



PRIME *Villas*  
**NUGEGODA**

ANOTHER PROJECT BY  **PRIME GROUP**





**PRIME** Villas  
**NUGEGODA**

An exceptionally rare opportunity to purchase a brand new, beautiful and modern detached home, set in the ever popular location of Kattiya Junction, Nugegoda. 'Prime Villas' boasts well balanced, open plan living spaces with 3 bedroom floor plan designs from 1700 sqft upwards set over two floors and with enclosed double garages. There are only 13 exclusive homes for 13 lucky customers who are looking for a warm home with an exceptional lifestyle.

The location in Nugegoda provides a host of independent shopping, restaurants, banks, schools, hospitals, train/bus stations, jogging paths, recreational areas along with a host of government and private institutes easily accessible within walking distance. All these and many more makes Nugegoda a highly sought-after residential area to live in which is entirely worthy of its desirable address.

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**3BED  
ROOMS**

MODERN HOUSES

**31M  
UPWARDS**

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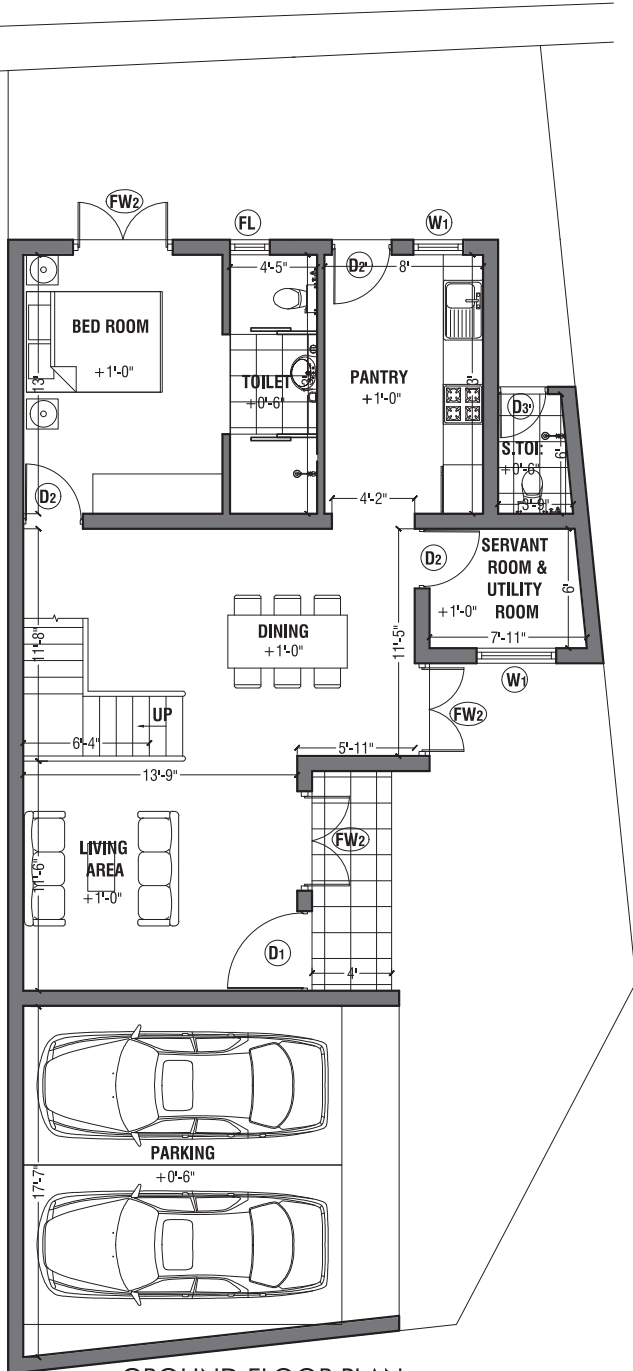
An aerial photograph of a well-maintained green lawn. At the bottom of the frame, there is a row of dense, yellow-green shrubs or grasses. The rest of the image is a vast, uniform green lawn.

An exceptional lifestyle that is modern, unique with spacious floor plans and an environment that inspires... Prime Villas at Nugegoda blends contemporary opulence with luxury comfort perfectly suited to today's active lifestyles.

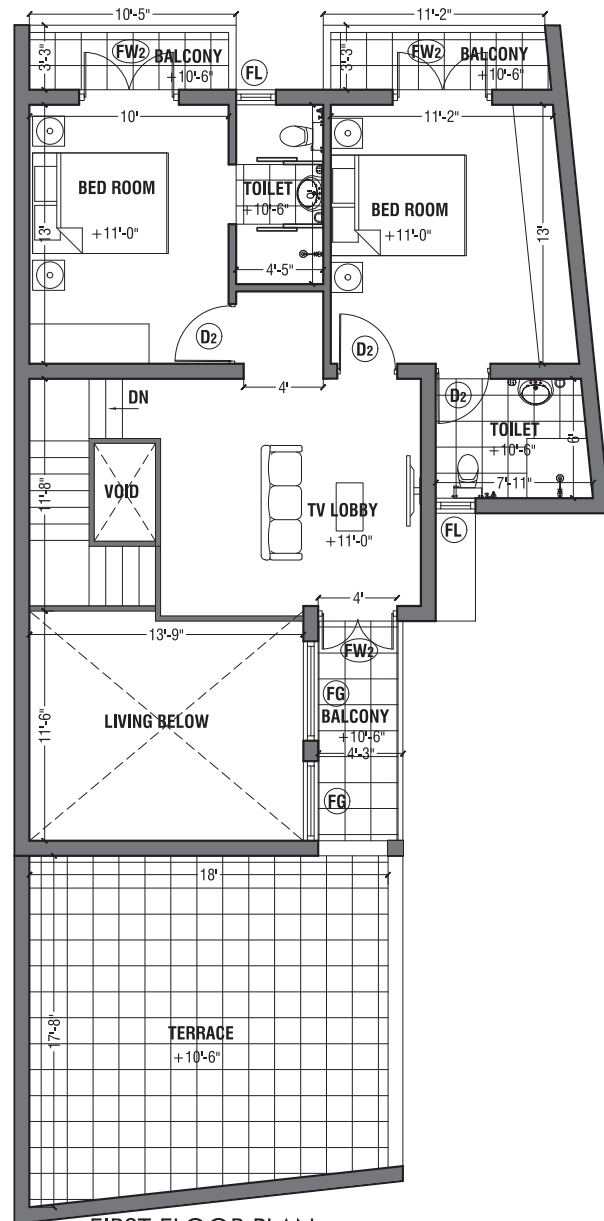
Be fearless and passionate in the pursuit of your dream home and when you find it, you will know it. The Prime Villas is that place which will inspire you, encourages you to chase dreams, make memories and cherish moments with your loved ones.



