

VENEZIA

BY

PRIME GROUP

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The City of Floating Luxuria

Welcome to Venezia Lagoon-Front Serviced Apartments, where the enchanting allure of Venice meets the serene beauty of Negombo Lagoon. A masterpiece of floating luxury, this exclusive waterfront retreat offers breathtaking lagoon views, gondola-inspired aesthetics, and an atmosphere of timeless sophistication. Immerse yourself in the charm of picturesque waterways, elegant architecture, and a lifestyle defined by grandeur. Here, every sunset paints a new masterpiece, and every moment is a celebration of refined indulgence. Experience lagoon-side living that truly feels like Venice.

Where Timeless Beauty, Elegance,
and Luxury Glide.

Venetian Grandeur Meets Lagoon Front Masterpieces

Nestled along the serene shores of Negombo Lagoon, Venezia Luxury Lagoon-Front Apartments draws inspiration from the majestic grandeur of Venetian palaces. The exquisite architecture combines timeless elegance with the charm of Venetian canals, offering a unique blend of luxury and tranquility. Each residence is thoughtfully crafted with meticulous attention to detail, reflecting the beauty of its surroundings. The striking exterior design captures the essence of Venice, while the lagoon provides a peaceful and picturesque backdrop for a refined lifestyle.







Lagoon front Convenience with Venetian Charm



04 Minutes
to Katunayake Expressway

05 Minutes
to Negombo Beach



20 Minutes
