

**CENTRAL PARK  
BOULEVARD  
PORT CITY COLOMBO**



# SRI LANKA THE WORLD'S NEXT REAL ESTATE INVESTMENT DESTINATION

A paradise island where global opportunity meets timeless beauty.

Positioned at the crossroads of global trade, Sri Lanka is rapidly emerging as one of the world's most compelling real estate investment destinations, driven by tourism growth, transformative infrastructure development, increasing foreign direct investment, and the rise of Colombo as a modern financial and lifestyle capital in the region.

The country is also experiencing a remarkable tourism resurgence, with tourist arrivals reaching record highs and Sri Lanka increasingly recognized among the world's most desirable travel destinations. This momentum is fueling demand for luxury hospitality, premium residences, and high-quality investment properties, creating exceptional opportunities for investors seeking both rental income and long-term capital appreciation.

With attractive luxury real estate entry points, strong growth fundamentals, and exceptional appreciation potential, Sri Lanka presents a rare opportunity for global investors seeking both an elevated lifestyle and enduring value.



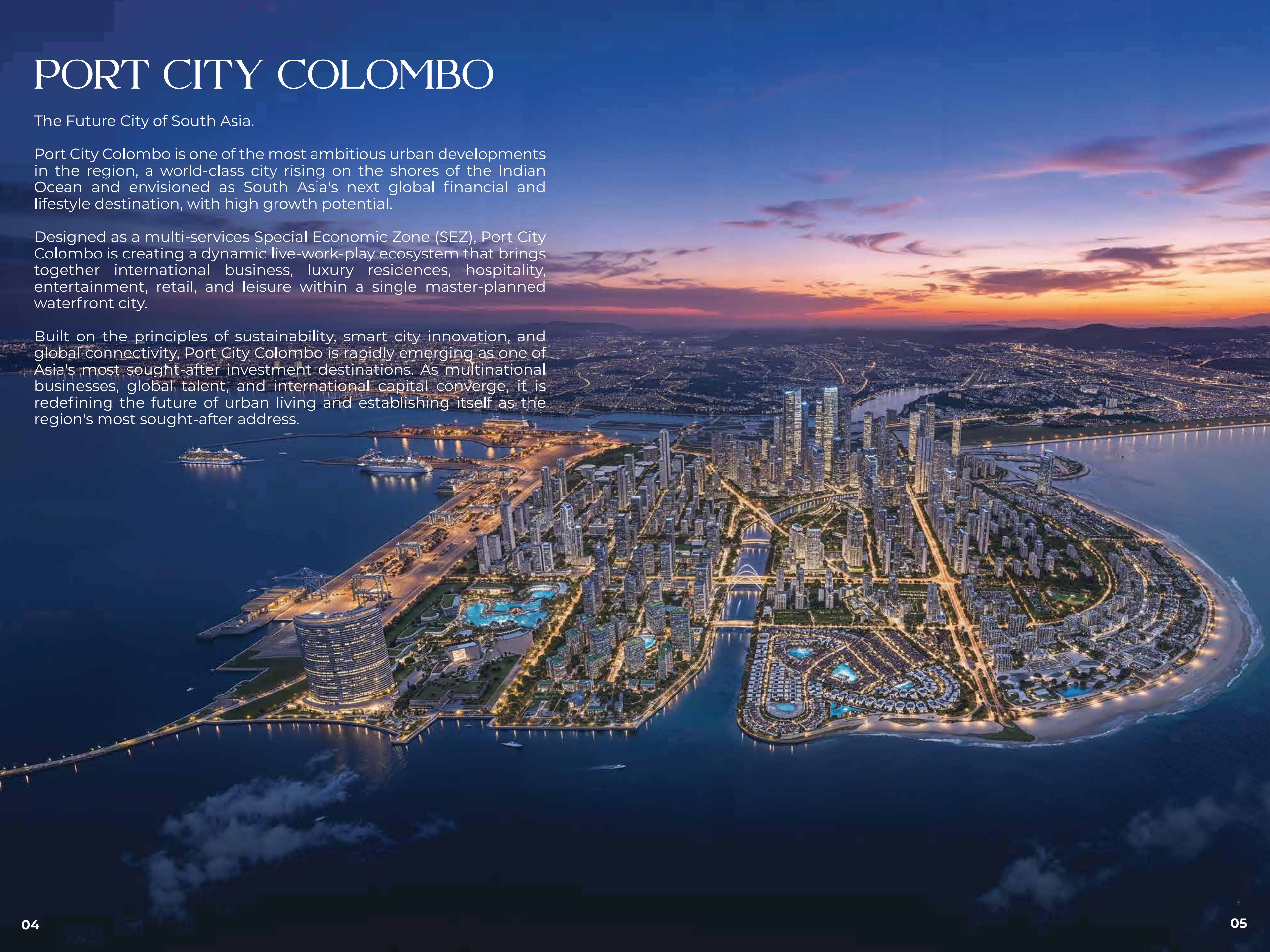
# PORT CITY COLOMBO

The Future City of South Asia.

Port City Colombo is one of the most ambitious urban developments in the region, a world-class city rising on the shores of the Indian Ocean and envisioned as South Asia's next global financial and lifestyle destination, with high growth potential.

Designed as a multi-services Special Economic Zone (SEZ), Port City Colombo is creating a dynamic live-work-play ecosystem that brings together international business, luxury residences, hospitality, entertainment, retail, and leisure within a single master-planned waterfront city.

Built on the principles of sustainability, smart city innovation, and global connectivity, Port City Colombo is rapidly emerging as one of Asia's most sought-after investment destinations. As multinational businesses, global talent, and international capital converge, it is redefining the future of urban living and establishing itself as the region's most sought-after address.