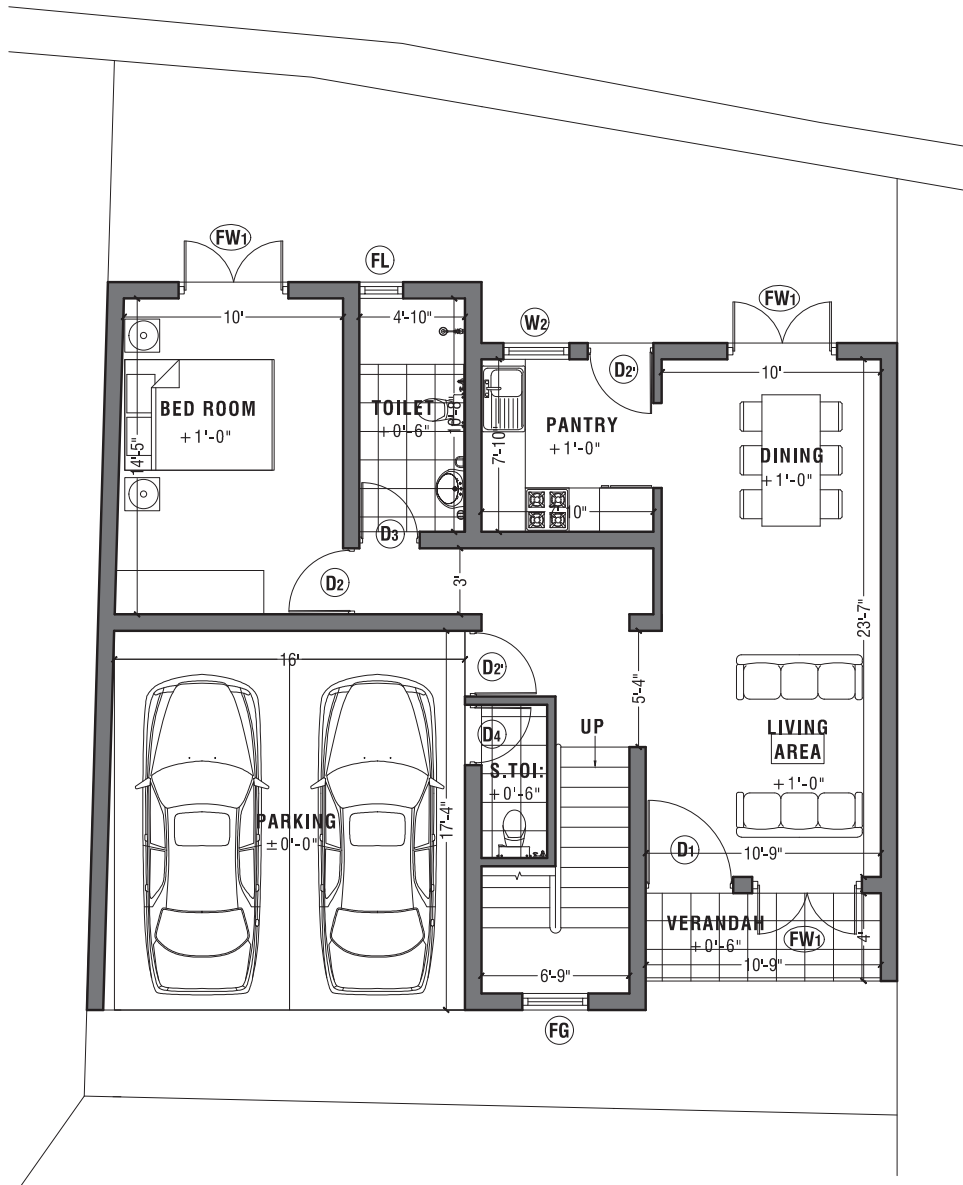
**LOT-01**



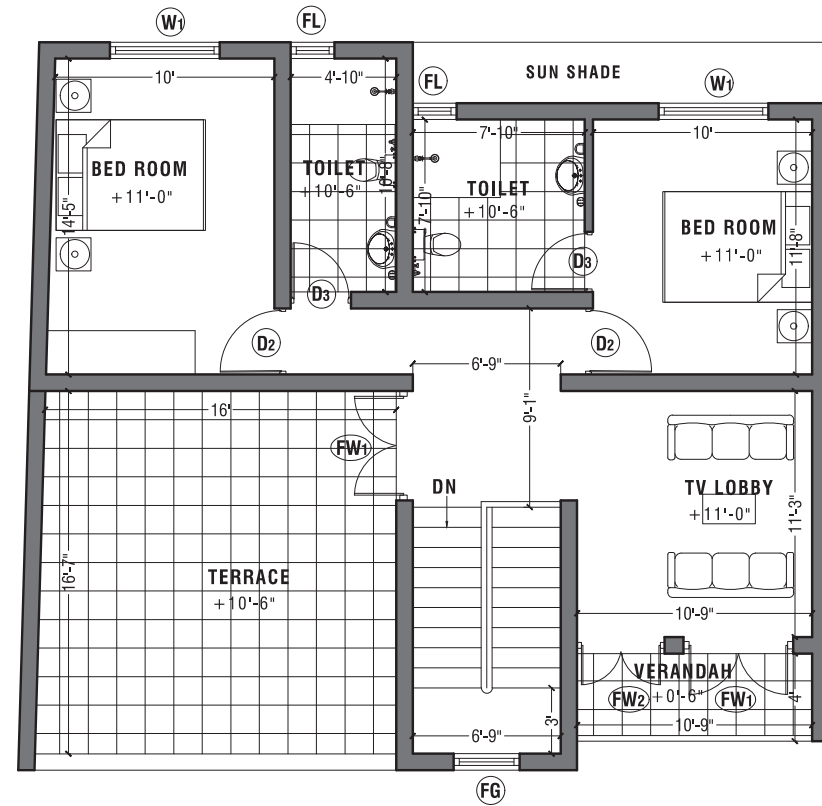
**GROUND FLOOR PLAN**  
FLOOR AREA 1,270 SQ.FT



**FIRST FLOOR PLAN**  
FLOOR AREA 732 SQ.FT



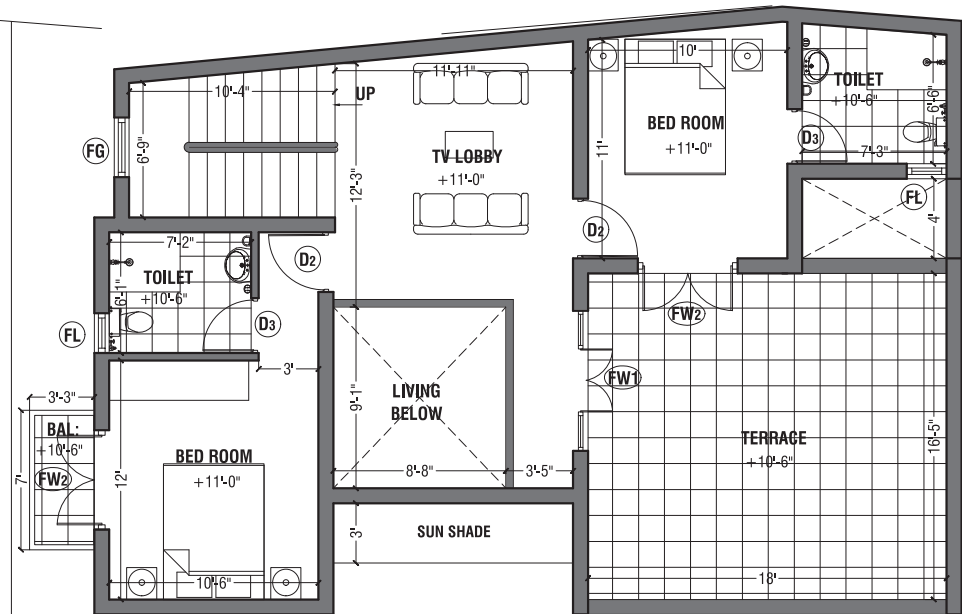
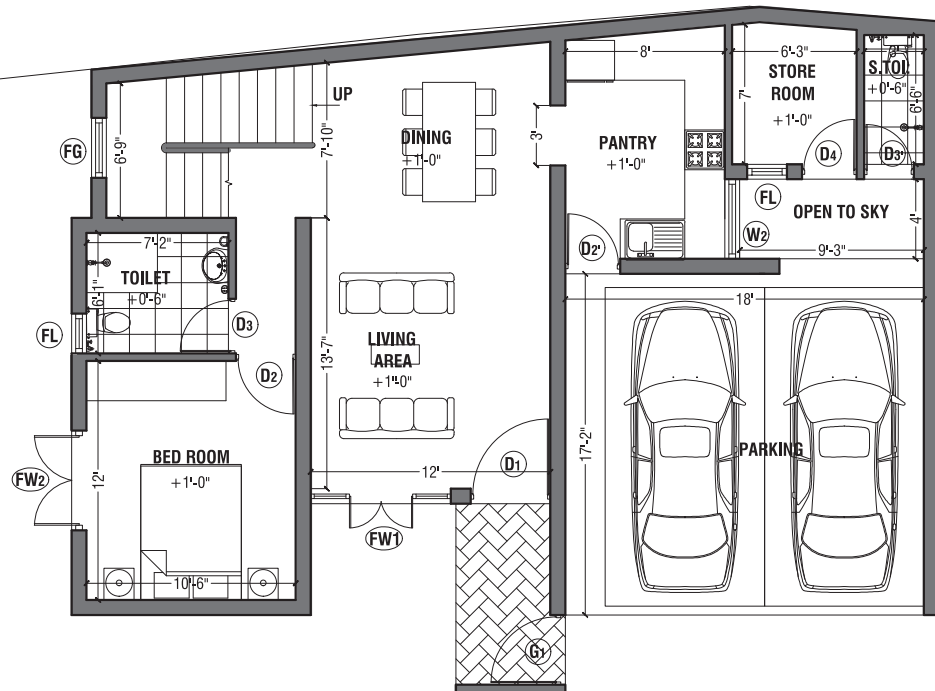
GROUND FLOOR PLAN  
FLOOR AREA 1,145 SQ.FT

