



Bellevue

RESIDENCIES



Why Ja-Ela?

Strategically positioned within close proximity to Colombo, Ja-Ela has emerged as one of the most desirable suburban residential and investment destinations in Sri Lanka. Its exceptional connectivity, accelerating urban transformation, and increasing real estate demand make it an ideal location for a landmark mixed-development project such as Bellevue Residencies.

Strategic Connectivity & Accessibility

Ja-Ela offers seamless access to Colombo through well-established highway and railway networks, enabling efficient daily commuting and significantly reduced travel times. Its advantageous location provides residents with the convenience of urban accessibility while enjoying the comfort of a more peaceful suburban environment.

A Balanced Lifestyle Environment

Unlike the increasing congestion and density of the city center, Ja-Ela presents a calmer and more livable setting, making it highly attractive to families, professionals, and long-term residents seeking a balanced lifestyle without compromising on connectivity or convenience.

Rapid Urban & Infrastructure Development

Ja-Ela is experiencing a notable phase of urban expansion and modernization, characterized by:

- Continuous infrastructure improvements
- Growth in commercial and retail activities
- Expansion of residential developments
- Increasing demand for premium-quality housing solutions

This ongoing transformation is positioning the area as a key emerging urban corridor with strong future potential.

Strong Real Estate Investment Potential

The area continues to demonstrate robust property value appreciation, supported by rising demand from middle-income and upper-middle-income homebuyers. In addition, there is growing interest from overseas Sri Lankans seeking secure and high-potential real estate investments in strategically located suburban markets.

An Ideal Location for Long-Term Growth

With its combination of accessibility, urban growth, residential appeal, and investment potential, Ja-Ela offers a compelling foundation for sustainable long-term value creation. These factors collectively make Bellevue Residencies ideally positioned to benefit from the area's continued development and increasing market demand.

Importance of Ja-Ela for Potential Buyers of Bellevue Residencies

Ja-Ela offers high-end residential opportunities at a lower cost compared to Colombo.

Buyers can enjoy:

- Modern apartment living
- Better space and amenities
- A peaceful suburban lifestyle

Connectivity & Convenience

- Easy access to workplaces in Colombo
- Availability of public transport (bus and train)
- Close to schools, hospitals, supermarkets, and other facilities

Integrated Lifestyle

The inclusion of a shopping mall within Bellevue Residencies provides:

- Convenient access to shopping, dining, and entertainment
- A self-contained living environment
- Enhanced lifestyle quality for residents

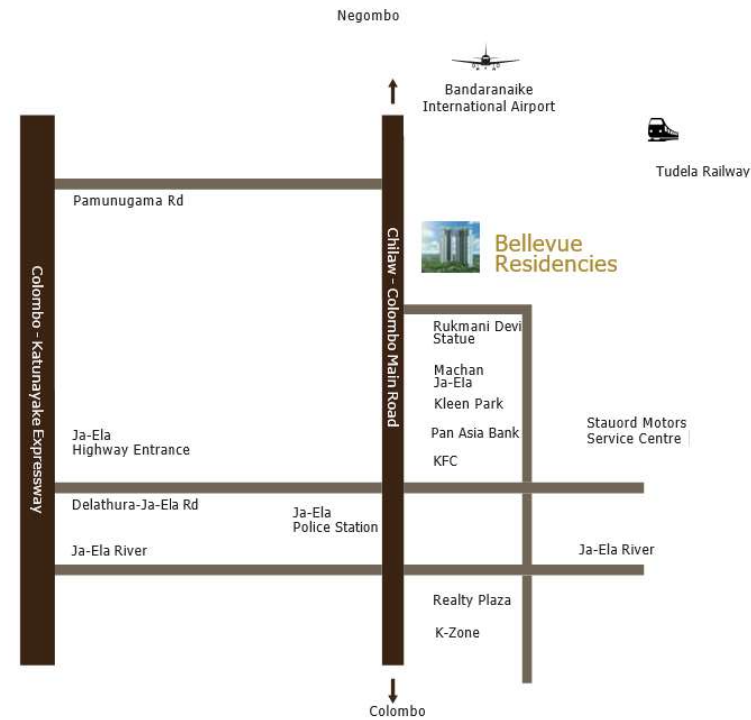
Ideal for Migrants & Investors

- Attractive for **young professionals and migrating families**
- Suitable for those working abroad who want:
 - A home in Sri Lanka
 - Rental income opportunities



Significant Distances from Project Location:

From	Distance in KM	Time to Travel
Colombo Fort	17 km (on Highway)	25 Mins
BIA Katunayake	7 km (on A3)	10 Mins
Negombo Tourist City	15 km (on A3)	25 Mins
Ja Ela Interchange (Airport Expressway)	800 m	4 Mins



Katunayake Export Processing Zone

Katunayake EPZ is Sri Lanka’s first and largest Export Processing Zone, strategically located just 07 km from Bellevue Residencies and adjacent to the Bandaranaike International Airport (BIA). Spanning over 512 acres, this flagship zone is home to a diverse range of industries, including apparel, electronics, rubber-based products, and precision manufacturing. This Zone housing over 400 export-oriented factories. Many of these factories employ foreign professionals in top management and consultancy positions.

