



*the seasons*  
COLOMBO 08

THE ONE COLLECTION



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COLOMBO 08

ULTRA LUXURY  
**SPACIOUS**  
Residences

3 BED  
2000<sup>SQFT</sup>

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COLOMBO EIGHT



# WORLD IS YOUR PLAYGROUND

EXPLORE, DISCOVER, THRIVE.







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# A WORLD OF UNRESTRAINED INDULGENCE

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Prepare to be whisked away into a realm  
where indulgence reigns supreme, and  
every moment is an opulent celebration of  
life's finest luxuries.



# be WELCOME



WELCOME TO A WORLD WHERE  
EXTRAVAGANCE KNOWS NO BOUNDS,  
AND EVERY EXPERIENCE IS A SYMPHONY  
OF SOPHISTICATION AND REFINEMENT





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A WORLD WHERE  
EVERY DETAIL  
EXUDES GRANDEUR  
AND ELEGANCE







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# CEDAR BUSINESS LOUNGE

Discover a new dimension of productivity and sophistication within the heart of our ultra-luxury condominium. Designed to cater to the needs of our discerning residents, our Cedar Business Lounge offers a refined space where work seamlessly integrates with the comforts of upscale living.



# THE RESIDENCES



A collection of Ultra-Luxury Spacious Residencies –  
A sanctuary in the sky.

These magnificent residences redefine the  
meaning of luxury living, offering a breathtaking  
fusion of spacious interiors, hand-picked fixtures  
and fittings, lavish amenities, security and  
unrivalled privacy.

SPRING SUITE	1764sqft. - 1868 sqft.
SUMMER SUITE	1968 sqft. - 2003 sqft.
AUTUMN SUITE	2047 sqft. - 2159 sqft.
WINTER SUITE	1835 sqft. - 1874 sqft.



DEDICATED  
**STORAGE**  
FOR EACH HOUSEHOLD



## A FIRST IN SRI LANKA

Ensuring that your possessions are not only securely stowed away but also effortlessly within reach whenever you need them.

We believe that true luxury is not just about extravagant amenities—it's about elevating every aspect of daily life, no matter how small.

With dedicated storage areas tailored for each household, we're redefining the standard of luxury living by providing unparalleled convenience, security, and peace of mind.