# PORT CITY COLOMBO IN NUMBERS

**US\$  
15 BILLION**  
FOREIGN DIRECT INVESTMENT  
UPON COMPLETION

WITH AN EXPECTED  
CITY POPULATION OF  
**273,000**

TOTAL GFA  
**6.4  
MN SQM**

CREATING  
**143,000**  
NEW JOBS

**269HA**  
EXTENSION OF  
COLOMBO'S CBD

**178HA**  
MARKETABLE  
LAND

**5**  
DISTINCT  
PRECINCTS

**91HA**  
OF PUBLIC SPACE

**40HA**  
INCLUDING GREEN  
SPACE & BEACH

**101HA**  
SWIMMABLE LAGOON

## WHAT MAKES

# HOME LANDS

TRUST | INNOVATION | EXCELLENCE

## THE NUMBER 1 DEVELOPER?

Pioneered the resort-style themed  
lifestyle concept in Sri Lanka

Developed Sri Lanka's largest residential  
development - Canterbury Golf City

Entering Port City marking Sri Lanka's  
largest residential real estate investment  
by a single developer

Recorded the biggest land deal in the  
history with the acquisition of Land for  
Pentara Residencies, Thummulla Handiya  
worth LKR 4.5 Billion

# OVER 3750 UNITS DELIVERED



3<sup>rd</sup> Consecutive Win!



**BEST  
DEVELOPER  
SRI LANKA**

PropertyGuru  
Asia Property Awards  
Sri Lanka  
2025



**SUPER BRAND  
IN REAL ESTATE  
2025**



## THE ARCHITECTURE

Central Park Boulevard has been envisioned through a distinguished collaboration between SOG Architects (Singapore), an internationally acclaimed design studio with experience spanning Asia, Europe, and the Middle East, and PWA Architects (Sri Lanka), bringing together global design excellence and deep local insight. Guided by a vision to create an iconic address within Port City Colombo, the development seamlessly blends timeless architecture, refined spatial planning, and contemporary luxury with its exceptional parkland and oceanfront setting. The result is a landmark residential destination that embodies the global aspirations of Port City Colombo while remaining thoughtfully connected to nature, culture, and the evolving lifestyle of a world-class city.

### Architectural Leadership



Guido Bigolin  
Partner, Design Director | SOG Design

Ricard Gonzalvo  
Partner, Design Director | SOG Design

Narpal Singh  
Senior Associate Director | SOG Design



Philip Weeraratne  
Lead Architect | PWA Architects

## THE DESIGN

The interiors of Central Park Boulevard have been curated by Blaine Robert Design, the acclaimed Malaysian design studio renowned for crafting sophisticated residential, hospitality, retail, and commercial environments across the region. Drawing on over three decades of design and build expertise, the studio has envisioned a distinctive resort-style living experience defined by timeless elegance, contemporary refinement, and meticulous craftsmanship. Inspired by the world's most exclusive luxury branded residences and lifestyle destinations, every residence and shared space has been thoughtfully curated to evoke a sense of effortless sophistication, where bespoke detailing, exceptional comfort, and elevated design come together in perfect harmony.

### Interior Design Leadership



Blaine Robert  
Founder & Interior Designer | Blaine Robert Design



**CENTRAL PARK  
BOULEVARD  
PORT CITY COLOMBO**

A PROJECT BY

**HOME LANDS**  
TRUST | INNOVATION | EXCELLENCE

ELEVATED BY

*Nature.*  
DEFINED BY  
*Luxury.*



# IN THE HEART OF PORT CITY COLOMBO

## CENTRAL PARK DISTRICT

Perfectly positioned within the prestigious Central Park District, Central Park Boulevard occupies one of the most coveted addresses in Port City Colombo. Overlooking and seamlessly merging with nearly 40 acres of lush parkland while commanding uninterrupted views of the Indian Ocean, the development enjoys a truly exceptional setting where nature, waterfront living, and urban sophistication converge.

Located adjacent to the International Financial District, residents enjoy immediate access to the commercial heart of South Asia's future financial capital, while remaining immersed in the tranquility of Central Park and the oceanfront beyond. It is a rare address where global business, luxury living, and nature exist in perfect harmony.



WELCOME TO THE  
EMERALD STANDARD OF LIVING



# THE INDIAN OCEAN'S NEXT WONDER

## A GLOBAL STANDARD OF HIGH-RISE LIVING

Overlooking and seamlessly merging with nearly 40 acres of lush Central Park greenery, Central Park Boulevard enjoys one of the most coveted locations within Port City Colombo. From breathtaking Indian Ocean views and spectacular sunsets to sweeping vistas of the Colombo skyline, every residence is thoughtfully positioned to celebrate an extraordinary connection to nature, light, and the city beyond.

Rising gracefully above this remarkable setting, the twin towers ascend over 35 levels, introducing a new benchmark in luxury high risen living. The development comprises 634 exquisitely crafted residences, including a collection of 1, 2 & 3-bedroom Apartments, Sky Villas, Penthouses, and the exclusive Emerald Mansions.



