




Bellevue
RESIDENCIES




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BELLEVUE

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LUXURY LIVING

Welcome to Bellevue Residencies, the unique high-rise building complex setting the benchmark for modern high-rise living in Ja-Ela, the fast-emerging suburb of Colombo, Sri Lanka. Overlooking the scenic views of the ocean nearby and the tranquil surroundings of Ja-Ela, Bellevue Residences consists of 226 spacious, beautifully designed apartments across 42 floors.

Situated a mere 15 minutes from Colombo, minutes from Ja-Ela exit of the Colombo Katunayake Expressway, Bellevue Residencies is a private metropolis equipped with all modern amenities, guaranteeing a comfortable and secure lifestyle for you and your family. Its nestle within the nature reserve muthurajawela its location provides access to Colombo, the Bandaranaike International Airport, Biyagama Free Trade Zone, Bus link town Negombo, Indian Ocean and the expressway network of Sri Lanka.

Bellevue's meticulously curated living spaces are available only 3-bed apartments that would suit the needs of homeowners and investors alike.



LOCATION: WHY JA-ELA?

Positioned between the beautiful scenery and ecological reserves of the region, the majestic infrastructure of Colombo and the Colombo Negombo Road, Colombo-Katunayake expressway, and the Colombo Kandy Road, Ja-ela stands as a well-connected location and a gateway to luxury living in tranquility.

Residing at Bellevue Residences in Ja-Ela, you will enjoy absolute peace of mind and convenience of being at the connecting center in reaching key destinations. Notably, the Bandaranaike International Airport (BIA) and the world renowned Negombo beaches can be reached within 15 and 25 minutes respectively.

Positioned just 15 minutes from both the iconic Port City one of the world's most remarkable developments and the thriving heart of Colombo, and within easy reach of the key motorway network, providing seamless access to the airport and major destinations across the island.

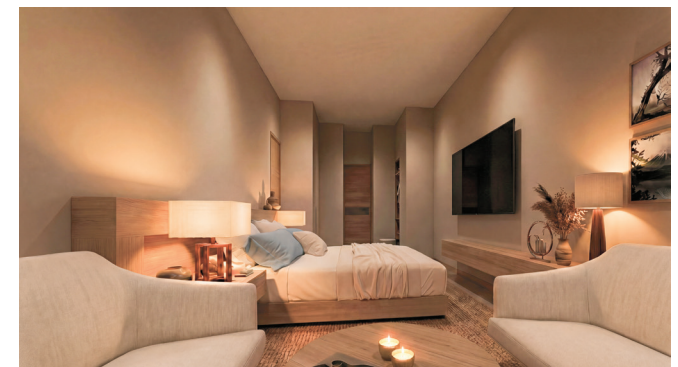
The residents will be solaced with the panoramic views of Muthurajawela and Negombo lagoon, daily sunset over the Indian Ocean and the revered conical peak of Sri Pada due to Bellevue's ideal location.



