

THE GRAND
WARD PLACE

COLOMBO 07



WHAT MAKES
A MASTERPIECE?



CROWNED THE BEST
LUXURY CONDO DEVELOPMENT
IN SRI LANKA

BY PROPERTY GURU ASIA PROPERTY AWARDS

AT THE GRAND, YOURS IS AN ENDLESS WORLD OF POSSIBILITIES

Where luxury embraces esthetics, discernment, life and privacy as one. Inspired to create the ultimate standard in luxury as in life, The Grand not only presents many first, but also the coming together of many facets in a cohesive synchronization that is a Masterpiece. Where aesthetics that evoke the senses combine with creative spaces to enhance life's moments.

THE GRAND, WARD PLACE

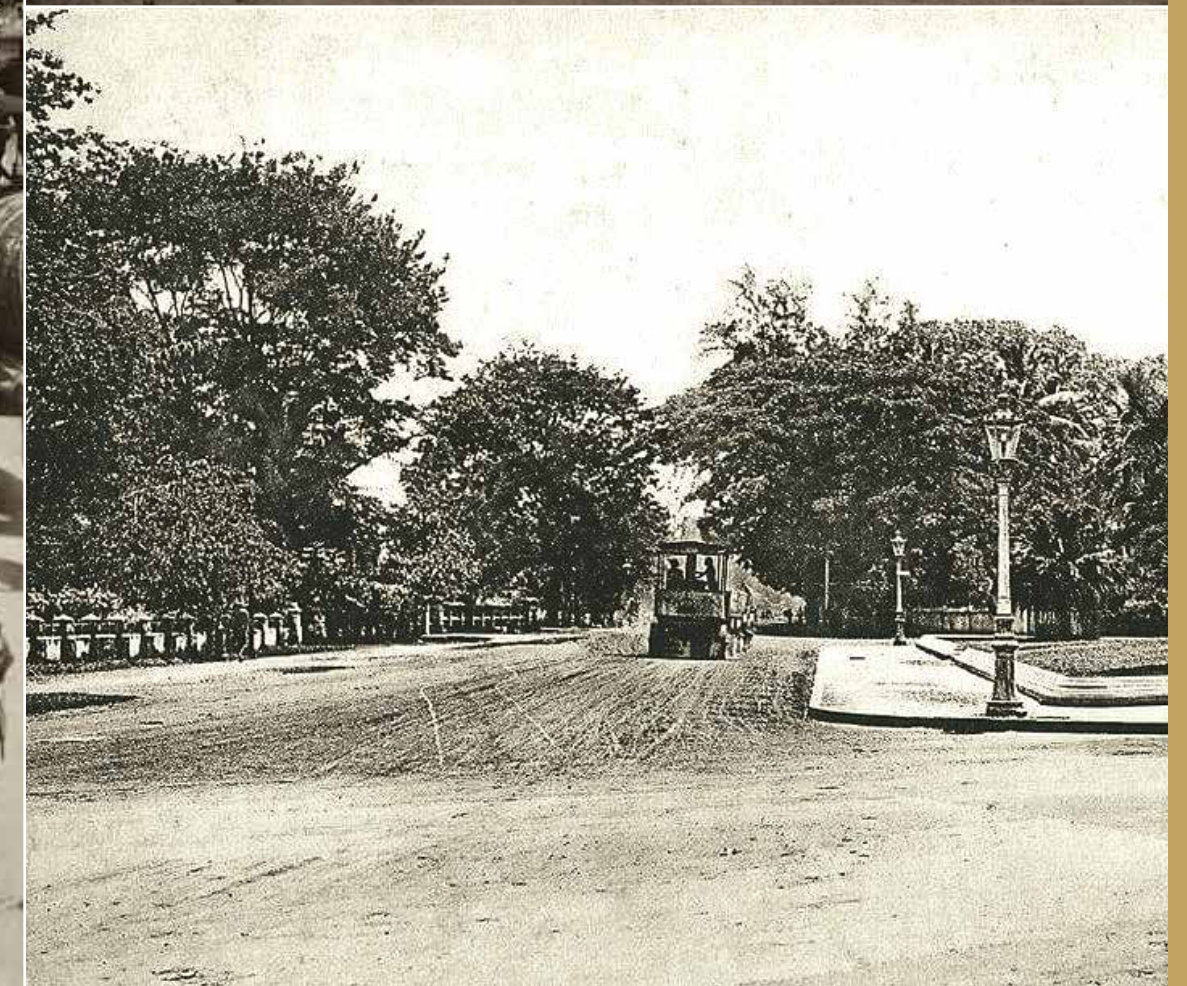
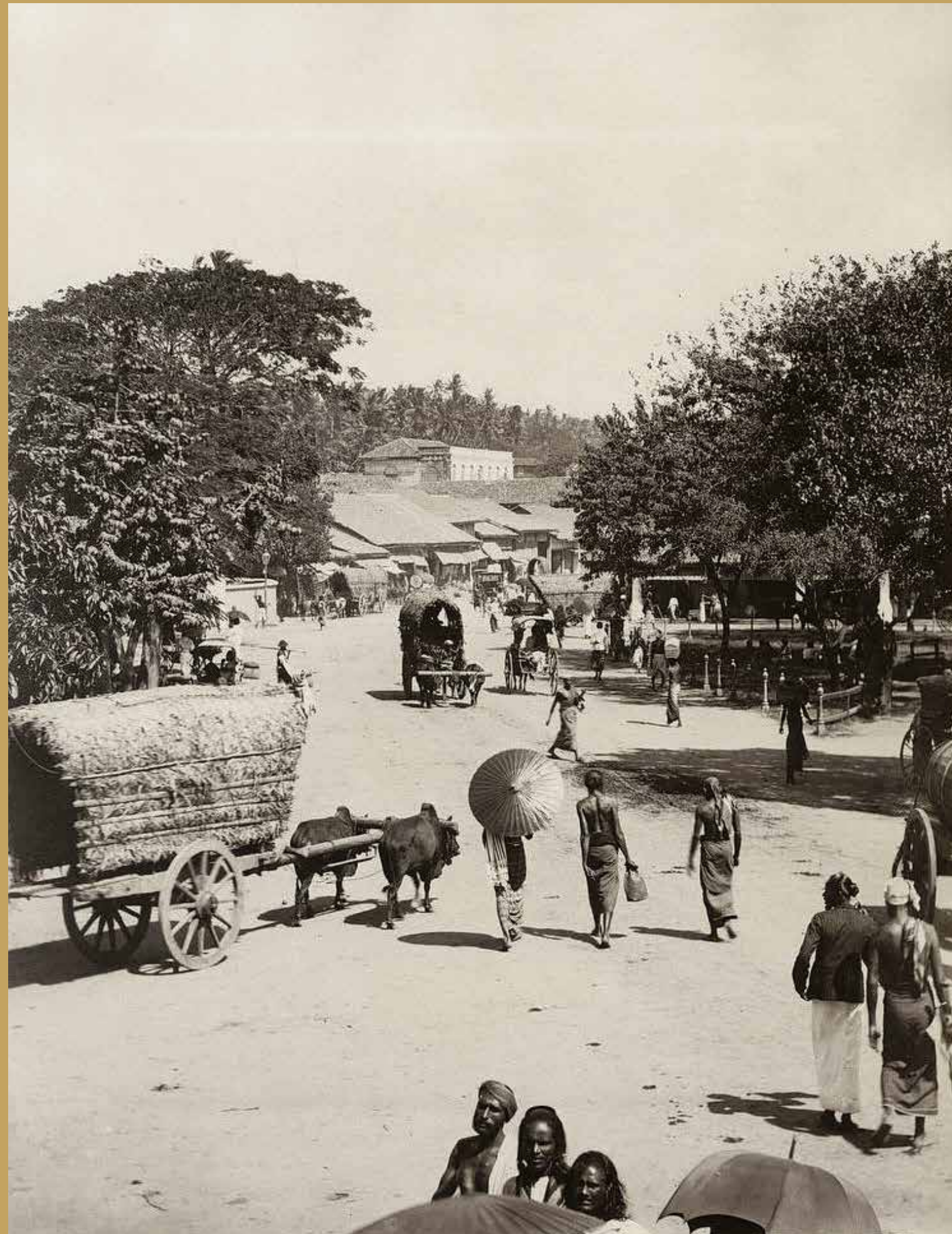


