

**THE COLOMBO  
BORDER**

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- Your Story Begins Here -



- Your Story  
Begins Here -





4 Minutes  
to Katunayake Expressway

15 Minutes  
to BIA

20 Minutes  
to Port City

15 Minutes  
to Lotus Tower



Welcome to the zenith of sophistication, as Prime Group elegantly reveals its newest marvel, The Colombo Border. Embark on a voyage of unmatched grace, with landmarks of unmistakable prominence gracing your path.

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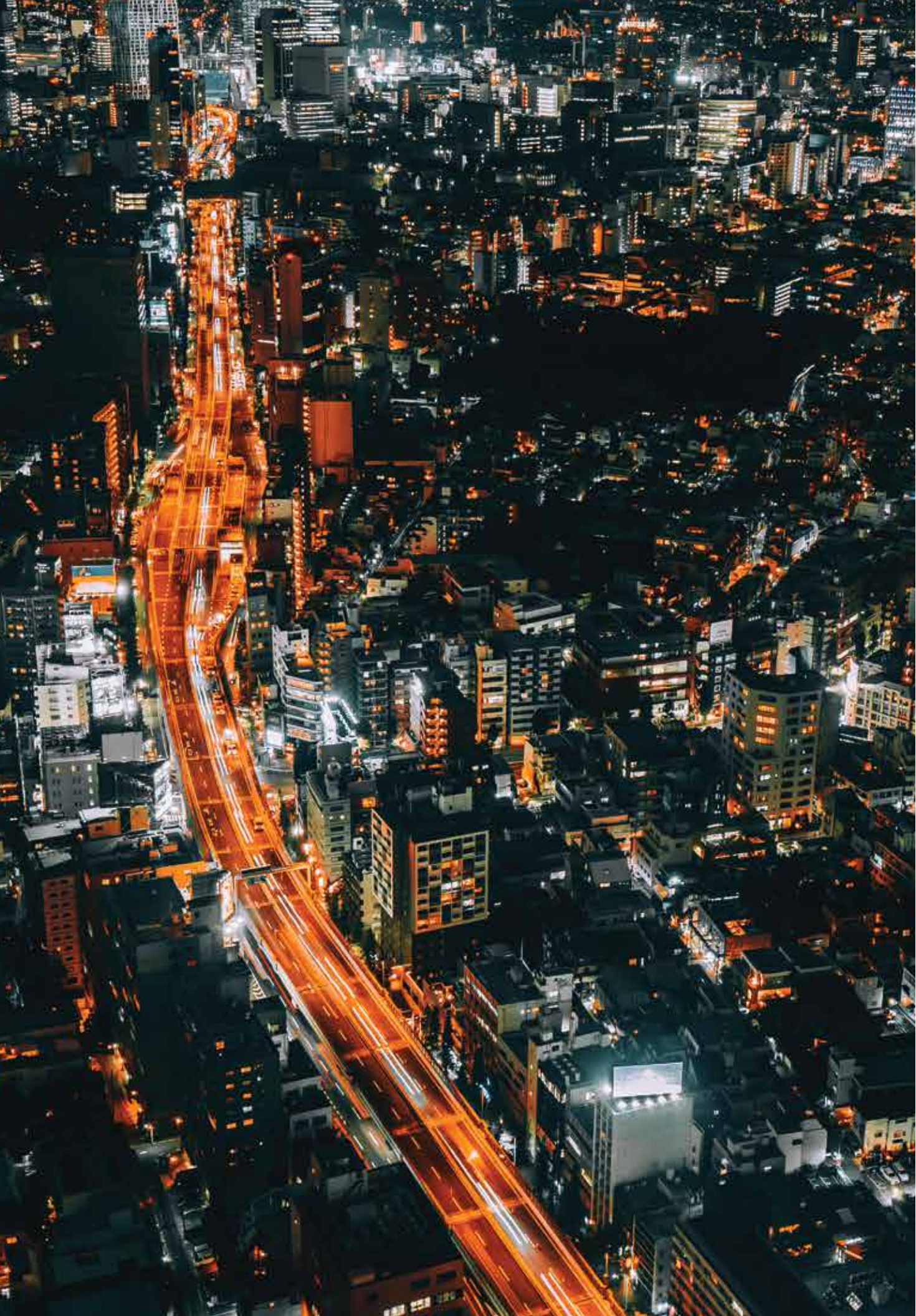




## A Sanctuary in the Bustling Metropolis

Here, amidst the vibrant energy of Colombo, you'll find serenity and tranquility in abundance. Relax and recharge in the comfort of your own residence, knowing that the pulse of the city is always within reach.





# Access to anywhere & everywhere

Facing Colombo  
Kandy Main Road

## City-Centric Convenience |

Positioned at the nexus of convenience and sophistication, our prime location ensures that you are always just moments away from the city's finest attractions, dining destinations, and cultural experiences.

## Effortless Commuting |

Say goodbye to long commutes and hello to seamless travel connections. The Colombo Border offers easy access to major transportation hubs, ensuring that you can navigate the city with ease and efficiency. Whether you're commuting for work or exploring the city's diverse neighbourhoods, getting there is always a breeze.





it's about  
weaving  
dreams



Developing isn't just about erecting structures; it's about weaving dreams into the fabric of reality, creating spaces where lives unfold, memories are made, and futures are shaped. It's not merely about bricks and mortar; it's about crafting havens where every corner tells a story, every window frames a vision, and every doorstep welcomes possibilities. As developers, we don't just build buildings; we build the foundations of dreams, the pillars of aspirations, and the roofs of infinite potential. For us, each project is not just a construction site; it's a canvas where the art of living finds its masterpiece, where communities thrive, and where the essence of life itself is nurtured.