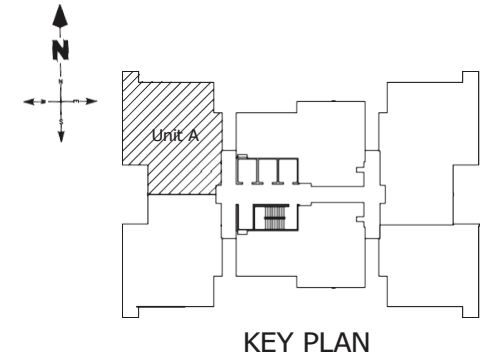
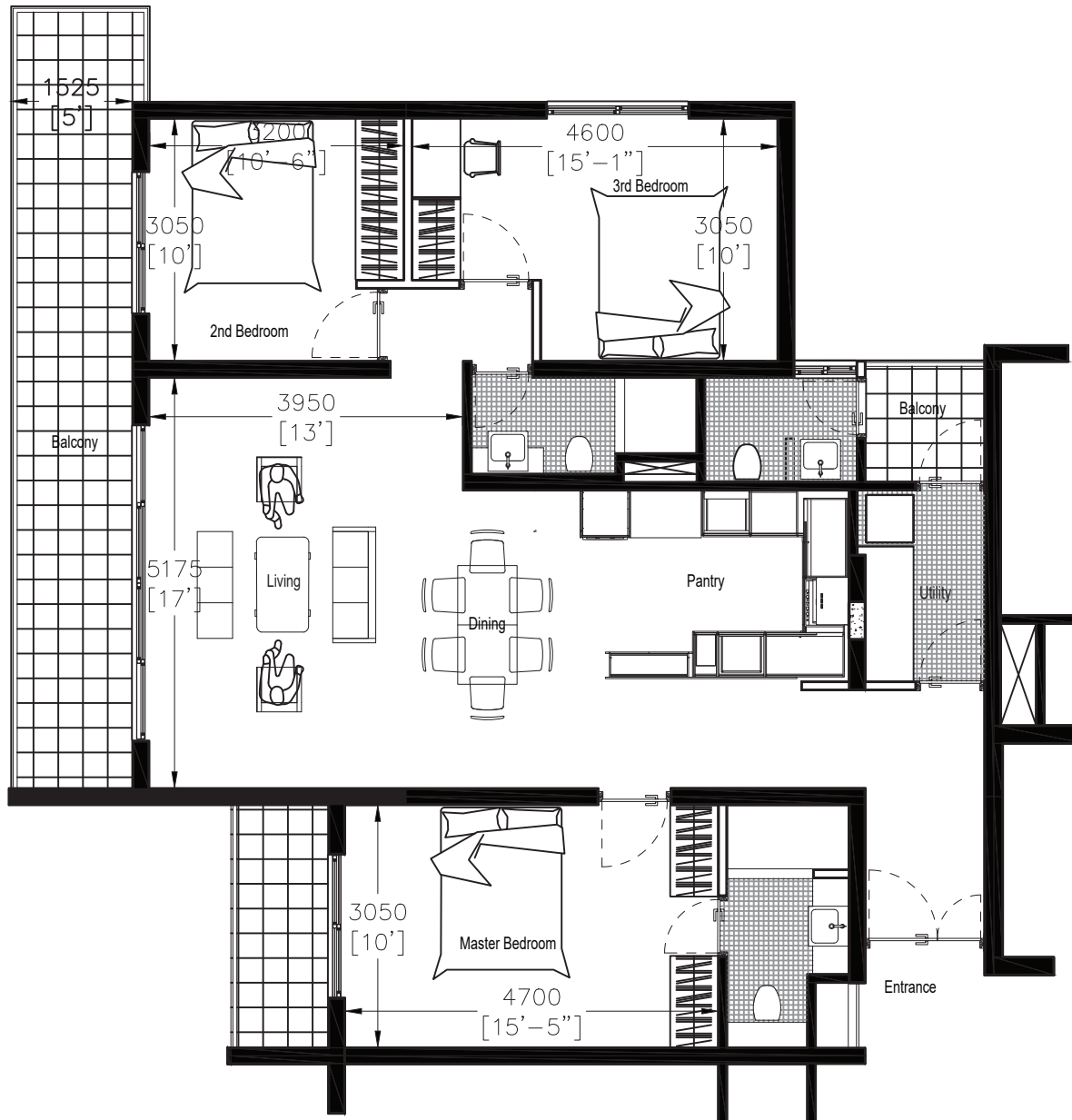


APARTMENT TYPES

Apartment Type	Configuration	Floor level	Floor area	Features
Type A	3 Bedrooms	5th to 41th Floor	Total area - 131SQM / 1,414 SQF	Spacious living and dining area. 3 bedrooms.
Type B	3 Bedrooms	5th to 41th Floor	Total area - 100SQM / 1,078 SQF	Spacious living and dining area. 3 bedrooms.
Type C	3 Bedrooms	5th to 41th Floor	Total area - 131SQM / 1,414 SQF	Spacious living and dining area. 3 bedrooms.
Type D	3 Bedrooms	5th to 41th Floor	Total area - 131SQM / 1,414 SQF	Spacious living and dining area. 3 bedrooms.
Type E	3 Bedrooms	5th to 41th Floor	Total area - 101SQM / 1,088 SQF	Spacious living and dining area. 3 bedrooms.
Type F	3 Bedrooms	5th to 41th Floor	Total area - 131SQM / 1,414 SQF	Spacious living and dining area. 3 bedrooms.



