd Floors 1,000 sqft (with balconies)
- Entrance lobby, Living, Dining, Pantry, Bedroom 01 with attached toilet, Bedroom 02 and Common Toilet.

TYPE C

- Ground Floor 919 sqft
- 1st, 2nd and 3rd Floors 1,102 sqft (with balconies)
- Entrance lobby, Living, Dining, Pantry, Bedroom 01 with attached toilet, Bedroom 02, Bedroom 03 and Common Toilet.

02 SUB STRUCTURE

Individual / Combine shallow RCC footing Foundation

03 SUPER STRUCTURE

RCC Columns, Beams, Slabs, Frame Structure and Brick walls to satisfy the design requirements

04 FLOOR FINISHES

Living, Dining, Pantry & Bedrooms

Waxed cement finish flooring as per the Architect's selection

Bathrooms

Non-slippery Ceramic tiles as per the Architect's selection

05 WALL FINISHES

Internal walls

Smooth coat with wall putty, filler and two coats of Emulsion paint

External walls

Semi-rough plaster with wall primer, two coats of weather-shield paint system

Bathrooms

Ceramic tiles up to 7' feet at shower Area and balance up to 5' feet Height

06 PANTRY

Modern Pantry cupboard suits to design (Excluding appliances)
SS Sink with drainer and swan neck tap
Perstorp worktop with tiled backsplash

07 BATHROOMS

Rocell or American Standard or equivalent fittings for all bathrooms
Water closet with hand bidet and pedestal type Wash basin
Mirror and Mirror light
Shower Panel
Soap tray, Toothbrush holder, Toilet paper holder, and Towel rail

08 DOORS AND WINDOWS

Main Door

Engineered timber sash and timber frame

Internal Doors

Semi-Solid plywood door sash with a timber frame

Windows

White powder coated aluminum glazed windows

Fan Lights

White powder coated aluminum glazed fan lights

Locks

Mortice door lock and handle for Main Door (Dorset or equivalent)
Cylinder type locks for all other doors

09 COLOUR SCHEME

As directed by the Architect

10 ELECTRICAL WORKS

230V/30AMP Single Phase Power Supply
Ceiling Fans for Living and Bedrooms
13 AMP Socket Outlets and Switches (Orange or equivalent)
MCB, RCCB (ABB/ SIEMENS or equivalent)
Telephone and TV socket outlets in Living area and Master Bedroom
Point wiring with bulb as directed by the Architect
AC power supply provision for Bedrooms and living only

11 WATER SUPPLY




From cold water supply system from the complex with common over head tower with gravity supply to units

12 CAR PARK

Uncovered Car parking lot at Ground level as per architect plan

*ALL PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT MAY VARY DUE TO PRODUCT ENHANCEMENT

MASTER PLAN


03 BED ROOM BLOCK - 38 NO'S (UNITS 38X08=304 NO'S)

02 BED ROOM BLOCK - 10 NO'S (UNITS 10X08=80 NO'S)

02 BED ROOM BLOCK - 12 NO'S (UNITS 12X08=96 NO'S)
NUMBER OF HOUSING UNITS 480 NO'S

