

# READY TO INVEST

## OPPORTUNITIES IN SRI LANKA



Submitted by  
**Government Stakeholders**  
Collated by the BOI

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# Land for Development



**Manufacturing**

01



**Mixed Development**

07



**IT Based Development**

29



**Hospitality & Tourism**

31



**Agriculture & Food Processing**

36



**Entertainment**

39



**Logistics**

41



**Port City**

43





# TEXTILE ZONE DEVELOPMENT

ERAVUR - BATTICALOA

 **Batticaloa**

LOCATION

 **255 Acres**

LAND EXTENT

 **USD 10 Mn.**

MINIMUM INVESTMENT

## Project Overview

The Zone is declared as a “Strategic Development Project” (SDP) and, strategic textile manufacturing investments established within the borders of the zone are eligible for benefits under Sri Lanka’s SDP Act. With over ~300 acres, the zone will provide opportunities for multiple verticals relating to the manufacture of textiles. Manufacturers can establish plants in this dedicated area, complete with a host of amenities and facilities including a sea outfall, central wastewater treatment plant and pre-cleared environmental approvals for all products. This processing park aims to reduce material lead time with the availability of locally sourced fabric to reduce input costs.

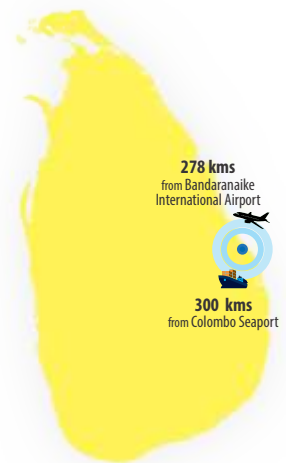
## Project/ownership structure

Foreign Direct Investments (FDI),  
Domestic Private Investment



### Strategic location

Located in the Batticaloa district with a population of 500,000+ representing a largely untapped labor pool.



## Incentives

### Project incentives:



#### 5-10-year tax holiday for exports

(Duration of tax breaks based on size of investment, type of product to be manufactured, market orientation, type of patent rights, domestic value addition, manufacturing quality etc.)



**0% duty** & taxes on imported capital goods & raw materials



**Exemptions for Import Substitution** under Value Added Tax (VAT), Port & Airport Levy (PAL), Customs Import Duty (CID), Commodity Export Subsidy Scheme (CESS)

### Other incentives:



**Dividends to non-resident entities** are exempt from income and withholding taxes



Sri Lanka enjoys **double-tax treaties** with 46 nations



**100% repatriation** of capital and profits permitted



**Access to talented human capital** with a 92% literacy rate that is 30% lower in cost vs region

## Approved activities

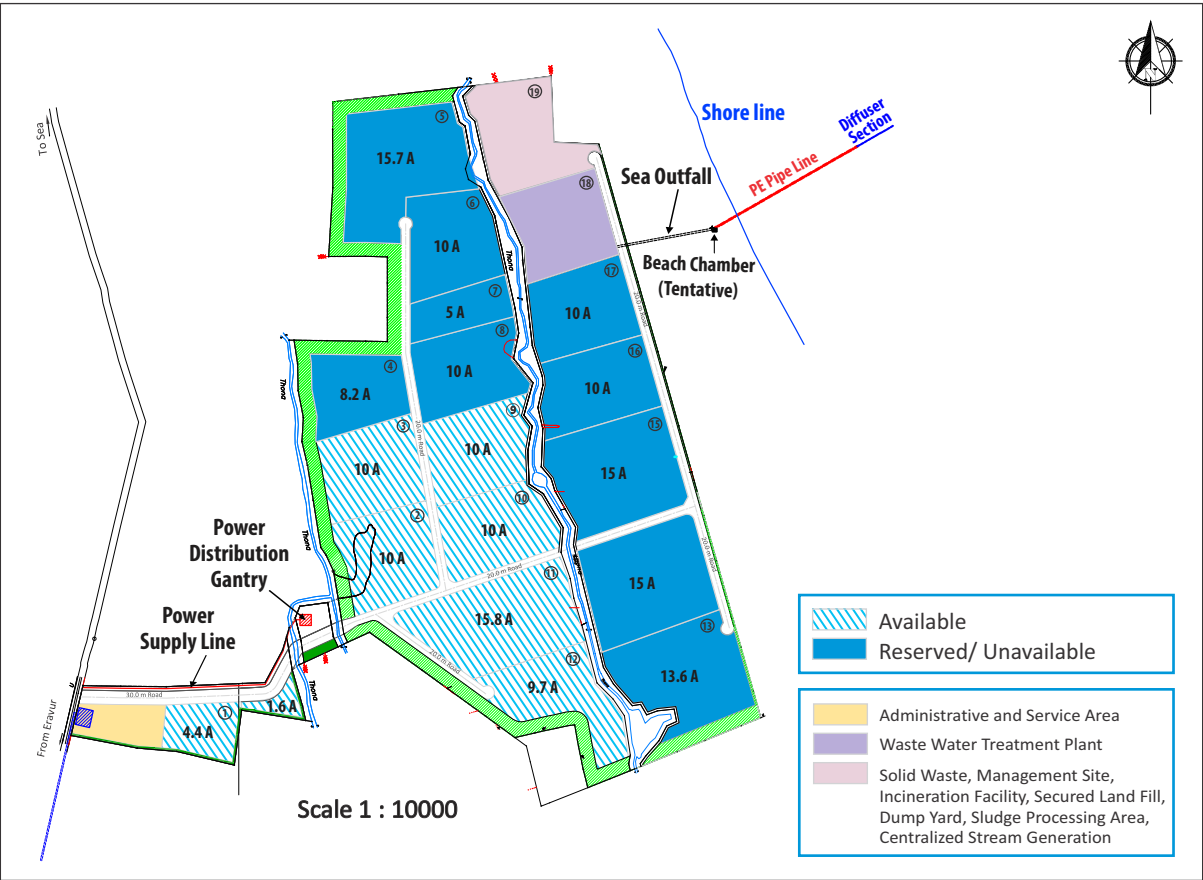
### Pre-approved for Multiple Product Opportunities:

- Textile Dying
- Textile Washing
- Textile Knitting
- Textile Weaving
- Other Associated activities



### State-of-the-art zone

With over ~300 acres, the zone will provide opportunities for multiple verticals relating to the manufacture of textiles and manufacturers can establish manufacturing plants in this dedicated area, that comes complete with a host of amenities and facilities including a sea outfall, central wastewater treatment plant and pre-cleared environmental approvals for all products.



# PHARMACEUTICAL ZONE DEVELOPMENT

ARABOKKA - HAMBANTOTA



**Hambantota**

LOCATION



**100 Acres**

LAND EXTENT



**USD 5 Mn.**

MINIMUM INVESTMENT

## Project Overview

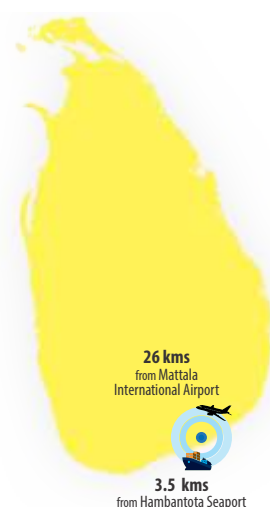
The BOI, in order to support developing new industry verticals via import substitution and exports, is establishing a state-of-the-art pharmaceutical zone in Arabokka, Hambantota. This dedicated Pharmaceutical Manufacturing Zone plans to meet 40% of the domestic demand for pharmaceutical products by locally manufactured drugs while creating a pathway to export earnings as import substitution by 2025. The Zone is declared as a "Strategic Development Project" (SDP) and strategic pharmaceutical investments established within the proposed zone is eligible for benefits under the SDP Act. This State-of-Art zone is designed to International standards and accreditations. This specifically tailored zone will make a conducive and liveable business environment to globally renewed pharmaceutical brands to bring the latest technological advances to manufacture pharmaceutical products.