A DEVELOPMENT BY







BELONGING | CONNECTIVITY | COMMUNITY

Step into a world where innovative design blends seamlessly with the spirit of camaraderie, where every corner is infused with the essence of thoughtful architecture and vibrant community living.





புதுலெண்

வணக்கம்

Welcome  
Home

Step into a world of elegance  
and sophistication as you cross  
the threshold of our meticulously  
crafted entrance lobby









# The Residences

TWO BEDROOM APARTMENTS

789+ Sq.Ft

THREE BEDROOM APARTMENTS

1478+ Sq.Ft

THE PENTHOUSE SUITES

2146-2988 Sq.Ft

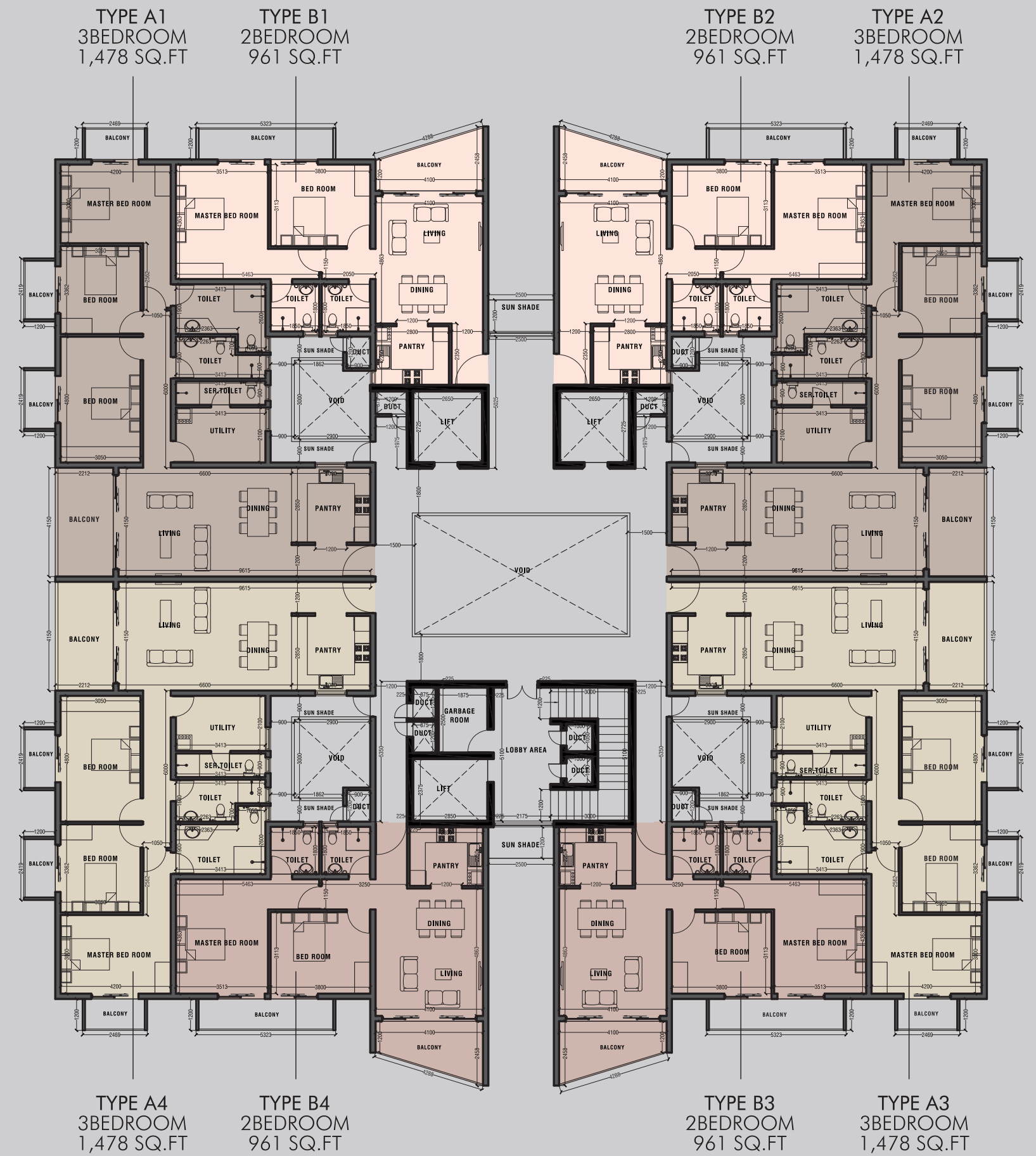
Discover Your Perfect Space with Our Thoughtfully Designed Apartments

Each layout has been meticulously designed to maximize space, comfort, and functionality.