WHERE LEGACY HAS ALWAYS RESIDED

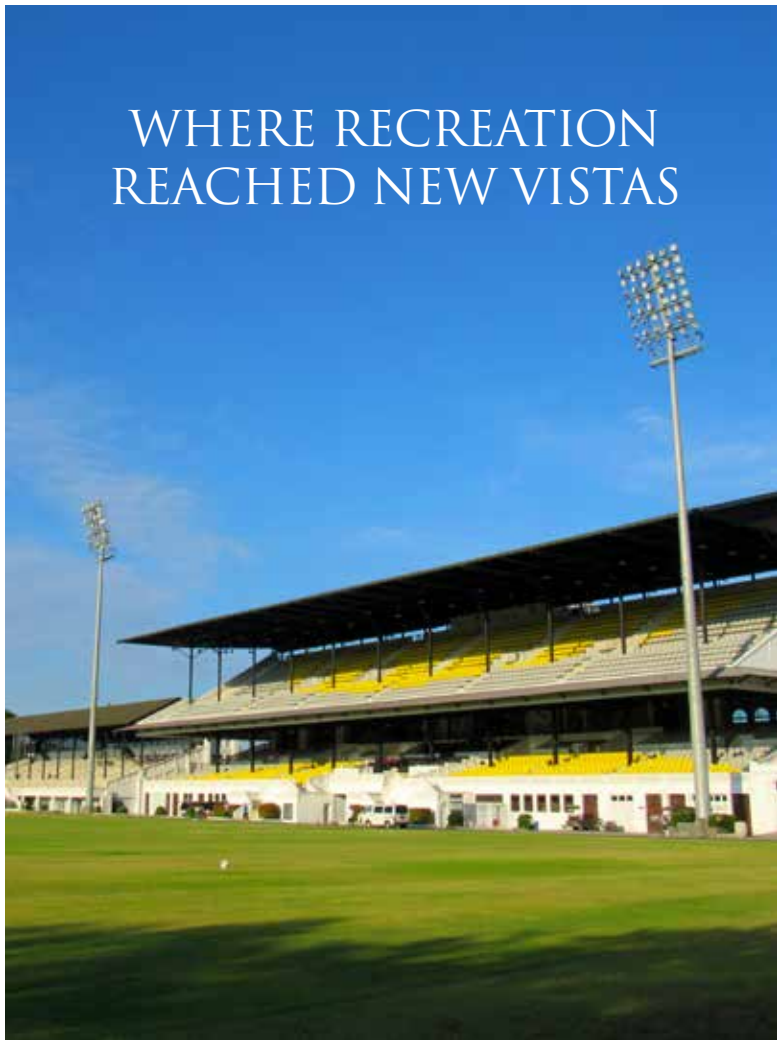
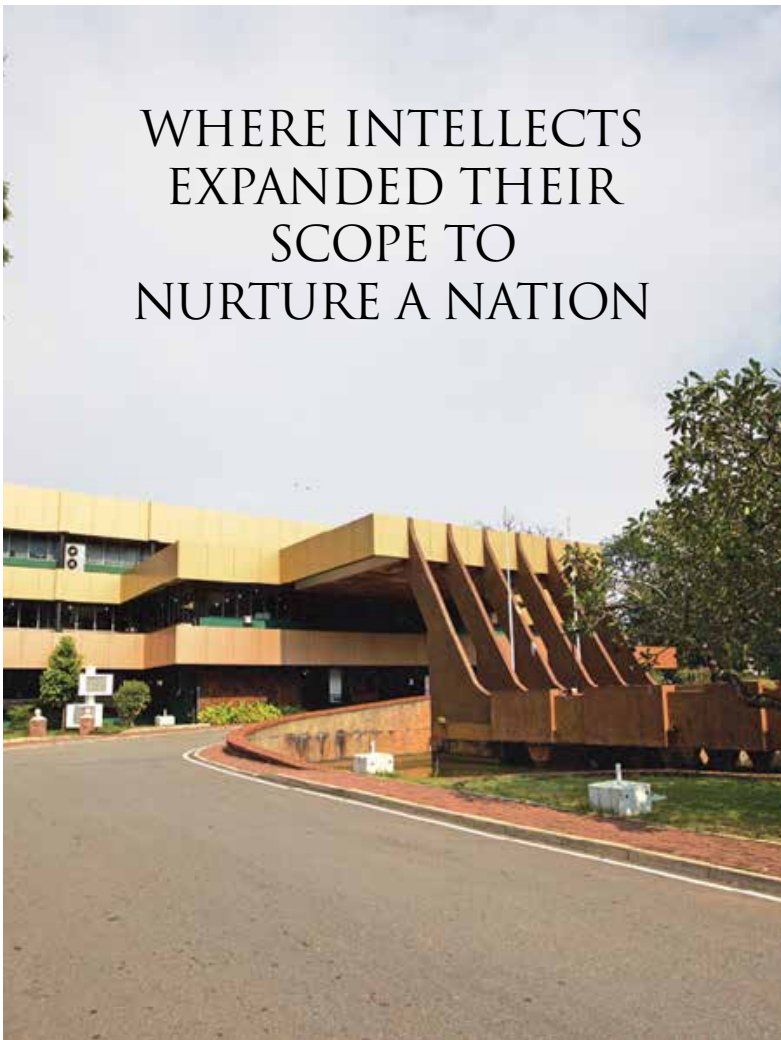
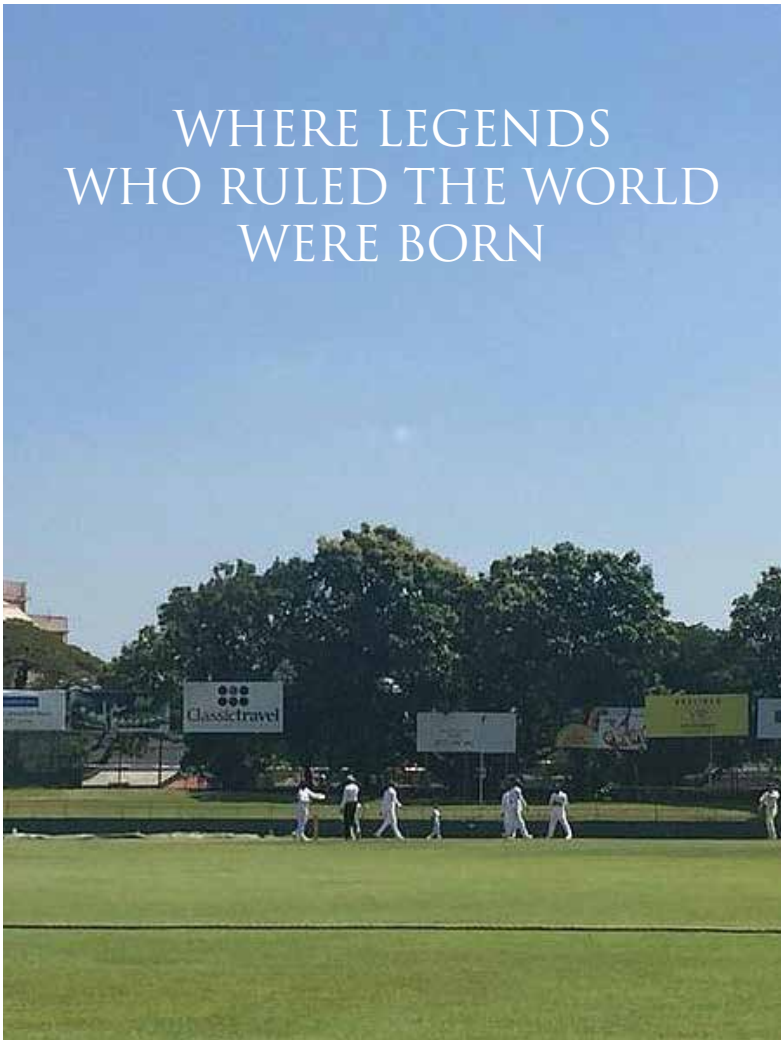
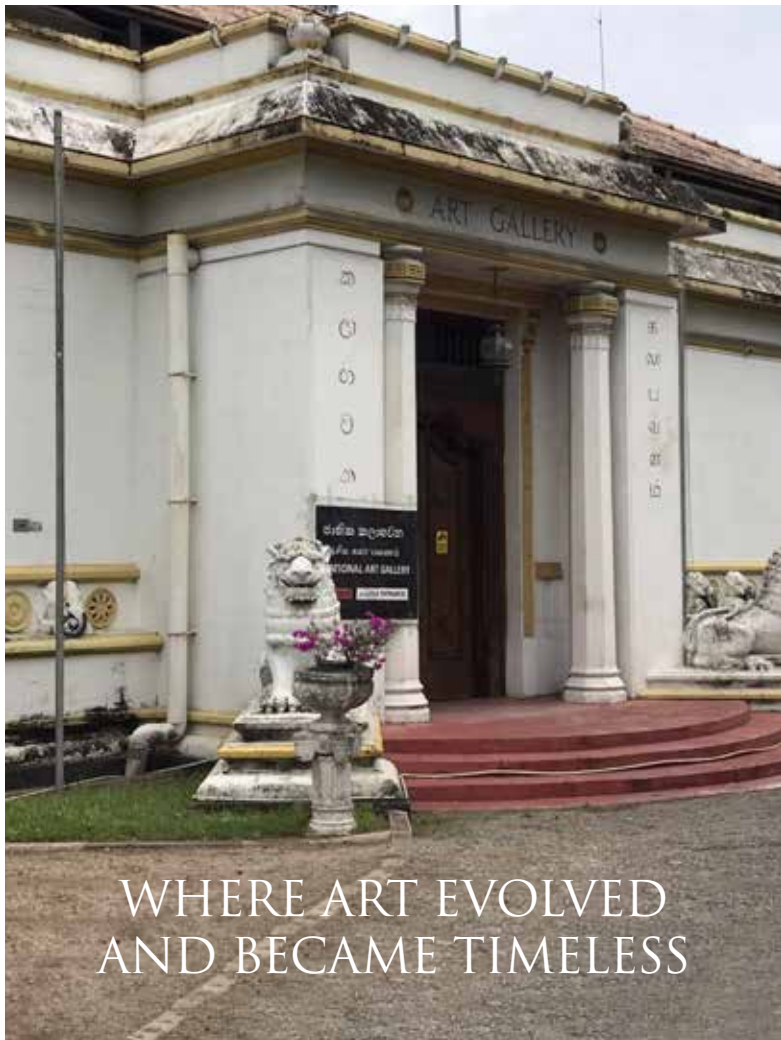
Prominent streets in Colombo are named after famous, English Governors.

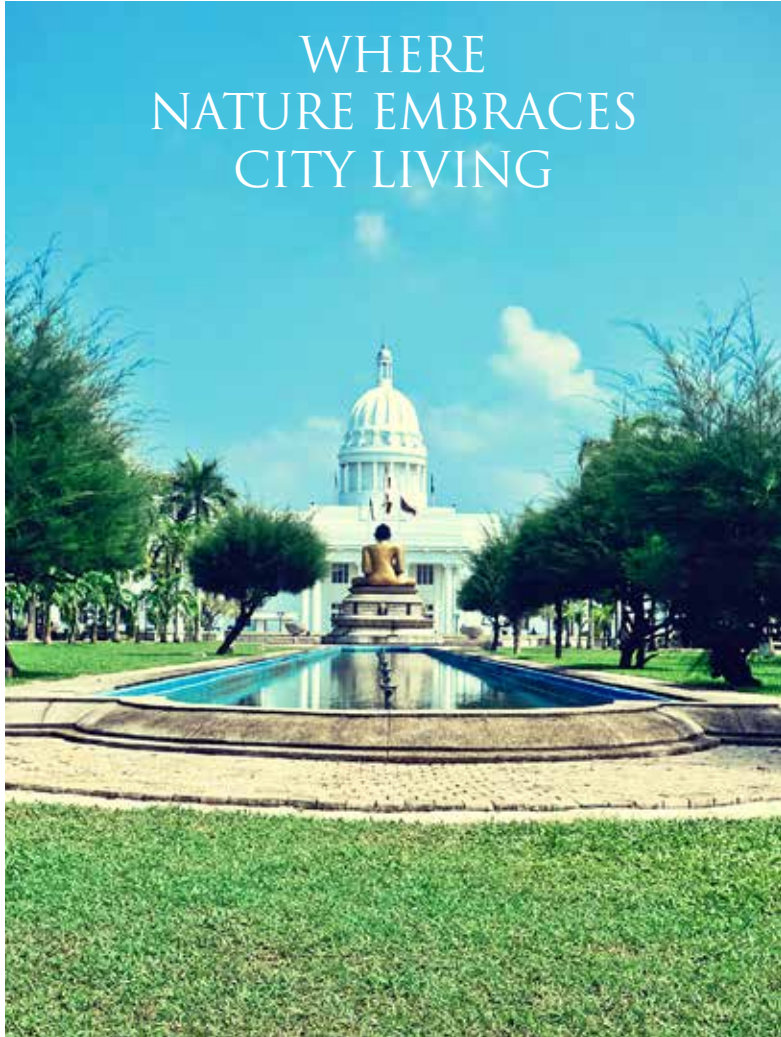
Ward Place is one such street and is named after British Governor, Henry George Ward. Historically and today, Ward Place in Colombo 7, is one of the most prestigious addresses to reside at

