



THE  
PALACE   
LIFESTYLE RESIDENCIES

MIRISWATTA  
KANDY ROAD



# MIRISWATTA

## KANDY ROAD

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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.

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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 Vidyalaya  
Lyceum International School - Gampaha  
Wycherley International School  
Sussex College – Gampaha  
Holy Cross College  
Sri Chandrajothi Maha Vidyalaya - 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

# AT THE PALACE YOU WON'T WORRY ABOUT SECURITY





## ESSENTIAL SERVICES DISTANCE

Bandaranayake College	4.3 Km
Rathnavali Balika Vidyalaya	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





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# 10 | LAP UP THE LUXURY OF PARADISE








LEISURE LIKE  
A GENTLEMAN



A wide-angle photograph of a luxurious residential complex. In the foreground, a light-colored paved driveway with a repeating geometric pattern leads towards a central white building. The driveway is flanked by green lawns and large, mature trees. To the left, a swimming pool is visible behind a low wall. The central building is a two-story white structure with a green-tiled roof, a central arched entrance, and a covered porch. To the right, a long, two-story building with a series of arched windows and balconies is partially visible. The scene is set during the day with soft lighting, suggesting a warm, sunny environment.

WELCOME TO A  
RESIDENCE LIKE  
NO OTHER





LAZE BY THE POOL,  
UNDER THE SHADE

13



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# 14 | DESIGNED TO TAKE YOUR BREATH AWAY







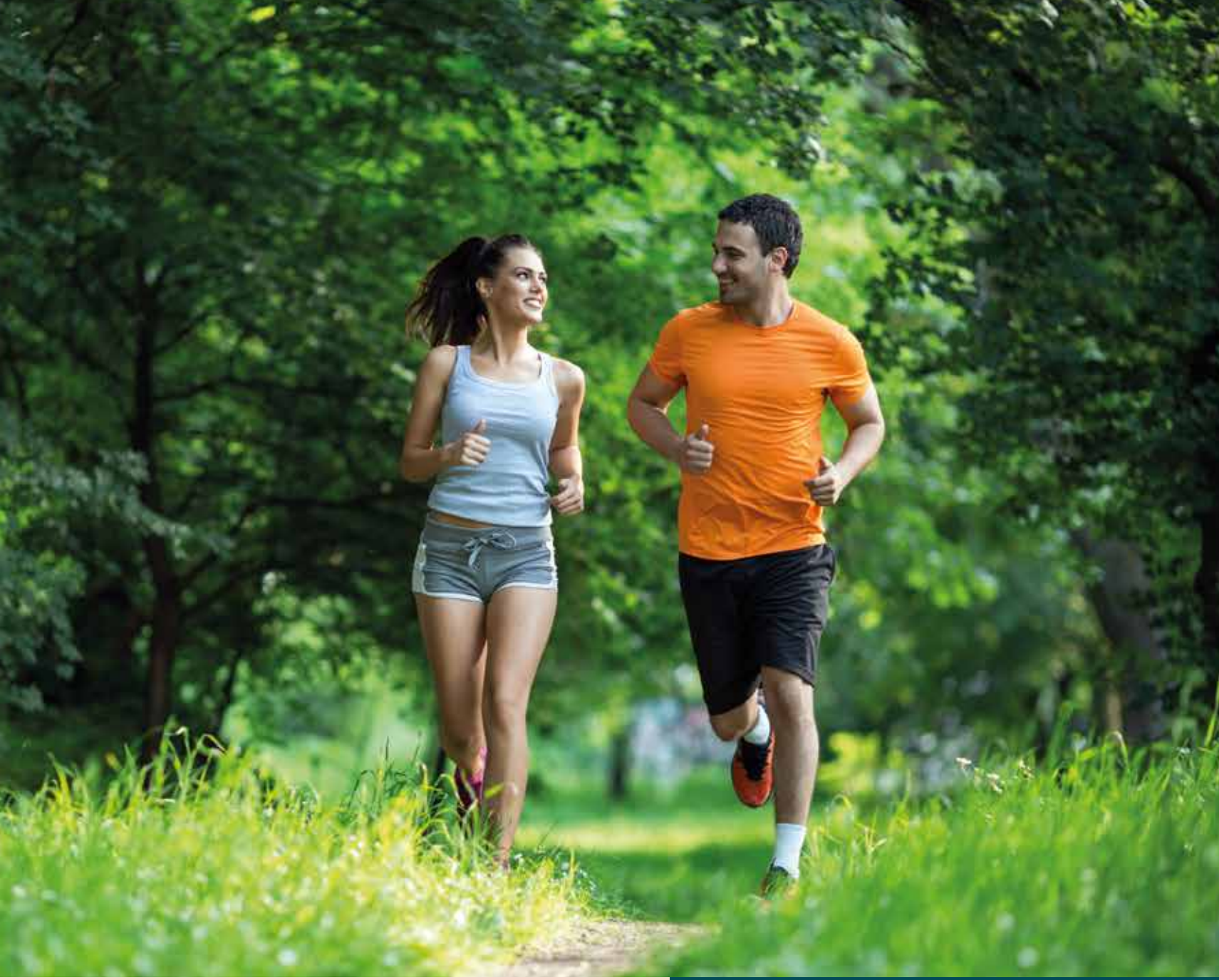
15 | LIVE YOUR PERFECT LIFE



BREATHE: JOY,  
LOVE AND LAUGHTER







17 | THE JOY OF  
FREEDOM



∞ | WORK OUT. STAY FIT







19 | RELAX, UNWIND AND  
ENJOY EVERY DAY

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21 | GRAND LIVING SPACES IDEAL  
FOR ENTERTAINING

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23 | VIBRANT AND  
COZY HANGOUTS