# MASTER PLAN TOWER BRIELLE





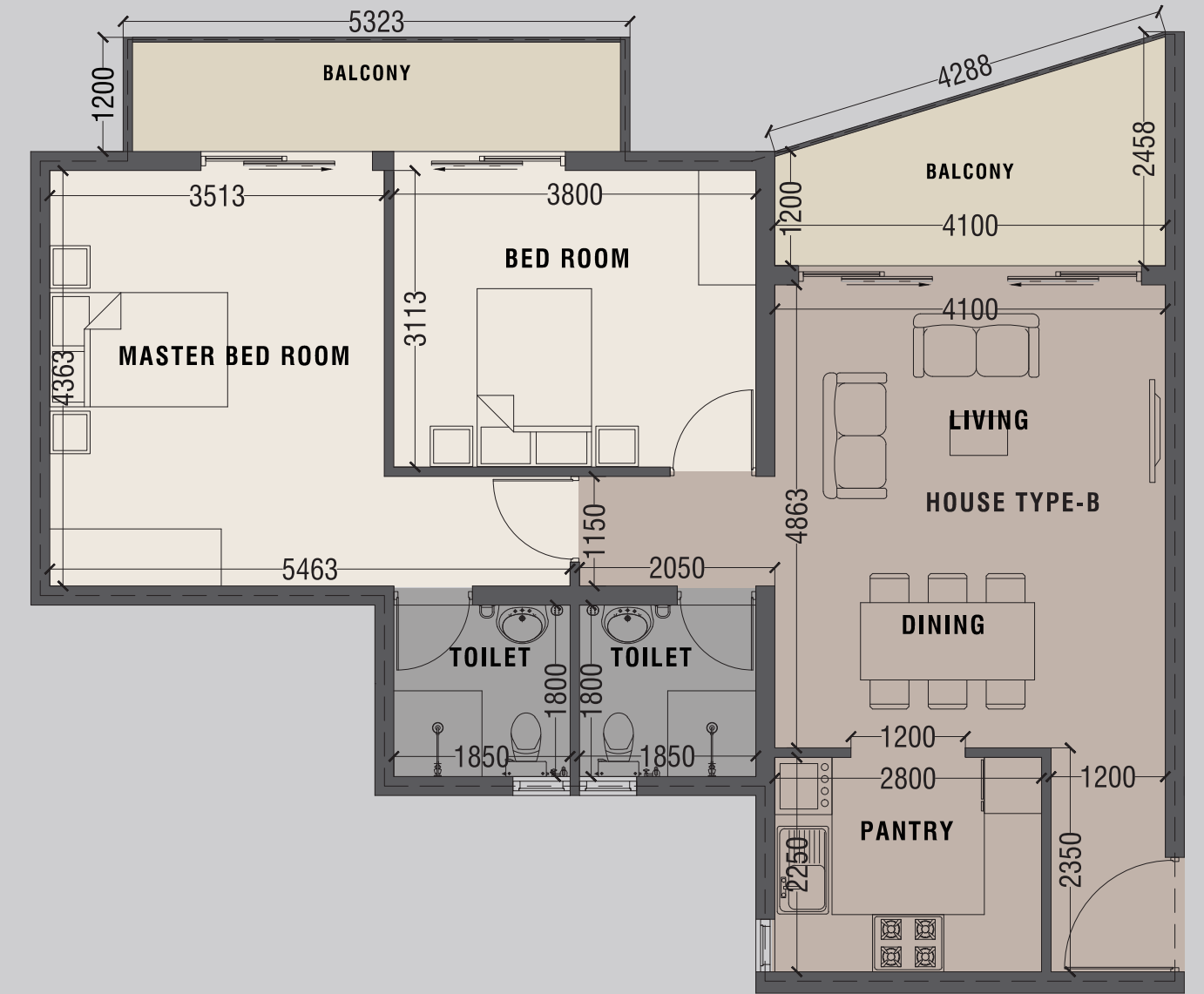


			03		01
			03		04

**TYPE A**  
1478 SQ.FT.

MAID'S QUARTERS

DISCLAIMER:  
THIS LAYOUT IS FOR VISUAL REPRESENTATION ONLY



			02		01
			02		03

**TYPE B**  
961 SQ.FT.

DISCLAIMER:  
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—Home For  
Everyone—





## Your Sanctuary Awaits

Step through the doorway and into a world of comfort, elegance, and modern convenience. Where no detail has been spared in crafting residences that are as beautiful as they are functional. From the moment you walk in, you'll feel right at home in our thoughtfully designed living spaces.



## Modern Kitchens

Channel your inner chef where functional design, spacious countertops, and ample storage makes meal prep a breeze. Whether you're cooking for one or hosting a dinner party, you'll love the functionality and style of our modern kitchen spaces.

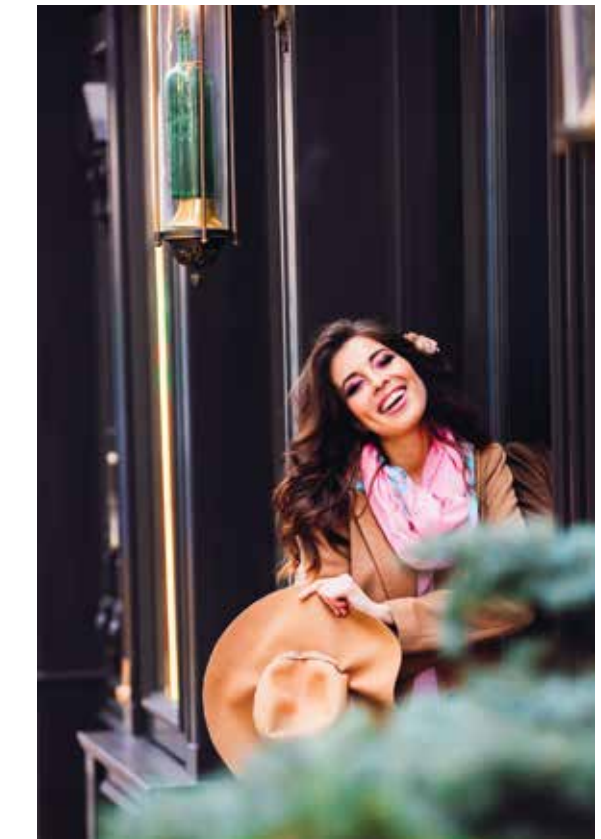


## Expansive Windows

Let natural light flood your living space through expansive windows that offer sweeping views of the surrounding cityscape. From sunrise to sunset, you'll love the warm glow of natural light that fills your home, cre

## Private Balconies

Step outside and enjoy the fresh air, where stunning views and ample space provide the perfect backdrop for al fresco dining, morning coffee, or simply soaking up the sunshine.















