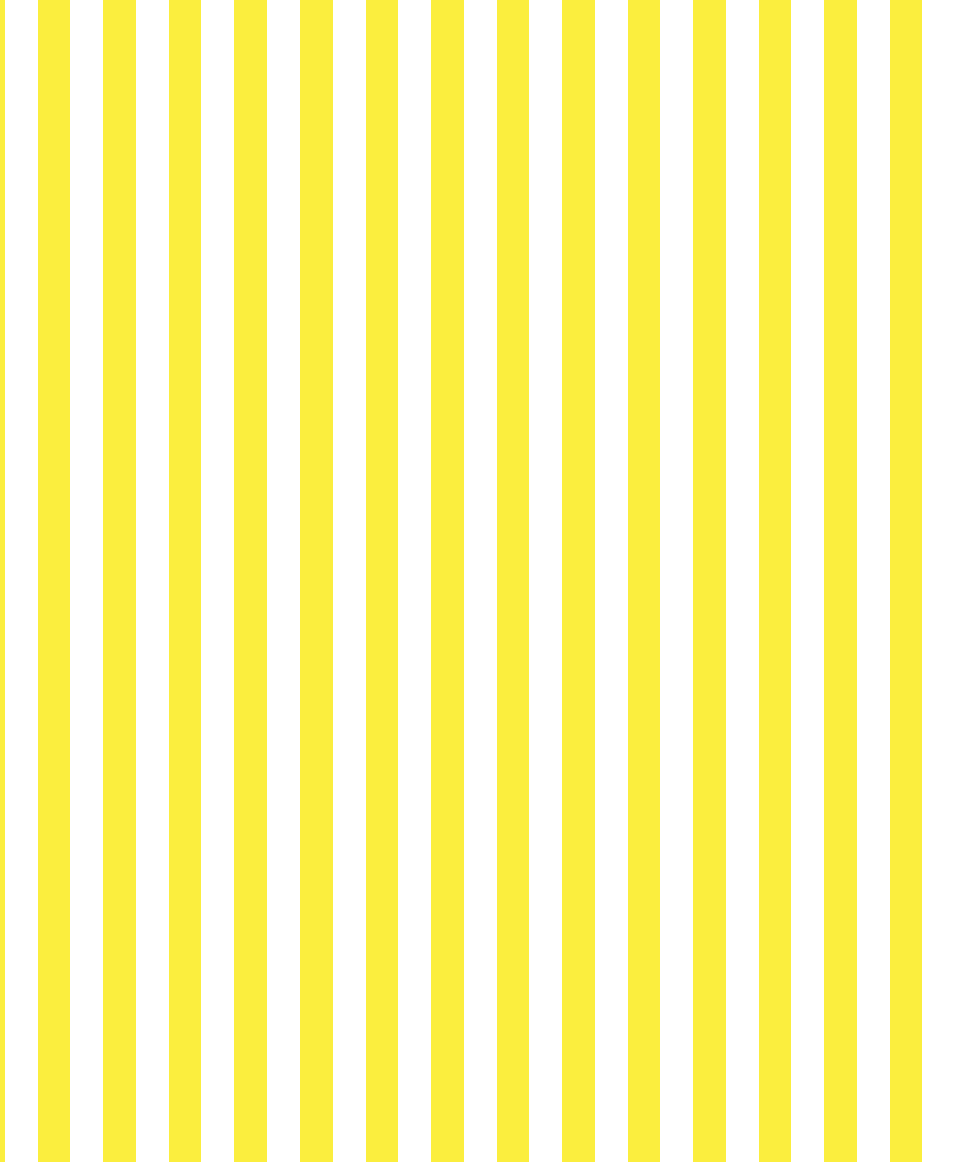


is it me *you're*  
LOOKING FOR?



Sunset strolls.

The sound of the ocean.

Beachside bars.

Epic vibes.

LIFE DOESN'T GET

*Better* THAN THIS.

# Sri Lanka *awaits* A tropical Paradise

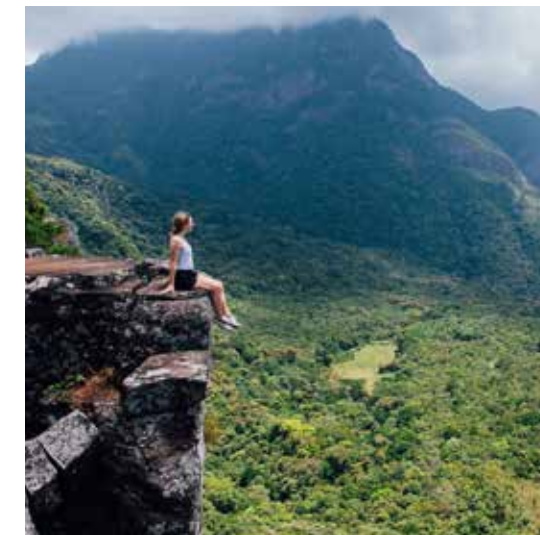
Sri Lanka has been gaining significant recognition & is quickly becoming a global tourism hotspot, thanks to its unique blend of natural beauty, rich history, and diverse offerings for travellers. Whether you're into beaches, wildlife, culture, or adventure, Sri Lanka is a destination on the rise!



WANDERLUST READER  
TRAVEL AWARDS 2024  
MOST DESIRABLE ISLAND  
IN THE WORLD



#1 SOLO TRAVEL  
DESTINATION  
OR 2025 – FLASH PACK



BBC TRAVEL'S  
25 BEST PLACES  
TO TRAVEL IN 2025

#1  
MOST POPULAR  
TRIPS BOOKED  
FOR 2025  
FLASH PACK

Negombo is a vibe! With its chill, golden sandy beaches and a fishing scene that's been buzzing for centuries, it's the perfect spot to kick back, soak up the sun, and vibe with the local culture - located just 30 kilometers north of Colombo. You'll catch the energy of old-school fishermen at work, alongside laid-back beach bars and fresh seafood that hits different.

Known for its picturesque beaches, rich colonial history, and vibrant local culture, Negombo has become one of Sri Lanka's popular tourist destinations, offering a perfect blend of relaxation and adventure. Whether you're into beach days or exploring Sri Lanka's coastal heritage, Negombo's got that balance of old-school charm and modern cool.

