



## Luxury 12 Bed Condo Building For Sale In Colombo Sri Lanka



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 656,000

#### Location

Country: Sri Lanka  
ZIP code: 10370  
Posted: Sep 19, 2025  
Description:  
Luxury 12 Bed Condo Building For Sale In Colombo Sri Lanka

Esales Property ID: es5554791

46 St Ritas Road

Mount Lavinia-Ratmalana area

Colombo

Sri Lanka

Property is also for rent for 1M SLR per month

An Exceptional Investment and Lifestyle Opportunity in Mount Lavinia, Sri Lanka

Nestled in the highly sought-after Mount Lavinia-Ratmalana area of Colombo, Sri Lanka, an extraordinary new building presents a truly unique opportunity for both discerning investors and those seeking a luxurious, multi-unit residence. This purpose-built, four-story complex is a masterpiece of modern design and strategic planning, offering a total of 12 bedrooms and a host of premium features across its well-appointed units. With a total built-up area of approximately 7,000 square feet on a



14-perch land plot, this property is a turnkey investment, perfect for a high-yield rental portfolio, a corporate headquarters with staff accommodation, or a spacious multi-generational family building with built-in income potential. The property's prime location, thoughtful layout, and high-end amenities, all backed by a clear deed and a full Certificate of Conformity (COC), make it a solid and secure investment.

## A Purpose-Built Investment with Self-Contained Units

The building is meticulously designed as four independent, identical apartment units, each providing a self-contained and comfortable living space. These units are strategically placed on the first and second floors, offering a cohesive and easily manageable structure. Each unit is a spacious 1,100 square feet, featuring a well-thought-out layout that includes three bedrooms, three bathrooms, a living area, and a kitchen. The consistency in design across all four units not only simplifies management but also ensures a uniform level of quality and comfort for residents. All rooms and living areas are fully air-conditioned, a premium feature that is highly sought after in Sri Lanka's tropical climate. This makes the units immediately attractive to a high-end clientele and ready for occupancy without any further modifications.

The ground floor of the complex is also a key feature of the property's design. It is fully tiled and presents the potential to be developed into an additional apartment unit, further increasing the property's rental yield and overall value. This offers a new owner the flexibility to expand the building's capacity or to create a communal space, a private residence for the owner, or a commercial space, depending on their vision. The front of the complex provides a dedicated parking space for up to four cars, a significant advantage in a densely populated area like Colombo where secure parking is a valuable asset. This thoughtful design ensures that the property is not only profitable but also practical and convenient for both residents and visitors.

## A Rooftop Oasis and Future Development Potential

One of the most remarkable features of this property is its stunning rooftop. The third floor of the building is a fully tiled roof garden, spanning an expansive 2,200 square feet. This magnificent space is designed as a communal retreat and recreational area. It is here that the building's prime coastal location is fully realized, offering a breathtaking panoramic sea view. This rooftop oasis provides a tranquil escape from the bustling city below, perfect for residents to relax, entertain guests, or simply enjoy a quiet moment with a stunning view of the Indian Ocean.

Beyond its immediate use as a recreational area, the rooftop holds significant development potential. The robust structure and expansive space offer the possibility of building further apartment units, subject to local regulations and approvals. This potential for future expansion makes the property a long-term investment, allowing a new owner to further capitalize on their purchase in the future. This dual-purpose design—offering both an immediate luxury amenity and a future development opportunity—makes the building a truly exceptional offering in the Mount Lavinia real estate market.

## Strategic Location and Strong Investment Fundamentals

The property is situated on a 14-perch plot in the highly convenient and well-established Mount Lavinia-



Ratmalana area. This location offers a perfect blend of urban accessibility and a relaxed suburban atmosphere, making it ideal for attracting a diverse range of tenants. Mount Lavinia is a well-known suburb with a strong expatriate community and a reputation for its beautiful beaches, vibrant social scene, and excellent infrastructure. The area is home to numerous international schools, reputable restaurants, and a wide array of shops, making it a perfect spot for families, professionals, and long-term expatriates.

The building's strong investment potential is underscored by its clear deed and full Certificate of Construction (COC), ensuring a smooth and secure transaction for any buyer. The property's existing rental value is a clear indicator of its strong income-generating potential, providing a new owner with a substantial and immediate return on investment. With a total built-up area of approximately 7,000 square feet, the building's valuation and potential for growth are robust. This is a rare chance to acquire a modern, functional, and highly profitable property that combines luxury living with astute investment potential in the heart of Sri Lanka's capital region. Whether you are an international investor seeking a stable, high-yield asset or a private buyer looking for a grand multi-generational home with built-in income streams, this luxury building in Mount Lavinia offers an unparalleled proposition.

## ABOUT THE AREA

Colombo, the commercial capital and largest city of Sri Lanka, is a vibrant and dynamic metropolis that seamlessly blends a rich colonial heritage with modern urban development. As the economic and cultural heart of the nation, the city is a bustling hub of business, finance, and tourism. Its diverse landscape features a mix of historic temples and colonial-era buildings alongside sleek high-rises and contemporary shopping malls. Colombo's coastal location means it enjoys a warm, tropical climate year-round, making it an attractive destination for both residents and international visitors. The city's lively atmosphere is reflected in its bustling street markets, diverse culinary scene, and a growing number of art galleries and cultural institutions.

The Mount Lavinia-Ratmalana area, where the property is located, is a highly desirable southern suburb of Colombo. Known for its beautiful golden-sand beaches and a relaxed, more residential vibe compared to the city center, it offers a perfect balance between city convenience and a peaceful, seaside lifestyle. The area has a strong reputation as a haven for expatriates and is popular with both local and international families. This is due to its excellent amenities, including a wide array of international restaurants, cafes, and shops, as well as easy access to some of the city's most prominent international schools. The community here is vibrant and multicultural, contributing to the area's cosmopolitan charm.

Beyond its immediate surroundings, Colombo offers a wealth of attractions and opportunities. The city's rapid development is making it a major regional player, with significant investments in infrastructure and real estate. The Port of Colombo is a key maritime hub, and the city itself serves as a gateway to the rest of the island, with its ancient cities, lush tea plantations, and stunning national parks. This growth provides a stable and promising environment for real estate investment, particularly in areas that combine residential appeal with business potential.

For air travel, the nearest and main international gateway is Bandaranaike International Airport (CMB), located in Katunayake, approximately 35 kilometers north of Colombo. The journey from the Mount Lavinia-Ratmalana area to the airport can take anywhere from 45 minutes to 1.5 hours, depending on



traffic. The airport offers a wide range of flights to major destinations across Asia, the Middle East, and Europe, providing excellent global connectivity for business travelers, tourists, and residents.

## MAIN FEATURES:

- \* 12 Bedroomss
- \* 12 Bathrooms
- \* 651m2
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Sri Lanka
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Common**

Bedrooms:	13
Bathrooms:	12
Finished sq. ft.:	651 sq m
Lot Size:	651 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/UAJM-T3091/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T3091/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 18703-es5554791

