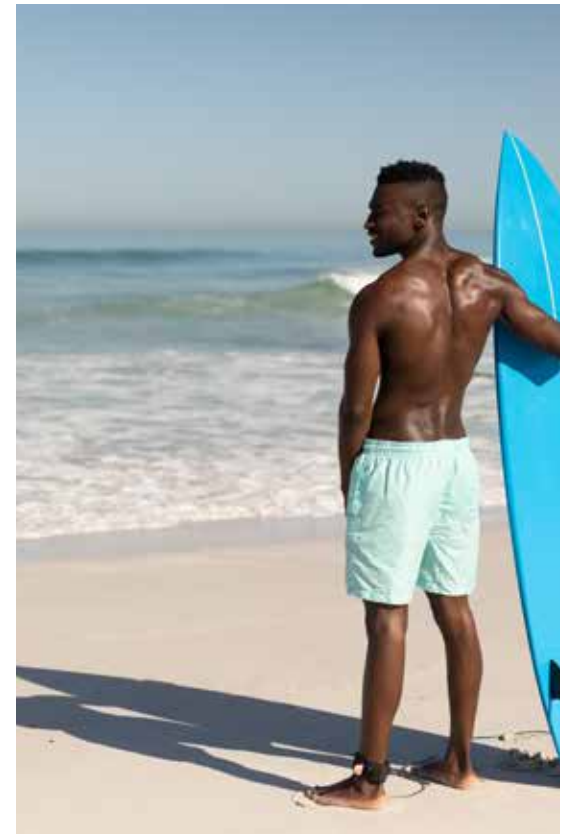




paradise  
calling ●●●



IN A WORLD OF BOUNDLESS BEAUTY,

HOW DO YOU SELECT  
YOUR PIECE OF PARADISE?

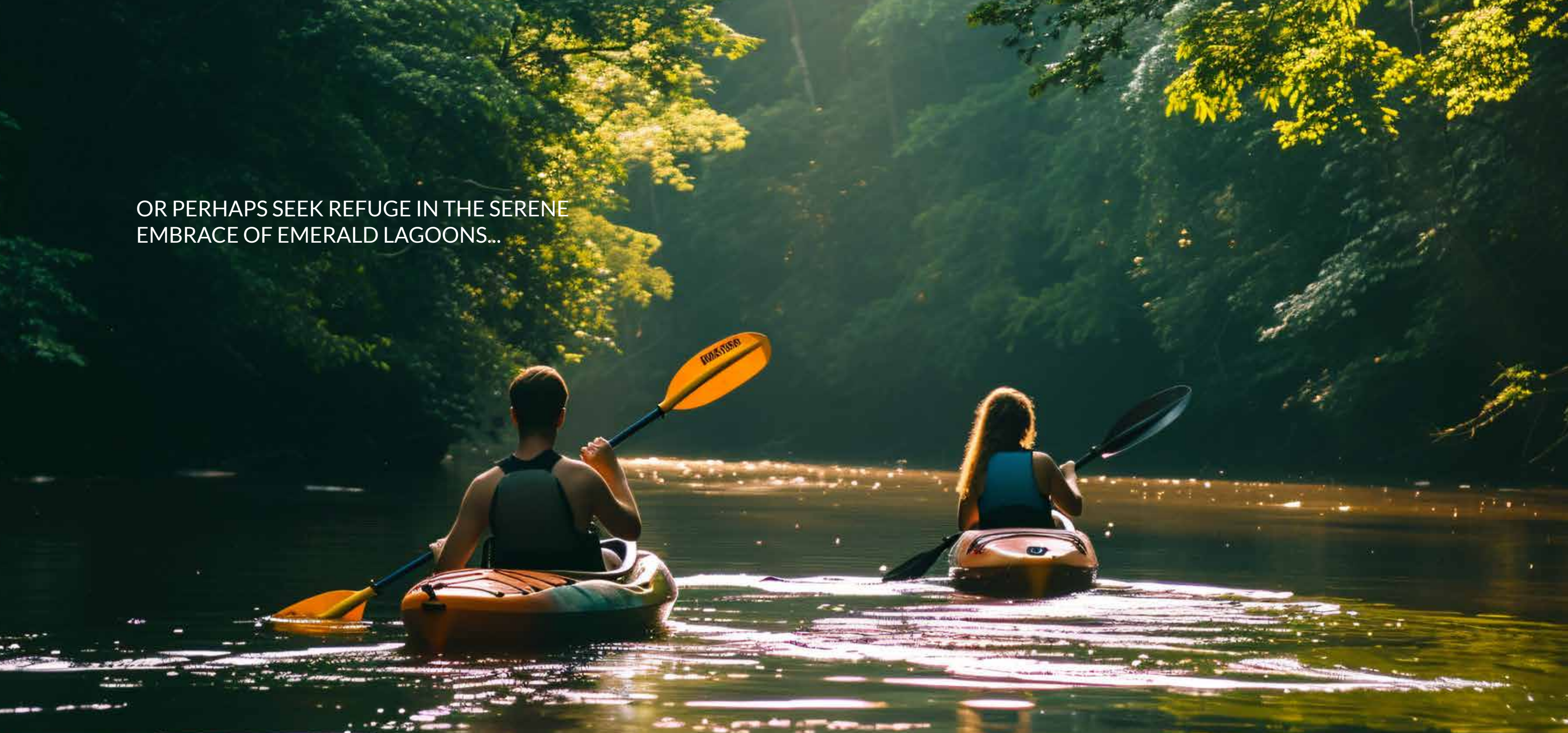


IS IT AMIDST THE SALTY EMBRACE  
OF THE CRYSTAL BLUE SEAS...

WHERE EVERY MOMENT  
IGNITES INSPIRATION? ●●●



OR PERHAPS SEEK REFUGE IN THE SERENE  
EMBRACE OF EMERALD LAGOONS...



WHERE SILENCE  
SPEAKS VOLUMES? ●●●





At One Tangalle,  
choices fade  
in to the breeze

WHY SETTLE FOR JUST ONE?





THE TRANQUILLITY. THE SANDS. THE SHORES. THE SEAS. THE LAGOON.  
ENVELOPING YOU. ENLIVENING YOU.



## BOTH WHISPERING INVITATIONS

to transcend beyond the ordinary. ● ● ●

Beyond mere sight,  
Beyond exploration,  
Stirring every sense.  
Where passion finds its home.

