



Profile of..

ANANDA **APARTMENTS**



A Landmark Investment in a Prime Location Next to **Ananda College**



23 Housing
Units



Strategic
Location



High
Demand



Investment
Opportunity



Rental
Income

Unmatched Location & Prestige

Ananda Apartments is a premium real estate investment strategically located **adjacent to Ananda College**, one of Sri Lanka's most prestigious School.

This exclusive location ensures high demand from families, professionals, and businesses seeking a property with both convenience and prestige.



23 Housing Units

Currently the Apartment Complex comprises a total of 23 fully rented housing units, offering a stable and high-yield rental income.

- 11 x Three-Bedroom units,
- 4 x Two-bedroom units,
- 8 x One-bedroom units,

Due to its prime location adjacent to Ananda College, rental demand is exceptionally high.

The demand is so strong that prospective tenants are often placed on waiting lists, ensuring consistent occupancy and maximum rental returns for investors.

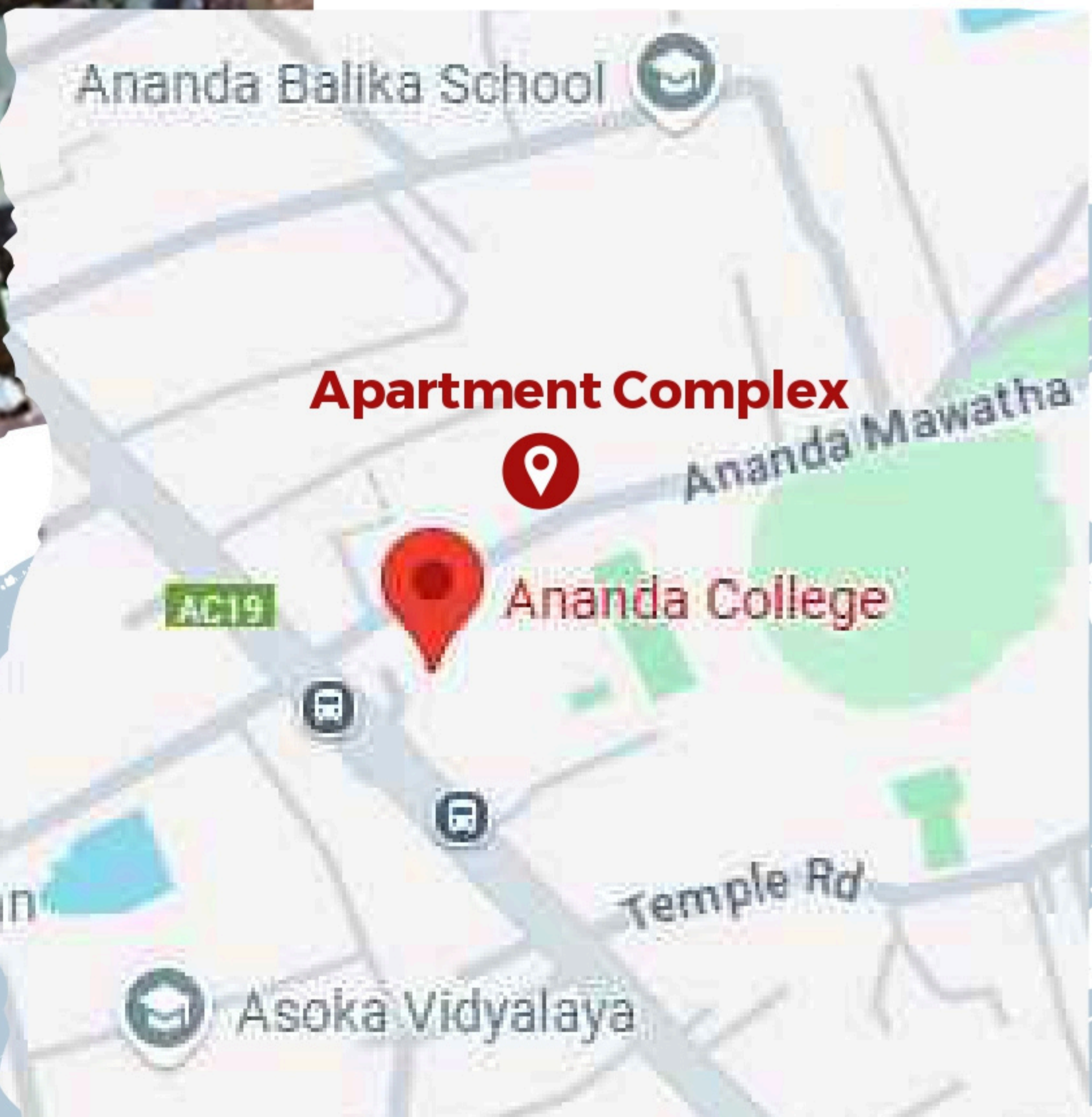


Location & Land

The land is Facing Ananda Mawatha,
Just opposite to Ananda College.

