REAL ESTATE INVESTMENT BRIEF
HIGH-UP-SIDE HOSPITALITY PARCEL

80 PERCHES OF STRATEGIC RIDGE CREST ALONG THE BADULLA–COLOMBO ARTERIAL HIGHWAY

Property Reference: P 80

Location: Beragala Pass, Badulla–Colombo Main Road, Sri Lanka

Tenure: 100% Freehold Status (Verified Clear Deed)

Date of Issue: July 2026

Executive Overview

This distinctive real estate asset, extending over **80 perches**, occupies a highly profitable geographic position in close proximity to the vital Beragala Junction, directly below the Badulla–Colombo Main Road (A16/A4 link). As one of Sri Lanka's most celebrated, heavy-traffic mountain transit corridors, this setting is a premier destination for hospitality investments. The property sits within an established, high-yield cluster of premium tourist hotels and boutique wellness venues, proving the area's commercial value and maturity as a world-class travel stop.

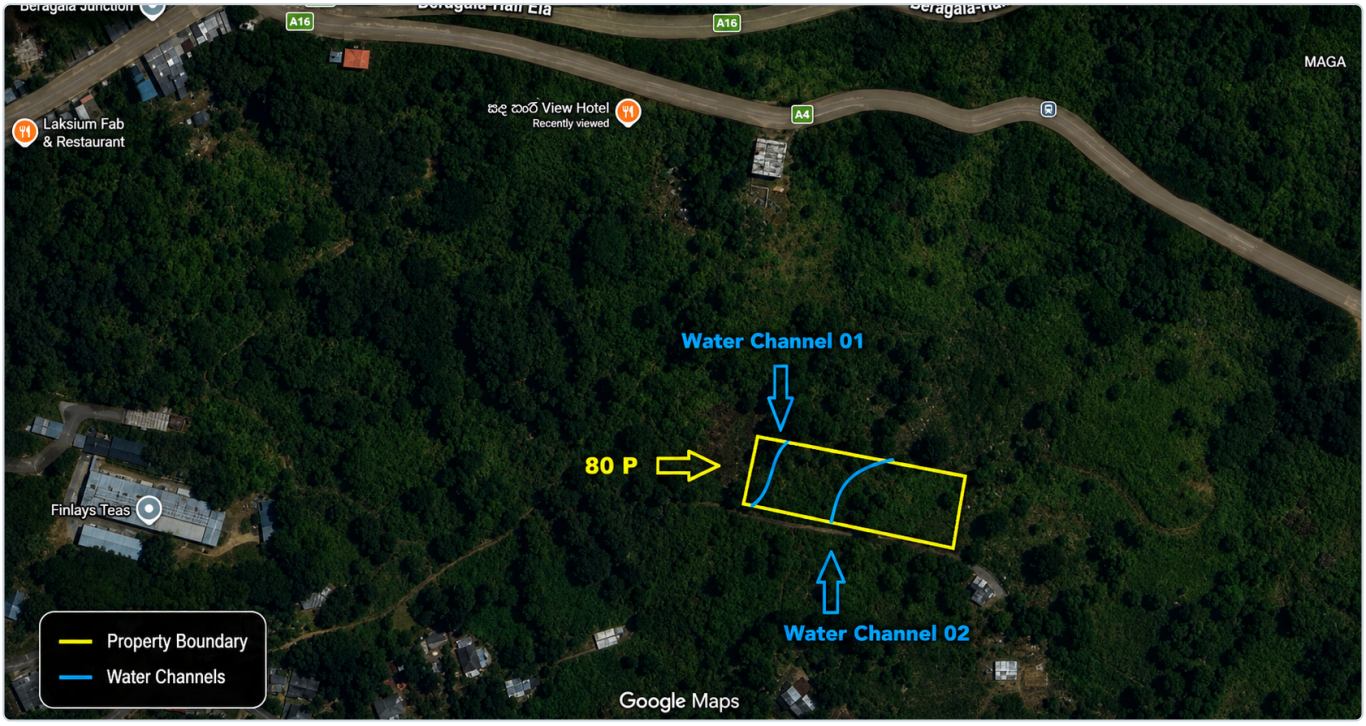


Figure 1: Technical satellite perimeter configuration showing the exact 80 Perches parcel boundaries relative to the main road network and its two internal natural water channels.

