

# Bayfonte MARINA

Resort Apartments & Villas  
NEGOMBO

1<sup>st</sup> Tourists Resort Apartments  
in Sri Lanka

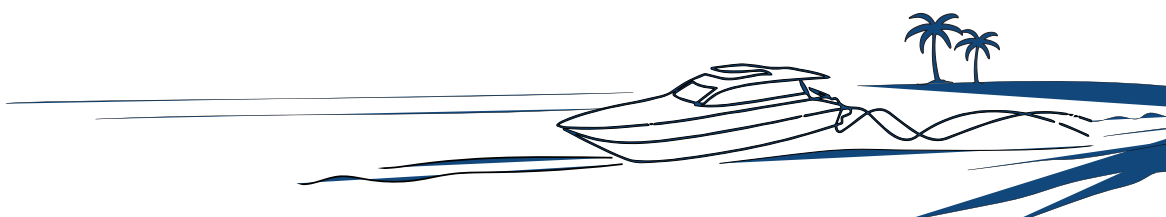


**HOME LANDS**  
GROUP OF COMPANIES

No 1087, Pannipitiya Road, Battaramulla  
Tel: (+94) 112 888 777 | [www.homelandsskyline.lk](http://www.homelandsskyline.lk)

# YOUR GATEWAY TO LAGOON GRANDEUR

Nestled along the scenic Negombo Lagoon, the BayFonte Marina Resort Apartments & Villas harmoniously combine elegance with the allure of lagoon living, featuring the first tourist resort with a yacht & jet ski. Rising majestically, these residences offer breathtaking views of the lagoon's tranquil waters and vibrant marine life. Inspired by Negombo's renowned crab culture and rich seafaring heritage, every space reflects the essence of Lagoon living, inviting you to embrace a lifestyle of serenity and adventure. Experience the pinnacle of lagoon-side luxury.



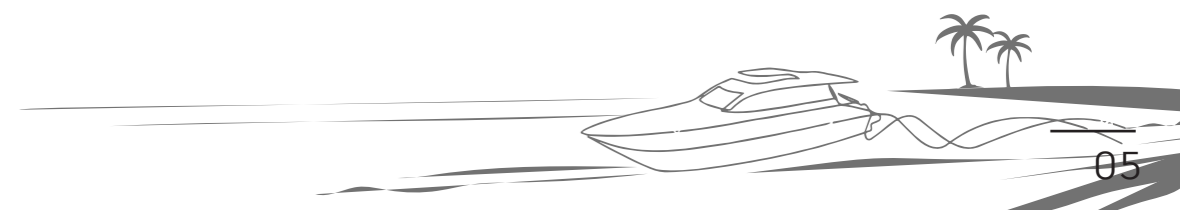
# LAGOON THRILLS, LIFE'S BEST MOMENTS RIDE THE WAVES, \_\_\_\_\_ LIVE BEST

The luxury apartment towers at Negombo Lagoon are architectural marvels, seamlessly blending modern elegance with the lagoon's natural beauty. Rising gracefully against the skyline, these towers boast an impressive exterior that embodies the essence of refined lagoon living. With sleek lines, expansive glass facades, and subtle nautical accents, each tower reflects Negombo's rich heritage and tranquil seafaring spirit. Discover a residence where sophistication harmonizes with the serene charm of the lagoon.



# YOUR LAGOON-SIDE RETREAT AWAITS

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# CONVENIENCE MEETS LAGOON ELEGANCE



Negombo Lagoon



Negombo Beach



Bandaranaike International Airport



Katunayake Expressway

## Schools

- 1 Maris Stella College
- 2 Ave Maria Convent
- 3 Newstead Girls' College
- 4 St Mary's College
- 5 Gateway College
- 6 St. Nicholas college
- 7 Loyola College
- 8 St. Thomas' College

## Hotels

- 1 Heritage Negombo
- 2 Avenra Garden
- 3 Grandeeza hotel
- 4 Jetwing Blue
- 5 Jetwing Sea
- 6 Jetwing Lagoon