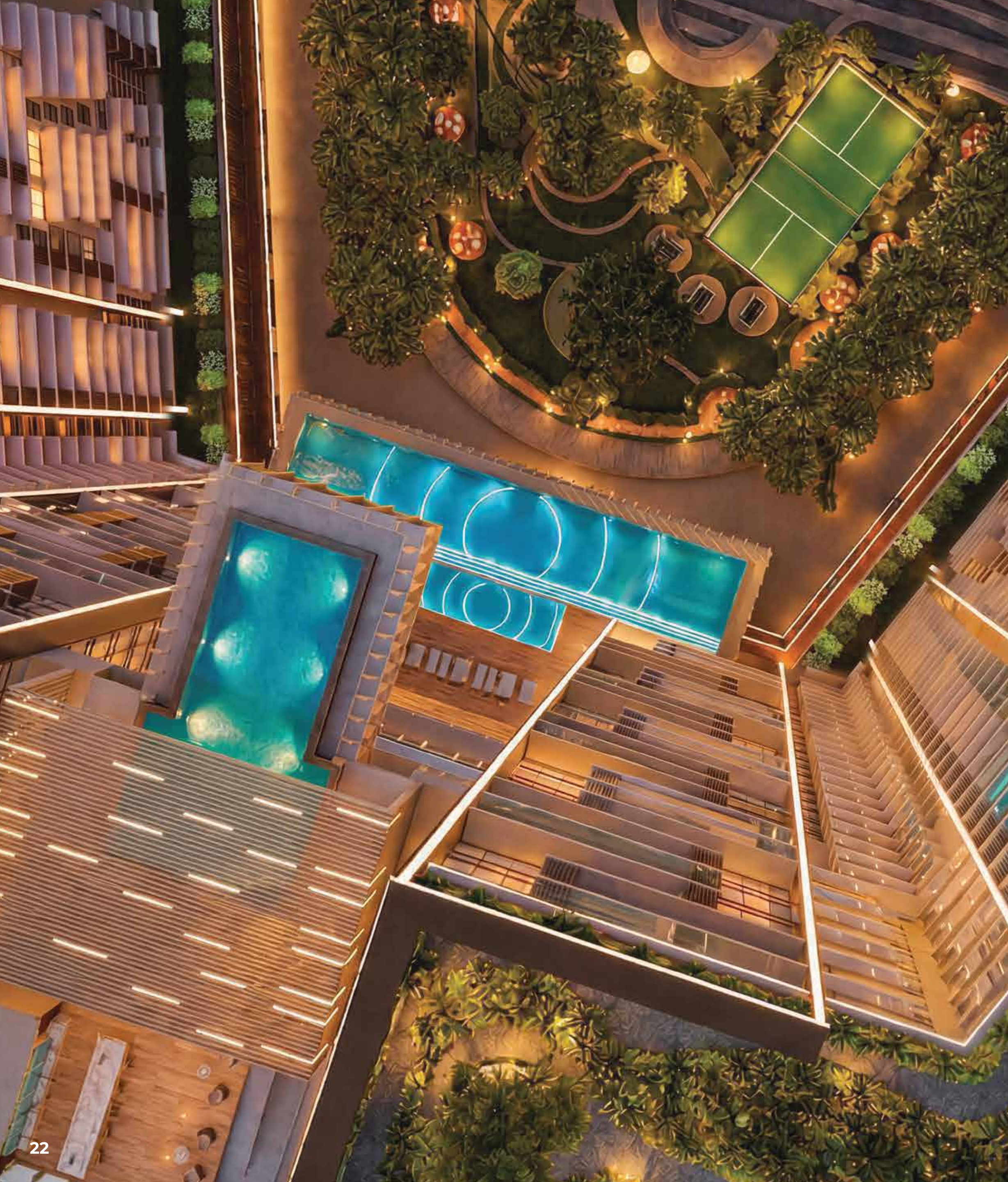


FOR THOSE  
WHO LEAD WITH  
CHARACTER

A lifestyle designed for individuals who inspire confidence,  
lead with purpose, and leave a lasting impression.

LIFE, FRAMED BY NATURE





## EXTRAORDINARY ARCHITECTURE

Where iconic architecture meets the art of resort living, creating an elevated lifestyle unlike anything else in Port City Colombo.

WHERE THE INSPIRATION OF  
WORLD'S MOST EXCLUSIVE  
BRANDED LIFESTYLES  
COME TO LIFE



RECEPTION



## UNMATCHED CHOICE

Whether it's a thoughtfully designed one-bedroom apartment or the highly exclusive Emerald Mansion, every residence at Central Park Boulevard is crafted with the same uncompromising commitment to quality, design and craftsmanship. A seamless expression of luxury, across every home.