**BESPOKE INTERIORS**  
AFFLUENCE. EXTRAVAGANCE.



**THE ONE COLLECTION**



# WINTER SUITE

3BR | 1,835 SQFT - 1,874 SQFT

# SPRING SUITE

3BR | 1,764 SQFT - 1,868 SQFT



# AUTUMN SUITE

3BR | 2,047 SQFT - 2,159 SQFT

# SUMMER SUITE

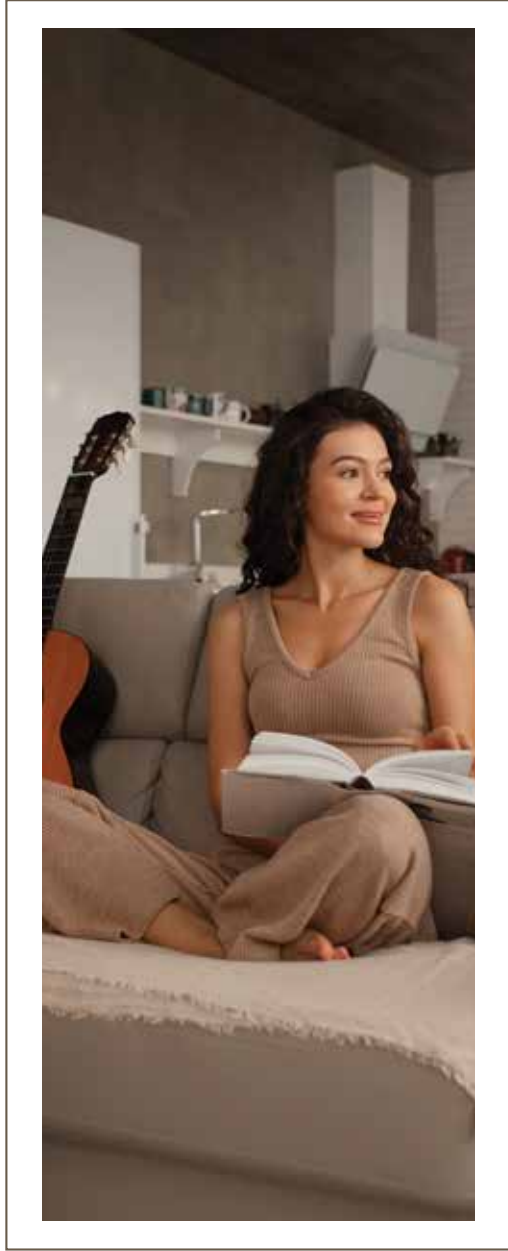
3BR | 1,968 SQFT - 2,003 SQFT

TYPICAL FLOOR PLAN



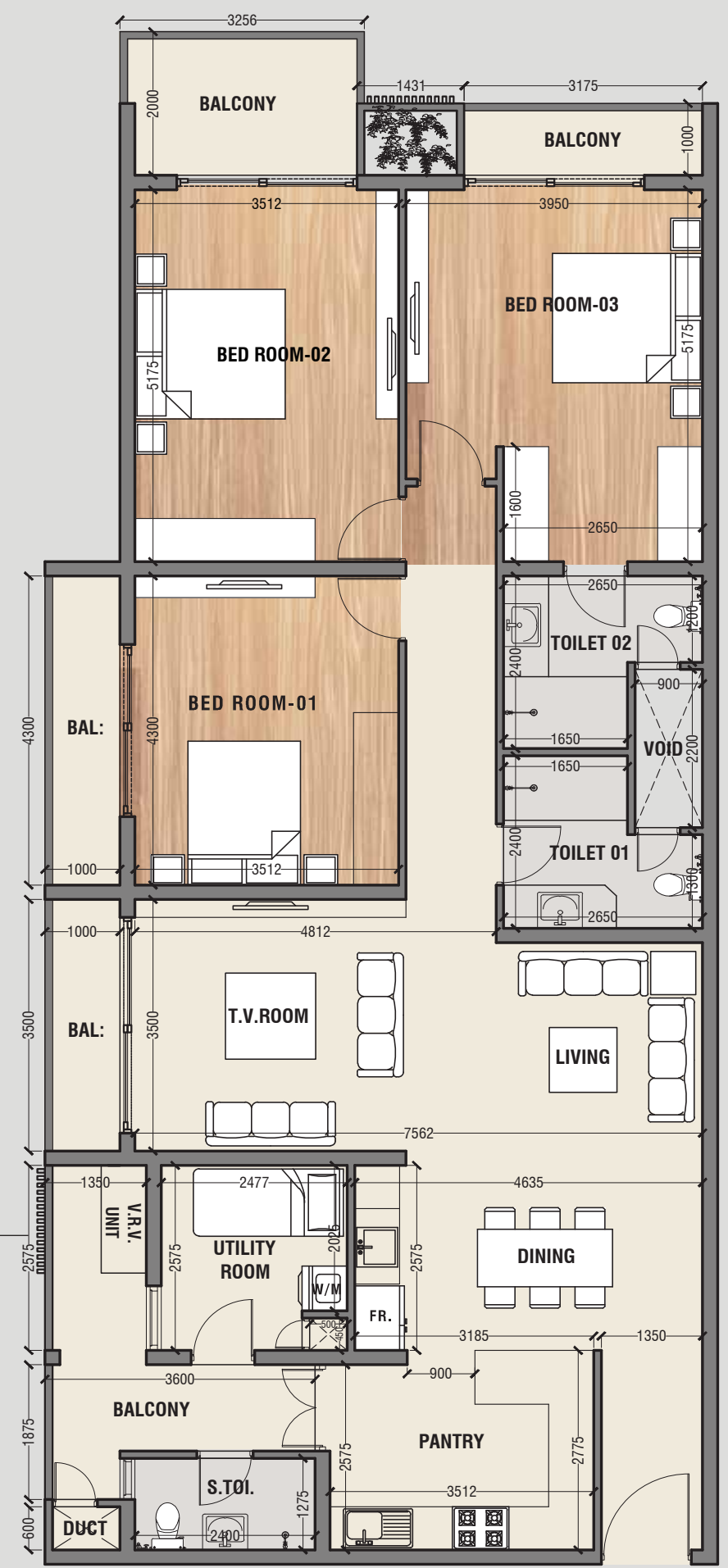
CHANDRALEKA MAWATHA





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# SPRING SUITE

03	
03	05

MAID'S QUARTERS

1,764 SQFT - 1,868 SQFT  
 DISCLAIMER: THIS LAYOUT IS FOR VISUAL REPRESENTATION ONLY



# SUMMER SUITE




03	
03	05

MAID'S QUARTERS

1,968 SQFT - 2,003 SQFT  