## Restaurants

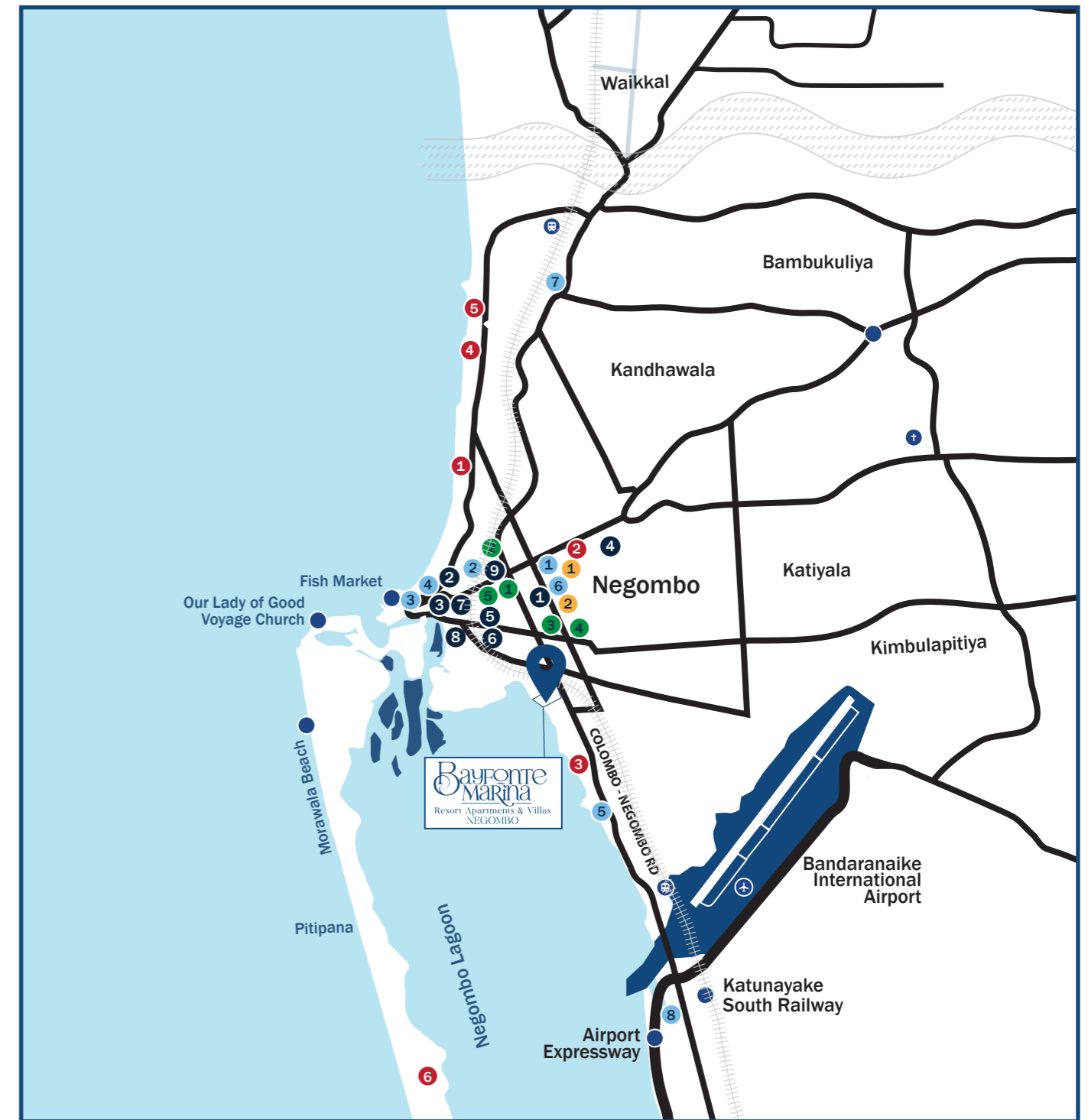
- 1 KFC
- 2 Dinemore
- 3 Pizza Hut
- 4 Domino's
- 5 Burger King

## Hospitals

- 1 District General Hospital Negombo
- 2 Nawaloka Hospital

## Banks

- 1 Peoples' Bank ATM
- 2 Commercial Bank
- 3 Bank of Ceylon ATM
- 4 Sampath Bank
- 5 HNB Bank
- 6 NSB Bank
- 7 Seylan Bank
- 8 NDB Bank
- 9 DFCC Bank



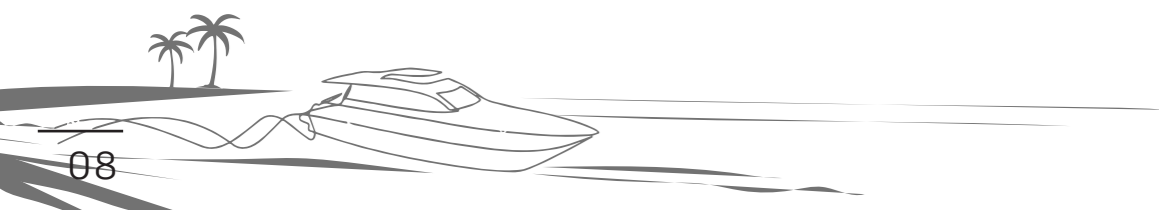
Ideally located,  
the luxury apartment towers at  
Negombo Lagoon offer  
unparalleled convenience.

With easy access to major roads, transport hubs, and essential services, residents enjoy seamless connectivity to Colombo and beyond. Discover the perfect balance of lagoon tranquility and urban convenience, where everyday living becomes both effortless and enriching.