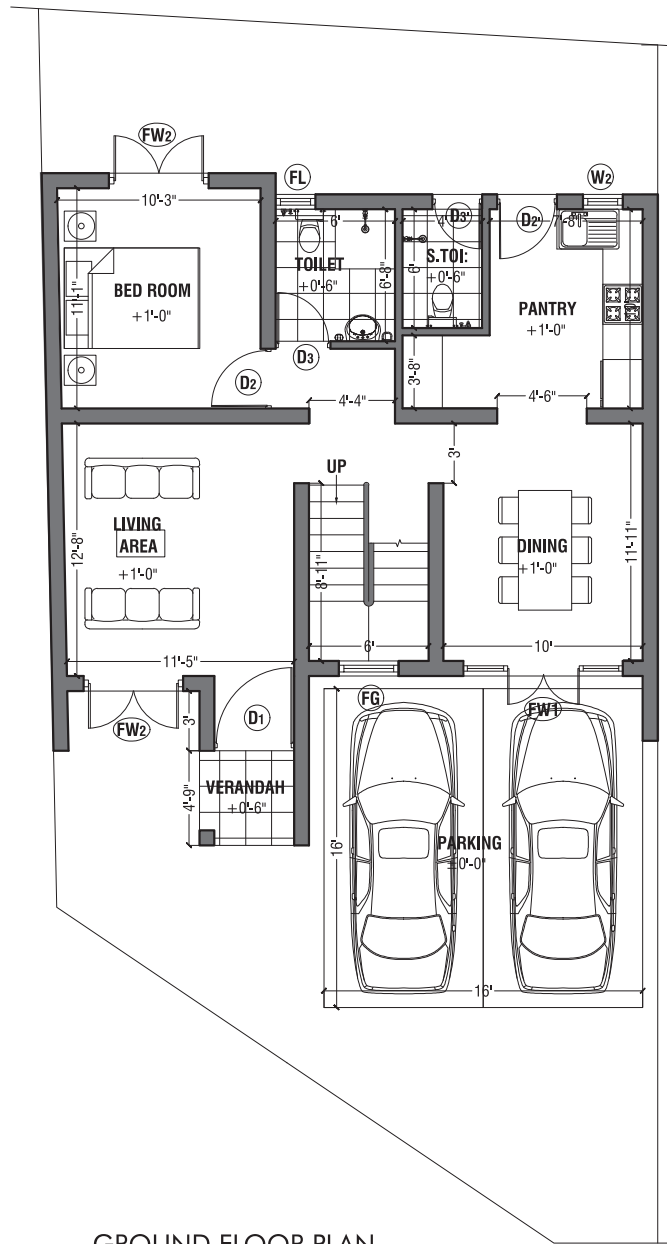


FIRST FLOOR PLAN  
FLOOR AREA 775 SQ.FT

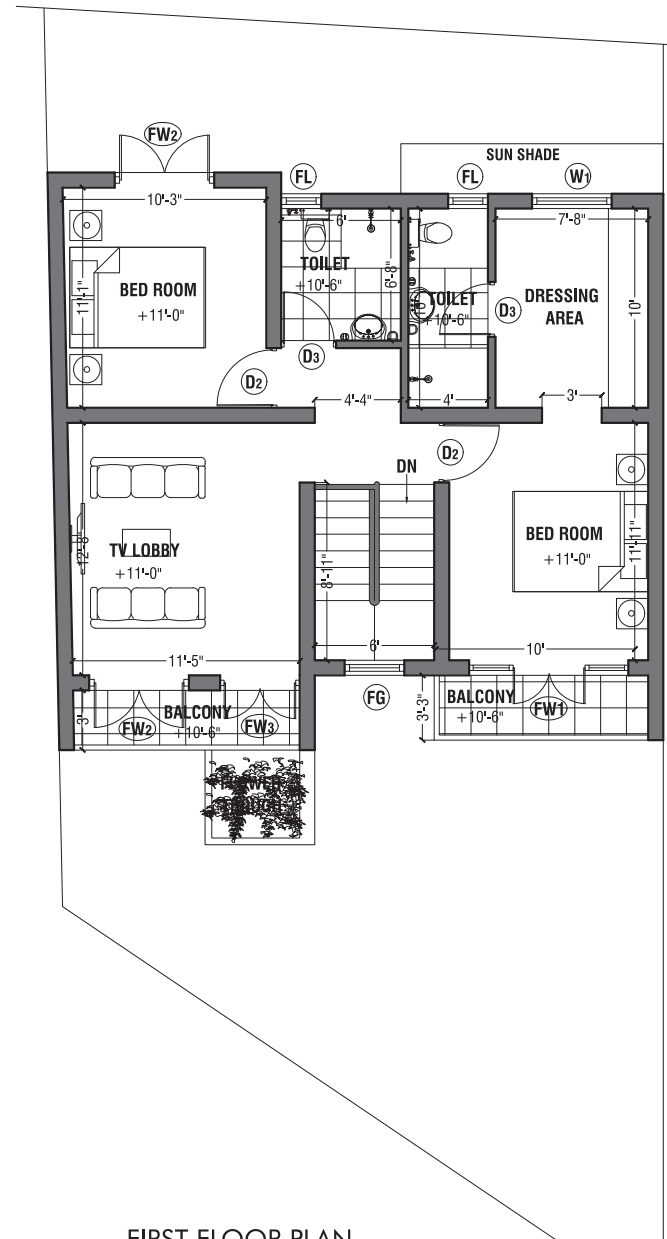
LOT-02

LOT-04





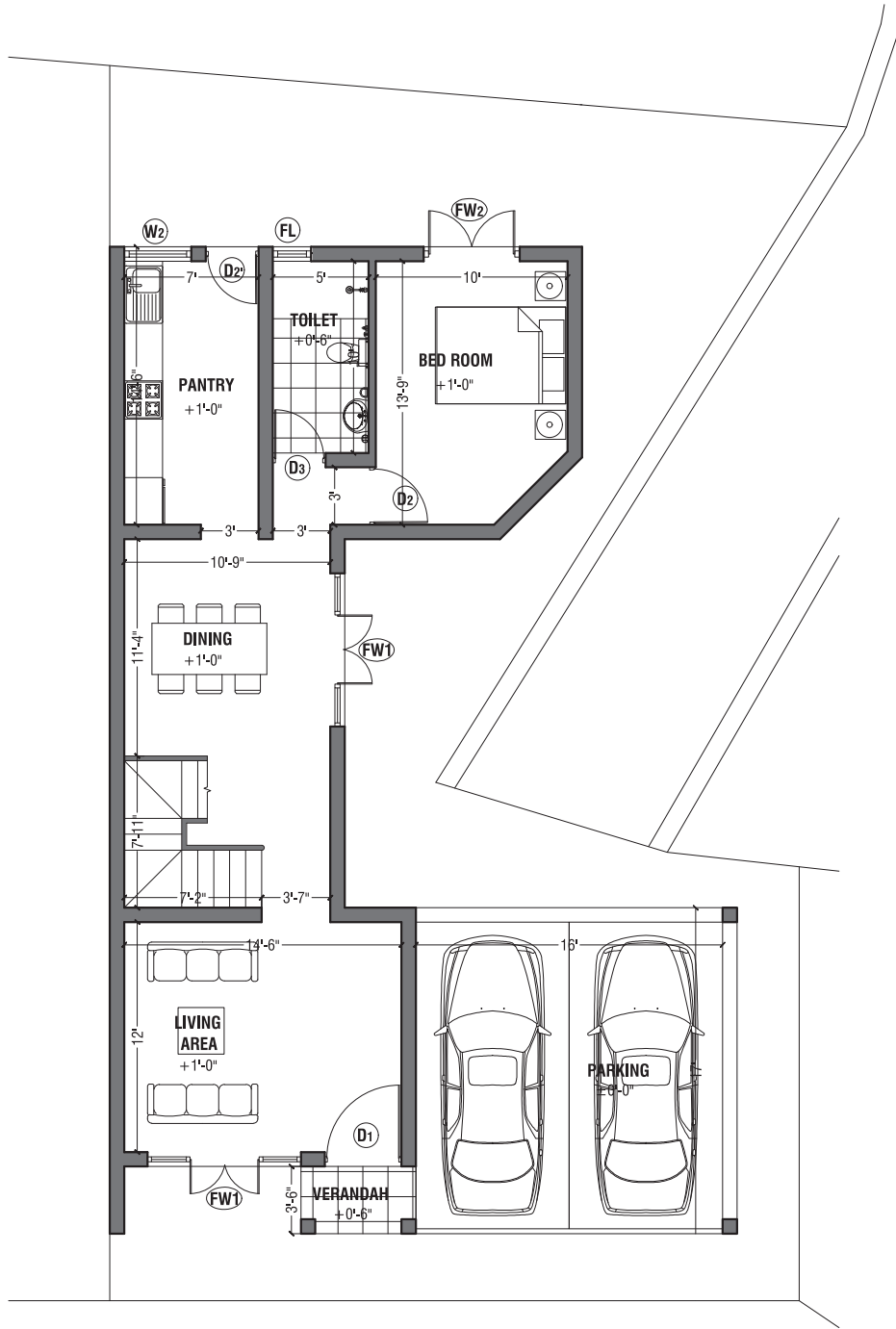
GROUND FLOOR PLAN  
FLOOR AREA 806 SQ.FT