 DISCLAIMER: THIS LAYOUT IS FOR VISUAL REPRESENTATION ONLY



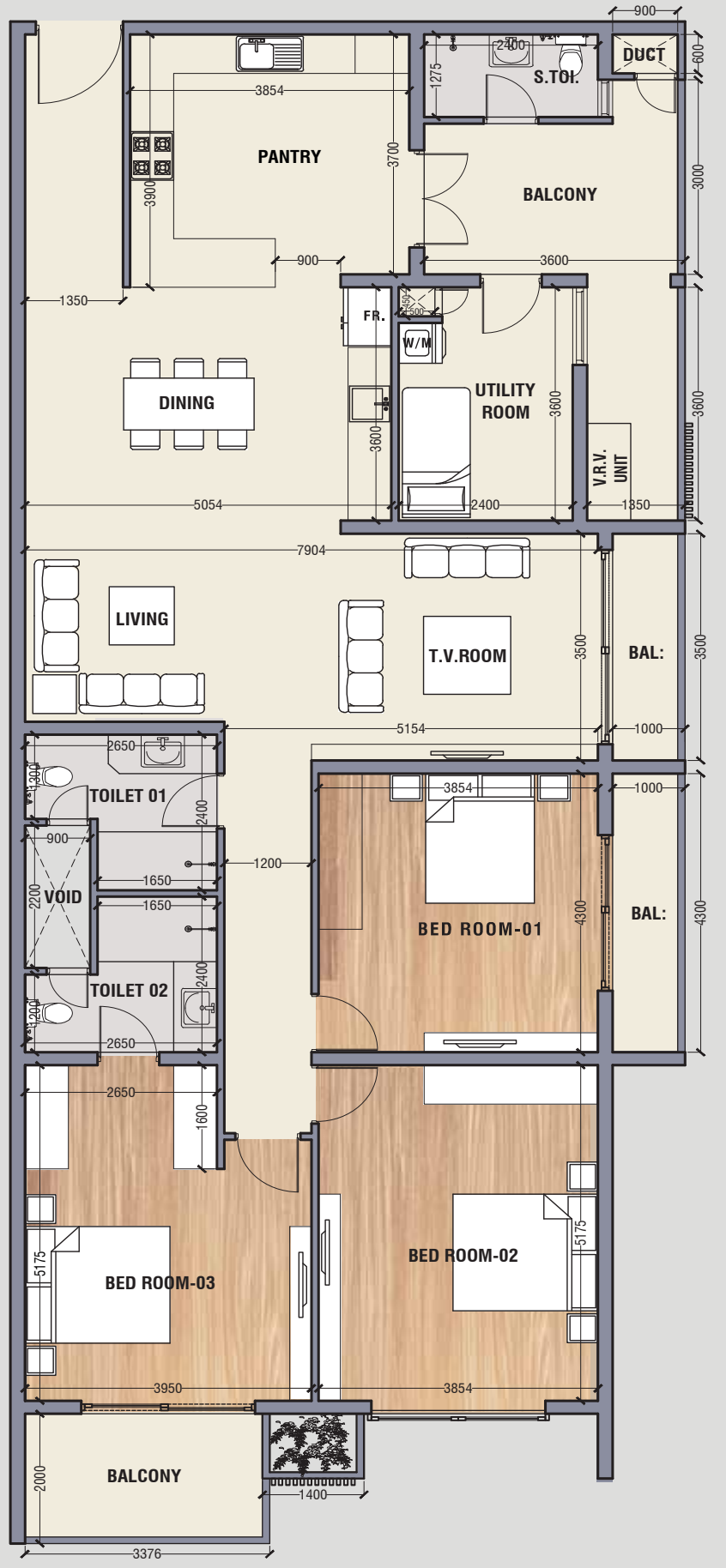
# AUTUMN SUITE




03	05
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MAID'S QUARTERS

2,047 SQFT - 2,159 SQFT  
 DISCLAIMER: THIS LAYOUT IS FOR VISUAL REPRESENTATION ONLY



# WINTER SUITE

03	05
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MAID'S QUARTERS

1,835 SQFT - 1,874 SQFT  
 DISCLAIMER: THIS LAYOUT IS FOR VISUAL REPRESENTATION ONLY



The kitchen is often considered the heart of the home – a place where family and friends gather, memories are made, and culinary adventures unfold.

