

Prime Kadawatha





THE BALANCE EVERYONE WANTS, RARELY

Ever **FINDS.**

Located in Kadawatha and overlooking the lake and paddy fields, Prime Kadawatha offers a rare balance where seamless connectivity and peaceful living come together. This distinctive L-shaped G+9 development comprises two-bedroom apartments, with every residence embracing uninterrupted views of lush greenery from its living spaces and balconies.

WHERE EVERY VIEW

Reflects

PERFECT BALANCE.

LUXURY BALANCED *With* NATURE.





EVERYTHING THAT
Matters.
IN ONE PLACE.



CONNECTIVITY



NATURE



FAMILY



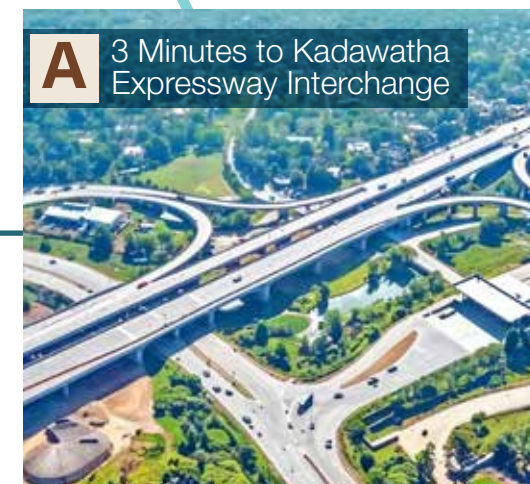
SMART INVESTMENT

More than an address, Prime Kadawatha is a place where every aspect of modern living comes together. Effortless connectivity, serene lakefront surroundings, spaces that bring families closer, and the confidence of a smart investment create a home designed for every stage of life. It's where the best of today meets the promise of tomorrow.

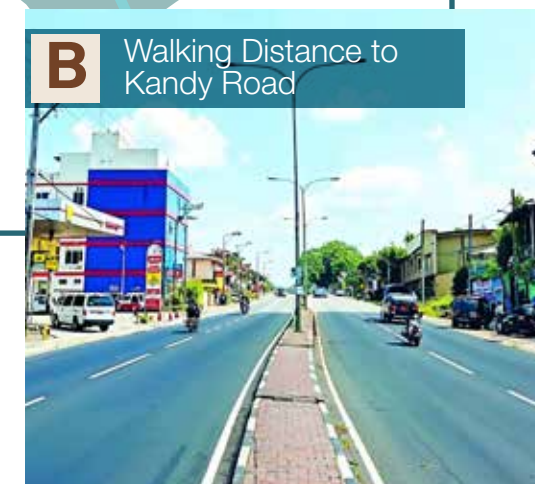


HOME TO *What*
MATTERS MOST.

Some of life's most cherished moments begin at home: Shared laughter over dinner, weekend mornings together, and everyday conversations that become lasting memories. With everything you need close at hand, Prime Kadawatha gives your family more time to enjoy what truly matters, being together.



A 3 Minutes to Kadawatha Expressway Interchange



B Walking Distance to Kandy Road

CONNECTIVITY THAT KEEPS *You* MOVING.



LOCATION

Ideally located in Kadawatha, within walking distance of Kandy Road and just 3 minutes from the Kadawatha Expressway Interchange, this exceptional address keeps you effortlessly connected to the city, the airport and everyday essentials.

RELAX IN

Perfect BALANCE.





Fray SOLUIT

Prasunon
The New
Win Crash

AX
FITNESS

MOVE BETTER.

Live

BETTER.

AX
FITNESS

LIFE ABOVE

The

ORDINARY.





A SPACE *To* CONNECT.



BETWEEN SERENITY AND

The CITY.