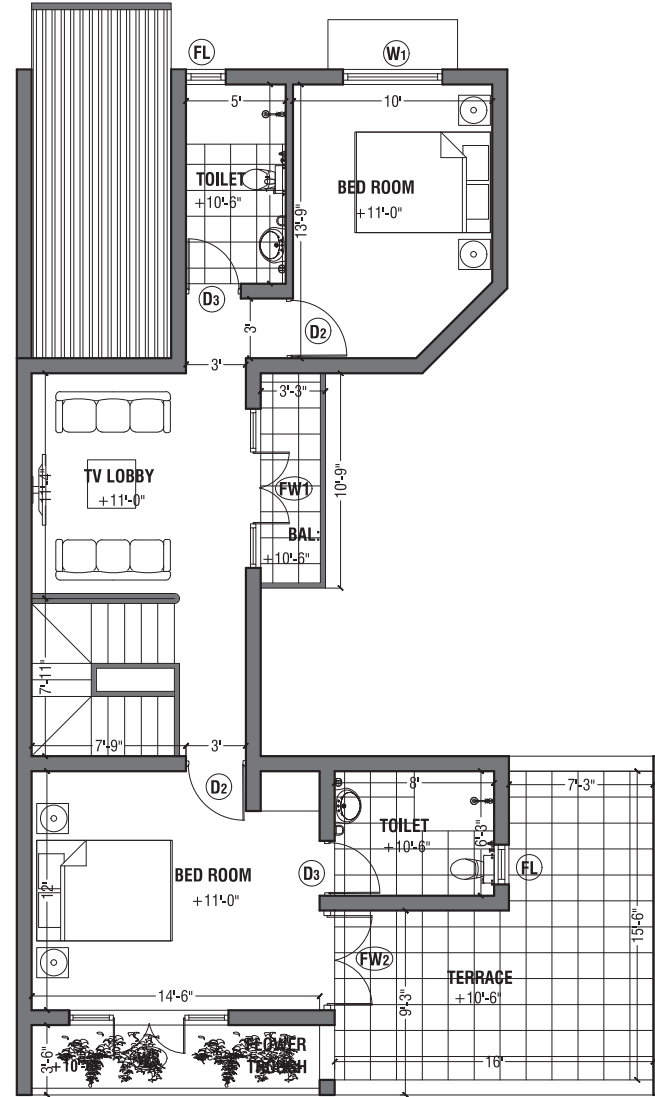
FIRST FLOOR PLAN  
FLOOR AREA 710 SQ.FT

90-107

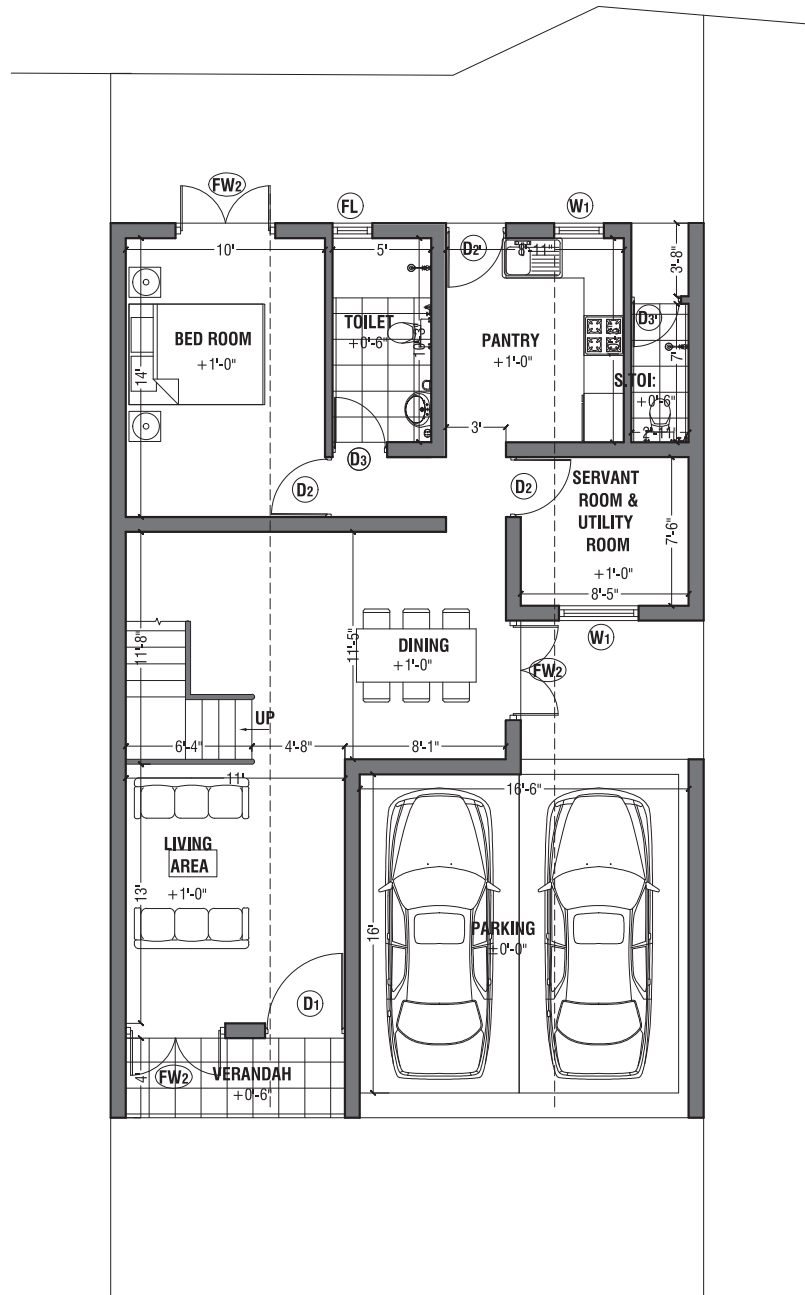
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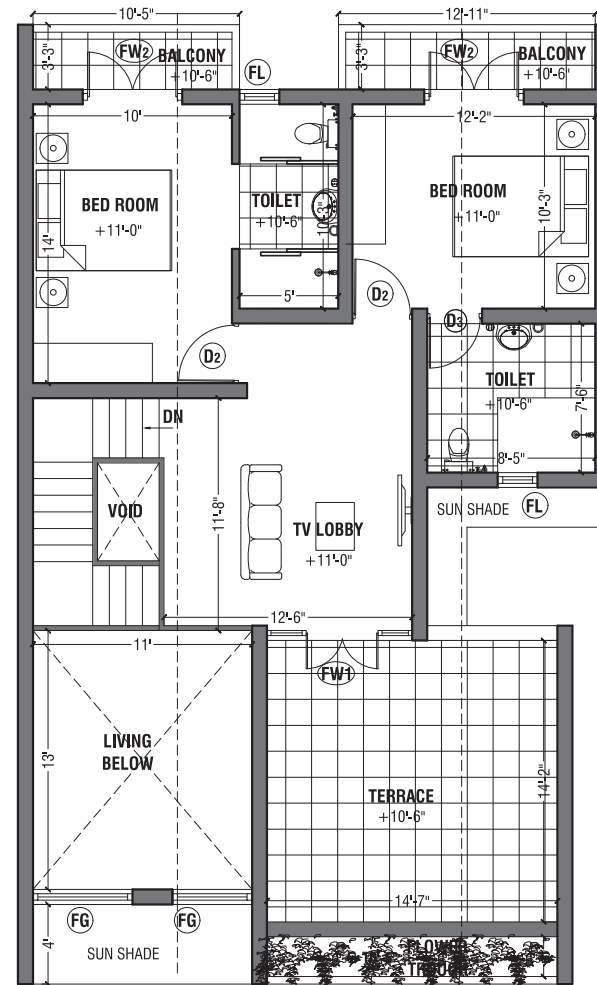
GROUND FLOOR PLAN  
FLOOR AREA 1,123 SQ.FT



FIRST FLOOR PLAN  
FLOOR AREA 718 SQ.FT



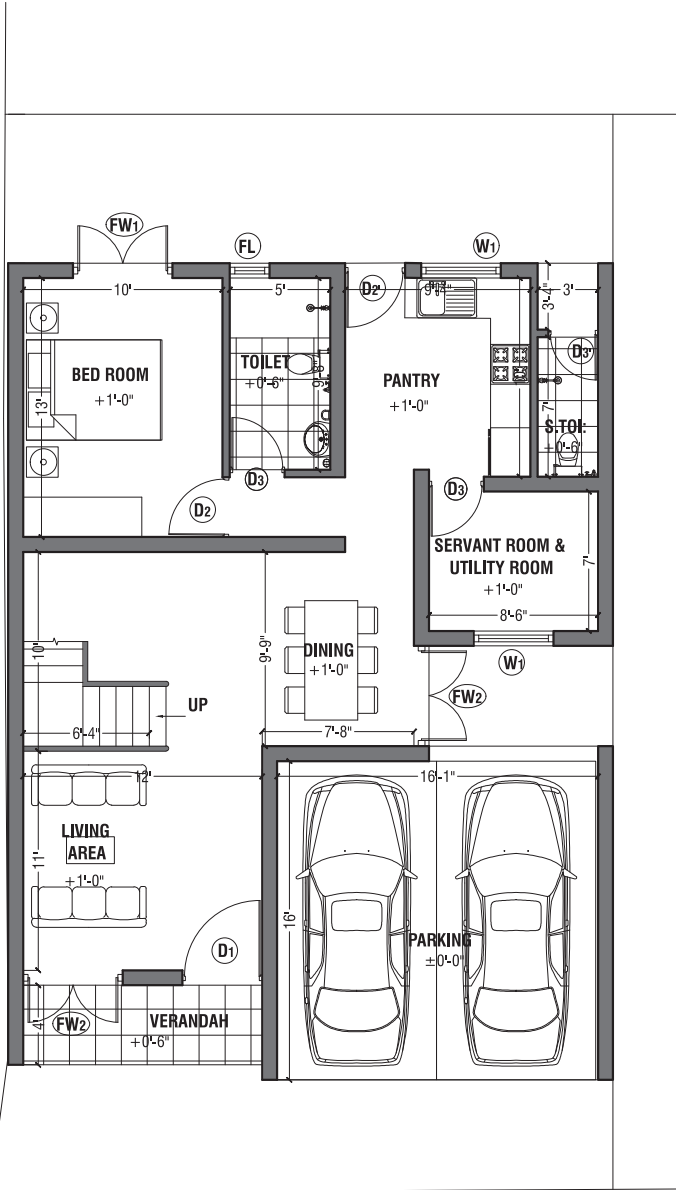
GROUND FLOOR PLAN  
FLOOR AREA 1,273 SQ.FT



