

INVESTMENT PROPOSAL EXCLUSIVE HIGH-VALUE FLATLAND REAL ESTATE

160 PERCHES OF HIGHLY COVETED LEVEL TERRAIN WITH
PERENNIAL STREAM

Property Reference: P 160

Location: Idalgashinna, Sri Lanka

Tenure: 100% Freehold Status with Clear Title Deeds

Date of Issue: June 2026

Executive Overview

This exceptional freehold property, extending over **160 perches**, is positioned directly bordering the main road at Idalgashinna—a breathtakingly scenic and increasingly prominent highland locality attracting significant local and international investment interest. The land carries an unencumbered 100% freehold status with a clear title deed, providing prospective buyers with absolute ownership security and total freedom to execute premium development concepts.

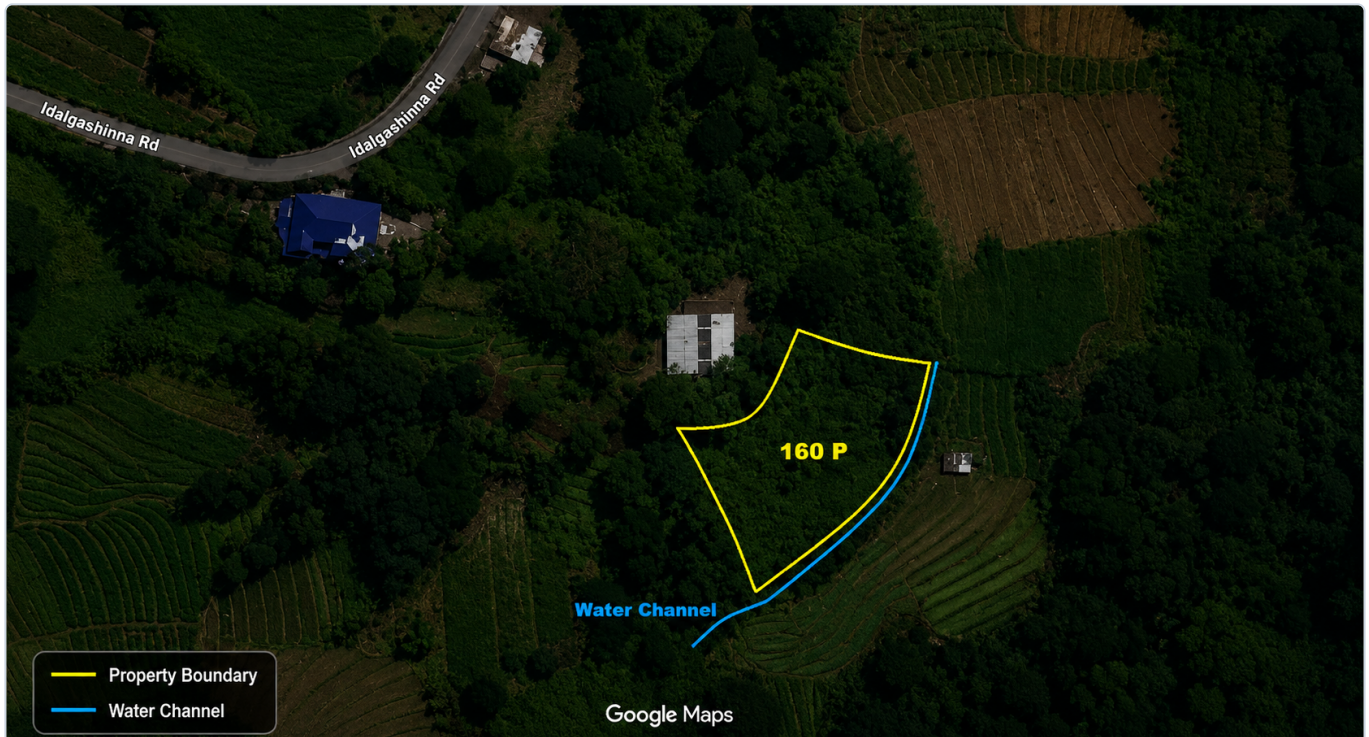


Figure 1: High-resolution satellite survey illustrating the exact 160 Perches perimeter boundary along Idalgashinna Road with its adjoining natural water channel.

