

EXPERTICITY PHASE III DEVELOPMENT AT TRADE CITY MARADANA



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- Situated in the vibrant urban hub of Trade City, the Expert City Phase III Development offers a landmark opportunity for visionary investors. Strategically connected to Colombo's commercial and transport networks, the site is ideally positioned to support a dynamic business ecosystem.
- Designed as a state-of-the-art IT and knowledge park, the project provides world-class office spaces, innovation hubs, and collaborative environments tailored for technology companies, startups, and research-driven enterprises. With modern infrastructure, sustainable design, and proximity to key urban amenities, this development promises high returns, long-term growth, and a transformative impact on Colombo's emerging knowledge economy.



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|------------------------------------|------------------------------------------------------------------------------------------------------|------------|---------------------|
| Extent | 01A 01R 12.4P | 0.5Ha | 5,300m ² |
| Ownership | Vested with the UDA under Section 6(1) of the State Land Ordinance | | |
| Lease Period | 50 Years | | |
| Base Value | USD 6 Mn | Euro 5 Mn | |
| Expected Minimum Investment Value | USD 31.8 Mn | Euro 27 Mn | |
| Development Zone | Concentrated Mix Development Zone | | |
| Permissible Development Activities | Residential, Health, Office & Institution, Commercial, Education, Tourism, Recreational | | |
| Proposed Development | IT based Mixed Development <i>Minimum of 51% of the total floor area should be IT Based Uses.</i> | | |
| Floor Area Ratio | Unlimited | | |
| Plot Coverage | 60% | | |
| No. of Floors | Unlimited | | |

Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.