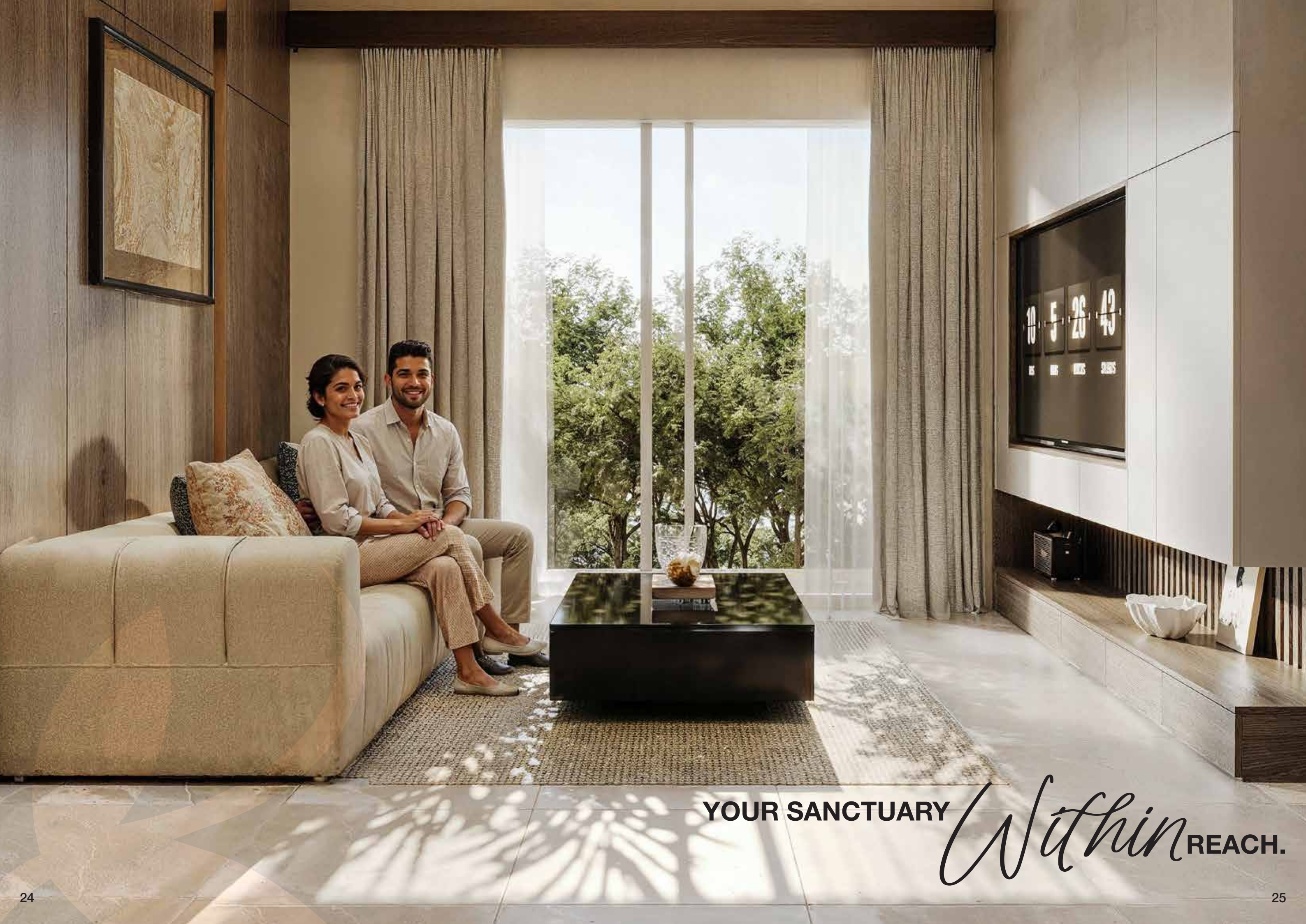
Designed to bring impossible balance to life, the outdoor spaces seamlessly blend recreation, relaxation, and connection. Beautifully landscaped gardens and a kids' play area create the perfect setting for families to come together while embracing the tranquility of nature.



