
THE ESTATE
BY GROUNDWORTH

The Estate - Housing Project

Groundworth
GROUNDS FOR GROWTH

The Estate offers a thoughtfully planned housing project that goes beyond land ownership.

Alongside premium plots for sale, we will be constructing five luxurious homes, designed with refined architecture, modern comforts, and lasting value in mind.

Project Highlights :

- Land Extent: 6 perches
- Total Built Area: 1,979 sq.ft
- Bedrooms: 4 spacious bedrooms
- Bathrooms: 3 modern bathrooms
- Parking for 2 cars

Pricing & Payment Plan :

Starting Price **48 Million**

Payment Plan - Post Construction

Reservation Fee	1,000,000	Immediate
Down Payment	30%	Within 14 Days
Final Settlement	70%	Within 30 days

Payment Plan - Pre Construction

Reservation Fee	1,000,000	Immediate
Down Payment	20%	Within 14 days [Including Reservation Fee]

Completion of walls up to the first-floor slab	10%	Within Month 2
Completion of walls up to the second-floor slab	10%	Within Month 3
Completion of the roof structure	10%	Within Month 4
Ground floor finishing, plumbing, and fixtures	10%	Within Month 6
First floor finishing, tiling, and aluminium work	10%	Within Month 8
Completion of bathrooms, electrical works, final painting, and landscaping	10%	Within Month 10
Full project completion	20%	Within Month 12

Groundworth
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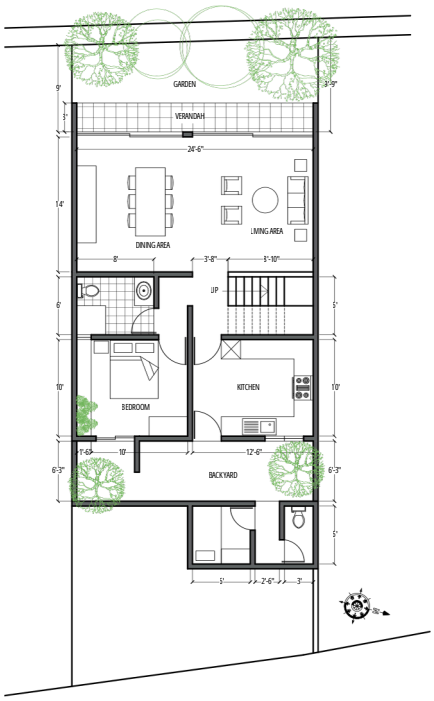
Floor Plan - House Type A