# DISCOVER THE TOP TOURISM ATTRACTIONS IN NEGOMBO

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Negombo offers an exciting mix of fun, adventure, and cultural experiences, making it the perfect destination for travelers seeking variety. Dive into thrilling water sports, where you can jet across the sparkling Indian Ocean, master windsurfing, or enjoy a banana boat ride along the serene waters of the Negombo Lagoon. For those looking to explore, don't miss the lively atmosphere of the Negombo Fish Market, the serene beauty of Angurukaramulla Temple, the architectural grandeur of St. Mary's Church, and the tranquil Negombo Beach. Nature enthusiasts will also Love birdwatching tours along the picturesque Negombo Lagoon, among many other attractions. There's truly something for every traveler.





# EXCLUSIVE COMFORT, SCENIC LAGOON BLISS

Experience the finest at Bayfonte Marina, where luxury, adventure, and relaxation come together in perfect harmony. Enjoy a seamless blend of comfort and excitement in a serene lagoon-front setting designed for an unforgettable escape.





# ELEGANCE AND SERENITY, PERFECTED

The interiors of the Bayfonte Marina Resort apartment towers at Negombo Lagoon offer an exceptional fusion of modern design and timeless elegance. These sophisticated 2- and 3-bedroom residences are thoughtfully designed with spacious layouts that provide both comfort and functionality, creating a perfect sanctuary for those seeking an exclusive lifestyle. The exclusive living and dining rooms are designed to accommodate both intimate gatherings and large celebrations, while offering breathtaking views of the tranquil lagoon from every angle.



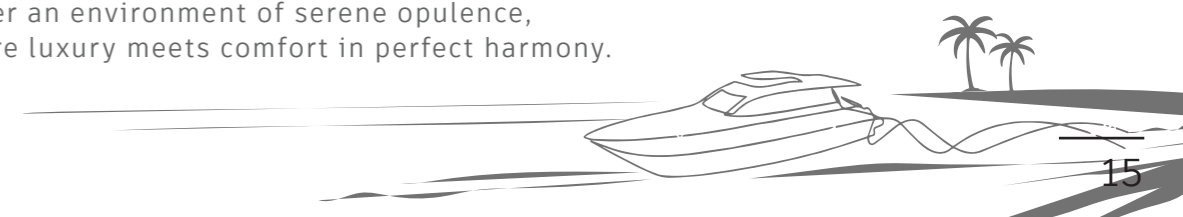




# SOPHISTICATION AND GRACE IN EVERY DETAIL

The luxury Bayfonte Marina Resort apartment living space boasts sophisticated finishes throughout.

The stunning pantry and bathrooms feature exquisite craftsmanship, with sleek cabinetry, premium fixtures, and luxurious finishes that create a spa-like atmosphere. Every element of the design has been carefully considered to foster an environment of serene opulence, where luxury meets comfort in perfect harmony.





# DESIGNED FOR ULTIMATE RELAXATION

## Amenities

Experience the Ultimate Lagoon Retreat at BayFonte Marina Resort Apartments & Villas - Negombo Whether you are seeking relaxation by the divine breeze of the lagoon or a quiet moment to reconnect with yourself, BayFonte Marina Resort Apartments & Villas offers the perfect escape, where Luxury and Tranquility meet.



### GENERAL AMENITIES:

- 1.Community Hall
- 2.Scenic Landscaped Gardens
- 3.Jogging Path
- 4.Party Lawn For Special Occasions

### APARTMENT FEATURES:

- 5.Spacious Balconies
- 6.Fully Equipped Modern Kitchens
- 7.Fully Air Conditioning
- 8.Heated water in Every Bathroom
- 9.EV Charging Stations

### SECURITY AND CONVENIENCE:

- 10.24/7 Security
- 11.Smart Vehicle Gate System
- 12.Tower Access Control System
- 13.Secure & Spacious Car Parking
- 14.Standby Generators
- 15.Elevators
- 16.Fiber Optic Internet Connectivity

### EXCLUSIVE LAGOON RESORT FEATURES:

- 17.Swimming Pool
- 18.Kiddies Pool
- 19.Private Lagoon Access
- 20.Relaxing Waterfront Lounge Deck
- 21.Kayaking & Boating Access
- 22.Thrilling Jet Ski Access
- 23.Tennis Court
- 24.Pickleball
- 25.Gymnasium
- 26.Private Boat parking Pier
- 27.Tranquil Fishing Pier
- 28.Kids Play Area
- 29.Yoga & Meditation Deck
- 30.Sauna & Steam Room

### RESIDENT'S CLUB ACTIVITIES

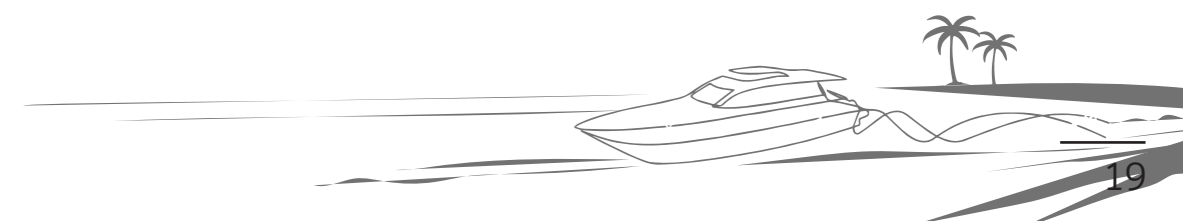
- 31.Bayfonte Bar
- 32.Exquisite Restaurant
- 33.Cozy Coffee Shop
- 34.Elegant Banquet Hall
- 35.Exclusive VIP Dining Rooms
- 36.Stylish Private Party Room
- 37.Meeting Rooms
- 38.Entertaining Karaoke Room
- 39.Splendid Spa
- 40.Toddlers' Area
- 41.Kids Art & Craft