# 2 BEDROOM 1-2 BATHROOM

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

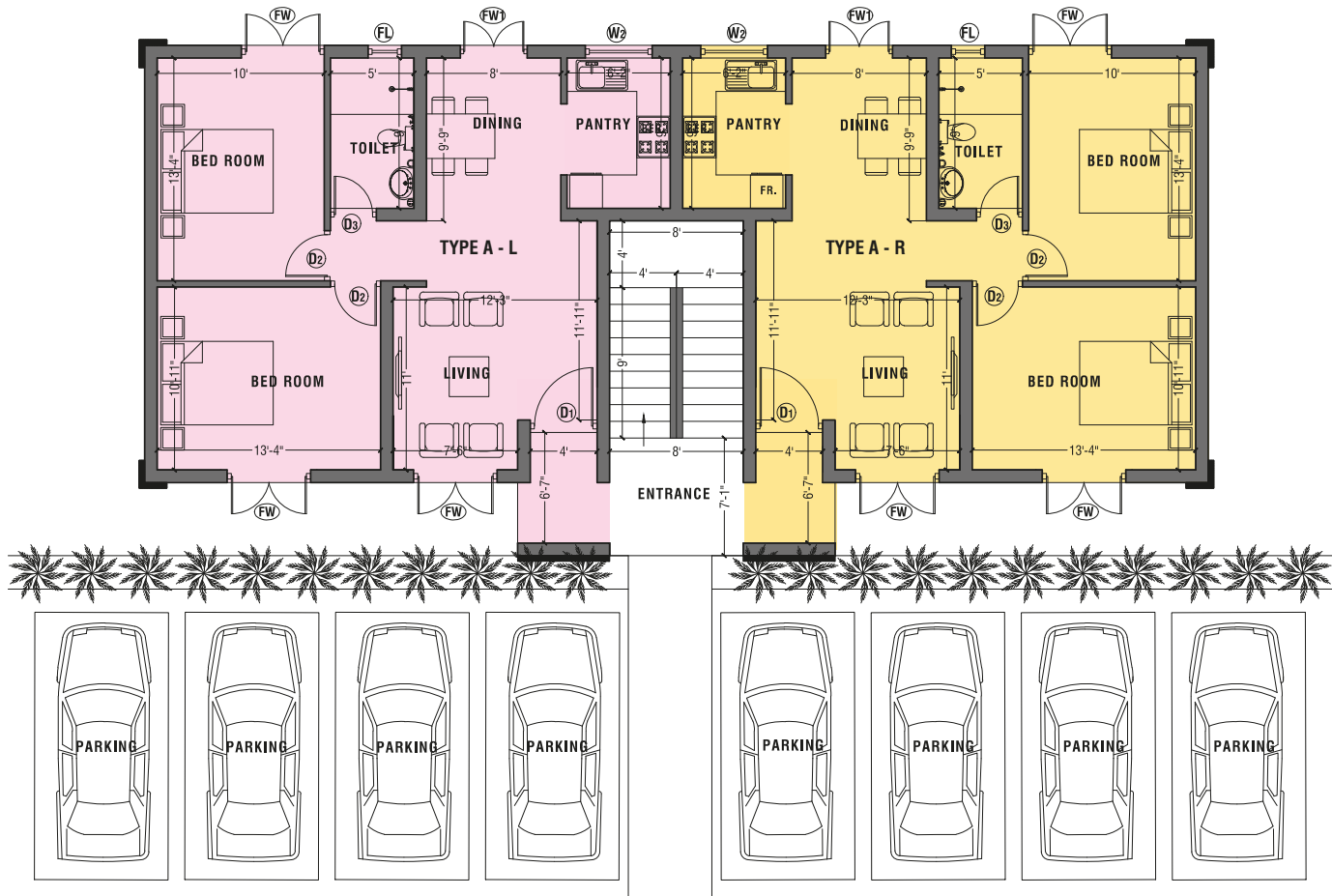




25 | VIBRANT AND  
COZY HANGOUTS



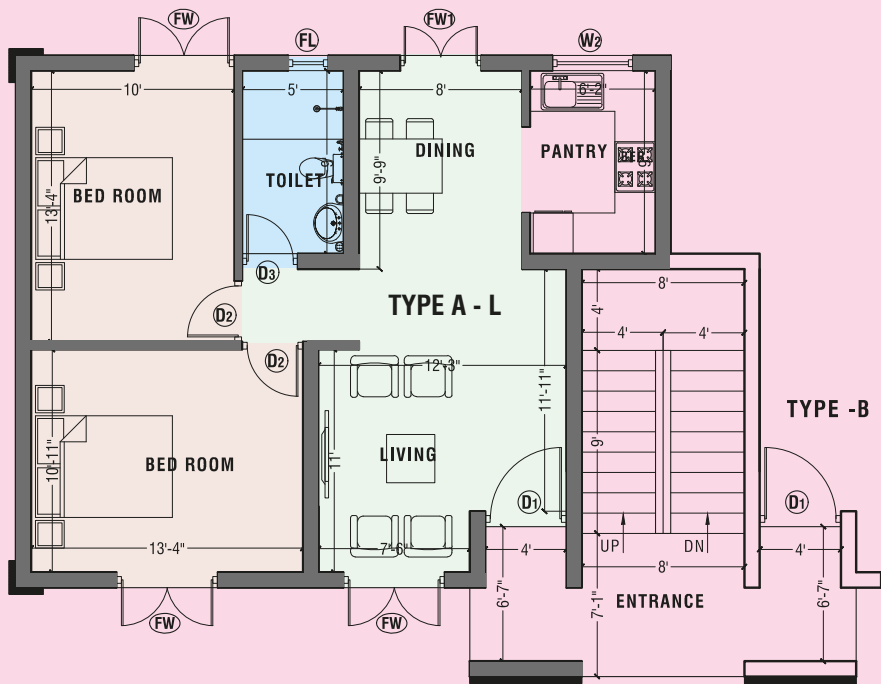
## TYPE - A LAYOUT (2 BEDROOM | 1 BATHROOM)



