INVESTMENT PROPOSAL
ROADSIDE HIGH-VALUE ESTATE

190 PERCHES OF PREMIUM HIGHLAND TOPOGRAPHY & NATURAL WATER FEATURES

Property Reference: P 190

Location: Idalgashinna Road, Idalgashinna, Sri Lanka

Tenure: 100% Freehold Status with Clear Title Deeds

Date of Issue: June 2026

Executive Overview

This distinguished freehold property, extending over **190 perches**, occupies a prime, high-visibility position directly bordering Idalgashinna Road. Situated in one of Sri Lanka's most picturesque, microclimatic, and rapidly appreciating highland localities, this asset presents a rare opportunity. The land carries a definitive 100% freehold status backed by an officially verified clear title deed, ensuring complete long-term transactional security and immediate, unrestricted development freedom.

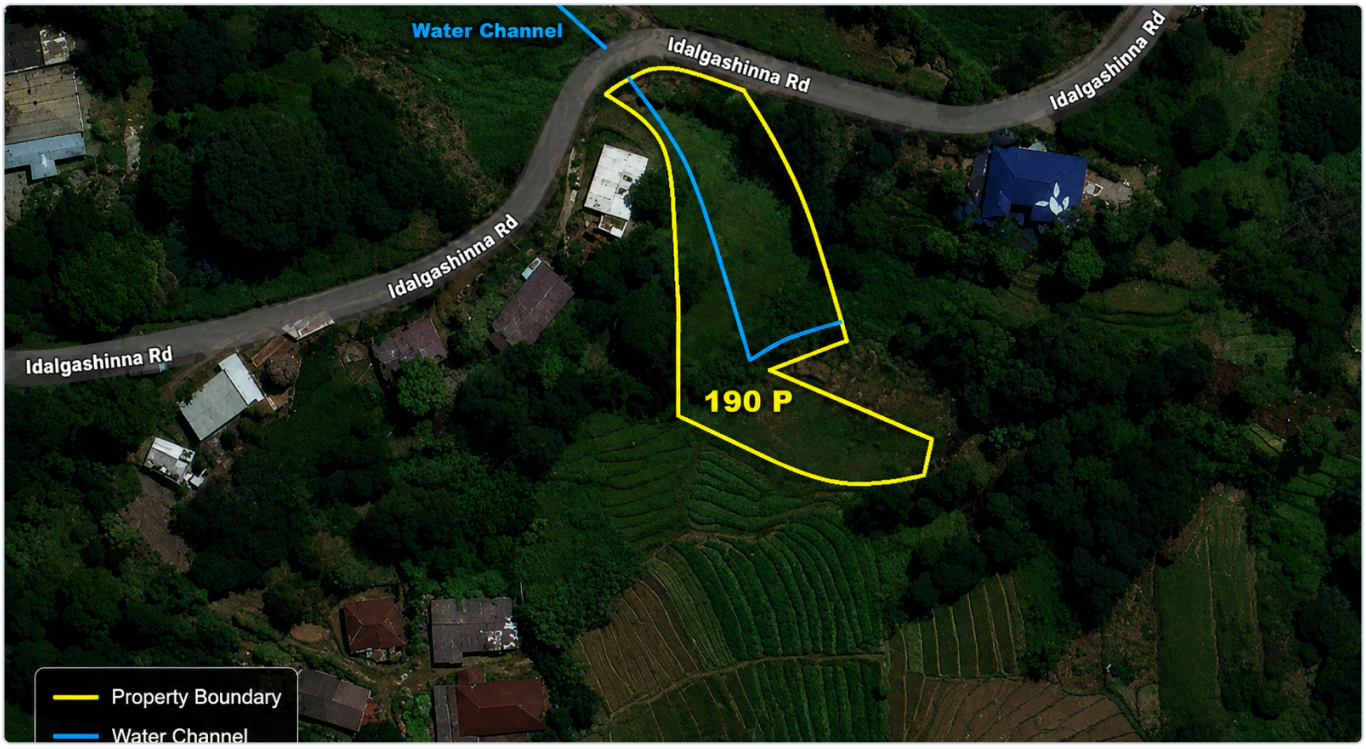


Figure 1: High-resolution satellite survey illustrating the exact 190 Perches perimeter boundary along Idalgashinna Road with its central natural water channel.

