

PREMIUM INVESTMENT PROPOSAL DUAL-PLOT FREEHOLD ESTATE

680 PERCHES OF STRATEGIC AGRICULTURAL & ECO-TOURISM
LAND

Property Reference: P 680 (Plot A: 360 P + Plot B: 320 P)

Location: Marangahawela, Belihuloya, Sri Lanka

Tenure: 100% Freehold Status with Clear Title Deeds

Date of Issue: June 2026

Executive Overview

This substantial dual-plot freehold property, totalling **680 perches**, is situated in the pristine ecological enclave of Marangahawela, Belihuloya. Positioned approximately 600 metres from the main road, the asset offers premium accessibility coupled with deep natural seclusion. Both plots carry 100% freehold status backed by verified clear title deeds, providing global and local investors with absolute legal certainty and uncompromised security of ownership.

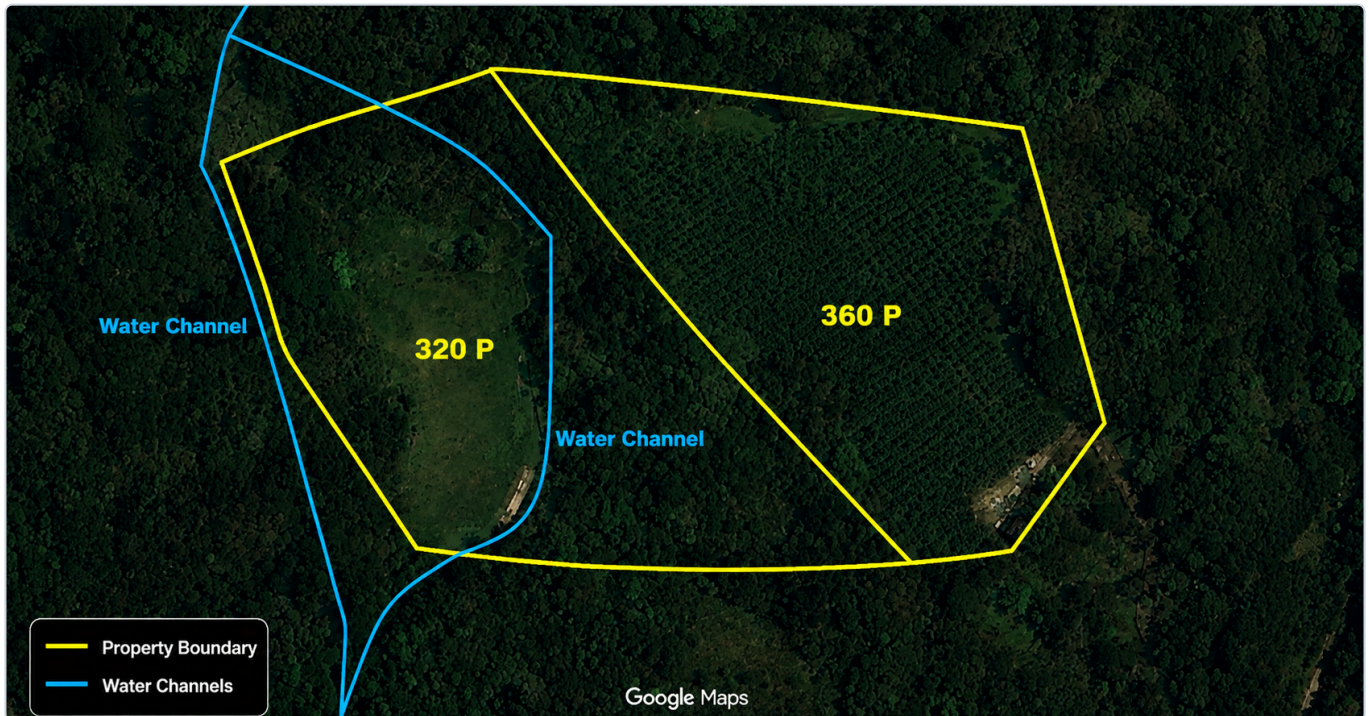


Figure 1: Official satellite boundary configuration marking Plot A (360 P) and Plot B (320 P) alongside major water channel streams.

Acquired together or standalone, these adjoining parcels present an uncommonly versatile investment framework. The portfolio elegantly bridges commercial cash flows—via an established, high-yield pepper plantation—with high-upside hospitality potential, premium utility connections, internal spring water infrastructure, and a rare tract of old-growth forest land.