GROUND FLOOR PLAN

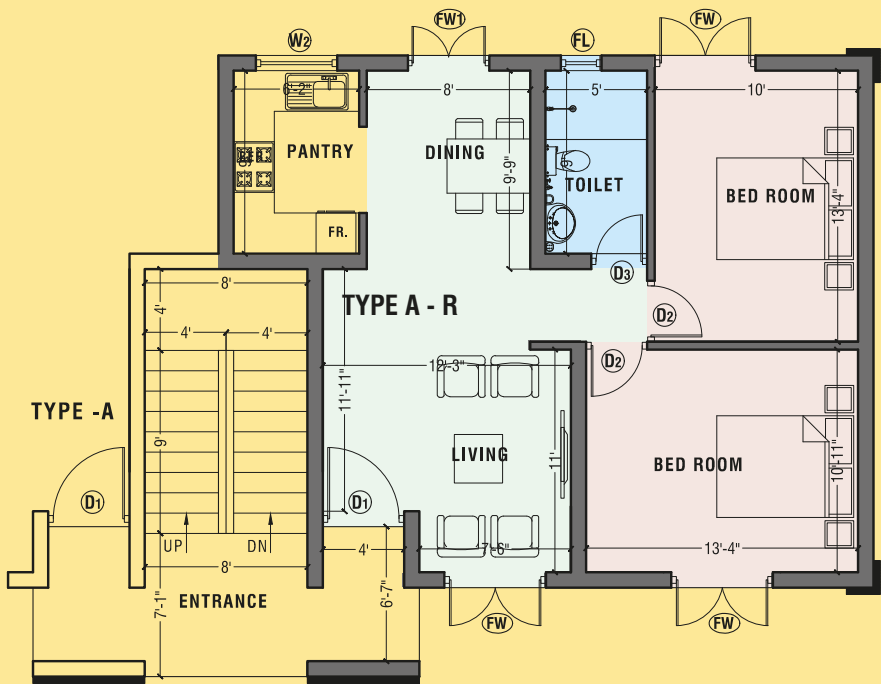
O2 BEDROOM + 1 BATHROOM

# GROUND FLOOR PLAN



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

O2 BEDROOM + 1 BATHROOM

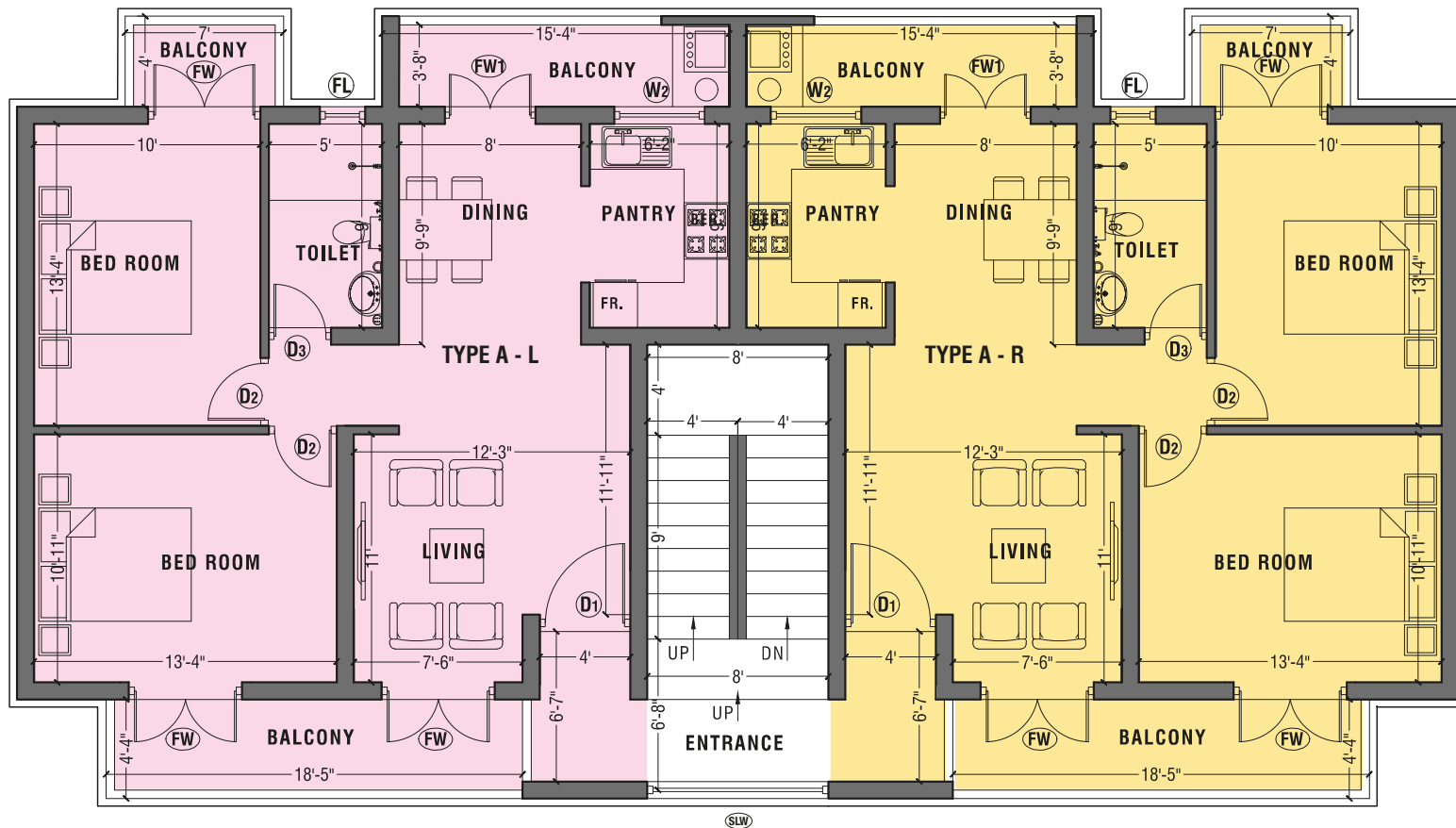


TYPE - A - R  
FLOOR AREA : 731 SQ.FT

O2 BEDROOM + 1 BATHROOM



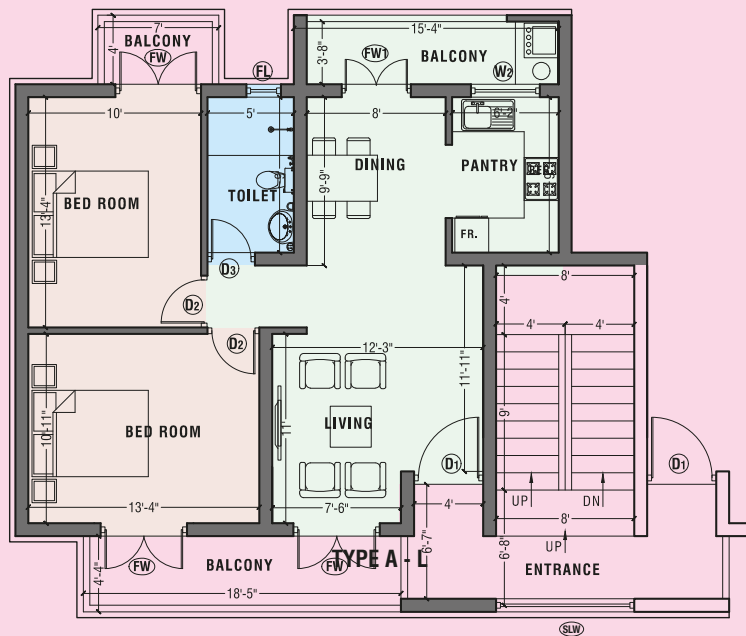
## TYPE - A LAYOUT (2 BEDROOM | 1 BATHROOM)