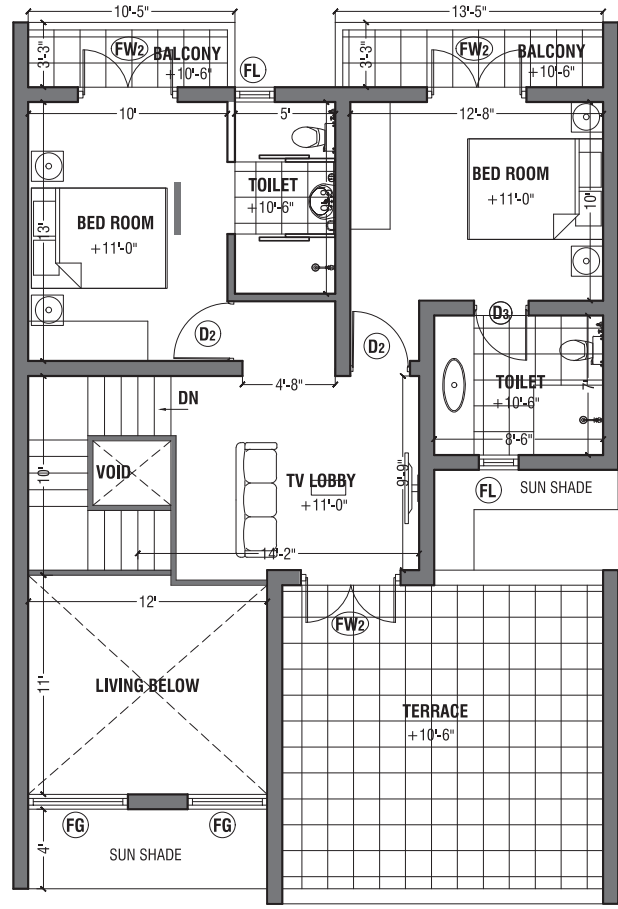
FIRST FLOOR PLAN  
FLOOR AREA 701 SQ.FT

80-107

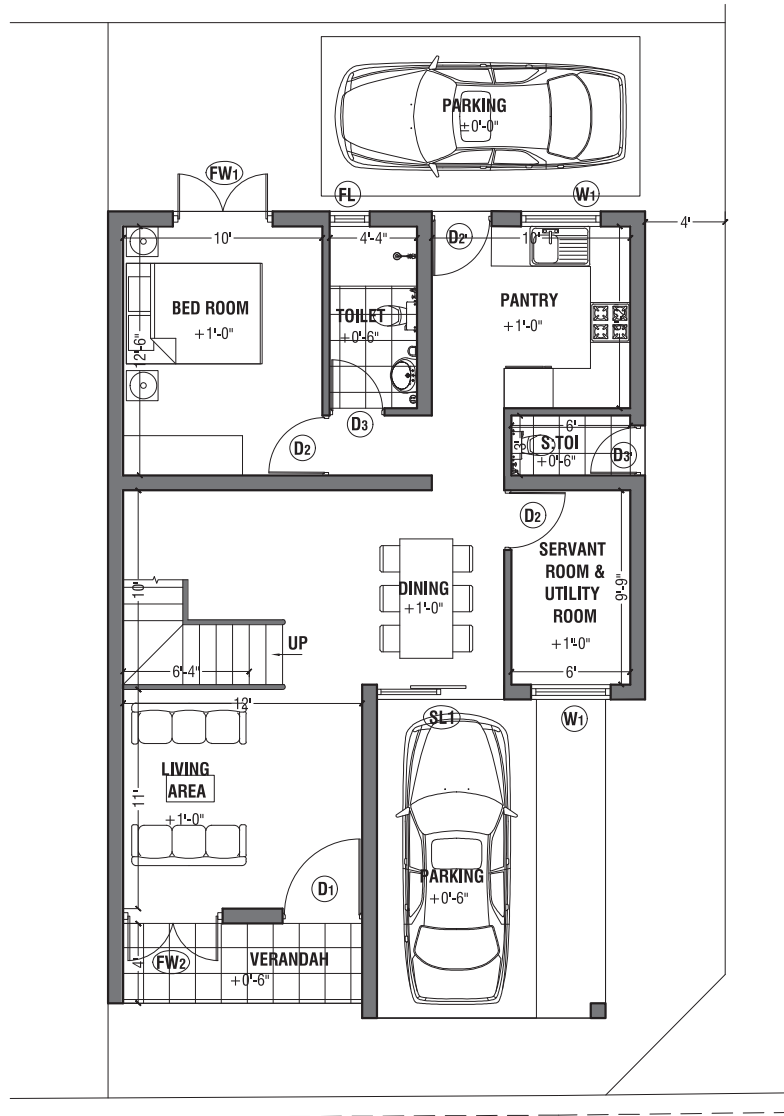
LOT-09



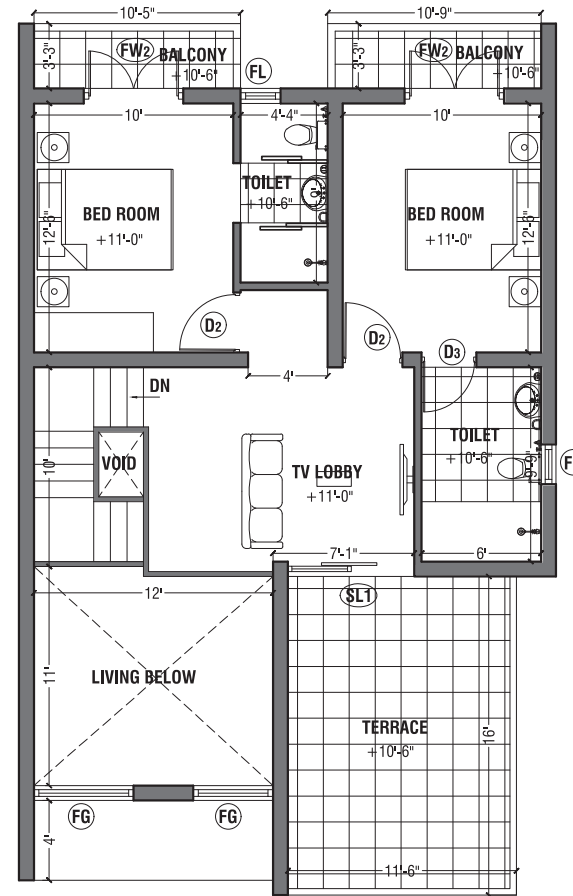
GROUND FLOOR PLAN  
FLOOR AREA 1,188 SQ.FT



FIRST FLOOR PLAN  
FLOOR AREA 657 SQ.FT



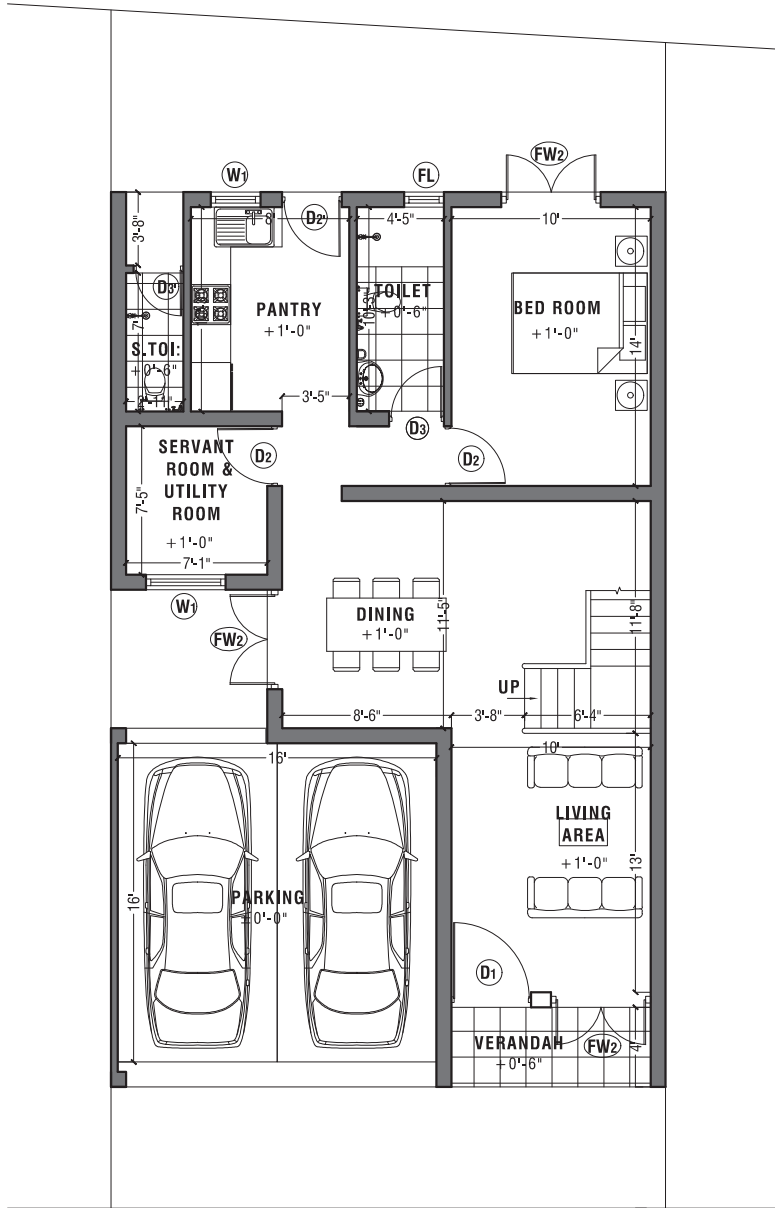
GROUND FLOOR PLAN  
FLOOR AREA 1,050 SQ.FT