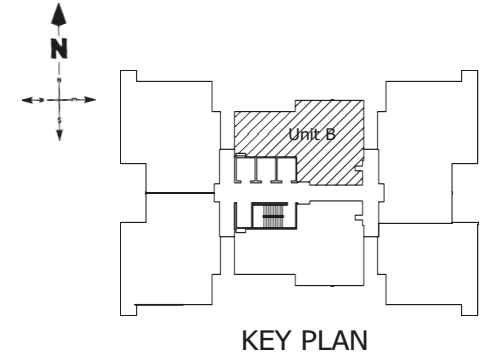
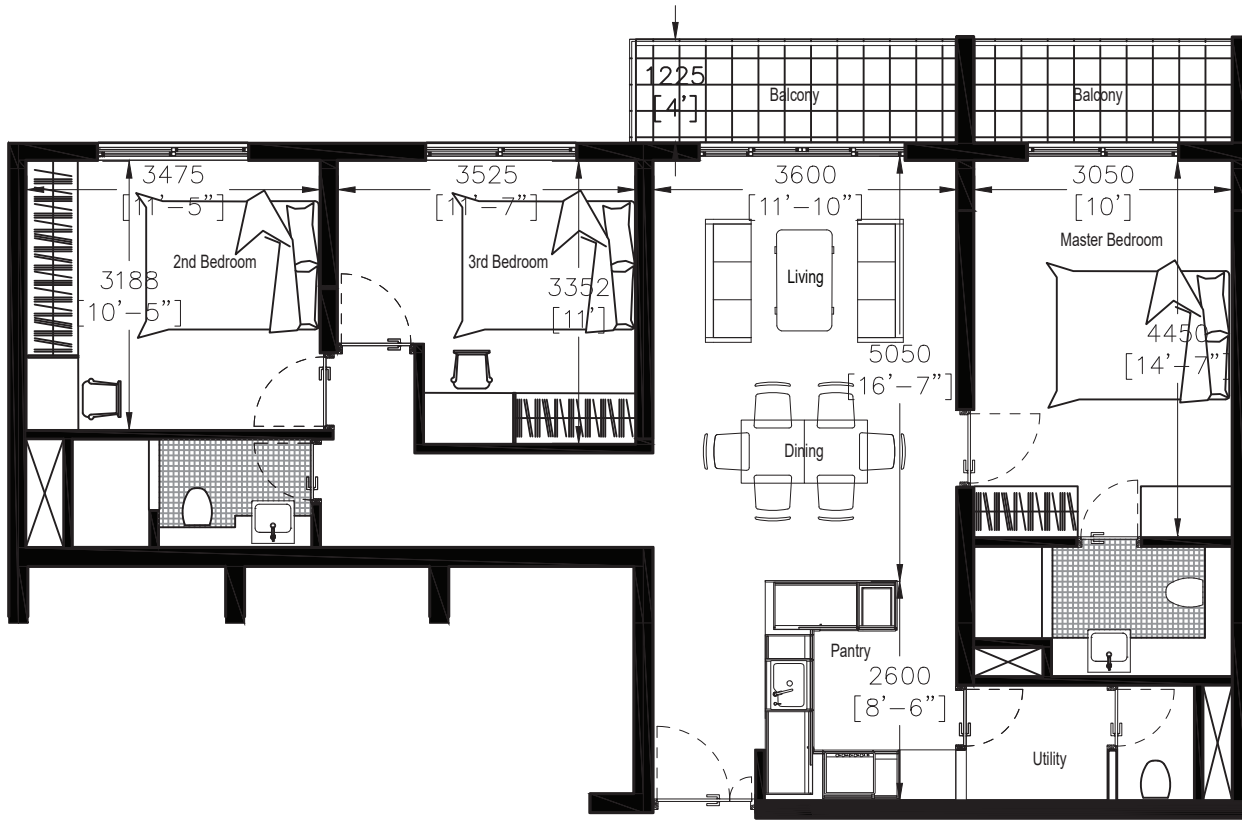