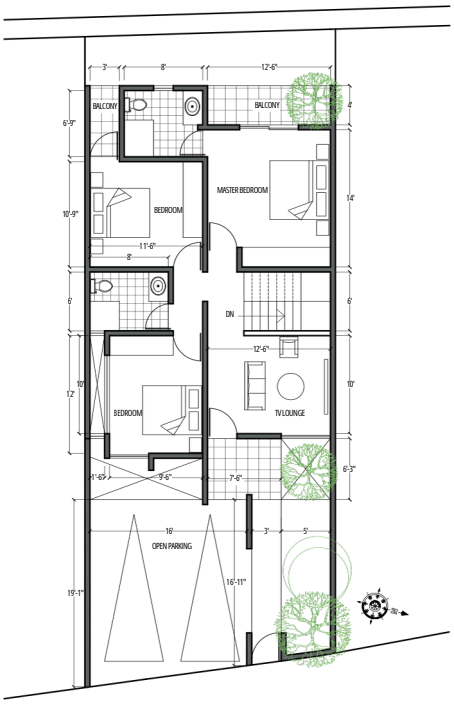


FRONT ELEVATION



GROUND FLOOR PLAN

FLOOR AREA	817 Sq.Ft
VERANDAH AREA	76 Sq.Ft
SERVANT'S QUARTERS	95 Sq.Ft



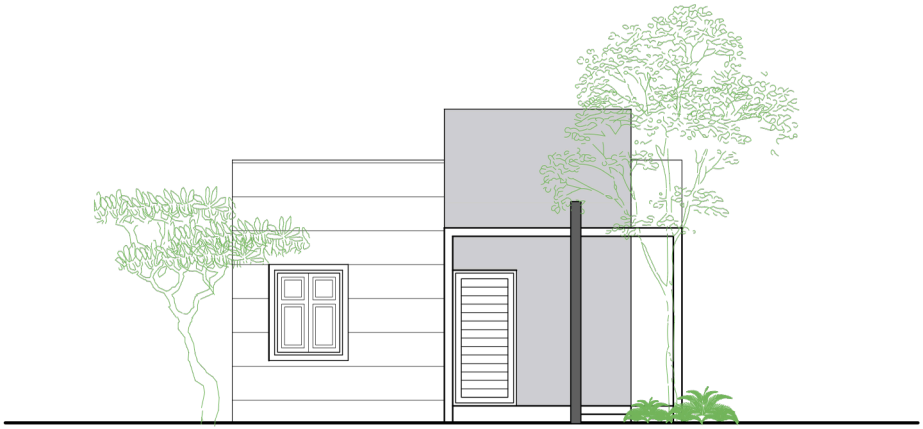
FIRST FLOOR PLAN

FLOOR AREA	890 Sq.Ft
VERANDAH AREA	77 Sq.Ft

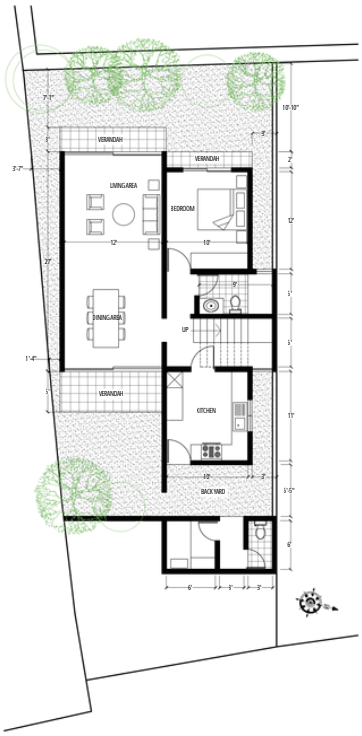
Floor Plan - House Type B





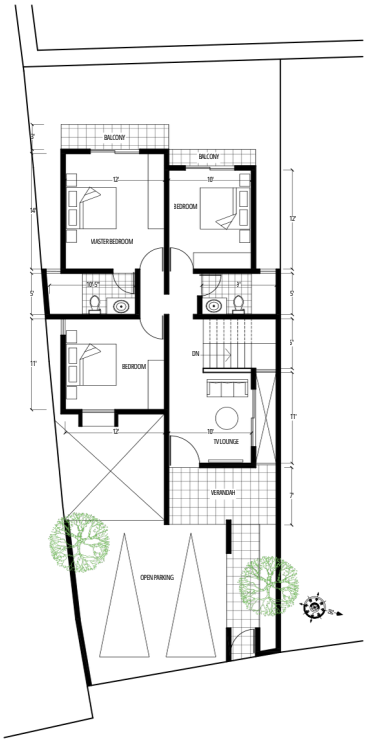


FRONT ELEVATION



GROUND FLOOR PLAN

Floor Area	778 Sq.Ft
Verandah Area	122 Sq.Ft
Servant's Quarters Area	98 Sq.Ft



FIRST FLOOR PLAN

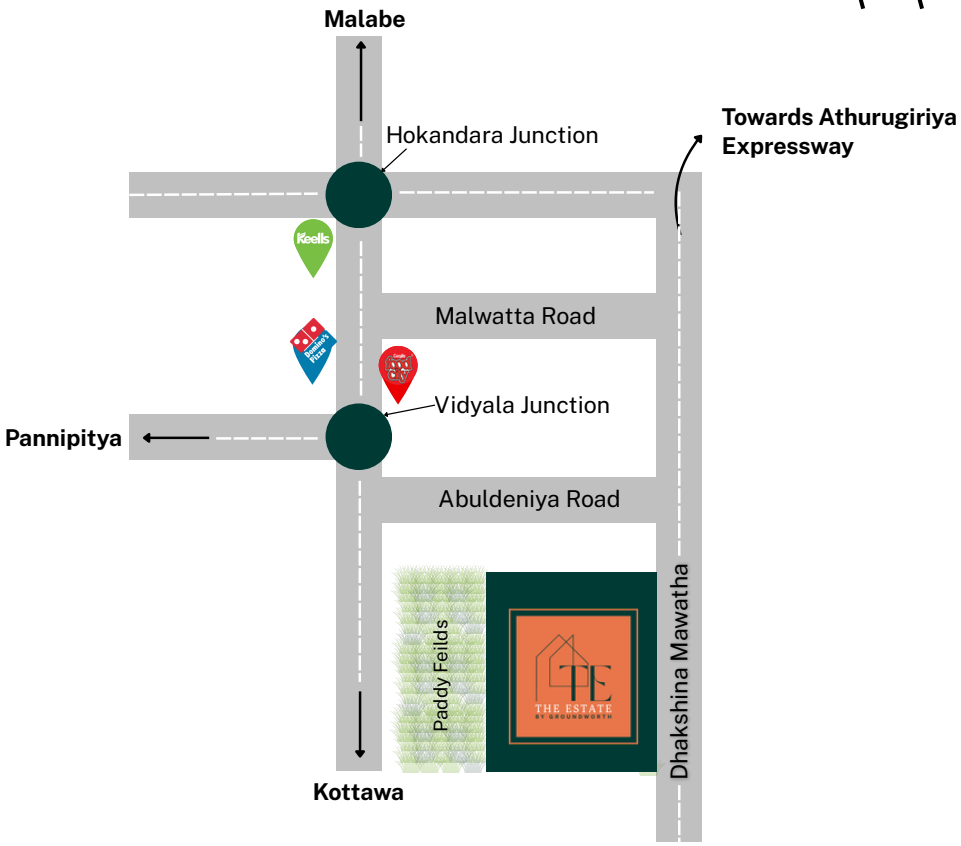
Floor Area	853 Sq.Ft
Verandah Area	148 Sq.Ft

Specifications

Item	Material	Brand
House Walls	Red Bricks	Generic
Cement	SLS 107/ SLS 1247	Cerified Brand
Steel	SLS 375	Cerified Brand
Sand	River Sand	Generic
Paint	N/A	Nippon/Causway
Floor Tiles	2x2 Tiles	
Balcony Tiles	2x2 Tiles	Macktiles
Bathroom Tiles	1x2 Wall Tiles/2x2 Floor Tiles	
Tile Mota	N/A	Tokyo Super
Water Base	N/A	JAT
Bathroom Accessories	Commode	Via Roma
	Washbasin	Voos Art
	Mixer Shower Kit	Rapsel
Electronic Appliances	Switches	Orange/Wireman
	Wiring	Kelani
	Fans	ACL
	Hot Water - Geyser	Delmage
Light Fittings	Down Lights	Generic
	Mirror Lamps	Generic
	Pendant Lamps	Generic
	Surface Lights	Generic
	Outdoor Lamps	Generic
Roof	Roof Ceiling - iPanel/Superflex	Generic
	Roof Covering - Corrugated Roofing Sheet	Generic
Doors - Internal	Mahogani/Mcply	Generic
Doors - External	Mahogani	Generic
Doors - Bathrooms	PVC	Damro
Windows	Aluminium	Swisstek/Lanka Aluminium
Stair Way	Tile	Macktiles
Roller Gate	N/A	Elcardo
Pipe	N/A	Zlon
Water Tank	N/A	Arpico
Pantry		
Bottom Cupboard	Aluminium	Generic
Wallmount Top Cupboard	Aluminium	Generic
Pantry Tops	Tile	Generic

The Estate - Vidyala Junction





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