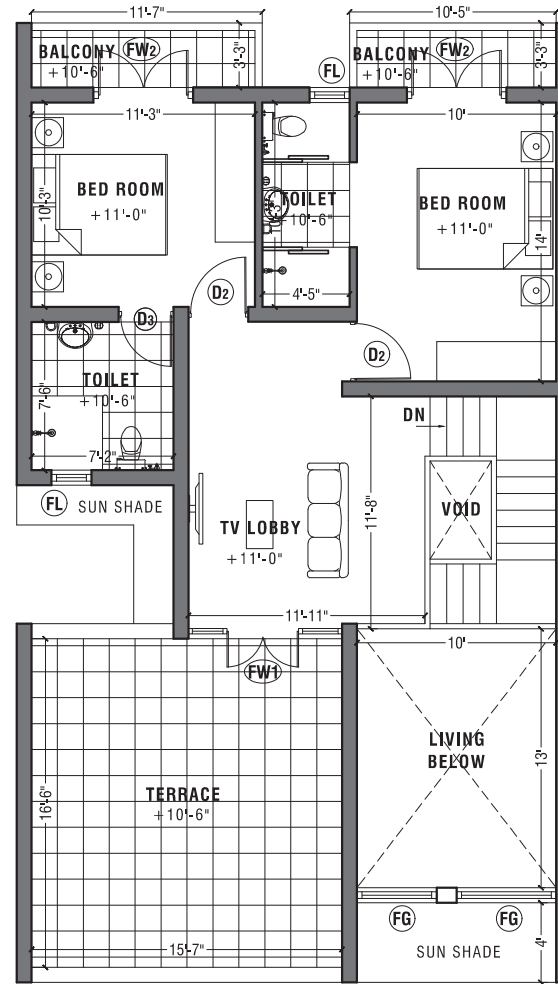
FIRST FLOOR PLAN  
FLOOR AREA 628 SQ.FT

LOT-10

LOT-11



GROUND FLOOR PLAN  
FLOOR AREA 1,196 SQ.FT



FIRST FLOOR PLAN  
FLOOR AREA 704 SQ.FT



**LOT 02**

**FLOOR AREA  
1,920 SQ.FT**



**LOT 11**

**FLOOR AREA  
1,900 SQ.FT**



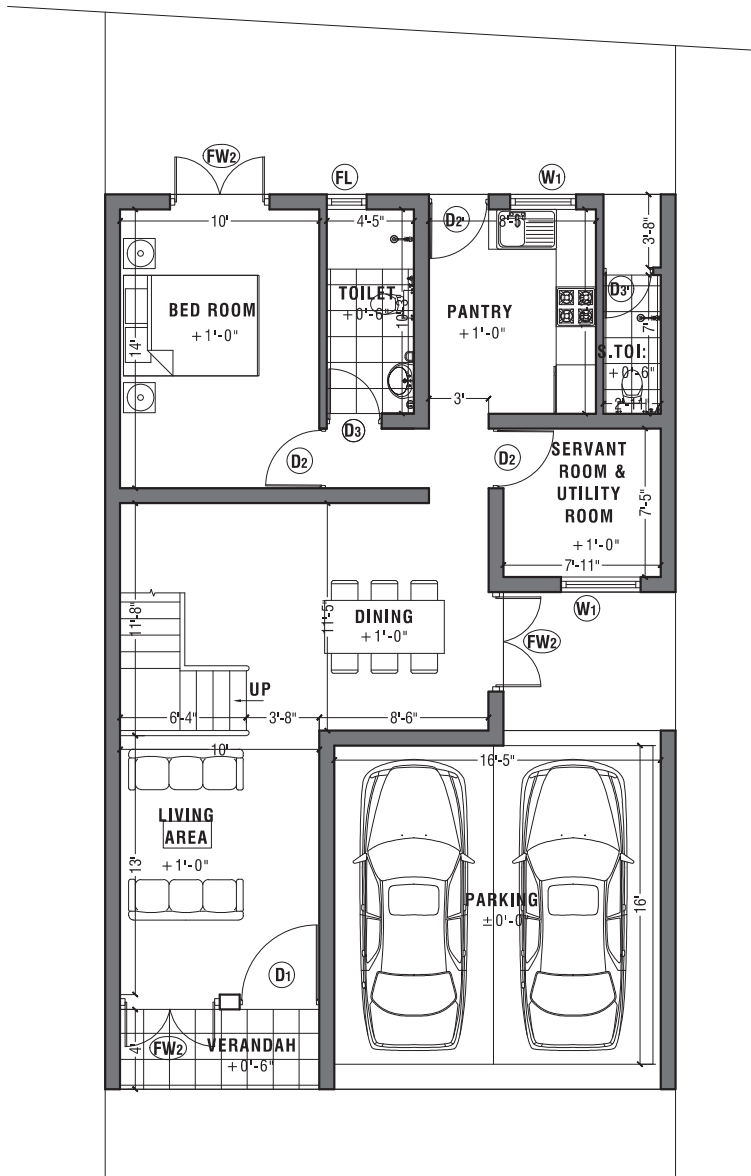
**LOT 16**

**FLOOR AREA  
1,717 SQ.FT**

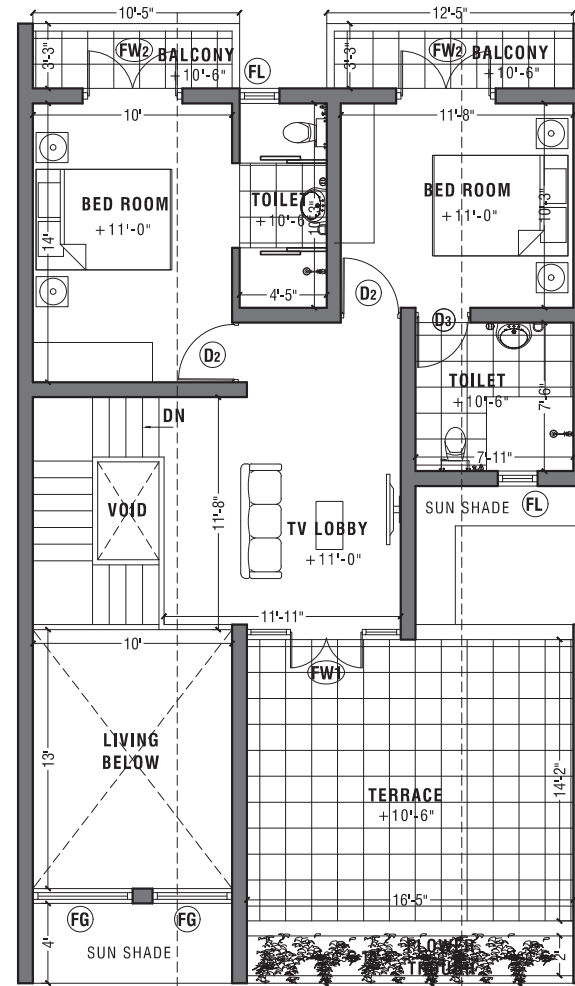


**LOT 17**

**FLOOR AREA  
1,949 SQ.FT**



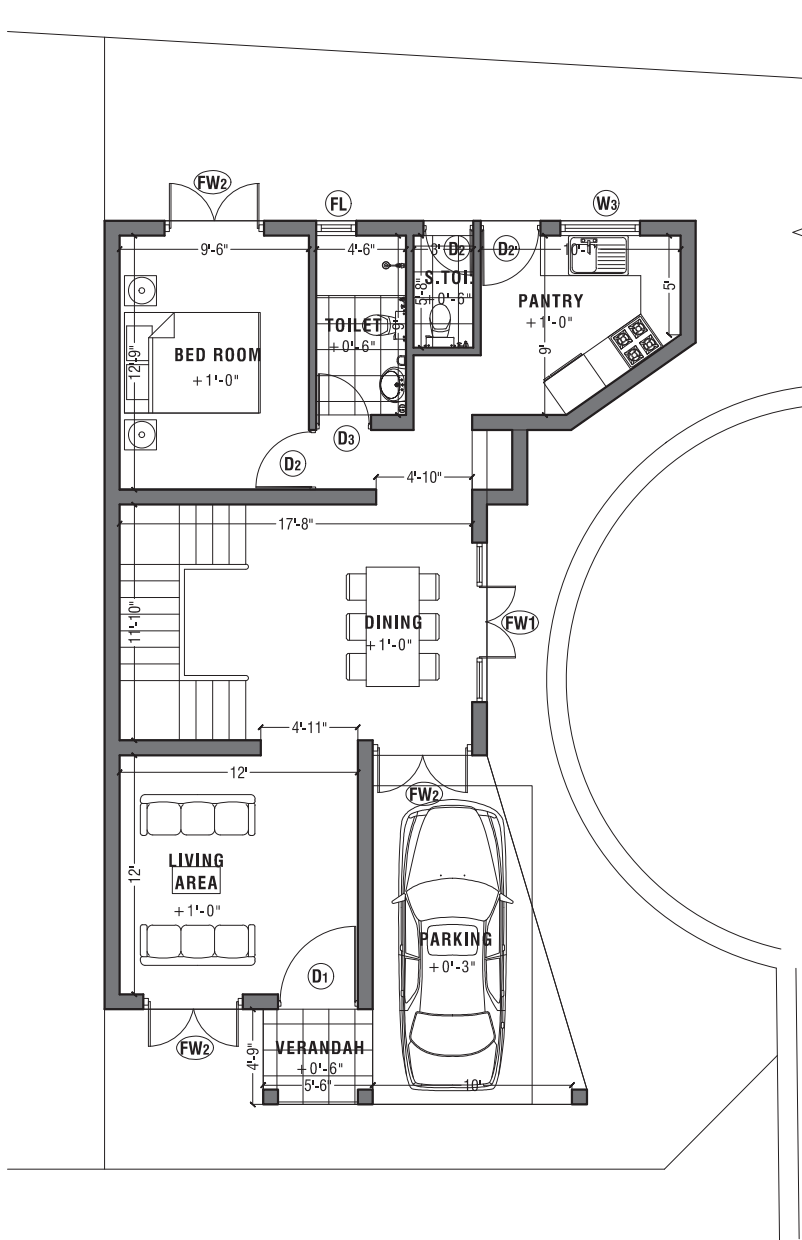
GROUND FLOOR PLAN  
FLOOR AREA 1,226 SQ.FT