Consolidated Portfolio Structure

Metric / Feature	Plot A (360 Perches)	Plot B (320 Perches)
Primary Asset Class	Commercial Pepper Plantation & Guest Infrastructure	Eco-Preserve, Water Resource & Organic Cultivation
Title Status	100% Freehold (Clear Verified Deed)	100% Freehold (Clear Verified Deed)
Immediate Revenue	Est. LKR 1.2 Million / annum (Pepper Yield)	Arable Vegetable Plots & Future Development Value
Built Infrastructure	Completed 8-Guest Villa + Staff Quarters	Historical Mud House Structure (Ripe for Eco-Restoration)
Utilities & Power	3-Phase Grid Connection Installed	Immediate Boundary Proximity / Extensions Ready
Hydrological Assets	Internal Natural Spring + Stream access within 100m	Two Independent Internal Natural Streams

Key Investment Metric: The consolidated footprint guarantees both immediate agricultural liquidity (LKR 1.2M current annual yield) and a robust platform for eco-sensitive luxury hospitality development within one of Sri Lanka's fastest-growing highland tourism corridors.



Figure 2: Custom stone-paved, all-weather interior access track entering the primary boundary line.

Asset Breakdown: Plot A (360 Perches)

Income Generation & Turnkey Guest Accommodations

Plot A acts as the commercial and infrastructural foundation of the asset portfolio. It contains a highly organized, fully operational pepper estate alongside premium residential developments that reduce immediate capital expenditure requirements for developers.



Figure 3: Modern dual-story concrete accommodation unit with an open rooftop viewing terrace and adjacent operational facility.

Core Infrastructure & Features:

- **Turnkey Guest Villa:** A fully completed modern concrete accommodation unit designed with clean minimal lines, featuring a spacious rooftop observation deck looking over the forest canopy. The facility comfortably hosts up to 8 guests.
- **Premium Water Infrastructure:** Fed by an internal natural spring water source, providing the entire property with exceptionally clean, un-metered drinking water.
- **Industrial Power:** Fully integrated 3-Phase electricity supply is connected to the property, supporting heavy commercial appliances and extensive HVAC installations.



Figure 4 & 5: Active mature black pepper plantation rows climbed on specialized support trees across the 360 Perch commercial field.

Asset Breakdown: Plot B (320 Perches)

Natural Splendor, Water Security & High-End Eco-Tourism Potential

Plot B contains the core natural and ecological assets of the estate. Spanning 320 perches of contiguous, topographically diverse land, this plot features an incredible array of biodiversity and pristine water sources that make it immediately ready for world-class architectural development, wellness retreats, or conservation-themed hospitality hubs.



Figure 6: High elevation natural stone outcroppings overlooking the sweeping lower agricultural meadows and valley landscapes.

Core Features & Ecological Value:

- **Two Private Natural Streams:** Flowing directly within the property boundaries, these internal perennial watercourses guarantee absolute water security and supply premium ambient aesthetics perfect for luxury cabins or sensory eco-lodges.
- **Authentic Mud House Structure:** An existing traditional mud house stands on the property, providing an exceptional structural footprint suitable for vintage architectural restoration, a heritage tea/spice room, or a unique eco-reception lobby.



Figure 7 & 8: Traditional mud-wattle structure veranda offering a panoramic vantage point of the secondary cultivation fields.

Arable Land Management & Cultivation

The lower terraces of Plot B maintain rich alluvial soil structures paired with reliable, stream-fed surface irrigation networks. Currently, active vegetable crop farming sections supply fresh produce while acting as a proof of concept for wide-scale certified organic agricultural extensions.



Figure 9 & 10: Organic vegetable plots and irrigated clearings framed by dense indigenous high-canopy forest tracts.

Strategic Regional Connectivity

Belihuloya is widely recognized as an elite hub for eco-adventure, climate therapy, and high-altitude leisure tourism in Sri Lanka. The property acts as a perfectly positioned launchpad, with a comprehensive collection of natural geographic wonders, high-traffic hiking trails, and institutional anchors accessible within a 60-minute radius:

#	Destination / Regional Attraction	Radial Distance	Strategic Investment Significance
1	Surathali Falls	4 km	High-volume tourist natural waypoint
2	Brampton Falls	6 km	Pristine eco-trekking drawing international tourists
3	Sabaragamuwa University of Sri Lanka	12 km	Premium institutional anchor / research partnership opportunities
4	Bambarakanda Falls	13 km	Sri Lanka's tallest waterfall; global tourist landmark
5	Horton Plains View Point	14 km	Direct adjacency to a UNESCO World Heritage nature reserve
6	Idalgashinna Mountain Range	17 km	World-famous misty mist-shrouded rail-trekking trail

Investment Conclusion

Whether unified into a grand 680-perch single-owner master-plan or acquired as distinct independent elements, the Marangahawela Estate represents a flawless combination of active agribusiness yield and raw real estate premium. The presence of unconditional 100% freehold titles guarantees your investment security in Sri Lanka's booming nature-tourism economy.