to Port City

07 Minutes
to Katunayake Airport

Hotels

1. Grandeeza hotel
2. Jetwing Lagoon
3. Avenra Garden
4. Heritance Negombo
5. Jetwing Blue
6. Jetwing Sea

Restaurants

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

Schools

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

Banks

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

Hospitals

1. Nawaloka Hospital
2. District General Hospital Negombo

Gateway to Convenience by Negombo Lagoons Serenity & Luxury

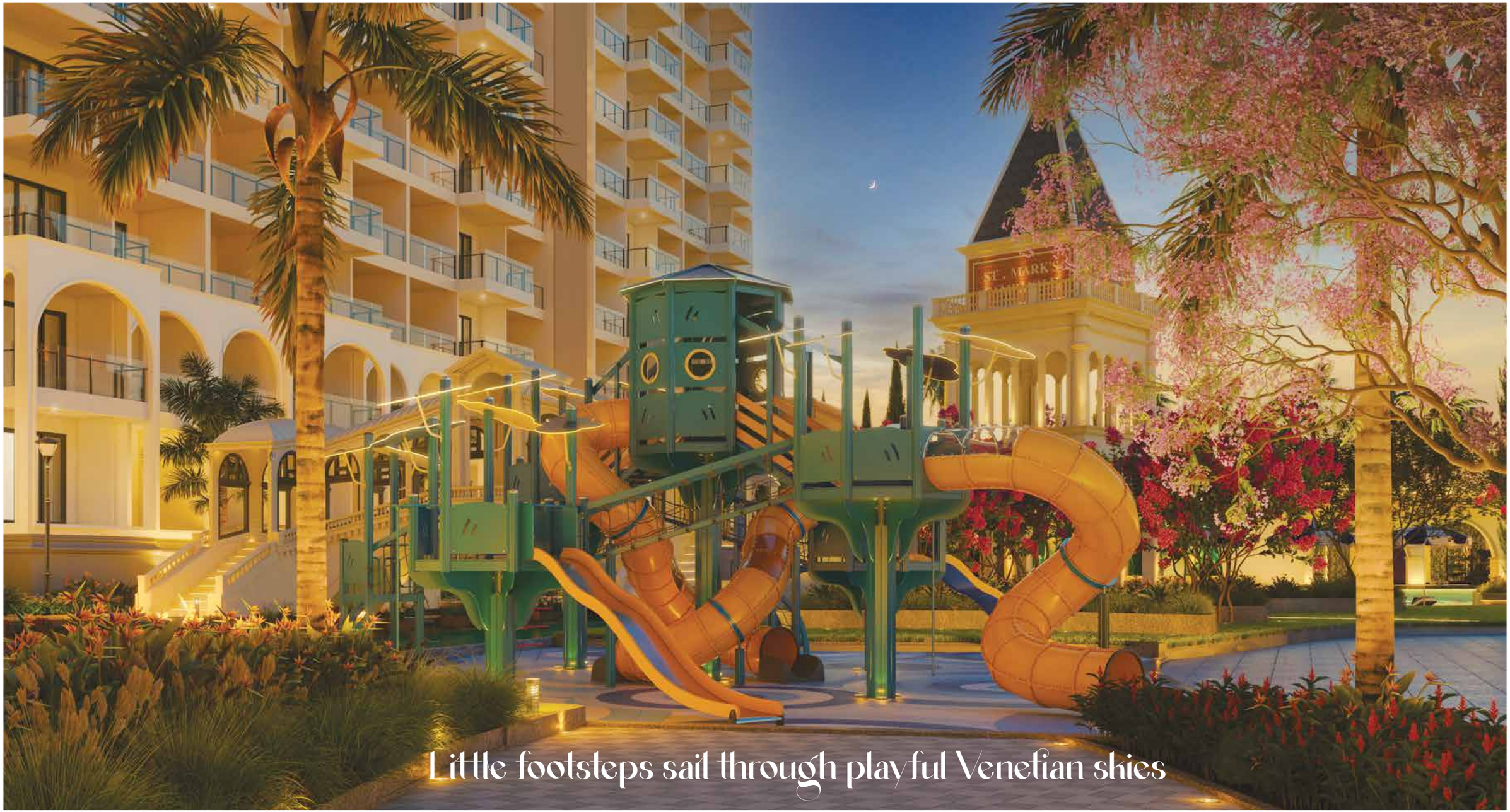


A Timeless Haven by Tranquil Waters

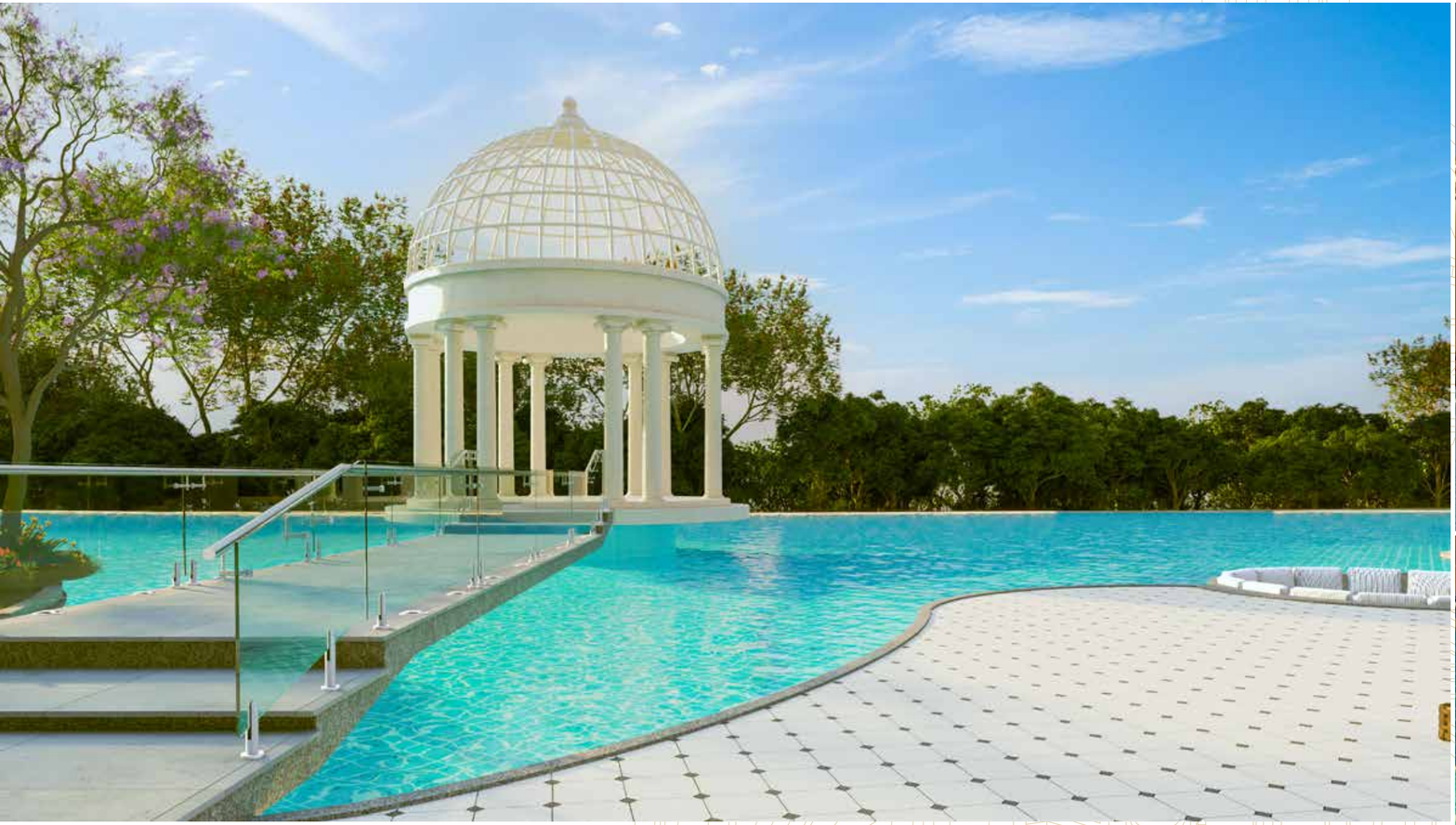

Dine where elegance meets Venetian soul

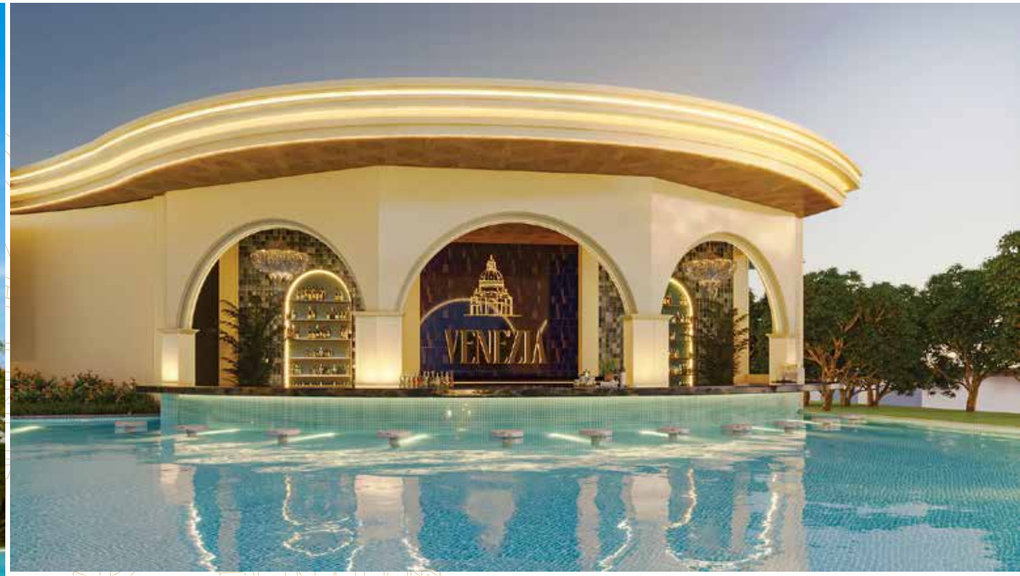
Moonlit movies, rippling waters, timeless escape

