

Surathali Waterfall Tourism Zone

Premium 35-Perch Commercial Footprint Portfolio

TOTAL LAND SIZE	LOCATION BASE	ZONING STATUS
35 Perches Optimal Hospitality Footprint	Marangahawela–Kosgama Rd 75m to Colombo-Badulla Hwy	Declared Tourism Zone High Commercial Priority

EXECUTIVE SUMMARY

This high-visibility **35-Perch commercial allotment** presents an elite entry point into the newly declared (2026) Surathali Waterfall Tourism Zone. Positioned strategically on a premium carpeted connector route immediately adjacent to the Badulla–Colombo Main Road, this asset features zero infrastructure barriers and rapid commercial deployment mechanics.

Benefiting from immediate integration into an active tourism precinct with operational cabana properties directly flanking the plot lines, the site represents prime positioning for an upscale roadside eco-lodge, boutique mountain villa, or panoramic coffee shop hub.

STRATEGIC ROAD ACCESS & FRONTAGE

Unlike isolated mountain holdings, this property features direct, unencumbered border contact with a fully carpeted, asphalt access corridor requiring no additional approach infrastructure outlays.



Figure 1: Fully carpeted approach road directly bordering the parcel, providing swift transit connectivity to the arterial main highway.

CADASTRAL SURVEY & GEOGRAPHIC MAPPING



Figure 2: Official high-angle satellite map highlighting the 35 Perch property boundary framework fronting Marangahwela–Kosgama Road.

TOPOGRAPHY & ON-SITE ASSETS

The parcel features highly usable gently sloping land populated with established vegetation layers, mature native palm variations, and includes an existing single-tier structure structurally fit for conversion, adaptive reuse, or complete modernization layout configuration.



Gently graded interior terrain suited for elevated architectural design layouts.



Existing concrete structures providing structural baselines for renovation or redevelopment.

PANORAMIC STRUCTURAL ADVANTAGES

The geography holds clear, line-of-sight elevation perspectives over the majestic **Surathali Waterfall**, the southern quadrants of the historical **Nonpareil Estate**, and the rugged, cloud-kissed heights of the **Brampton Estate (Nagrack Sector)**.



Figure 3: Unrivaled mountain and southern valley viewing corridors captured directly from the property boundary level.

Architectural Insight: The design construction of a two-tiered building, or an elevated deck framework, effortlessly yields an immersive panoramic layout over the entire southern valley ecosystem.

TOURISM ECOSYSTEM & REGIONAL ALIGNMENT

The property sits directly inside a fast-maturing tourism cluster, insulated by operational hospitality projects to its left and right boundaries (with side-A actively hosting incoming tourists, and side-B breaking ground on premium imported eco-cabanas).

#	Regional Landmark Hub	Radial Distance
1	Surathali Waterfall	300 m
2	Kosgama Tourist Village	2.0 km
3	Samanala Wewa Reservoir	6.0 km
4	Aliens Falls	10.0 km
5	Bambarakanda Waterfall (Highest in Sri Lanka)	10.0 km
6	Wangedi Gala Mountain Range	11.0 km
7	Weli Wangiya (Winding Sand Topography)	12.0 km
8	Galapitiya Aliens Rock	14.0 km
9	Yaka's Stairway Pass	14.0 km
10	Kuragala Sacred Archaeological Site	20.0 km
11	Adisham Benedictine Monastery Bungalow	26.0 km
12	Ohiya High-Altitude Corridor	30.0 km
13	Kalthota Cinema Village	30.0 km

INVESTMENT RECOMMENDATION

Representing a low-overhead, exceptionally high-exposure real estate asset, this 35-perch holding offers immediate deployment advantages. Backed by guaranteed carpeted access, an existing foundation footprint, and verified immediate growth from flanking cabana developments, this property is strongly recommended for hospitality developers searching for immediate commercial traction within a premium scenic corridor.