64, WARD PLACE,
COLOMBO 7

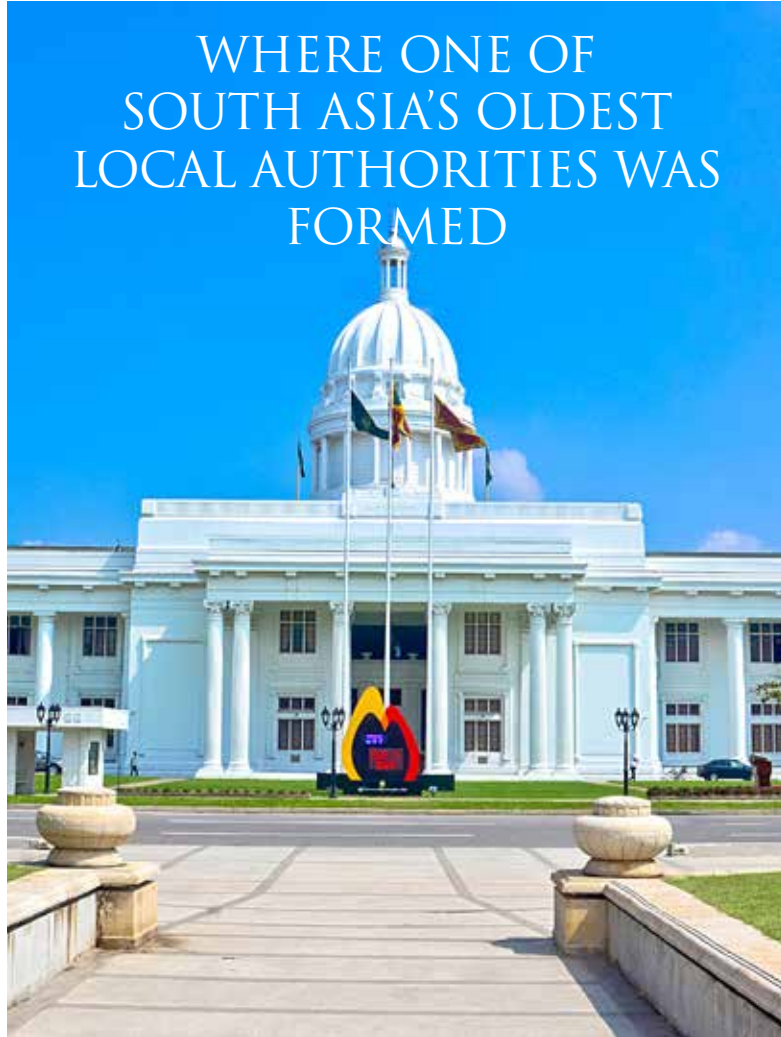


A LAND WHERE PRESTIGE
WAS EVER PRESENT

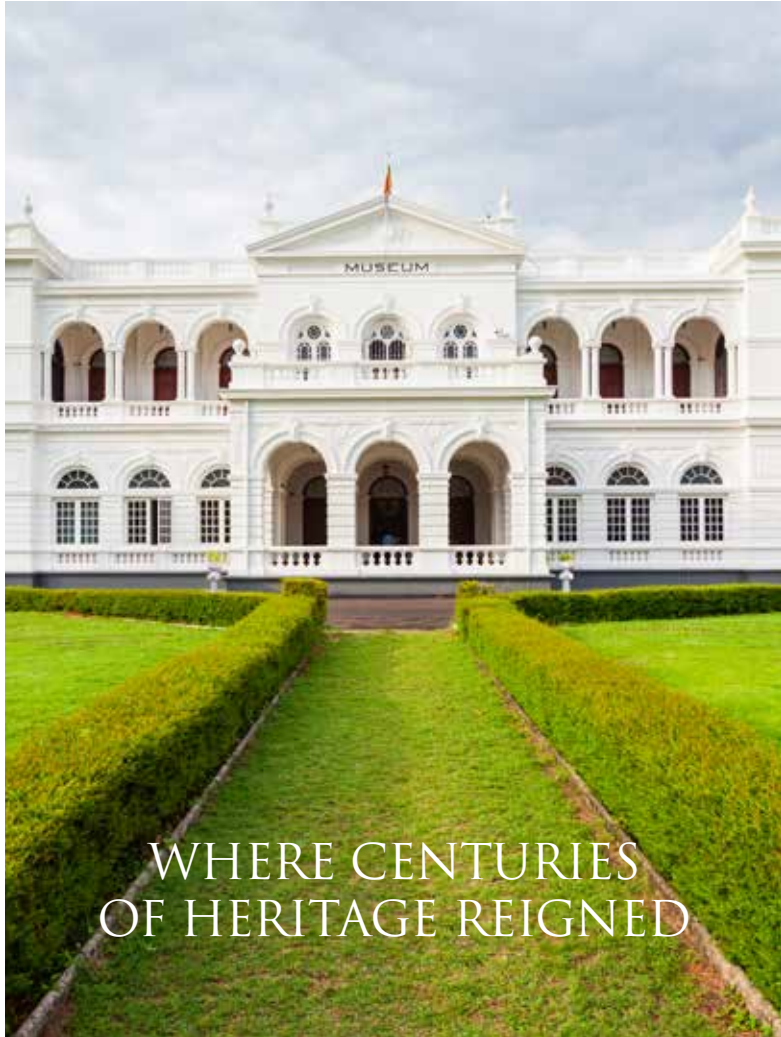




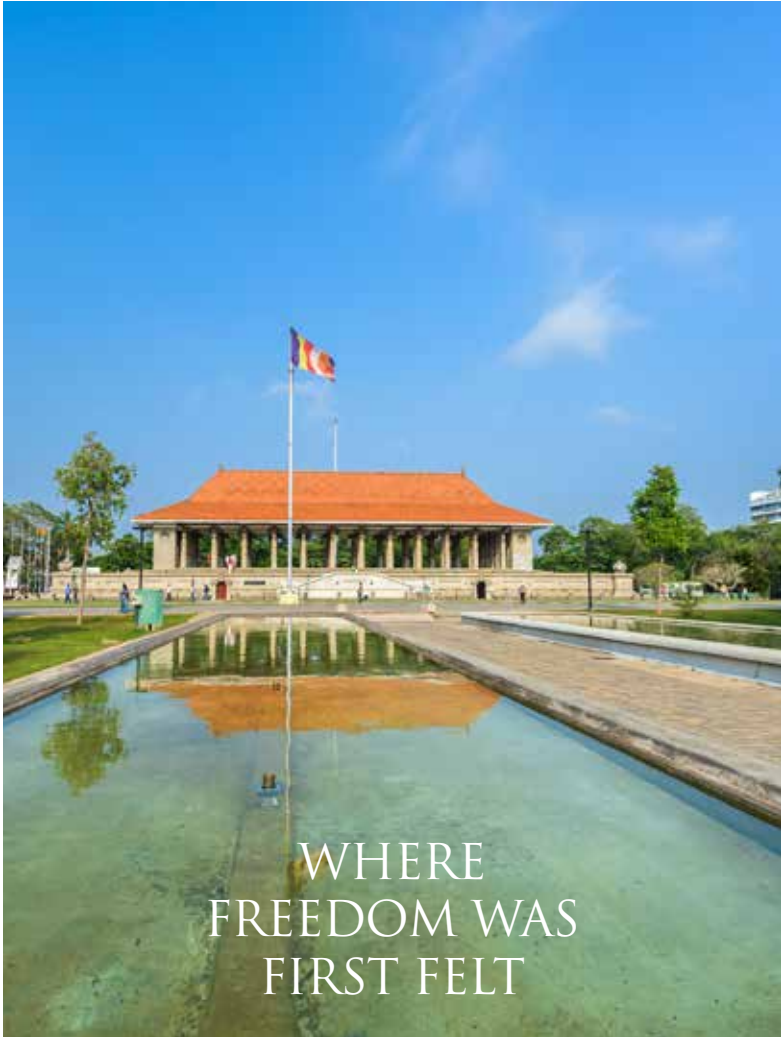
WHERE
NATURE EMBRACES
CITY LIVING



WHERE ONE OF
SOUTH ASIA'S OLDEST
LOCAL AUTHORITIES WAS
FORMED

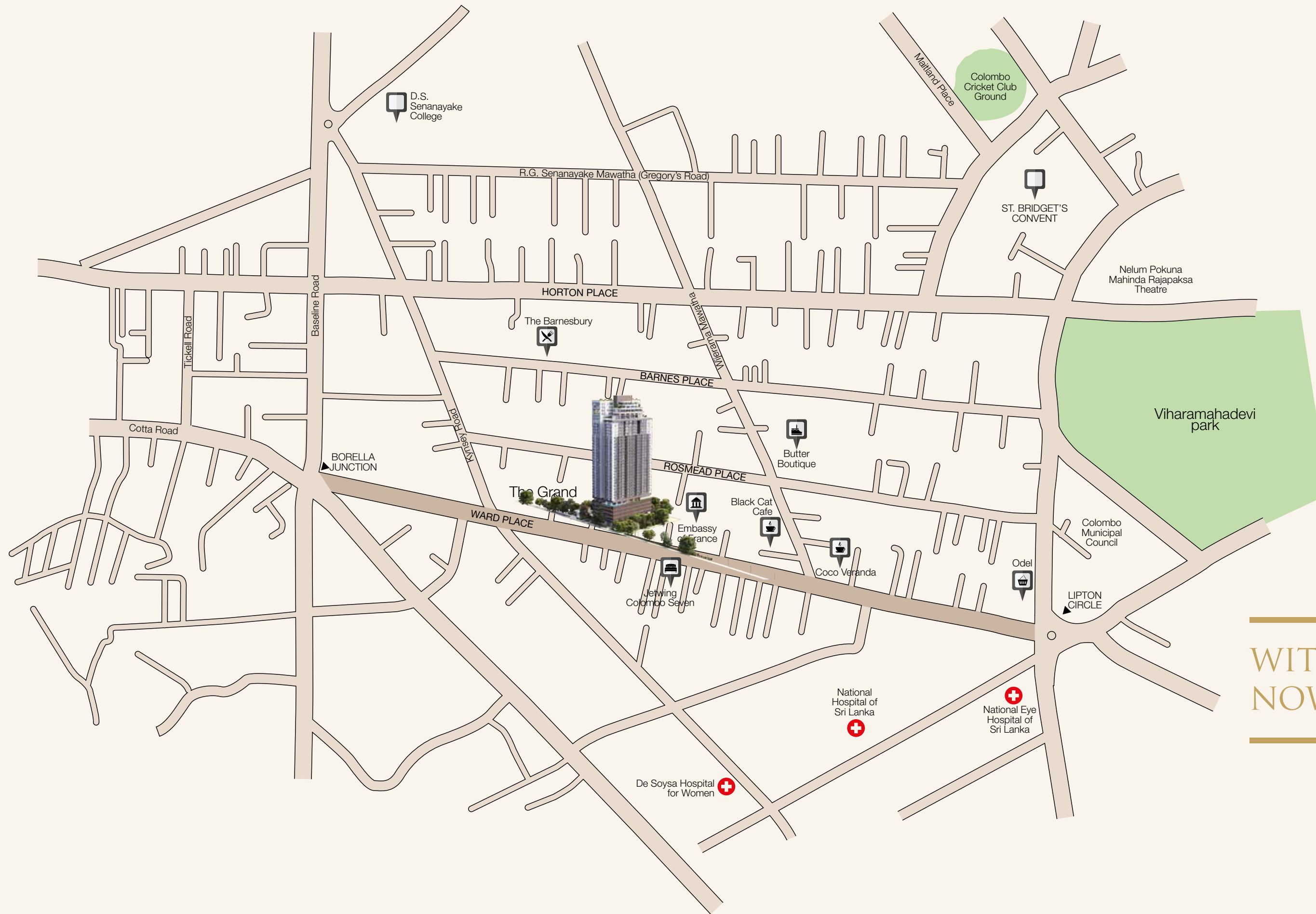


WHERE CENTURIES
OF HERITAGE REIGNED



WHERE
FREEDOM WAS
FIRST FELT

—
THIS IS COLOMBO - 07
—



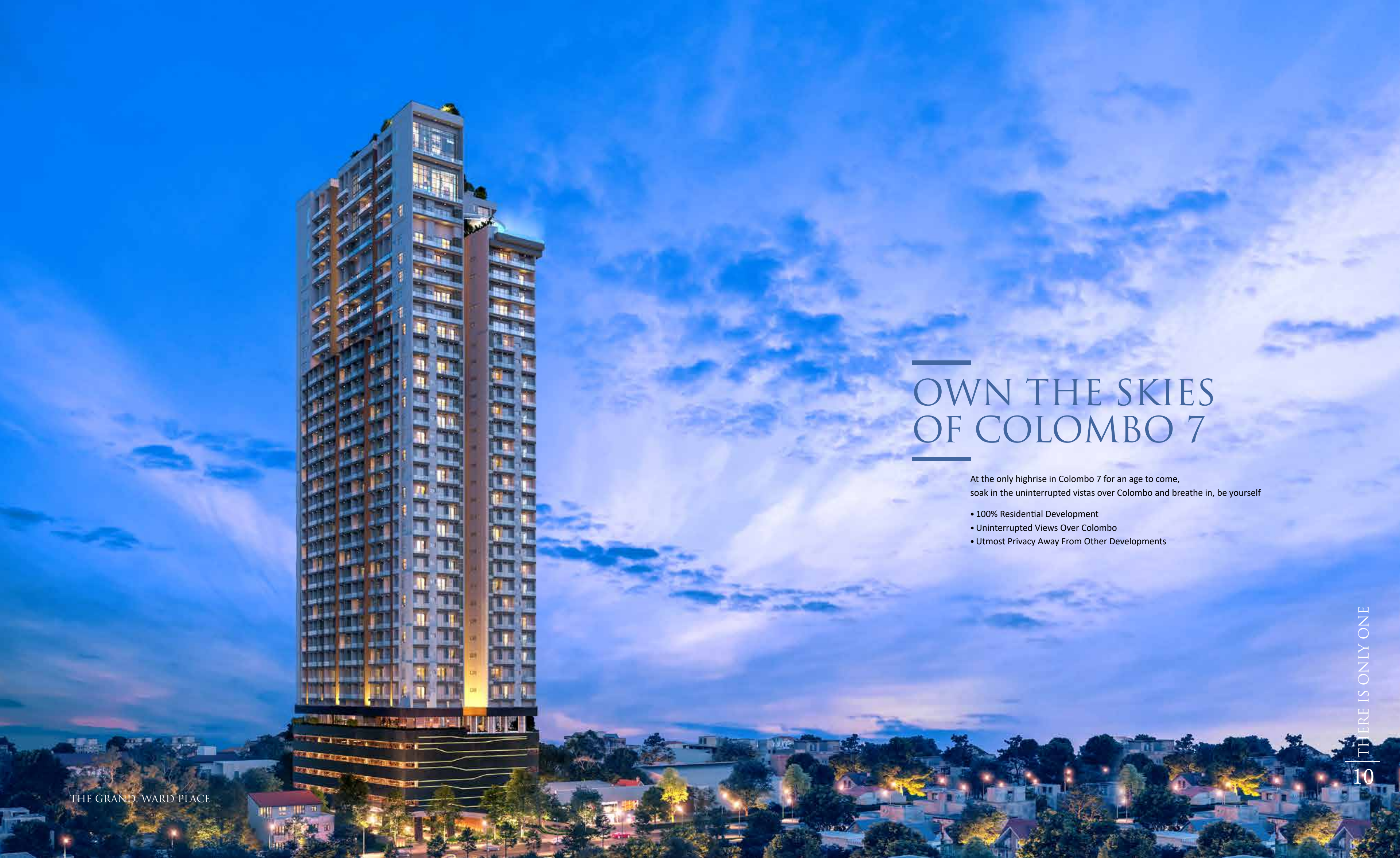
WITH THE GRAND NOW ITS YOURS TO LIVE

The residences at 64, Ward Place are perfectly positioned in the most iconic and culturally sophisticated neighbourhood in Colombo-Ward Place. The coveted location is surrounded by the best theatres, museums, delicatessens, spas, cafes and Sri Lanka's best private and public schools and hospitals.

SAVOUR EVERY MOMENT
IN BLISSFUL SOLITUDE

THE GRAND WARD PLACE

9 THERE IS ONLY ONE



OWN THE SKIES OF COLOMBO 7

At the only highrise in Colombo 7 for an age to come,
soak in the uninterrupted vistas over Colombo and breathe in, be yourself

- 100% Residential Development
- Uninterrupted Views Over Colombo
- Utmost Privacy Away From Other Developments

THE GRAND, WARD PLACE

THERE IS ONLY ONE

10

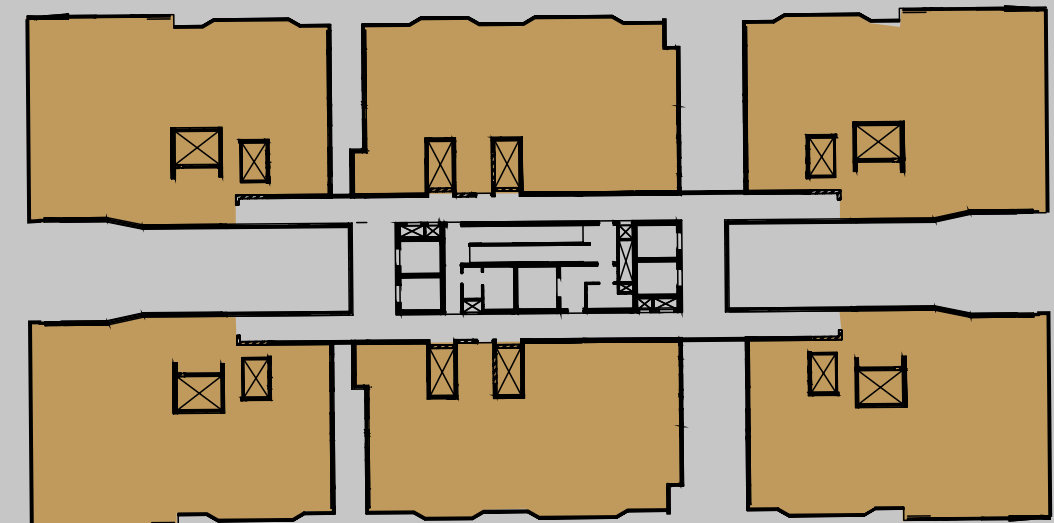


THE GRAND, WARD PLACE

PRIVACY AT THE HEART OF IT ALL

Celebrate life with design features to accentuate privacy, natural ventilation and light. Carefully designed to offer you a detached living experience.

- Detached Residencies