A defining ecological feature of this property is the vibrant natural stream flowing directly through the center of the parcel. This continuous mountain resource infuses the site with rare aesthetic beauty and outstanding utility, creating a premium environment that is exceptionally difficult to find in roadside commercial real estate properties.

Ownership, Title & Legal Framework

The legal and structural characteristics of the land asset provide a highly secure layout for either individual development or commercial corporate portfolios:

Asset Metric	Verified Investment Particulars
Land Extent	190 Perches (Contiguous Track)
Title Security	100% Absolute Freehold Status
Legal Framework	Fully vetted clear title deeds ready for execution
Road Frontage	Direct prominent border access along Idalgashinna Road
Hydrological Access	Perennial internal natural mountain stream through core plot

Topography & Microclimate Architectural Advantage

The property features a moderate, beautifully graduated slope that dramatically increases its panoramic view potential and layout flexibility. This elevated tier structure is uniquely suited for premium cabana or chalet engineering, allowing multiple detached structures to be built across varying elevations without blocking each other's views or compromising guest privacy.



Figure 2: Wide-angle panoramic profile showing the property's natural tiering, rich vegetation cover, and sweeping misty mountain backdrop.

Strategic Development Suitability

The fertile soil chemistry, reliable water security, and prominent roadside presence make the land versatile enough to support multiple high-return business models:

- **Premium Commercial Agriculture:** The nutrient-dense highland soil paired with a dedicated internal water stream creates perfect conditions for lucrative vegetable cultivation or organic farm-to-table tea development.
- **Bespoke Luxury Eco-Tourism:** The combination of natural water sounds, old-growth vegetation, and crisp high-altitude air forms an ideal setting for an exclusive wellness retreat or sensory nature lodge.
- **Terraced Villa & Chalet Development:** Leveraging the graduated slope allows developers to place premium micro-cabanas across natural contours, creating stunning views of the surrounding tea estates.





Figures 3 & 4: Views of the site's rich agricultural slopes and surrounding high-yield tea cultivation zones.

> **Hydrological Note:** The central mountain stream acts as a cost-free, independent water resource, eliminating the need for expensive municipal irrigation connections and significantly lowering ongoing operating costs for agricultural and hospitality projects.

Regional Connectivity & Accessibility Profile

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

Regional Destination	Travel Window / Radial Proximity	Strategic Logistics Value
Idalgashinna Railway Station	2.0 Kilometres	Direct connection to the legendary Main Line tourist train route
Haputale	Within 1 Hour Transit Window	Immediate access to major commercial amenities and transit lines
Bandarawela	Within 1 Hour Transit Window	Primary regional hub for secondary sourcing and infrastructure
Nuwara Eliya	Within 1 Hour Transit Window	Sri Lanka's premier high-altitude luxury hospitality market



Figure 5: Breathtaking misty view from the property's upper elevations looking out across the terraced valleys and surrounding peaks.

Established Cosmopolitan Demographics

A key indicator of the area's investment appeal is the growing community of foreign residents and premium expatriates who have established luxury estates nearby. This trend highlights Idalgashinna's long-term residential appeal, creating an international investment environment ready for premium tourist ventures.

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 190 represents an incredibly rare combination of premium features: direct main road access, a natural mountain stream running through the center of the land, an established expatriate neighborhood, and absolute freedom under a clear 100% freehold title deed. It offers an immediately actionable foundation for high-end boutique hospitality or premium agricultural projects in one of Sri Lanka's most beautiful highland destinations.