

## PRIME PROPERTY FOR LEASE 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.

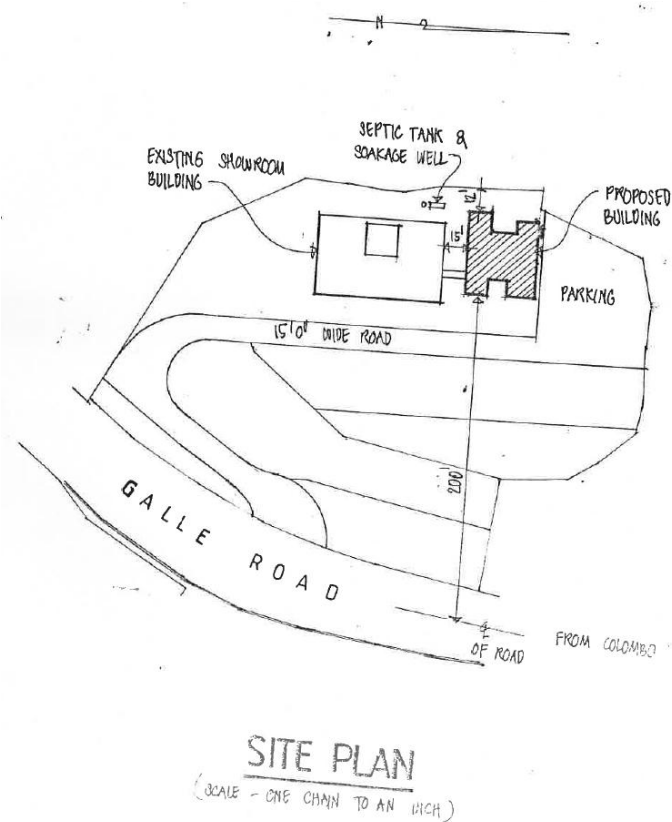
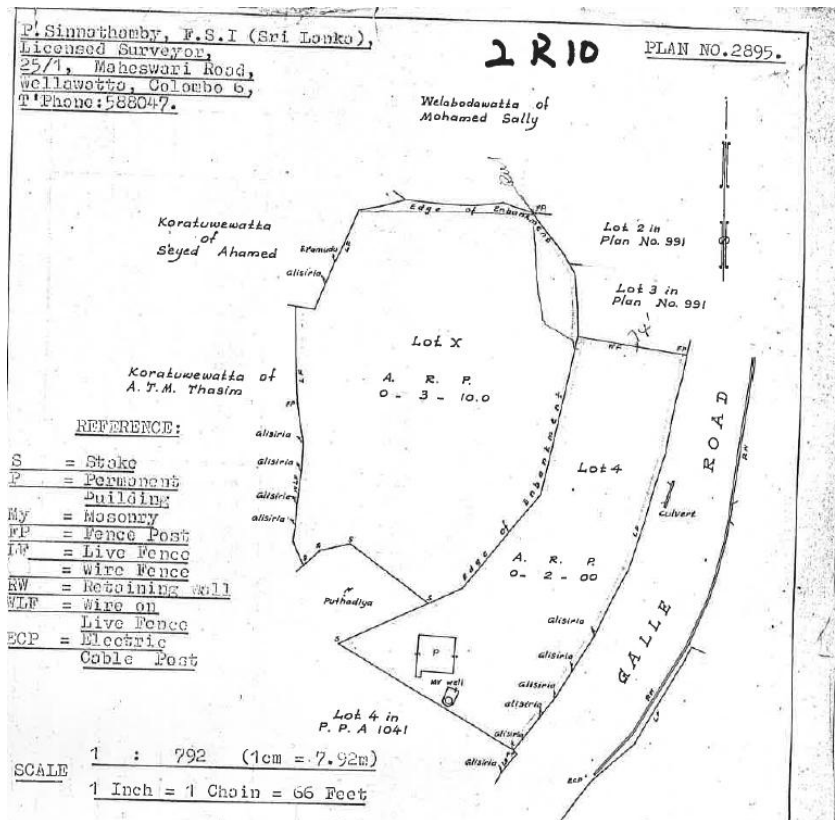


Moragalla is a small and charm village situated in kaluthara district and next to Beruwala. Distance between Colombo to moragalla is 86 km and 4 km from beruwala.

Moragalla gives out the cooler and proportionately wetter weather (26<sup>0</sup>c) than the tropical climate.

- **Extend of Land :** 210 Perches & Additional 18.40 Perches
- **Location:** Located next to Beruwala. Distance between beruwala to moragalla is 4 km.
- **Public amenities:** Three (3) phase Electricity, Pipe born water, 2 Nos of sump tank & 2 Nos Of over head tanks with 2 Nos of Jinasena water pump. One large Septic tank. Sri Lanka telecom telephone service. Ceiling fans, Exhaust fans, Vault (Six sided concrete with Bank Vault Door), Showroom, office area with 2 Nos of Split model Air conditioner, Staff quarters with 3 bedrooms & kitchen, Macadamized Roadway. Large parking area and Car porch.
- **Building:** Plinth area is 7,190 sq.ft. Asbestos sheet roof on coconut rafter and sawn timber framework. Showroom area roof framework is of steel trusses. Brick walls on rubble foundation. Verandah roof is supported on carved coconut trunks. Vault is a complete RCC structure. Walls are plastered & color washed. Entrance lobby steps are finished with granite. Verandah floor is 'Terra Cotta'. Showroom floor is ceramic tiled and the rest is cemented. Arch type glazed windows in showroom area and rest of the windows are glazed secured with iron grills. Wooden ceiling for verandahs and the rest asbestos ceiling. Flush paneled door in showroom area and plywood doors in staff quarters area. The four attached toilets are equipped with necessary sanitary fittings & Walls and floor are tiled. Five water sealed latrine are equipped with squatting pan. Carved valance board, GI & PVC gutters and down pipes are fixed. Pavement and surface drains are built.

## Survey plans







This amazing property is for Lease. For further details contact

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