# WHERE HOSPITALITY MEETS THE BREEZE

Bayfonte Restaurant, a premier landmark in Negombo now operated by Home Lands, offers a truly unforgettable dining experience. Guests can enjoy exceptional hospitality, the warmth of the sunny climate, and the refreshing sea breeze, creating the perfect setting for relaxation and ensuring every visit is a unique experience.





- Bayfonte Bar
- Exquisite Restaurant
- Cozy Coffee Shop
- Elegant Banquet Hall
- Exclusive VIP Dining Room
- Stylish Private Party Room
- Meetings Room
- Entertaining Karaoke Room
- Splendid Spa
- Toddlers' Area
- Kids Art & Craft

- Vehicle Gate Access Control System
- Standby Generator

- Party Lawn For Special Occasions
- Yoga & Meditation Deck

- Relaxing Waterfront Lounge Deck
- Kayaking Waterfront Lounge Deck
- Thrilling Jet Ski Access
- Private Boat Parking Pier
- Tranquil Fishing Pier

- 24/7 Security

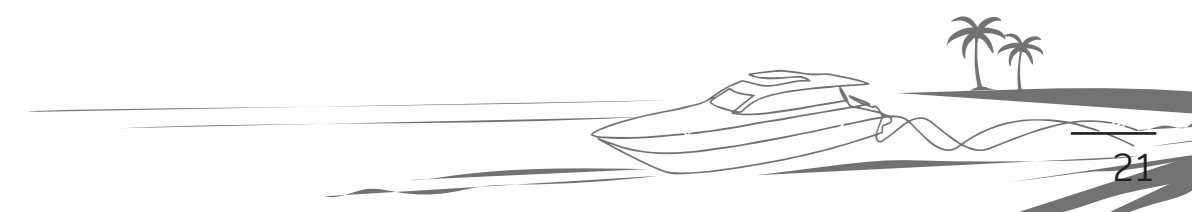
- Secure & Spacious Car Parking

- Community Hall
- Swimming Pool
- Kids Pool
- Tennis Court
- Pickle Ball
- Fully Equipped Gym
- Steam Room & Sauna

- Kids Play Area
- Scenic Landscaped Gardens

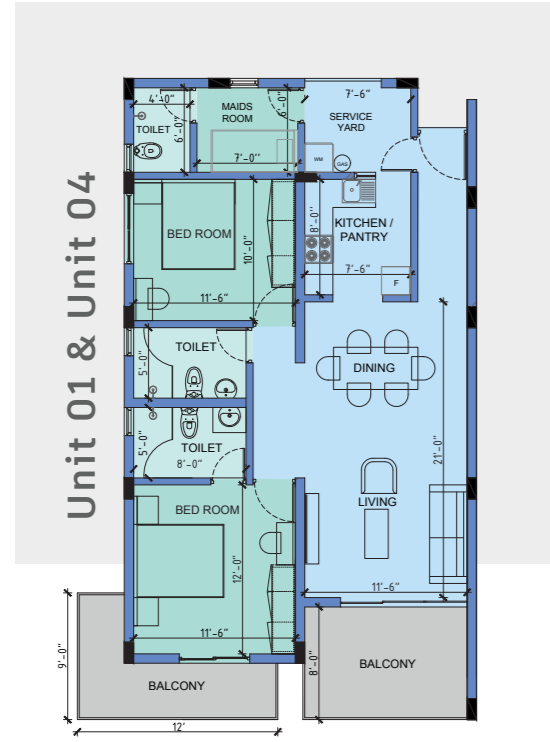
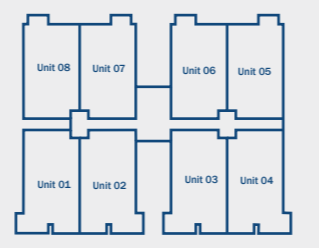
# ELEGANCE REDEFINED ON THE LAGOON FRONT HORIZON

True happiness lies in the harmony of peace and beauty. At Bayfonte Marina where lagoon-front living meets modern elegance, life takes on a new meaning. Embrace a lifestyle crafted for serenity, sophistication, and the joy of simply living. Welcome to Bayfonte – where your journey to bliss begins.