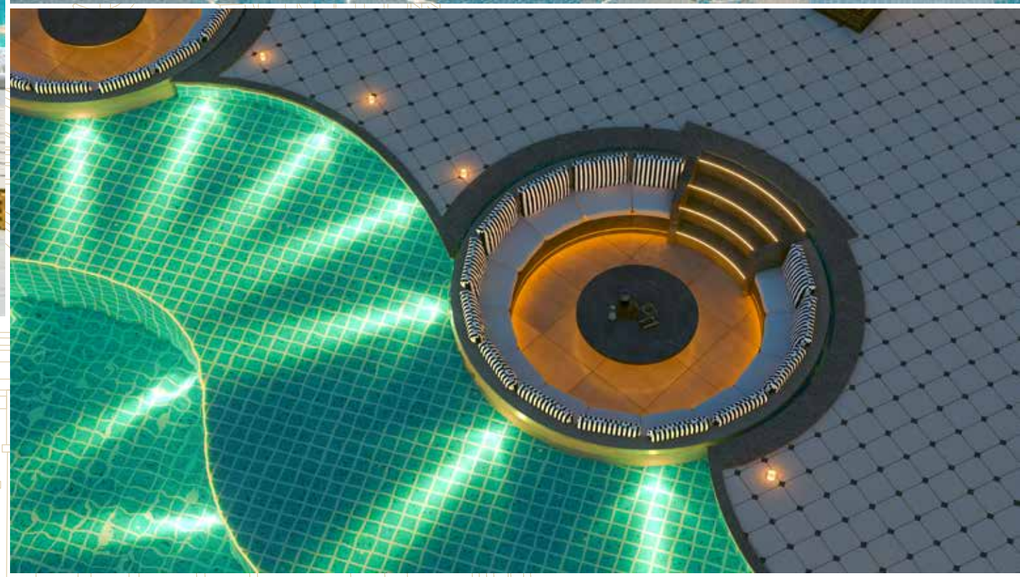




Little footsteps sail through playful Venetian skies







Gently rippling waters, soft lights, and
whispered stories – a serene Venetian escape.

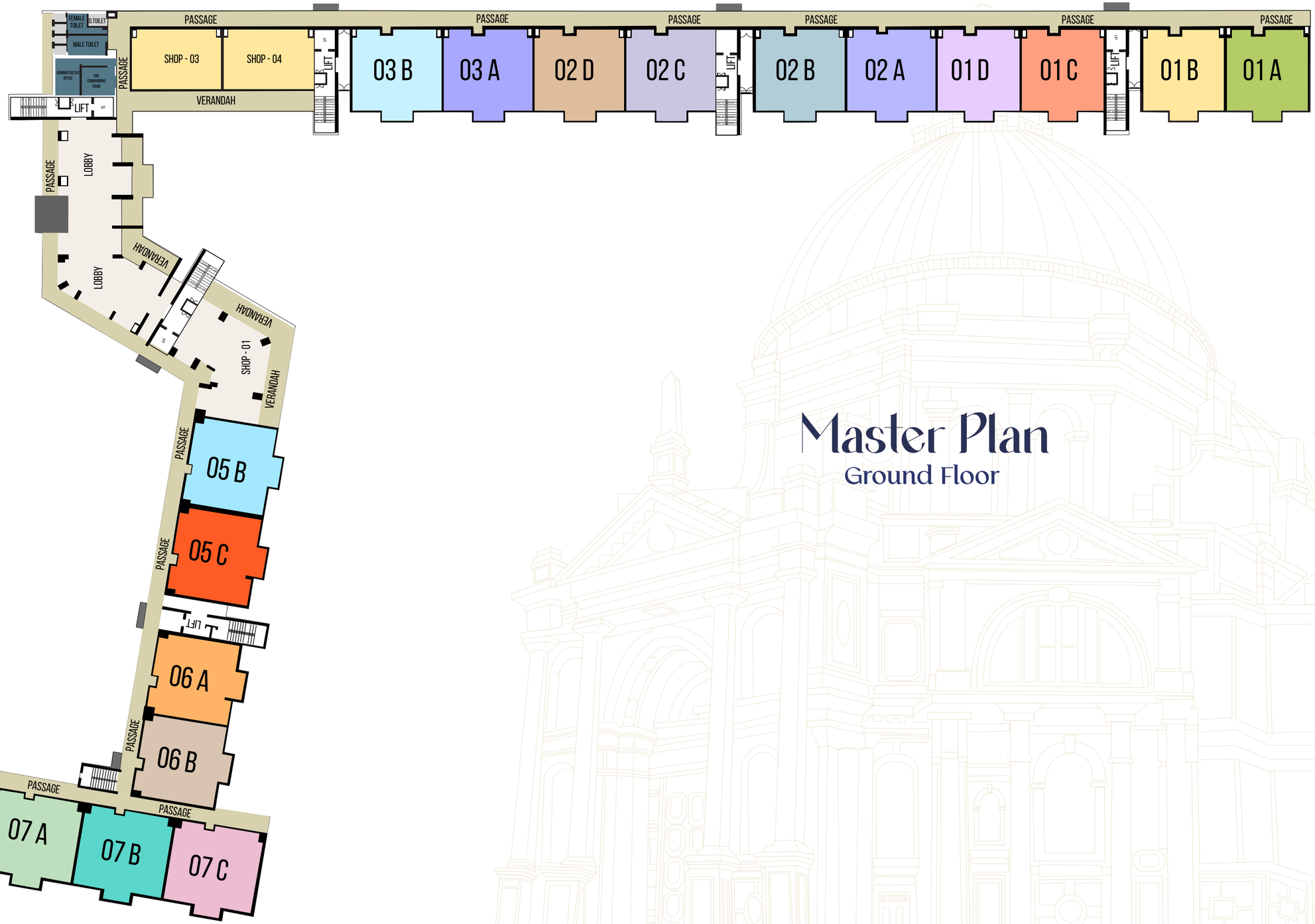
Where Venetian charm meets modern luxury. Wake up to serene lagoon views, embrace timeless architecture, and indulge in exquisite interiors designed for sophistication, comfort, and effortless waterfront living.