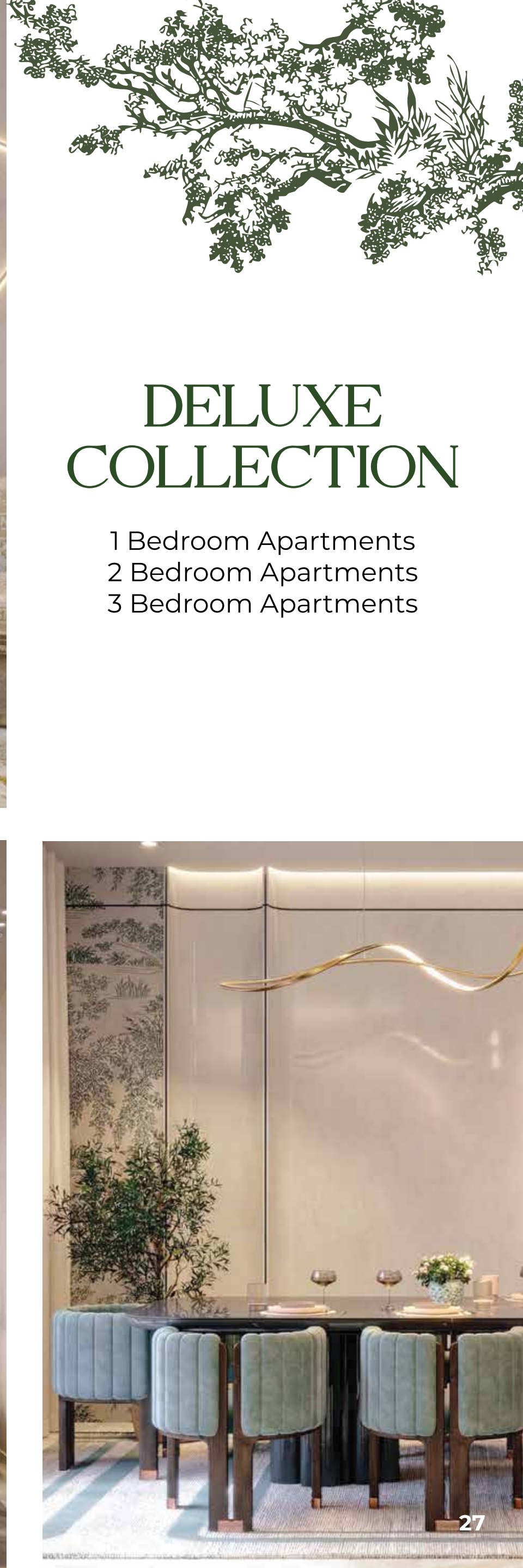
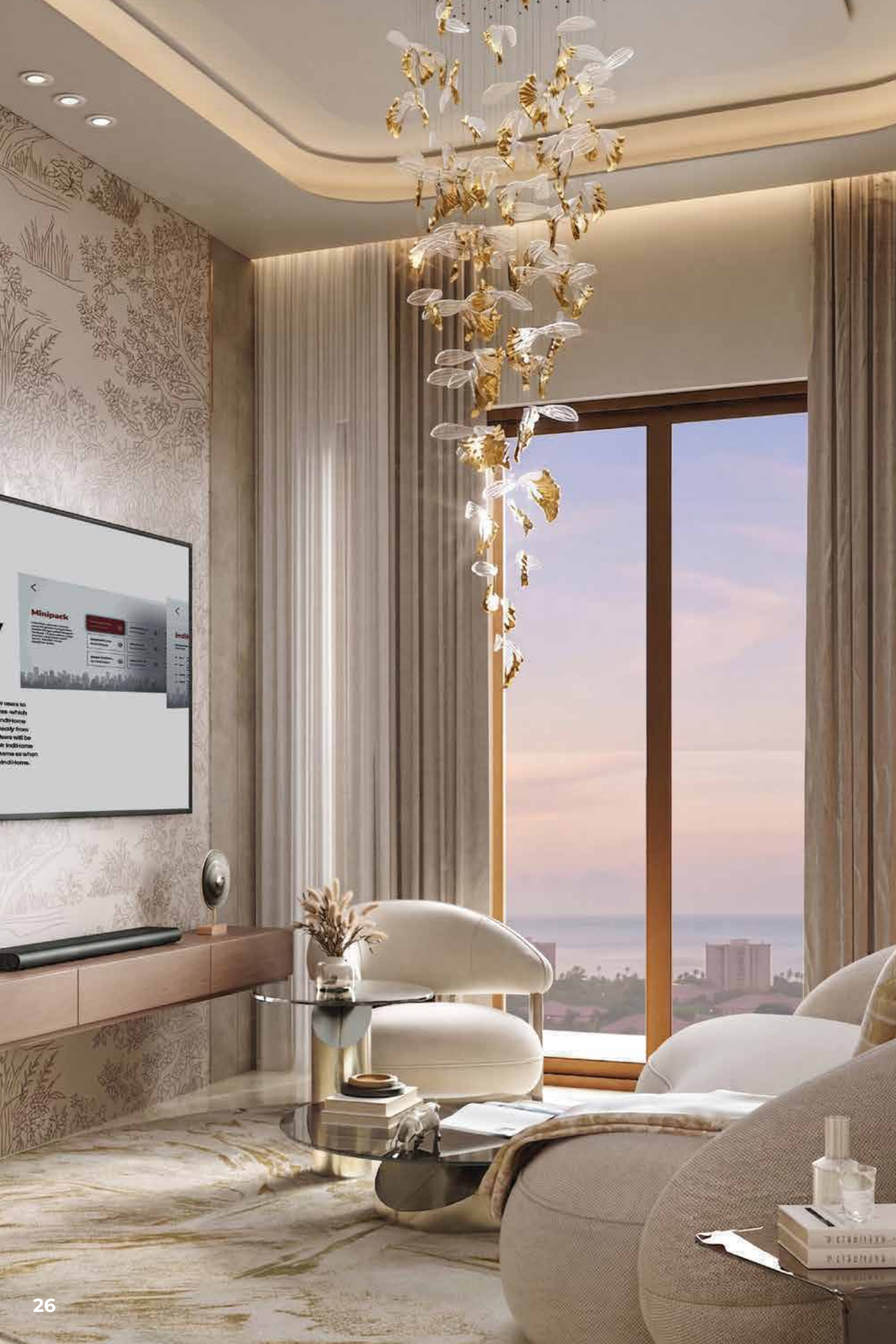
### DELUXE COLLECTION

