

Belihuloya Tourism Zone

Premium Freehold Development Land Investment Prospectus

TOTAL LAND SIZE	OWNERSHIP STATUS	LOCATION CORRIDOR
413 Perches (300 P + 113 P Parcels)	Freehold Clear Absolute Title	Belihuloya Luxury Zone Sabragamuwa, Sri Lanka

EXECUTIVE OVERVIEW

This exceptional real estate asset represents a highly unique opportunity: **the only available freehold (clear title) land parcel within the strictly protected Belihuloya Tourism Zone.** Offering unparalleled legal security alongside premium ecological attributes, this acreage is positioned at the immediate epicenter of Sri Lanka's most coveted highland eco-tourism corridors.

Directly bordering both the pristine Belihuloya River and the ecologically critical Hawagala Forest Reserve, the location guarantees permanent, unobstructed panoramic natural integration, insulating any future commercial infrastructure from external degradation.

Strategic Advantage: This is the exclusive clear-title private parcel inside the zone, presenting an irreplaceable asset configuration for luxury eco-lodges, wellness retreats, or premium hospitality development.

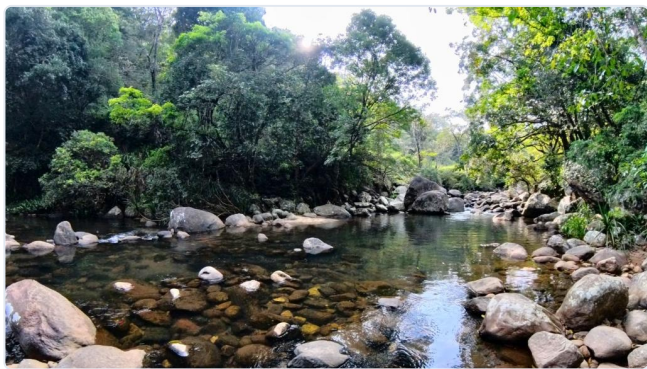
SITE MAP & BOUNDARY SURVEY



Figure 1: Aerial satellite overview detailing the 300 Perches and 113 Perches land parcels, direct river boundaries, and natural stream water channels.

NATURAL ASSETS & WATERFRONT ENVIRONMENT

The topography features an established high-canopy layer of legacy mature trees interwoven with dense, unaltered native flora. This diverse micro-ecosystem serves as an active biological corridor supporting an array of endemic birdlife and native wildlife.



Pristine riverfront setting directly bounding the property parcel.



Natural crystal-clear rock pools forming internal ecosystem highlights.

- **Topography:** A gentle, highly usable gradient slanting uniformly across the parcel, optimizing structural layouts for architectural views while minimizing complex earthwork costs.
- **Hydrology:** An active natural freshwater stream traverses directly through the acreage, introducing organic aesthetic elements and highly functional internal water zoning features.
- **Access Infrastructure:** Positioned roughly 400 meters off the primary tarred thoroughfare, requiring minor connector-road optimization to secure seamless vehicular access.

PROXIMITY TO REGIONAL ATTRACTIONS

The site acts as a natural basecamp, granting immediate infrastructural proximity to a massive catalog of landmarks:

#	Destination / Attraction Name	Distance
1	Nonpareil Forest	100 m
2	Pahanthuda Waterfall	1.0 km
3	Belihuloya River Boundary	1.0 km
4	Seelagama Tourist Village	3.0 km
5	Beakers Bungalow	3.0 km
6	Hawagala Forest Reserve	3.0 km
7	Baker's Falls	4.0 km
8	Dehena Ella Waterfall	4.0 km
9	Geradi Ella	5.0 km
10	Samanala Wewa Reservoir	5.0 km
11	Adara Kanda (Lovers' Peak)	5.0 km

#	Destination / Attraction Name	Distance
12	Ancient Gallena Rajamaha Viharaya	5.0 km
13	Sabaragamuwa University of Sri Lanka	5.0 km
14	Oldest Wind Power Site in Sri Lanka	6.0 km
15	Karagasthalawa Rajamaha Viharaya	6.0 km
16	Baker's Bend Viewpoint	8.0 km
17	Aluth Nuwara Devalaya	8.0 km
18	Hatangala Iron Village (Archeological)	10.0 km
19	World's End (Horton Plains National Park)	14.0 km
20	Mulgama Ancient Historical Village	14.0 km
21	Bolthumbe Ravana Devalaya	18.0 km
22	Nag Rock Bungalow (Historical Site, Est. 1817)	20.0 km

INVESTMENT CONCLUSION

Given the highly restrictive regulatory environment and scarce private holdings surrounding Sri Lankan forest reserves, this property stands as a trophy asset. Its combination of pristine river frontage, dual-parcel configuration (300 Perches and 113 Perches), clear title status, and close integration with world-class hiking and ecological corridors makes it an undeniable cornerstone for a marquee sustainable development project.