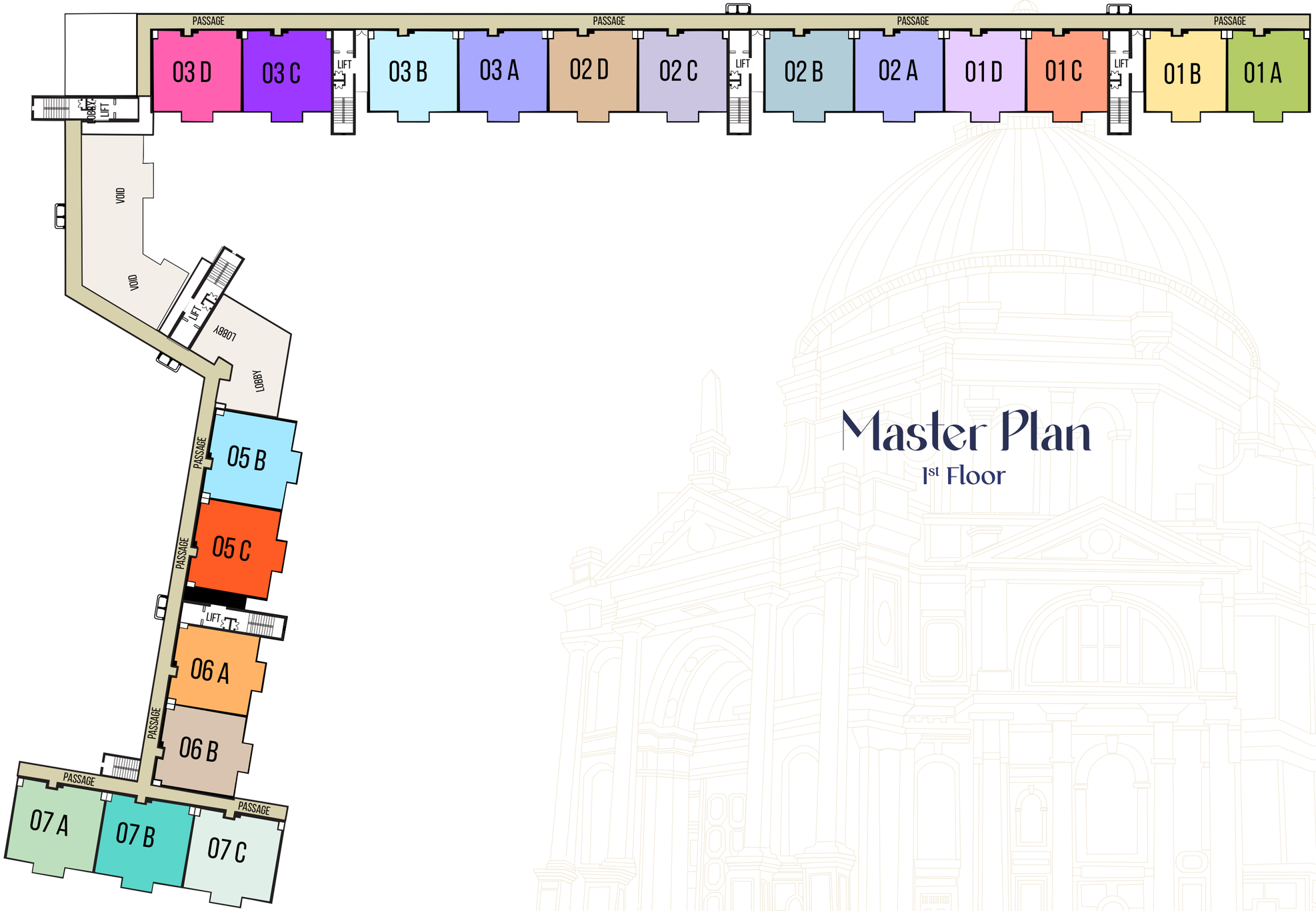


Elegance Unfolds Within Every Space.