- Land Size : 46.8 perches
- Road Frontage : 65 feet

The Land value of the area is around
Rs. 15 million per perch. This is the only
available large land plot in the area.



Versatile Investment Potential



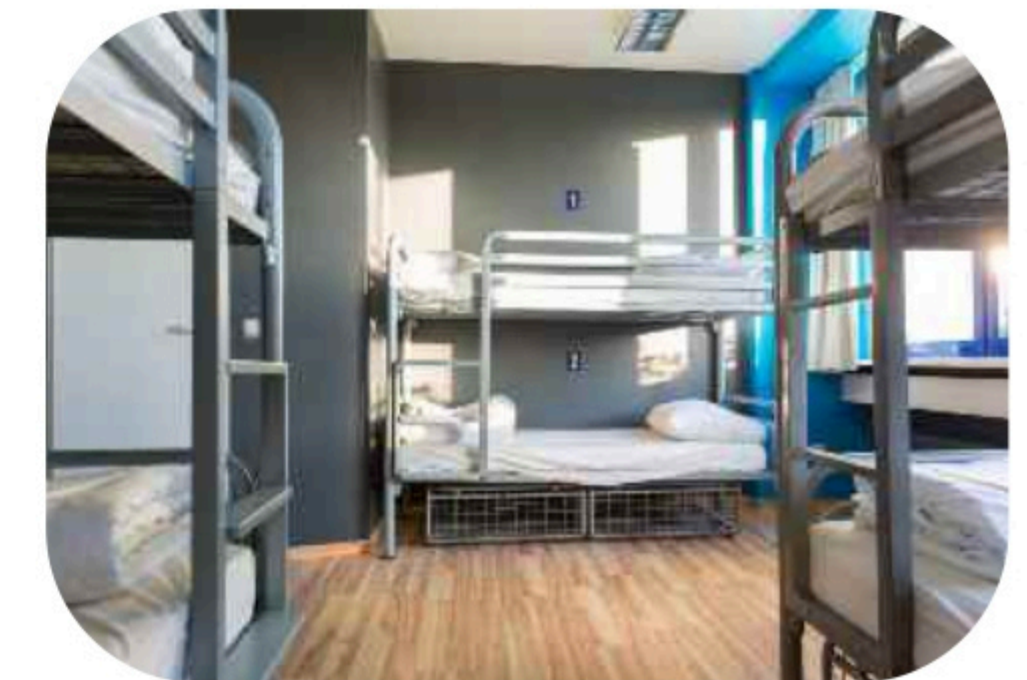
Office Space

This property can be transformed into an office space or co-working hub, making it ideal for corporate tenants seeking a prime location in the heart of Colombo.



Urban Rentals

The space can be transformed into modern dormitories and private rooms. Existing layout allows for communal areas and efficient guest facilities, with potential for expansion to meet growing tourist demand.



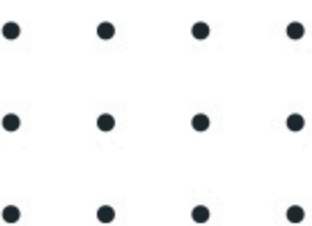
Educational Institute

Ideal for educational conversion, offering flexible spaces for classrooms and administrative offices near Ananda College. The prime location ensures excellent accessibility for students and faculty.



High rise Apartments

It also offers exceptional development potential for a luxury high-rise complex. The prime location supports premium pricing, driven by strong demand from professionals and investors.