- Elevators Open Up To Private Lift Lobbies
- Access Controlled High Speed Elevators
- All Interior Walls Are With Solid Masonry & Reinforced Concrete Walls




THE GRAND'S ARCHITECTURE THE EMBODIMENT OF PRIVACY IN ITSELF

The Tower Comprises Of The East And West Wings, Ensuring
No Apartment Overlooks One Another.

Thoughtfully Placed Light Wells Running Throughout The
Residencies Offers Enhanced Natural Light And Ventilation.


THE GRAND, WARD PLACE





OUR ENVIRONMENTALLY FRIENDLY AND SUSTAINABLE PRACTICES

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
 - Use of HPC (High Performance Concrete) for most areas of the building. HPC enhances the usage of raw materials efficiently during construction.
 - Use of re-usable aluminum system formwork as an alternative to traditional timber formwork
 - Energy saving mechanisms introduced through the BMS (Building Management System)
 - Rainwater harvesting for landscaping and other watering purposes throughout the development
 - Our residencies are fitted with the most energy efficient aircon system in the world- VRV Air Conditioner System
 - Our 2.9m floor to ceiling sliding windows use LowE (Low emission) double glazed glass to ensure minimal heat emissions indoors
 - 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
- 

THE GRAND, WARD PLACE



THE LATEST IN GLASS LAMINATION SYSTEMS

All balcony handrails are fitted with SentryGlas™, the world's latest innovation in glass lamination systems to ensure the highest safety for our residents.