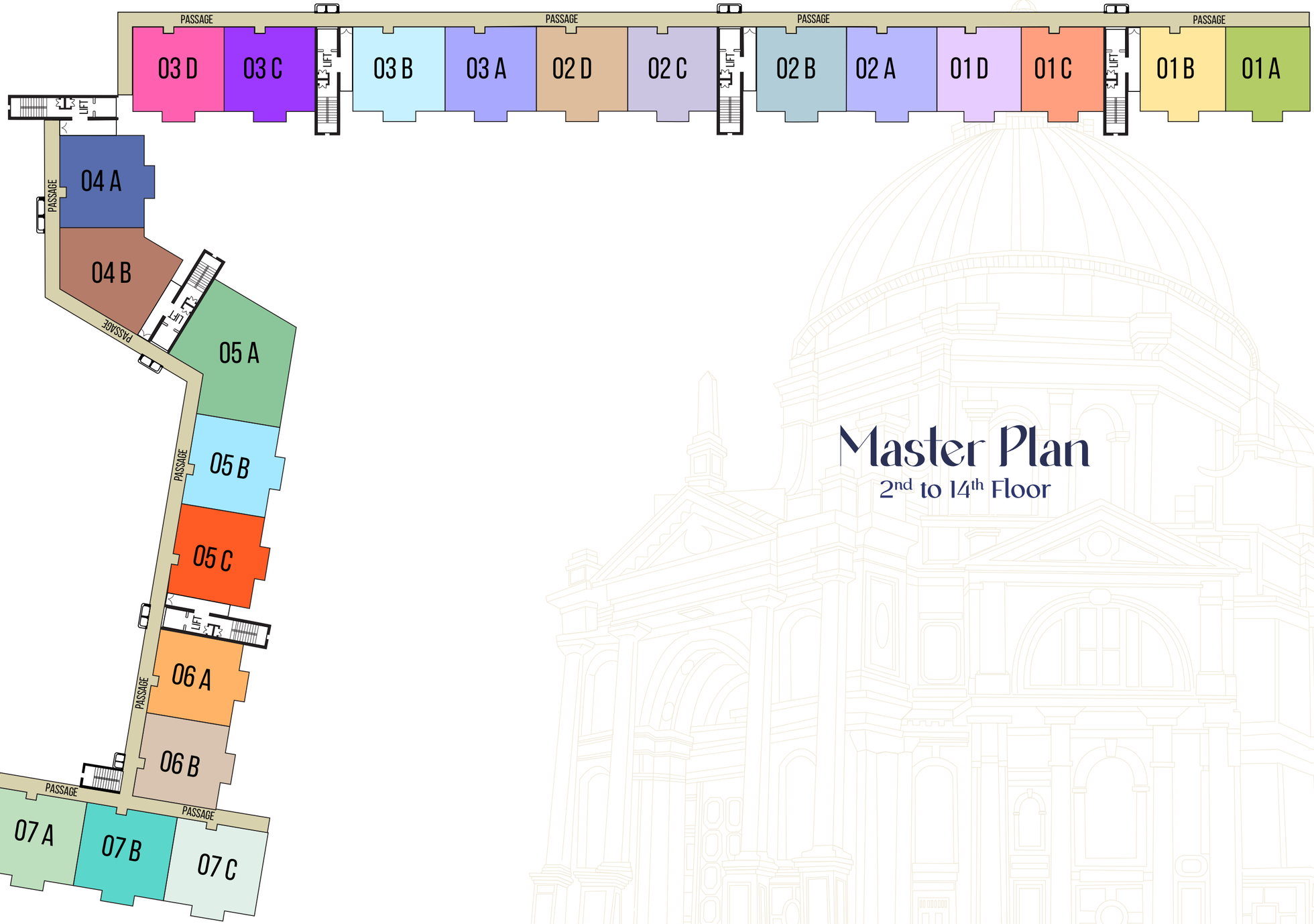
Master Plan

Ground Floor



Master Plan

1st Floor



Master Plan

2nd to 14th Floor

Apartment Layouts



Block 2 - A B C D
Block 3 - A B C D
