Melwa and Prime Lands strengthen Colombo’s Global Investment Landscape with USD 57.6 million Port City Deal

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Strengthening Sri Lanka’s global real estate footprint with a landmark marina-front investment at Port City Colombo.

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In a decisive move that signals strong local confidence in Sri Lanka’s evolving economic landscape, Melwa Conglomerate and Prime Lands have secured a marina-front land parcel at Port City Colombo for USD 57.6 million. Spanning over four acres and overlooking the Indian Ocean, the site is poised to become one of the most significant residential developments within the country’s first foreign currency-designated Special Economic Zone. The property will host an ultra-luxury waterfront apartment complex offering uninterrupted views of the marina from every unit. Designed to redefine high-end urban living, the project is expected to be completed within four years, with projected revenue of USD 250 million.

Beyond its architectural and lifestyle appeal, the development carries broader national significance. It is expected to generate employment across construction, engineering, logistics, and allied professional services, while attracting foreign direct investment and international buyers. This initiative further strengthens Sri Lanka’s positioning as a competitive destination within South Asia’s real estate and financial markets.

As a strategic partner in the joint venture, Melwa Conglomerate brings decades of industrial expertise spanning steel manufacturing, infrastructure supply, and large-scale construction support. Having evolved from its manufacturing roots into a diversified industrial powerhouse, Melwa has remained closely aligned with national development priorities, contributing to Sri Lanka’s economic resilience and global competitiveness.

Partnering with Melwa is Prime Lands, Sri Lanka’s leading real estate powerhouse and a dominant force in land sales and property development. With over three decades of experience and an innovative approach to shaping modern urban growth, Prime continues to play a transformative role in elevating the country’s real

estate landscape to international standards.



L–R: Shane Amadoru, Sales Director, CHEC Port City Colombo; Thulci Aluwihare, Deputy Managing Director, CHEC Port City Colombo; Premalal Brahmanage, Chairman, Prime Group; P.P. Anandaraja, Chairman, Melwa Group; Sandamini Perera, Co-Chairperson, Prime Group; and Melwa Group Directors P.P. Muruganandhan, P.P. Barathamanickam, and P.P. Devaraja.

Port City Colombo operates under a USD-based regulatory framework that permits transactions in designated foreign currencies, offering investors protection against currency volatility while ensuring long-term financial stability. This framework is designed to encourage global capital inflow, diversify national revenue streams, and stimulate sustainable growth within the services and real estate sectors.

From a strategic perspective, Melwa’s management views this investment as a deliberate step aligned with a sustained development roadmap. Internationally aligned, capital-driven initiatives of this nature not only attract foreign income but also stimulate domestic industries and strengthen Sri Lanka’s standing within the

regional investment arena. Notably, the majority of high-value land within the Marina District has already been committed, reflecting sustained developer confidence.

The Prime–Melwa collaboration represents more than a landmark transaction; it reflects the readiness of established Sri Lankan enterprises to invest at scale, support structured economic zones, and contribute to a modern urban framework that meets global benchmarks. It also marks a significant milestone in Prime Lands’ vision of taking Sri Lanka’s real estate to the world.

Through this transformative initiative, Melwa reinforces its enduring commitment to national development while advancing Sri Lanka’s global presence, guided by its vision: We Build a Sustainable Nation. As Colombo continues to strengthen its position as a regional business, financial, and lifestyle hub, this partnership will play a decisive role in shaping both the nation’s infrastructure and its economic future.