UNIT A- 3 Bedroom
131sqm (1,414sqft)

- These drawings are Subject to minor attentions



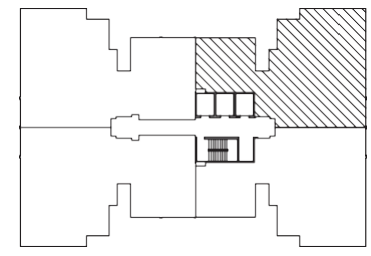
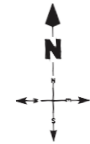


UNIT B - 3 Bedroom
100sqm (1,078sqft)



- These drawings are Subject to minor attentions





UNIT K - 3 Bedroom
214sqm (2,312sqft)

- These drawings are Subject to minor attentions





AMENITIES FOR RESIDENTS

Gymnasium

Equipped with the latest strength and weight training facilities together with professional supervision, Bellevue residents will have in-house access to a world-class gymnasium which promotes a healthy lifestyle.

Swimming Pool

Take a leisurely dip and relax in our swimming pool and rejuvenate your senses.

Recreational Areas

The lounge area provides the ideal space for our residents to host and entertain their guests or unwind in the serenity of the environment.

Security & Surveillance

Your safety and security is our first priority and the building is armed with a state-of-the-art security & surveillance system.

Fire Prevention

The building is equipped with a state-of-the-art automated fire prevention system and a robust evacuation mechanism for the maximum safety of residents.

Exclusive Parking

Our residents enjoy the benefit of having their own reserved parking space.

Waste Management

The garbage collection and disposing process within the premises will ensure a hassle-free waste disposing experience for the residents.

Proximity Cards & Elevators

The residents are empowered with easy and secure access to their apartments, parking and common areas via the usage of proximity cards and monitored elevators.

Proposed Shopping Mall Next Phase of the Project

The next phase of the project will feature a supermarket, food court and shopping outlets to cater to all your lifestyle needs.

Solar Power for Common Areas

The building's solar system will power common areas and banquet hall (which can facilitate up to 100 packs).

Integrated Facility and Lifestyle Management Services

Residents will enjoy complete peace of mind with a dedicated in-house management company overseeing all aspects of day-to-day living. From handling routine matters to managing bookings for meeting rooms, conference facilities, and the banqueting hall, every need is seamlessly catered for. Optional services such as cleaning and housekeeping are also available, ensuring a truly effortless and trouble-free living experience

*All images/scenes portrayed on this brochure are conceptual and based on interior/exterior design themes that could be adopted by developer at their own discretion and does not form part of the sales offer by Bellevue Residencies Pvt Ltd.

*The residential apartments square footage totals indicated in above drawings are approximate and may bear slight variances due to construction related practicalities.



ABOUT US



Bellevue Holdings is a European-led property developer founded on extensive experience across some of the world's most established real estate markets. Its principals have delivered high-end residential projects in the South of France and built, owned, and managed a £250 million mixed-use portfolio in London, spanning both commercial and residential assets.

This strong European foundation brings a disciplined, design-led approach to every development, underpinned by quality, functionality, and meticulous attention to detail. By applying these proven standards to Sri Lanka, Bellevue Holdings delivers innovative, modern living environments that reflect the sophistication and precision synonymous with leading European developments.

PROJECT TEAM

MILROY PERERA
ASSOCIATES

ARCHITECTS
Milroy Perera Associates

SENURA
Senura Civil Engineering (Pvt.) Ltd.