Availability of video door phones in the residencies, connected to the reception, also allow residents to see the visitors prior to allowing them in.

An aerial night view of a city skyline. The sky is a mix of orange, pink, and purple. The city is densely packed with buildings, many of which are lit up. A prominent tower with a blue and green illuminated spire stands out on the right side. In the foreground, there's a large building with a dome and a green field. The overall scene is vibrant and captures the energy of a city at night.

THE CITY AT
YOUR FEET

THE GRAND, WARD PLACE



DESIGNED TO STIR YOUR INNER SENSES

Apartments come designed exceptionally spacious and comfortable with design features to enhance practical living. Luxury and aesthetics combine to create an ambiance where leaving home becomes a near impossibility

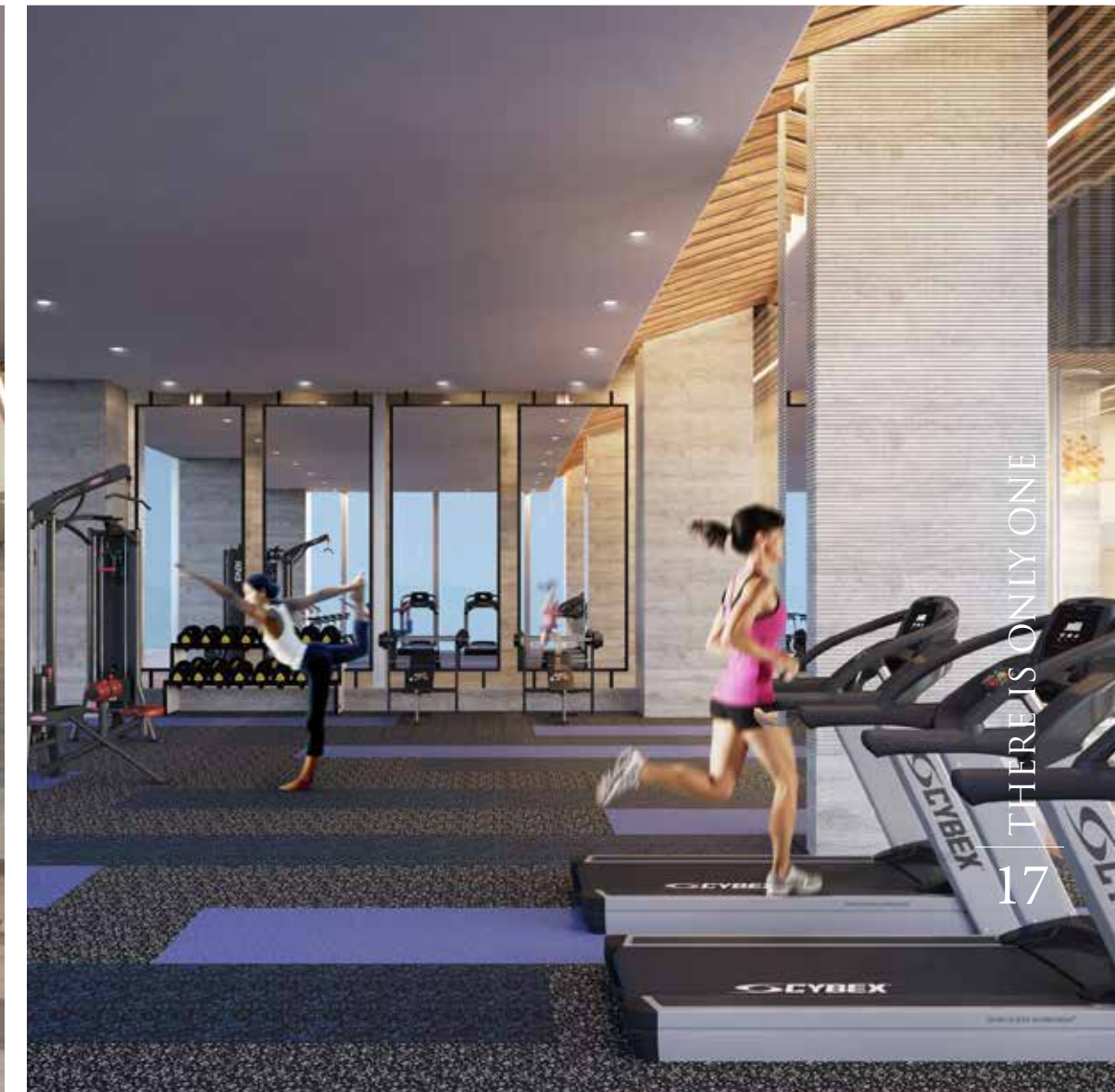
OVER 50,000 SQ FT
DEDICATED FOR YOU



ENJOY THE LUXURY OF HAVING IT ALL
Relish in the facilities with the best life has to offer without ever leaving home

5TH FLOOR LEISURE PODIUM

- Adults Lap Pool
- Gymnasium
- Kiddies Pool
- Kiddies Play Area
- Salon & Spa
- Kids Club
- Function Hall
- Laundry
- Health Café
- Minimart
- Badminton Court



32ND FLOOR LEISURE PODIUM

- 71m Infinity Pool
- Heated Jacuzzi
- Grand Bar

TAKE A DIP IN
SRI LANKA'S MOST
INSPIRATIONAL
INFINITY POOL



Grand Bar



THE GRAND, WARD PLACE

37TH FLOOR

FITNESS DECK

- Walking Path
- Yoga Deck
- Viewing Deck



TAKE A WALK IN YOUR
VERY OWN WALKWAY

SIMPLY TAKE A MOMENT
FOR YOGA AND
CONNECT WITH YOUR
INNER SANCTUM

OR DRAW INSPIRATION
FROM THE CITY BELOW YOU
FROM THE VIEWING DECK!



THE GRAND, WARD PLACE

FULLY EQUIPPED KITCHENS BY



Appliances by Burg from Germany

- Cooker Hob
- Hood
- Oven
- Microwave
- Dishwasher
- Washing Machine
- Refrigerator
- Insinkerator
- Wine Chillers included for Grand Executive Suites



ALL BEDROOMS WILL BE FITTED
WITH MODERN WARDROBES AND
NATURAL TIMBER FLOOR

HIGH PERFORMANCE PROPRIETARY ALUMINUM FAÇADE SYSTEM

sapa:

Shaping the future

Floor To Ceiling 2.8M Sliding Doors
With LowE Double Glazed Glass.

The sapa proprietary system originates from Belgium.

THE GRAND, WARD PLACE



THERE IS ONLY ONE

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BATHWARE BY
KOHLER

THE GRAND, WARD PLACE



ALUMINUM POWDER
COATED LED LIGHTS



SWITCHES AND
SOCKETS

Schneider
Electric

All Switches & Sockets Are Fitted
With Schneider Pieno Series



THE GRAND, WARD PLACE

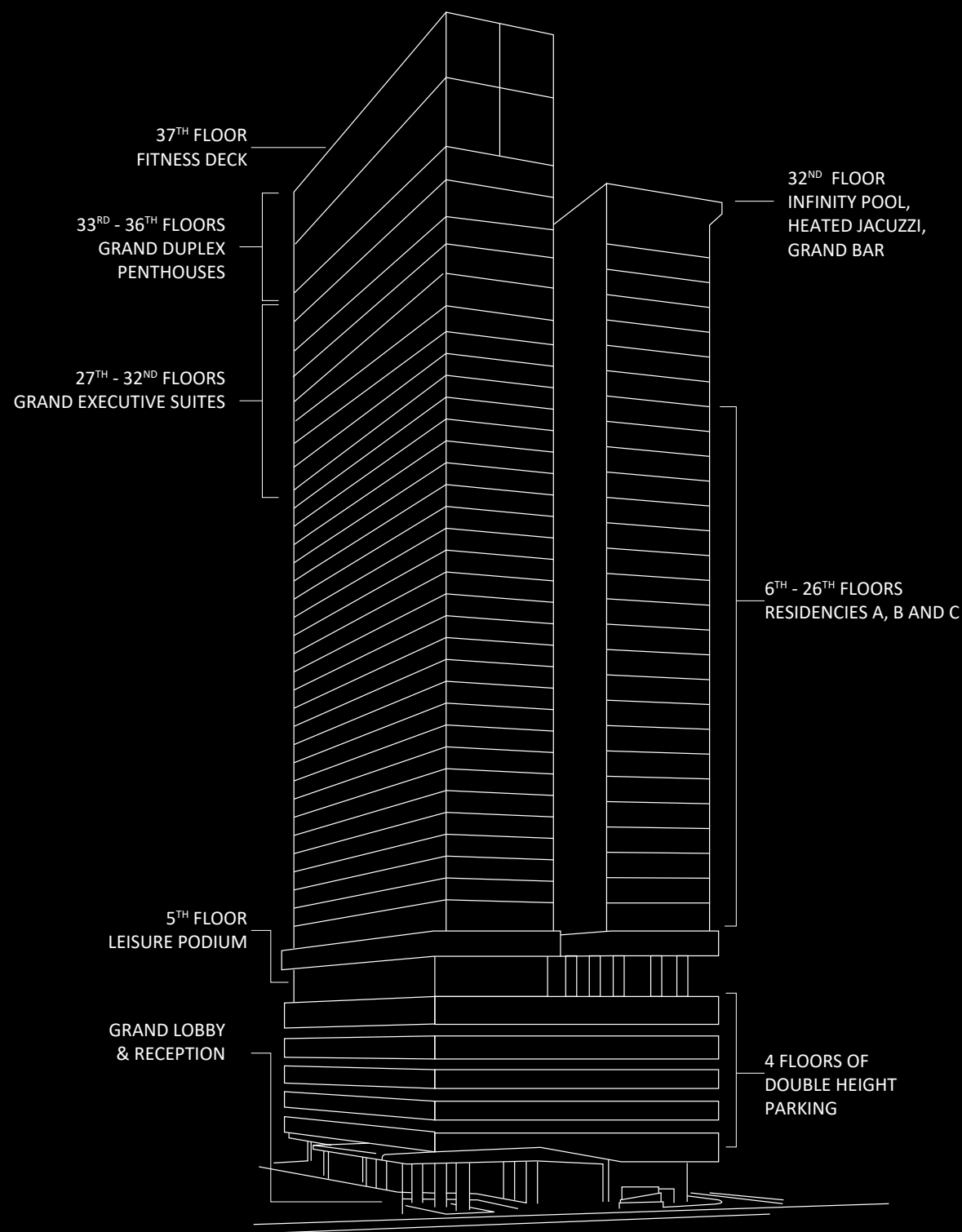
ENERGY EFFICIENT AIR
CONDITIONING SYSTEM



