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## PRIME RESIDENCES BY PRIME DEVELOPMENTS



A Prime Lifestyle Awaits.



**PRIME**<sup>TM</sup>  
DEVELOPMENTS

[WWW.PRIMEDEVELOPMENTS.IN](http://WWW.PRIMEDEVELOPMENTS.IN)

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COUNTRY SIDE PROPERTIES PVT LTD.

CIN: U70100HR1993PTC100741 RERA No.: 03 of 2025 dated 14.01.2025

\*T&C apply. 1 Sq. mt = 10.7639 sq. ft. Travel times (if any) are based on Google Maps and may vary.

ABOUT

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PRIME  
RESIDENCES  
BY PRIME DEVELOPMENTS

Prime Developments' first residential venture, Prime Residences, is much more than just another residential development—it stands as an architectural marvel that seamlessly blends modernity with the natural charm of its surroundings.

Located at a stone's throw distance from Golf Course Road, Southern Peripheral Road, and Sohna Road, Prime Residences is the perfect abode for those who seek city connectivity with countryside serenity.



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# OPEN THE GATEWAY TO UNMATCHED *CONNECTIVITY*

Nestled in the heart of Sector 65, Gurugram, Prime Residences offers unparalleled proximity to major roads, highways, malls, renowned schools, top-tier healthcare centers, and more.

Experience connectivity like never before!

## *DISTANCE*

Golf Course Road	5 Mins
Sohna Road	10 Mins
Sector 55-56 Rapid Metro Station	10 Mins
Dwarka Expressway	15 Mins
DLF Cyber Hub	20 Mins
IGI Airport	30 Mins





Artistic impression\*

## FIRST *IMPRESSIONS*



Prime Residences makes for an experience brimming with luxury right from the get-go—starting right at the main entry gate.

But no! This isn't another story of old wine in a new bottle.

**TRUE LUXURY DOES NOT NEED TO BE OVERLY COMPLEX.**

Based on this philosophy, Prime Residences' structure focuses on clean lines, minimalistic designs, and seamlessly blends elegance and functionality.

Beyond its hassle-free, low-maintenance row housing concept, the property boasts generous outdoor spaces, including a clubhouse, walking paths, play areas, and recreational zones. With energy-efficient lighting and water systems, it's thoughtfully designed to foster healthy, sustainable living.

**GET READY TO EXPERIENCE SIMPLICITY IN MODERN LUXURY!**



## 1 Premium Quality Interiors & Finishes

Imported marble flooring, acrylic emulsion paint, cove lighting, and vitrified large-format tiles for a high-end, durable aesthetic.

## 2 Safety & Security

24x7 CCTV surveillance, video doorbells with smart locks, and 100% privacy-compliant floors for enhanced safety.

## 3 Energy Efficiency & Climate Control

Customized VRV air conditioning with pm 2.5 air filter, UPVC/ aluminium powder-coated windows, and 100% electricity backup for uninterrupted comfort.

## 4 High-Quality Construction & Earthquake Resistance

Advanced materials, earthquake-resistant design, and FRLS wiring for structural safety and fire protection.

## 5 Luxury & Convenience in Everyday Living

Fully equipped modular kitchen, modern bathrooms with premium fittings, and ample parking space for hassle-free living.



## OUTDOOR *AMENITIES*



**Play Area** – Elevate your fitness game without leaving the comfort of your community. Enjoy an invigorating workout or a friendly match in the dedicated play areas.



**Cafeteria** – Savor moments that matter—share coffee, conversations, and lasting memories with your community.



**Club Prime** – Club Prime is filled with joyful laughter and cherished memories, that are accompanied by the most delectable snacks and drinks!



## STEP INTO *LUXURY*



At Prime Residences, luxury isn't just about space—it's about an experience designed for comfort, exclusivity, and impeccable attention to detail. Every element, from the grand entrance to the smallest finishing touch, is crafted to elevate your lifestyle. As you move through each space, one thought will stay with you: "Every detail is thoughtfully designed."



