

PROPERTY ANALYSIS REPORT

One Galle Face West Tower 4BR | Unobstructed Views

Basic Details

Price: USD \$2,107,000 (Negotiable)

Location: Galle Face, Colombo 02

Property Type: Luxury Apartment

Floor Area: 3,500 sqft

Bedrooms: 4 Deluxe

Bathrooms: 4

Property Analysis

1. Price Positioning

Price per sqft: Rs 602

This property is priced competitively for its location and features. The asking price reflects current market conditions and the property's specific advantages.

Verdict: Fair market pricing with potential for negotiation

2. Location & Connectivity

The location offers good connectivity to key areas of Colombo with access to essential amenities and services.

Verdict: Well-connected location with good access to amenities

3. Rental Yield Estimate

Rental yield estimates vary based on property type and location. Consult with local rental agencies for current market rates.

Verdict: Typical yield for Colombo market; capital growth expected

4. Lifestyle Fit & Target Buyer

Who this suits best:

- Families seeking quality residential space
- Professionals looking for convenient city living
- Investors interested in rental income potential

Verdict: Suitable for a range of buyers depending on needs

Summary Snapshot

Analysis Point	Rating	Key Takeaway
Value	★ ★ ★ ★ ☆	Market-appropriate pricing
Location	★ ★ ★ ★ ★	Good connectivity
Rental Yield	★ ★ ★ ☆ ☆	Typical market yield
Lifestyle Fit	★ ★ ★ ★ ★	Suitable for target buyers
Space	★ ★ ★ ★ ★	Adequate space
Amenities	★ ★ ★ ★ ★	Standard amenities
Resale Strength	★ ★ ★ ★ ★	Stable demand
Investment Upside	★ ★ ★ ★ ☆	Long-term potential

Final Verdict

Best for: Buyers seeking quality residential property in a good location

Not ideal for: Buyers with different priorities or budget constraints

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