- Pre-approved zone: All environmental clearances to manufacture a full suite of pharmaceutical products and fast tracked NMRA approvals.
- Strategic location: Proximity to both the Hambantota port and Mattala airport, with dedicated facilities at airport to facilitate sea-air logistics.
- Common facilities provided: Wastewater treatment & sea outfall and common logistics facilities.



### Strategic location

Proximity to both the Hambantota port and Mattala airport, with dedicated facilities at airport to facilitate sea-air logistics.



## Project/ownership structure

Foreign Direct Investments (FDI), Domestic Private Investment

## Incentives

### Project incentives:



#### 5-10-year tax holiday for exports

(Duration of tax breaks based on size of investment, type of product to be manufactured, market orientation, type of patent rights, domestic value addition, manufacturing quality etc.)



**0% duty** & taxes on imported capital goods & raw materials



**Exemptions for Import Substitution** under Value Added Tax (VAT), Port & Airport Levy (PAL), Customs Import Duty (CID), Commodity Export Subsidy Scheme (CESS)

### Other incentives:



**Dividends to non-resident entities** are exempt from income and withholding taxes



Sri Lanka enjoys **double-tax treaties** with 46 nations



**100% repatriation** of capital and profits permitted



**Access to talented human capital** with a 92% literacy rate that is 30% lower in cost vs region

## Approved activities

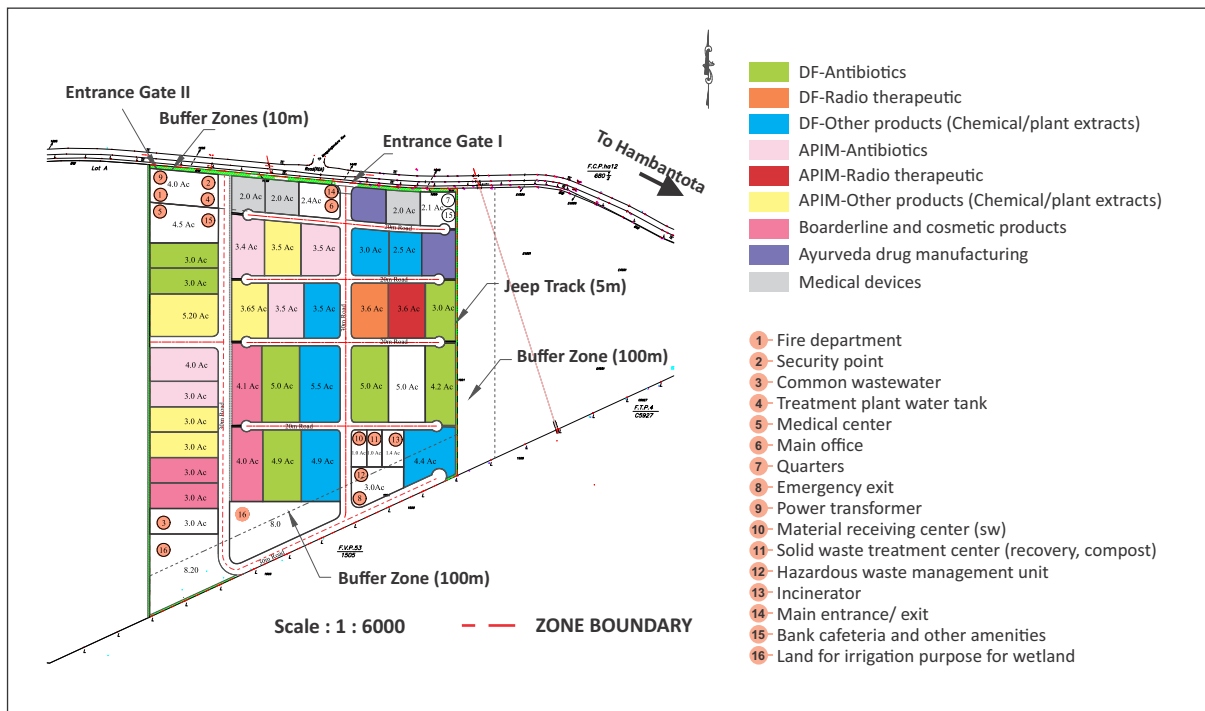
1. Pharmaceuticals, medicinal chemical, and botanical products manufacturing facilities
  - Production of medicines covering all therapeutic classes
    - Production of APIs
    - Secondary processing including intermediates, formulation, blending and packaging
    - Production of radiopharmaceuticals (I-131, Tc-99m, F-18)
    - Manufacturing of herbal/botanical products and indigenous medicine including Ayurvedic and homeopathic drugs
  - Production of borderline products (products with combined characteristics of medicines along with foods, medical devices)
2. Medical devices manufacturing or assembling facilities
3. Related ancillary facilities R&D including biotechnology research and production and laboratory testing facilities





## State-of-the-art zone

This pharmaceutical zone in Arabokka, Hambantota will provide common facilities including wastewater treatment, a sea outfall and common logistics facilities.









**MIXED  
DEVELOPMENT**

# MIXED DEVELOPMENT PROJECT

SMALL & MEDIUM SCALE INDUSTRY DEVELOPMENT PROJECT - PADUKKA

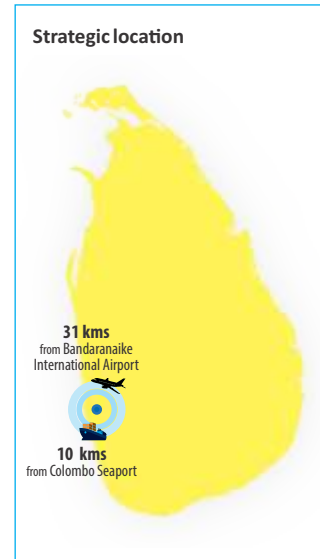
 **Padukka**  
LOCATION

 **18.7835Ha**  
LAND EXTENT

## Project Overview

The substantial demand for industrial purpose within the Colombo district from private sector with all the infrastructure facilities for Small and Medium sized Enterprises (SME) are a best business model which require that comprise a lower number of employees, assets, or revenues at a lower scale when compared to large-scale firms. The SME sector in Sri Lanka, which contributing considerable amount to the Gross Domestic Production (GDP) while generating employment opportunities and export earnings. Hence, the UDA expects to offer the land for Small Medium Scale Industry Developments.


Terms of Allocation : 30 Years Lease Basis  
Project Authority : Urban Development Authority (UDA)



## Incentives

### Project incentives:

 Government **Tax Concessions**

 **Speedy approval process** with the assistance of the UDA


 Readily **available basic infrastructure** to the site


 Government assured **land tenure security**



# HIGH RISE MIXED DEVELOPMENT PROJECT

MAKUMBURA , KOTTAWA

 **Kottawa**  
LOCATION

 **0.5549Ha**  
LAND EXTENT

## Project Overview

Makumbura is a suburb located in the Kottawa area of the Colombo District. It is situated about 25 km away from Colombo and is a rapidly developing area with a mix of residential and commercial properties. Makumbura is known for its easy access to several major highways, including the Southern Expressway and the Outer Circular Expressway, making it a convenient location for commuters to travel to other parts of the country.

This land is located fronting to the Makumbura Multimodal Center (MMC). Considering its potential and location, the UDA expects to offer the land for the Mixed Development project.


