



BANDARAWELA

Your Ultimate Retirement Destination!

We have hand-picked a large property to be
developed as
GATED COMMUNITY RETIREMENT HOMES
with all modern amenities.

**Investment: LKR 2,000,00/= per
block of 10 perches**

Prospective investors, please contact us for the final
prospectus/business plan.

Investment Facilitated By
Realtor Lanka Consultants (PVT) Ltd
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RESIDENTIAL LAND PROJECT IN BANDARAWELA



Joint Venture Business Proposal Outline

1. Executive Summary

- **Purpose:**
To develop and sell residential land blocks in Bandarawela targeting local buyers and Sri Lankan expatriates.
- **Proposal:**
Seeking an investor/partner to fund land acquisition, development, and sales operations.
- **Location advantage:**
Scenic highlands, cool climate, tourism appeal, and rising demand for second homes.

2. Project Overview

- **Land Size:** 388 perches
- **Access Road width:** 20 ft
- **Development Plan:**
Sub-divide into 27 retail blocks (e.g., 10–15 perches per plot)
- **Direction to the Location:**
From Bandarawela town, travel along the Ettampitiya Road for approximately 4 km. Take the left turn near the Islaby Tea Factory. Continue for another 4 km until you reach Pallewela Junction. Turn left, and after 50 metres, you will arrive at the location.
- **Zoning:** Residential with clear title
- **Target Market:**
Retirees, holiday home seekers, investors, and expatriates

3. Market Opportunity

- High demand for cooler climate living (especially from Colombo-based clients)
- Growing interest in owning holiday homes and retirement properties
- Comparatively affordable land vs. Nuwara Eliya & Ella
- Bandarawela's reputation for health, education, and livability
- Distances:
8 km Bandarawela Town, 1 km to Banks, 5 km to St. Thomas College
- Travel Time:
25 mts to Haputale, 30 mts to Ella, 30 mts to Badulla, 60 mts to Nuwara Eliya
- Location Map
- Water & Electricity near the site.

4. Business Model

- Land Acquisition Cost: Rs. 54,000,000
- Development Cost:
Surveying, roads, boundaries, utilities Rs.10,000,000
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- Project Duration: 8 -12 months
- Estimated ROI: 30 – 40%

5. Investor Proposition

- Required Investment: Rs.10,000,000/=
- Return Model:
Profit sharing / Fixed return / Land share option
- Exit Plan: Full sale of plots within [x] months
- Brokers/Facilitators benefits Rs.

6. Marketing Strategy

- Branding through Realtor Lanka Consultants (PVT) Ltd
- Online campaigns (ikman.lk, Facebook, Google Ads)
- Exclusive launch promotions & Website Rs.
- Targeted outreach to expats and local investors (Office Expenses)

7. Why Partner with Us?

- 20+ years of real estate experience
- Established network of buyers and brokers
- Legal, surveying, and marketing support in place
- Track record of successful land and condo projects

8. Next Steps (Legal assistance etc)

- Site visit with investor
- Drafting MOU or investor agreement
- Due diligence and commencement of purchase

Location Map



Survey Plan

Photo Gallery

(As it appears)







Thank You

Contact Us



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