A natural stream flows gracefully through the centre of the property, adding both immense ecological value and clear aesthetic distinction to what is already a highly versatile and perfectly located parcel.

Ownership, Title & Structural Framework

The structural, structural, and legal metrics of the land asset provide a highly secure foundation for individual buyers or expanding commercial portfolios:

Asset Metric	Verified Investment Particulars
Land Extent	160 Perches (Contiguous Plot)
Title Type	100% Absolute Freehold Status
Title Status	Clear title deed ready for fast transfer
Road Frontage	Direct prominent border access along the main road
Topography	Completely flat (Highly premium for highland locales)
Hydrological Profile	Perennial internal natural mountain stream through core plot

The Topographical Advantage: Rare Level Ground

The property is characterized by completely flat terrain—a distinction of immense practical and commercial value in the central highland region, where level land of this extent is exceptionally rare. This premium characteristic significantly reduces expensive civil site preparation costs, simplifies construction logistics, and allows the full footprint of the land to be utilized with maximum layout efficiency.



Figure 2: Ground-level view of the expansive flat landscape clearing, showcasing the ease of development and construction-ready profile.

Strategic Development Suitability

The combination of completely flat ground, direct road frontage, and a dependable water feature collectively makes this one of the most immediately developable land holdings in the sub-region. It adapts perfectly to several high-revenue commercial models:

- **High-Yield Commercial Agriculture:** The level ground and year-round natural water source create ideal conditions for commercial vegetable cultivation, subsistence farming, or organic agricultural production with zero complex terracing needed.
- **Luxury Eco-Tourism Eco-Lodges:** The beautiful highland setting, central stream, and deep green surrounding forest tracts provide an excellent, authentic foundation for nature-based visitor experiences.
- **Streamlined Cabana or Chalet Developments:** Level topography allows for straightforward engineering planning, highly flexible site layouts, and fast infrastructure installation across the entirety of the perches.



Figures 3 & 4: Clear flat terrains and well-defined walking/access pathways inside the estate boundaries.

Hydrological Note: The natural stream running through the center functions as a continuous asset, enhancing the landscape design of any hospitality development and offering an authentic, pristine water feature that sets the property apart from normal roadside real estate.

Regional Connectivity & Accessibility Profile

The estate features an exceptional transit profile, connecting owners directly to major historic highland towns, administrative centers, and transportation lines across the country:

Regional Destination	Travel Window / Radial Proximity	Strategic Logistics Value
Idalgashinna Railway Station	2.0 Kilometres	Direct connection to Sri Lanka's celebrated hill country rail line
Haputale	Within 1 Hour Transit Window	Immediate access to primary commercial amenities and key tourist routes
Bandarawela	Within 1 Hour Transit Window	Primary regional hub for premium infrastructure and sourcing
Nuwara Eliya	Within 1 Hour Transit Window	Direct connection to Sri Lanka's premier high-altitude luxury hospitality market



Figure 5: Natural walking corridor framing the upper boundary, demonstrating direct layout accessibility.

Established International Expatriate Presence

The immediate neighborhood is home to several high-profile foreign residents and international settlers. This trend strongly reflects the area's long-term global appeal, guaranteeing an upscale, culturally welcoming environment well positioned to attract discerning tourists and premium overseas investors.

Regional Natural Attractions Matrix

Idalgashinna serves as a central hub for nature tourism, with many of Sri Lanka's most iconic viewpoints, historic locations, and major waterfalls located within an hour of the property:

#	Iconic Landmark / Regional Attraction	Radial Transit Distance
1	Beautiful Train View Point	3 km
2	Haputale View Point	13 km
3	Chandani Falls	18 km
4	Haldummulla Falls	19 km
5	Devil's Staircase Waterfall	23 km
6	Lipton's Seat (Historic Observation Point)	25 km
7	Nidangoda Falls	27 km

Investment Conclusion

Property Reference P 160 represents an exceptionally rare real estate asset class in the hill country: a substantial, completely level land holding with direct main road frontage and a central mountain stream. Backed by a flawless, clear 100% freehold title deed and supported by an international neighbor demographic, this parcel is a construction-ready canvas for a boutique nature retreat or high-yield organic agribusiness venture.