- 1 BR Apartments
- 2 BR Apartments
- 3 BR Apartments

### PREMIUM COLLECTION

- Sky Villas
- Penthouses

### EMERALD MANSIONS



# DELUXE COLLECTION

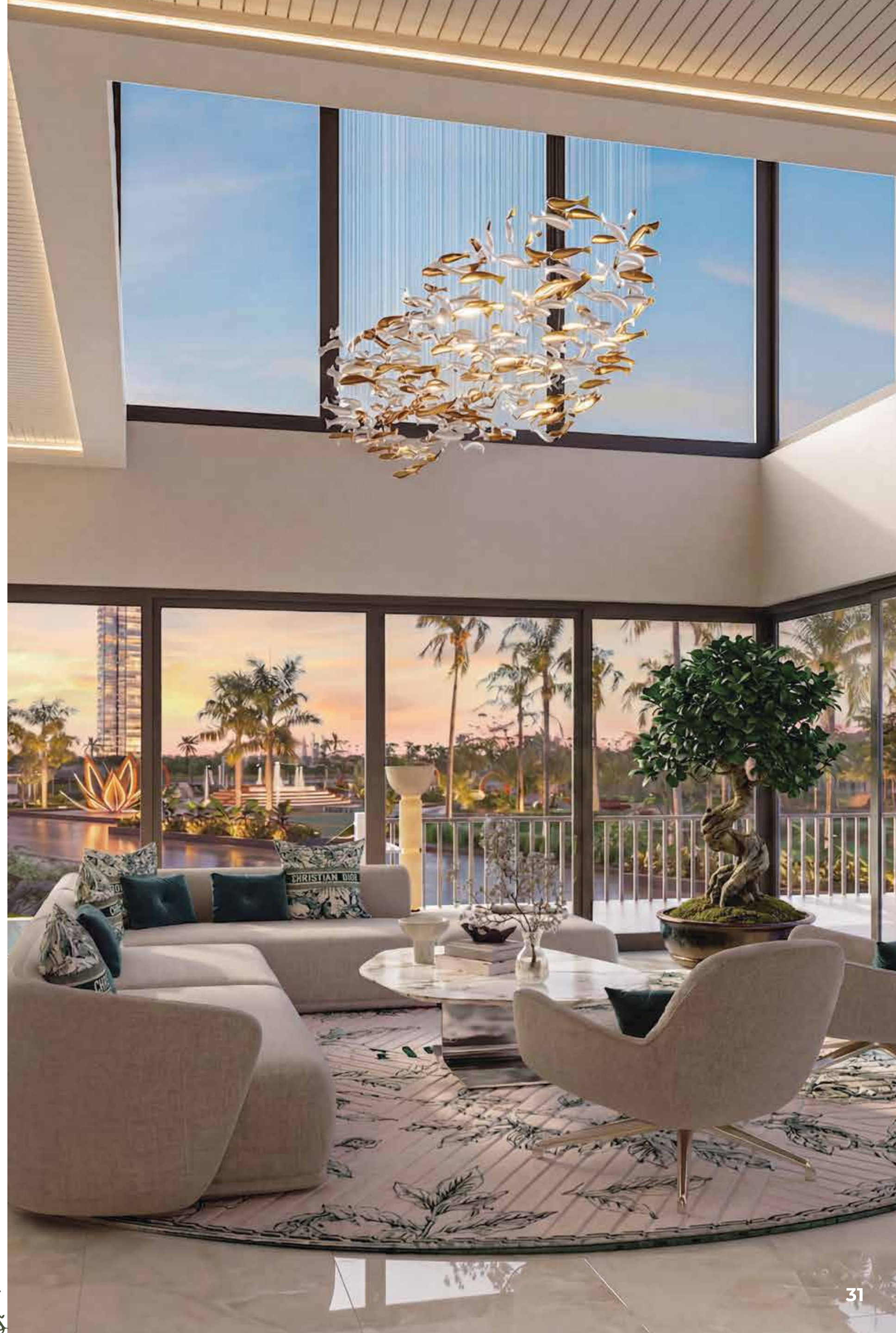
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments



# PREMIUM COLLECTION

Sky Villas  
Penthouses





# EMERALD MANSIONS

THE PINNACLE OF LIVING



ELEVATED BY NATURE  
DEFINED BY LUXURY



# A DESTINATION DESIGNED AROUND YOU

# 50+ INTERNATIONAL STANDARD RESORT AMENITIES



- Retail Zone
- Reception Zone
- Entertainment Zone
- Business Zone
- Restaurant and Recreation Zone
- Wellness and Fitness Zone
- VIP Zone
- Sky Garden

WHERE THE LUXURY OF  
NATURE IS YOURS EVERYDAY



# THE SKY LOUNGE

An exclusive VIP lounge designed for relaxation, connection, and elevated living, complemented by breathtaking views of the Indian Ocean





## WHERE BUSINESS MEETS LIFESTYLE

Sophisticated meeting spaces and private  
lounges, thoughtfully curated for today's  
global professionals.



# HOST WITH DISTINCTION

A refined private dining experience designed for entertaining, celebrating, and bringing people together.

PRIVATE DINING AREA

# THE HORIZON POOL

WHERE EVERY WIND CALLS  
YOU TOWARD THE HORIZON

Perched between the twin towers, The Horizon Pool offers an extraordinary setting where water, sky, and ocean views merge into one unforgettable experience.





# THE RETREAT WHERE WELLNESS BECOMES A WAY OF LIFE

Featuring a world-class spa, steam rooms, and saunas designed to nurture relaxation, recovery, and renewal.

A LIFESTYLE INSPIRED BY  
THE WORLD'S FINEST



# THE CONSERVATORY

A WORLD-CLASS  
DINING EXPERIENCE





## THE ACTIVE FITNESS ELEVATED, EFFORTLESSLY

An expansive three-level state-of-the-art gymnasium where cutting-edge equipment, wellness, and performance come together to inspire a healthier way of life.