At The Seasons – Colombo 08, we embrace this sentiment wholeheartedly, and our expansive fully fitted kitchenettes with quartz worktops are designed to embody the essence of this cherished space.

From experimenting with new recipes to putting your own twist on timeless classics, there's no limit to the culinary adventures you can embark

## FULLY FITTED KITCHENETTES





SMART MIRRORS



HEATED TOWEL RAILINGS



# BATHROOMS FEATURING DESIGNER BATHWARE

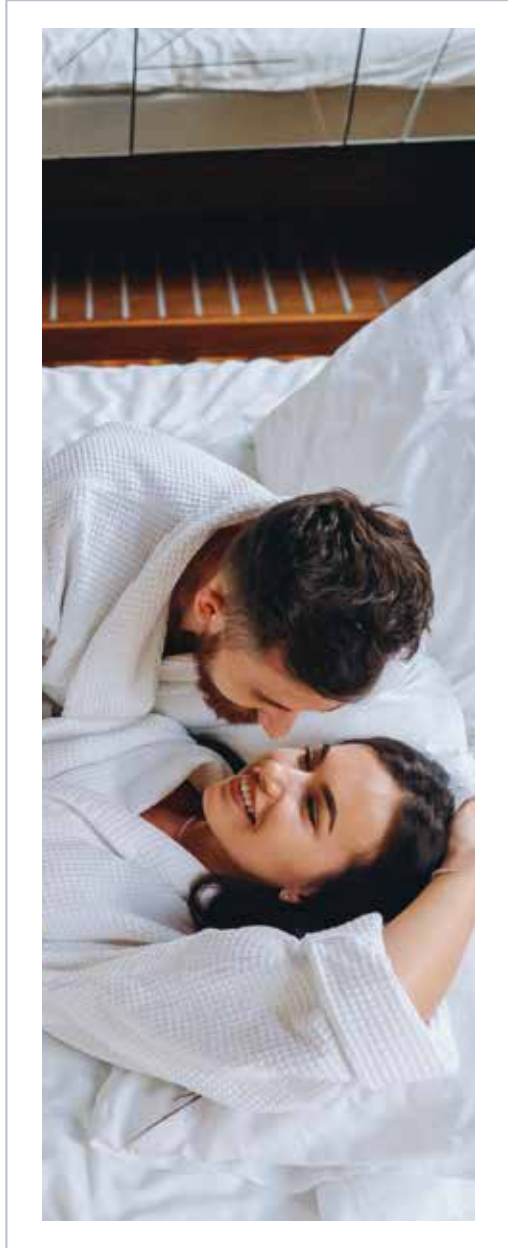
**Exquisite Fixtures** From sleek faucets to sculptural basins, each element has been carefully selected to exude sophistication and style, transforming your daily routine into a luxurious escape.

