



## Estate with 2 Houses for Sale In Colombo Sri



### Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | Niall Madden  |
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| Ország:              | United Kingdom  |
| Experience since:    | 2002  |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments  |
| Telefon:             |   |
| Languages:           | English   |
| Weboldal:            | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 140,106.02 |

### Elhelyezkedés

|               |                                    |
|---------------|------------------------------------|
| Ország:       | Sri Lanka                          |
| Cím:          | Ekamuthu Mawatha, Thalangama North |
| Irányítószám: | 10120                              |
| Feladta:      | 2025. 06. 23.                      |

Leírás:

Estate with 2 Houses for Sale In Colombo Sri Lanka

Esales Property ID: es5554659

### Property Location

Ekamuthu Mawatha, Thalangama North, Koswatta, Battaramulla  
Colombo  
Sri Lanka

### Property Details

A Unique Estate in Colombo, Sri Lanka: Two Houses, Endless Possibilities

Imagine owning a truly exceptional property in the heart of Colombo, Sri Lanka – an expansive estate offering not one, but two distinct houses, perfectly blending privacy, convenience, and versatility. This remarkable residence, nestled within a tranquil and secluded residential area, presents an unparalleled



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opportunity for a discerning buyer seeking a sophisticated family home, a lucrative investment, or a harmonious multi-generational living arrangement.

## The Main House: A Haven of Space and Comfort

The primary residence is a testament to spacious living, thoughtfully designed to accommodate a family's every need. Spanning nine generously proportioned rooms, this house offers ample space for both grand entertaining and intimate family moments.

Upon entering, you'll discover two distinct living rooms, providing flexible areas for relaxation, formal gatherings, or a cozy media room. These versatile spaces can be adapted to suit your lifestyle, whether you envision a sophisticated lounge for receiving guests or a comfortable family room for everyday enjoyment.

The main house boasts three well-appointed bedrooms, each offering a private sanctuary for rest and rejuvenation. The layout ensures comfort and privacy for all occupants, making it an ideal setting for families of any size. Complementing these private quarters are two full bathrooms, designed with functionality and style in mind.

The culinary heart of the home is equally impressive, featuring a well-equipped pantry that caters to all your storage needs. Adjacent to this, a dedicated butler's kitchen with its own separate entrance offers unparalleled convenience. This thoughtful addition is perfect for catering large events, keeping everyday cooking separate, or even providing a private space for a live-in chef or staff. The separate entrance ensures discretion and ease of access, making it a highly practical feature.

## The Guest House: Private Retreat or Income Generator

Adding immense value and flexibility to this estate is the charming separate guest house. This self-contained unit offers a private haven for visitors, extended family, or even the potential for rental income. Comprising three well-designed rooms, it provides complete independence and comfort.

The guest house features a versatile living room that can easily double as a bedroom, offering adaptable accommodation. A dedicated bathroom ensures privacy and convenience for its occupants. Completing this independent living space is a fully functional kitchen, allowing guests to prepare their own meals and enjoy a truly self-sufficient stay. This distinct separation between the main and guest houses ensures privacy for both residents and visitors, a highly sought-after feature in today's dynamic living arrangements.

## Expansive Grounds and Ample Parking

Beyond the impressive interiors, the estate extends its appeal outdoors. The property boasts a spacious garden, providing a lush green oasis for outdoor activities, relaxation, and entertaining. Imagine al fresco dining under the stars, children playing freely, or simply unwinding amidst the tranquility of nature. This verdant space offers endless possibilities for creating your own private sanctuary.



Parking is never an issue on this property. A covered portico provides dedicated parking for one vehicle, offering protection from the elements. In addition, there is room to park an additional five vehicles within the property's confines, a significant advantage in urban Colombo. This abundance of parking ensures convenience for residents and guests alike, whether for everyday needs or special occasions.

Adding to the property's practical features is a small enclosed outdoor area at the rear. This private space offers additional utility, whether for discreet storage, a drying area, or even a compact herb garden. Its enclosed nature provides an extra layer of privacy and security.