Hello  
Negombo







ST. MARYS CHURCH – 5KM

St. Mary’s Church in Negombo is a true gem, nestled in the heart of the city’s “Little Rome.” This stunning church, with its neoclassical architecture, is a testament to the fusion of European grandeur and local Sri Lankan artistry. Built over five decades—from groundbreaking in 1874 to completion in 1924—the church is a visual feast, especially with its ceiling adorned in alabaster saints and vivid life-of-Christ paintings. What’s really unique is that these artworks were done by N.S. Godamanna,



NEGOMBO FISH MARKET – 5M

The Negombo Fish Market is an absolute must-see, buzzing with life and color. It’s one of the busiest and most vibrant fish markets in Sri Lanka, where local fishermen bring in their fresh catch daily. The market offers an authentic look at the country’s rich fishing culture, with everything from giant tuna to smaller fish, crabs, and shellfish on display. You’ll see the hustle of fishermen unloading their boats, the sizzle of fish being prepared for sale, and the rich aroma of the ocean filling the air.



NEGOMBO FORT – 2 KM

Negombo Fort is a fascinating historical landmark with a rich colonial legacy. Originally built by the Portuguese in the 17th century, the fort was later expanded by the Dutch in the 18th century. Though much of the original structure has been dismantled over time, remnants of the fort’s walls and a few key buildings still stand, offering a glimpse into the past.



HAMILTON CANAL – 2KM

A scenic and historically rich waterway that’s perfect for a peaceful stroll or boat ride. Built by the British in the 19th century, the canal was initially designed to connect the west coast to the heart of the island, facilitating the transport of goods. Today, it’s a picturesque reminder of the colonial era, with lush greenery lining the banks and traditional wooden boats gliding along the water.



MUTHURAJAWELA WETLANDS – 20 KM

Muthurajawela, located just outside Negombo, is a stunning wetland sanctuary that offers a lush escape into nature. This vast marshland, stretching over 3,000 hectares, is one of Sri Lanka’s most important ecosystems, rich in biodiversity. The name “Muthurajawela” translates to “Swamp of Royal Treasures,” and it truly lives up to the name with its vibrant flora and fauna.



# the Beaches

Smell the salty air, feel the breeze on your skin, and feel the vibe.

Golden sands, perfect waves, and fresh seafood right off the boat. It's the kind of place where you can kick back, soak in the sun, or just vibe out as the sun sets. The air's thick with that tropical feel, and the whole beach just oozes cool.



## NEGOMBO BEACH Step right Outside

The ultimate coastal playground. The golden sands stretch for miles, inviting you to kick back & unwind. The crystal-clear waters are perfect for a swim, while beachside cafes serve up delicious freshly caught seafood and cool drinks. Negombo Beach has that perfect, laid-back charm.



## PORUTHOTA BEACH – 500M

Poruthota Beach is a hidden gem, offering a peaceful escape with its golden sands and calm vibes. With fewer crowds, it's perfect for unwinding, taking long walks, or just soaking in the serenity. The beach has a local charm, with fishermen often dotting the shore, giving you a taste of authentic Sri Lankan coastal life. It's the kind of place where you can relax and truly disconnect.



## MORAWALA BEACH – 8KM

Known for its rocky outcrops and unique views, Morawala Beach is a hidden gem in Negombo. Perfect for photography enthusiasts and those seeking a peaceful retreat, away from the crowds.

The rugged coastline and serene ambiance make it the perfect escape for those looking for something off the beaten path



# The Negombo LAGOON



One of Sri Lanka's most scenic and ecologically important water bodies, offering a rare blend of beauty and biodiversity. Spanning approximately 3,000 hectares, it's the second-largest lagoon in the country, located just south of the town of Negombo. This saltwater lagoon is an essential part of the region's ecosystem, serving as a breeding ground for various marine species, including prawns, crabs, and fish, making it central to Negombo's fishing industry.

The lagoon is surrounded by mangrove forests, a haven for birdwatchers, as migratory birds, such as herons, kingfishers, and egrets, can be seen flocking here, especially during the winter months. The combination of saltwater and freshwater environments in the lagoon creates a diverse ecosystem that supports both marine and terrestrial wildlife.

Boat rides are a popular way to explore the lagoon, offering visitors a peaceful and immersive experience in nature. During a boat tour, you can pass through winding canals, see local fishermen at work, and observe the lush greenery surrounding the water, including mangroves and marshes. You might also spot fishermen using traditional methods to harvest crabs, prawns, and fish, providing a glimpse into the region's time-honoured fishing practices.

The lagoon is not just a natural treasure; it's a place that reflects the harmonious relationship between the people of Negombo and the environment. Its waters are central to local livelihoods, and the serene beauty of the lagoon makes it a perfect escape from the bustle of everyday life. Whether you're a nature enthusiast, birdwatcher, or simply seeking a peaceful retreat, Negombo Lagoon offers a captivating experience for anyone looking to connect with the natural world.

JÁdore Negombo  
NOT JUST LOCATED ON ANY STREET.

It's on *the* street

Negombo, Hotel Road.

The most happening nightlife street filled with  
bars, pubs, restaurants and spas.

The beach, the breeze and the best nights of your  
life... right at your doorstep!





Be a *Hotel*  
OWNER







Welcome to **J'Adore Negombo**, where the beach meets luxury, and living well is always in style. Here, your front door is a stone's throw from the sand. And inside? Pure, uninterrupted style. Sun, sea, and a space that just feels right. Clean, sleek, and designed for those who know how to live well. A little bit of paradise, with everything you need at your fingertips. Ready to experience it for yourself? Welcome home.



**NEGOMBO**  
**HOTEL ROAD**

BEACHFRONT SERVICED APARTMENTS  
MANAGED BY PRIME RESIDENCIES



## HOTEL-STYLE SERVICES THAT PUT YOU IN CONTROL

Experience the best of both worlds: the freedom and privacy of your own apartment, combined with all the luxury services you'd expect from a 5-star hotel. From daily housekeeping, concierge assistance to personalized services, we make sure every detail is taken care of—just like a luxury hotel. Stay in comfort, live in style, and let us take care of the rest. It's the best of both worlds, all in one place.





**UNMATCHED**  
CAPITAL GAINS

**11%+** ANTICIPATED  
RENTAL  
YIELD

**1%** Monthly  
PAYMENT PLAN

CATCH A SUNSET. CATCH A VIBE. THE BEACH IS YOUR BACKYARD,  
THE CITY YOUR PLAYGROUND.