**Over 400
Factories**

**Over xxx
Foreign Employees**



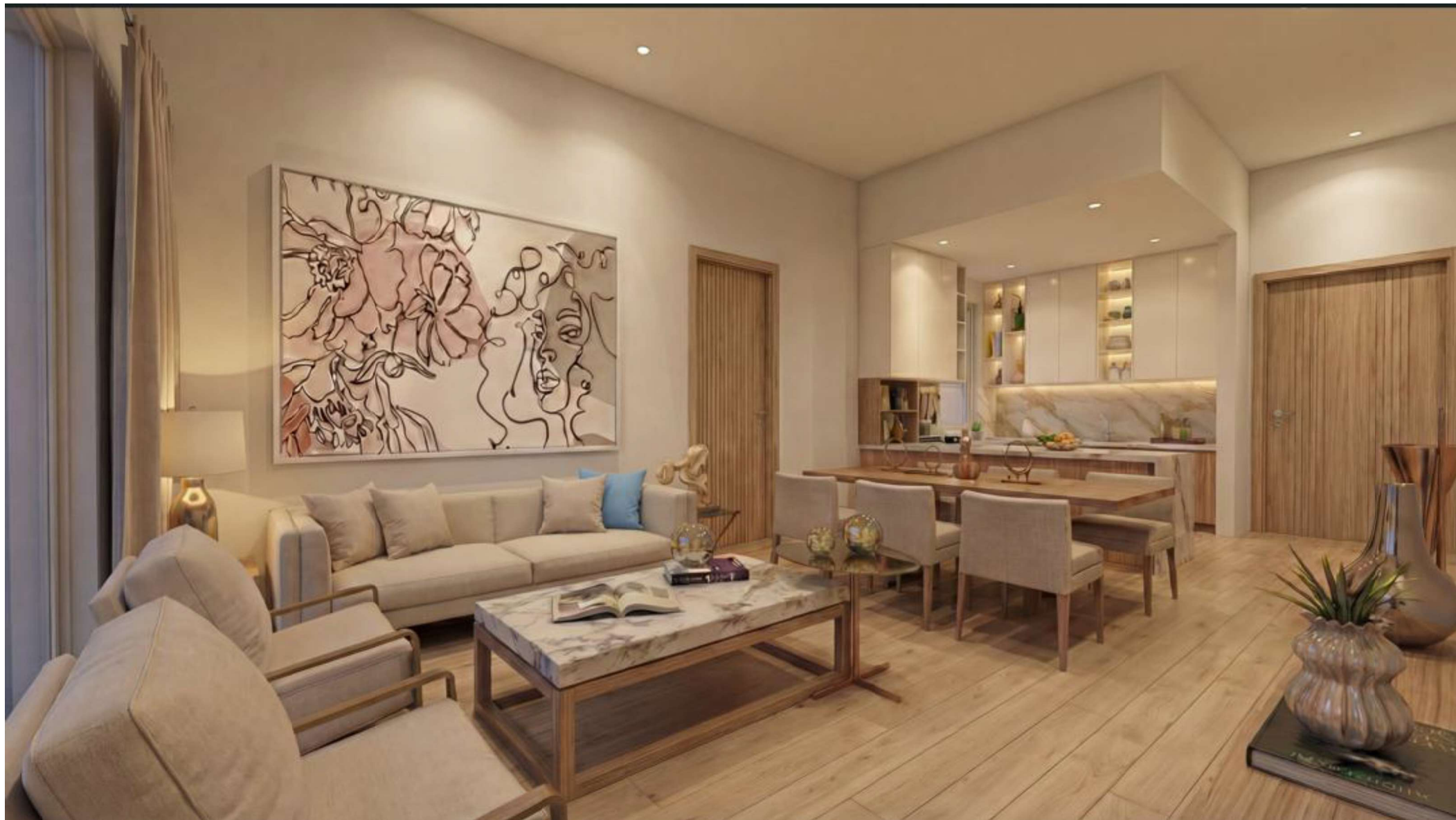
Bandaranaike International Airport

Bandaranaike International Airport (BIA) is Sri Lanka’s main international gateway, located in Katunayake, approximately 24 km from Colombo and only about 07 km from Ja-Ela. This close proximity makes Ja-Ela one of the most convenient residential locations for airport accessibility in the country. BIA serves as the primary airport of Sri Lanka, connecting the country with major global destinations across Asia, the Middle East, and Europe & Handles over 10 million passengers annually and continues to grow with increasing travel demand. The ongoing expansion projects including new terminals and increased passenger capacity and Planned upgrades aim to improve infrastructure and handle higher passenger volumes