Terms of Allocation : 99 Years Lease Basis  
Project Authority : Urban Development Authority (UDA)




## Incentives

### Project incentives:

 Government **Tax Concessions**

 **Speedy approval process** with the assistance of the UDA

 Readily **available basic infrastructure** to the site

 Government assured **land tenure security**



# HIGH RISE MIXED DEVELOPMENT PROJECT

WARAKAPOLA



**Warakapola**

LOCATION



**1.3157Ha**

LAND EXTENT

## Project Overview

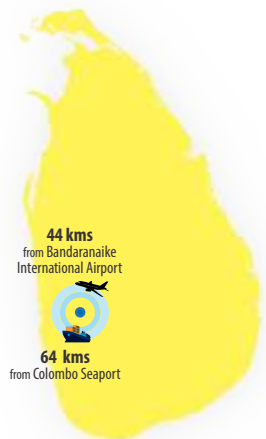
This is a land located in the center of Warakapola City and this land has been identified for the implementation of a mixed development project that includes commercial and financial uses. It is also located facing the Colombo – Kandy main road and Colombo Kandy bypass road.

Therefore the subject land located in the center of Warakapola can be called as a land with great development potential.

Terms of Allocation : 30 Years Lease Basis

Project Authority : Urban Development Authority (UDA)

### Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site




Government assured **land tenure security**



# HIGH RISE MIXED DEVELOPMENT PROJECT

BATTARAMULLA

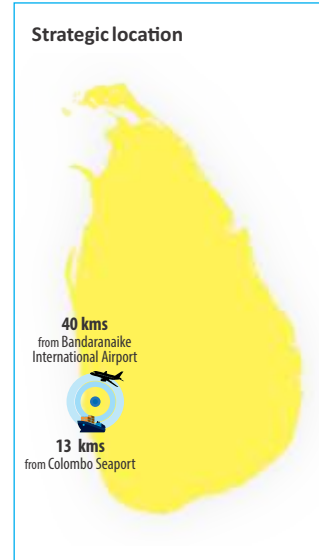
 **Battaramulla**  
LOCATION

 **1.3111Ha**  
LAND EXTENT

## Project Overview


The land is situated in the administrative capital Sri Jayawardenapura Kotte and in close proximity to the commercial hub, Colombo. The locality is a fast developing administrative, commercial and residential area. The proposed high rise mixed development will provide access to shopping malls, office spaces, high-end commercial spaces, and a wide range of entertainment facilities etc. Further, this property is ideal for a mixed development project which will complement the increasing demand for commercial and recreational activities.


Terms of Allocation :99 Years Lease Basis  
Project Authority : Urban Development Authority (UDA)




## Incentives


### Project incentives:

 Government **Tax Concessions**

 **Speedy approval process** with the assistance of the UDA

 Readily **available basic infrastructure** to the site


 Government assured **land tenure security**


 Bid closing - 23.05.2025



# HIGH RISE MIXED DEVELOPMENT PROJECT

COLOMBO 09

 **Colombo 09**  
LOCATION

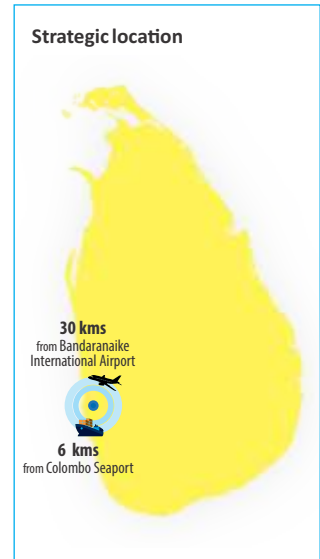
 **1.4786Ha**  
LAND EXTENT

## Project Overview

The land is located facing the Baseline and Dematagoda Roads.. The UDA expects a mixed development with the intention of generating more economic activities in the area and the investor is capable to propose any relevant activities that complies with the UDA Zoning and Building Regulations.

Further, it has been figured out that this land has great accessibility to the Bandaranaike International Airport with a half an hour drive from this location through the expressway.


Terms of Allocation : 99 Years Lease Basis  
Project Authority : Urban Development Authority (UDA)




## Incentives

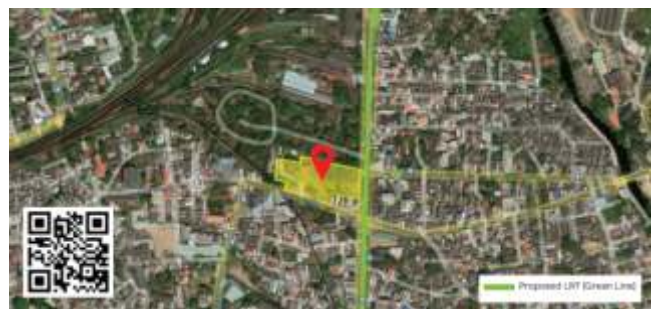
### Project incentives:

 Government **Tax Concessions**

 **Speedy approval process** with the assistance of the UDA

 Readily **available basic infrastructure** to the site


 Government assured **land tenure security**






# HIGH RISE MIXED DEVELOPMENT PROJECT

GALLE

 **Galle**  
LOCATION

 **1.2988Ha**  
LAND EXTENT

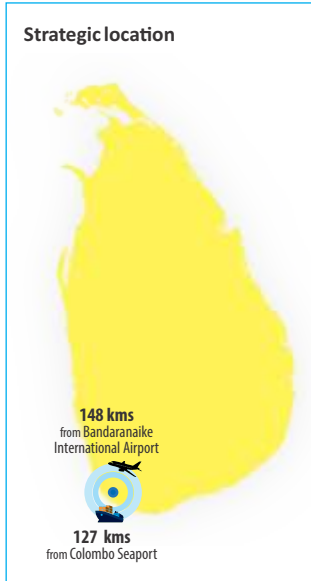
## Project Overview

Galle is a city located in the southwestern coast of Sri Lanka. It is the administrative capital of the Galle District and has a rich history.

It has great accessibility and the rapid developments within the location paves the way for development potential.

Hence, UDA expects a mixed development with the intention of generating more economic activities in the area and the investor is capable to propose any relevant activities that complies with the UDA Zoning and Building Regulations.


Terms of Allocation : 99 Years Lease Basis  
Project Authority : Urban Development Authority (UDA)



## Incentives

### Project incentives:

 Government **Tax Concessions**

 **Speedy approval process** with the assistance of the UDA


 **Readily available basic infrastructure** to the site


 Government assured **land tenure security**



# HIGH RISE MIXED DEVELOPMENT PROJECT

THALAWATHUGODA

 **Thalawathugoda**  
LOCATION

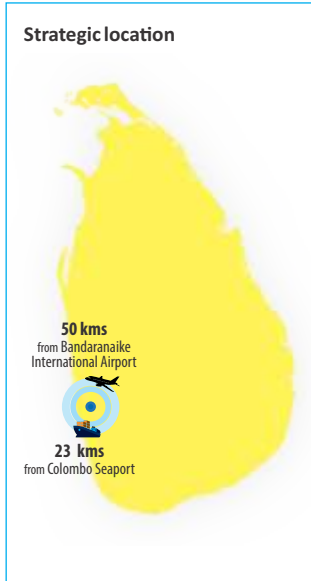
 **0.6513Ha**  
LAND EXTENT

## Project Overview

Thalawathugoda is a suburb located in the Colombo District of Sri Lanka. It is situated approximately 10 kilometers east of the capital city of Colombo.


The location has great potential for a high-rise mixed development since there is high demand for residential, commercial activities here. Hence, the UDA expects to utilize the land for Mixed Development with the intent to generate more economic activities in the town center and the Investor is capable to propose any relevant activities that complies with the UDA Zoning and Building Regulations.


