PRIME HIGHLAND DEVELOPMENT LAND

INVESTMENT & DEVELOPMENT PROSPECTUS • KALUPAHANA, SRI LANKA

TOTAL LAND EXTENT

131 Perches (Subdivided into 4 Plots)

LOCATION & FRONTAGE

Badulla–Colombo Main Rd / Ohiya Rd Frontage

Executive Overview

This premium real estate asset is strategically situated along the Badulla–Colombo Main Road, immediately adjacent to the vital Walhaputenna–Kalupahana Junction. Boasting highly sought-after dual-road exposure with direct frontage onto Ohiya Road, the property is uniquely positioned as a gateway to the central highlands.

Enveloped by sweeping panoramic vistas and bounded directly by a protected forest reserve, this land represents a rare, versatile commercial opportunity. It is perfectly optimized for high-end eco-tourism, boutique hospitality, or exclusive wellness residential developments in one of Sri Lanka's most pristine and rapidly growing ecological travel corridors.

Flexible Subdivision & Layout

To accommodate a variety of investor requirements and project scales, the property has been meticulously surveyed and subdivided into four distinct plots. These allotments are available for acquisition individually or as a single, fully consolidated 131-perch land parcel.

Plot Identifier	Extent (Perches)
Plot A	40 Perches
Plot B	40 Perches
Plot C	40 Perches
Plot D	11 Perches

Property Boundaries



Satellite overview outlining the 131P boundary

Environmental Framework & Panoramic Vistas

A defining premium element of the property is its immediate northern boundary with the **Needwood Forest Reserve**. This proximity guarantees permanent natural privacy, pristine air quality, and an organic visual buffer of untouched canopy forest—assets highly prized by luxury eco-resorts.

Elevated topographically, the land commands unobstructed, multi-directional panoramic vistas across legendary highland landmarks, including:

- **Kuragala & Balangoda Ranges:** Historic, sweeping mountain profiles.
- **Beragala & Koslanda Ranges:** Dramatic vertical drop-offs and rolling green tea estates.
- **Surrounding Valley Systems:** Deep, mist-shrouded valleys offering ever-changing mountain scenery.

Strategic Tourism Cluster & Connectivity

The property serves as an ideal base camp for eco-adventure travelers, strategically positioned within a 15-to-20 minute drive of many of Sri Lanka's most celebrated waterfalls, natural features, and hiking trails:

#	Regional Attraction	Distance from Site
1	**Aliens Falls**	4 km
2	**Alien Rocks**	5 km
3	**Weli Wangiya** (Winding Sand Area)	6 km
4	**Lanka Ella Waterfall**	6 km
5	**Bambarakanda Waterfall** (Highest in Sri Lanka)	7 km
6	**Ohiya** (Highland Pine Forests)	9 km
7	**Yaka's Stairway** (Famous Rail/Trek Route)	11 km
8	**Idalgashinna** (Mist-shrouded Railway Hub)	11 km
9	**Haputale Town** (Major Colonial Tea Hub)	11 km

On-Site Imagery & Topography

The site exhibits a gentle, workable terraced slope that ensures every constructed structure retains an unobstructed mountain view. Rich, fertile soil supports lush indigenous flora, mature hardwood trees, and stable geological foundations.



Lush interior greenery and view corridors



Survey boundaries showing terrain slope



Natural vegetation and mature tree canopies



Direct Ohiya Road frontage & access way

INVESTMENT SUMMARY

This property offers an unmatched pairing of strategic primary road connectivity, sub-plot commercial flexibility, panoramic highland views, and immediate proximity to a dense cluster of primary tourist landmarks. It is highly recommended for forward-looking hospitality developers.