Block 4 - A
Block 5 - B C
Block 7 - A B C

HOUSE TYPE - **A**

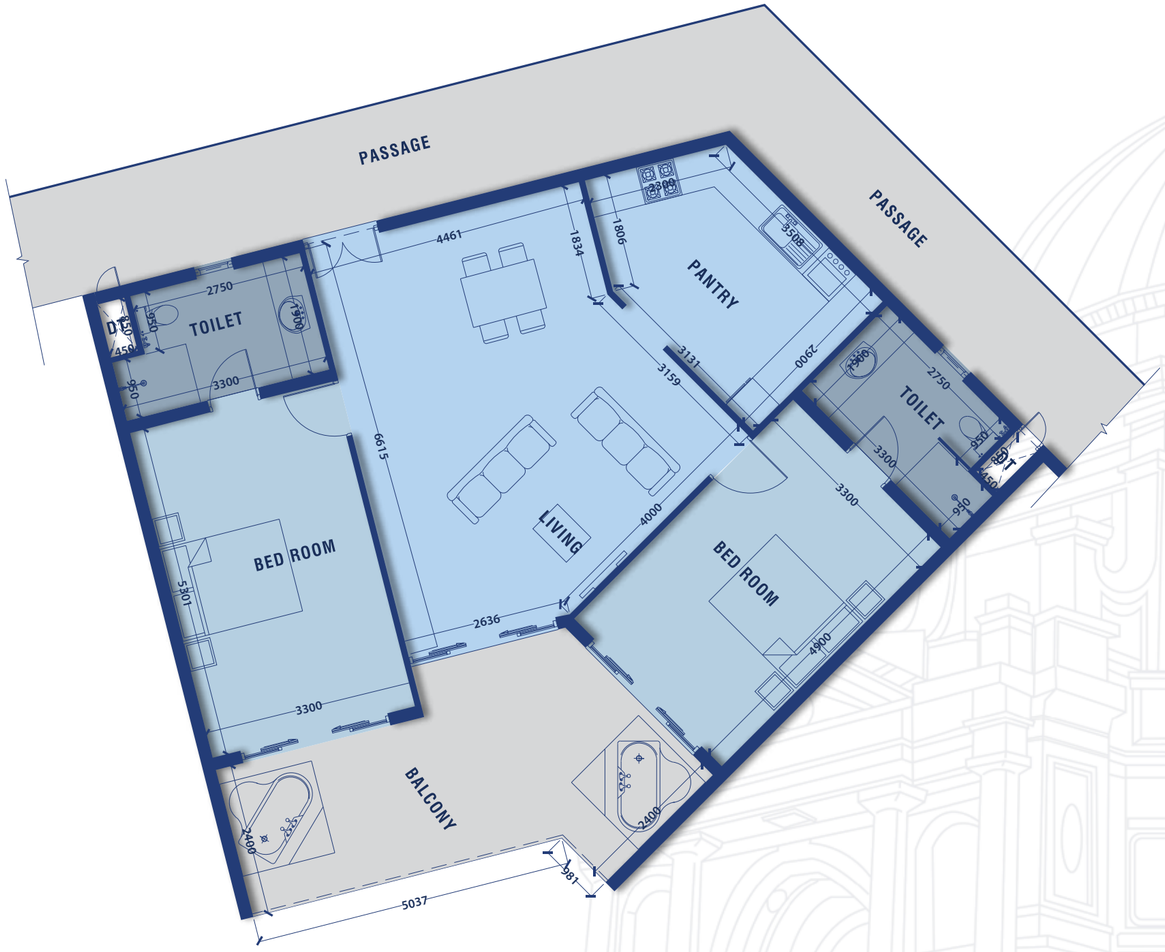
1130 SQ.FT
2 Bedrooms | Living | Dining |
2 Bathrooms | Pantry