Terms of Allocation : 99 Years Lease Basis  
Project Authority : Urban Development Authority (UDA)





## Incentives

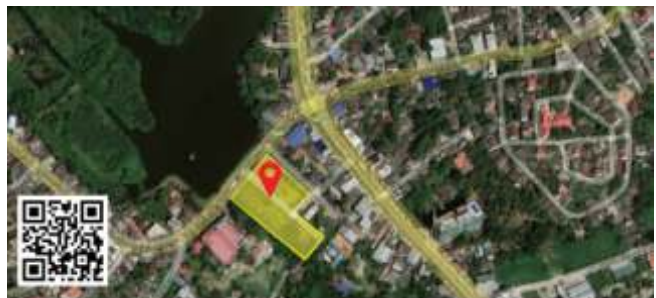
### Project incentives:

 Government **Tax Concessions**

 **Speedy approval process** with the assistance of the UDA

 Readily **available basic infrastructure** to the site

 Government assured **land tenure security**



# MIDDLE RISE MIXED DEVELOPMENT PROJECT

COLOMBO 10



**Colombo 10**

LOCATION



**0.3977Ha**

LAND EXTENT

## Project Overview

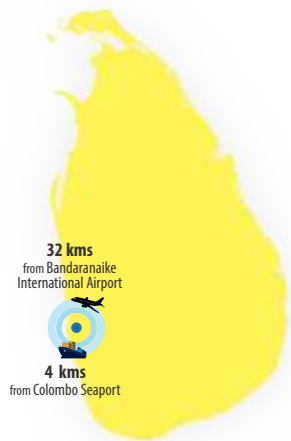
The identified land is located in Abeysinharama Road Colombo 10 which is close to the central business district.

The proposed land for the Middle Rise Mixed Development Project with the intent to generate more economic activities in the area, which includes Luxury Apartments Complexes, Shopping Malls, Luxury office spaces, High End Commercial Spaces, Hotels and Franchise Dining Facilities and indoor and outdoor entertainment Facilities..

Terms of Allocation : 99 Years Lease Basis

Project Authority : Urban Development Authority (UDA)

### Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**



# MIDDLE RISE MIXED DEVELOPMENT PROJECT

COLOMBO 10



**Colombo 10**

LOCATION



**0.8997Ha**

LAND EXTENT

## Project Overview

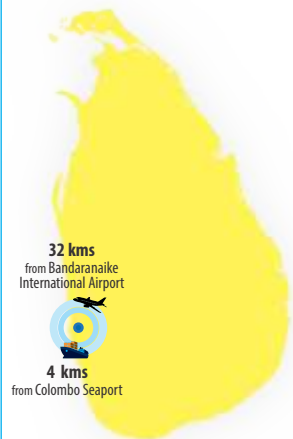
The identified land is located in LockGate Watta Colombo 10 which is close to the central business district.

The proposed land for the Middle Rise Mixed Development Project with the intent to generate more economic activities in the area, which includes Luxury Apartments Complexes, Shopping Malls, Luxury office spaces, High End Commercial Spaces, Hotels and Franchise Dining Facilities and indoor and outdoor entertainment Facilities.

Terms of Allocation : 99 Years Lease Basis

Project Authority : Urban Development Authority (UDA)

### Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**



# MIXED DEVELOPMENT PROJECT

K O L O N N A W A



**Kolonnawa**

LOCATION



**0.1266Ha**

LAND EXTENT

## Project Overview

Kolonnawa is a suburb located in the Colombo District of Sri Lanka. It is situated approximately 10 km east of Colombo. The city is known for its industrial activities and is home to several large factories and industries.

The suburb is also well-connected to the rest of the city by several major roads and highways, including the Colombo Outer Circular Expressway. Location is more prominent for mixed development and other relevant activities.

Hence, UDA expects to offer the land for the Mixed Development project.

Terms of Allocation : 99 Years Lease Basis

Project Authority : Urban Development Authority (UDA)

### Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**



# MIXED DEVELOPMENT PROJECT

KARAPITIYA, GALLE



**Karapitiya, Galle**

LOCATION



**0.5059Ha**

LAND EXTENT

## Project Overview

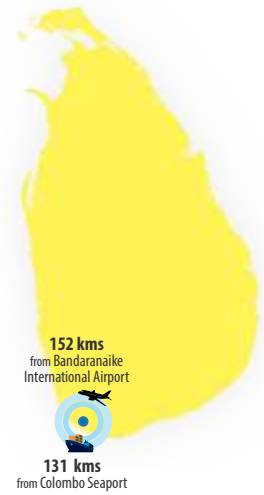
Karapitiya is a suburb of Galle, which is a major city in the Southern Province of Sri Lanka. and situated 119 km Colombo

The land is situated in the Karapitiya facing Hirimbura Road which is close proximity to Karapitiya Hospital and the second largest hospital in Sri Lanka. Hence, UDA expects a mixed development with the intention of generating more economic activities in the area.

Terms of Allocation : 50 Years Lease Basis

Project Authority : Urban Development Authority (UDA)

### Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**



# MIXED DEVELOPMENT PROJECT

KADAWATHA



**Kadawatha**

LOCATION



**0.1472Ha**

LAND EXTENT

## Project Overview

Kadawatha, situated in the Gampaha District and a 30-minute drive from Colombo, is a swiftly growing suburb. This land is located in the center of the Kadawatha Town and very close to the Kadawatha Bus stand and Colombo – Kandy Road.

The proposed land in Kadawatha is planned for a mixed development project to cater to the commercial needs and services of the commuting population traveling long distances.

Terms of Allocation : 99 Years Lease Basis

Project Authority : Urban Development Authority (UDA)

### Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



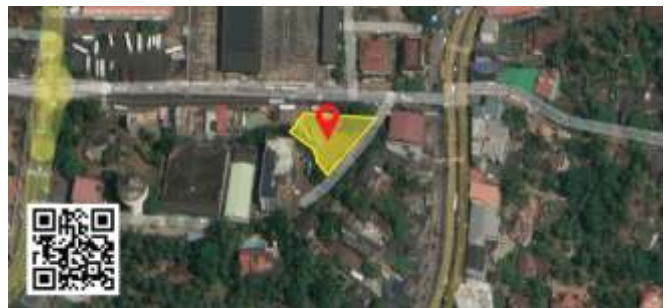
Readily **available basic infrastructure** to the site



Government assured **land tenure security**





Bid closing - 20.05.2025



# MIXED DEVELOPMENT PROJECT

RESIDENTIAL SMALL & MEDIUM SCALE INDUSTRY DEVELOPMENT PROJECT  
ARABOKKA, HAMBANTOTA

 **Arabokka, Hambantota**  
LOCATION

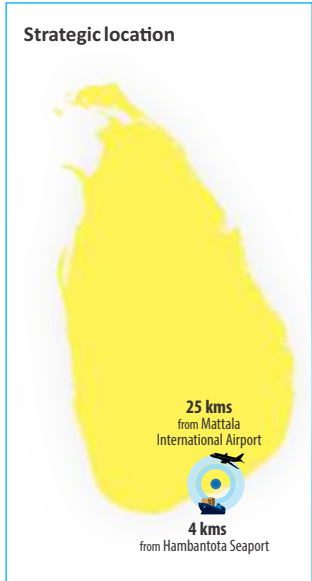
 **21.85Ha**  
LAND EXTENT

## Project Overview

Hambantota is a coastal district in the Southern Province of Sri Lanka. It is home to the Hambantota Port, which is one of the largest ports in the country and serves as a major hub for international shipping.


The land is situated fronting to Colombo –Kataragama Road adjacent to Hambantota General Hospital. This land has a close proximity to Hambantota Highway Interchange as well as Mattala Airport, Hambantota Port. With the Hambantota Port expansion and other developments, it will have great potential for Small & Medium scale Industry Developments. Hence, the UDA expects to offer the land for Small & Medium Scale Industry development Projects.