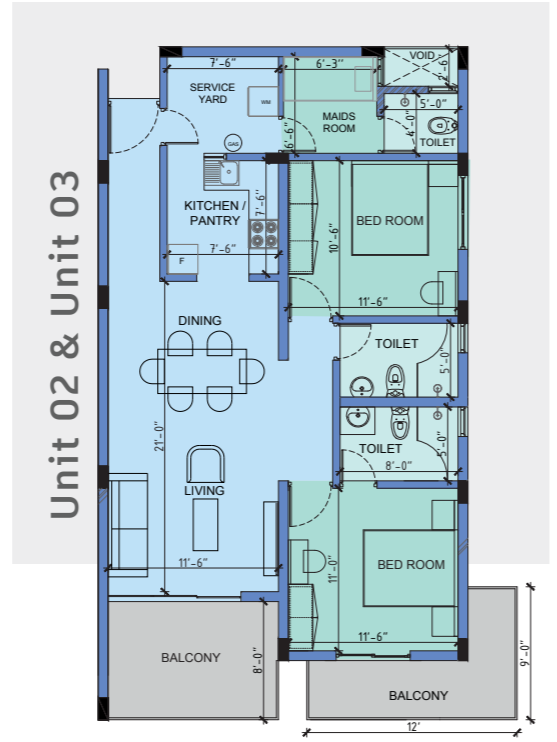


# LAYOUTS

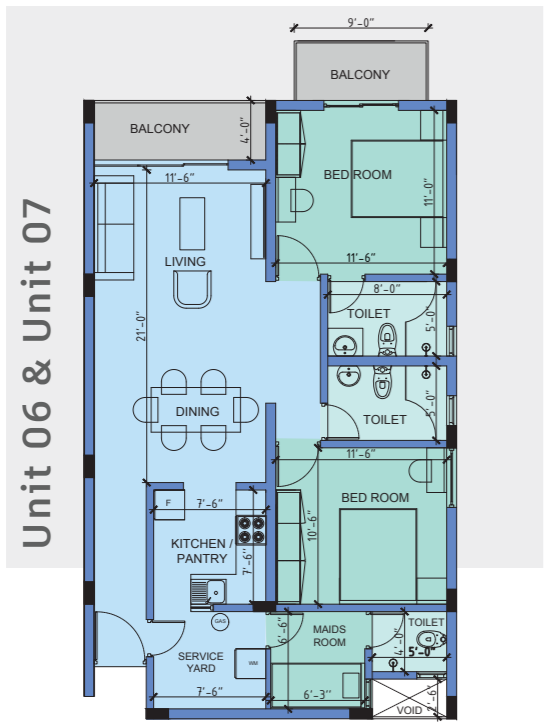
## 2 Bedrooms Apartment



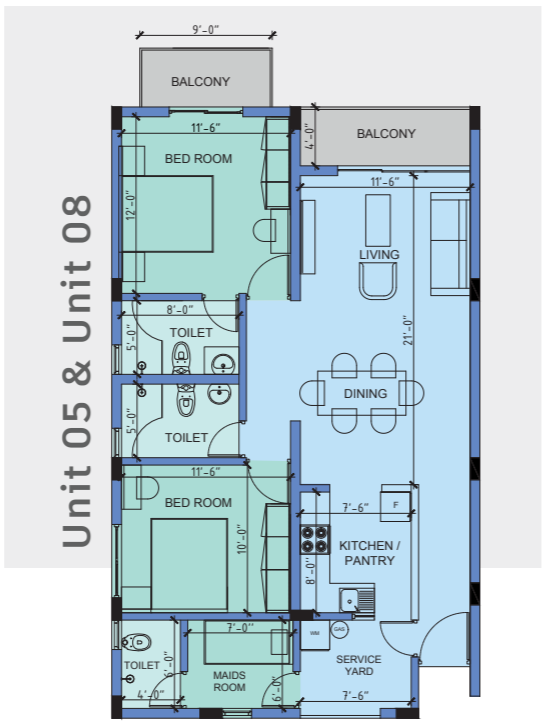
**1095 SQFT**  
2 Bedrooms | 2 Bathrooms  
Living + Dining | Pantry|Maids Facility | Service Yard



