



## Stunning 4 Bed Villa For Sale in Kosgoda Sri Lanka



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 176,023.21

### Location

Pays:	Sri Lanka
Adresse:	Kosgoda - Uragama Road
Indicatif régional:	80570
Soumis:	28/07/2023

Description:  
Stunning 4 Bed Villa For Sale in Kosgoda Sri Lanka

Esales Property ID: es5553793

Uragaha Road  
Kosgoda  
Southern  
80570  
Sri Lanka

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Sri Lanka is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

This villa comes with 4 bedrooms two of which are ensuite, 1 bedroom on ground floor and 3 on 1st floor, 2nd floor is a roof terrace with moonstone blinds. You have 3 seating areas one on each floor. Air



conditioning in all bedrooms and ground floor and 1st floor sitting area.

The villa comes fully furnished and was built to top specification. The current owners built with bricks rather than blocks as they wanted a better-quality house. All pipe work etc has been built into the walls so nothing is outside to ruin the outside look. The owners have plans where all pipe work etc are.

The house and land covers 31 perch and overlooks a cinnamon plantation so the view will never be ruined. The water supply is by a well and we have filters that clean the water.

The house comes with smart Tv's and normal Tv's, a swimming pool which is a lovely size, with 4 sunbeds, a garden table and four chairs, a double egg chair a sun umbrella, inside you have a fully equipped kitchen with fridge/freezer, washing machine, tumble dryer dishwasher a model kitchen with granite worktops, lights in the stairs, air-conditioning units in all bedrooms and on ground floor and 1st floor. Three sofas one leather and 2 cloth. Roof top you have a pool table a bar area which has a gas plate so you can cook if wanted an outside sink and an area for a jacuzzi or hot tube. There are some push bikes in the outside store room and a pool store room too.

The bathrooms are fitted with rocell which is very top market. No expense was spared in the build. In the garden there are fruit trees and plants and the grass is Australian grass. The house is amazing from the images you can see a lot of love was put into the building it's situated in between two little towns and about 1.5 hours from Colombo airport.

There is parking for cars and we have CCTV camera. The house was started to be built in 2019 and due to covid finished in summer 2021. It has solar panels and hot water solar panels.

## ABOUT THE AREA

Kosgoda is a small town in the Galle District, Southern Province, Sri Lanka. It is situated on the southwestern coast of Sri Lanka, approximately 50 km south of Galle and 76 km south of Colombo.

Kosgoda is a quiet coastal town located along the Southern coastal belt of Sri Lanka.

If travelling to Kosgoda from Colombo, you may opt for the quicker route on the Southern Highway or the more scenic route along Galle Road. Kosgoda is ideally situated in close proximity to many vibrant tourist hubs such as Bentota, Hikkaduwa and Galle, Kosgoda is the ideal location to enjoy all that these busy towns have to offer and yet relax on the serene beaches at the end of a busy day. The Kosgoda Lagoon offers an ideal location for bird enthusiasts to observe some of nature's finest. Boat trips can also be organised and a visit to see the turtle conservation projects at the turtle hatcheries is an absolute must.

Kosgoda has become famous for its turtle conservation projects which attract many local and foreign visitors throughout the year. These conservation projects help to protect turtles from extinction in Sri Lanka and have seen the release of millions of baby turtles safely back into the wild. Although the main season for laying is October to April, Green turtles lay eggs almost throughout the year at Kosgoda. A total of five species of sea turtles lay eggs along the coastal belt of Sri Lanka, out of which the most common is the Green turtle. The Olive Ridley and the Hawksbill follow next on the list, while the



extremely large Leatherback and Loggerhead turtles bring in the rear. The Kosgoda turtle hatcheries also look after turtles that have been injured or disabled due to becoming trapped in fishing nets or other natural calamities. Rare albino turtles can also be seen.

## MAiN FEATURES:

- 371m<sup>2</sup> of living space
- 8100m<sup>2</sup> plot room to develop further.
- 4 Bedrooms
- 4 Bathrooms
- Private Pool
- Private Parking
- Private Garden
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Sri Lanka
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com
- LUXURY SPECS
- AC ROOMS
- HOT WATER
- 3 PHASE ELECTRICITY

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### Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	371 m <sup>2</sup>
Dimesions du lot:	790 m <sup>2</sup>

### Rental details

Furnished:	Oui
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### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/_1vxbLtN5r8?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/_1vxbLtN5r8?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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### Contact information



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