CONTRACTOR
Senura Civil Engineering (Pvt) Ltd

 **ENGINEERING CONSULTANTS**
PRIVATE LIMITED

PROJECT CONSULTANTS
Engineering Consultants (Pvt) Ltd



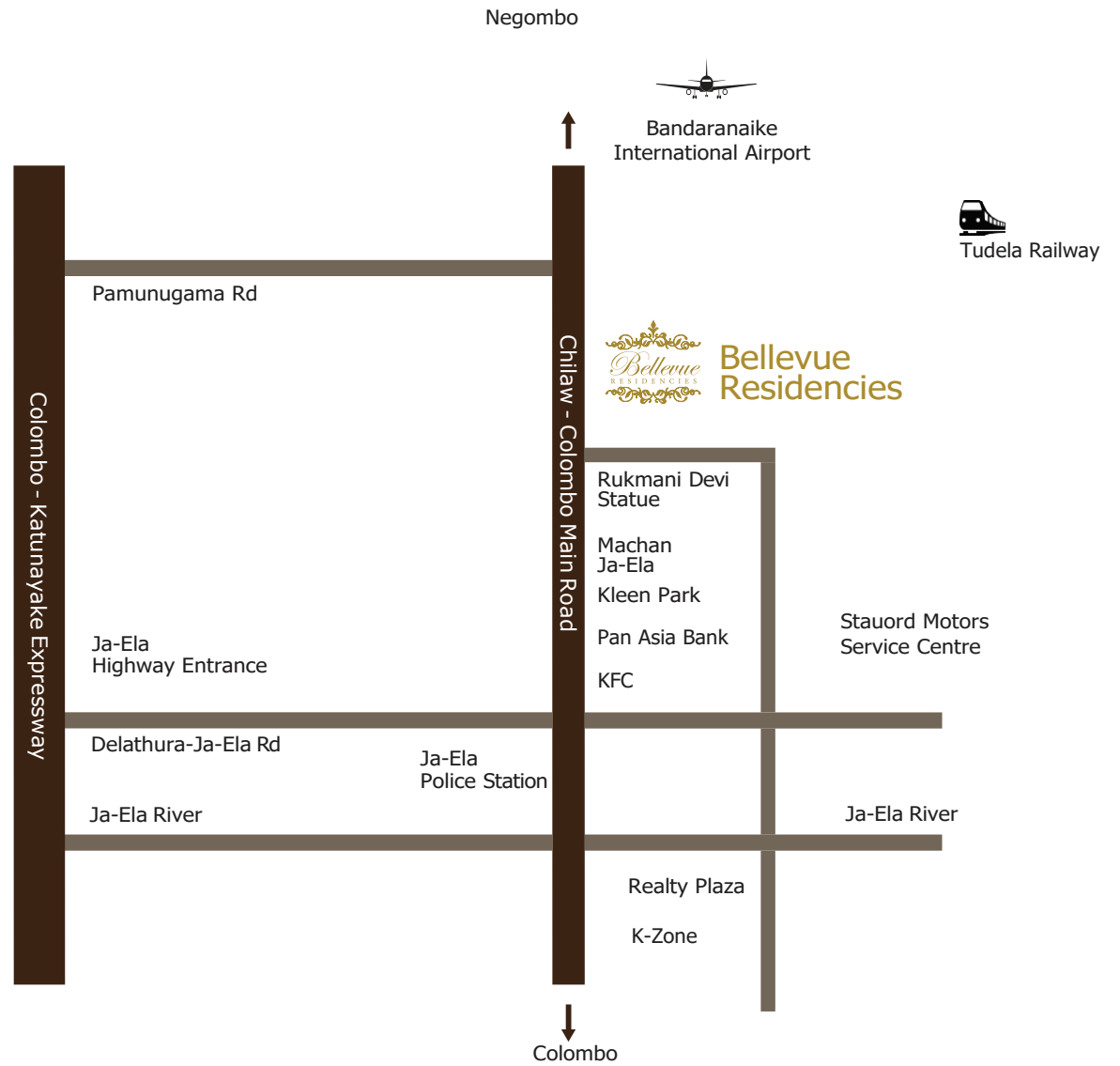
STRUCTURE ENGINEERS
Design and Structural Consortium (Pvt) Ltd.



MEP ENGINEERS
DeMEP Consultant (PVT) LTD



LOCATION MAP





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