**1085 SQFT**  
2 Bedrooms | 2 Bathrooms  
Living + Dining | Pantry|Maids Facility | Service Yard

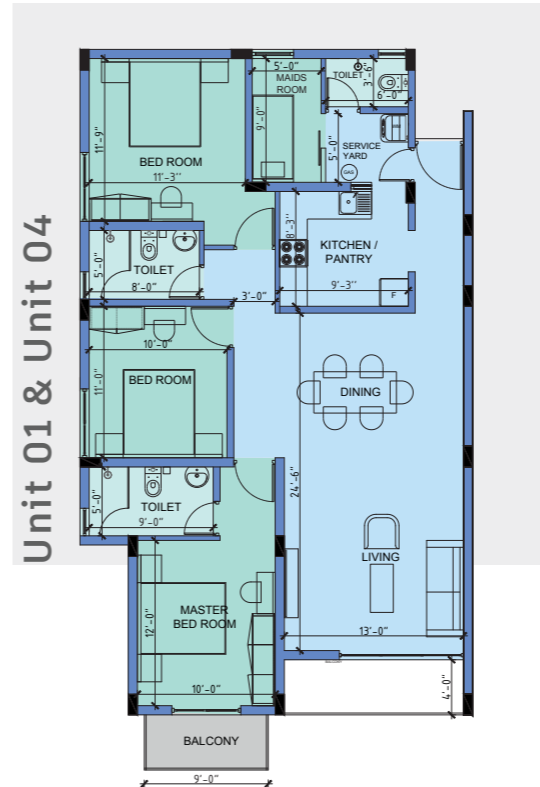
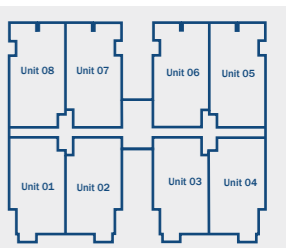