A major feature of this land is the simultaneous presence of **two independent natural water streams** that flow through the plot. These dual channels provide complete, cost-free water security, support lush landscapes, and enhance the high-end sensory experience needed for luxury eco-retreat developments.

Core Asset Parameters & Ownership Structure

The legal, positional, and topographical layout of the property matches the standard requirements for international development portfolios or private family offices:

Asset Metric	Verified Technical Particulars
Land Extent	80 Perches (Contiguous Track)
Title Framework	100% Secure Freehold Title Status
Legal Security	Fully verified clear title deed ready for prompt acquisition
Road Connectivity	Direct adjacency and rapid access to the Badulla–Colombo Main Road
Hydrological Capital	Two independent perennial mountain streams inside boundaries
Commercial Cluster	Direct neighbors with major high-performing tourist lodges (e.g., Dream Cliff)

Scenic Outlook & Geographic Viewpoints

The ridge-crest geography of the land creates a commanding observation point. It features completely unobstructed, multi-directional views over iconic highland landmarks, including the famous cliff drops of *Dream Cliff*, the historic *Ankara Viharagala Bungalow*, and the deep southern valleys below with their distant reservoirs, ancient villages, and mountain lines.



Figure 2: Expansive panoramic view taken from the property's main ridge line, looking out across the lower valleys and high mountain ridges.

Topographical Character & Engineering Advantage

The land features a functional, moderate slope that works perfectly for terraced architecture. Staggered construction allows developers to design multi-tiered chalets, elevated restaurants, or lookout decks that take full advantage of the panoramic views without blocking each other.





Figures 3 & 4: Views of the site's rich plant life, moderate building contours, and clear construction-ready slopes.

> **Ecosystem Advantage:** The combination of natural water sounds from the dual streams, rich local plant life, and high elevation creates a cool microclimate that serves as an excellent foundation for luxury wellness retreats.





Figures 5 & 6: Well-defined walking access tracks and mature high-canopy forest buffers on the upper crest.

Southern Horizon Views

The southern edge of the property features expansive valley views. This ever-changing landscape of mist, mountains, and low valley plains creates a stunning backdrop that immediately elevates the value of any hospitality brand or premium resort developed here.





Figures 7 & 8: Unobstructed valley views looking out toward the southern plains, traditional village settlements, and distant water reservoirs.

Strategic Travel & Connectivity Matrix

Positioned right along a major highland corridor, the property provides fast and convenient access to the region's top tourist destinations, cultural hubs, and historic landmarks:

#	Iconic Landmark / Regional Attraction	Radial Transit Distance	Strategic Practical Value for Guests
1	**Haputale Town Center**	8 km	Primary transit rail connection and logistics hub
2	**Adisham Bungalow**	9 km	Famous historic monastery drawing global travelers
3	**Diyaluma Waterfall**	14 km	One of Sri Lanka's top-tier iconic waterfalls
4	**Idalgashinna Mountain Range**	18 km	Elite high-traffic destination for scenic rail trekking
5	**Bandarawela**	21 km	Major city center providing robust administrative services
6	**Lipton's Seat**	27 km	World-famous tea tourism viewpoint driving global visitor traffic

Investment Conclusion

Property Reference P 80 presents a highly competitive opportunity to develop within a successful tourism hub. Combining immediate main road visibility, a stunning mountain ridge profile, dual internal water streams, and easy access to top travel landmarks, this 80-perch freehold plot is perfectly positioned for a high-return boutique hotel, luxury eco-retreat, or premium private villa.