# FLOATING SKY POOL

## AT LEVEL 31

Float above the city at the spectacular Floating Sky Pool, where endless ocean views and breathtaking sunsets create an experience unlike any other.



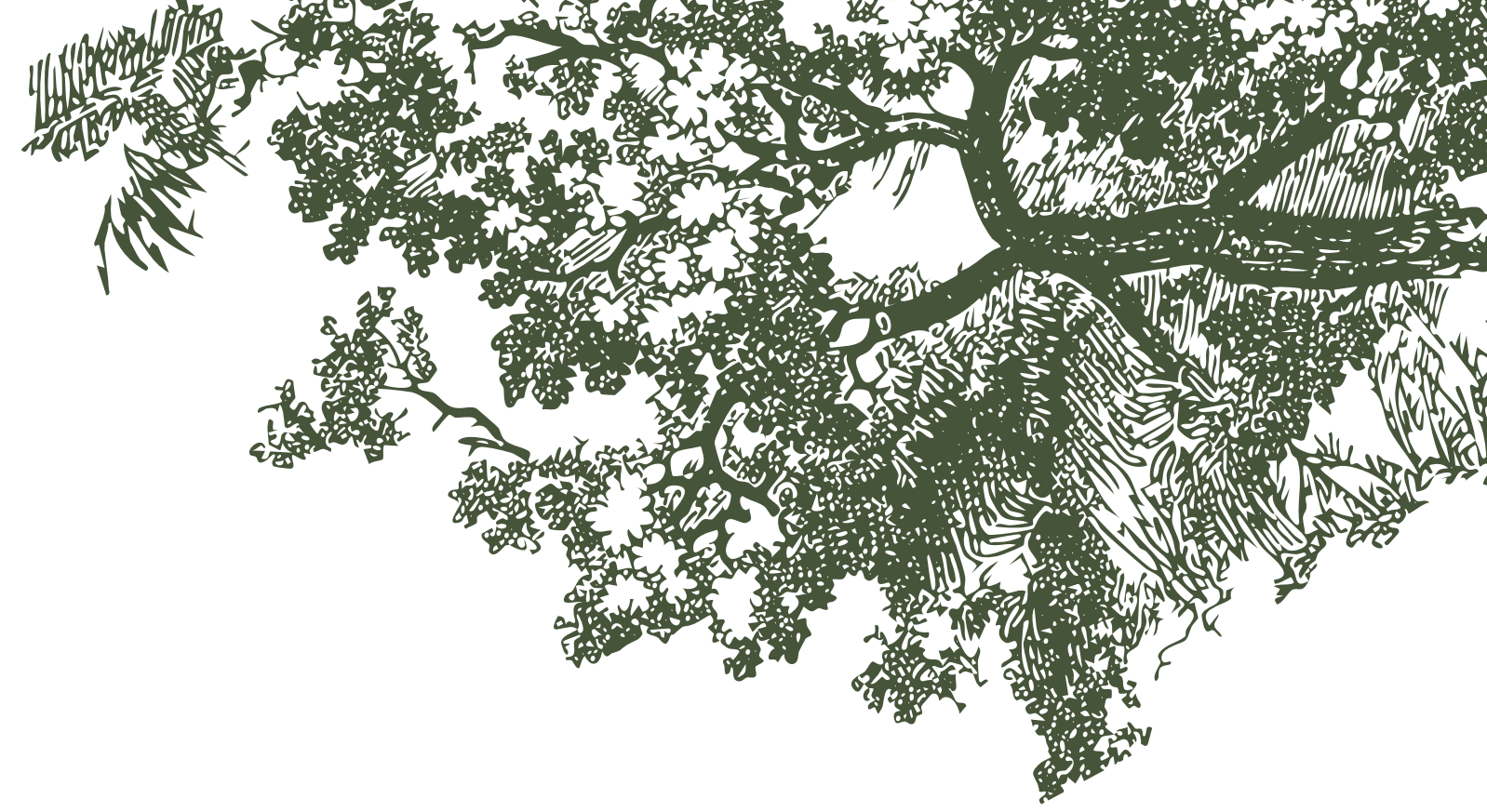


## A HIGHER PERSPECTIVE ON SUCCESS

Step into a refined private members' room designed for meaningful dialogue, elite networking, and the quiet power of being among those who shape the future.

# APARTMENT FEATURES

1. Spacious Balconies
2. Fully Equipped Modern Kitchens (Dishwasher, Refrigerator, Oven, Cooker Hood and Hob, Microwave, Washing Machine and Dryer, and Wardrobes)
3. Fully Air-Conditioned
4. Hot Water in Every Bathroom
5. EV Charging Facility
6. Fiber-Optic Internet Connectivity
7. Separate Maid's Access