Terms of Allocation : 50 Years Lease Basis  
Project Authority : Urban Development Authority (UDA)



## Incentives

### Project incentives:

 Government **Tax Concessions**

 **Speedy approval process** with the assistance of the UDA

 Readily **available basic infrastructure** to the site

 Government assured **land tenure security**






# MIXED DEVELOPMENT PROJECT

RESIDENTIAL APARTMENT - MADIWELA

 **Madiwela**  
LOCATION

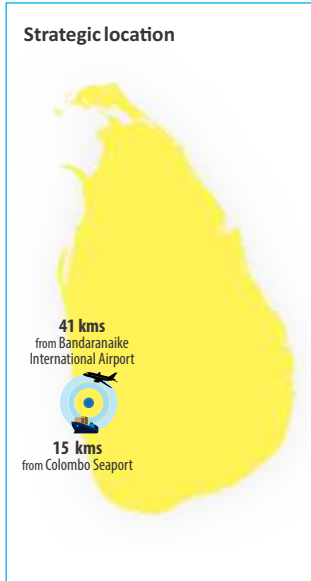
 **0.2614Ha**  
LAND EXTENT

## Project Overview

Madiwela is a suburb located in the Colombo District of Sri Lanka and well-known for its scenic lake, which is a popular destination for recreational activities such as jogging, cycling, and boating.


The land overlooks a jogging track and a paddy field which adds serenity to the location and making it perfect for residential activities. The UDA expects a Residential Towers Development and the investor is capable to propose any relevant activity on that complies with the UDA zoning and Building Regulations.


Terms of Allocation : 99 Years Lease Basis  
Project Authority : Urban Development Authority (UDA)



## Incentives

### Project incentives:

 **Government Tax Concessions**

 **Speedy approval process** with the assistance of the UDA

 **Readily available basic infrastructure** to the site

 **Government assured land tenure security**



# MIXED DEVELOPMENT PROJECT

RAJAGIRIYA



**Rajagiriya**

LOCATION



**0.3591 Ha**

LAND EXTENT

## Project Overview

Rajagiriya is a suburb located in the Colombo District of Sri Lanka, situated approximately 7 kilometers east of the city of Colombo. It is a residential and commercial area that is known for its affluent neighborhoods and modern infrastructure.

Subject land is fronted to the Rajagiriya Flyover and a high-rise mixed development project is proposed by the Urban Development Authority to promote and enhance the urban related activities in this area.

Terms of Allocation : 99 Years Lease Basis

Project Authority : Urban Development Authority (UDA)

### Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



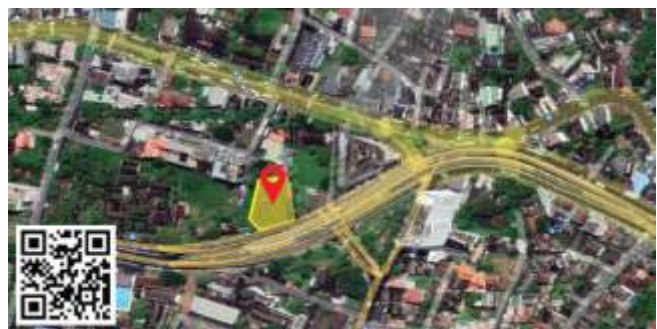
Readily **available basic infrastructure** to the site



Government assured **land tenure security**



Bid closing - 22.05.2025



# MIXED DEVELOPMENT PROJECT

MAHENAWATTA, HOMAGAMA



**Homagama**

LOCATION



**1.488 Ha**

LAND EXTENT

## Project Overview

Homagama is situated approximately 24 km southeast of Colombo, the commercial capital of Sri Lanka. It is home to several universities and higher education institutions that offer a wide range of academic programs to students.

Given its potential, the Urban Development Authority (UDA) plans to make land available for Mixed Development projects.

Terms of Allocation : 99 Years Lease Basis

Project Authority : Urban Development Authority (UDA)

### Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site





Government assured **land tenure security**



# MIXED DEVELOPMENT PROJECT

K O T T A W A

 **Kottawa**  
LOCATION

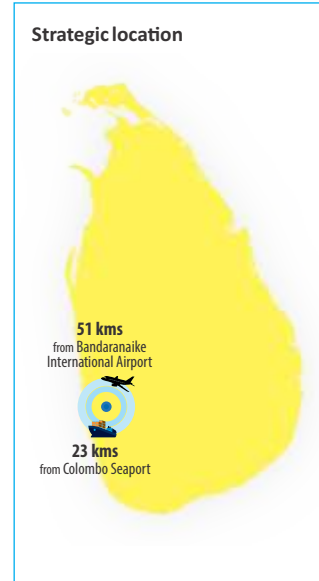
 **0.5549Ha**  
LAND EXTENT

## Project Overview

Kottawa, a suburb in Sri Lanka's Colombo District, is about 21 km from the commercial capital. It offers great access to key highways like the Southern Expressway and the Outer Circular Expressway, enhancing its connectivity. Located roughly 2 km from the Makumbura Multimodal Center (MMC), Kottawa has seen notable development, including new housing, shopping centers, and office buildings.


The Urban Development Authority (UDA) aims for mixed development in Kottawa to boost economic activities, inviting investors to propose projects that align with UDA zoning and building regulations.


Terms of Allocation : 99 Years Lease Basis  
Project Authority : Urban Development Authority (UDA)



## Incentives

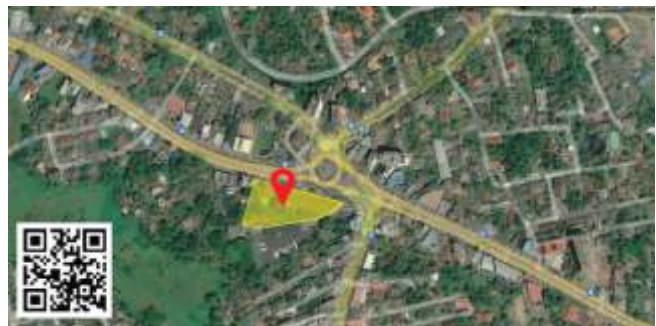
### Project incentives:

 Government **Tax Concessions**

 **Speedy approval process** with the assistance of the UDA


 Readily **available basic infrastructure** to the site


 Government assured **land tenure security**



# MIXED DEVELOPMENT PROJECT

K A N D Y

 **Bogambara, Kandy**  
LOCATION

 **1.495Ha**  
LAND EXTENT

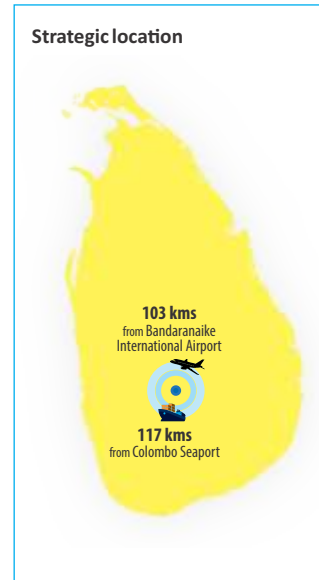
## Project Overview

Kandy, a city in Sri Lanka's central province, is situated approximately 115 km from Colombo. The area, located in the hill country, is noted for its aesthetic appeal and serene environment. It benefits from excellent connectivity, including proposed highway access, and is close to various amenities such as religious sites, hospitals, shopping malls, supermarkets, schools, and recreational facilities.

Given its potential and strategic location, the Urban Development Authority (UDA) plans to make the land available for Mixed Development projects, with a focus on housing, through a Public-Private Partnership approach.