AIR CONDITIONING

Our residencies are fitted with the most energy efficient aircon system in the world, VRV Air Conditioner System

THERE IS ONLY ONE

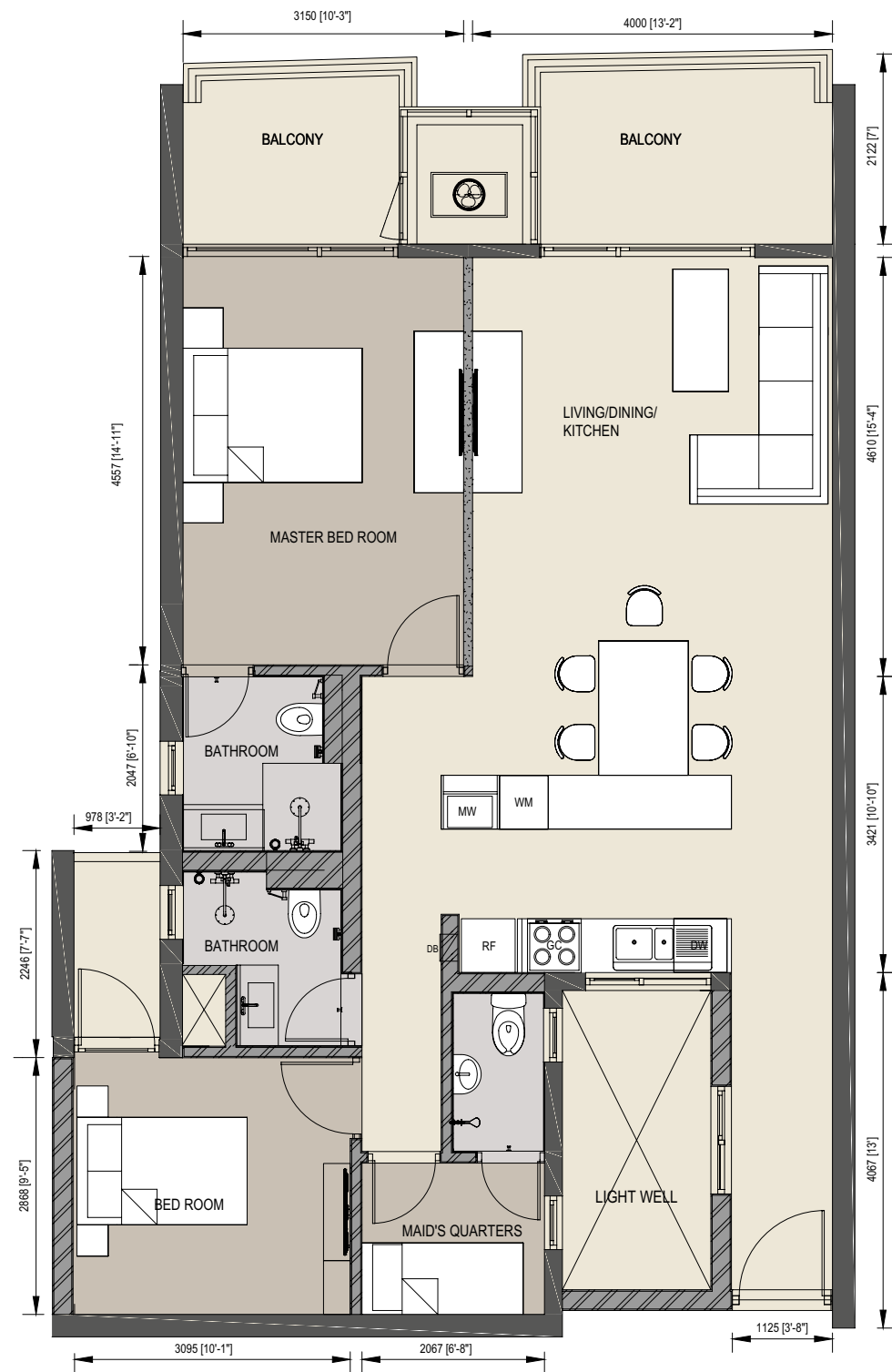


THE LAYOUTS

Spacious residencies out laid out across 37 floors.
Graciously proportioned, these homes are filled with natural light
and ventilation, with strategically placed air vents.

The Ultimate Selection

- Type A** 02 Bedrooms with 1128 sq.ft
- Type B** 03 Bedrooms with 1423 sq.ft
- Type C** 03 Bedrooms with 1706 sq.ft
- Type BB1** 04 Bedrooms with 2233 sq.ft
- D1 - Grand Executive Suite** 04 Bedrooms with 2879 sq.ft
- D2 - Grand Executive Suite** 04 Bedrooms with 2686 sq.ft
- E1 - Grand Duplex Penthouse** 04 Bedrooms with 4705 sq.ft
- E2 - Grand Duplex Penthouse** 04 Bedrooms with 4510 sq.ft