THE PENTHOUSE  
–suites–  
TOWER BRIELLE

LIMITED  
COLLECTION  
OF

8

PENTHOUSE  
SUITES

Perched high with the city skyline, these limited residences offer unparalleled views, premium amenities, and sophisticated design for the discerning resident.

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**BREATHTAKING VIEWS**

Indulge in sweeping vistas of the cityscape from your private perch in the sky. With floor-to-ceiling windows that frame iconic landmarks and glittering city lights, every moment spent in our penthouses is a visual masterpiece.

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**SPACIOUS INTERIORS**

Step inside and be greeted by expansive living spaces that exude grandeur and sophistication. From soaring ceilings to open-concept layouts, our penthouses offer an unparalleled sense of space and freedom, perfect for entertaining guests or simply relaxing in style.

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**LUXURIOUS FINISHES**

Immerse yourself in luxury with high-end finishes and designer touches throughout

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**PRIVATE OUTDOOR SPACES**

Your Sanctuary in the Sky

Escape the ordinary. Limited Residencies available.



# PENTHOUSE - LOWER FLOOR

TYPE PA1  
4BEDROOM  
2,988 SQ.FT

TYPE PB1  
3BEDROOM  
2,146 SQ.FT

TYPE PB2  
3BEDROOM  
2,146 SQ.FT

TYPE PA2  
4BEDROOM  
2,988 SQ.FT



TYPE PA4  
4BEDROOM  
2,988 SQ.FT

TYPE PB4  
3BEDROOM  
2,146 SQ.FT

TYPE PB3  
3BEDROOM  
2,146 SQ.FT

TYPE PA3  
4BEDROOM  
2,988 SQ.FT





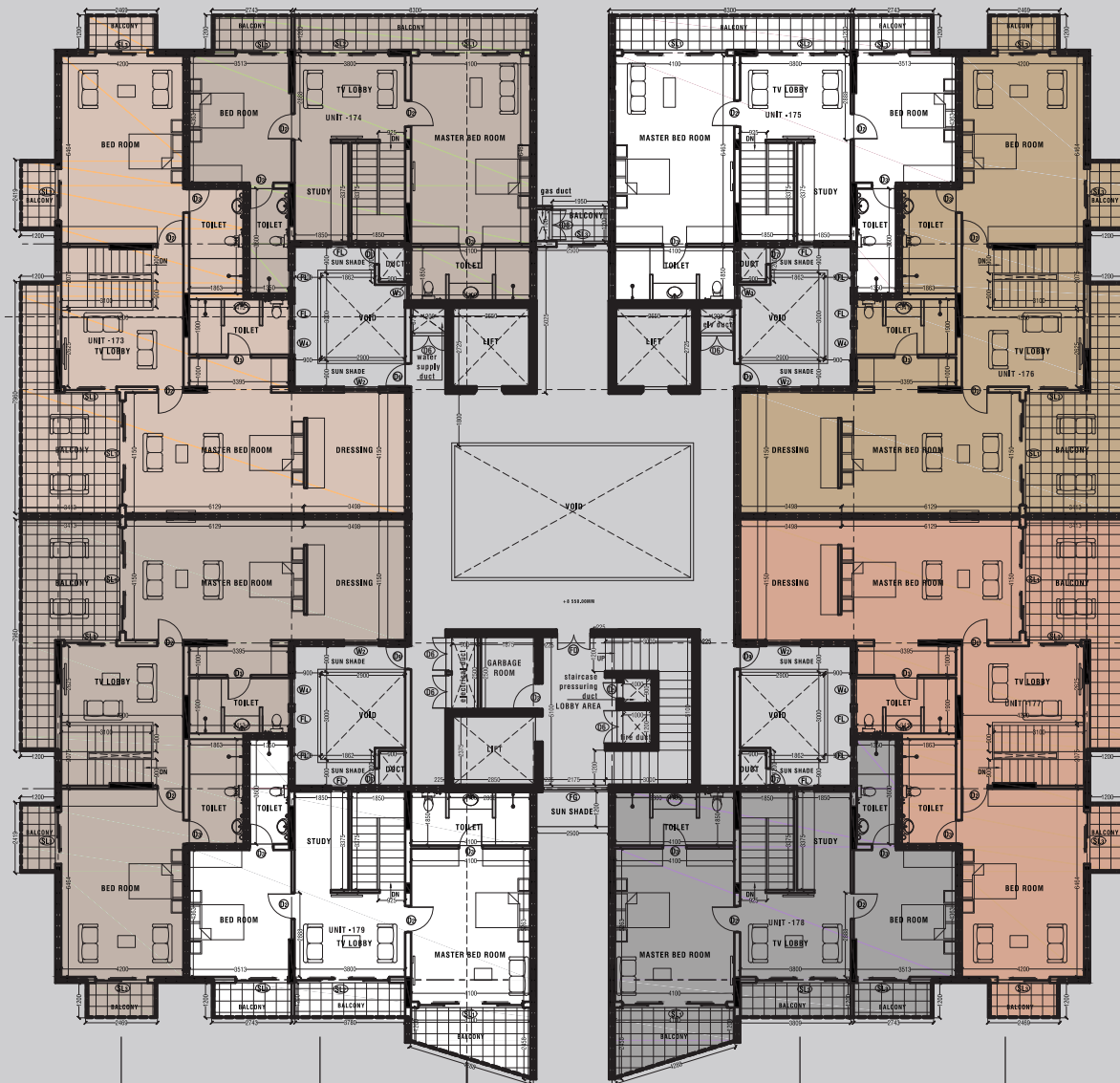
# PENTHOUSE - UPPER FLOOR

TYPE PA1  
4BEDROOM  
2,988 SQ.FT

TYPE PB1  
3BEDROOM  
2,146 SQ.FT

TYPE PB2  
3BEDROOM  
2,146 SQ.FT

TYPE PA2  
4BEDROOM  
2,988 SQ.FT



TYPE PA1  
4BEDROOM  
2,988 SQ.FT

TYPE PB4  
3BEDROOM  
2,146 SQ.FT

TYPE PB3  
3BEDROOM  
2,146 SQ.FT

TYPE PA3  
4BEDROOM  
2,988 SQ.FT







**PENTHOUSE**  
LOWER FLOOR

**TYPE - PA - 2988 SQ.FT.**



MAID'S QUARTERS

DISCLAIMER:  
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	04		01
	05		06