TAKE IT EASY

EVERY DAY FEELS LIKE

Here  
A Vacation



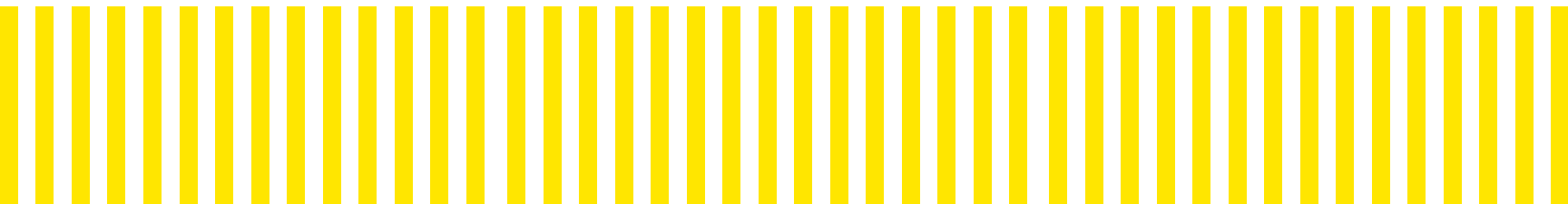






LIVE EFFORTLESSLY.  
SPACE THAT BREATHES.  
VIEWS THAT TAKE YOUR BREATH AWAY.

THE GOOD LIFE?  
YEAH, IT'S RIGHT *here*





★★★★★  
5-STAR HOTEL *Vibes*  
HOME COMFORTS

CHILLED, AIR-CONDITIONED APARTMENTS  
Stay cool with the perfect climate all year round.

SMART RFID LOCKS  
Secure, seamless access with a tap of your card

GOURMET KITCHEN  
Fully equipped with induction hob & hood,  
built-in oven & microwave, washer-dryer,  
and fridge—everything you need to feel like a chef.

SPA-STYLE BATHROOMS  
Heated towel rails and smart mirrors  
for that luxurious hotel vibe

GENEROUS WARDROBES  
Keep your wardrobe as organized  
as a luxury hotel suite



BIA

10  
MINUTES



EXPRESSWAYS

10  
MINUTES



COLOMBO

40  
MINUTES



ALL THE INDULGENCE  
OF A 5-STAR STAY,  
WITH THE PRIVACY AND  
COMFORT OF HOME.



# the SUITES

## WHITE TOWER

White Presidential Suites

3 Bedrooms | 2119 - 2189 Sq , Ft

White Suites

1 Bedroom | 900 Sq , Ft

2 Bedrooms | 1094 - 1220 Sq , Ft

Garden Suites

1 Bedroom | 900 Sq , Ft

2 Bedrooms | 1175 Sq , Ft

## EMERALD TOWER

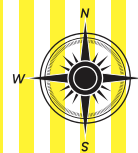
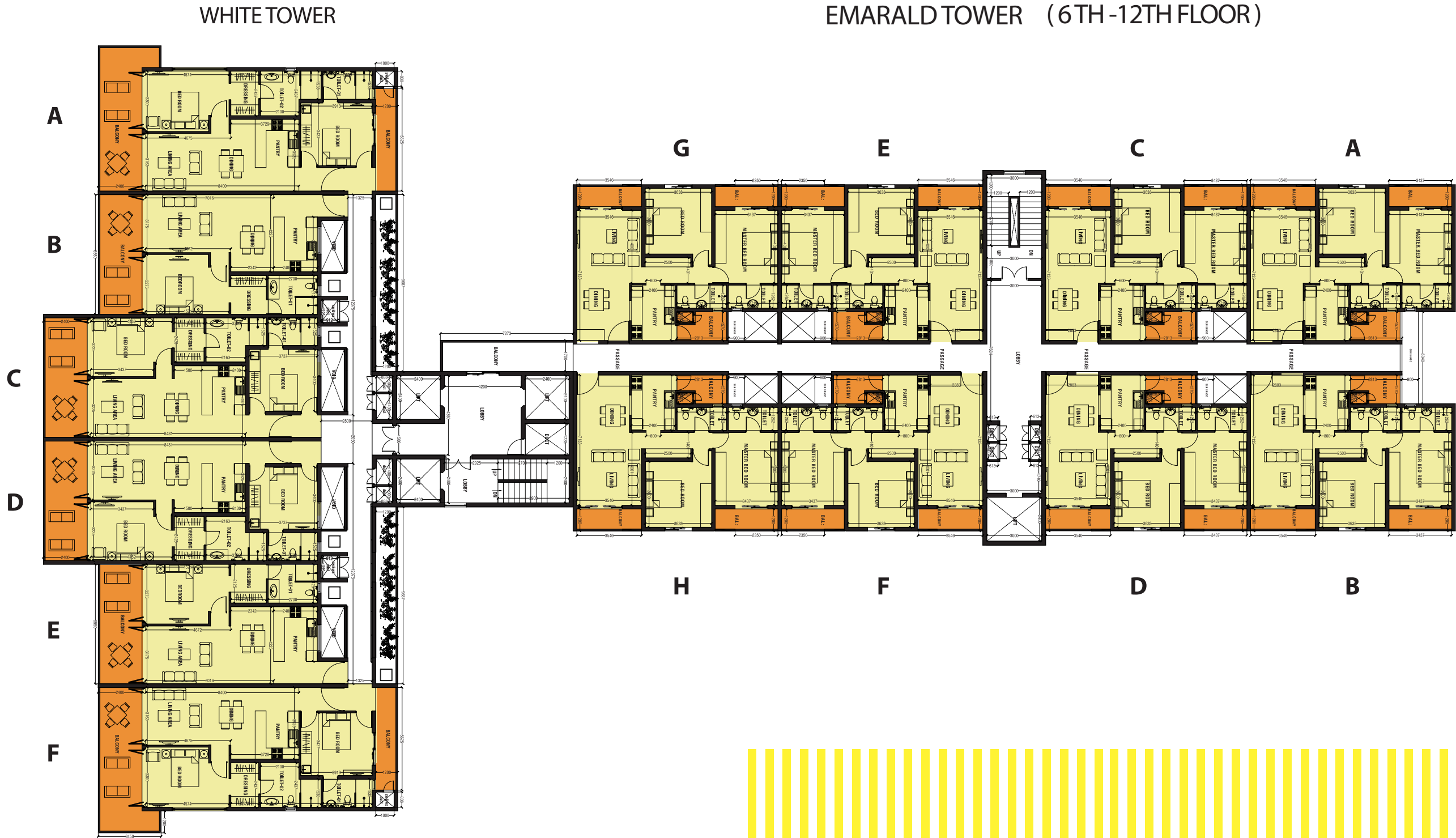
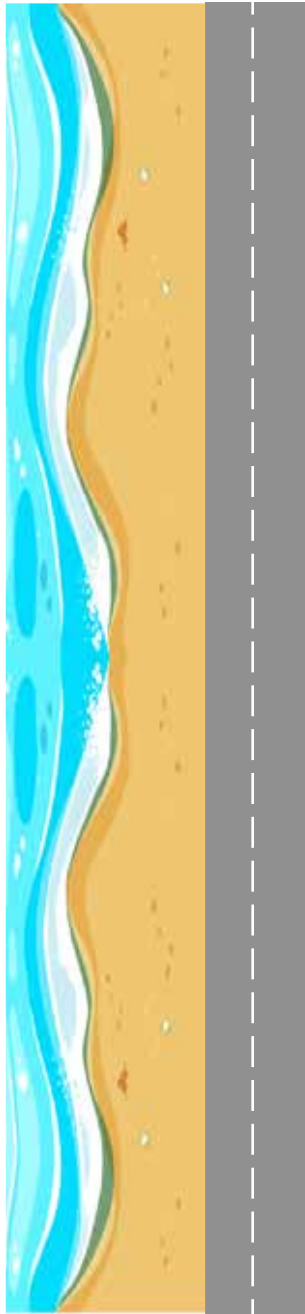
Emerald Suites