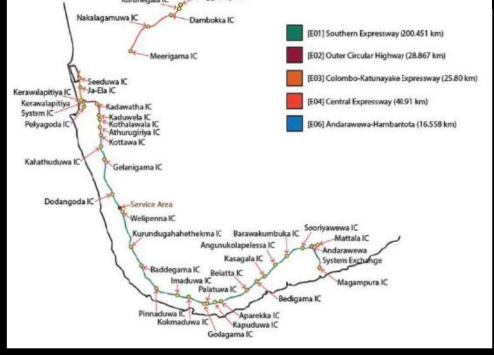
**Over 10 Mn
Passenger/year**

**32 International
Airlines**

100+ Flights/Day



Expressway Network



The Ja-Ela Interchange on the Airport Expressway is the first interchange for those arriving from Bandaranaike International Airport and is located just 800m from Bellevue Residencies. This provides residents and visitors with quick and convenient access to Colombo, significantly reducing travel time to the capital.

JAELA EXIT – 800M/4MIN
MATHALA – 260KM/3HR
KURUNAGALA – 130KM/2.30HR

The Airport Expressway is already connected to the Southern Highway, and with the planned connection to the Kandy Highway via Kadawatha, apartment owners will be able to reach Kandy and the southern provinces efficiently. This makes the location highly advantageous for business, tourism, and leisure travel, offering residents unparalleled connectivity across Sri Lanka.



Port City

Port City Colombo is a multi-service special economic zone currently under development on reclaimed land adjacent to Galle Face Green. The land reclamation was completed in January 2019, and the project is estimated at US\$ 15 billion, funded as a Public-Private Partnership (PPP) with significant foreign direct investment. Once completed, Port City will become a world-class business, financial, and leisure hub, attracting multinational companies, luxury hotels, commercial centers, and recreational spaces.

- Business Opportunities
- Convenient Access
- Lifestyle & Leisure
- Investment Potential

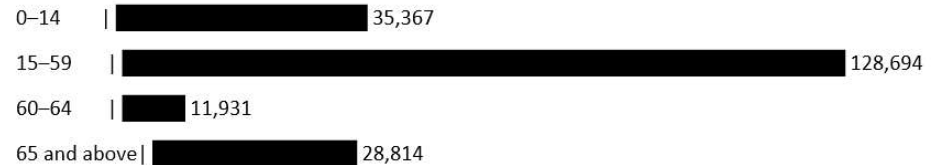


According to data from the Department of Census and Statistics Sri Lanka, the Ja-Ela Divisional Secretariat Division comprises 57 Grama Niladhari (GN) divisions. The division covers a total land area of 62.70 km² and, as of 2024, has a population exceeding 200,000. Owing to its strategic location and accessibility, Ja-Ela has developed into a prominent residential and commercial area within the Gampaha District. (*Attachment 001*)

Population by age category for Ja-Ela area based on official census data

AGE	POPULATION
Sum of 0 - 14	35,367
Sum of 15 - 59	128,694
Sum of 60 - 64	11,931
Sum of 65 and above	28,814
Total	204,806

Population by Age Category – Ja-Ela



The lifestyle and Migration trend of the Jaela Area.

The people living in Ja-Ela demonstrate a dynamic and evolving lifestyle. A portion of the population continues to follow a traditional Sri Lankan way of life, maintaining strong family ties, cultural values, and participation in religious and community activities.

However, the majority of residents are increasingly influenced by modern conveniences and urban living, largely due to the area’s proximity to Colombo. Many individuals are well-informed and business-oriented, engaging in private sector employment, small businesses, and entrepreneurial activities. Overall, the lifestyle in Ja-Ela can be described as a blend of traditional values and modern living, with a growing preference for comfort, technology, and improved living standards

Migration is a significant and growing trend in the Ja-Ela area. A large proportion of young people, especially those in their late teens and early adulthood, show a strong interest in migrating abroad, mainly for higher education and better career opportunities.

Many of these individuals:

- Settle temporarily or permanently in foreign countries
- Obtain residency or long-term employment opportunities
- Adopt more **luxury-oriented lifestyles** abroad

Despite living overseas, they maintain strong connections to Ja-Ela. As a result, there is a rising trend of:

- **Investing in apartments and properties** in Ja-Ela
- Purchasing homes for **future residence or vacation stays**
- Renting out properties to generate **additional income** while living abroad

Tourist arrival details.

Tourist arrivals to Sri Lanka in January by their last port of departure provides a revealing look at the connectivity and transit patterns feeding the island's tourism industry. The most immediate and dominant finding is the overwhelming role of the Gulf region as the primary aerial crossroads for Sri Lanka tourism. The combined arrivals from Dubai (34,762 / 12.53%), Doha (28,778 / 10.38%), Abu Dhabi (19,638 / 7.08%), and Sharjah (11,281 / 4.07%) total approximately 94,459 arrivals, accounting for over 34% of all tourist traffic. This dominance is not because these cities are the origin points for these tourists, but because they function as the world's busiest long haul transit hubs, with passengers from Europe, the Americas, and the Middle East connecting through major Gulf carriers like Emirates, Qatar Airways, Etihad, and Air Arabia to reach Colombo.

