

CONFIDENTIAL LAND SALE OPPORTUNITY

MIRIGAMA 100-ACRE ESTATE

An established coconut property in Sri Lanka's Western Province

SALE FACILITATED BY

Realtor Lanka Consultants (Pvt) Ltd

Investment Proposal | August 2026



A rare large-format landholding

Approximately 100 acres of productive coconut land positioned near Mirigama's expressway and urban connections.

APPROX. LAND EXTENT

100 ACRES

EQUIVALENT AREA

40.47 HA

ASKING PRICE - ONO

LKR 1.1 BN

APPROX. TO MIRIGAMA TOWN

4 KM

PROPERTY AT A GLANCE

- Halgahapitiya Estate, Mirigama
- Established coconut harvesting property
- Approximately 5 minutes to the highway hub
- Internal estate roads already present
- 20-foot lorry access indicated, subject to confirmation
- Located in Gampaha District, Western Province



Indicative asking value: LKR 11 million per acre



**Productive land.
Long-term optionality.**

Estate character

The property is presented as an operating coconut estate with a green, mature landscape and established internal circulation.

CURRENT USE

Coconut cultivation and harvesting

ACCESS

Interior approach road and internal estate roads

SETTING

Low-density, predominantly green environment

TRANSPORT

Lorry movement indicated as feasible; buyer to verify turning, width and load constraints

INVESTMENT POSITIONING

Acquire as an estate, land bank, or future development platform.

Connected to Sri Lanka's growth corridor

Mirigama sits between Colombo, the international airport, Kurunegala and Kandy, supported by road, expressway and rail connections.

DESTINATION	INDICATIVE DISTANCE / TIME	STRATEGIC RELEVANCE
Mirigama town	Approx. 4 km	Local services and rail
Highway hub	Approx. 5 minutes	Regional expressway access
Bandaranaike Int'l Airport	Approx. 40 km / 45-60 min	Air cargo and international access
Kurunegala	Approx. 35 km / 45-60 min	North-western commercial centre
Colombo / Colombo Port	Approx. 65 km / 1.5-2 hr	Capital and principal port
Kandy	Approx. 80 km / 1.5-2 hr	Central Province gateway

Distances and travel times are approximate, route-dependent and should be independently confirmed during due diligence.

Why this asset merits consideration

01 SCALE

A contiguous 100-acre holding offers flexibility that smaller parcels cannot replicate.

02 ACCESS

Proximity to Mirigama town and the highway hub supports staff, supply-chain and visitor movement.

03 INCOME BASE

Existing coconut cultivation may provide continuity while longer-term plans are evaluated.

04 OPTIONALITY

The estate may suit agriculture, renewable energy, hospitality, logistics or institutional concepts - subject to approvals.

05 LAND-BANK VALUE

A large site in the Western Province provides a long-duration investment proposition.

06 MARKET REACH

Road, rail, airport and port connections broaden the property's potential user base.

One site. Multiple strategic pathways.

The following are positioning concepts only. Planning, environmental, utility, access and sector-specific approvals must be independently

AGRICULTURE + AGRIBUSINESS

Continue or upgrade coconut production; consider value-added processing or diversified cultivation.

RENEWABLE ENERGY

Explore solar or hybrid land-use concepts, subject to grid capacity and technical studies.

LOGISTICS + LIGHT INDUSTRY

Assess warehousing, distribution or light-manufacturing potential based on zoning and road capacity.

HOSPITALITY + WELLNESS

Consider eco-retreat, wellness, senior-living or nature-based accommodation models.

EDUCATION + INSTITUTIONAL

Evaluate campus, training, research or healthcare-led uses supported by the site's scale.

PHASED LAND DEVELOPMENT

Retain income-producing areas while developing approved components in carefully sequenced phases.

A mature, green estate landscape



Internal roads, cultivation and natural character



Commercial framework

INDICATIVE ASKING PRICE

LKR 1.1 BILLION

ONO - open to a negotiated offer

BUYER DUE-DILIGENCE CHECKLIST

- ☐ Title, survey plan, boundaries and encumbrances
- ☐ Road ownership, legal access and heavy-vehicle suitability
- ☐ Environmental, geotechnical, flood and topographical assessment
- ☐ Tax, transaction structure and professional valuations

ENGAGEMENT PROCESS

- 1 Initial expression of interest
 - 2 Confidential information review
 - 3 Site inspection and management discussion
 - 4 Offer, due diligence and transaction documentation
- ☐ Land-use, zoning, subdivision and development approvals
 - ☐ Utilities: electricity, water, drainage and telecom capacity
 - ☐ Agricultural yield, estate operations, labour and asset inventory
 - ☐ All stated distances, timings and commercial assumptions



CONFIDENTIAL ENQUIRIES

Arrange a private site inspection

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This proposal is confidential and intended only for prospective purchasers and their professional advisers.
Information is indicative, may change without notice, and must be independently verified. Development is subject to approvals.

REALTOR LANKA CONSULTANTS (PVT) LTD | AUGUST 2026