**Innovative Technology** Experience the future of bathing with our bathrooms featuring cutting-edge technology. Smart mirrors with integrated lighting and touchscreen controls provide a personalized experience tailored to your preferences, while heated towel railings ensure that every towel is warm and ready when you need it.

**Sensory Delights** Indulge your senses with the finest materials and craftsmanship, evident in every detail of our designer bathware. Feel the smooth, cool touch of premium ceramic and porcelain, and revel in the gentle flow of water from our meticulously engineered faucets







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ALL BEDROOMS WITH  
TIMBER FLOORING





DESIGNER  
WARDROBES



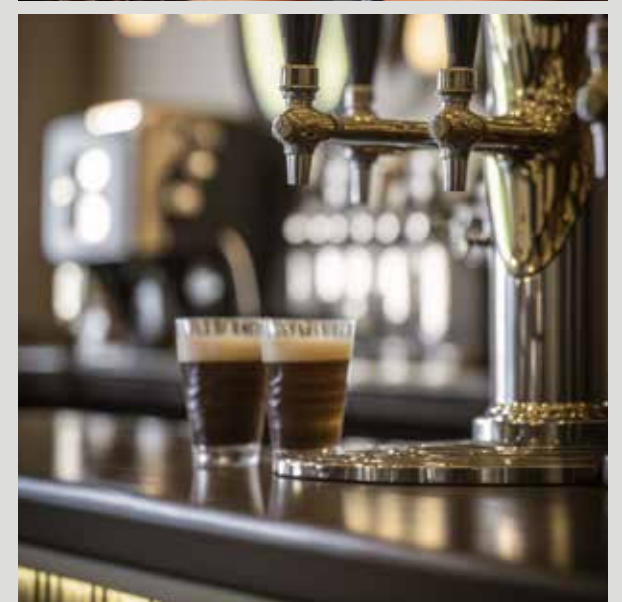


A WORLD FULL OF WONDER





## THE EXECUTIVE LOUNGE



Designed to cater to the discerning tastes of our residents, the Executive Lounge offers a curated selection of amenities that combine relaxation, entertainment, and indulgence in one exquisite setting.

UNWIND. SOCIALIZE. INDULGE





# FUNCTION HALL

From soaring ceilings adorned with intricate chandeliers to exquisite flooring, our function hall sets the stage for unforgettable moments in an atmosphere of unparalleled sophistication.







## UNLEASH YOUR POTENTIAL

Designed to inspire and empower you to reach new heights of physical well-being, all within the comfort and convenience of your own home.



SURROUNDED BY PANORAMIC VIEWS AND FRESH AIR, FIND BALANCE, STRENGTH, AND INNER PEACE AS YOU FLOW THROUGH YOUR PRACTICE IN THIS SERENE AND INSPIRING SETTING.

YOGA DECK. WALKING PATH





Lounge in style on our expansive poolside deck or bask in the warm glow of the sun, at the rooftop.



A WAVE POOL  
EXPERIENCE LIKE  
NO OTHER





SAMUDRA BOOK SHOP



MARADANA ROAD

BASELINE ROAD

PUBLIC LIBRARY



POLICE STATION BORELLA



BUS STATION BORELLA



ELLIOT PLACE

SUPERMARKET BORELLA



RITZ CINEMA



LIDO CINEMA



POST OFFICE



NAMEL MALANI PUNCHI THEATRE



FAIRFIELD GARDEN

TURNOUR ROAD

GRENIER ROAD

CHANDRALEKA MAWATHA

POTHGUL VIHARAYA



WARD PLACE



BASELINE ROAD

YMBA BORELLA



SUSAMAYAWARDANA SCHOOL



AUSTIN PLACE



SUMNER PLACE

ASIAN INSTITUTE OF BUSINESS



FUEL STATION



PRIME GROUP



KOTTA ROAD

BAWA PLACE

MASTER GUIDE PUBLICATIONS



SINGER SERVICE

KOTTA ROAD RAILWAY STATION



GATEWAY WORLDWIDE



CASTLE ROAD



# 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.

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.





# THE ONE COLLECTION



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0702 777 777

[www.primeresidencies.lk](http://www.primeresidencies.lk)

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