# Hello Tangalle

HOME TO ONE OF SRI LANKA'S  
LARGEST BAYS AND WORLD RENOWNED BEACHES





# Getting to Tangalle



BY AIR

BY ROAD

BY SEA



FROM DIKWELLA  
20KM - 35 MINS



FROM BELIATTA SOUTHERN EXPRESSWAY  
INTERCHANGE - 11KM - 18 MINS  
FROM KASAGALA SOUTHERN EXPRESSWAY  
INTERCHANGE - 14KM - 20 MINS



FROM MIRISSA  
HARBOUR  
56KM - 60 MINS





RICH CULTURE  
& HERITAGE  
DATING BACK  
OVER 2000 YEARS



- World renowned beaches
- Rich fauna and wildlife
- Fresh seafood and the best of local cuisine
- A vibrant local community
- Watersports and excursions



# Tangalle's Most Popular Attractions

## MULKIRIGALA MONASTERY

Mulkirigala stands as a testament to both the ancient heritage and scholarly richness of Sri Lanka. Perched atop a rock that reaches nearly 700 feet above the encompassing forest, Mulkirigala is a site steeped in historical significance and spiritual resonance. It echoes the grandeur of Sigiriya, yet holds its own unique allure.

One of the pivotal moments in Mulkirigala's history occurred in the 19th century, when a remarkable archaeological discovery unfolded. Within a cave at the summit of the rock, tea leaf scripts were unearthed—a discovery akin to finding a Rosetta Stone. These scripts served as a crucial key, enabling scholars to unlock the secrets of Sri Lanka's oldest texts. Such a revelation not only enriched our understanding of the island's cultural heritage but also underscored the pivotal role Mulkirigala has played

## HUMMANAYA BLOW HOLE

Hummanaya Blowhole stands as a natural wonder along the southern coast of Sri Lanka, captivating visitors with its awe-inspiring display of natural power. As the only known blowhole in Sri Lanka, it holds a unique distinction, drawing travellers from far and wide to witness its spectacular performance.

Ranked as the second largest blowhole in the world, Hummanaya commands attention with its impressive prowess. When the conditions are right, the force of the ocean surges through a submerged cavern, erupting in a majestic spout of water that reaches remarkable heights. It is a mesmerizing sight that underscores the raw beauty and untamed energy of nature.

For adventurers and nature enthusiasts alike, Hummanaya



## REKAWA TURTLE HATCHERY

Rekawa Beach stands as a sanctuary of life and wonder along the southern coast of Sri Lanka, offering a rare glimpse into the ancient ritual of sea turtles as they embark on their journey of survival. Here, amidst the tranquil shores and whispering palms, visitors are treated to a mesmerizing spectacle—a timeless dance between life and the elements.

This pristine stretch of coastline serves as a haven for not one, but five different species of sea turtles, each finding solace in the sandy embrace of Rekawa Beach. The turtle watch program run by The Turtle Watch not only safeguards the future of these majestic creatures but also serves as a beacon of hope for conservation efforts worldwide. It is a testament to the power of collective action and the profound impact that dedicat-

- Green turtles
- Loggerhead turtles
- Leatherback turtles
- Olive Ridley turtles
- Hawksbill turtles

## DISCOVER KALAMETIYA BIRD SANCTUARY

This pristine sanctuary offers a glimpse into the rich biodiversity of Sri Lanka's southern coast. Established originally in 1938, the sanctuary remains a vital refuge for endangered species.

Kalametiya is home to a diverse array of birdlife, including four nationally threatened species: the Indian Reef Heron, Glossy Ibis, Black-capped Purple Kingfisher and Sri Lankan Junglefowl. Witness these majestic creatures in their natural habitat as they thrive amidst the sanctuary's pristine surroundings - amidst coastal lagoons and mangrove forests.

As a designated wildlife sanctuary, Kalametiya plays a crucial role in the conservation of both nationally and globally threatened species. From rare bird sightings to breathtaking coastal landscapes, every moment spent here is a testa-

18 KM

10 KM

10 KM

22 KM





Located at Madilla Beach, nestled within the embrace of the Rekawa Lagoon, offering a truly enchanting setting for residents to immerse themselves in the natural beauty of Sri Lanka.



● ● ● JUST 2KM  
TO THE MOST FAMOUS  
GOYAMBOKKA BEACH

● ● ● JUST 4KM  
UNAKURUWA  
SILENT BEACH





The limited collection of 38 lagoon-sea villas represent the ultimate accomplishment of a life of great prosperity and fulfilment.

Crafted with meticulous attention to detail, One Tangalle epitomizes the epitome of Prime Group's Beachfront lifestyle, unparalleled by any other. Each villa boasts carefully curated interiors that effortlessly fuse premium materials, redefining the concept of ultra-luxury high-rise living. Set against the breathtaking backdrop of the majestic Indian Ocean and the serene emerald lagoon, these residences showcase unmatched opulence, offering awe-inspiring 360-degree views. An unrivalled haven of privacy & luxury.





YOU HAVE  
ARRIVED



Offering a distinguished arrival experience, extending a warm welcome to every resident and guest. As you approach, you're greeted by magnificent emerald lagoon and the soft full off the sapphire sea.

With 24-hour security along with a dedicated concierge, your comfort and security paramount. Our state-of-the-art building security system ensures peace of mind for all who enter













# ●●● With Dramatic Ocean & Lagoon Views

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- Crafted for those with discerning tastes
- Graciously spaced two & three bedroom residences
- Boasting 1,350 to 2,000 + Sqft
- Round the clock security
- High standards of quality and design
- Floor-to-ceiling glass windows throughout
- 10-foot ceiling heights
- All residences feature both lagoon and sea views
- Impeccably finished open kitchens with centre islands and high-end appliances



## Ground Level

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- Lobby & Lounge
- Entrance reception
- Dedicated concierge and butler service
- Round-the-clock security
- Outdoor BBQ area

## Rooftop Infinity

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- Sunset Infinity pool overlooking the Indian Ocean
- Cigar Lounge and Bar
- Games Gallery and Lounge
- Fitness Centre overlooking the evergreen lagoon





# The Residences

Experience a sense of wonder as you step into our Lagoon- Sea villas, where every corner is adorned with beauty and sophistication. From the elegant décor to the breathtaking views, every detail has been thoughtfully designed to inspire awe, setting the stage for an extraordinary experience.