1 Bedroom | 535 Sq , Ft - 721 Sq , Ft

2 Bedrooms | 975 Sq , Ft





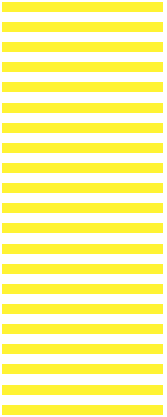
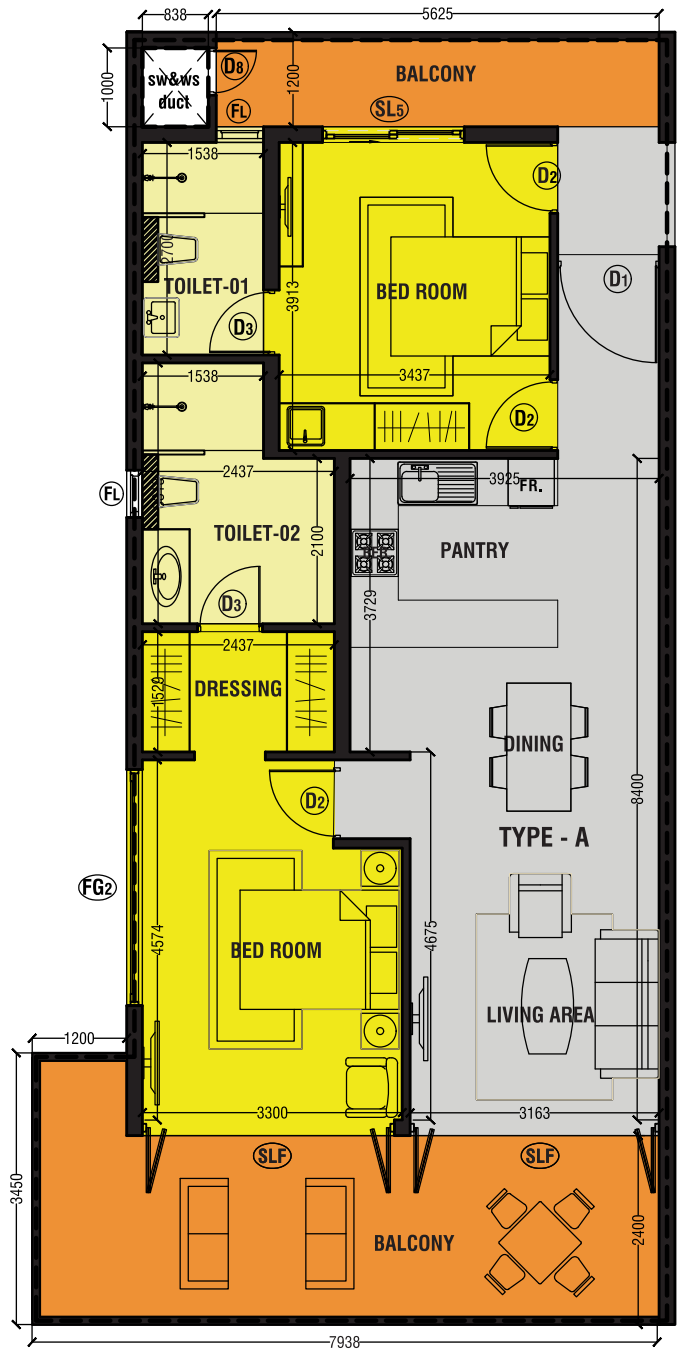
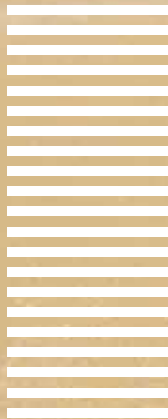


TYPICAL FLOOR PLAN





# WHITE TOWER

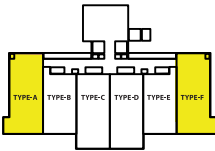
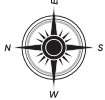