SNEAK PEEK INTO  
YOUR *NEW HOME*

 Residential Amenities



Clubhouse    Swimming Pool    Outdoor Gym    Kids Play Area    Jogging Track



Multipurpose Court    Senior Citizen Zones    Amphitheatre    Library    Cycling Track

 Park Privileges




Cricket Practice Pitch    Basketball Court    Pergola    Reflexology Court

 Security Features




4-tier Security System    CCTV Surveillance    Smart Visitor Monitoring System    Round-the-Clock Security

 Sustainability Features



Water Treatment System    Rainwater Harvesting    Sewer Treatment

 Technology Integration



Smart App for Shared Facility Use    Home Automation Features    Optic Fibre Connectivity



***CLUB PRIME***  
30,000 SQ. FT.  
OF PURE BLISS





Unplug after a long day at the Prime Residences Club Prime great drinks, delicious food, and unforgettable moments with your favorite people await.

Make your days memorable at the Prime Residences Club Prime.



Restaurant Cum Bar



Double Height Reception



Cafeteria



Gym



Pool



Kids Play Area



Cards Room



Yoga/Dance Room



Business Centre



Indoor Games



Green Park



Open Terrace



Library



Banquet Hall



Baby Creche

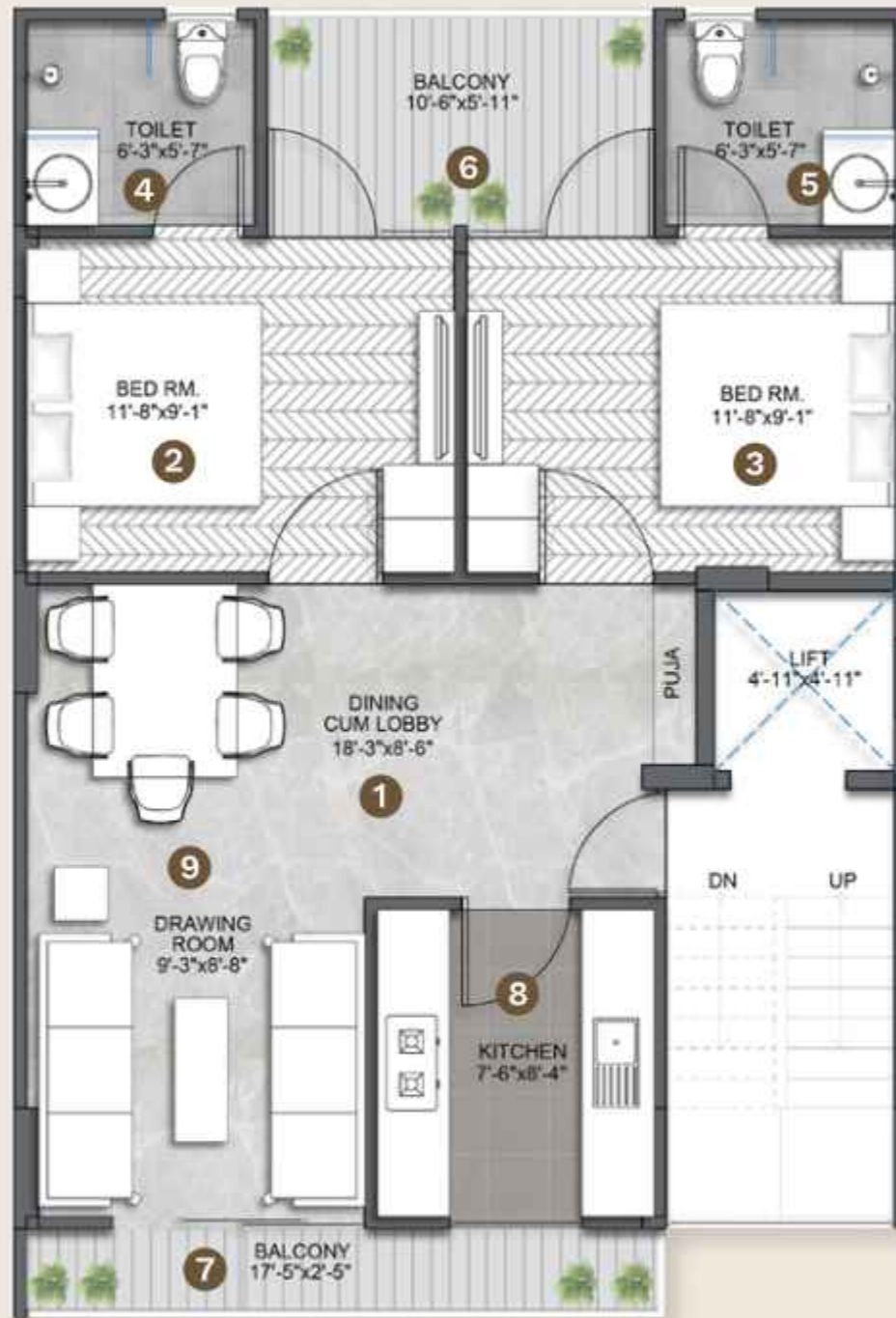
# SITE PLAN



- ① Garden
- ② Front & Back Gate
- ③ Commercial Area
- ④ Club Prime



# 2 BHK TYPICAL FLOOR PLAN



- |   |                                      |                                   |  |                              |
|---|--------------------------------------|-----------------------------------|--|------------------------------|
| <b>1</b> Dining cum Lobby<br>18'-3" x 8'-6" | <b>2</b> BR1<br>11'-8" x 9'-1"       | <b>3</b> BR2<br>11'-8" x 9'-1"    | <b>4</b> T1<br>6'-3" x 5'-7"           | <b>5</b> T2<br>6'-3" x 5'-7" |