Terms of Allocation : PPP Basis

Project Authority : Urban Development Authority (UDA)




## Incentives

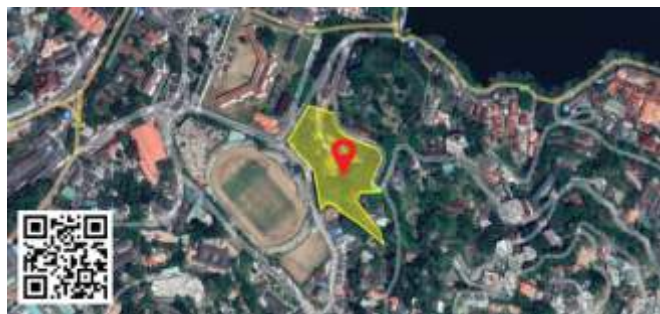
### Project incentives:

 Government **Tax Concessions**

 **Speedy approval process** with the assistance of the UDA

 Readily **available basic infrastructure** to the site

 Government assured **land tenure security**



# MIXED DEVELOPMENT PROJECT

Kurunegala



**Kurunegala**

LOCATION



**0.3655Ha**

LAND EXTENT

## Project Overview

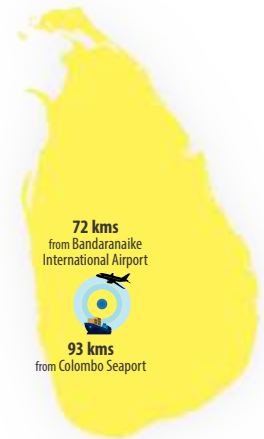
Kurunegala is a city located in the North Western Province of Sri Lanka, approximately 94 kilometers away from the capital city of Colombo. It is a bustling commercial center and a transport hub, connecting several major cities and towns in the region.

Considering its potential and location, the UDA expects to offer the land for Middle- rise Mixed Development with prominent use of Housing on Public Private Partnership Basis.

Terms of Allocation : 50/99 Lease Basis or PPP Basis

Project Authority : Urban Development Authority (UDA)

### Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



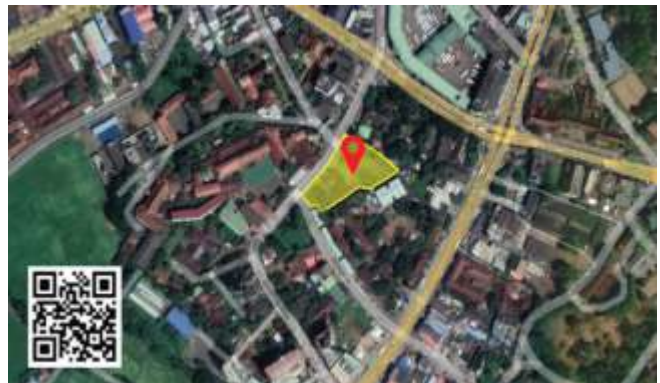
**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**



# MIXED DEVELOPMENT PROJECT

PANNIPITIYA



**Pannipitiya**

LOCATION



**1.0705Ha**

LAND EXTENT

## Project Overview

This land is located in Depanama, Pannipitiya, Western Province facing the Battaramulla – Pannipitiya Main Road (Borella Road). It has accessibility to the Makumbura Express Way Interchange and the administrative capital of the country within a few kilometers. Considering its potential and location, the UDA expects to offer the land for High rise Mixed Development with prominent use of Housing.

Terms of Allocation : 99 Years Lease Basis

Project Authority : Urban Development Authority (UDA)

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure to the site**

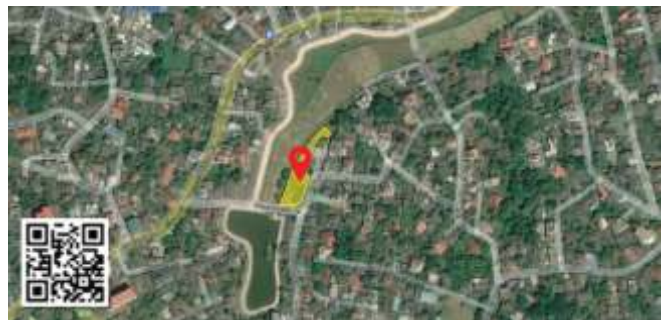


Government assured **land tenure security**



Bid closing - 21.05.2025

### Strategic location



# MIXED DEVELOPMENT PROJECT

KATARAGAMA (SELLA KATHARAGAMA)



**Kataragama**

LOCATION



**1.0705Ha**

LAND EXTENT

## Project Overview

There are two land plots available in Sella Kataragama which is a sacred pilgrimage site for Buddhists, Hindus, and Muslims located in the Monaragala district of Sri Lanka, approximately 250 km away from the capital city of Colombo. These lands are at the most conspicuous site in Sella Kataragama and have a distinct physical appearance, a commercialized neighborhood and are rich with pilgrim related activities.

Terms of Allocation : 30 Years Lease Basis

Project Authority : Urban Development Authority (UDA)

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**

### Strategic location







**IT BASED  
DEVELOPMENT**

# TRACE EXPERT CITY (TRIPOLI)

IT-based Mixed Development



**Colombo 10**

LOCATION



**0.5372 Ha**

LAND EXTENT

## Project Overview

Adjacent to the popular Trace Expert City which is an innovation centric work space complex, this property has been identified as most suitable for an infrastructure development project targeting to serve the IT sector.

This location benefits from close proximity to Colombo's central bus terminus and the central railway network which will enable significant passenger throughput which is vital in considering the headcount intensive IT services industry.

Terms of Allocation : 99-year /35-year lease  
Project Authority : Urban Development Authority (UDA)

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



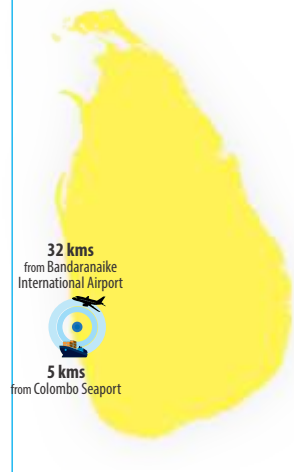
Readily **available basic infrastructure** to the site



Government assured **land tenure security**

### Strategic location

Centrally located within Colombo and with easy access to all essential amenities.







***HOSPITALITY  
& TOURISM***

# CALIDO BEACH

REST HOUSE

 **Kalutara**  
LOCATION

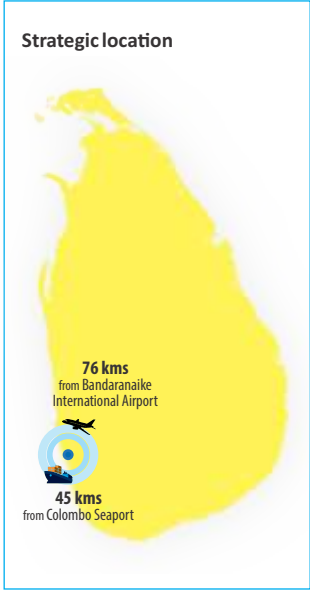
 **0.1416 Ha**  
LAND EXTENT

## Project Overview

Calido Beach is an interesting strip of coastline located in close proximity to the Kalutara Town and it is one of those unique beaches in the southern coast of the island. The beach is also home to some amazing restaurants that provide some great local cuisine.


This land will be an ideal location to develop a Rest House in order to facilitate the requirement of leisure activities and food and accommodation requirements of the tourists.

Terms of Allocation : 30 Years Lease Basis  
Project Authority: Urban Development Authority (UDA)



## Incentives

### Project incentives:

 Government **Tax Concessions**

 **Speedy approval process** with the assistance of the UDA

 Readily **available basic infrastructure** to the site

 Government assured **land tenure security**



# HOSPITALITY AND LEISURE DEVELOPMENT

H i k k a d u w a



**Hikkaduwa**

LOCATION



**0.0780 Ha**

LAND EXTENT

## Project overview

The subject land is located in Hikkaduwa facing the Colombo – Galle Main Road and opposite to the beach frontage with the beautiful overlooking sea view enhancing its property value. Hikkaduwa is well known for its beautiful beaches, coral reefs, and abundant marine life while being popular for surfing, snorkeling, and scuba diving. The town also has a vibrant nightlife, with many bars, restaurants, and nightclubs.