TYPICAL FLOOR PLAN

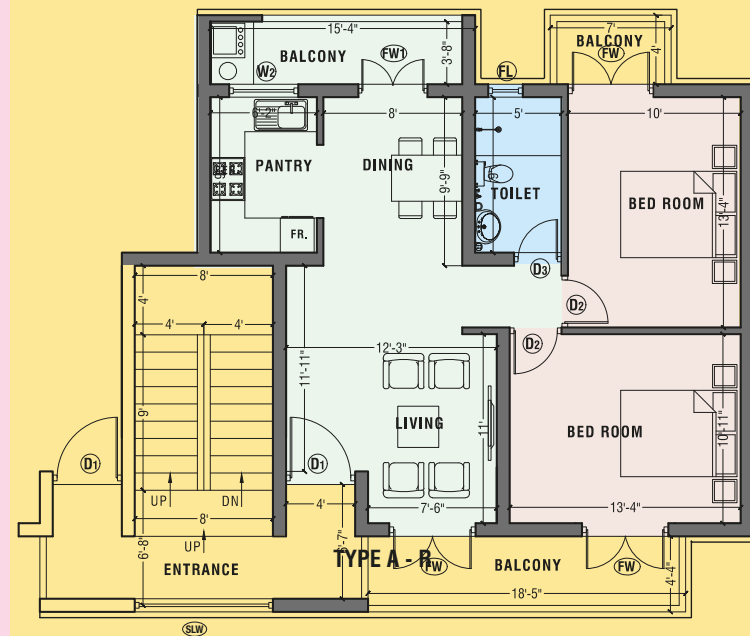
O2 BEDROOM + 1 BATHROOM

## TYPICAL FLOOR PLAN



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

O2 BEDROOM + 1 BATHROOM

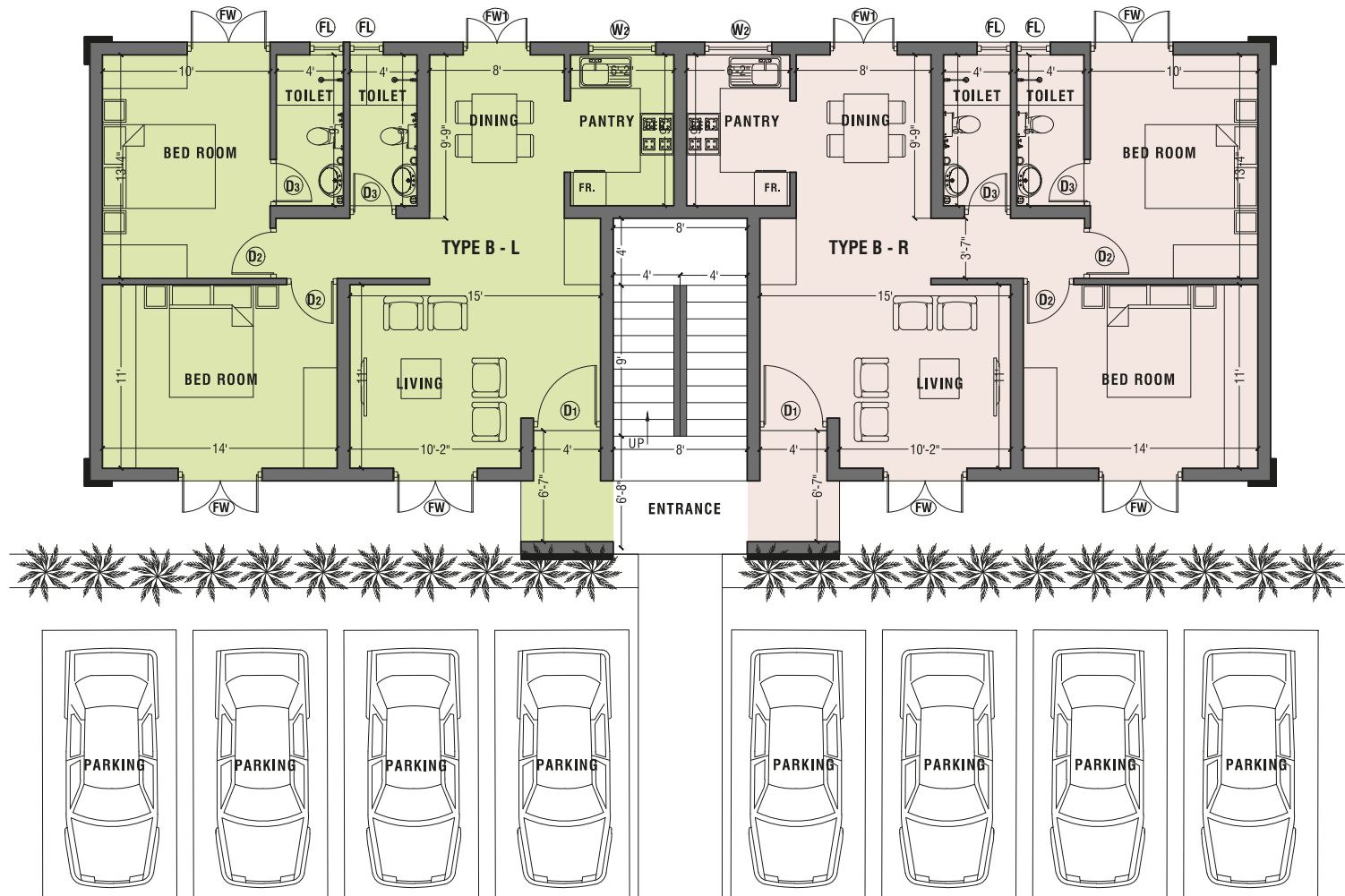


TYPE - A - R  
FLOOR AREA : 928 SQ.FT

O2 BEDROOM + 1 BATHROOM



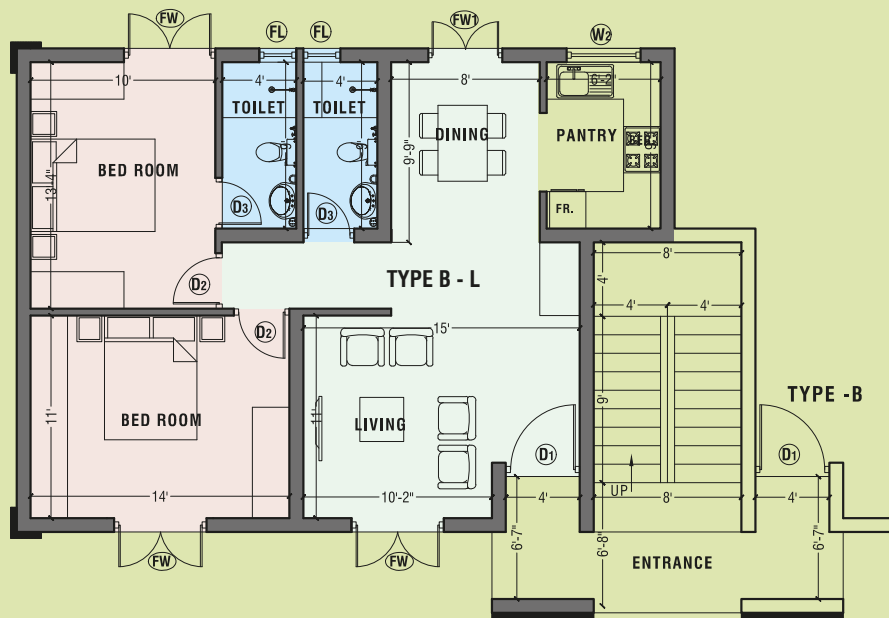
## TYPE - B LAYOUT (2 BEDROOM | 2BATHROOM)