| <b>6</b> Balcony 1<br>10'-6" x 5'-11"       | <b>7</b> Balcony 2<br>17'-5" x 2'-5" | <b>8</b> Kitchen<br>7'-6" x 8'-4" | <b>9</b> Drawing Room<br>9'-3" x 8'-8" |                              |

# 2 BHK FLOOR PLAN



**BASEMENT FLOOR PLAN**



**STILT FLOOR PLAN**

**TERRACE FLOOR PLAN**



# 2 BHK TYPICAL *FLOOR PLAN (L)*



- |   |   |   |  |   |
|---|---|---|--|---|
| <p><b>1</b> Dining<br/>14'-8" * 8'-8"</p>   | <p><b>2</b> Drawing Room<br/>11'-4" * 8'-2"</p> | <p><b>3</b> BR1<br/>10'-9" * 11'-8"</p>   | <p><b>4</b> BR 2<br/>11'-9" * 13'-7"</p>     | <p><b>5</b> Toilet 1<br/>4'-11" * 6'-11"</p>  |
| <p><b>6</b> Toilet 2<br/>7'-10" * 4'-5"</p> | <p><b>7</b> Kitchen<br/>8'-10" * 7'-10"</p>     | <p><b>8</b> Lobby<br/>4'-11" * 10'-0"</p> | <p><b>9</b> Balcony 1<br/>5'-10" * 7'-2"</p> | <p><b>10</b> Balcony 2<br/>16'-8" * 3'-6"</p> |

# 2 BHK FLOOR PLAN (L)



STILT FLOOR PLAN



BASEMENT FLOOR PLAN

TERRACE FLOOR PLAN



# 3 BHK FLOOR PLAN



- |                                     |                                     |  |                                       |                                       |
|-------------------------------------|-------------------------------------|--|---------------------------------------|---------------------------------------|
| <b>1</b> BR1<br>10'-0" * 11'-3"     | <b>2</b> BR 2<br>10'-8" * 12'-9"    | <b>3</b> Living Room<br>10'-10" * 11'-3" | <b>4</b> Dining<br>12'-1" * 12'-1"    | <b>5</b> BR 3<br>10'-8" * 13'-9"      |
| <b>6</b> Toilet 1<br>4'-11" * 7'-8" | <b>7</b> Toilet 2<br>6'-1" * 5'-11" | <b>8</b> Toilet 3<br>6'-1" * 5'-11"      | <b>9</b> Balcony 1<br>8'-11" * 5'-11" | <b>10</b> Balcony 2<br>17'-0" * 4'-7" |
| <b>11</b> Lobby<br>7'-7" * 7'-2"    | <b>12</b> Kitchen<br>9'-6" * 7'-10" |  |                                       |                                       |