## Level 1- 9

- Lagoon – Sea Villa A
- Lagoon – Sea Villa B
- Lagoon – Sea Villa C
- Lagoon – Sea Villa D

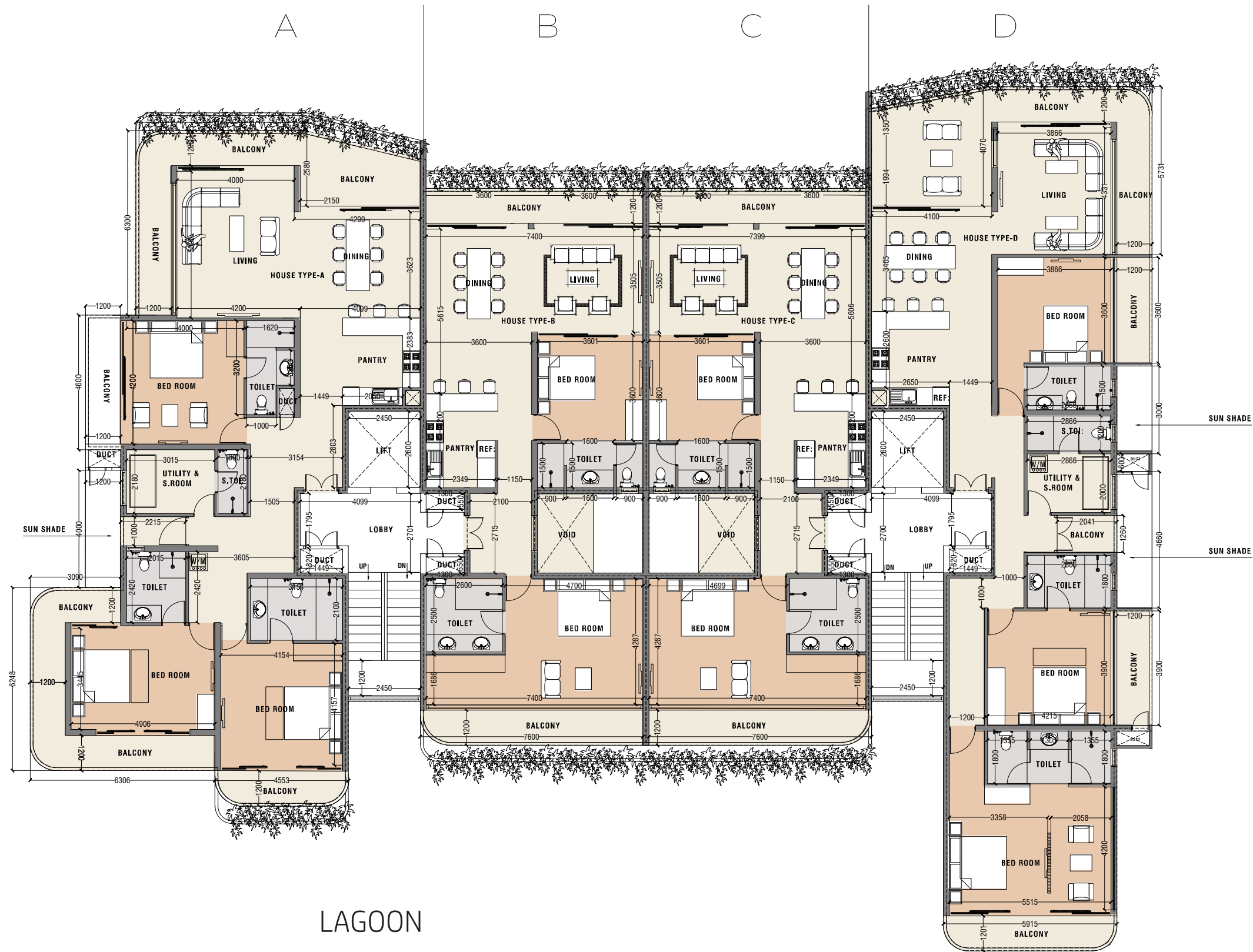




# Wake Up to Paradise ●●●

Greet the morning with breathtaking views of the turquoise ocean just steps away from your doorstep.



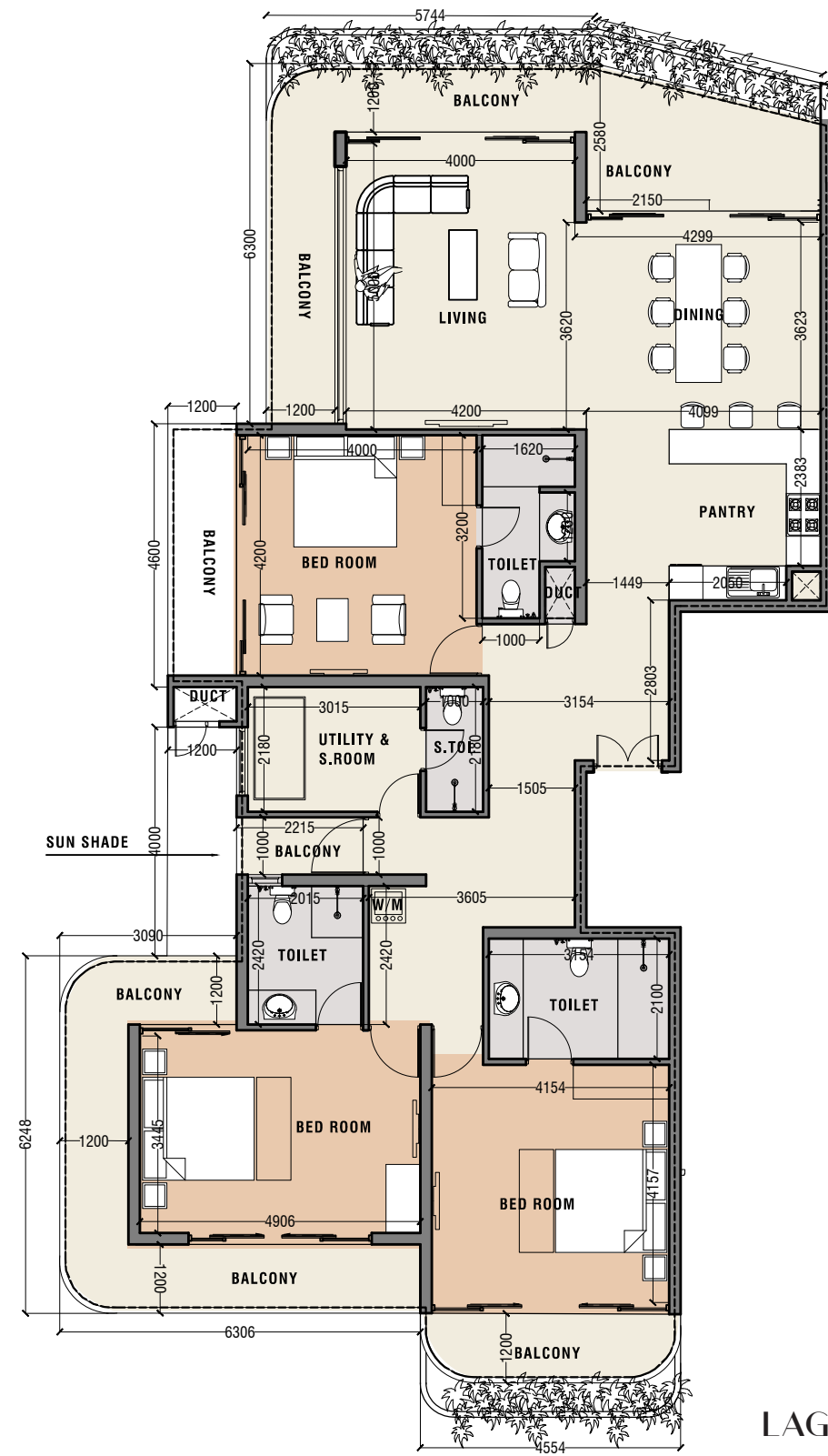


TYPICAL FLOOR  
(Level 1 to 9)

