



NUWARA ELIYA

HIGHLAND HOSPITALITY DEVELOPMENT OPPORTUNITY

Four 40-perch blocks | 160 perches in total | MTV Tower Road / Shanthipura

A RARE SETTING FOR BOUTIQUE HOSPITALITY

Presented for leisure, hospitality and private holiday-residence development - not as an agricultural proposition. The site combines cool-climate character, mountain and lake outlooks, and views towards Adam's Peak close to Nuwara Eliya tourism activity.

40P x 4

Flexible acquisition

One or more blocks, or the entire 160 perches.

HOSPITALITY

Preferred positioning

Boutique hotel, holiday bungalows, guest house or wellness retreat.

HIGH COUNTRY

Natural advantage

Panoramic views, cool climate and a distinctive hill-country experience.

Prepared for local and international investors / hospitality developers

For Price and Appointment to Visit the Site, call +94 77 258 5878.

REALTOR LANKA CONSULTANTS (PVT) LTD

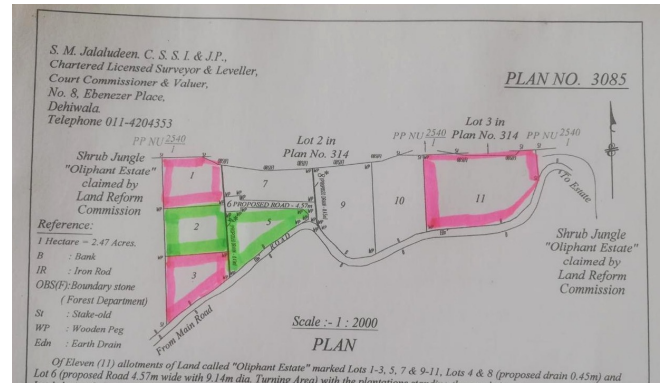
+94 77 258 5878 | vijay@realtorlanka.com

THE INVESTMENT CASE

The value proposition is the combination of setting, flexibility and hospitality potential - not crop production. The property can support a carefully designed low-density destination that uses the landscape itself as part of the guest experience.

DEVELOPMENT POSITIONING INDICATIVE SURVEY PLAN

- Four 40-perch blocks; acquire one or more, or the entire 160-perch holding.
- Best suited to boutique accommodation, holiday bungalows, guest-house or wellness concepts.
- Panoramic mountain/lake outlooks, with views towards Adam's Peak.
- Just outside Nuwara Eliya municipal limits, near tea-estate and hospitality activity.
- Car/van access; 4WD recommended for the final approach and site inspection.



Plan image for reference; originals to be reviewed during due diligence.

APPROVALS & TECHNICAL DOCUMENTATION

The owner has advised that approvals / reports / technical submissions relating to the following are available or have been obtained. Purchasers should verify the original documents, their current validity, scope and project applicability as part of legal and technical due diligence.

- Department of Wildlife Conservation
- National Building Research Organisation (NBRO)
- Water Resources Board / Hydrogeological Investigation
- Central Environmental Authority
- Urban Development Authority
- Wastewater Treatment Plant proposal
- Solid Waste Management Plan
- Drainage Management Plan

POSSIBLE CONCEPT DIRECTIONS

Boutique Hotel

A premium hill-country stay focused on views, privacy and destination dining.

Holiday Bungalows

Independent or serviced bungalows / villas with shared guest facilities.

Wellness / Retreat

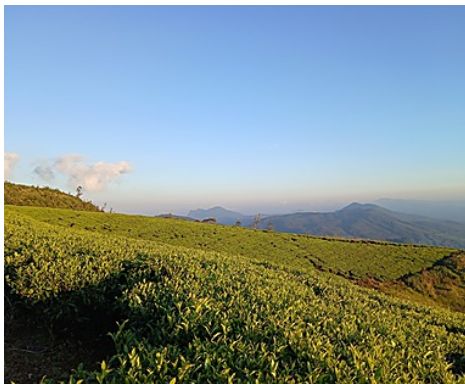
A nature-led retreat using the cool climate, quiet surroundings and landscape.



PHOTO VISUALS

WHERE EVERY VIEW BECOMES PART OF THE EXPERIENCE

Actual site and surrounding highland views supplied for this proposal.



MOUNTAIN OUTLOOK



LAKE & HIGHLAND SETTING



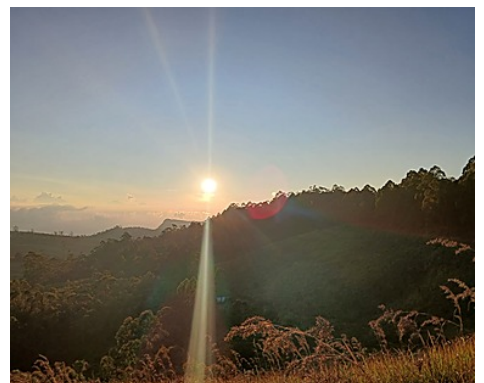
APPROACH / ACCESS ROAD



WOODLAND CHARACTER



SITE TERRAIN



SUNSET ATMOSPHERE

LOCATION & ACCESS

The route begins from Nuwara Eliya town and quickly transitions into the highland landscape. Site visits should be arranged in advance; car and van access is possible, while a 4WD is the recommended option.



NEARBY HIGHLAND LANDMARK



Only the relevant location descriptor is reproduced here.

PRIVATE VIEWINGS & ENQUIRIES

Realtor Lanka Consultants (Pvt) Ltd

Vijay | +94 77 258 5878

vijay@realtorlanka.com

www.realtorlanka.com

www.condolanka.com

Commercial Terms: Available on Request

This proposal is a marketing introduction only and is not a valuation, legal opinion or guarantee of development approval. Areas, access, boundaries, title, approvals and technical matters must be independently verified. International investors should obtain independent advice on applicable Sri Lankan ownership, investment and tax requirements.