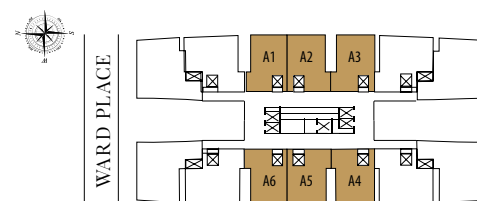


TYPE-A 1128 SQ.FT

	02		02*
	02		03

*FOR SELECTED UNITS

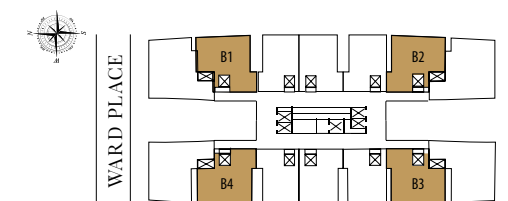
• MAID'S QUARTERS

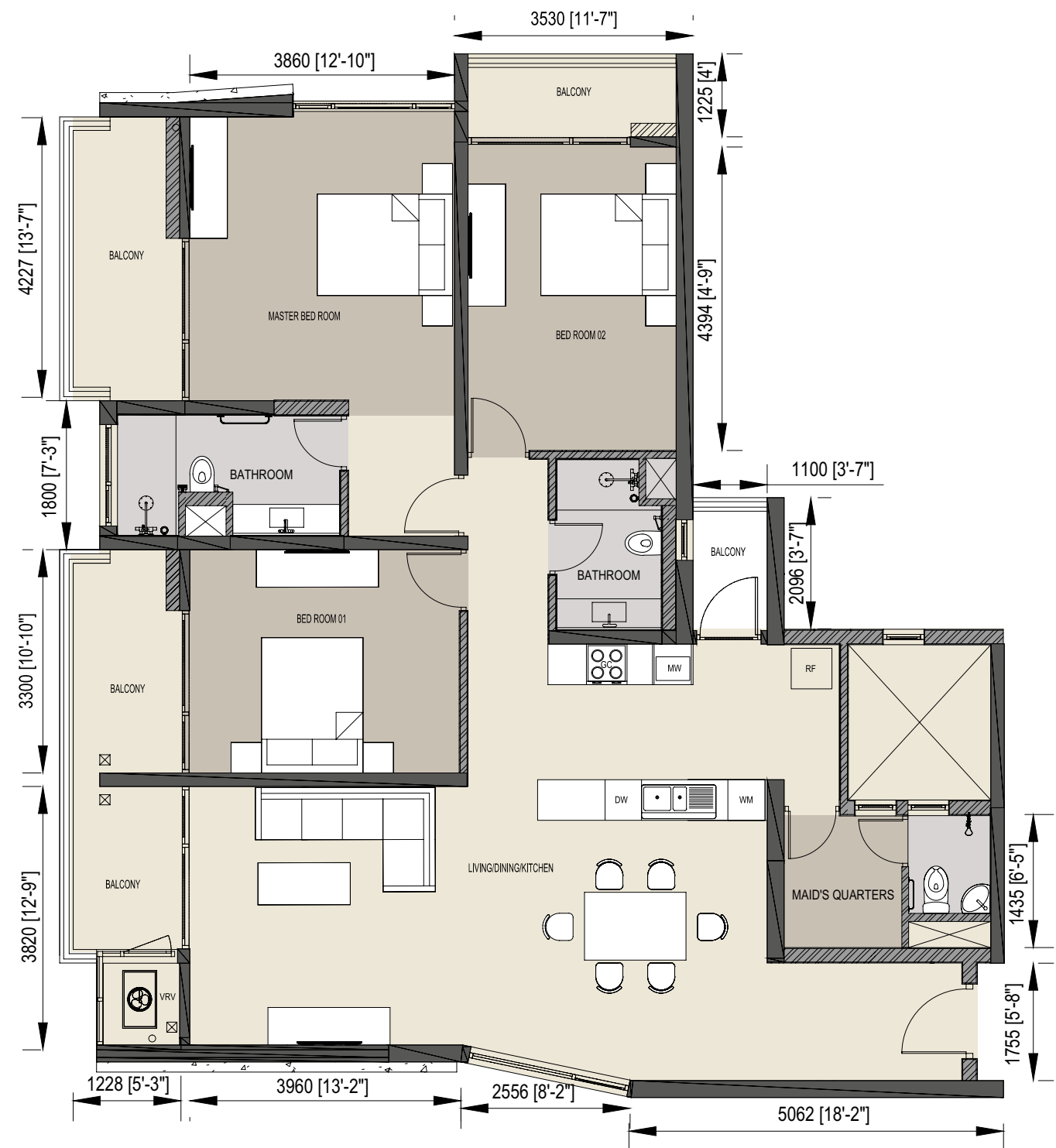


TYPE-B 1423 SQ.FT

	03		02
	02		04

• MAID'S QUARTERS





TYPE-C 1706 SQ.FT

03

02

02

05

WARD PLACE

C1

BB1

A3

C2

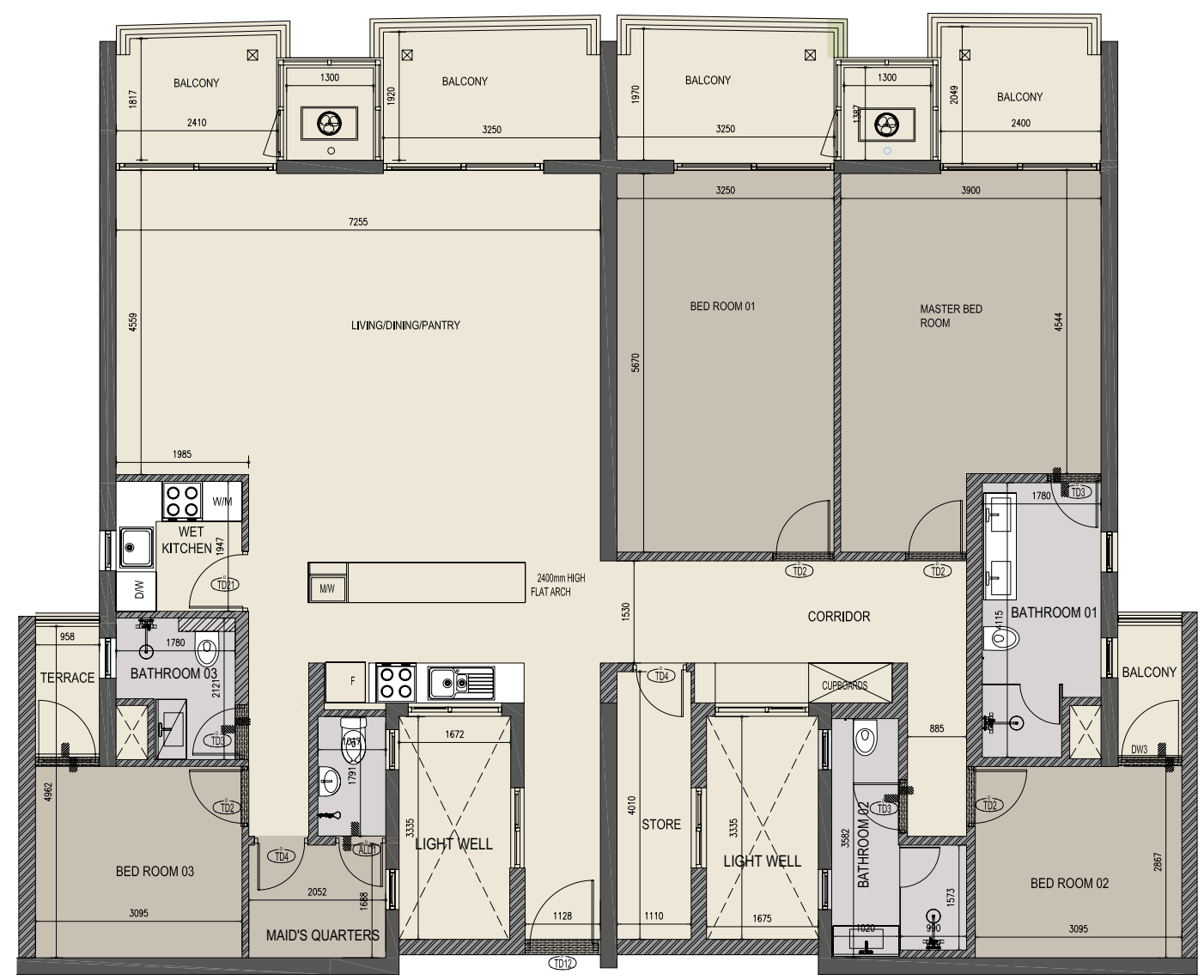
C4

A6

A5

A4

C3



TYPE-BBI GRAND DELUXE SUITE 2233 SQ.FT

04

02

03

04

WARD PLACE

BB1

A3

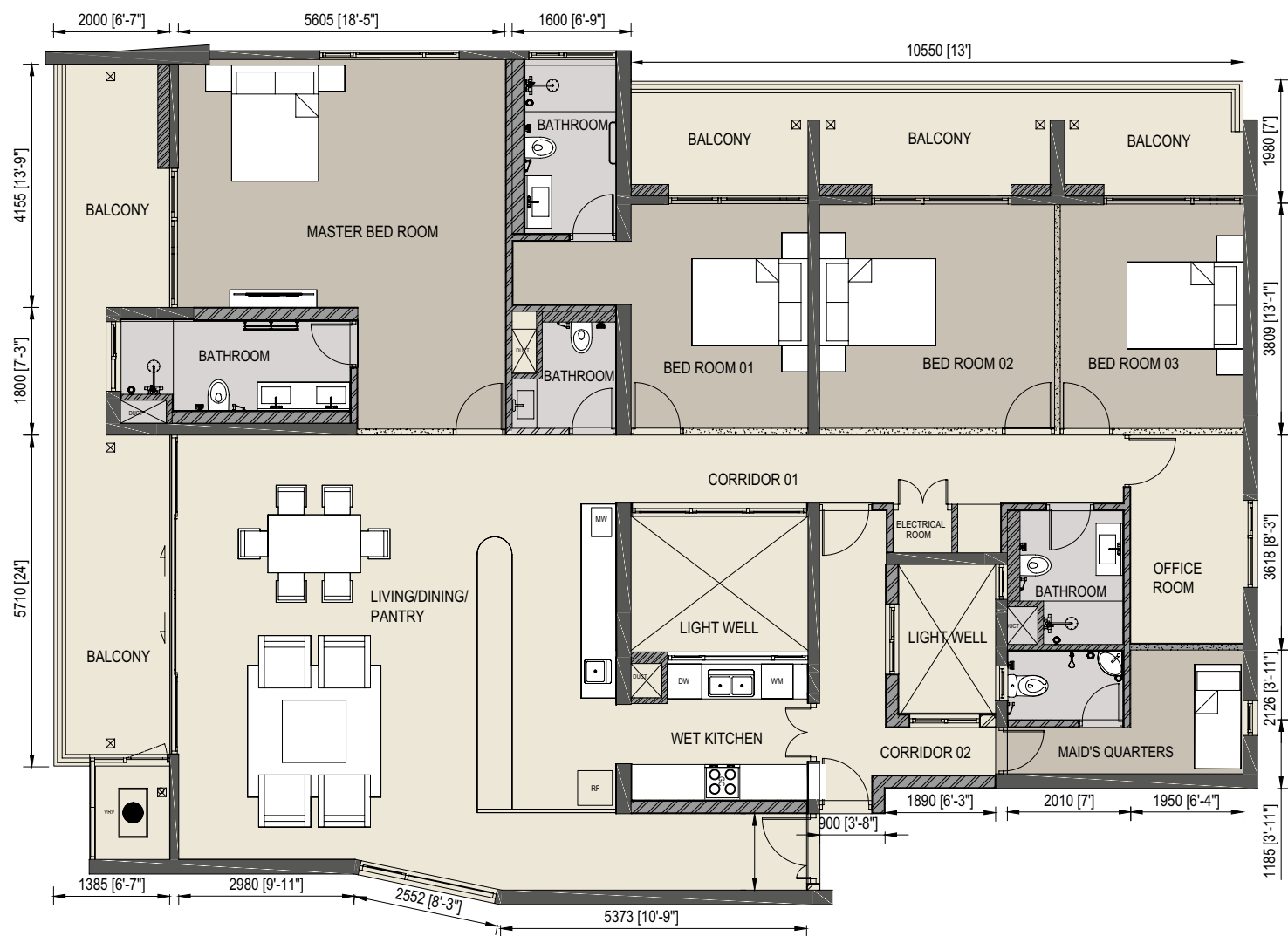
C2

A6

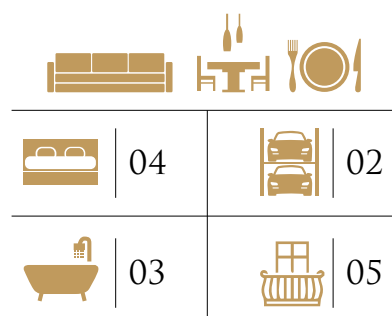
A5

A4

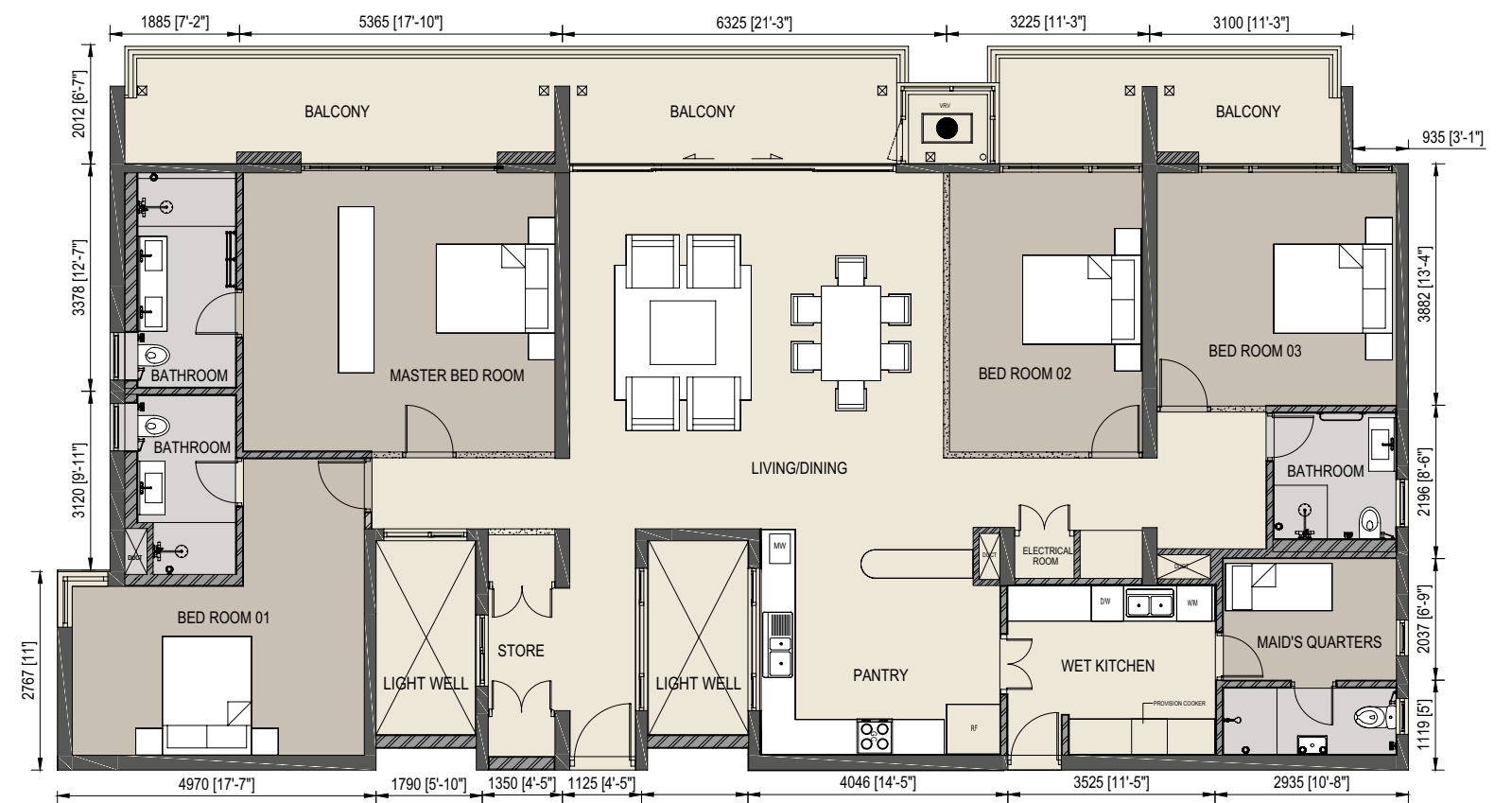
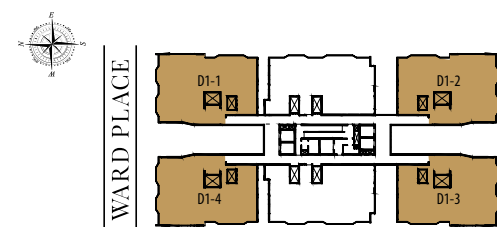
C3