STEPS SURROUNDED

By

SERENITY.



YOUR SANCTUARY

Within REACH.



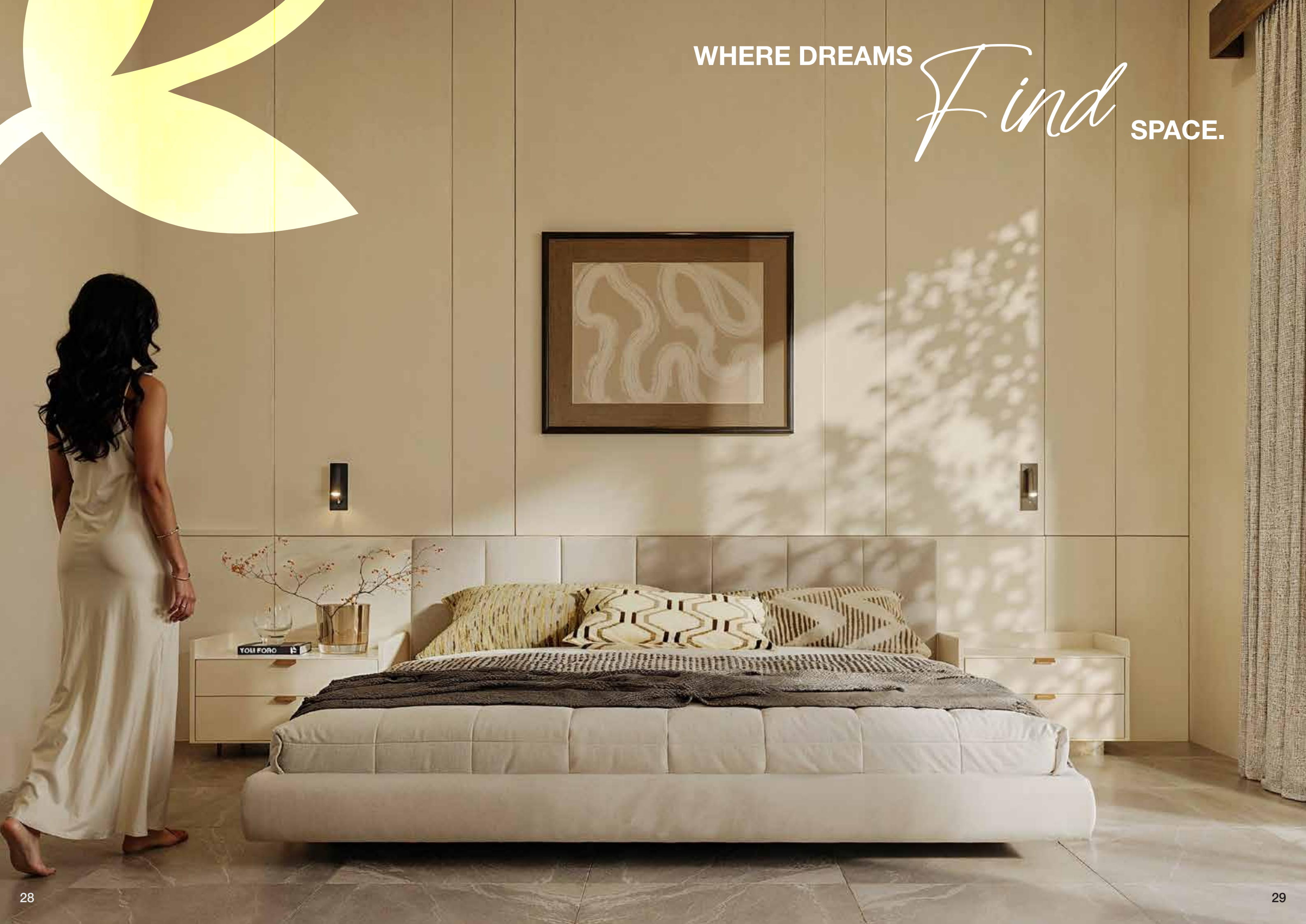
Where style meets comfort in perfect balance. Thoughtfully designed open-plan living and dining spaces flow seamlessly together, creating warm and inviting interiors that bring families closer.