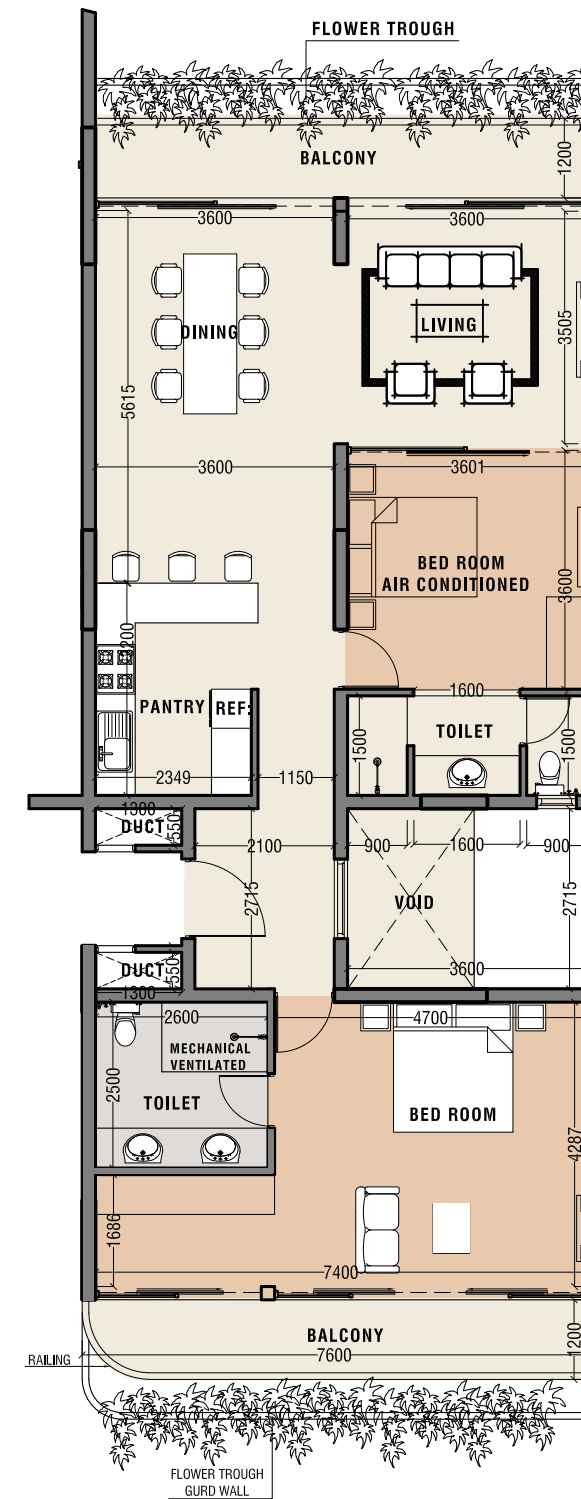
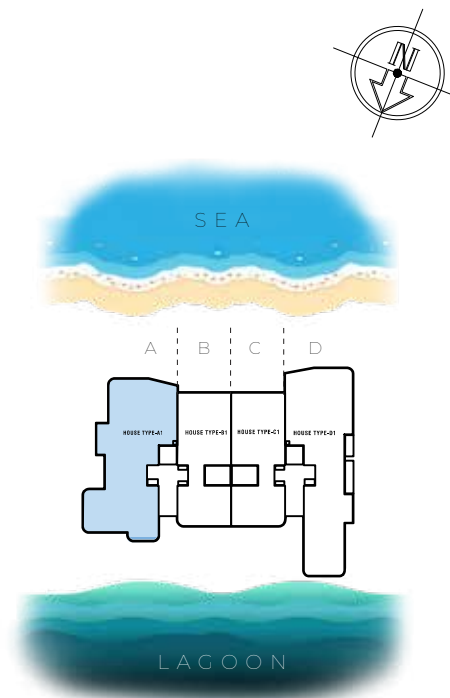




