

PRIME BEACH FRONT PROPERTY IN PRIME LOCATION

Beruwala is a town in Kalutara District, Western Province, Sri Lanka, governed by an Urban Council. The name Beruwala is derived from the Sinhalese word for the place where the sail is lowered.

It marks the spot for the first Muslim settlement on the island, established by Arab traders around the 8th century AD. A large population of Sri Lankan Moors, many of them gem merchants, still live in the town—particularly in the "China Fort". Msjid-ul-Abrar, a landmark of Beruwala and Sri Lanka's oldest mosque, was built by Arab traders on a rocky peninsula overlooking the town.



Beruwala is the starting point of the 130 kilometres (81 miles) long stretch of beach. In the past few years great strides have been made in the field of resort development in this area. The bay around remains ideal for bathing almost for the whole year.



REAL-ESTATE INTELLIGENCE UNIT (PVT) LTD
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This beach front property is a luxurious tropical paradise where contemporary design blend stylishly with verdant flora, tall coconut trees, its landmark 'footprints' swimming pool, a soft sandy beach and a turquoise sea fringed by the famous 'Barberyn Reef', complemented by its Ayurveda health spa, offering a truly enig-matic escape in which to unwind, relax and rejuvenate the senses...

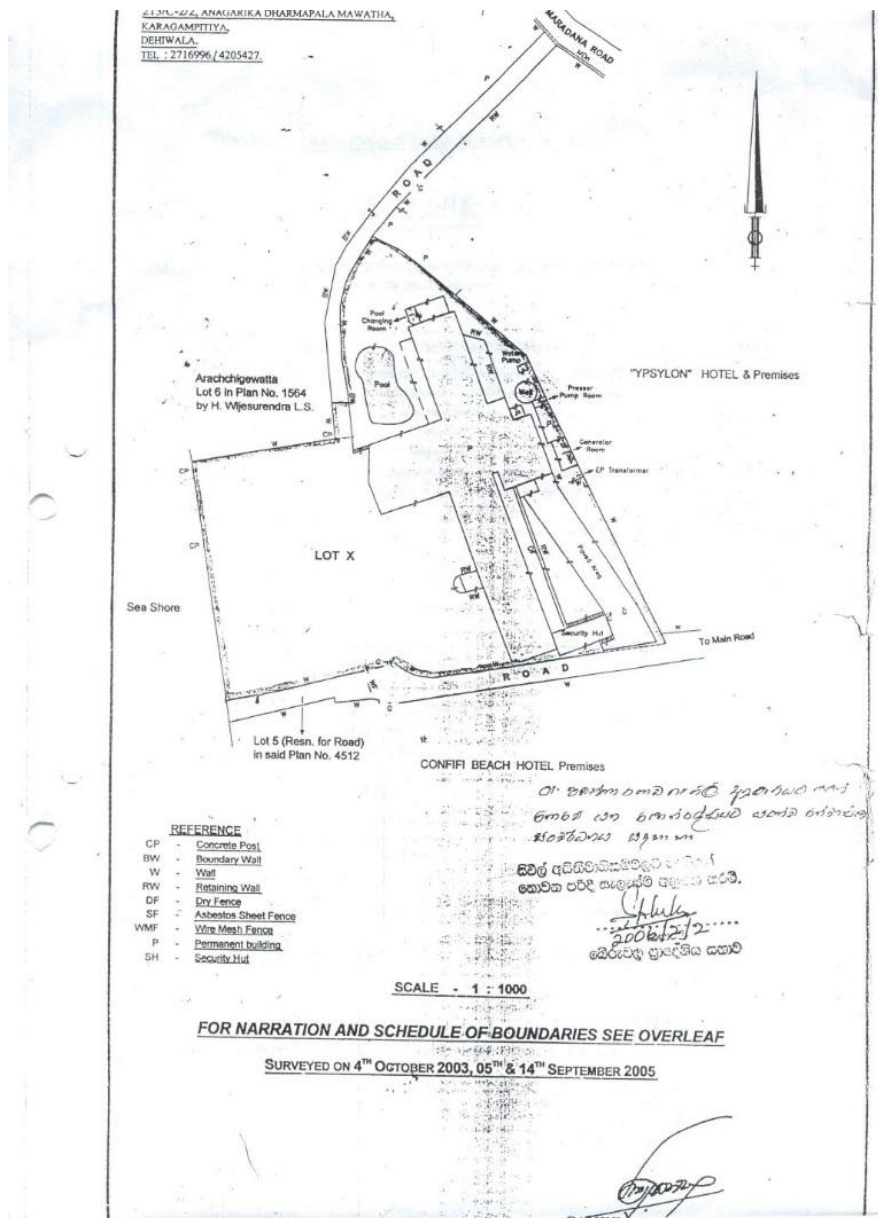
Location Situated in Beruwala, one of the best beaches of Sri Lanka, which is approx. 94 km from the airport The hotel is also 52km from Colombo.
(Land extent 305.04 perches.)

- **Accommodation** - 52 Deluxe rooms and 02 Suites facing the sea with private balconies, Satellite TV, Piped Music, Hot & Cold water, Shower Cubicles in all rooms, Mini Bar, Wi-Fi Enabled (lobby & suites), Safe, Telephone & Tea/Coffee making facilities
- **Restaurant** - Air conditioned restaurant facing the ocean and an open air fine dining restaurant.
- **Bar** - Situated in the lobby level with a terrace overlooking the ocean and the pool. Recreation and Entertainment Live music, Beach volley ball, Table Tennis, Badminton, Water polo, Pool and Carom
- **Spa** - Spa & Wellness facilities, Treatment rooms, Gymnasium
- **Other facilities** - Room service & Coffee Shop, Doctor on call, Babysitter on request, Encashment of foreign currency, Garden to relax and Internet cafe.



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Survey plan



Considering the prime beach location of the property along the Golden Mile in Beruwela is conservatively valued at USD 16-18Mn and represents an attractive investment opportunity.

For further details contact

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