

PROPERTY ANALYSIS REPORT

Modern 3BR Apartment Next to British Council, Colombo 03

Basic Details

Price: Rs 79,000,000

Location: Colombo 03

Property Type: Apartment

Floor Area: 1,610 sqft

Bedrooms: 3

Bathrooms: 2 + Maid's

Property Analysis

1. Price Positioning

Price per sqft: Rs 49,068

At Rs 49,068 per sqft, this apartment offers excellent value for Colombo 3. The rate is competitive for a sea-view unit near British Council, especially considering the included amenities (rooftop pool, gym, driver quarters). Comparable 3-bedroom units in Colombo 3 typically range from Rs 50,000–65,000 per sqft, positioning this at the more accessible end. The fixed pricing (no 'negotiable' tag) suggests firm pricing.

Verdict: Fair market pricing with potential for negotiation

2. Location & Connectivity

Colombo 3 is the heart of the city's commercial and diplomatic corridor. This property sits next to the British Council, with walking access to Green Path, Bambalapitiya Junction, and Galle Road. Within 5-10 minutes: Colombo Fort, Kollupitiya shopping, international schools, and major hospitals. The sea-facing position adds lifestyle value — morning walks along Marine Drive, ocean breezes, and sunset views.

Verdict: Well-connected location with good access to amenities

3. Rental Yield Estimate

At Rs 79M, rental income would likely fall in the Rs 180,000–220,000/month range for expatriate families or professionals. This translates to a gross rental yield of 2.7–3.3% annually — solid for Colombo 3, especially with sea views and amenities. The 3-bedroom configuration suits small families. Factor in monthly maintenance (likely Rs 25,000–35,000).

Verdict: Typical yield for Colombo market; capital growth expected

4. Lifestyle Fit & Target Buyer

Who this suits best:

- Expatriate families or professionals working in Colombo 3 diplomatic/business corridor
- Sea-view enthusiasts who want ocean access without beachfront prices
- Small families needing 3 bedrooms + maid's room in central Colombo
- Investors targeting diplomatic/corporate rental market

Verdict: Suitable for a range of buyers depending on needs

Summary Snapshot

Analysis Point	Rating	Key Takeaway
Value	★★★★☆	Excellent value for Colombo 3
Location	★★★★★	Prime diplomatic corridor
Rental Yield	★★★☆☆	Solid 3-4% with sea views
Lifestyle Fit	★★★★☆	Great for expat families
Space	★★★★☆	Good 1,610 sqft for 3BR
Amenities	★★★★☆	Rooftop pool, gym included
Resale Strength	★★★★☆	Strong Colombo 3 demand
Investment Upside	★★★★☆	Balanced yield + growth

Final Verdict

Best for: Expatriate families or professionals seeking sea-view living in Colombo's diplomatic corridor with ready amenities.

Not ideal for: Buyers with different priorities or budget constraints

Smart move: Conduct thorough due diligence, negotiate where possible, and plan appropriate holding period