**1000 SQFT**  
2 Bedrooms | 2 Bathrooms  
Living + Dining | Pantry|Maids Facility | Service Yard

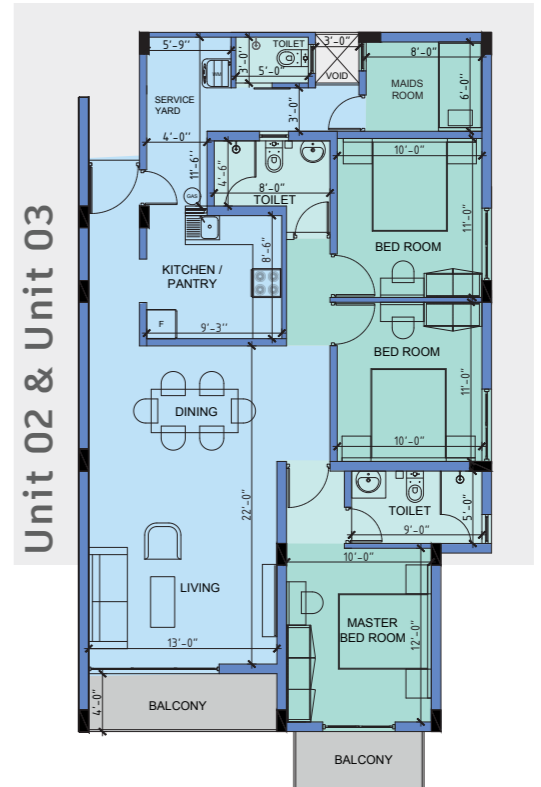


**1015 SQFT**  
2 Bedrooms | 2 Bathrooms  
Living + Dining | Pantry|Maids Facility | Service Yard

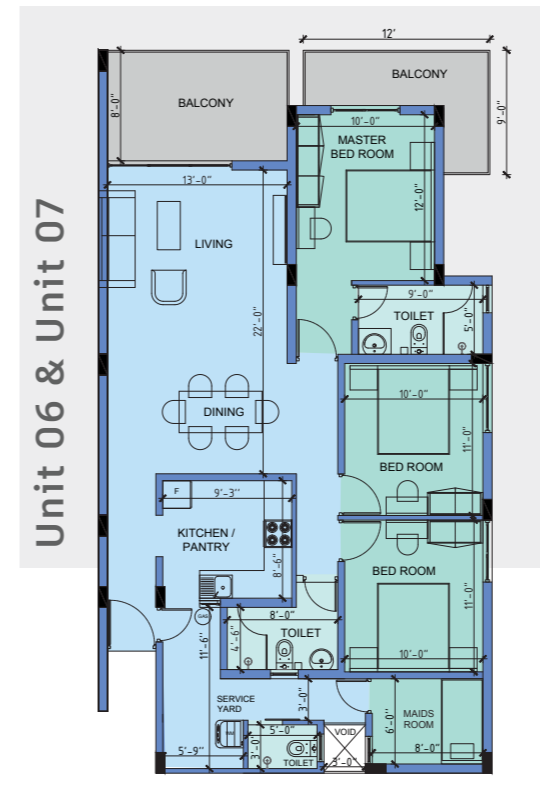
## 3 Bedrooms Apartment



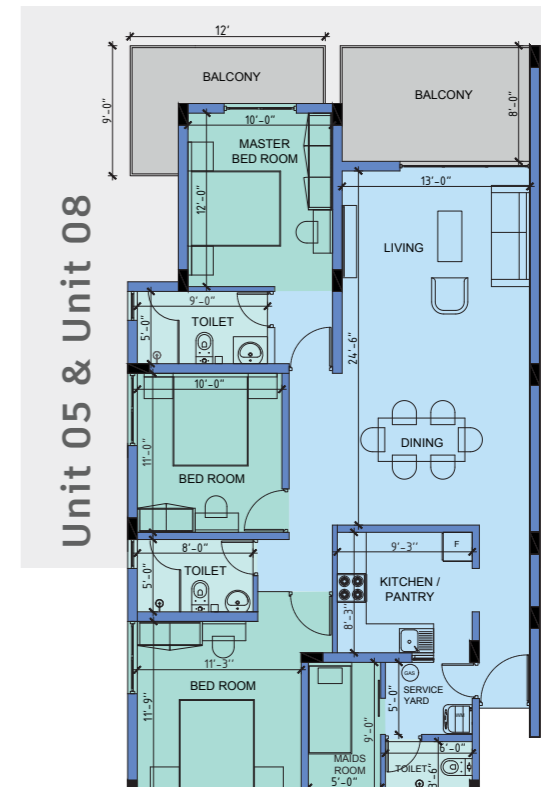
**1290 SQFT**  
3 Bedrooms | 2 Bathrooms  
Living + Dining | Pantry|Maids Facility | Service Yard



**1270 SQFT**  
3 Bedrooms | 2 Bathrooms  
Living + Dining | Pantry|Maids Facility | Service Yard



**1355 SQFT**  
3 Bedrooms | 2 Bathrooms  
Living + Dining | Pantry|Maids Facility | Service Yard



**1375 SQFT**  
3 Bedrooms | 2 Bathrooms  
Living + Dining | Pantry|Maids Facility | Service Yard



# SPECIFICATION

## FLOOR AREA

Living, dining, pantry, bedrooms, bathrooms, verandah, balcony and one parking slot within the complex

## SUBSTRUCTURE

Individual footing foundation with R.C.C. columns, plinth beam, random rubble masonry work as suggested by the Structural Engineer

## SUPERSTRUCTURE

R.C.C. columns, beams, slabs and brick/pre-cast panel/cement blocks on walls as directed by the Architect

## FLOOR FINISHES

**All tiles shall be of superior quality as available in the industry**

Living area, dining area, Bedrooms and other internal areas to be laid with floor tiles  
Veranda, balconies and terrace to be laid with non slippery floor tiles  
Bathroom floors to be laid with non slippery floor tiles

## BATHROOM WALL FINISHES

Bathroom walls to be laid with wall tiles up to soffit

## WALL

**Color scheme to be selected by the Architect**

Internal walls to be plastered smooth, apply two coats of putty, filler coat and two coats of emulsion paint  
All external walls to be plastered rough or semi-rough and apply five coats paint system with 10 years warranty

## SOFFIT

Concrete slab applied with apply two coats of putty, filler coat and two coats of emulsion paint  
Balcony soffit applied with apply two coats of putty, weather shield filler coat and two coats of weather shield paint

## PANTRY

Fully equipped pantry unit with Granite / Quarts work top to be supplied and fixed as directed by the Architect consisting of Kitchen Cabinets Hob, Hood, Electric Oven, Dishwasher and Kitchen Sink with Tap

## ELECTRICAL WORK

230V power supply with separate electric meter  
13 amp socket outlets as required  
Ceiling fans for all bedrooms  
Air conditioning units shall be provided for living area and all bedrooms except servant room  
TV, TP and Data socket outlets as required  
Fire detection and protection system  
Standby generator power  
24/7 CCTV monitoring for common areas

## LIGHT FITTINGS

No fittings shall be provided by the Developer for the unit; only the point wiring shall be done  
Common area lighting shall be supplied and fixed

## WATER SUPPLY & DRAINAGE

PVC cold water pipe network to be placed for each bathroom via a common PVC water tanks placed on the roof top.  
Overhead tanks filled by the pumping system from underground water sump  
Separate water meter shall be fixed for each unit  
Sewer & wastewater lines to be connected to the nearest manholes as directed by the MEP Engineer and direct to the main sewer line

## PLUMBING WORK AND SANITARY FITTINGS

**All fittings and accessories shall be as available in the industry**

International standard fully fitted bathroom with a water closet, wash basin and all required accessories to be provided for all bathrooms  
A water inlet and drain point along with a power point to be provided for the washing machine  
Hot water shall be provided via geyser unit for master bathroom and common bathrooms

## DOORS AND WINDOWS

**Ironmongeries shall be as available in the industry**

Front and rear door shall be fire rated Engineering Doors including necessary ironmongeries  
Bedroom doors and bathroom doors to be out of Engineering Composite Doors with necessary ironmongeries  
All french and other windows, external servant room & bathroom doors are powder coated aluminum with necessary accessories as directed by the Architect

## WATERPROOFING

All bathroom floors, shower area walls, balconies and terrace are to be waterproofed by a reputed company with the 10 years warranty

## TERMITE TREATMENT

Ground floor shall be treated for termites by a reputed company with the 10 years warranty

## GENERAL

One parking slot allocated shall not be changed  
A separate area is demarcated for garbage collection on ground floor  
One passenger lift shall be provided

# ANTICIPATION OF GROWTH, EMBRACING PROSPERITY

Owning a luxury lagoon-front apartment ensures a 100% ROI upon completion. With breathtaking views and unparalleled value, it offers an exclusive lifestyle in a prime Lagoon-front location. Indulge in tranquility, surrounded by the vibrant beauty of nature, while experiencing the prestige of refined living, ultimate comfort, and an exceptional standard of life