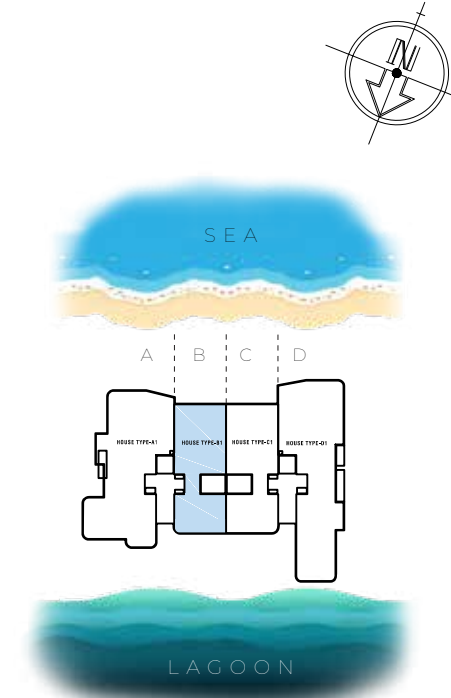




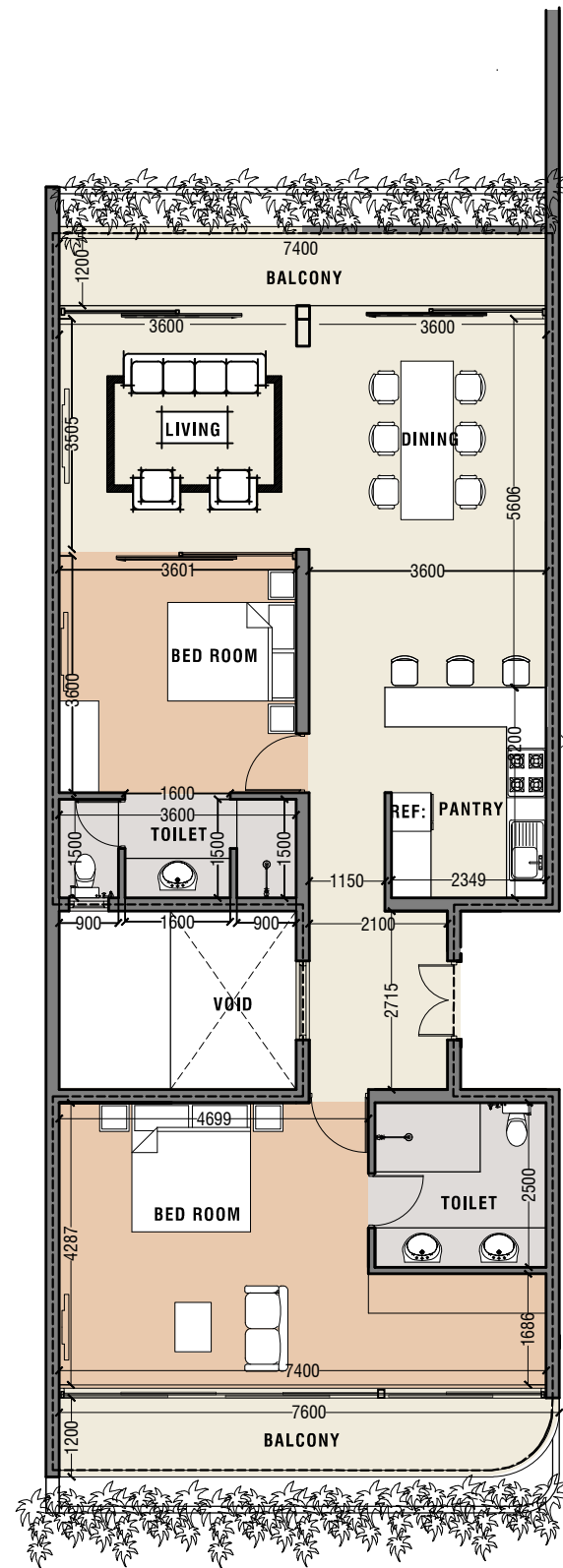
2,222 SQFT | SEPARATE MAID'S QUARTERS / UTILITY ROOM



1,370 SQFT



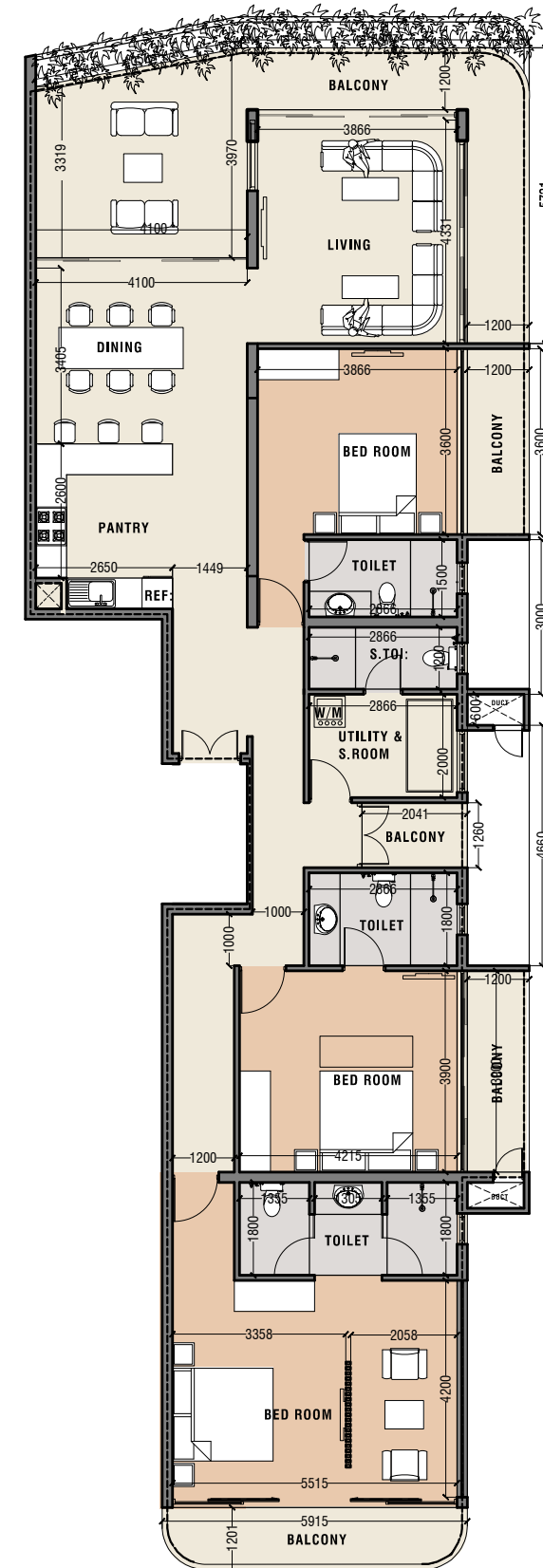
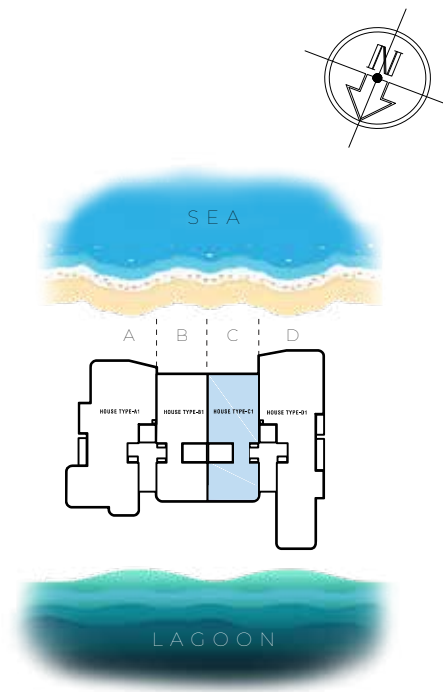