			
	04		01
	05		06

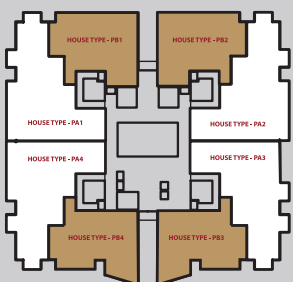
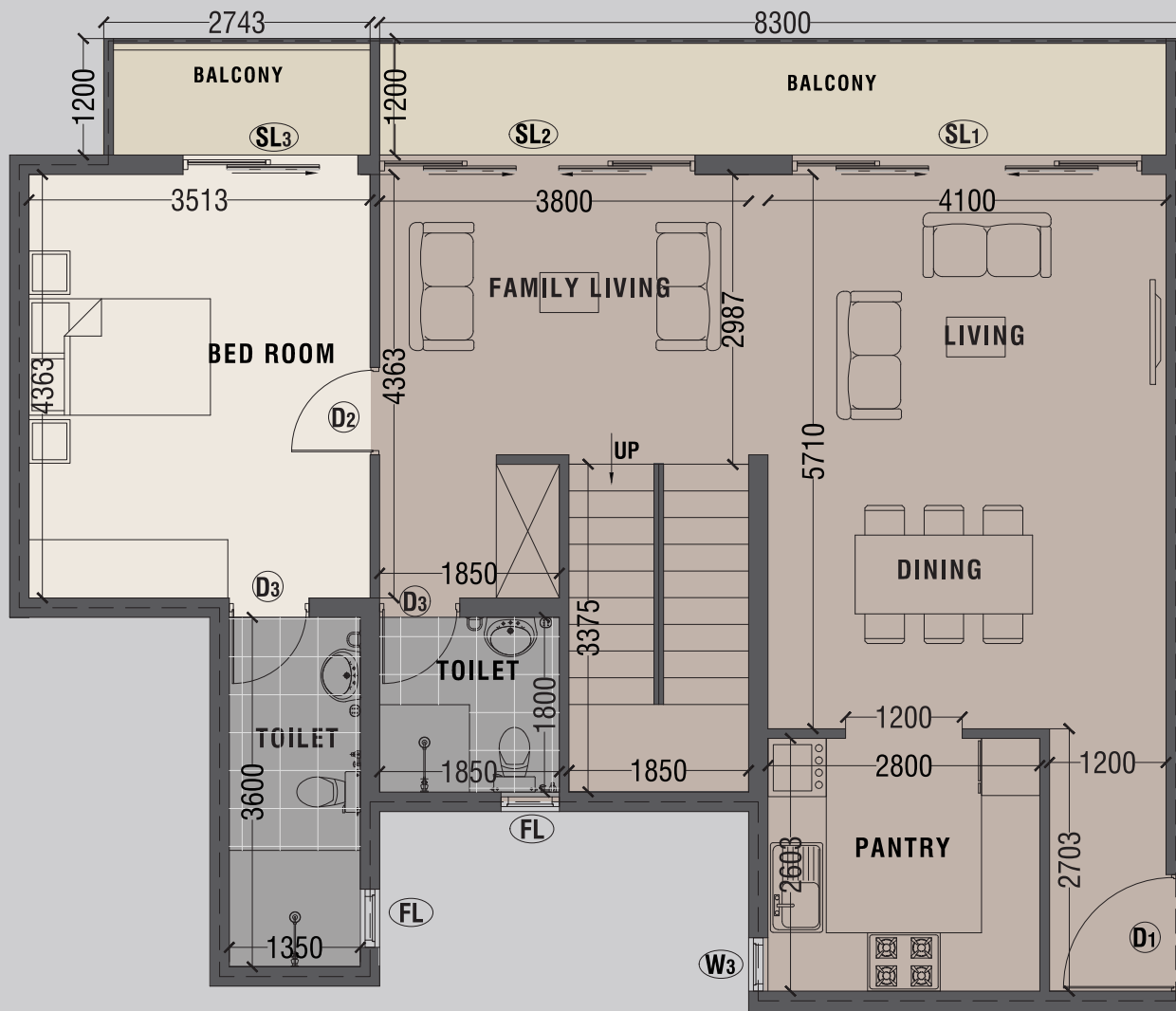
**PENTHOUSE**  
UPPER FLOOR