In view of the above, development potential of this land is considerably very high and UDA expects to offer the land for Hospitality and Leisure Developments.

Terms of Allocation : 30, 50, 99 Years Lease Basis  
Project Authority: Urban Development Authority (UDA).

## Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



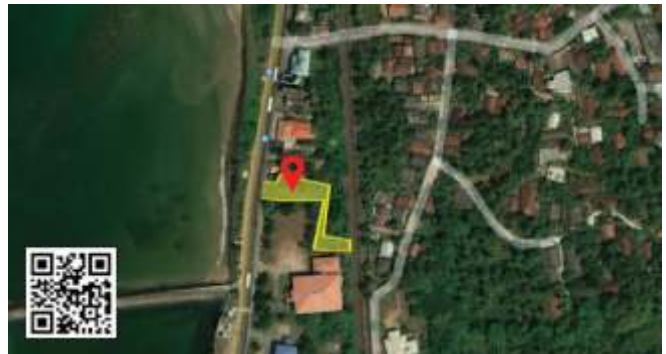
**Speedy approval process** with the assistance of the UDA



Readily available **basic infrastructure** to the site



Government assured **land tenure security**



# 80 CLUB BOUTIQUE HOTEL

HIGH END BOUTIQUE HOTEL



**Colombo 07**

LOCATION



**0.6639 Ha**

LAND EXTENT

## Project overview

The 80 Club is located in one of the most prestigious and affluent areas in Colombo city and has accessibility to all iconic destinations around the city. This club is located in a large colonial-era building with a spacious lawn and well maintained gardens. The building has several dining rooms and lounges, including a fine dining restaurant, a coffee shop, and a bar.

Terms of Allocation : 50 Years Lease Basis

Project Authority: Urban Development Authority (UDA).

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



**Readily available basic infrastructure** to the site



Government assured **land tenure security**

### Strategic location



# HOSPITALITY AND LEISURE DEVELOPMENT PROJECT

CONSTRUCTION OF CIRCUIT BUNGALOW - JAFFNA



**Jaffna**

LOCATION



**0.5756 Ha**

LAND EXTENT

## Project Overview

The land is situated within the Southern Part of the Jaffna District and very closer to the Jaffna city. It is located in Passaiyoor GN Division within the Jaffna Municipal area facing to Jaffna Lagoon. It is nearly 2.7 km away from the Jaffna Library along the beach Road. Jaffna town is a rapidly developing city. UDA has proposed to develop the circuit bungalow in the subject land.

Terms of Allocation : 30-year lease basis

Project Authority : Urban Development Authority (UDA)

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site

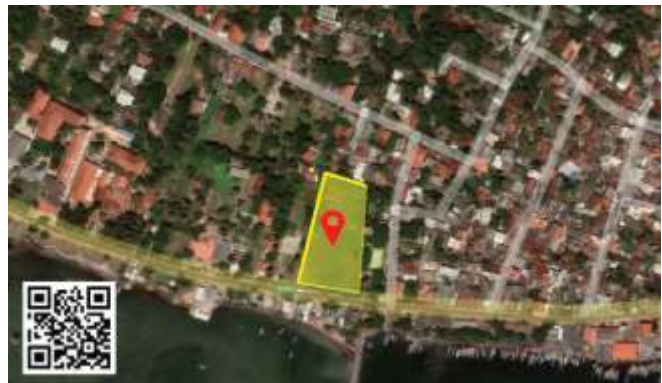


Government assured **land tenure security**

### Strategic location

**363 kms**  
from Bandaranaike  
International Airport

**387 kms**  
from Colombo Seaport





**AGRICULTURE  
& FOOD  
PROCESSING**



# JAFFNA MARICULTURE LAND

Seaweed farming



**Jaffna, Kilinochchi**

LOCATION



**USD 1 Mn.**

ESTIMATED VALUE

## Seaweed Mariculture project

This project aimed to introduce seaweed farming as a sustainable livelihood option for fishing communities in Jaffna. The project focused on establishing commercially viable seaweed farms by promoting seaweed farming as a sustainable alternative to traditional fishing

NAQDA facilitated with the Ministry of Fisheries to grant operation licenses and monitor the project activities whereas the relevant Divisional Secretariat and Department of Land Commissioner General provide state land on a lease basis under the land Development ordinance with the concurrence of the Department of Forest.

The following primary activities are expected to be carried out in phases

- Departmental and Community Consultation
- Demarcate the potential water portion and Aquaculture Cluster Formation
- Get a lease from the Department of Commissioner General of Land
- Obtain approvals for project implementation
- Design the project
- Establish culture facilities and Commence the Aquaculture operations
- Posta harvest and marketing planning

### Strategic location

**365 kms**  
from Bandaranaike  
International Airport

**387 kms**  
from Colombo Seaport



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure to the site**



Government assured **land tenure security**







# LAKE GREGORY THEME PARK

Theme Park Development Project



**Nuwara Eliya**

LOCATION



**4.4213 Ha**

LAND EXTENT

## Project Overview

This land is located in the northern part of the Gregory Lake and has been earmarked for a Theme Park development project by the Urban Development Authority. Nuwara Eliya with a panoramic view with a great potential for a recreational development project, is a colonial hill-station full of heritage and history with a picturesque landscape and temperate climate.

The property is within walking distance to all conveniences and major transportation facilities. The property has readily available utility services such as water, electricity, sewer and wastewater lines, and has extensive potential given that Nuwara Eliya draws many international and local tourists.

## Project/ownership structure

Project Company can facilitate potential partnerships (PPP) with interested parties locally and internationally. 30 years annual lease basis.

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



**Readily available basic infrastructure** to the site



Government assured **land tenure security**

## Strategic location

Situated in the center of the Nuwara Eliya town, with all conveniences and major transportation facilities within walking distance. The property has readily available utility services such as water, electricity, sewer and wastewater lines.





**LOGISTICS**

# EKALA LAND

Logistic Hub Development



**Ekala**

LOCATION



**6.5354Ha**

LAND EXTENT

## Project Overview

The land at Ekala has higher development potential for the Logistics and Associated Development Activities. The land adjoins the Access Logistic Park which was offered by the UDA for logistic developments a few months back. The land has favorable infrastructure availability for logistic-related activities as easy access to the Bandaranayake International Airport and close proximity to the Highway entrance

Terms of Allocation: 50 Years Lease Basis  
Project Authority: Urban Development Authority (UDA)

Land 01  
Land Extent: 4.8562Ha Estimated Value: USD 3.34 Mn

Land 2.1  
Land Extent: 0.4046Ha Estimated Value: USD 0.37 Mn

Land 2.2  
Land Extent: 0.4046Ha Estimated Value: USD 0.37 Mn

Land 2.3  
Land Extent: 0.8700Ha Estimated Value: USD 0.78 Mn

### Strategic location



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure to the site**



Government assured **land tenure security**




Bid closing - 20.05.2025






# LUXURY HOTEL DEVELOPMENT

PORT CITY

 **Port City, Colombo**  
LOCATION

 **6 Acres**  
LAND EXTENT

## Port City – Your Gateway to South Asia

Port city is a mega scale master-planned urban development initiative that aims to expand Colombo’s Central Business District. Colombo, the country’s commercial capital, has been consecutively ranked as South Asia’s Best City to Live in by Mercer, where attractiveness for businesses is based on high-quality human capital and competitive costs of doing business.