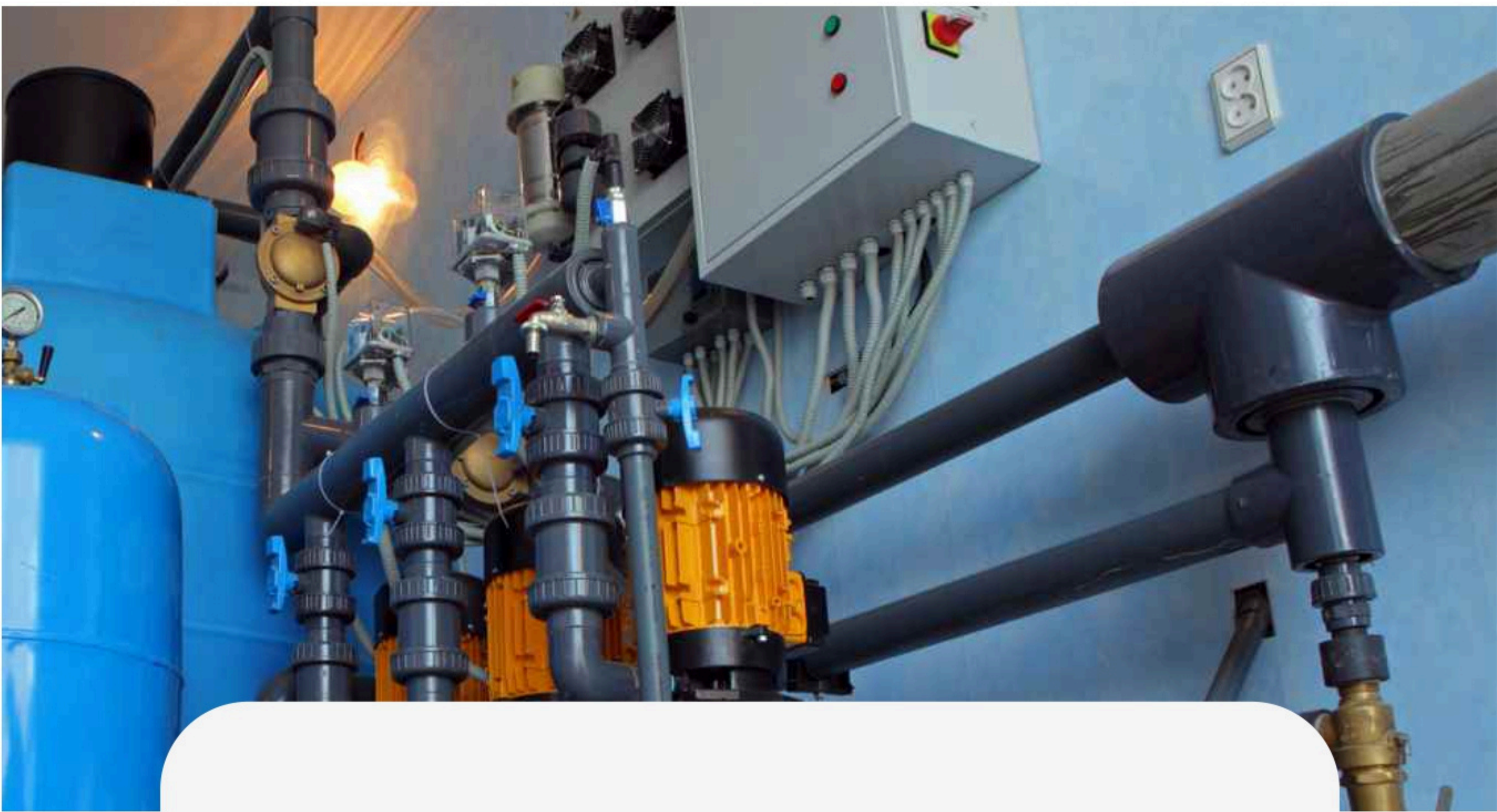
Sustainability

Amenities



Solar Powered Common Areas

The apartment complex features rooftop solar panels that power the common areas, enhancing energy efficiency. Additionally, there is ample space for installing more solar panels.



Water Purification Plant

The complex is equipped with a water purification plant and a tube well water source. The entire apartment complex can be supplied with water independently, eliminating reliance on Water Board and reducing the water bill to zero.



Commercial Offer

USD 2.2 million



Contact us for more details and to schedule a property viewing...

Presented by:



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