GROUND FLOOR PLAN

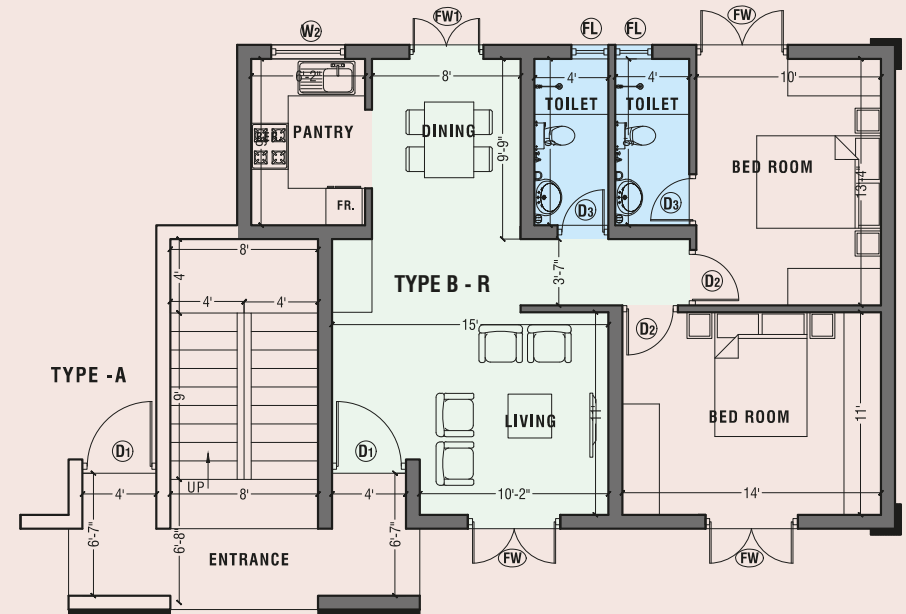
O2 BEDROOM + 2 BATHROOM

# GROUND FLOOR PLAN



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

O2 BEDROOM + 2 BATHROOM

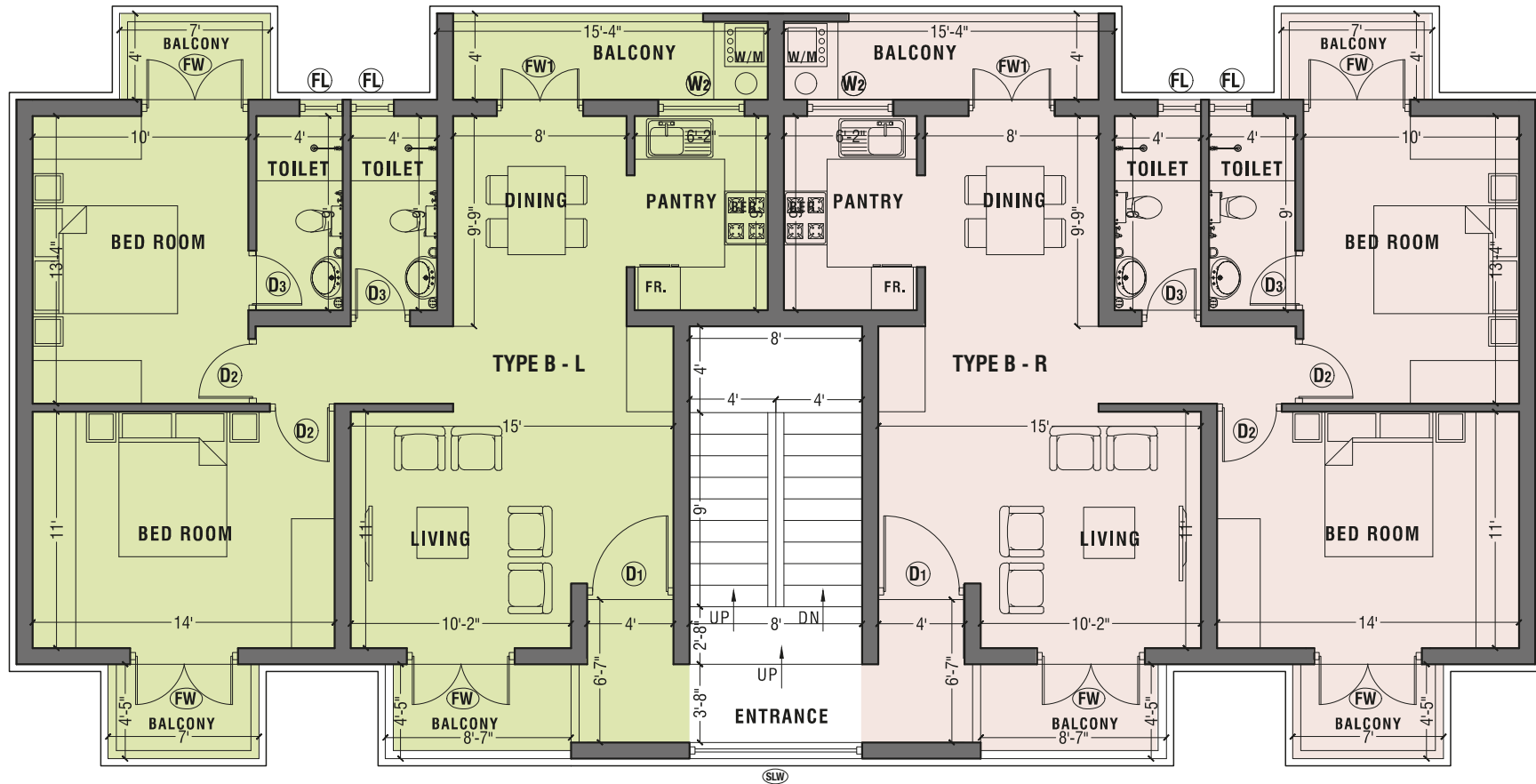


TYPE - B - R  
FLOOR AREA : 817 SQ.FT

O2 BEDROOM + 2 BATHROOM



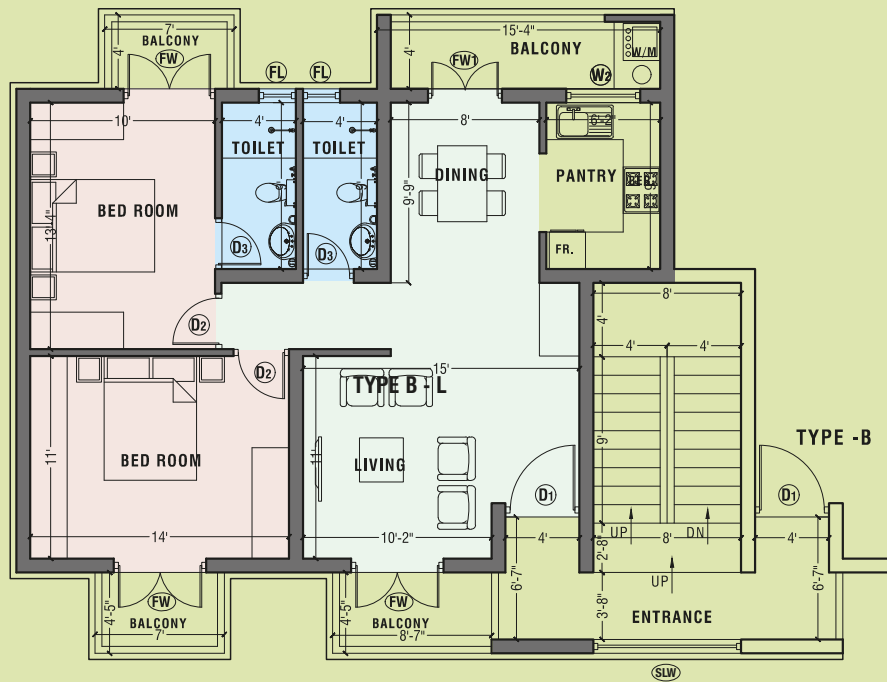
## TYPE - B LAYOUT (2 BEDROOM | 2 BATHROOM)