	02		01
	02		03

TYPE A | F WHITE SUITES  
1220 SQ.FT

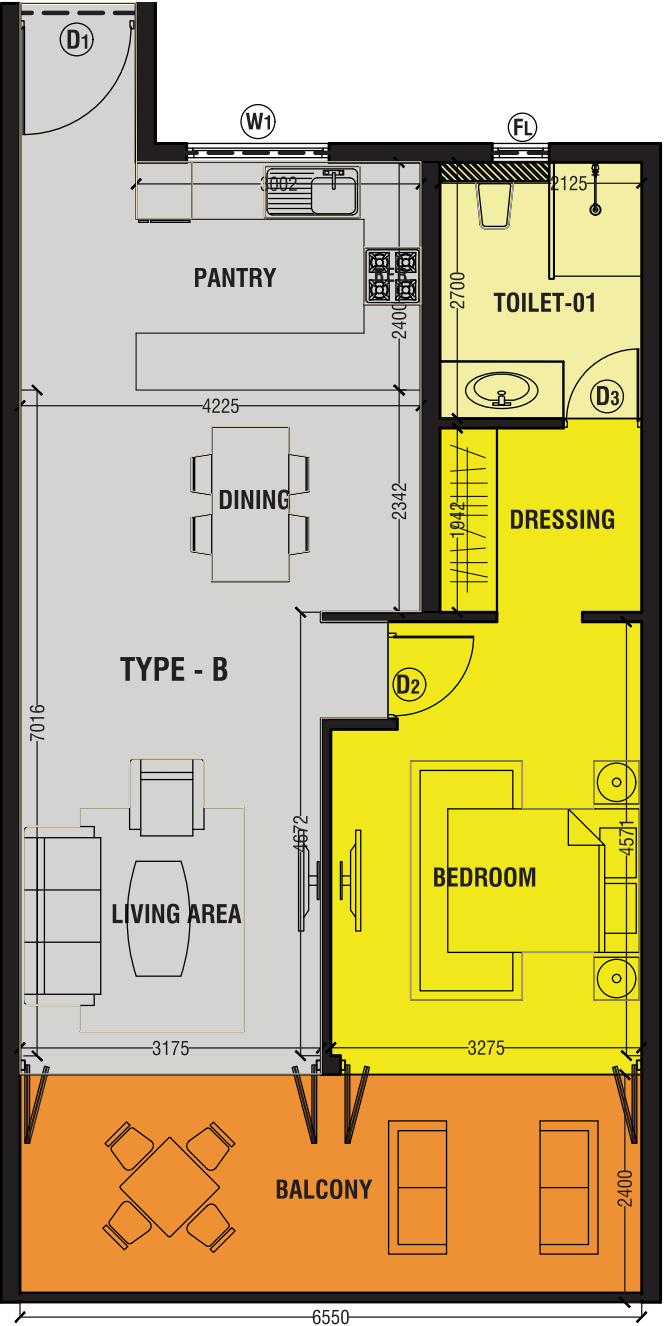
## WHITE TOWER

DISCLAIMER : THIS LAYOUT IS FOR  
VISUAL REPRESENTATION ONLY



DUAL ENTRANCES | MINI PANTRY IN BEDROOM 2

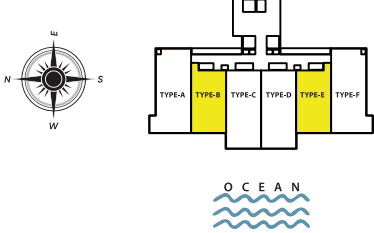




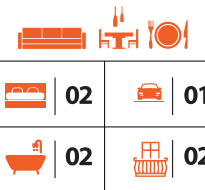
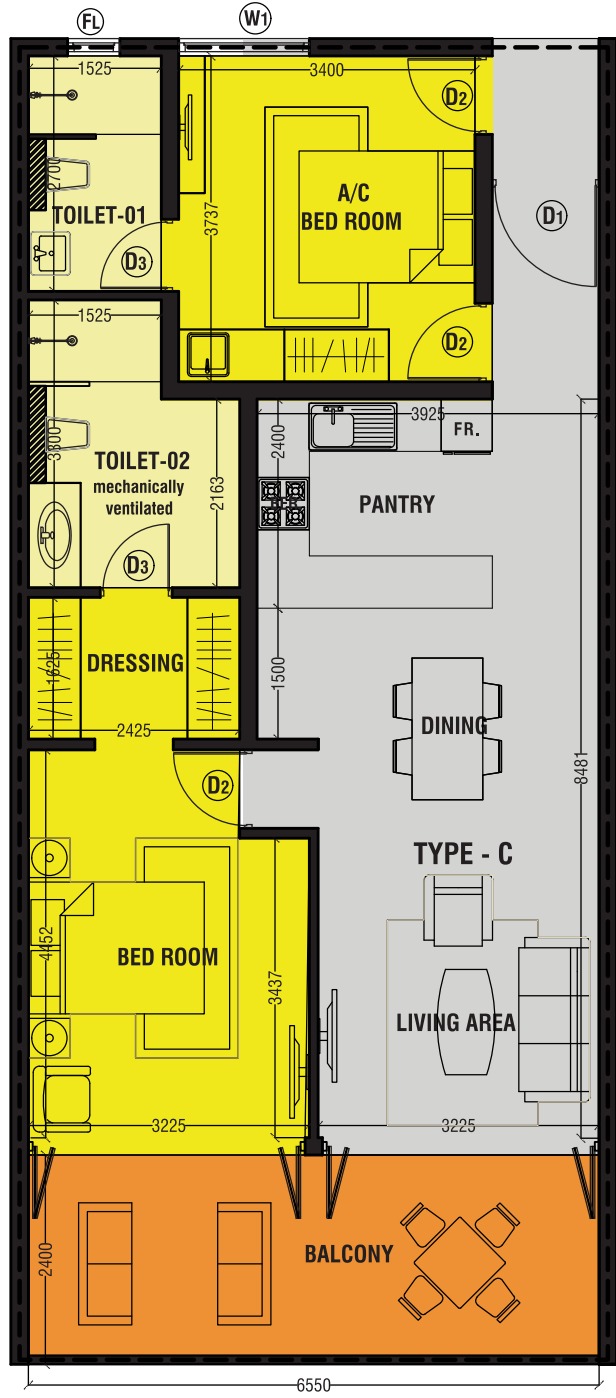
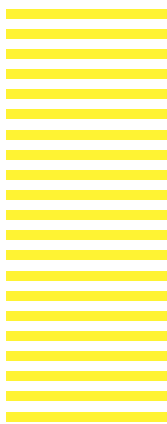
TYPE B|E WHITE SUITES  
900SQ.FT

WHITE TOWER

DISCLAIMER : THIS LAYOUT IS FOR  
VISUAL REPRESENTATION ONLY



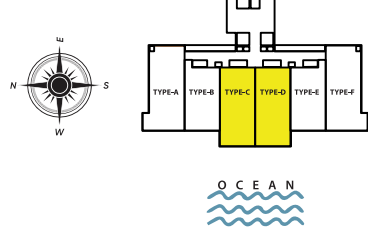
DUAL ENTRANCES | MINI PANTRY IN BEDROOM 2



TYPE C|D WHITE SUITES  
1094 SQ.FT

WHITE TOWER

DISCLAIMER : THIS LAYOUT IS FOR  
VISUAL REPRESENTATION ONLY



DUAL ENTRANCES | MINI PANTRY IN BEDROOM 2



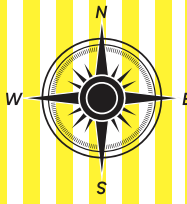


EMERALD TOWER ( 13 TH - 24THFLOOR)