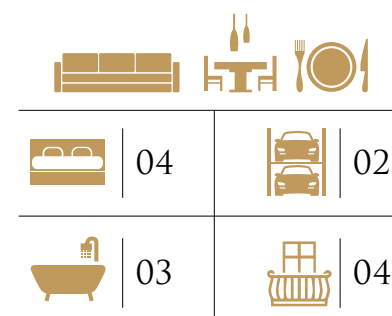
TYPE-D1 GRAND EXECUTIVE 2879 SQ.FT



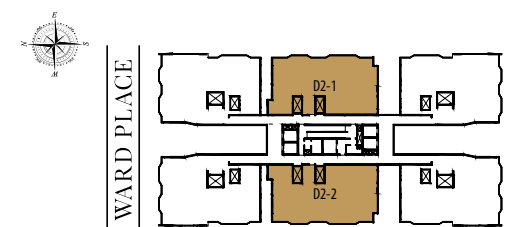
- MAID'S QUARTERS • WET KITCHEN
- POWDER ROOM • SEPARATE SERVICE ENTRANCE • OFFICE ROOM/ STUDY



TYPE-D2 GRAND EXECUTIVE 2686 SQ.FT



- MAID'S QUARTERS • WET KITCHEN
- SEPARATE SERVICE ENTRANCE • STORE ROOM







AN AWARD WINNING TEAM OF INDUSTRY EXPERTS



THE GRAND, WARD PLACE



THE DEVELOPER

The Maestro of Real Estate Artistry in Sri Lanka, Prime Group, is architected by its subsidiaries associating lands, houses, finance and condominiums. Celebrated over 25 years with unparalleled Trust and Excellence, Prime Group is commended ‘The Best Developer of Sri Lanka’ awarded by the Asia Property Guru; the most distinguished achievement in the local Real Estate arena. Prime Group is also accredited Among Asia’s Best Brands and the Best Entrepreneur in the year 2018 by Asia One magazine.

The 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 Grand, the masterpiece of the Real Estate maestro is the epitome of Luxury, pinnacle of investments and the paramount of prestige and it is set to paint the Colombo 07 horizons in 2022.



Sri Lanka's
Only Credit Rated
Real Estate Group
A- Stable
by ICRA LANKA

THE MAIN CONTRACTOR

Established in 1984, Maga has explored the avenues of the construction industry of Sri Lanka, making a momentous contribution to its development by practising the knowledge and experience gained through working with international construction companies.

Today, Maga has made an indelible imprint as the market leader and a model construction company. Maga has provided leadership to Sri Lanka's construction industry by achieving exceptional growth, quality of work, timely delivery whilst setting benchmarks in safety & environmental performance. Proving its worth the company was named The Leader of The Construction Sector by the National Chamber of Commerce of Sri Lanka for 6 consecutive years. Maga is the only construction firm to achieve Business Superbrands status and the first construction company to win the National Green Award. The Institution of Engineers Sri Lanka honoured the company with its first ever Engineering Excellence Award (for Infrastructure Development) in 2008. Maga has won a record of 74 National Construction Awards from the Construction Industry Development Authority (CIDA). The company won the prestigious International Federation of Asian and Western Pacific Contractors Association (IFAWPCA) Gold Medal for the construction of Apollo Hospital Colombo in 2002.

In 2018, Maga retained its Platinum rating and number 4 ranking in the Sri Lanka's Corporate Accountability Index, in recognition of its sustainable construction practices and continuous commitment to social, environmental and financial accountability. The company has so far carried out work on buildings of a built-up area of over 20,000,000sqft, road networks spanning over 3000km in length and water projects serving over 3,500,000 people, along with many bridges and flyovers.



THE PARTNERING EXPERTS

Prime Group hand-picked a solid and highly experienced team of experts, comprising principal consultants, structural engineers, interior designers, and an MEP reviewer and contractor, to ensure the highest standards are implemented. Every member who contributes their expertise and talent to the project, is renowned for their proven track record of excellence, in the real estate development industry locally and internationally.

Architect - The Design Group Five International (Pvt) Ltd.

Structural Engineer (under DG5 purview) - Civil and Structural Engineering Consultants Private Limited & Prof. Priyan Mendis

Quantity Surveyor - V Form Consultants

Interior Designer - IIDA International Design Pte Ltd. (Singapore)

MEP Peer Reviewer - Meinhardt Pte Ltd. (Singapore)

Wind Tunnel Testing Consultants - RWDI (India)



1. SUB STRUCTURE

Pile foundation with RCC Pile Caps & Ground Slab

2. SUPER STRUCTURE

RC Columns, RC Walls, Beams, Slabs, Block Walls, Dry Walls & Aluminum Framing with Structural Glazing

3. FINISHES

Living, Dining - Full Body Porcelain Tile
Bed Rooms - Solid Parquet Timber Flooring
Balconies - Non slippery Porcelain Tiles
Toilet - Wall and Floor High quality Ceramic/Porcelain wall tiles and non slippery Porcelain floor tiles up to ceiling height

4. WALL FINISHES

Block walls with smooth plaster on inside walls wall putty, 2 coats of emulsion paint (CIC or equivalent)
Semi- rough plaster on external walls and apply wall filler, 3 coats of weather shield paint system (CIC or equivalent)

5. WARDROBES

Fully fitted modern wardrobe closet will be provided for all bedrooms

6. KITCHEN (DESIGN AS PER THE PROJECT ARCHITECT)

Fully fitted modern imported design kitchen cabinets with hob and hood, Electric Oven, Microwave Refrigerator, Dish washer , Washingmachine Hot water, Quartz top on the bottom unit SS kitchen sink with high quality mixer tap

7. PLUMBING WORK

All bathroom fittings shall be Kohler or Equivalent White Color with all accessories Hot water with mixer taps (Kohler or equivalent)
Tempered glass shower doors with SS frame

8. ELECTRICAL WORK

230V/30 AMP Three phase power supply with separate meter
Ceiling Fans in all Bedrooms
13A socket outlets
Data Outlets for IP TV
FTTH for Apartment & CAT6 distribution inside the apartment
Shaver socket outlets in all toilets
TV socket outlet in Living area and all bedroom
Telephone socket outlets in all Bed Rooms and Kitchen
LED light fittings
All switches and power sockets of European/Japanese Origin
VRV Type AC units for all bed rooms and living area
LP Gas detctor with Emergency cutoff valves
Stand-by Full Backup Generator to supply to the apartment

9. DOORS AND WINDOWS

Main Door
High Quality Engineered Timber Door (1 hr Fire Rated)
Internal doors
High Quality Engineered Timber Door and frame
Windows
Rust proof Powder coated aluminum with high quality accessories
Fan lights- Rust proof Powder coated aluminum with high quality fittings
Locks - Mortice door lock with a handle for front door
All other doors fitted with high quality door locks

10. COLOUR SCHEME

As directed by the Architect

11. GENERAL

Separate electricity, gas and water meters to the unit
Garbage collection point inside the buildin
Video door phone & Standard Door Bell
Access Control to all Lift Lobbys
Fire Detection System and Fire Sprinkler System
CCTV monitoring at all public exits at Ground Floor & Lift Lobbies
Common Car Charging Bays
Common Car Washing Bays
Electronic Barrier Gate System
Utility bill generated through BMS System

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Common Car Charging Bays
Common Car Washing Bays
Electronic Barrier Gate System
Utility bill generated through BMS System

WHAT MAKES A MASTERPIECE

It is about finding the perfect balance between sophistication and simplicity, it is when you reflect human nature, passion and evoke the senses. To learn from the best, but be like no other. To be inspired and have a story to tell. It is when the ordinary is transformed to the extra ordinary. Ultimately you must go your own. Listen to your hearts calling.

THE GRAND, Ward Place. There is only One.

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+94 703 777 777

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A PROJECT BY PRIME GROUP

Sri Lanka's
Only Credit Rated
Real Estate Group

A- Stable
by ICRA LANKA



**BEST LUXURY
CONDO
DEVELOPMENT
(SRI LANKA)**

PRIME GRAND,
WARD PLACE,
COLOMBO - 07
BY PRIME GROUP

**BEST
DEVELOPER
(SRI LANKA)**

PRIME GROUP
(2018 & 2019)

Disclaimer- Note: The information and materials such as the architectural impressions and illustrations contained or referred in this document might not be constituted as they are shown.

THERE IS
ONLY ONE