**TYPE - PA - 2988 SQ.FT.**

 MAID'S QUARTERS

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	04		04

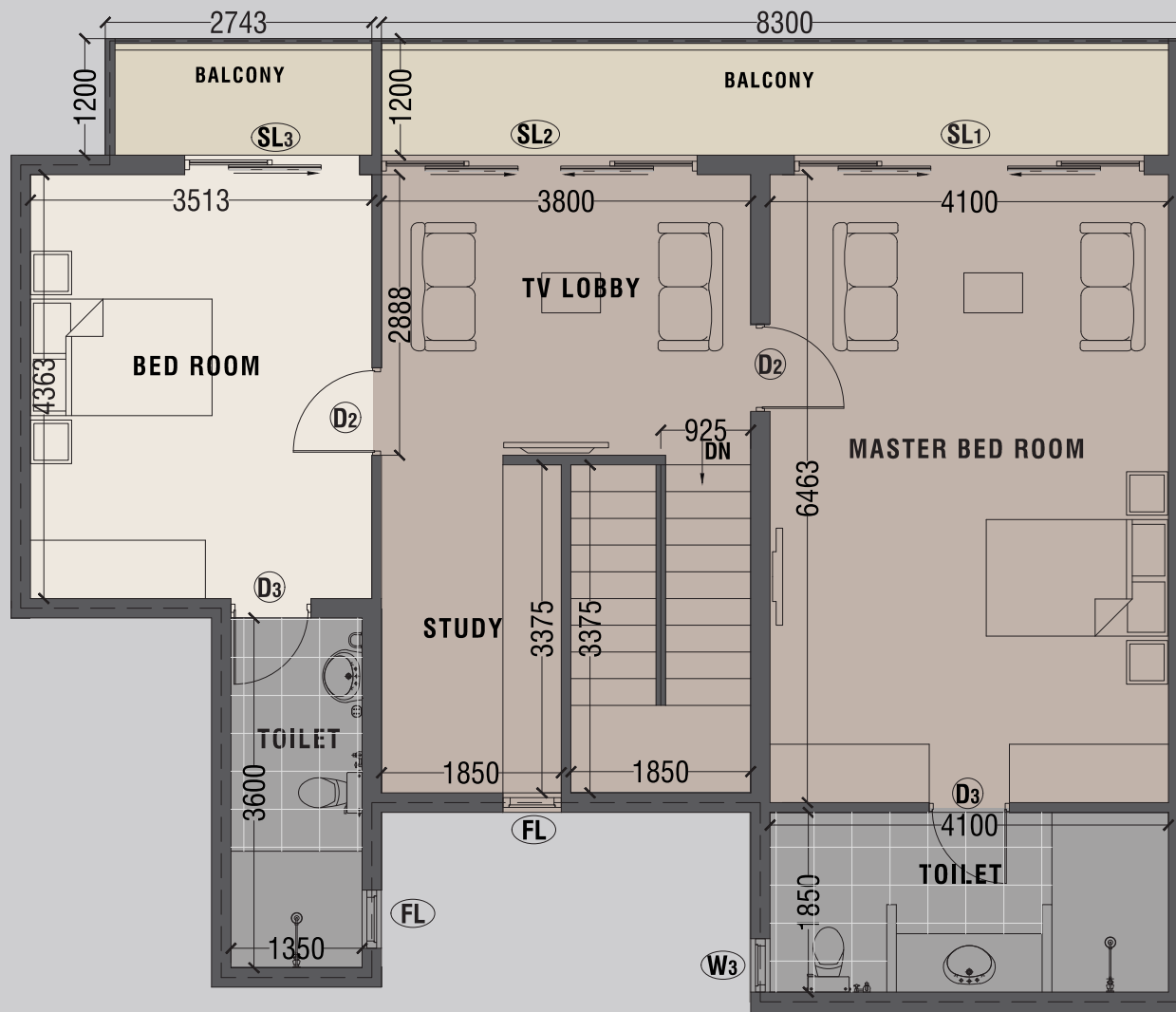
**PENTHOUSE**  
LOWER FLOOR

**TYPE PB**  
2146 SQ.FT.

DISCLAIMER:  
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	03		01
	04		04