U S Q N L J

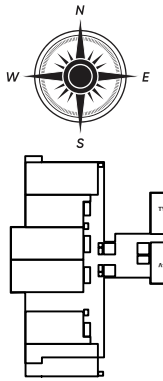
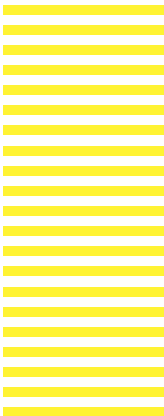
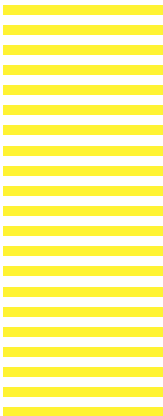


V T R P M K

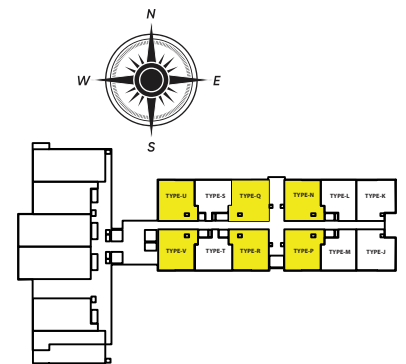
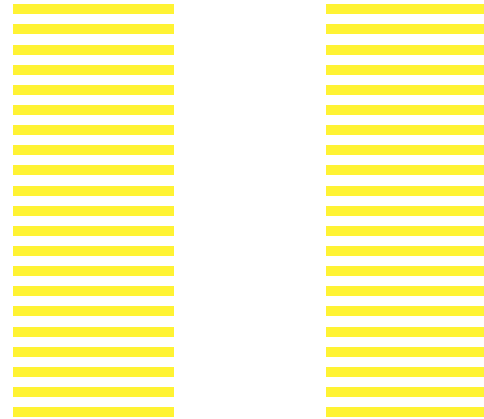
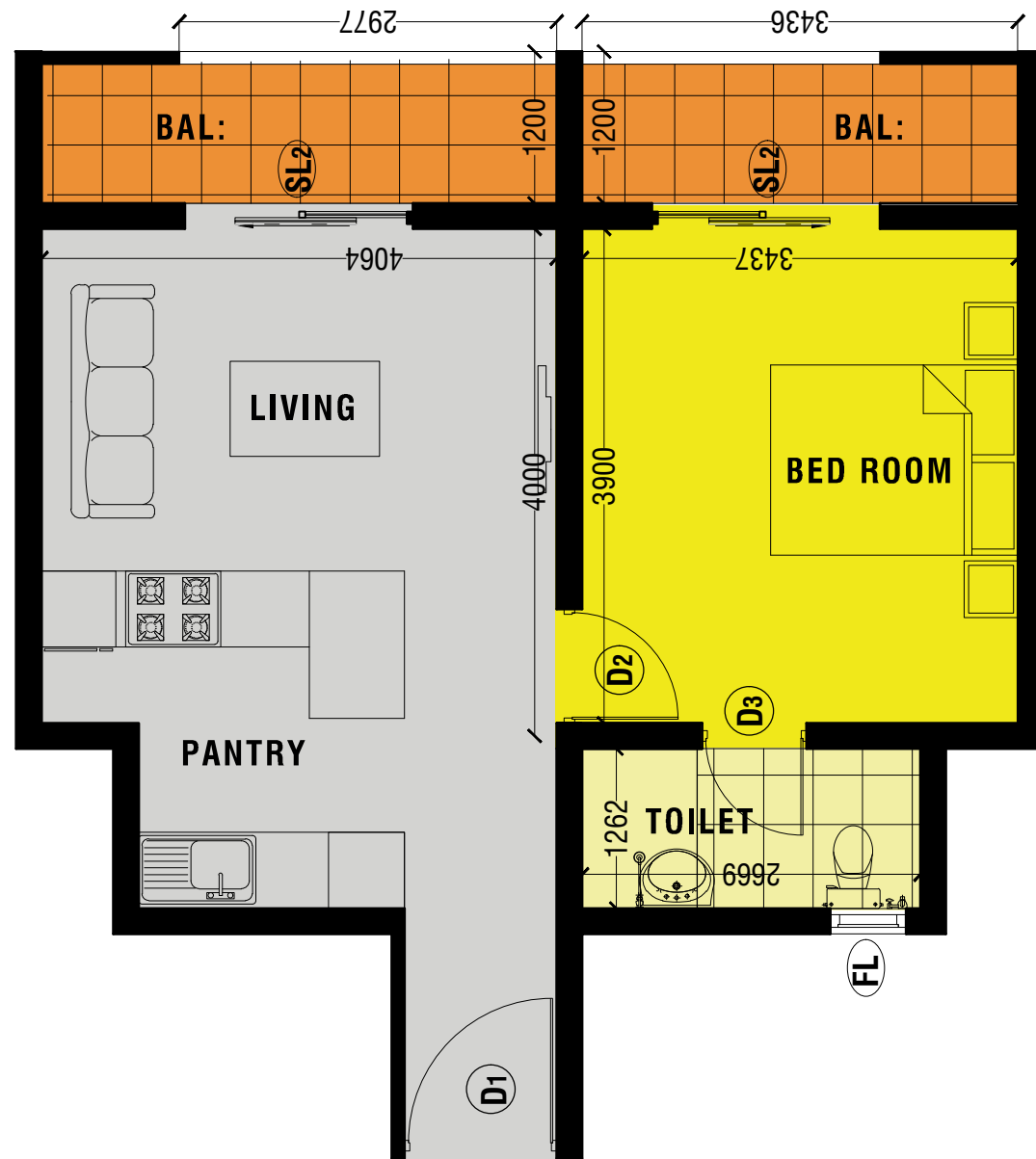