# 3 BHK FLOOR PLAN



**BASEMENT  
FLOOR PLAN**



**STILT  
FLOOR PLAN**

**TERRACE FLOOR PLAN**



**Living Room & Drawing Room**

Particulars	Specifications	Make	Electrical	Particulars	Make
Floors	International Stone Marble Flooring	N/A		Fan points	Schneider, Havells or Siemens or Equivalent
Walls	Gypsum Plaster with Acrylic Emulsion Paint	Kajaria, Somany, Nitco Or Equivalent		Light points	Schneider, Havells or Siemens or Equivalent
Ceiling	Acrylic Emulsion Paint/ OBD Paint	Asian, Berger or Equivalent		Ceiling light point	Schneider, Havells or Siemens or Equivalent
Doors	Entrance Timber Flush Door/ Polish Veneered Flush Door	Alpro, Nayur Door King, Jyoti or Equivalent		Power socket points	Schneider, Havells or Siemens or Equivalent
Window/ Glazing	Anodised/ Powder Coated Aluminium Windows & Frames or UPVC	Fenesta/ Aluplast or Locally Equivalent		Telephone points	Schneider, Havells or Siemens or Equivalent
				Intercom points	Schneider, Havells or Siemens or Equivalent
				Television points	Schneider, Havells or Siemens or Equivalent
				Call bell points	Schneider, Havells or Siemens or Equivalent
				Power sockets for AC	Schneider, Havells or Siemens or Equivalent

**Dinning Room**

**Dinning Room**

Particulars	Specifications	Make
Windows/ Glazing	N/A	Fenesta/Aluplast Or Locally Equivalent

Electrical	Particulars	Make
	Fan points	Schneider, Havells or Siemens or Equivalent
	Light points	Schneider, Havells or Siemens or Equivalent
	Ceiling light points	Schneider, Havells or Siemens or Equivalent
	Power socket points	Schneider, Havells or Siemens or Equivalent
	Telephone points	Schneider, Havells or Siemens or Equivalent
	Intercom points	Schneider, Havells or Siemens or Equivalent
	Television points	Schneider, Havells or Siemens or Equivalent
	Call bell points	Schneider, Havells or Siemens or Equivalent
	Power sockets for AC	Schneider, Havells or Siemens or Equivalent

**Bedroom 1**

Floors	International Stone Marble Flooring	N/A		Fan points	Schneider, Havells or Siemens or Equivalent
Walls	Gypsum Plaster with Acrylic Emulsion Paint	Asian, Berger or Equivalent		Light points	Schneider, Havells or Siemens or Equivalent
Ceiling	Acrylic Emulsion Paint/ OBD Paint	Asian, Berger or Equivalent		Ceiling light point	Schneider, Havells or Siemens or Equivalent
Doors	Modular Skin Door/ Laminated Flush Doors	Alpro, Nayur Door King, Jyoti Or Equivalent		Power socket points	Schneider, Havells or Siemens or Equivalent
Window/ Glazing	Anodised/ Powder Coated Aluminium Windows & Frames or UPVC	Fenesta/ Aluplast or Locally Equivalent		Power sockets for exhaust fan points	Schneider, Havells or Siemens or Equivalent

**Bedroom 2 & 3**

Floors	Laminated Wooden Flooring	Greenpanel, Bhutanbuff, Rama Ply Or Equivalent		Fan points	Schneider, Havells or Siemens or Equivalent
Walls	Emulsion Paint	Asian, Berger or Equivalent		Light points	Schneider, Havells or Siemens or Equivalent
Ceiling	Acrylic Emulsion Paint/ OBD Paints	Asian, Berger or Equivalent		Ceiling light point	Schneider, Havells or Siemens or Equivalent
Doors	Entrance Timber Flush Door/ Polish Veneered Flush Door	Alpro, Nayur Door King, Jyoti or Equivalent		Power socket points	Schneider, Havells or Siemens or Equivalent
Window/ Glazing	Anodised/ Powder coated Aluminium Windows and frames or UPVC	Fenesta/ Aluplast or Locally Equivalent		Telephone points	Schneider, Havells or Siemens or Equivalent

**Kitchen**

**Balconies/ Varandah**

Particulars	Specifications	Make
Floors	Vitrified/Ceramic Tiles	Kajaria, Somany, Nitco or Equivalent
Walls	Combination of Tile and Acrylic Emulsion Paint	N/A
Ceiling	Partially Moisture Resistant/Cement Board False Ceiling and Acrylic Emulsion Paint / OBD Paint	N/A
Doors	N/A	N/A
Window/ Glazing	Anodised/Powder coated Aluminium Windows and frames or UPVC	Fenesta/Aluplast or Locally Equivalent
Floors	Anti-skid Tiles	Kajaria/Nitco/Somany
Walls	Durable Exterior Grade Paint	Asian, Berger or Equivalent
Ceiling	Durable Exterior Grade Paint	N/A
Doors	Entrance Timber Flush Door/ Polish Veneered Flush Door	Alpro, Nayur Door King, Jyoti or Equivalent
Window/ Glazing	N/A	N/A

