

PROPOSAL: LAND SALE OPPORTUNITY

MIRIGAMA 100 ACRES COCONUT PROPERTY



SALE FACILITATED BY

Realtor Lanka Consultants (PVT) Ltd.



DEC 2024

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EXECUTIVE SUMMARY

100 ACRES MIRIGAMA LAND

INTRODUCTION

The proposal outlines the sale of a prime 100-acre property in Mirigama, strategically located and offering a wealth of opportunities for investment and development.

Key Features

- **Location:** Situated in Mirigama, within close proximity to the Colombo-Kandy highway and major transportation hubs.
- **Size:** Expansive 100-acre land, ideal for large-scale projects.
- **Accessibility:** Direct road access and logistical convenience for commercial ventures.
- **Development Potential**

The property is well-suited for various uses, including:

- **Industrial Development:** Factories, warehouses, or logistics hubs due to excellent connectivity.
- **Commercial Projects:** Business parks, educational institutions, or hospitality developments.
- **Sustainable Ventures:** Solar farms, agriculture, or eco-tourism projects.

Value Proposition

- **Strategic Investment:** Located in an emerging growth corridor.
- **Potential ROI:** High appreciation and lucrative returns for visionary developers.
- **Government Incentives:** Opportunities for tax benefits or grants tied to industrial or sustainable projects.

Pricing & Terms

- **Price:** Competitive rate reflecting the value and potential of the property.

We invite prospective buyers to engage with us for site visits, detailed documentation, and discussions to tailor the purchase to your investment goals.



100 ACRES MIRIGAMA LAND

HIGHLIGHTS

- Halgahapitiya Estate, Mirigama
- 100 acres Coconut Property
- One hour drive from Colombo
- 5 minutes to the Highway hub
- 1.5 km interior road
- Coconut harvesting land
- 4 km to Meerigama town
- Gampaha District
- Western Province
- Lorry transport feasible/20 ft subject to confirmation
- Adequate Internal Roads



Mirigama is considered a strategic location for several reasons, making it highly attractive for industrial development and investment. Here are the key factors:

1. Connectivity

- **Proximity to Expressways:** Mirigama is well-connected to major expressways, notably the Central Expressway (Colombo-Kandy Highway). This provides quick access to Colombo, the commercial capital, as well as other major cities.
- **Railway Connectivity:** The Mirigama Railway Station is an important junction on the Main Line, providing efficient rail transport options for goods and passengers.

3. Infrastructure Development

- **Advanced Infrastructure:** The region is equipped with modern infrastructure, including reliable electricity, water supply, and high-speed internet, which are crucial for industrial operations.
- **Future Developments:** Ongoing and planned infrastructure projects in and around Mirigama will further enhance its attractiveness and accessibility.

2. Economic Significance

- **Emerging Industrial Hub:** The government has identified Mirigama as a key area for industrial development. The establishment of industrial zones and business parks in the region boosts its economic importance.
- **Investment Incentives:** The Sri Lankan government offers various incentives for businesses investing in industrial projects in Mirigama, including tax benefits and subsidies.

4. Strategic Location for Logistics

- **Central Position:** Mirigama's central location on the island makes it ideal for logistics and distribution operations, providing easy access to different parts of Sri Lanka.
- **Proximity to Ports and Airports:** Being relatively close to major ports (such as Colombo Port) and Bandaranaike International Airport facilitates import-export activities and international trade.



5. Workforce Availability

- **Skilled Labor:** The region has access to a skilled and semi-skilled workforce, essential for various industrial and manufacturing activities.
- **Educational Institutions:** Proximity to technical colleges and universities ensures a continuous supply of trained professionals.

7. Government Support

- **Economic Policies:** Government policies aimed at decentralizing industrial activities from Colombo to other regions, like Mirigama, support its development as an industrial hub.
- **Business-Friendly Environment:** Regulatory support and a business-friendly environment are additional advantages for investors.



6. Environmental and Lifestyle Factors

- **Green Spaces:** Despite its industrial significance, Mirigama offers green spaces and a relatively pleasant living environment, which can be attractive for employees and executives.
- **Quality of Life:** The availability of residential areas, schools, and healthcare facilities makes it a convenient place for setting up businesses and for employees to reside.



LOCATION & DISTANCES

Mirigama's strategic location, robust infrastructure, excellent connectivity, and government support make it an ideal location for industrial development. These factors collectively enhance its appeal to local and international entrepreneurs looking to invest in industrial projects.

1. Katunayake International Airport

(Bandaranaike International Airport)

- Distance: Approximately 40 kilometers (25 miles)
- Travel Time: Around 45 minutes to 1 hour

2. Colombo Port City

- Distance: Approximately 65 kilometers (40 miles)
- Travel Time: Around 1.5 to 2 hours

3. Colombo Port

- Distance: Approximately 65 kilometers (40 miles)
- Travel Time: Around 1.5 to 2 hours

4. Kandy

- Distance: Approximately 80 kilometers (50 miles)
- Travel Time: Around 1.5 to 2 hours

5. Kurunegala

- Distance: Approximately 35 kilometers (22 miles)
- Travel Time: Around 45 minutes to 1 hour

These distances make Mirigama strategically well-placed for access to major transport hubs, business centers, and other key cities in Sri Lanka. The location's connectivity is a significant advantage for industrial development and investment.





PHOTO GALLERY

(Halgahapitiya Estate)





COMMERCIAL OFFER

LKR 1.1 Billion (ONO)

Expressway Network of Sri Lanka



Our Contact Info.



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