EV CHARGING FACILITY



WARDROBES



FULLY FITTED PANTRY



COOKER HOOD AND HOB



DISHWASHER



WASHING MACHINE

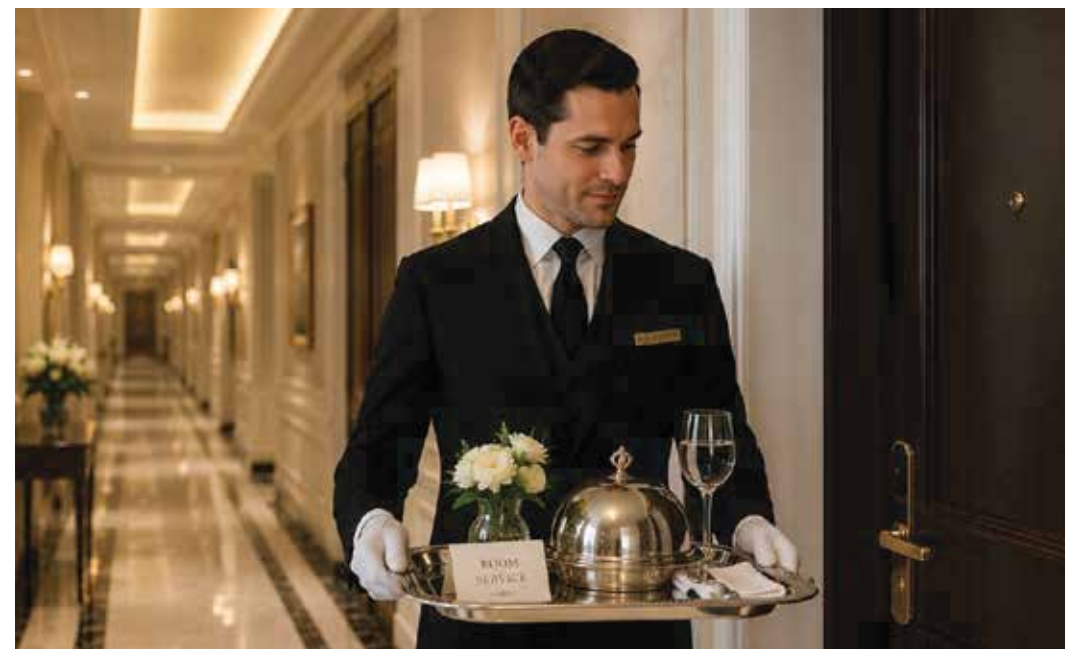


MICROWAVE & OVEN



FULLY AIR-CONDITIONED

# HOME LANDS INFINITY PROPERTY MANAGEMENT SOLUTIONS™



## Hassle-Free Ownership

Infinity is a tiered individual property management service that adapts to your investment goals, whether you want simple upkeep, rental income, or full hotel-style operations.

It covers everything from basic property care to luxury hospitality-level management, ensuring your apartment or villa performs at its maximum potential at all times.

- Long & Short-Term Rental Management
- Airbnb Hosting Support
- Hotel-Style Hospitality Management
- Property Maintenance & Care
- Security & Monitoring
- Guest Experience Management

Your property stays clean, maintained, and protected even when unoccupied.



THE FUTURE OF  
EMERALD LIVING



A beautifully landscaped Central Park at your doorstep, bringing the luxury of nature to the heart of Port City Colombo.



THIS IS THE LIFESTYLE  
YOU DESERVE

THIS IS THE INVESTMENT  
YOU'VE BEEN WAITING FOR



# SPECIFICATION

		DELUXE	SKY VILLAS	PENTHOUSE	EMERALD MANSIONS
<b>SUBSTRUCTURE</b>	Pile foundation	✓	✓	✓	✓
<b>SUPERSTRUCTURE</b>	RCC columns, walls, beams, slabs and bricks/ cement blocks on walls with aluminium framing and glazing	✓	✓	✓	✓
<b>FINISHES FLOOR</b>	All tiles shall be of superior quality as available in the industry				
	Living, dining, bedrooms & other internal areas to be laid with high quality floor tiles	✓			
	All bedrooms and internal areas with high quality floor tiles		✓	✓	
	Living and dining areas with wooden flooring		✓	✓	
	Living, dining, bedrooms and other internal areas to be laid with wooden flooring				✓
	Veranda, balconies and terrace to be laid with non slippery floor tiles	✓	✓	✓	✓
	Bathroom floors to be laid with non slippery floor tiles	✓	✓	✓	✓
<b>FINISHES - BATHROOM WALLS</b>	Bathroom walls to be laid with wall tiles upto ceiling level	✓	✓	✓	✓
<b>WALL</b>	Color scheme to be selected by the Architect				
	Internal walls to be plastered smooth, apply emulsion paint	✓	✓	✓	✓
	All external walls - rough or semi-rough and apply five coats paint system with 10 years warranty	✓	✓	✓	✓
<b>PANTRY</b>	Fully equiped international standard pantry unit consisting of Kitchen Cabinets, Hob, Hood, Electric Oven, Microwave Oven, Refrigerator, Dishwasher, Washing Machine and Kitchen Sink with Mixer Tap	✓	✓	✓	✓
	Standard pantry accessories for pantry units			✓	✓
	International standard show pantry		✓	✓	✓
	Washing dryer to be provided		✓	✓	✓
<b>ELECTRICAL WORK</b>	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 maid's room	✓	✓	✓	✓
	TV, TP and Data socket outlets as required	✓	✓	✓	✓
	Separate gas meters	✓	✓	✓	✓
	BMS billing facility	✓	✓	✓	✓
	Fire detection and protection system	✓	✓	✓	✓
	Video door phone	✓	✓	✓	✓
	Visitor access control system	✓	✓	✓	✓
	Common EV charging facility	✓			
	EV charging provision for parking slot			✓	✓
	Standby generator power	✓	✓	✓	✓
	24-7 CCTV monitoring for common arears	✓	✓	✓	✓