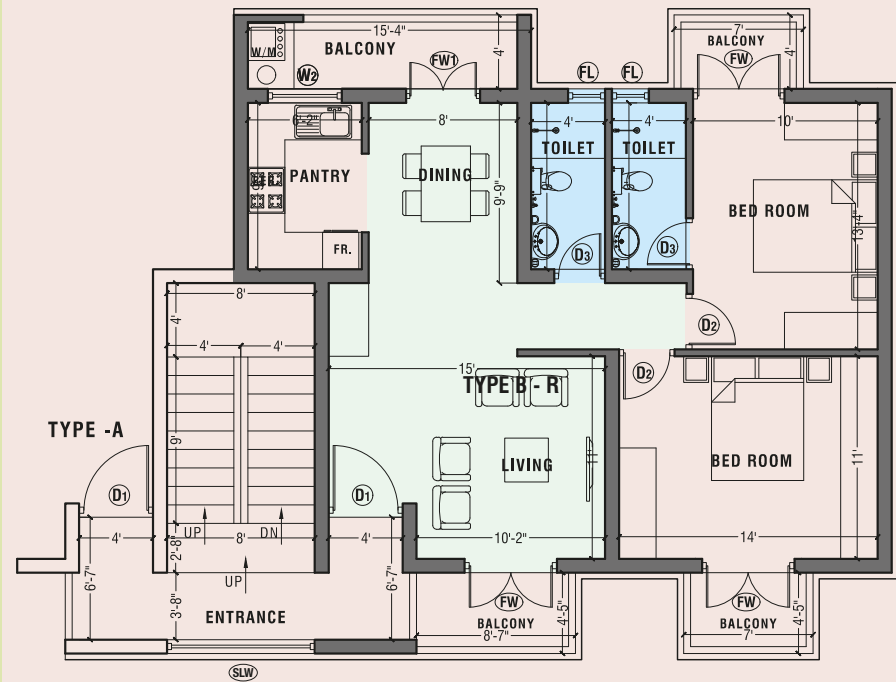
TYPICAL FLOOR PLAN

O2 BEDROOM + 2 BATHROOM

## TYPICAL FLOOR PLAN



TYPE - B - L  
FLOOR AREA : 1000 SQ.FT  
02 BEDROOM + 2 BATHROOM



TYPE - B - R  
FLOOR AREA : 1000 SQ.FT  
02 BEDROOM + 2 BATHROOM





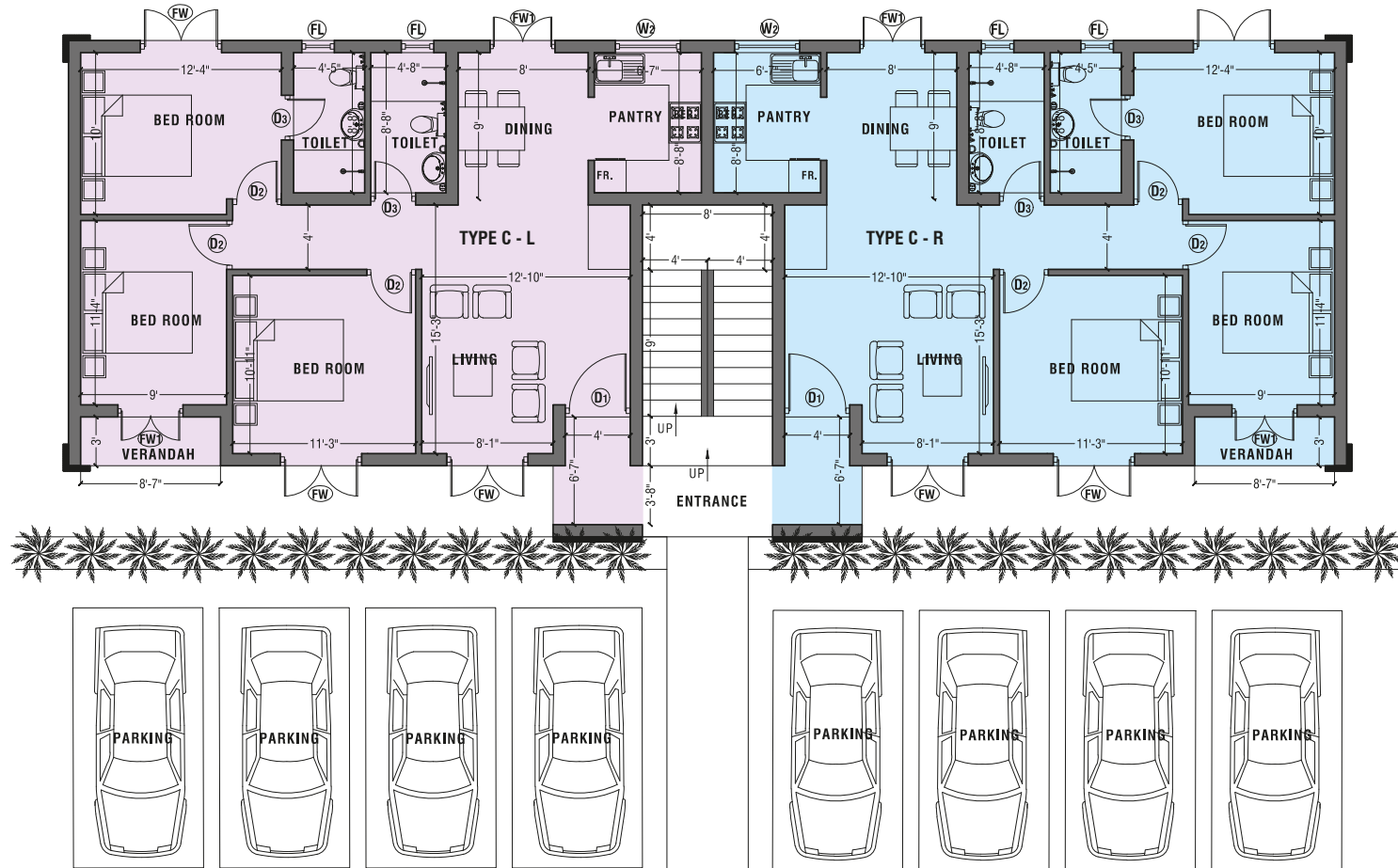


# 3 BEDROOM 2 BATHROOM

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



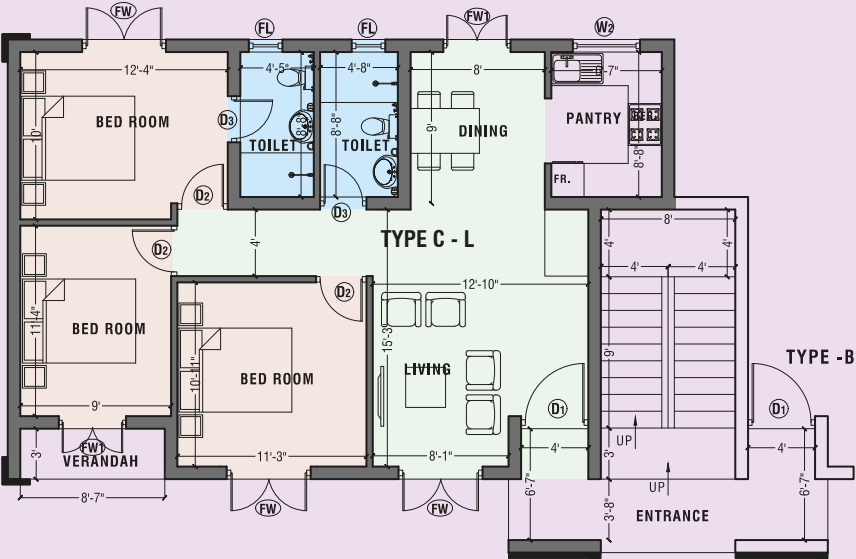
## TYPE - C LAYOUT (3 BEDROOM | 2 BATHROOM)