LAGOON SEA VILLA C



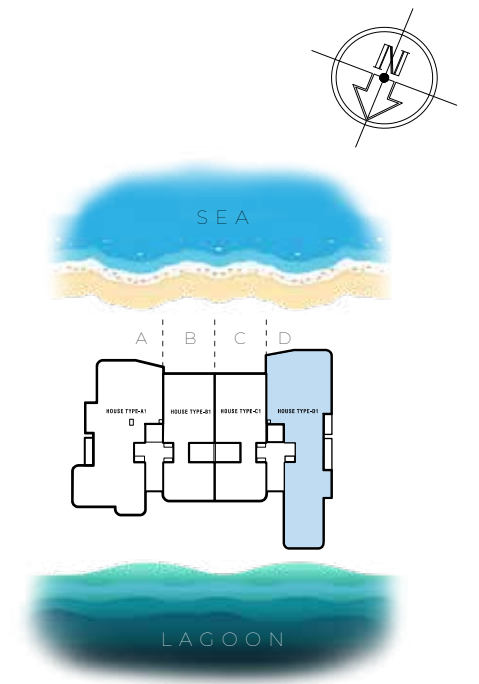
1,368 SQFT



LAGOON SEA VILLA D



2,210 SQFT | SEPARATE MAID'S QUARTERS / UTILITY ROOM













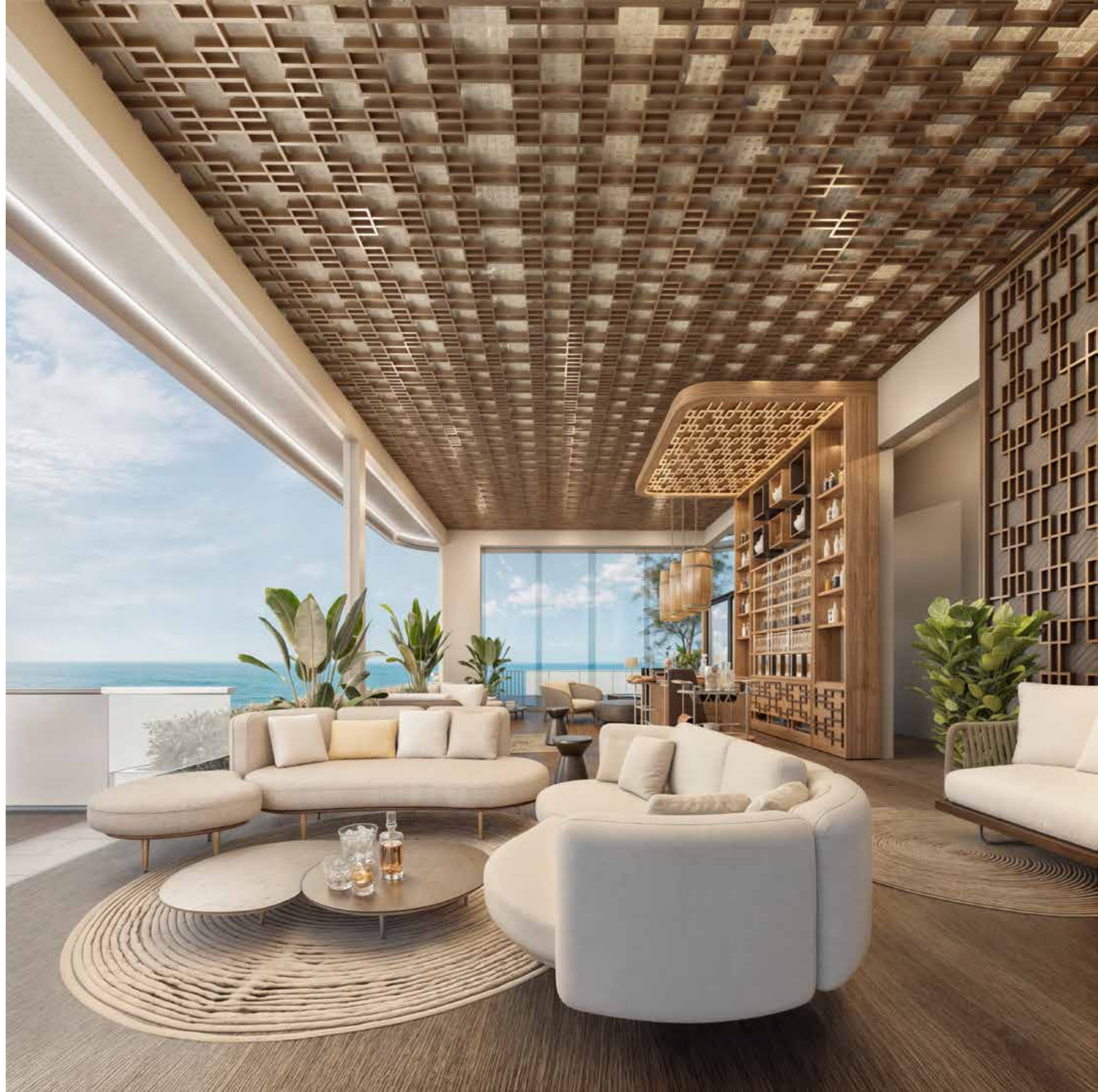




# CIGAR LOUNGE & BAR

Enjoy the warm glow of subdued lighting,  
plush leather seating, and attentive service  
that enhances your experience.  
A world where time slows down.

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A HAVEN OF  
PRIVACY ● ● ●



## A WORLD WHERE TIME SLOWS DOWN.

A limited collection of only 38 Lagoon - Sea Villas for discerning individuals seeking a moment of indulgence.

Embrace sustainable living and experience five-star resort indulgences in the ultimate heights of ultra-luxury living: complete privacy. Enhanced by dedicated concierge and butler services ensuring your every need is met with exceptional care and attention.

Each residence designed to offer absolute privacy and security, with dedicated high-speed elevators servicing only Four Residences per floor.







# SECURITY & COMFORT



- Fully Serviced Residences Managed by the Developer – Prime Residences PLC
- 24-hour security along with state-of-the-art building security system
- Biometric Access Control Entrance systems to all residences together with digital locks & key card Access for maindoor
- Panic Buttons in all bedrooms and bathrooms
- Video-Door phones to screen visitors
- Access- controlled elevators
- Check-in Reception
- Dedicated Concierge and Butler service
- Beach Service complete with lounges, towels and umbrellas
- Heated towel railings
- Fitted wardrobes in all bedrooms
- Drivers' quarters