**Toilet 1**

Floors	Anti-skid Tiles	Kajaria, Somany, Nitco Or Equivalent		Fan points	Schneider, Havells or Siemens or Equivalent
Walls	Stone Finish Tiles	Kajaria, Somany, Nitco Or Equivalent		Light points	Schneider, Havells or Siemens or Equivalent
Ceiling	Moisture Resistant/ Cement Board False Ceiling & Acrylic Emulsion Paints/ OBD Paints	Asian, Berger or Equivalent		Ceiling light points	Schneider, Havells or Siemens or Equivalent
Doors	N/A	N/A		Power socket points	Schneider, Havells or Siemens or Equivalent
Window/ Glazing	Anodised/ Powder Coated Aluminium Windows and Frames or UPVC	Fenesta/ Aluplast or Locally Equivalent		Power sockets for exhaust fan points	Schneider, Havells or Siemens or Equivalent

**Toilet 2 & 3**

Floors	Anti-skid Tiles	Kajaria, Somany, Nitco Or Equivalent		Fan points	Schneider, Havells or Siemens or Equivalent
Walls	Stone Finish Tiles	Kajaria, Somany, Nitco Or Equivalent		Light points	Schneider, Havells or Siemens or Equivalent
Ceiling	Moisture Resistant/ Cement Board False Ceiling & Acrylic Emulsion Paints/ OBD Paints	Asian, Berger or Equivalent		Ceiling light points	Schneider, Havells or Siemens or Equivalent
Doors	N/A	N/A		Power socket points	Schneider, Havells or Siemens or Equivalent
Window/ Glazing	Anodised/ Powder Coated Aluminium Windows and Frames or UPVC	Fenesta/ Aluplast or Locally Equivalent		Power sockets for geyser points	Schneider, Havells or Siemens or Equivalent

**SPECIFICATIONS**



Artistic Imagination

# PRIME<sup>TM</sup>

## DEVELOPMENTS

Prime Developments was founded in 2023 with a commitment to excellence in everything we do. From the materials we choose to the design and construction, meticulous attention to detail is always at the core. Our high standards ensure that every project not only meets but exceeds expectations, delivering homes that reflect superior craftsmanship, durability, and long-lasting value. Quality is not just an outcome; it's embedded in every step of our process.



Emphasis on quality all the way, from conception to completion, across all categories of products



Commitment to building long-lasting legacies through superior craftsmanship



Surpass the benchmark expected by delivering better products



Provide a holistic experience that goes beyond just four walls



Offer unmatched after-sales support

# LEADERSHIP



***RAKESH MALHOTRA,***  
Founder & Chairman

A distinguished Chartered Accountant and rank holder, Mr. Malhotra brings over 30 years of extensive experience in the real estate sector. He has proven expertise in strategic planning, land acquisition, and the execution of large-scale developments. He also has a robust track record in real estate financing, resource mobilization, and adeptly managing external stakeholder relationships to drive successful outcomes.



***RAGHAV MALHOTRA,***  
Founder & Director

Mr. Raghav Malhotra is the Founder & Director of Prime Developments and is firm on his belief of providing quality in every aspect. Holding a Master's degree in Accountancy and Finance from Edinburgh Business School, Heriot Watt University, Mr. Malhotra brings a fresh and innovative perspective to the real estate landscape and has a burning desire to revolutionize the same. With his firm values and core principles in place, Mr. Malhotra is committed to create a real estate landscape that is customer-first.



## EXPECT MORE

### Why should quality be the preserve of the rich?

With 'Expect More' we set the expectation that the brand consistently goes above and beyond what is typically offered in the market. This message aligns with the promise of delivering superior quality, attention to detail, and an enhanced living experience.

It challenges potential homeowners to raise their standards and expect more in terms of design, construction, amenities, and customer service. It conveys confidence and positions the brand as one that delivers not just homes, but elevated lifestyles, ensuring buyers feel they are getting more value, comfort, and satisfaction than they anticipated.