



PRIVATE INVESTMENT PROPOSAL

MARINE DRIVE COLOMBO 3

A rare dual-access development site

in Sri Lanka's premier urban beachfront corridor.

LAND EXTENT

60 PERCHES

COMMERCIAL OFFER

LKR 1.8 BILLION

KOLLUPITIYA / COLOMBO 3 / SRI LANKA

A strategically positioned 60-perch property with access from both Galle Road and Marine Drive, offering exceptional visibility, connectivity and long-term development potential.

Presented by

Realtor Lanka Consultants (Pvt) Ltd

Investment Facilitator



THE OPPORTUNITY

A rare coastal-city footprint

One of the few remaining sizeable development sites in central Colombo with sea-facing prominence and access from two of the city's most important arterial roads.

- **Location:** Kollupitiya, Colombo 3
- **Extent:** 60 perches
- **Road frontage:** More than 100 feet
- **Dual access:** Galle Road and Marine Drive
- **Outlook:** Indian Ocean views

STRATEGIC ADVANTAGE

Positioned for landmark development

The property combines a prestigious address, high urban visibility and direct connectivity across Colombo. Its scale supports a statement development suited to institutional, corporate or international investment.

60 PERCHES | DUAL ACCESS | OCEAN-FACING

A distinctive asset in Colombo's premium commercial district.



DEVELOPMENT VISION

Multiple pathways to value creation

Subject to statutory planning, zoning and regulatory approvals, the site may suit a range of premium urban concepts.

01

Luxury residences

A high-rise residential address with ocean views.

02

Five-star hospitality

A city hotel, serviced residence or lifestyle destination.

03

Mixed-use landmark

Premium retail, hospitality, offices and residences.

04

Corporate tower

An international-grade headquarters or office development.

TARGET INVESTOR PROFILE

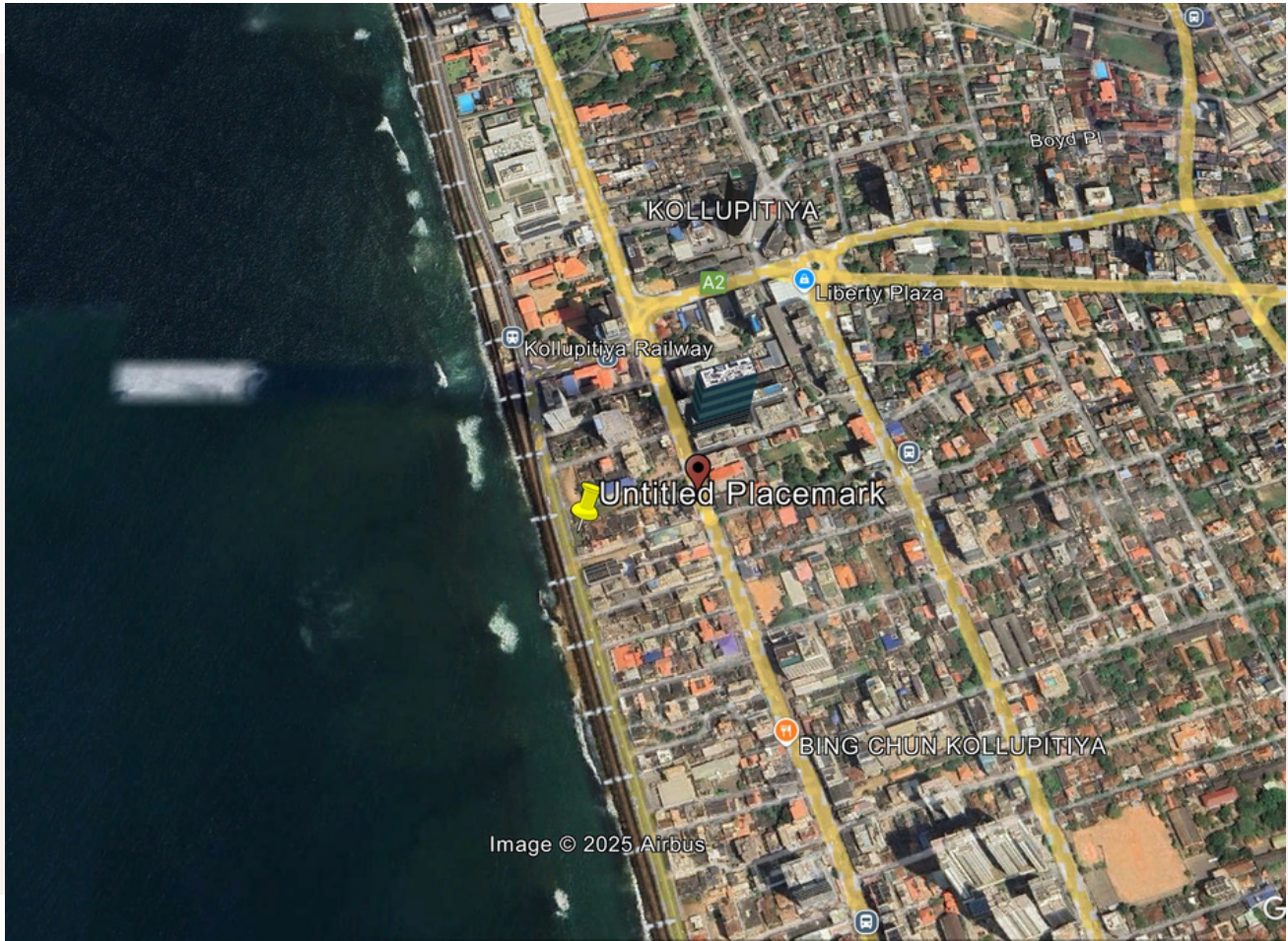
- International developers
- Institutional investors
- Blue-chip corporations
- High-net-worth individuals

COMMERCIAL OFFER

LKR 1.8 BILLION

LOCATION & NEXT STEPS

Explore the exact location

**PRIVATE SITE VISITS & ENQUIRIES****Vijay****Realtor Lanka Consultants (Pvt) Ltd**

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TRANSACTION MANAGED BY

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Colombo, Sri Lanka

This private proposal is intended solely for discussion with qualified parties. Property particulars are provided in good faith and remain subject to verification, due diligence, approvals and final agreement with the owner.