GROUND FLOOR PLAN

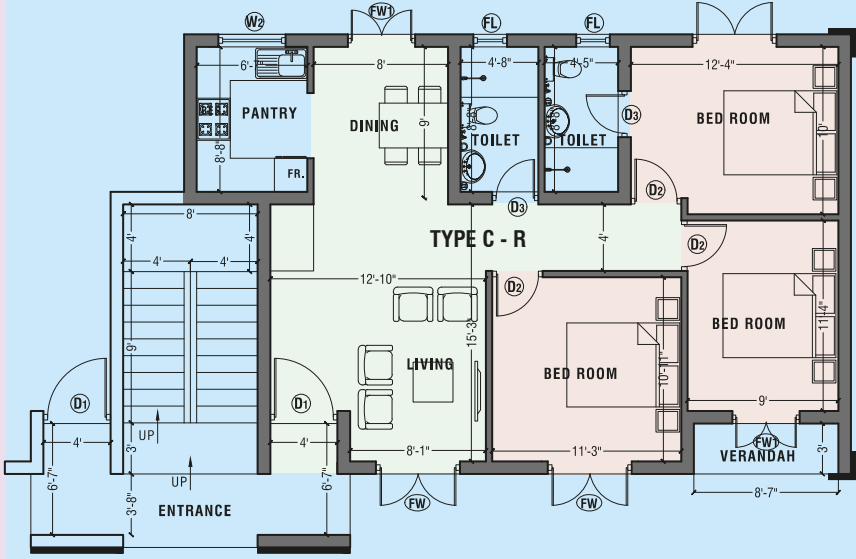
O3 BEDROOM + 2 BATHROOM

# GROUND FLOOR PLAN



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

O3 BEDROOM + 2 BATHROOM

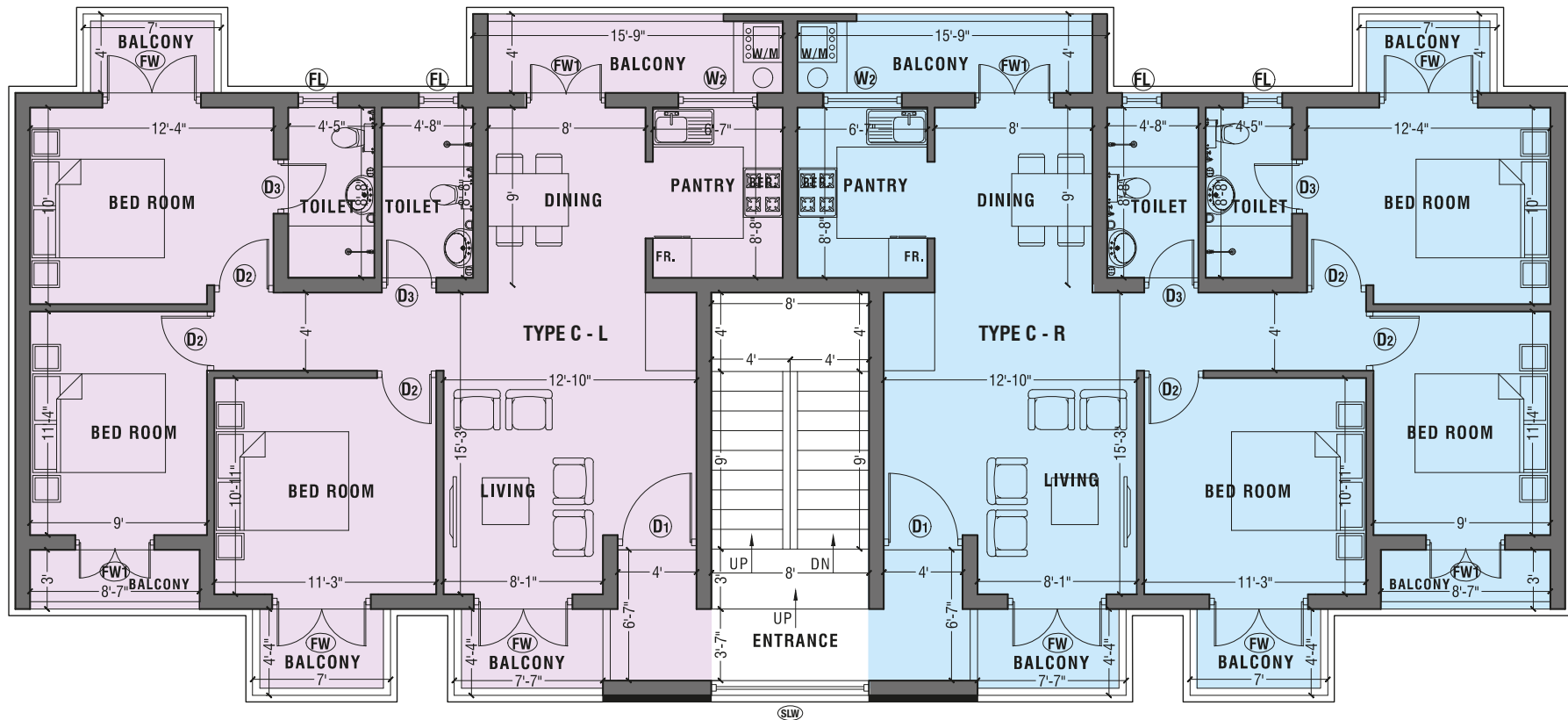


TYPE - C - R  
FLOOR AREA : 919 SQ.FT

O3 BEDROOM + 2 BATHROOM



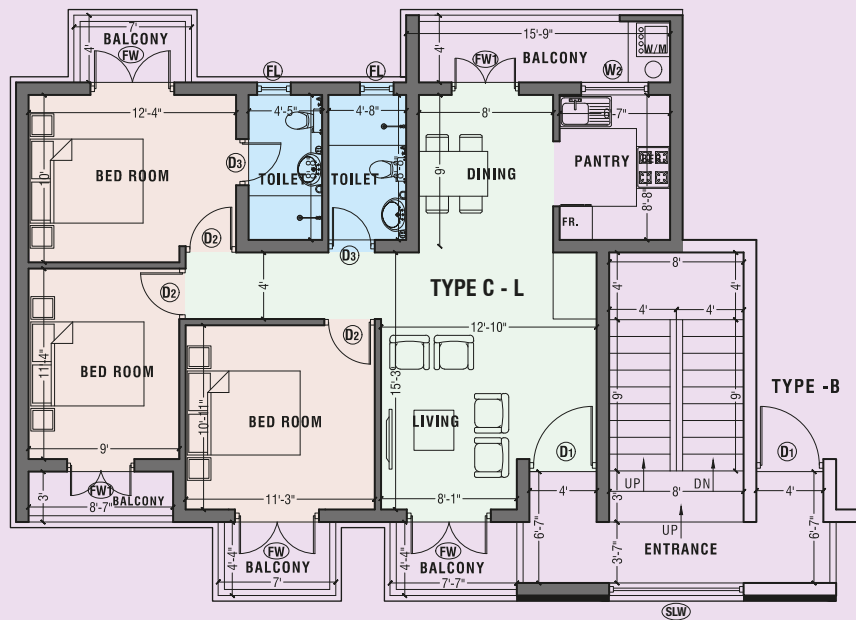
## TYPE - C LAYOUT (3 BEDROOM | 2BATHROOM)