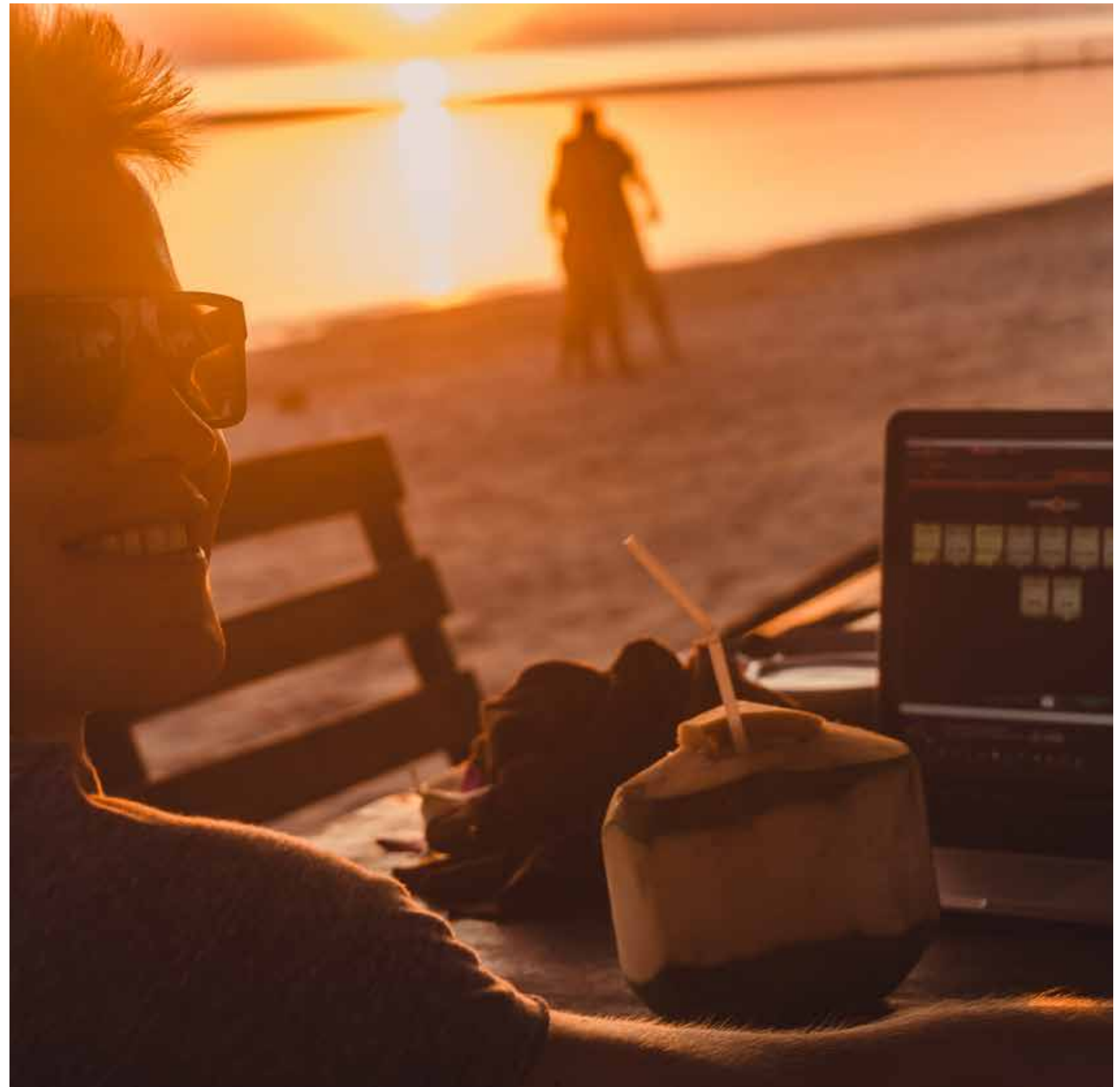
# INVESTMENT ●●●

A lucrative investment opportunity at our ultra-luxury serviced lagoon-sea villas in Tangalle, nestled between the serene lagoon and the majestic Indian Ocean. With just 38 exclusive lagoon- sea villas designed for ultimate comfort and sophistication, investors can expect high rental yields and strong capital appreciation driven by Tangalle's growing popularity as a premier destination.

Each apartment offers spacious interiors, modern amenities and private terraces with breathtaking views, world-class facilities including an infinity pool overlooking the endless ocean, access to gourmet dining and a state-of-the-art fitness centre, all within a secure, intimate community.

Embrace sustainable living and experience five-star resort luxury in the privacy of your own home while securing a promising return on investment. Our dedicated service team is available to assist both foreign and local nationals with their investment at One Tangalle.

Your dream residence and investment in Tangalle awaits.  
*Fully Serviced Lagoon-sea villas Managed by the Developer – Prime Residences*







# THE ONE COLLECTION

*an ode to extraordinary living*

In a world where only the finest will suffice,  
where every detail is meticulously curated to  
evoke awe and admiration,  
We present to you  
THE ONE COLLECTION.

Our ultra – luxury residences segment.  
A symphony of artistry, innovation and grace,  
crafted for the most discerning connoisseurs  
who crave the extraordinary.

This collection represents the epitome of sophistication  
and opulence, meticulously curated for the discerning few  
who seek nothing less than perfection.

A testament to extraordinary living where dreams become  
reality and excellence is the standard.

THE GRAND | THE SEASONS | ONE TANGALLE



# THE DEVELOPER

Prime Group stands as the unrivaled leader in Sri Lankan real estate, driven by a legacy of over 30 years marked by trust and excellence. Rooted in its Evergreen vision of "Committed to Creating a Better Place on Earth," Prime Group consistently exceeds expectations across its subsidiaries dedicated to lands, homes, and condominiums.

Among these, Prime Lands Residencies PLC shines as a beacon of reliability in Sri Lanka's condominium sector, having successfully delivered over 45 completed condominium projects in Colombo and its suburbs. Each project reflects the Group's unwavering commitment to quality and customer satisfaction.

A standout among their achievements is The Grand Ward Place, a landmark development in Colombo 07, setting new standards for ultra-luxury living in the country. This project exemplifies Prime Group's ability to uphold impeccable quality akin to global luxury brands, reinforcing their promise to clients.

Prime Group's dedication to excellence has garnered prestigious accolades, including 'The Best Developer of Sri Lanka' by Asia Property Guru for two consecutive years, alongside recognition for Special CSR Initiatives. Additionally, accolades such as 'Among Asia's Best Brands' and 'The Best Entrepreneur in 2018' by Asia One magazine underscore their leadership in the industry.

With a trail of recent awards and consistent acclaim, Prime Group stands as the epitome of respect and excellence in Sri Lanka's real estate sector, acknowledged by LMD magazine and numerous other reputable platforms. They continue to shape the landscape of luxury living with innovation, integrity and a steadfast commitment to their vision.





An aerial photograph of a person lying on their back on a sandy beach. The person is wearing a black bikini and has their arms raised above their head. The water is a vibrant turquoise color, and the sand is a light beige. The overall scene is peaceful and idyllic.

