

Belihuloya Property Portfolio

Premium Freehold Development Land Bordering the Nonpareil Reserve

TOTAL LAND SIZE 120 Perches (Subdivided: 80 P + 40 P)	OWNERSHIP STATUS Freehold Clear Absolute Title	LOCATION CORRIDOR Near Gov Rest House Along Balangoda Road
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OVERVIEW

This exceptional freehold (clear title) property is situated near the Belihuloya Government Rest House, along the Balangoda Road. Access is via approximately 2.5 km of carpeted (paved) road, followed by 900 metres along the Old World's End Road—a route that reflects the property's immersion within one of Sri Lanka's most celebrated highland landscapes.

LAND EXTENT & SUBDIVISION

The total extent of the property is 120 perches, subdivided into two distinct plots:

- **Plot A:** 80 perches
- **Plot B:** 40 perches

This subdivision offers flexibility for phased development, separate ownership, or complementary mixed-use projects.

CADASTRAL MAPPING & BOUNDARIES



Figure 1: High-angle satellite alignment highlighting the specific 80 Perch and 40 Perch subdivided allocations bordering the World's End / Nonpareil Forest system.

LAND CHARACTERISTICS

The property borders the Nonpareil Forest Reserve and commands sweeping scenic views encompassing Samanala Wewa (Samanala Reservoir), the Hawagala mountain range, cascading waterfalls, and the expansive Balangoda valley. The land is rich in mature trees and natural vegetation, supporting a thriving habitat for birds and native wildlife. A gentle slope across the terrain and a natural stream running through the property further enhance its ecological and aesthetic value.

SCENIC PANORAMIC VISUALS



Expansive overlook showcasing direct line-of-sight valley visibility.



Wide visual display capturing the green ridges and mountain profiles.



Lush, uniform grading dropping towards the agricultural valley beds.



Close-up profile view of the adjacent highland peak projections.

TOURIST ATTRACTIONS WITHIN 30 MINUTES

The property provides convenient access to a diverse range of natural, historical, cultural, and recreational attractions:

#	Attraction	Distance
1	Nonpareil Forest	100 m
2	Pahanthuda Waterfall	1 km
3	Belihuloya River	1 km
4	Seelagama Tourist Village	3 km
5	Beakers Bungalow	3 km
6	Hawagala Forest Reserve	3 km
7	Baker's Falls	4 km
8	Dehena Ella Waterfall	4 km
9	Geradi Ella	5 km
10	Samanala Wewa	5 km
11	Adara Kanda (Lovers' Peak)	5 km
12	Ancient Gallena Rajamaha Viharaya	5 km
13	Sabaragamuwa University	5 km
14	Oldest Wind Power Site in Sri Lanka	6 km
15	Karagasthalawa Rajamaha Viharaya	6 km
16	Baker's Bend	8 km
17	Aluth Nuwara Devalaya	8 km
18	Hatangala Iron Village	10 km
19	World's End	14 km
20	Mulgama (one of Sri Lanka's earliest villages)	14 km
21	Bolthumbe Ravana Devalaya (one of Sri Lanka's oldest shrines)	18 km
22	Nag Rock Bungalow (historical site, 1817)	20 km