TYPICAL FLOOR PLAN

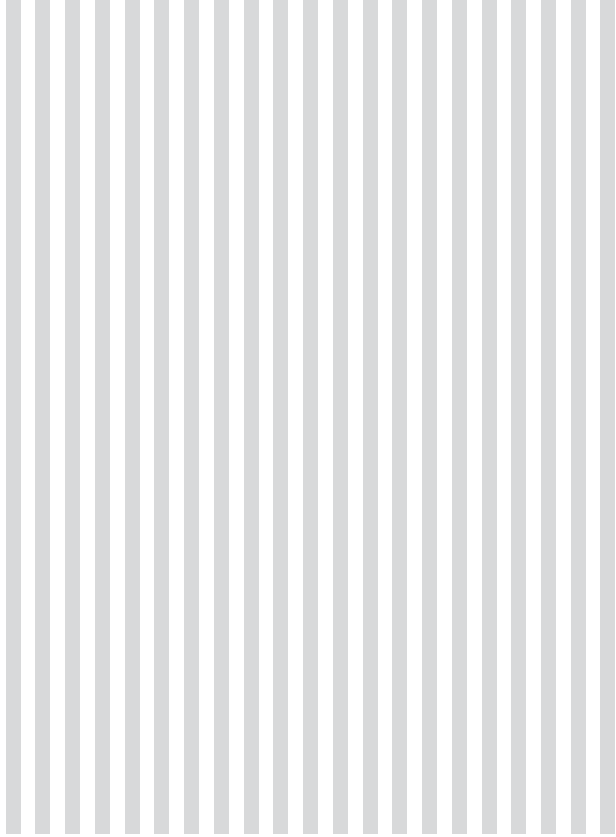












# J'ADORE WHITE PRESIDENTIAL SUITES

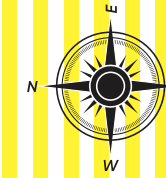
WHITE PRESIDENTIAL SUITES | 3 BEDROOMS | 2119 -2189 SQ.FT



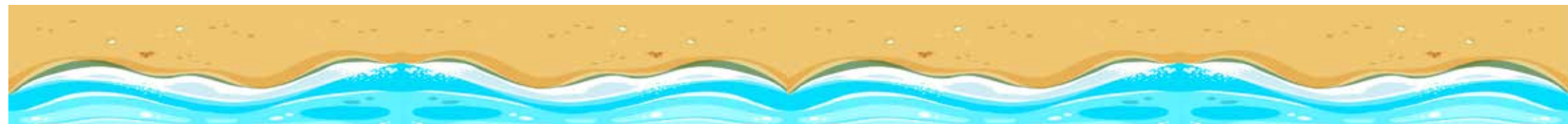
The J'Adore White Presidential Suites are for the bold and the ambitious—those who refuse to settle for anything less than perfection. Perfect for extravagant events, long-term indulgence, or private retreats, these suites redefine what it means to live luxuriously. Here, every detail is bespoke, every moment unforgettable.

Flawless design, Jaw-dropping views, and a vibe that screams sophistication.



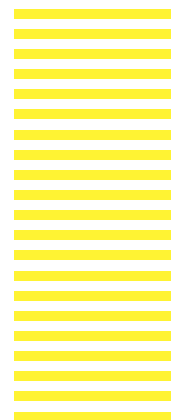
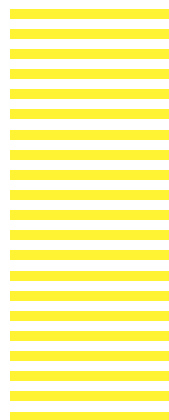


# WHITE PRESIDENTIAL SUITES TYPICAL FLOOR PLAN



INDIAN OCEAN





03

01

03

04

TYPE G|J WHITE PRESIDENTIAL SUITES

2119SQ.FT

WHITE TOWER

DISCLAIMER : THIS LAYOUT IS FOR VISUAL REPRESENTATION ONLY

Floor to Ceiling Windows | Breakfast Counter

Separate Powder Room | Bedrooms with Timber Flooring | Walk-In Closets

03

01

04

03

TYPE H WHITE PRESIDENTIAL SUITES

2189SQ.FT

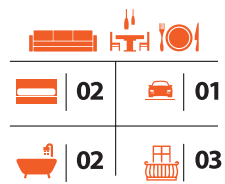
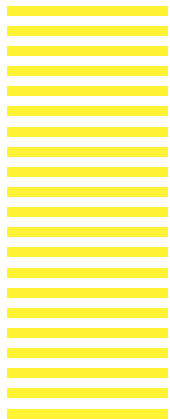
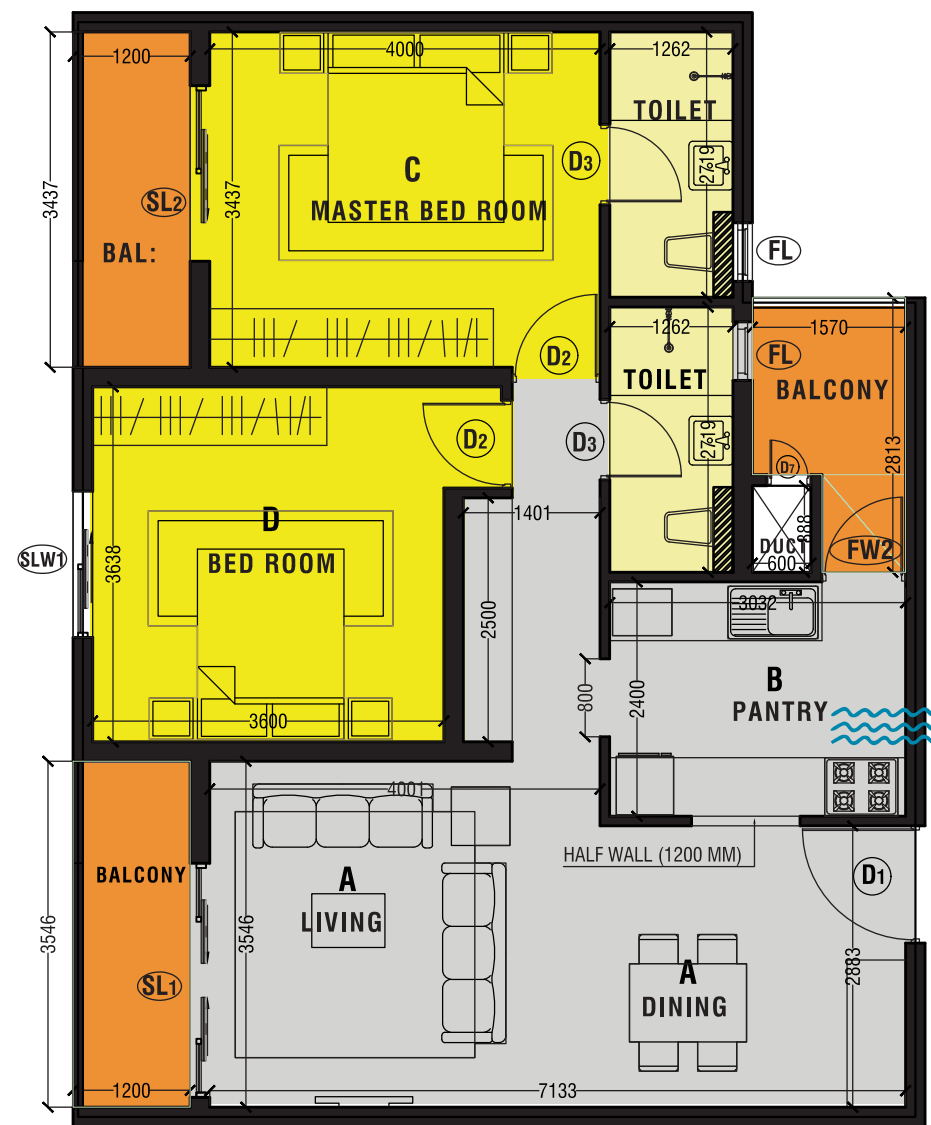
WHITE TOWER

