Belihuloya Property Portfolio

Premium 25-Perch Land Bordering the Nonpareil Reserve

LAND SIZE	LOCATION	KEY BOUNDARY
25 Perches	**Belihuloya, Sri Lanka**	**Nonpareil Reserve Edge**

OVERVIEW

This rare and distinguished property is nestled at the edge of a village in Belihuloya, directly bordering the Nonpareil Reserve. Its secluded position at the end of the village settlement affords an exceptional degree of privacy and tranquility—qualities that are increasingly sought after in the premium eco-tourism and boutique hospitality market. The land represents a genuinely uncommon offering in a region where such unspoiled, well-located parcels are seldom available.

VIEWS & SCENIC OUTLOOK

The property commands expansive and varied views across some of Sri Lanka's most celebrated highland scenery, including:

- Samanala Wewa (Samanala Reservoir)
- The Beragala mountain range
- Hawagala
- Surrounding traditional paddy fields

This layered visual landscape encompassing water, mountains, and rural countryside provides an evocative backdrop of enduring appeal to both developers and end users.

CADASTRAL POSITIONING MAP

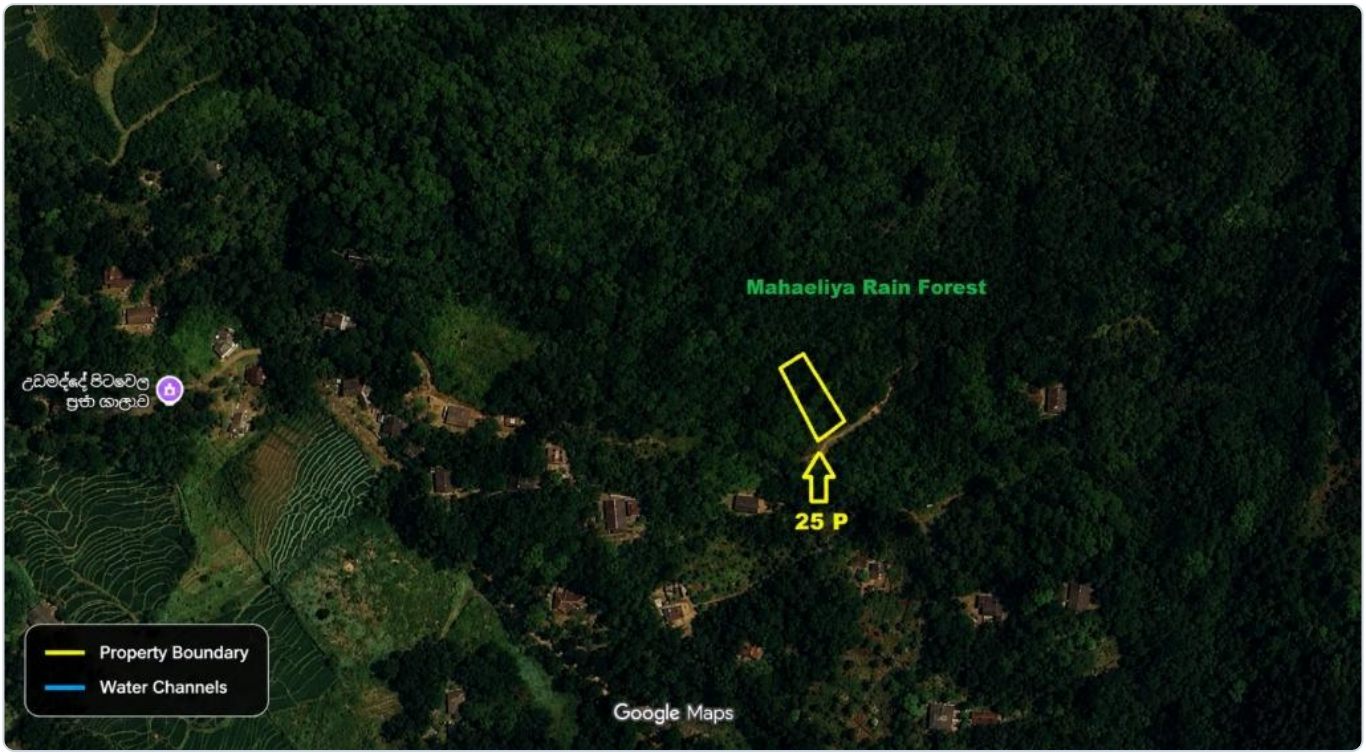


Figure 1: Aerial satellite view detailing the 25 Perch boundary directly adjacent to the Mahaeliya Rain Forest system.

LAND CHARACTERISTICS

The property is distinguished by the following natural attributes:

- **Mature vegetation:** The land supports large, established trees and rich natural undergrowth, creating a verdant and ecologically valuable environment.
- **Gentle gradient:** A uniform slope of approximately 20 degrees across the terrain facilitates thoughtful site planning and is well suited to eco-sensitive construction methods, terraced landscaping, and sustainable tourism infrastructure.
- **Forest reserve adjacency:** Direct borders with the Nonpareil Reserve enhance the property's natural character, biodiversity, and long-term scenic integrity.

DEVELOPED ROAD INFRASTRUCTURE & ACCESS



Retaining stone walls along the grading cut.



Wide approach road cut tracking directly to site.



Natural approach line through rural boundary trees.

SURROUNDING HOSPITALITY CONTEXT

The property is situated within proximity to several hotels and private holiday resorts, reflecting the area's established and growing appeal as a tourism destination. This existing hospitality infrastructure supports the viability of new development and contributes to a ready visitor base in the locale.

TOURIST ATTRACTIONS WITHIN 30 MINUTES

Approximately 22 tourist attractions are accessible from the property within 30 minutes, spanning natural landmarks, cultural heritage sites, and ecological reserves:

#	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

#	Attraction	Distance
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	18 km
22	Nag Rock Bungalow (historical site, 1817)	20 km