WHERE DREAMS

Find

SPACE.



LUXURY BEYOND

The HORIZON.

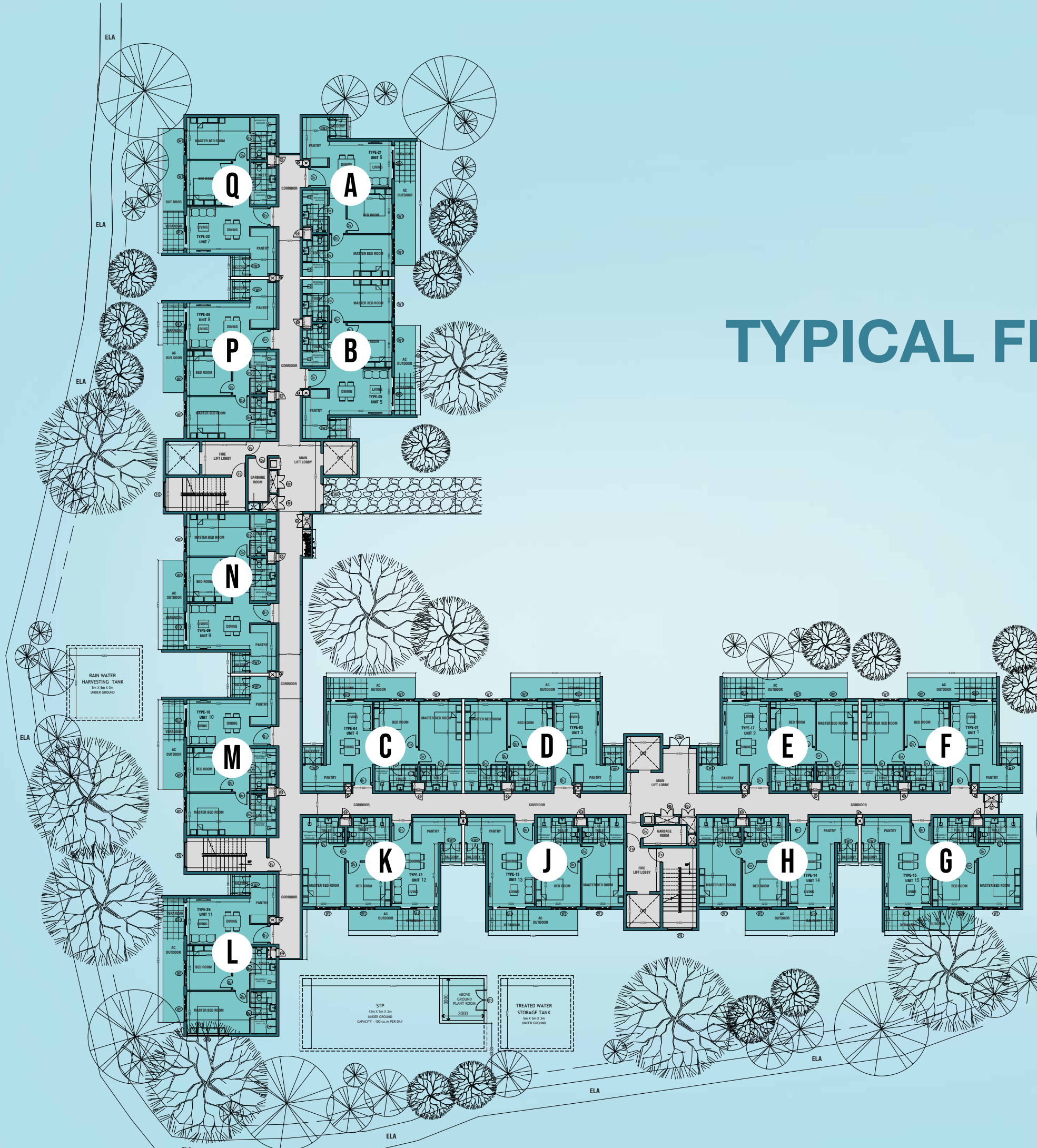


CONNECTED THROUGH

Every
MOMENT.



