



## Luxury 4 Bed Apartment For Sale in BATTARAMULLA 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 175,533.37 |

### Location

|                     |            |
|---------------------|------------|
| Pays:               | Sri Lanka  |
| Indicatif régional: | 10120      |
| Soumis:             | 08/09/2026 |

### Description:

Luxury 4 Bed Apartment For Sale in BATTARAMULLA Sri Lanka

Esales Property ID: es5553774

PRIME RESIDENCIES, 10/240 DENZIL KOBBEKADUAWA MAWATHA  
APARTMENT 7/4  
BATTARAMULLA  
BATTARAMULLA  
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.

Located close to the beautiful surrounds of Diyawanna Lake, this stylish, modern and cosy residence in the heart of Sri Jayewardenepura Battaramulla is now open for sale.



Whilst it is built as an apartment in one of the most convenient locations in Battaramulla, this is truly a family residence. The apartment has been modified and custom built to many artistic ideas of a couple who lives in Australia. The architecture brings plenty of natural light into the house based on its open plan structure and the 10feet high ceilings. The house consists of three spacious bedrooms, 2 modern bathrooms of which one is an ensuite to the main bedroom. Both bathrooms have Ariston hot water units. The fully equipped kitchen/pantry is located in the open-plan living. A complete wet kitchen is also built next to the servants' quarters. The 3.5 balconies add character and space to the house. The entire house including the balconies is protected with mosquito screens. All rooms and the living areas are air-conditioned. The whole house has ceiling fans. Furthermore, the house comes with complete servant quarters with a full bathroom attached to the room.

In addition, enjoy the outdoor pool, the rooftop gym and the entertainment area with sensational views of the city plus 24hr security as common facilities in the apartment complex. This is an amazingly rare location surrounded by lots of greenery, rich biodiversity and bird life. Close by are jogging and cycling tracks, shopping, cafes and restaurants and upmarket clothing boutiques, The local bus stop is across the road.

A number of international schools, leading supermarkets, banks, and restaurants are also located in Battaramulla. The area is also home to numerous Ministries, Government departments, and Administrative Boards in close proximity to the Parliament of Sri Lanka. 'Prime Residencies Battaramulla' close to Battaramulla's main junction, take advantage of the spectacular surroundings of the Parliament, newly built jogging paths, parks, and recreational areas.

The green environment surrounding Battaramulla makes it a luxuriant and eco-friendly paradise  
**MODERN LIVING IN THE HEART OF BATTARAMULLA** Beautiful, modern, architecturally designed With the area's most convenient amenities at your doorstep.

## ABOUT THE AREA

Battaramulla is situated 8.4 km from the Colombo Fort, near the Parliament of Sri Lanka. It is one of the fastest developing administrative, commercial and residential areas in the Colombo District, being home to the country's elite. Sri Lanka, formerly known as Ceylon and officially the Democratic Socialist Republic of Sri Lanka, is an island country in South Asia. It lies in the Indian Ocean, southwest of the Bay of Bengal, separated from the Indian peninsula by the Gulf of Mannar and the Palk Strait.

Endless beaches, timeless ruins, welcoming people, oodles of elephants, rolling surf, cheap prices, fun trains, famous tea and flavorful food make Sri Lanka irresistible. Poised above the equator, south-east of the subcontinent, Sri Lanka is often described as 'India lite'. And it offers the perfect introduction to this part of the world. There's enough of a culture difference to make you feel like you're somewhere properly exotic, and yet everything is so easy. The food is fantastic, English is widely spoken, and the island's bijoux size means you can fit a lot into a small amount of time.

## MAiN FEATURES:

- 127m2 of living space luxury fittings



- 4 Bedrooms
- 3 Bathrooms
- Private Parking
- 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

Contact us today to buy or sell property in Sri Lanka fast online

Tenanted:

Oui

## Commun

|                   |                    |
|-------------------|--------------------|
| Chambres:         | 4                  |
| Salle de bains:   | 3                  |
| Pied carré fini:  | 127 m <sup>2</sup> |
| Dimesions du lot: | 127 m <sup>2</sup> |

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.945.673