		DELUXE	SKY VILLAS	PENTHOUSE	EMERALD MANSIONS
<b>LIGHT FITTINGS</b>	LED panel light fittings shall be provided	✓	✓	✓	✓
	Decorative light fittings for living and dining areas as directed by the Architect			✓	✓
<b>WATER SUPPLY &amp; DRAINAGE</b>	PVC cold water pipe network to be placed for each bathroom via a common PVC water tanks placed on the roof top, overhead tanks underground water sump shall be provided	✓	✓	✓	✓
	Separate water meter shall be fixed for each unit	✓	✓	✓	✓
	Sewer & waste water discharge will be carriedout as per the MEP Engineer instructions.	✓	✓	✓	✓
<b>PLUMBING WORK AND SANITARY FITTINGS</b>	International standard fully fitted bathroom with a water closet, wash basin and all required accessories to be provided for all bathrooms	✓	✓	✓	✓
	A bathtub shall be provided to specific units only			✓	✓
	A cold & hot water inlet and drain point to be provided for the kitchen sink	✓	✓	✓	✓
	A water inlet and drain point along with a power point to be provided for the washing machine	✓	✓	✓	✓
	Hot water shall be provided via geysers unit for master bathroom and common bathrooms	✓	✓	✓	✓
<b>DOORS, WINDOWS AND FIXTURES</b>	Main door shall be fire rated Engineering Timber Doors with timber frame including smart door lock and other necessary ironmongeries	✓	✓	✓	✓
	Rear door (if applicable) shall be fire rated Engineering Timber Doors with timber frame including necessary ironmongeries	✓	✓	✓	✓
	Bedroom doors, bathroom doors, servant room & bathroom door to be out of Engineering Composite Doors with timber frame 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	✓	✓	✓	✓
	Wardrobe units in all bedrooms	✓	✓	✓	✓
	Completed linen room		✓	✓	✓
<b>WATERPROOFING</b>	All bathroom floors, shower area walls, balconies and terrace are to be waterproofed by a reputed company with the 10 years warranty	✓	✓	✓	✓
<b>TERMITE TREATMENT</b>	Ground floor shall be treated for termites by a reputed company with the 10 years warranty	✓	✓	✓	✓



# ONGOING PROJECTS



Pentara Residences - Thumulla Handiya  
No of units - 362



Bayfonte Marina  
Reort Apartments & Villas - Negombo  
No of units - 320



Waterdale Residences - Colombo 07  
No of units - 202



Oceana Beach Resort  
Apartments & Villas - Wadduwa  
No of units - 401



Nova Resort Apartments - Rajagiriya  
No of units - 224



Serene Heights Resort Apartments  
Thalawathugoda  
No of units - 300



Fedora Resort Apartments - Athurugiriya  
No of units - 280



Canterbury Crest Resort Apartments  
Piliyandala  
No of units - 96

# COMPLETED PROJECTS



Canterbury Golf Apartments & Residences  
Piliyandala - Kahathuduwa  
No of units - 1,200 | Completed



Cressida Resort Apartments - Athurugiriya  
No of units - 392  
Completed



Greendale Retirement Residences  
& Apartments - Athurugiriya  
No of units - 228 | Completed



Santorini Apartments & Residences - Negombo  
No of units - 394  
Completed



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



Ariyana Resort Apartments - Athurugiriya  
No of units - 354  
Completed



Treasure Trove Residences Borella  
No of units - 77  
Completed



Aurum Skyline Residences Jawatta  
No of units - 45  
Completed



Porshia Skyline Residences Nawala  
No of units - 63  
Completed



Luxe Highway Residences Kottawa  
No of units - 132  
Completed



Green Valley Athurugiriya Panagoda  
No of units - 354  
Completed



Sparkles Skyline Residences - Malabe  
No of units - 83  
Completed



Flora Residences Battaramulla  
No of units - 18  
Completed



Green Elegance Thalawathugoda  
No of units - 54  
Completed



The Highness Rajagiriya  
No of units - 37  
Completed

Total No. of Units 5,900+



## SRI LANKA'S NUMBER 1, MOST TRUSTED AND MOST INNOVATIVE DEVELOPER

With a remarkable journey that began in 2003, Home Lands Group stands today as Sri Lanka's number 1, most trusted and most innovative developer — a legacy built on trust, innovation, and excellence. Guided by a futuristic vision, Home Lands continues to redefine modern living, setting new benchmarks in quality, design, and lifestyle development.

The Group has evolved into a fully integrated conglomerate of 14 companies, encompassing every aspect of real estate, construction, property management, and lifestyle creation. This integrated strength enables Home Lands to deliver complete 360-degree solutions, ensuring uncompromised quality, innovation, and customer satisfaction across all its operations.

With a growing global presence and offices in Australia, Dubai and London, Home Lands continues to serve a diverse and expanding clientele, catering to both Sri Lankans and foreign investors.

As Sri Lanka's leading developer of diverse residential real estate mega projects, Home Lands operates with its own construction arm, Heyraa Construction, which holds the highest CS2 grading from the Construction Industry Development Authority (CIDA) of Sri Lanka.

According to the 2025 RIU Brand Health Survey, Home Lands once again stands as the undisputed market leader in the country's real estate sector.

Among its many accolades, the Group has been honoured with the Best Developer Sri Lanka Award at the PropertyGuru Asia Property Awards consecutively in 2021, 2024, and 2025. In a historic milestone, Home Lands also made Sri Lankan real estate history by winning the Best Lifestyle Developer – Asia Award, becoming the first Sri Lankan developer to receive this prestigious regional recognition, a testament to the Group's visionary approach to lifestyle-led development. In 2025, Home Lands was also honoured with Superbrands status, becoming the only real estate Superbrand in Sri Lanka.

With over 3,750 units delivered, 500 more to be delivered in the next 6 months, and more than 2,200 units currently under construction, Home Lands has established an unmatched track record of trust and credibility within Sri Lanka's real estate sector. With a proud legacy spanning over two decades, Home Lands continues to redefine lifestyles through trust, innovation, and excellence.





# HOME LANDS

TRUST | INNOVATION | EXCELLENCE

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