The appeal of Port City Colombo is further enhanced by

- A Special Economic Zone law to promote economic activity in the Service Sector (Offshore Banking, Regional Head Quarter Operations, ICT, Knowledge and Tourism Related Services).
- A Proposed world-class convention center and the new Financial Center under construction will attract significant MICE footfall.
- The Projected doubling of Sri Lanka’s per-capita GDP from \$4,000 to \$8,000 in this decade will create a significant affluent class looking for high-quality living.
- The Extension of the existing CBD through structured investment opportunities in commercial, high-end residential and leisure oriented real estate.
- Modern high-quality infrastructure to foster innovation and talent development.
- Access to the national expressway network via the elevated highway and access to the country’s rail, air and sea transport network

## Project Overview





Located at the southeast corner of the Island Living District, this unique address overlooks the Indian Ocean with a front row view of the Marina, and panoramic views of the existing CBD and financial district – all in all, making for a breathtaking picturesque view of tropical beachfront Sri Lanka and a rapidly developing commercial capital.

## Project/ownership structure

Foreign investors are permitted 100% ownership of real estate investment.  
Project Company can facilitate potential partnerships (JV, PPP) with interested parties locally and internationally.

## Incentives

### Project incentives:

-  **Income tax holidays** for up to 25 years based on investment specifics.
-  Waiver of border tariffs & sales taxes on construction material (**cost savings of 30% – 40%**)
-  Land Agreement/ownership: **99 years lease** from the Government of Sri Lanka
-  Condominium units can be transferred on a **free hold basis**

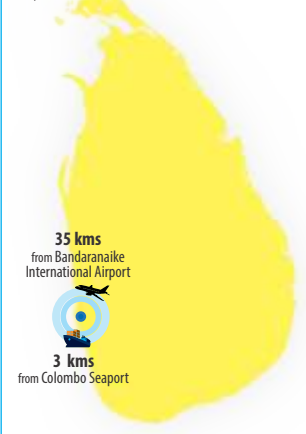
### Other incentives:

-  **Dividends** to non-resident entities are exempt from **income and withholding taxes**
-  **Property and wealth taxes** are not applicable in Sri Lanka
-  Sri Lanka enjoys **double-tax treaties with 46 nations**
-  **100% repatriation** of capital and profits permitted
-  Access to talented human capital with a **92% literacy** rate that is **30% lower in cost vs region**



### Strategic location

Located at the southeast corner of the Island Living District, this unique address overlooks the Indian Ocean with a front row view of the Marina, and panoramic views of the existing CBD and financial district – all in all, making for a breathtaking picturesque view of tropical beachfront Sri Lanka and a rapidly developing commercial capital





# PORT CITY VILLA DEVELOPMENT

PORT CITY



**Port City, Colombo**

LOCATION



**27 Acres**

LAND EXTENT

## Port City – Your Gateway to South Asia

Port city is a mega scale master-planned urban development initiative that aims to expand Colombo's Central Business District. Colombo, the country's commercial capital, has been consecutively ranked as South Asia's Best City to Live in by Mercer, where attractiveness for businesses is based on high-quality human capital and competitive costs of doing business.

The appeal of Port City Colombo is further enhanced by

- A Special Economic Zone law to promote economic activity in the Service Sector (Offshore Banking, Regional Head Quarter Operations, ICT, Knowledge and Tourism Related Services).
- A Proposed world-class convention center and the new Financial Center under construction will attract significant MICE footfall.
- The Projected doubling of Sri Lanka's per-capita GDP from \$4,000 to \$8,000 in this decade will create a significant affluent class looking for high-quality living.
- The Extension of the existing CBD through structured investment opportunities in commercial, high-end residential and leisure oriented real estate.
- Modern high-quality infrastructure to foster innovation and talent development.
- Access to the national expressway network via the elevated highway and access to the country's rail, air and sea transport network

## Project Overview

Located in the Island Living District, this villa development project area is surrounded by the sea, beach, canal and the central park that provides residents with leisure and tranquility. Complete with a luxurious backdrop of a private waterfront and breathtaking views of the Indian Ocean, it will also host a club house with gymnasium, spa, media room, terraces and other premium facilities.

Additional information:

- Projected investment is approximately USD 360 Mn, including land lease and development.
- Market research suggests a mix of 3 – 6 BR villas on plots of 15 – 60 perches, each with built up areas of up to 10,000 Sq. Ft.
- A project value of USD 450 Mn is derived based on an average selling price of USD 750+/Sq. Ft.

## Project/ownership structure

Foreign investors are permitted 100% ownership of real estate investment.

Project Company can facilitate potential partnerships (JV, PPP) with interested parties locally and internationally.

## Incentives

### Project incentives:



**Income tax holidays** for up to 25 years based on investment specifics.



Waiver of border tariffs & sales taxes on construction material (**cost savings of 30% – 40%**)



Land Agreement/ownership: **99 years lease** from the Government of Sri Lanka



Condominium units can be transferred on a **free hold basis**

### Other incentives:



**Dividends** to non-resident entities are exempt from **income and withholding taxes**



**Property and wealth taxes** are not applicable in Sri Lanka



Sri Lanka enjoys **double-tax treaties with 46 nations**



**100% repatriation** of capital and profits permitted



Access to talented human capital with a **92% literacy** rate that is **30% lower in cost vs region**


### Strategic location


Located in the Island Living District, the property is surrounded by the sea, beach, canal and the central park along with a private waterfront and views of the Indian Ocean.



# MIXED DEVELOPMENT

PORT CITY

 **Port City, Colombo**  
LOCATION

 **6 Acres**  
LAND EXTENT

## Port City – Your Gateway to South Asia

Port city is a mega scale master-planned urban development initiative that aims to expand Colombo’s Central Business District. Colombo, the country’s commercial capital, has been consecutively ranked as South Asia’s Best City to Live in by Mercer, where attractiveness for businesses is based on high-quality human capital and competitive costs of doing business.

The appeal of Port City Colombo is further enhanced by

- A Special Economic Zone law to promote economic activity in the Service Sector (Offshore Banking, Regional Head Quarter Operations, ICT, Knowledge and Tourism Related Services).
- A Proposed world-class convention center and the new Financial Center under construction will attract significant MICE footfall.
- The Projected doubling of Sri Lanka’s per-capita GDP from \$4,000 to \$8,000 in this decade will create a significant affluent class looking for high-quality living.
- The Extension of the existing CBD through structured investment opportunities in commercial, high-end residential and leisure oriented real estate.
- Modern high-quality infrastructure to foster innovation and talent development.
- Access to the national expressway network via the elevated highway and access to the country’s rail, air and sea transport network

## Project Overview





Located with the waterfront to its west and across the road from a sunken plaza to the east, this plot that is situated within the Financial District is to be developed as a mixed-use housing development facility. Primarily aimed for residential living, it will also include allotments for commercial space within the podium, with retail areas located along the edge, abutting the open space at the waterfront.

## Project/ownership structure

Foreign investors are permitted 100% ownership of real estate investment.  
Project Company can facilitate potential partnerships (JV, PPP) with interested parties locally and internationally.

## Incentives

### Project incentives:

-  **Income tax holidays for up to 25 years** based on investment specifics.
-  Waiver of border tariffs & sales taxes on construction material (**cost savings of 30% – 40%**)
-  Land Agreement/ownership: **99 years lease** from the Government of Sri Lanka
-  Condominium units can be transferred on a **free hold basis**

### Other incentives:

-  **Dividends** to non-resident entities are **exempt from income and withholding taxes**
-  **Property and wealth taxes** are not applicable in Sri Lanka
-  Sri Lanka enjoys **double-tax treaties with 46 nations**
-  **100% repatriation** of capital and profits permitted
-  Access to talented human capital with a 92% literacy rate that is **30% lower in cost** vs region

### Strategic location

Situated within the Financial District, It is to be developed as a mixed-use housing development facility. Primarily aimed for residential living, it will also include allotments for commercial space