DISCLAIMER : THIS LAYOUT IS FOR VISUAL REPRESENTATION ONLY

Floor to Ceiling Windows | Breakfast Counter

Separate Powder Room | Bedrooms with Timber Flooring | Walk-In Closets



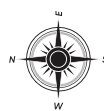


SEPARATE SERVICE BALCONY

### TYPE A - H EMERALD SUTIES 975 SQ.FT

#### EMERALD TOWER

DISCLAIMER: THIS LAYOUT IS FOR  
VISUAL REPRESENTATION ONLY



is it me *you're*  
LOOKING FOR



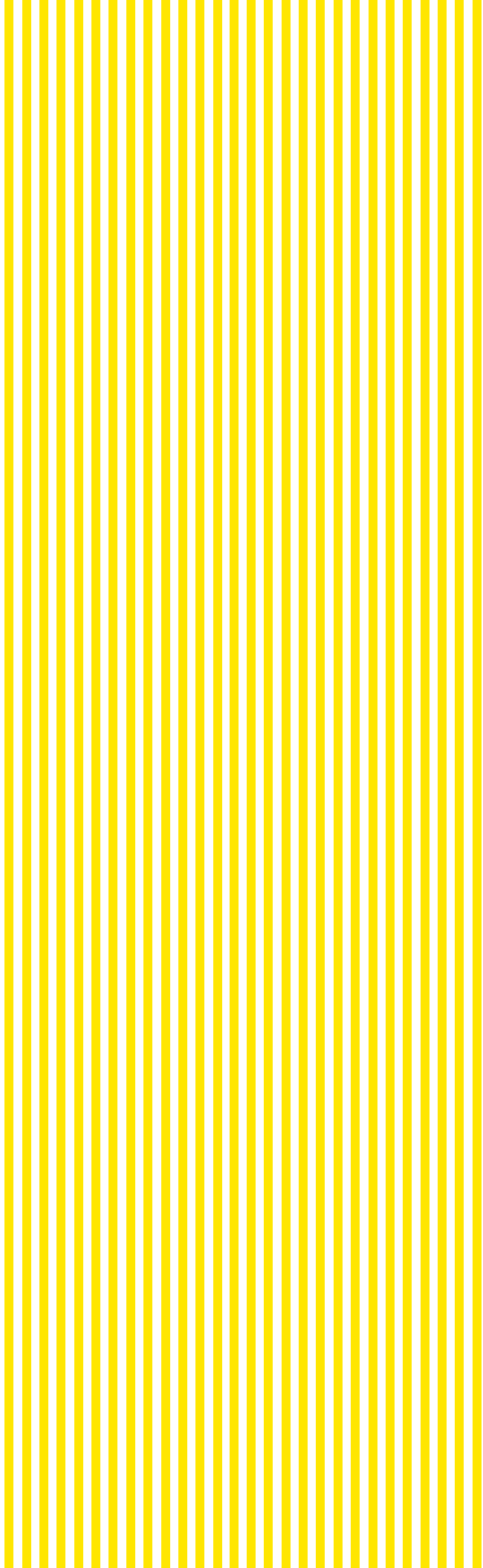
















With the beats pumping, drinks in hand,  
and the sea stretching out before you,  
this is where sun-soaked days turn into  
unforgettable nights.

Cool vibes, great company,  
and the best view in town

this is the  
*place to be*





IS IT ME  
YOU'RE  
LOOKING  
FOR?























# Curated Comforts

## Ground Floor

-  Visitors Lobby & Lounge
-  24-Hour Concierge Service And Security
-  Café
-  Valet Service
-  Onsite Concierge & Butler Service
-  Access Controlled Elevators
-  Car Charging Bays & Bicycle Park

## Level 25 Rooftop

-  Emerald Function Hall
-  Wellness Spa
-  Beach Club with Bar & Restaurant
-  Infinity Pool
-  Kids Pool
-  Fitness Studio
-  Yoga Deck with Observation Deck

## ON DEMAND Services

- |   |                                |   |                                 |
|---|--------------------------------|---|---------------------------------|
|  | Housekeeping                   |  | In-Suite Dining & Room Service  |
|  | Butler Service                 |  | Personalized Itinerary Planning |
|  | Laundry & Dry Cleaning Service |  | Private Event Curation          |

Separate Service Building with Maids Quarters, Driver Quarters & Coin Operated Laundry



A woman with long dark hair, wearing a white short-sleeved dress, stands on a sandy beach. She is holding a wooden folding chair and looking out towards the ocean. The background shows waves and a clear sky.

## INVESTMENT

Discover a lucrative investment opportunity at J'Adore Negombo, where sophistication meets opportunity. These meticulously designed serviced apartments offer unparalleled luxury and high rental potential in one of the most sought-after locations. With prime beachfront access, top-tier amenities, and a growing demand for upscale accommodations, J'Adore Negombo is your gateway to a smart, profitable investment.

Investors can expect impressive rental yields and significant capital appreciation, driven by Negombo's growing prominence as South Asia's Transit Hub, thanks to its prime proximity to Bandaranaike International Airport. Additionally, with Negombo serving as the starting or final destination for over 25% of international visitors to Sri Lanka, the demand for luxury accommodations is poised for substantial growth

Embrace sustainable living and indulge in five-star resort luxury, all within the privacy of your own home, while securing a promising return on investment. Our dedicated service team, expertly attuned to both local and international investors, ensures a seamless journey at every stage. This is more than just an investment—it's the opportunity to make your dream residence a reality, set in the vibrant, growing heart of Negombo



# 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 42 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.



0710 777 666

[www.primeresidencies.lk](http://www.primeresidencies.lk) | [info@primeresidencies.lk](mailto:info@primeresidencies.lk) | 0112 699 822



Yes