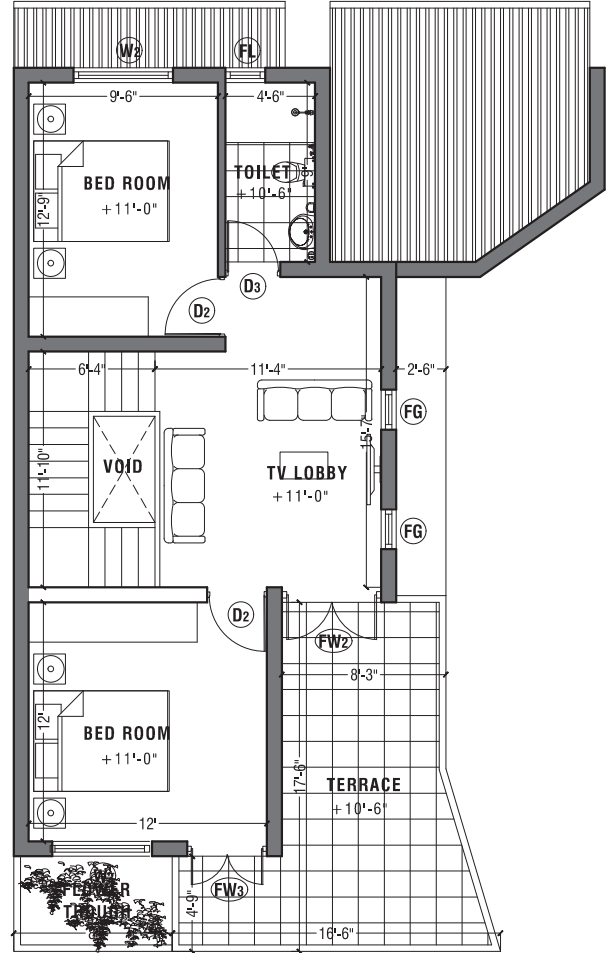
FIRST FLOOR PLAN  
FLOOR AREA 674 SQ.FT

LOT-12

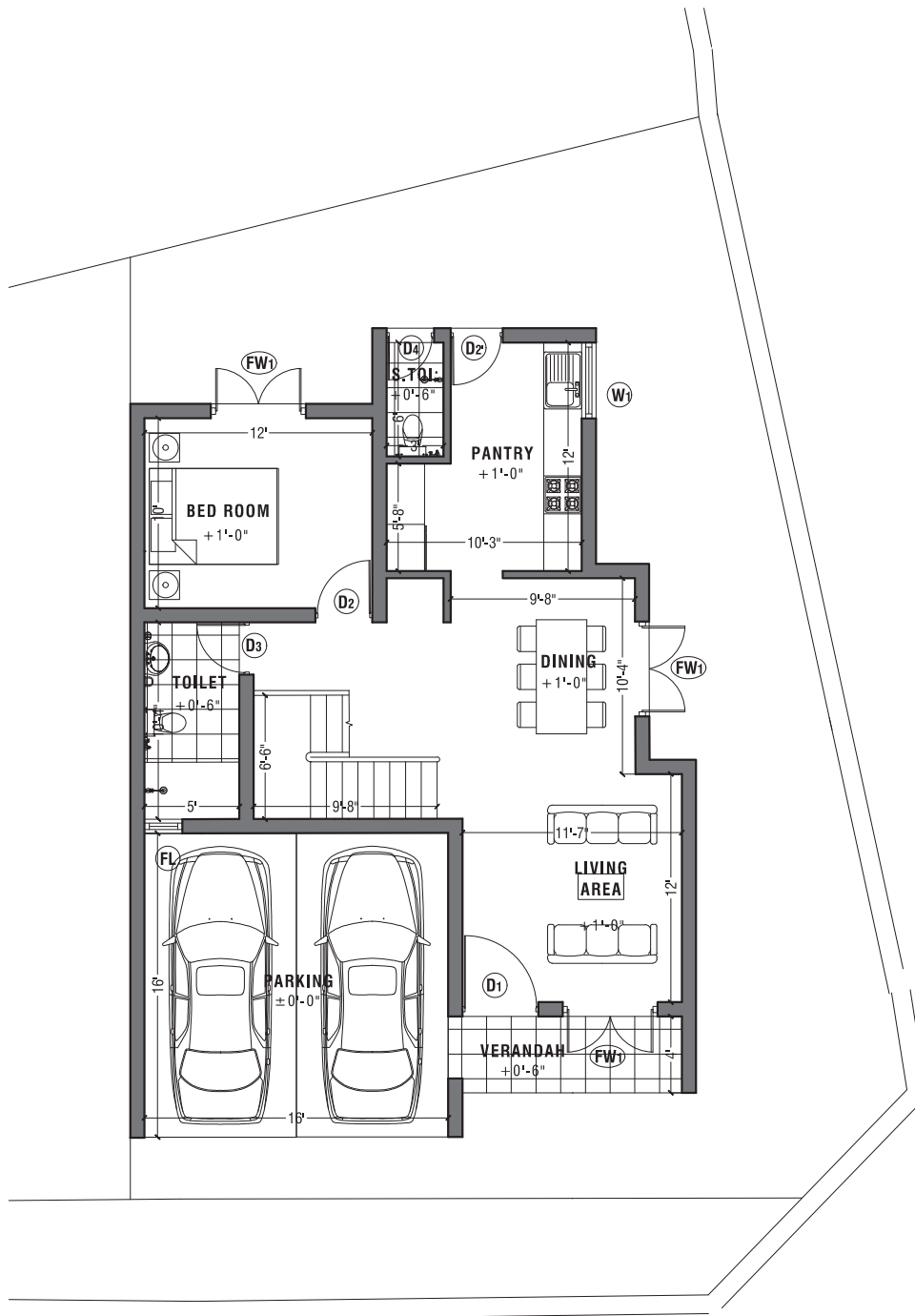
**LOT-14**



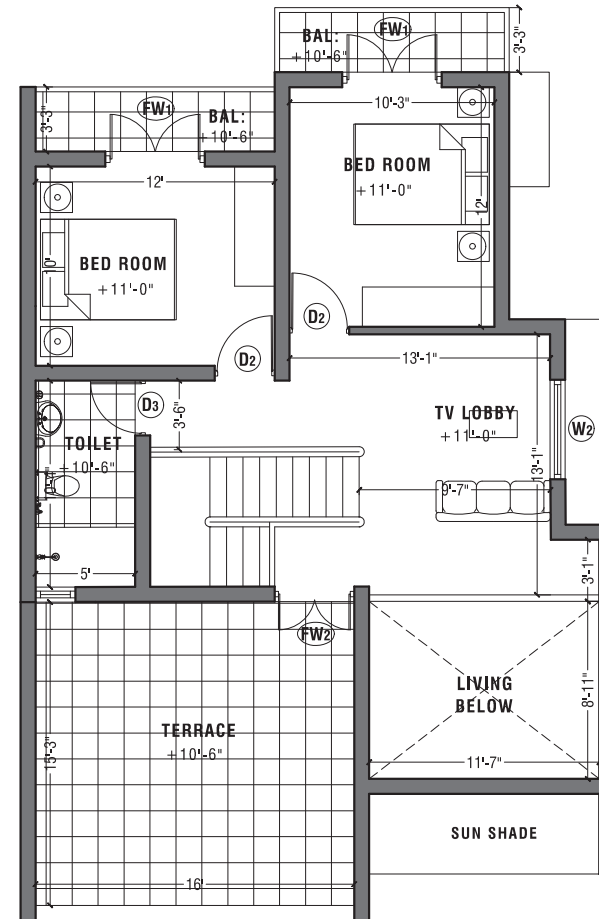
GROUND FLOOR PLAN  
FLOOR AREA 964 SQ.FT



FIRST FLOOR PLAN  
FLOOR AREA 580 SQ.FT



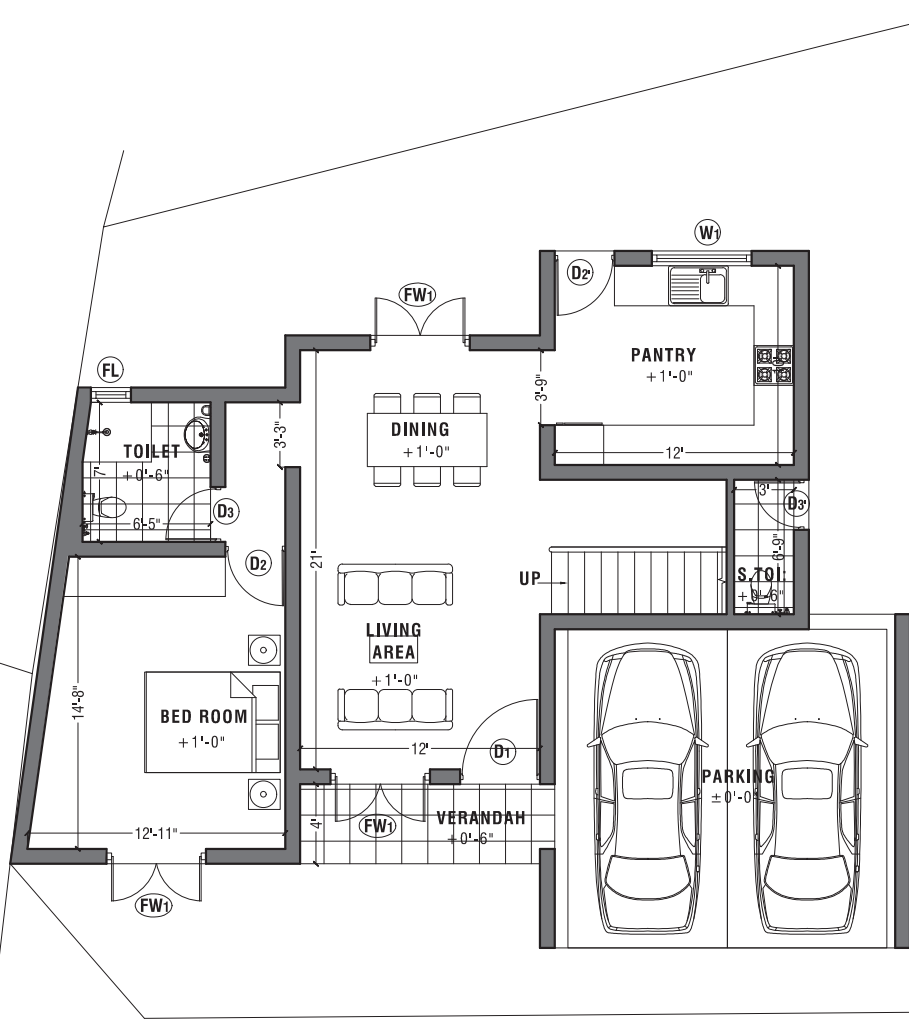
GROUND FLOOR PLAN  
FLOOR AREA 1,100 SQ.FT