# COMPLETED PROJECTS



**Green Elegance Thalawathugoda**  
No of units - 54  
Completed



**Flora Residencies Battaramulla**  
No of units - 18  
Completed



**Porshia Skyline Residencies Nawala**  
No of units - 63  
Completed



**Sparkles Skyline Residencies - Malabe**  
No of units - 83  
Completed



**The Highness Rajagiriya**  
No of units - 37  
Completed



**Green Valley Athurugiriya Panagoda**  
No of units - 354  
Completed



**Aurum Skyline Residencies Jawatta**  
No of units - 45  
Completed



**Elixia 3C'S Skyline Apartments - Malabe**  
No of units - 336  
Completed



**Luxe Highway Residencies Kottawa**  
No of units - 132  
Completed



**Treasure Trove Residencies Borella**  
No of units - 77  
Completed



**Ariyana Resort Apartments - Athurugiriya**  
No of units - 354  
Completed



**Canterbury Golf Apartments - Piliyandala**  
No of units - 264  
Completed



**Canterbury Gardens Apartments - Piliyandala**  
No of units - 248  
Completed



**Santorini Residencies - Negombo**  
No of units - 154  
Completed



**Greendale Retirement Residencies - Athurugiriya**  
No of units - 132  
Completion on 2025



**Oceana Beach Resort Apartments - Wadduwa**  
No of units - 335  
Completion on 2026



**Canterbury Golf Residencies - Piliyandala**  
No of units - 264  
Completed



**Canterbury Villas - Piliyandala**  
No of units - 173  
Completion on 2024



**Greendale Retirement Apartments - Athurugiriya**  
No of units - 96  
Completion on 2025



**Oceana Beach Resort Villas - Wadduwa**  
No of units - 66  
Completion on 2026



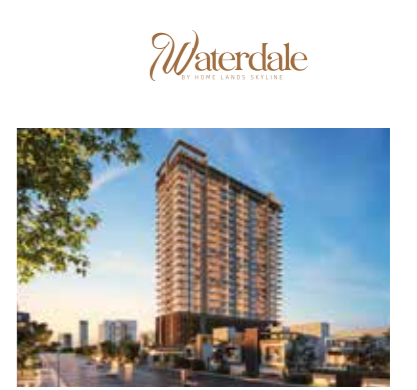
**Santorini Apartments - Negombo**  
No of units - 240  
Completed



**Canterbury Lexus Apartments - Piliyandala**  
No of units - 234  
Completion on 2024



**Cressida Resort Apartments - Athurugiriya**  
No of units - 392  
Completion on 2025



**Waterdale Residencies - Colombo 07**  
No of units - 202  
Completion on 2027

## Number Of Units

Completed Units	- 2723
Ongoing Units	- 1630
All	- 4350+

ONGOING PROJECTS

# THE MOST ACHIEVING REAL ESTATE COMPANY IN SRI LANKA

Home Lands Group is currently Sri Lanka's largest residential real estate solutions provider, owning 50% of the market share, and was named the **Most Preferred Brand** in the Residential Real Estate Sector, according to the recent brand health study conducted by the Research Intelligence Unit (RIU).

The Group always introduced novel concepts to industry, one of which is the resort apartment concept,

Home Lands Group has rapidly grown to have 09 companies under its umbrella and has evolved to become a 360-degree integrated solutions provider in the real estate sector of Sri Lanka.

Home Lands was awarded the CS2 grading for construction by the Construction Industry Development Authority (CIDA) for maintaining the highest standards in construction. The group's flagship, Home Lands Skyline, won The Best Developer in Sri Lanka award at the PropertyGuru Asia Property Awards 2021, and subsequently, construction was undertaken by Home Lands Constructions.

Home Lands expanded its operations to Australia with ventures like Home Lands Melbourne, and its latest venture, Direct Kitchens.

Project By -



Construction By -



**BEST  
DEVELOPER  
SRI LANKA  
2024**



## PropertyGuru Asia Property Awards 2021

Best Developer  
WINNER: Home Lands Skyline (Pvt) Ltd

Best Housing Development (Sri Lanka)  
WINNER: Canterbury Golf Villas

Best Townhouse Architectural Design  
WINNER: Canterbury Golf Villas

Best Condo Development (Sri Lanka)  
WINNER: Canterbury Golf Resort Apartments

Best Condo Development (Colombo Metropolitan Region)  
WINNER: Canterbury Golf Resort Apartments

## PropertyGuru Asia Property Awards 2024

Best Developer  
WINNER: Home Lands Skyline (Pvt) Ltd

Best Waterfront Condo Development  
WINNER: Home Lands Skyline (Pvt) Ltd

Best Luxury Condo Development (Colombo)  
WINNER: Home Lands Skyline (Pvt) Ltd

