BOI
SRI LANKA

SRI LANKA'S NEXT ICONIC HILL-COUNTRY LEISURE DESTINATION



THEME PARK

CENTRAL HIGHLANDS

A US$30 million world-class theme park on 10.9 acres. Featuring thrilling rides, family zones and landscaped gardens. Designed in three seamless phases, this premier hill-country attraction offers year-round fun, luxury stays, and unmatched hospitality in Sri Lanka's most scenic destination.

15%
EXPECTED IRR

$30M
INVESTMENT SIZE

10.9 AC.
30 YEAR LEASE

4 YR
PAYBACK PERIOD

BOI
SRI LANKA

INVESTMENT VALIDATION & STRATEGIC OVERVIEW

LOCATION INTELLIGENCE



- PRIME TOURIST HUB
- COOL CLIMATE ENABLEMENT
- STRONG TRANSPORT ACCESS
- HIGH DESTINATION VISIBILITY & BRAND VALUE

A high-visibility leisure destination benefiting from established tourism circuits and premium market positioning.

PROJECT COMPONENTS & OPERATIONAL ECOSYSTEM

- CORE THEME PARK ATTRACTIONS
- SUPPORTING FACILITIES
- FOOD, BEVERAGE & RETAIL ZONES
- SUSTAINABLE SUPPORT & LANDSCAPING

REVENUE MODEL

- PARK ADMISSION & ATTRACTION INCOME
- HOSPITALITY & EVENT REVENUE
- RETAIL & DINING REVENUE
- ANCILLARY SERVICES & CONCESSIONS

REGULATORY ASSURANCE & BOI INCENTIVES

Investment Incentives & Fiscal Concessions

100% Enhaced Capital Allowance +
Customs duty exemptions for capital goods importation

100% Foreign Ownership Permitted

No local equity requirement for eligible investments

Full Repatriation of Capital & Profits

Unrestricted transfer of dividends and investment proceeds

Investor Visa & Residency Facilitation

Long-term visa options for investors, dependents & expatriate staff

BOI-Facilitated Approval Coordination

Coordinated line-agency approvals and permits

Disclaimer:
This financial model is for informational purposes only and is based on assumptions believed to be reasonable at the time of preparation. Actual results may vary due to market, operational, regulatory, or economic conditions.No representation or warranty is made as to the accuracy or completeness of the information. Users should conduct their own independent due diligence before making any investment decisions.

FOR MORE DETAILS
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