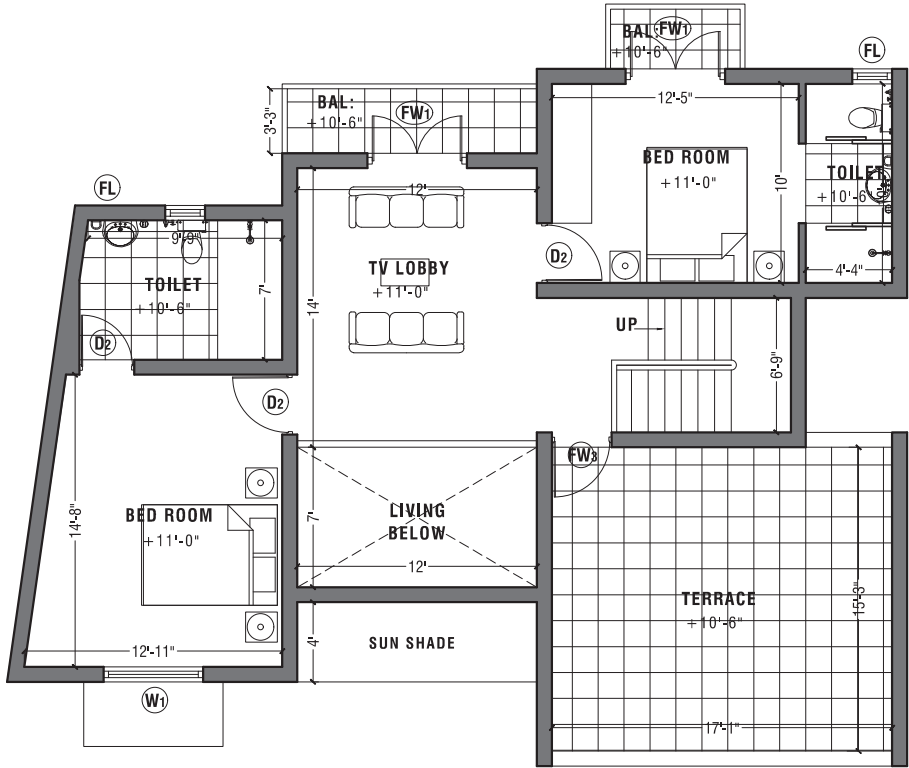
FIRST FLOOR PLAN  
FLOOR AREA 617 SQ.FT

LOT-16

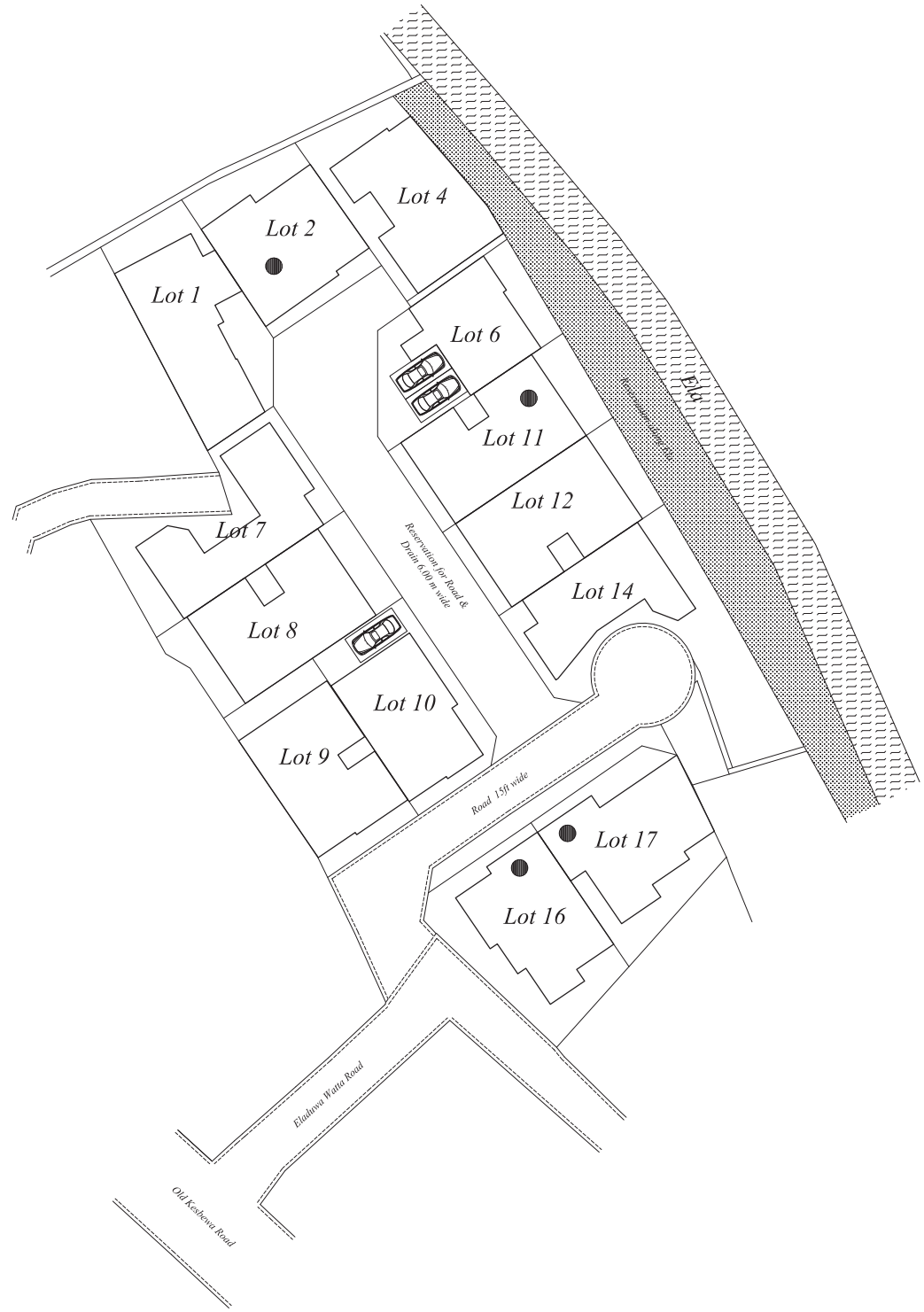
LOT-17



GROUND FLOOR PLAN  
FLOOR AREA 1,186 SQ.FT



FIRST FLOOR PLAN  
FLOOR AREA 763 SQ.FT



MASTER PLAN

# SPECIFICATIONS

## **Substructure**

Random Rubble Masonry Work, RCC Columns & RCC Plinth beam.

## **Superstructure**

RCC Columns, Beams, slab etc., Brick walls 9" thick for load bearing walls. 4 ½" thick partition walls to satisfy the design requirement

## **Roof & Ceiling**

Cement fiber roofing sheets and super flex board for ceiling (exposed rafter).

## **Finishes**

Living, Dining, Verandahs, Balconies, Staircase and Bedrooms to be laid with non-slippery 24" X 24" 12" X 12" Porcelain floor tiles as per Architect's advice.

## **Toilets**

Non slippery ceramic or porcelain tiles laid, surface shall be water proofed.

## **Toilet Walls**

Laid with ceramic or porcelain tiles up to a height of 7'-0", above tile level shall be plastered and painted with Dulux or equivalent approved quality paint.

## **Wall Finishes**

Smooth plaster on inside walls and apply two coats of wall putty, one coat of wall filler & painted with two coats of emulsion paint (Dulux or equivalent). Semi- rough plaster on external walls and apply wall filler, 2 coats of weather shield paint (Dulux or equivalent)

## **Plumbing Work**

All bathroom fittings commode with cistern and washbasin with pedestal and four pieces accessories shall be (10 year warranty). All taps & showers (American Standard or equivalent).

## **Doors and Windows**

**Front Door-** Mahogany sash and Thulan or similar wood shall be used for frames.

**Internal Doors-** Plywood sash & Thulan or similar wood shall be used for frames.

**Windows -** Powder coated aluminum sections with 5 mm thick glass.

**Locks-** 'Mortise' or equivalent door lock with handle for front door (Union or Equivalent) all other door locks to be knob type.

## **Pantry cupboard**

Mahogany timber Pantry cupboard set with granite top & SS Sink.

## **Staircase handrail**

Steel and timber mixed as per Architect's directions.

## **Air Conditioner**

12000Btu Air conditioner for master bedroom.

## **Water Supply**

UPVC cold water pipe network via overhead water tank of 1000 liters. Hot water for bathrooms via 20 liter geezer

## **Storm water drainage**

Zin-alum gutter and down pipes fixed to roof, including manholes, gully etc. Connected to main drain.

## **Infrastructure works**

5' 0" high boundary wall with roller door and wicket gate.

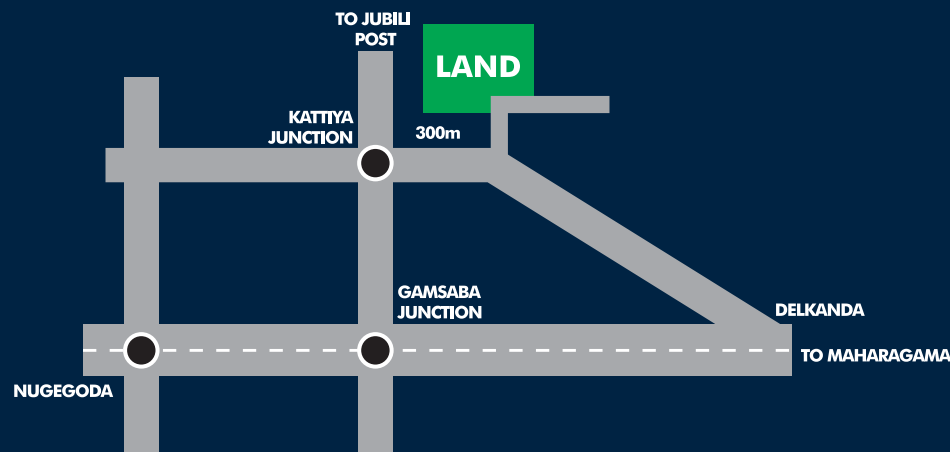
## **Color scheme**

As directed by the Architect

## **General**

Garden area to be leveled and turfed/Interlock paving path way separate electricity and water meters to be provided for each housing unit.





0710 888 444



**PRIME GROUP**

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