**PENTHOUSE**  
UPPER FLOOR

**TYPE PB**  
2146 SQ.FT.

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MASTER PLAN  
TOWER COSMOS



TYPE CE  
2 BEDROOMS  
974 SQ.FT

TYPE CC  
2 BEDROOMS  
974 SQ.FT

TYPE CG  
2 BEDROOMS  
789 SQ.FT

TYPE CA  
2 BEDROOMS  
789 SQ.FT

TYPE CH  
2 BEDROOMS  
789 SQ.FT

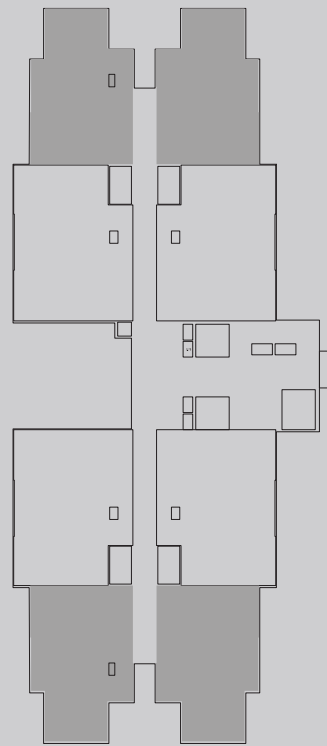
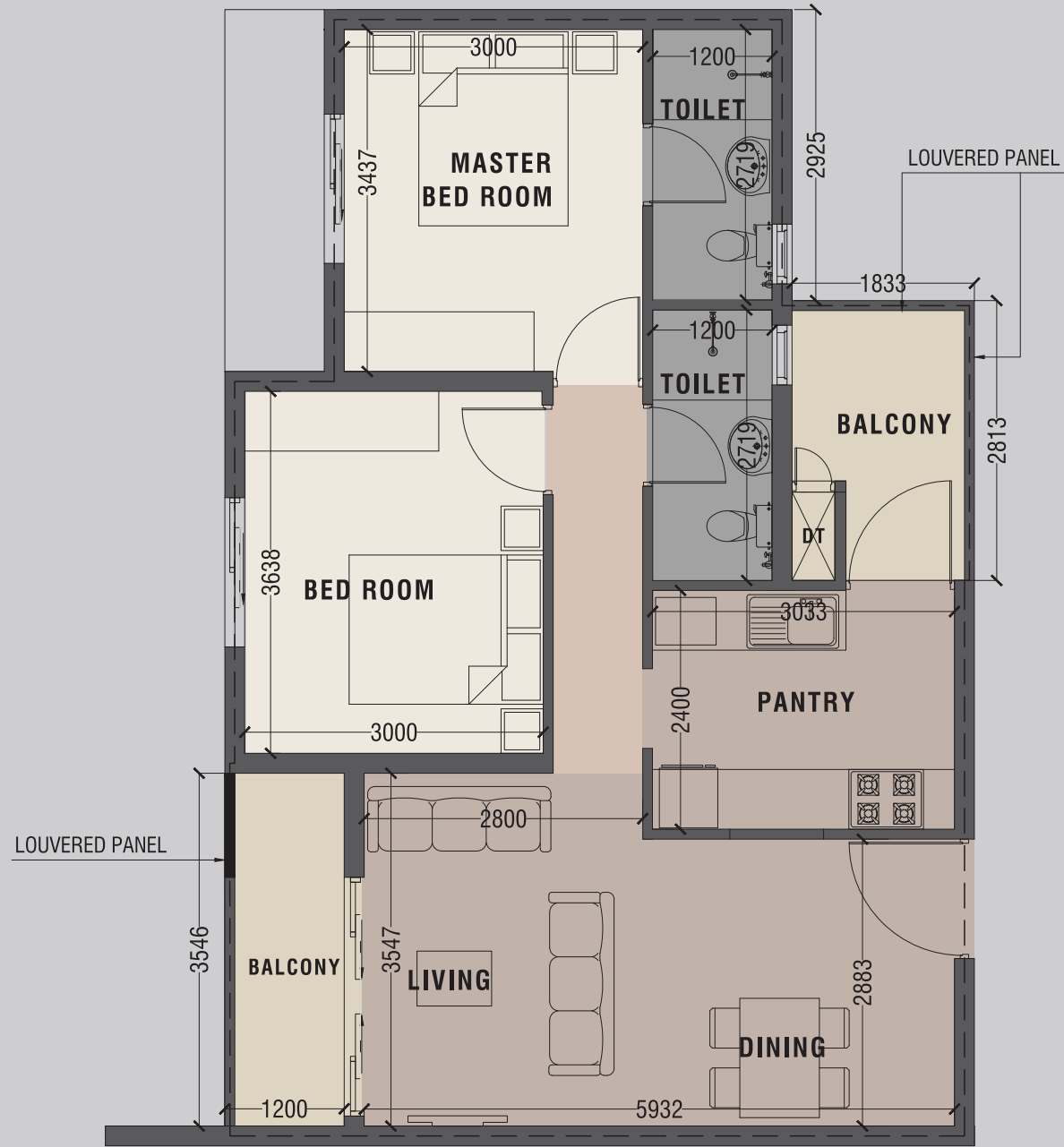
TYPE CB  
2 BEDROOMS  
789 SQ.FT

TYPE CF  
2 BEDROOMS  
974 SQ.FT

TYPE CD  
2 BEDROOMS  
974 SQ.FT



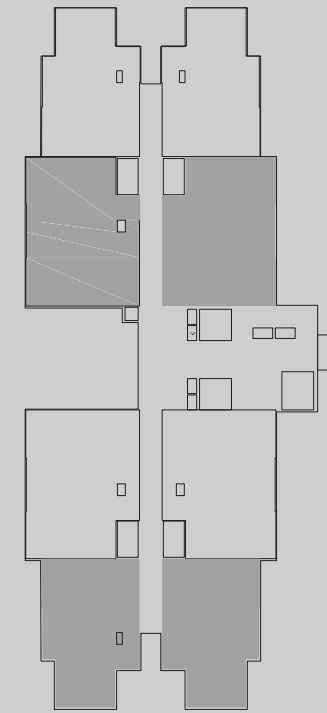
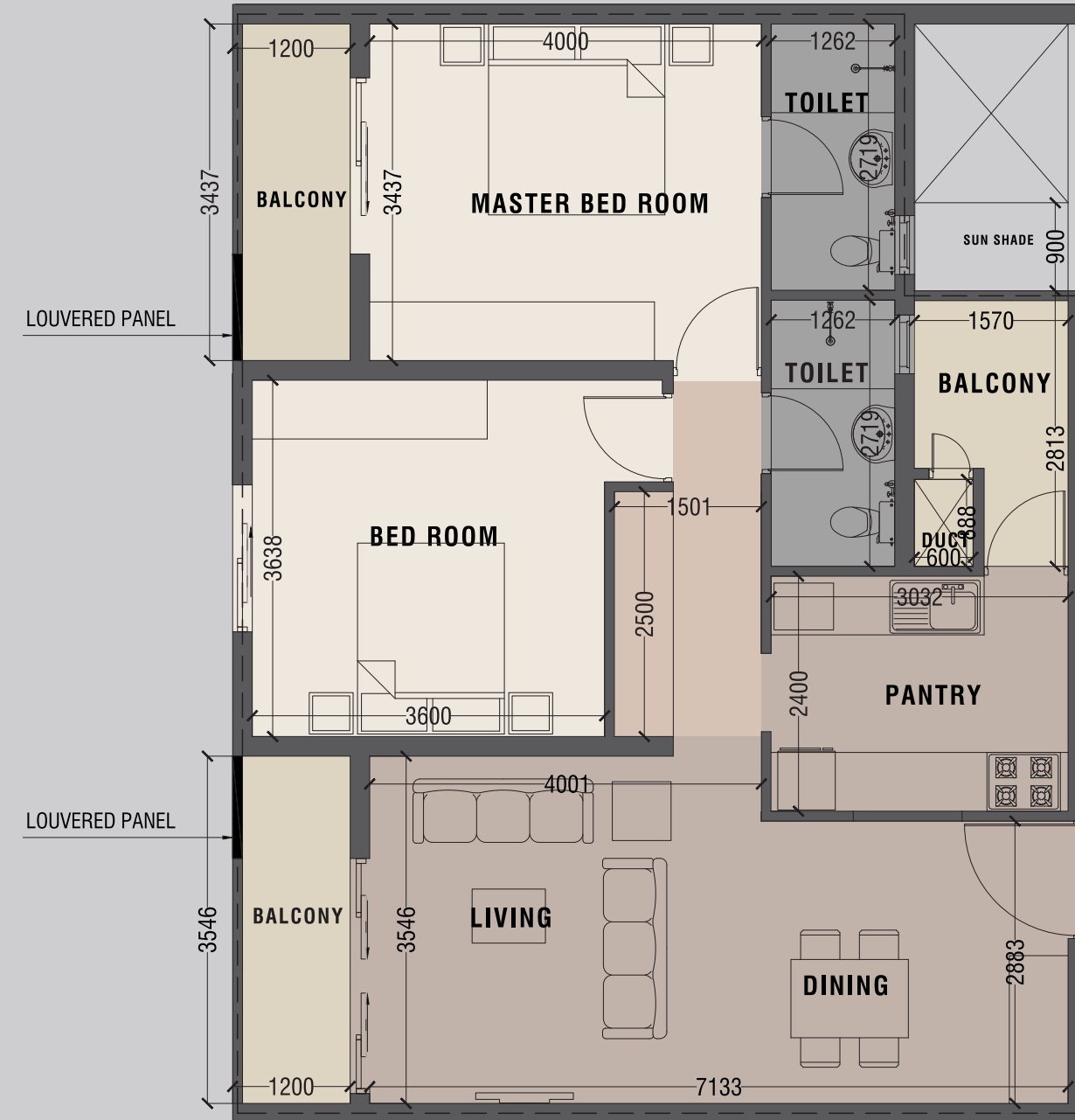




