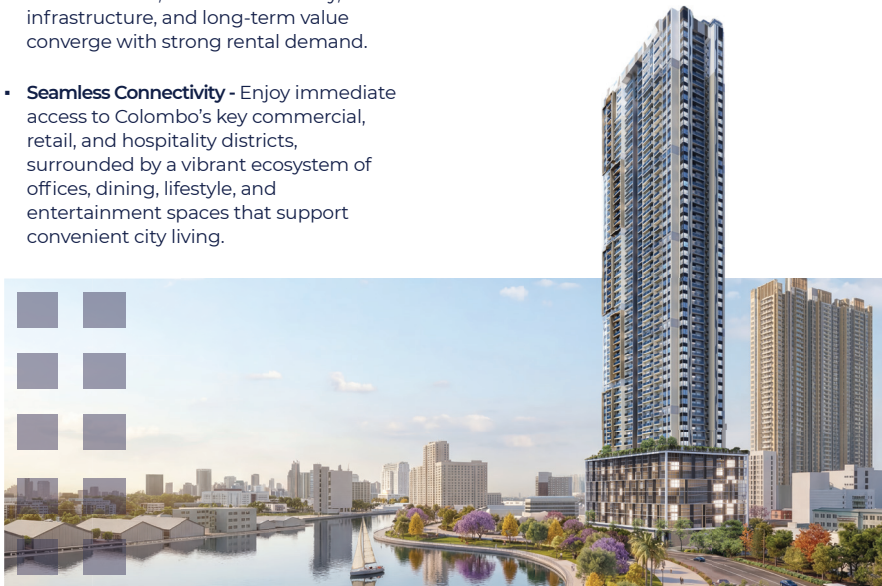


VAUXHALL DSTRCT

Rising in the heart of Colombo 02, Vauxhall DSTRCT is a landmark vertical community set to redefine urban living through scale, connectivity, and long-term investment potential. Positioned in one of the city's most strategic and well-connected locations, the development comprises 749 residences designed for aspirational city living. It offers both lifestyle appeal and enduring value for discerning homeowners and forward-looking investors alike.

WHY VAUXHALL DSTRCT?

- **Trusted Developer** - Developed by John Keells Properties, Sri Lanka's leading and most trusted real-estate developer, known for delivering landmark projects.
- **Prime Location** - Strategically positioned in Colombo 02, Vauxhall DSTRCT sits at the heart of Colombo's most established urban corridor, where accessibility, infrastructure, and long-term value converge with strong rental demand.
- **Seamless Connectivity** - Enjoy immediate access to Colombo's key commercial, retail, and hospitality districts, surrounded by a vibrant ecosystem of offices, dining, lifestyle, and entertainment spaces that support convenient city living.
- **Strong Investment Potential** - With limited new residential supply in Colombo 02, Vauxhall DSTRCT offers strong long-term investment potential, supported by location demand and proven returns from developments like OnThree20 and TRI-ZEN.



RESIDENTIAL UNITS

TYPICAL

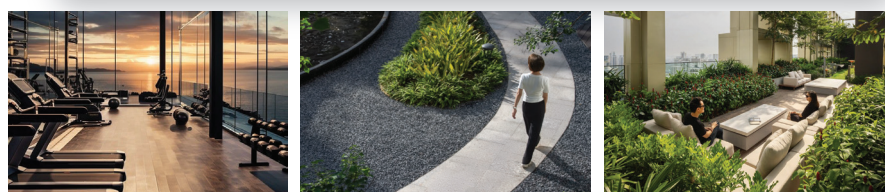
Type	Size
1 BR APT	500 sqft
2 BR APT	683 sqft - 843 sqft
3 BR APT	1079 sqft - 1110 sqft

PREMIUM

Type	Size
2 BR APT (TRIPLEX)	1503 sqft
3 BR APT	1047 sqft - 1092 sqft
4 BR APT	1051 sqft - 1531 sqft

PAYMENT PLAN

Stage	Percentage
Booking deposit converted as the first instalment	10%
Second instalment upon communication to commence construction	10%
Third instalment at 20% construction completion	17.5%
Fourth instalment at 40% construction completion	17.5%
Fifth instalment at 60% construction completion	17.5%
Sixth instalment at 80% construction completion	17.5%
Final instalment upon deed transfer or possession	10%
Total Purchase Price Percentage Completion	100%

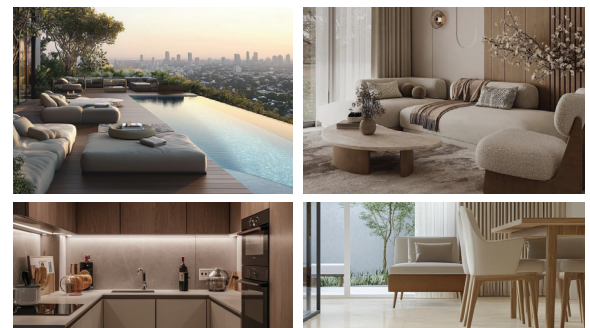


LOCATION



WORLD-CLASS AMENITIES

- 11th Floor Landscaped Walking Track
- Viewing Lookout Point
- Pavilions
- Leisure Deck
- Rejuvenation Deck
- Pebble Walk
- Jogging Track
- Garden Spaces
- Infinity Pool
- Kids Pool
- Function Room
- Sky Gym
- Karaoke Room Hangout Area
- Flexi Cinema
- BBQ Area
- Pickle Ball Court
- Hangout Area
- Kids Play Area
- Games Room



JOHN KEELLS PROPERTIES

John Keells Properties is the real estate arm of John Keells Holdings PLC, Sri Lanka's largest listed conglomerate listed on the Colombo Stock Exchange. With a vision of "Creating New Worlds" John Keells Properties goes beyond building structures - we craft spaces that elevate everyday living and foster vibrant, connected communities.

- Sri Lanka's largest real estate developer.
- Pioneered the concept of mixed used development living with "The Monarch" and "The Emperor" at Crescat City.
- Developed Colombo's most luxurious residential development "7th Sense" on Gregory's Road, Colombo 7.
- Developed Colombo's first large scale mid-luxury development "OnThree20" on Union Place.
- Developed Sri Lanka's first fully smart apartment complex, "TRI-ZEN", built from the ground up for smart tech integration.
- Developed "City of Dreams Sri Lanka" the country's largest private investment.
- John Keells Properties owns and manages the 517-acre Victoria Golf Resort in Kandy, featuring an 18-hole championship golf course.

Contact us for more details: **+94 711 683 683**