

# PROPERTY ANALYSIS REPORT

**Clear freehold title**

## Basic Details

**Price: Rs 285,000,000 (Rs 13.5M/perch)**

Location: Thimbirigasyaya, Colombo 5

Land Size: 20.25 perches

Shape: Well-shaped residential land

Road Access: Dual access from two wide residential roads

# Property Analysis

## 1. Price Positioning

### **Rs 13,500,000 per perch**

At Rs 13.5M per perch, this land commands a premium for Colombo 5, reflecting Thimbirigasyaya's status as one of the city's most sought-after micro-locations. Comparable plots in the area range from Rs 12–15M per perch depending on shape, access, and exact street. The dual road access and clear freehold title justify the upper-mid pricing. The 'negotiable' tag suggests flexibility toward Rs 12.5–13M per perch for committed buyers.

**Verdict: Premium Colombo 5 pricing with room for negotiation**

## 2. Location & Connectivity

Thimbirigasyaya is one of Colombo 5's most peaceful, private, and mature residential pockets. Despite the tranquil setting, connectivity remains excellent: 5 minutes to Havelock Road (shopping, dining), 3 minutes to Baseline Road, 10 minutes to Colombo 3 business district, and walking distance to top schools (Royal College, Ladies' College), hospitals (Durdans, Lanka Hospital), and supermarkets. The dual road access from two residential roads adds redundancy and privacy — a rare luxury in dense Colombo.

**Verdict: Elite residential micro-location with superb connectivity**

## 3. Shape & Buildability

At 20.25 perches with a well-shaped footprint, this land offers excellent versatility. The size is ideal for: a single luxury residence (8,000–12,000 sqft), two spacious homes (4,000–6,000 sqft each), or three boutique homes (2,500–3,500 sqft each). The dual road access is particularly valuable — it allows for separate entrances if subdividing, improves privacy, and enhances future resale flexibility.

**Verdict: Versatile shape and dual access support multiple use cases**

#### **4. Road Access Quality**

Dual access from two wide residential roads is extraordinarily rare in mature Colombo 5. This provides: redundancy (if one road has construction or blockage, the other remains accessible), privacy (can use different entrances for family vs. service/deliveries), subdivision flexibility (if developing multiple units, each can have separate access), and enhanced resale appeal (road access is one of the first things buyers evaluate).

**Verdict: Dual access is a rare premium feature in Colombo 5**

#### **5. Best Use Analysis**

**Development pathway options:**

**Option A: Single Luxury Residence (Recommended)**

- Build an 8,000–12,000 sqft modern luxury home
- Garden, pool, outdoor entertaining space
- Retains privacy and exclusivity of full plot
- Value: Rs 400–500M finished (including land)

**Option B: Two Spacious Homes**

- Subdivide into two 10-perch plots (each 4,000–6,000 sqft homes)
- Dual road access makes this very feasible
- Target: Affluent families seeking semi-detached luxury
- Value: Rs 200–250M per home

Option C: Three Boutique Homes

- Maximize plot yield with three 6.75-perch plots
- Each home 2,500–3,500 sqft
- Requires careful planning for parking and setbacks
- Value: Rs 150–180M per home

**Verdict: Single luxury residence maximizes value; subdivision possible if market demand exists**

Summary Snapshot

| Analysis Point  | Rating | Key Takeaway                                       |
|-----------------|--------|----------------------------------------------------|
| Value           | ★★★★☆  | Premium Colombo 5, negotiable to Rs 12.5–13M/perch |
| Location        | ★★★★★  | Elite Thimbirigasyaya micro-location               |
| Buildability    | ★★★★★  | Versatile shape + dual road access                 |
| Best Use        | ★★★★★  | Single luxury residence or 2-3 boutique homes      |
| Appreciation    | ★★★★★  | Exceptional long-term upside                       |
| Liquidity       | ★★★☆☆  | Moderate (elite tier, smaller buyer pool)          |
| Development ROI | ★★★★☆  | Rs 100–200M upside on luxury build                 |
| Risk Level      | ★★☆☆☆  | Very low (top-tier residential zone)               |

## **Final Verdict**

**Best for:** High-net-worth families seeking privacy and space in Colombo 5's best residential pocket, or developers targeting ultra-luxury boutique homes.

**Not ideal for:** Yield investors (land banking play only), budget-conscious buyers, or those needing immediate development.

**Smart move:** Negotiate toward Rs 12.5–13M per perch, verify exact boundaries and access rights on both roads, confirm UDA zoning and FAR, and plan architectural vision before purchase.