# Our vision remains unwavering

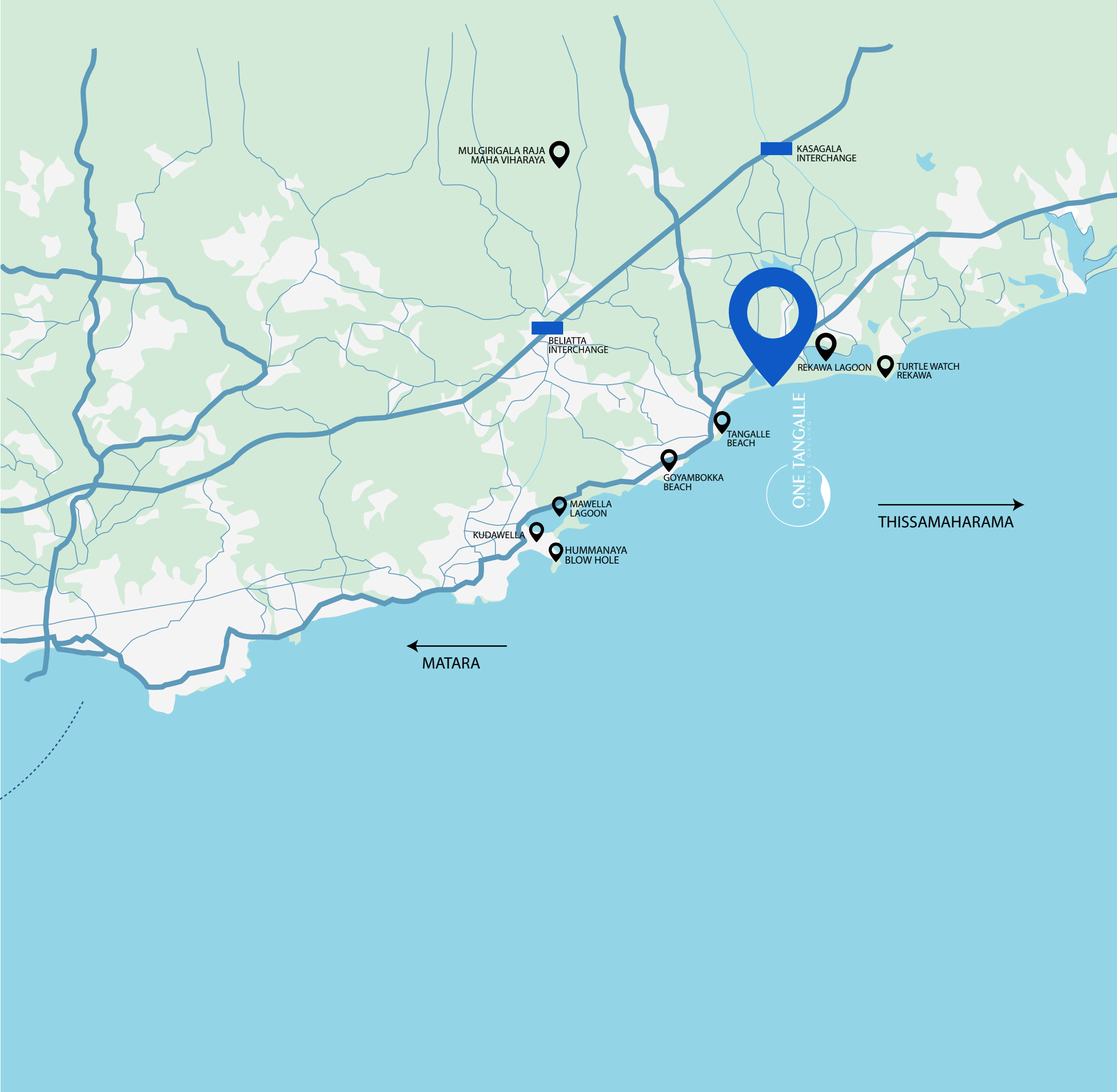
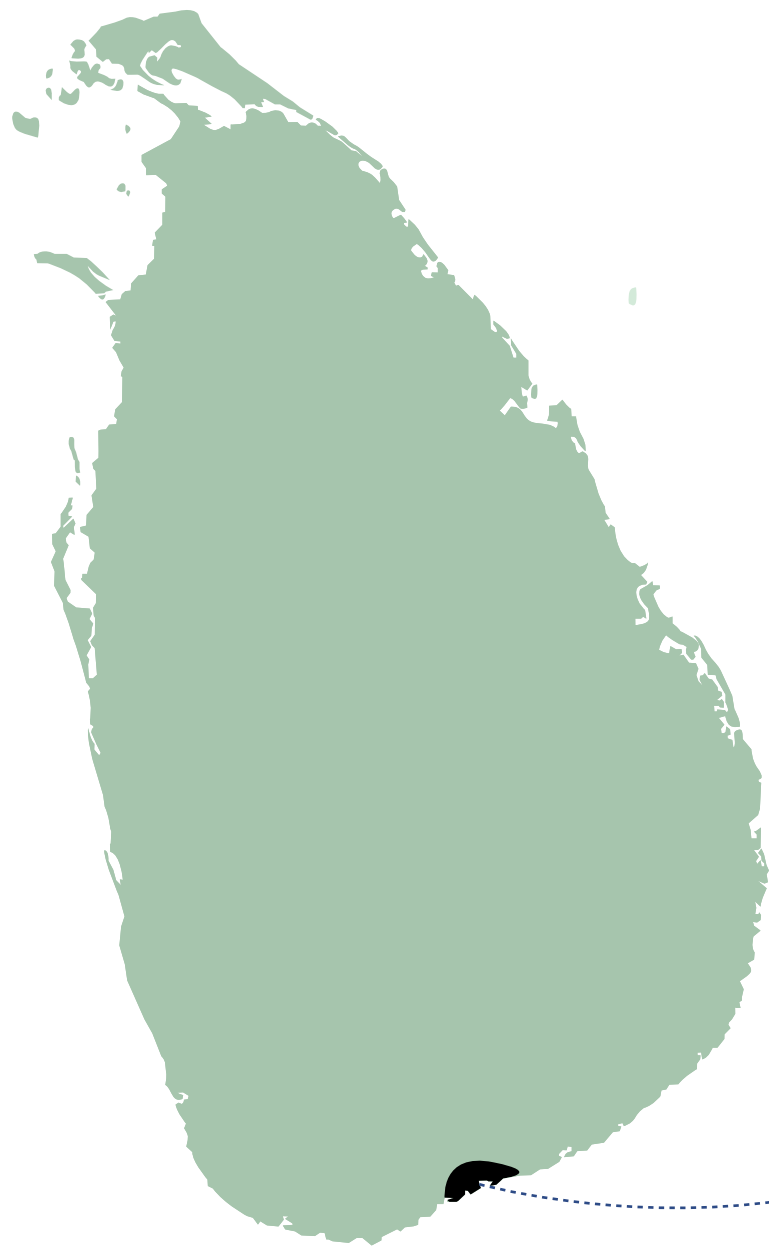


to craft nothing short of the most  
exquisite lifestyle in the Island.  
A community that inspires genuine pride.  
whilst uplifting the neighboring  
livelihoods.











At One  
Tangalle

CHOICES FADE INTO THE BREEZE. HERE, YOU'RE ENVELOPED BY THE

CONVERGENCE  
OF TWO WORLDS

LAGOON - SEA







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[www.primeresidencies.lk](http://www.primeresidencies.lk) - [info@primeresidencies.lk](mailto:info@primeresidencies.lk)

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0703 777 777