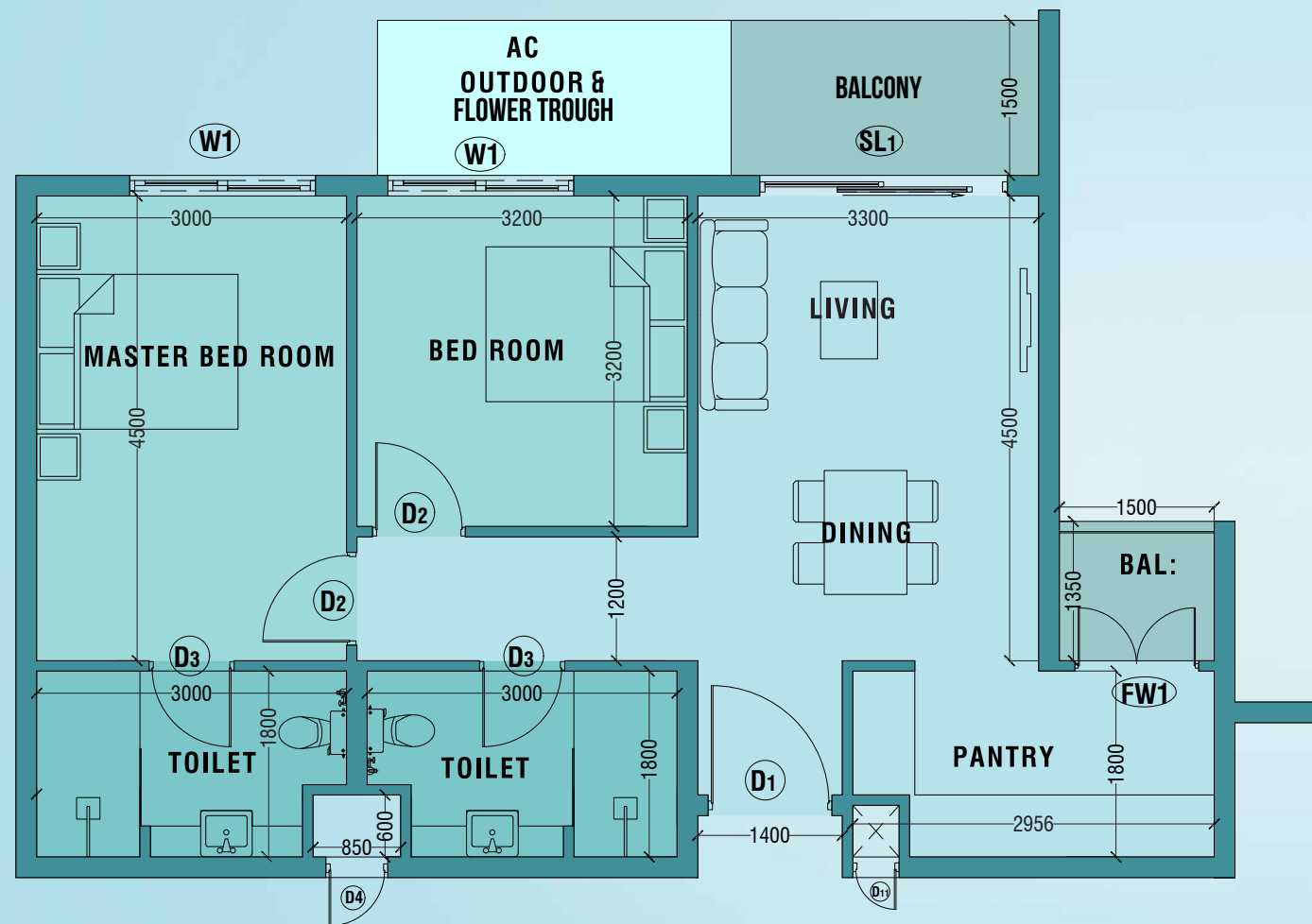
TYPICAL FLOOR PLAN



Where Every

Window

Opens to Greenery.



2 BED ROOM APARTMENT

834 SQFT

2 Bedrooms | 2 Bathrooms

Living + Dining | Pantry



SPECIFICATION

Sub Structure

Pile foundation with RCC structure as per Structural Engineer's recommendation

Super Structure

RCC Columns, Beams, Slabs and Bricks for External walls and Blocks for Internal walls to satisfy the design requirements

Floor Finishes

Living, Dining, Pantry and all

High quality porcelain / ceramic tiles

Balcony

High quality porcelain / ceramic tiles

Bathrooms

High quality porcelain / ceramic tiles

Wall Finishes

Internal walls

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

External walls

Semi-rough plaster with wall primer and weather-shield paint system

Bathroom Walls

Ceramic or Porcelain tiles

Pantry

Modern design pantry cupboards (Including 4 burner cooker & hood) kitchen SS Sink with Granite Worktop

Bathroom

Approved quality fittings for all bathrooms as directed by the Architect

Water closet with hand bidet and Wash basin Mirror and Mirror light

Hot water provision for shower via geyser

Soap tray, Toothbrush holder, Toilet paper holder, Robe hook and Towel rail

Doors and Windows

Main Door

Engineered timber sash and timber frame

Internal Doors

Engineered timber sash and timber frame.

Windows

Powder coated aluminum

Fan Lights

Powder coated aluminum

Colour scheme

As directed by the Architect

Electrical works

Three Phase 30AMP / Single Phase Power Supply

Light fittings as directed by the Architect (Soffit Mounted / Pendent) Split type

AC Units for Master Bedroom only

Water Supply

Underground Sump and Overhead Storage Tanks

General

Backup Power Supply Generator

Individual Meters for Electricity, Water and Gas Garbage collection point