	2		01
	2		2

TYPE A  
789 SQ.FT.

DISCLAIMER:  
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	2		01
	2		3

TYPE A  
974 SQ.FT.

DISCLAIMER:  
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# A Tapestry of Amenities

Indulge in a wealth of amenities that cater to your every need and desire. Whether you're seeking relaxation by the glistening waters of our man-made lake or in our serene garden retreats, staying active in our fitness centre, or connecting with neighbours in our cozy lounges and Cafe, The Colombo Border offers an array of amenities designed to enhance your quality of life.

MULTI  
FUNCTION  
HALL



CAFE



MEETING  
CENTRE



YOGA  
DECK



KIDS  
PLAY  
AREA



SWIMMING  
POOL



SKY  
LOUNGE



FULLY  
EQUIPPED  
GYM



SERVICE  
LIFT



SECURITY  
SURVEILLANCE



CAR  
WASHING  
BAY



JOGGING  
PATH



CAR  
CHARGING  
POINT











Indulge in an aquatic haven where the waters whisper serenity, and every swim is a symphony of relaxation

Uplift your fitness routine where every workout becomes a step towards a healthier, stronger you.







— We  
Bring  
People  
Together —

Indulge in a cozy ambiance  
where each sip of coffee is a  
delightful escape







Experience the ideal venue for your next gathering, equipped with state-of-the-art facilities and designed to inspire creativity and productivity.

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## Meeting Center



Join the vibrant community atmosphere on our rooftop, where gatherings for leisure and relaxation offer stunning views and unforgettable moments

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## Roof TOP







# Rooted in Sustainability

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

Parking spaces for electric vehicles (EVs) and bicycles will be made available.

Waste Water Management System is utilized for irrigating landscaped areas.

Solar power lighting will be used for car park lighting.

Optimizing sunlight utilization within the building envelope will be prioritized.

Extensive landscaping will ensure that over 75% of the area is maintained as open space

Rainwater harvesting for landscaping and other watering purposes throughout the development

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





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# THE DEVELOPER

The Maestro of Real Estate Artistry in Sri Lanka, Prime Group, is architected by its subsidiaries associating lands, homes, and condominiums. Celebrated over 28 years with unparalleled Trust and Excellence, Prime 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 condominium property arm of the group Prime Lands Residencies PLC is one of the trusted real estate developers in Sri Lanka that comprises over 47 apartment projects located in Colombo and the suburbs, with 42 projects fully completed and handed over to its residents.

The Grand Ward Place, the latest masterpiece landmark development that sets a new standard for ultra-luxury living in Colombo 07. The successful completion of this project, maintaining the impeccable quality and standards comparable to global luxury brands, showcases Prime Group's remarkable ability to withstand and overcome challenges fulfilling the commitment to its esteemed clients. Prime Group has been honored with the prestigious title of 'The Best Developer of Sri Lanka' awarded by Asia Property Guru; the most distinguished achievement in the local Real Estate arena for two consecutive years, along with an award for Special Recognition in CSR.

Prime Group was also accredited Among Asia's Best Brands and The Best entrepreneur in the year 2018 by Asia One magazine. With a string of recent awards and consistent acknowledgment, Prime Group has earned the reputation as the most respected real estate entity in Sri Lanka, as acknowledged by LMD magazine, alongside numerous other notable accolades.





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YOUR STORY BEGINS HERE

 **PRIME**  
GROUP

**0710 777 333**