## TYPICAL FLOOR PLAN

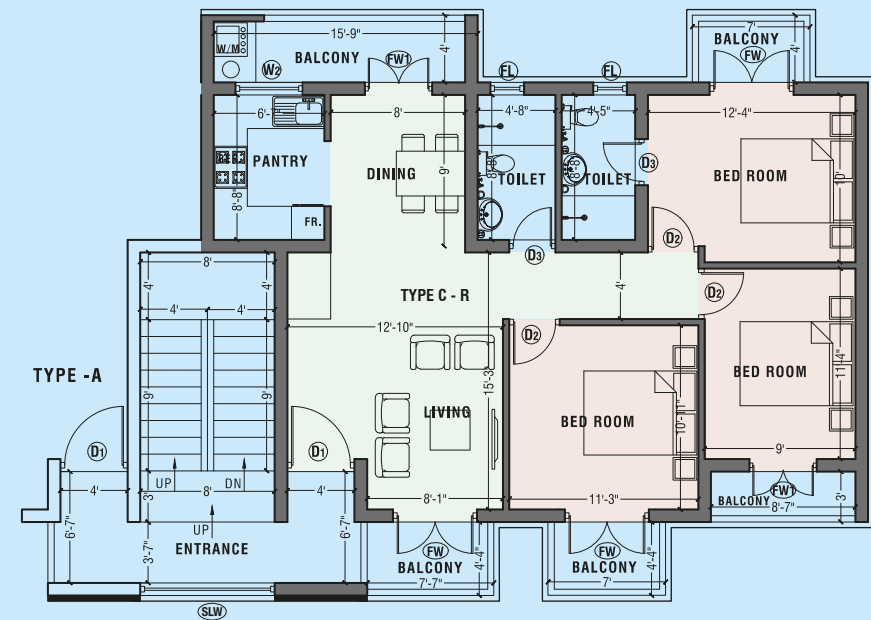
### O3 BEDROOM + 2 BATHROOM

# TYPICAL FLOOR PLAN



TYPE - C - L  
FLOOR AREA : 1102 SQ.FT

O3 BEDROOM + 2 BATHROOM



TYPE - C - R  
FLOOR AREA : 1102 SQ.FT

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**  
High quality porcelain / ceramic tiles

## 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 will be a combination of Cut Cement and Ceramic tiles up to 5' feet Height as per the Architect's Design.

## 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 window

### 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 bed rooms and living only

## 11 WATER SUPPLY




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

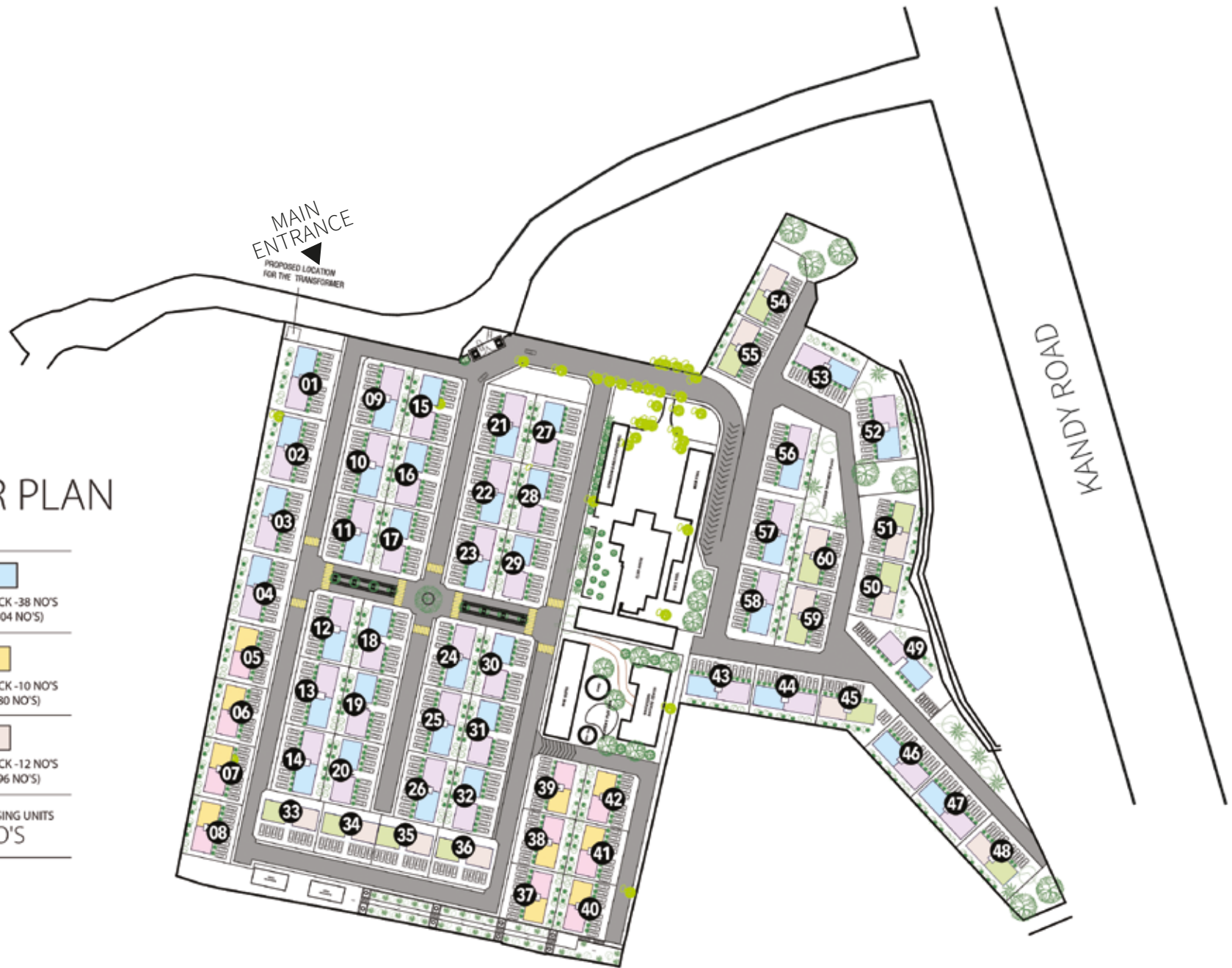
## 12 CAR PARK

Uncovered Car parking lot at Ground level as per the Architect's plan



# 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





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+94 11 2-699822 [www.primeresidencies.lk](http://www.primeresidencies.lk) [info@primeresidencies.lk](mailto:info@primeresidencies.lk) No 75, D.S.Senanayake Mawatha, Colombo 08.

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**0710 666 222**

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