CCTV at the entrance and Roof Top common area Lifts

One Parking slot Facility



Prime Group is with a proud legacy of over 30 years, and marked the position as Real Leader in Modern Real Estate ,Sri Lanka driven by its vision of **"Committed to Creating a Better Place on Earth."** Renowned for trust, quality, and innovation, the Group has successfully delivered over 70 condominium and housing projects, including **Prime Grand**, the iconic ultra luxury development in Colombo 07.

Prime Group's commitment to excellence has earned prestigious local and international recognition, including **Developer of the Year 2026** by the Real Estate Asia Awards and **Best Developer of Sri Lanka** at the PropertyGuru Asia Property Awards. The Group is also the **only Sri Lankan real estate company** to be featured in Essentials of Modern Marketing by **Philip Kotler**, further cementing its reputation as an industry pioneer.

Today, Prime Group continues to shape the future of Sri Lankan real estate through innovation, integrity, and an unwavering commitment to creating exceptional communities and lasting value. As the Group enters a new era of growth, it is focused on delivering developments that meet **global standards**, adopting world class design, sustainability, and quality benchmarks while positioning Sri Lankan real estate on the **global stage**. Through strategic international expansion and landmark developments, Prime Group is committed to elevating the country's real estate industry and showcasing Sri Lanka as a premier investment destination.



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*The images shown are for illustration purposes only and may not be an exact representation of the product.

For More Information