Block 1 - A B C D
Block 6 - A B

HOUSE TYPE - **B**

1032 SQ.FT
2 Bedrooms | Living | Dining |
2 Bathrooms | Pantry



Block 4 - B

HOUSE TYPE - **D**

1260 SQ.FT

2 Bedrooms | Living | Dining |
2 Bathrooms | Pantry



Block 5 - A

HOUSE TYPE - **E**

1695 SQ.FT

2 Bedrooms | Living | Dining |
2 Bathrooms | Pantry

The sky is limitless for Elegance Redefined

Dive into scenes, sips, and splashes
Waves whisper, screens glow, spirits flow



POOL CINEMA



POOL BAR



POOL AREA



KIDS PLAY AREA

Aqua Living at Its Finest

- Exciting Gondola Rides
- Infinity Lagoon Pool
- Kids Pool
- Lagoon Pool Bar
- Sunken Lounges
- Floating Pods
- Water Cinema Theater
- Aquatic Party Venue

Wellness, Fitness & Peace of Mind

- Wellness Sanctuary with Spa & Sauna
- State-of-the-Art Fitness Studio
- Yoga Deck
- Meditation Deck
- Personal Fitness Coach

Family Friendly & Entertaining

- Kids Club
- Hammock Heaven
- BBQ Deck & Alfresco Dining
- Private Jacuzzis for All Apartments
- Visitors Lobby & Lounge
- Dedicated Check-in Reception
- Butler Service
- Housekeeping Services
- Trash Pickup Right at Your Door
- Coin Operated Laundry
- Services Management by Prime

Skyline Serenity

- Aqua Horizon Rooftop
- Sky Lounge Area

Smart & Secure Living

- 24/7 Security & Surveillance
- Electric Car Charging Stations
- Coin-Operated Laundry
- Car Wash Bay



RESTAURANT



COFFEE SHOP



SPA



GYM



JACUZZY

Moments unwind in style and splendor
A world of wellness, wonder, and wine

Specifications

Sub Structure

Pile foundation with RCC structure as per Structural Engineer's recommendation.

Super Structure

RCC Columns, Beams, slab etc., Cement block walls 8" thick for external walls.
4" thick partition walls to satisfy the design requirement

Floor Finishes

Living, Dining, Pantry and Bedrooms to be laid with Porcelain / Ceramic floor tiles as per architect's advice.

Balcony

Ceramic or Porcelain tiles laid, surface shall be water proofed.

Bathrooms

Ceramic or Porcelain tiles laid, surface shall be water proofed.

Wall Finishes

Internal walls

Smooth plaster with two coats of wall putty, one coat of wall
Filler & painted with two coats of emulsion paint.

External walls

Semi- rough plaster with wall primer and two coats of weather shield paint.

Bathroom Walls

Ceramic or porcelain tiles laid up to ceiling height.

Bathroom fittings

All bathroom fittings Water closet and Vanity basin and four pieces accessories as directed by the Architect.

Doors and Windows

Main Door

Engineered timber sash and timber frame

Internal Doors

Powder coated aluminum windows.

Locks

Mortise' door lock for front door with other internal door locks to be lever type.
Bathroom doors to have knob type locks.

Pantry cupboard

Fitted pantry cupboard set with granite top
Burner, Oven, Microwave and Hood.
Washer/Dryer Machine
Refrigerator
SS sink with swan neck tap

Air Conditioner

Fully Air-conditioned apartment.

Water Supply

UPVC cold water pipe network via overhead water tank
Hot water for bath rooms via 15-liter geezer

Color scheme

As directed by the Architect

General

Two Jacuzzis will be provided for balconies
Individual meters for Electricity and Water
Fitted wardrobes will be supplied



PRIME GROUP

PRIME LANDS | PRIME RESIDENCIES | PRIME LANDS AUSTRALIA | PRIME LANDS DUBAI | BHOOMI

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 unwaveringcommitment 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.



PRIME GROUP

www.primelands.lk
Info@primelands.lk | 070 199 1000

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