### Seclusion and Security: Your Private Oasis

One of the most remarkable aspects of this estate is its profound sense of seclusion. Tucked away within a quiet residential area, the property offers a peaceful retreat from the bustling city. The tranquil surroundings ensure a serene living environment, free from the noise and commotion often associated with urban living. This level of privacy is a true luxury in Colombo, allowing you to enjoy your home in undisturbed tranquility.

Furthermore, the area is renowned for its safety. For added peace of mind, a police station is located close by, providing an extra layer of security and reassurance for residents. This combination of seclusion and security makes the estate an ideal choice for families and individuals seeking a safe and peaceful haven.

### Unbeatable Location: Convenience at Your Doorstep

While offering exceptional seclusion, the property simultaneously provides unparalleled convenience. Its strategic location places you within a 10-minute walk of essential amenities, making daily errands effortless.

Within a short stroll, you'll find a supermarket for all your grocery needs, a bank for financial transactions, and a variety of clothing and jewellery stores for retail therapy. A selection of restaurants caters to diverse culinary tastes, offering options for dining out or convenient takeaways. Additionally, a nearby bus stop provides easy access to public transportation, connecting you to wider Colombo.

Beyond immediate necessities, the estate offers excellent accessibility to key landmarks and services. The prestigious Water's Edge 5-star hotel is just a 10-minute drive away, offering fine dining, leisure facilities, and a vibrant social scene. For healthcare needs, the local hospital can be reached in approximately 15 minutes on foot, ensuring prompt medical attention when required.

Connectivity is a major advantage, with the main highway easily accessible, facilitating seamless travel to other parts of the city and beyond. For those working or engaging with government affairs, it's a mere 15-minute drive to Parliament, placing you in close proximity to the legislative heart of Sri Lanka. Adjacent to Parliament, Parliament Park offers a beautiful green space for recreation and relaxation, while the picturesque Diyawanna Lake provides opportunities for boating, walking, and enjoying scenic views.



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## An Investment in Lifestyle and Future

This two-house estate in Colombo is more than just a property; it's an investment in a lifestyle of comfort, convenience, and endless possibilities. Whether you envision it as a grand family home, a lucrative rental property, or a versatile space for multi-generational living, this unique offering caters to a myriad of needs. The combination of its spacious interiors, private outdoor spaces, ample parking, secluded yet connected location, and inherent security makes it an truly exceptional find in the vibrant city of Colombo. Don't miss this rare opportunity to own a piece of paradise in Sri Lanka.

### ABOUT THE AREA

Colombo, the bustling commercial capital of Sri Lanka, serves as the island nation's economic and cultural hub. Its strategic location on the western coast has historically made it a vital port city, attracting traders and travelers from across the globe. Today, Colombo is a vibrant metropolis where colonial architecture blends seamlessly with modern skyscrapers, showcasing a rich tapestry of history and progress. The city offers a diverse range of experiences, from ancient temples and bustling markets to upscale shopping malls and fine dining establishments.

For travelers arriving in or departing from Colombo, the primary gateway is Bandaranaike International Airport (CMB). Located in Katunayake, approximately 32.5 kilometers (around 20 miles) north of central Colombo, CMB is the largest and busiest airport in Sri Lanka. It handles the vast majority of international flights to and from the country, serving numerous airlines and connecting Colombo to destinations worldwide. The journey from CMB to the city center typically takes about 40 minutes by car, although public transport options like buses and trains are also available.

In addition to Bandaranaike International Airport, Ratmalana Airport (RML), also known as Colombo International Airport, Ratmalana, serves the Colombo metropolitan area. Situated about 15 kilometers (around 9 miles) south of central Colombo, Ratmalana Airport was historically the country's first international airport. While it now primarily handles domestic flights, it has been reopened for small international commercial flights and corporate jets. Its closer proximity to the city center makes it a convenient option for domestic travel within Sri Lanka and for private aviation.

While Bandaranaike International Airport and Ratmalana Airport are the closest and most relevant airports for Colombo, it's worth noting that Sri Lanka has other international and domestic airports. For instance, Mattala Rajapaksa International Airport (HRI), located in the southern part of the island near Hambantota, is another international airport, though it is considerably further from Colombo. These various airports collectively contribute to Sri Lanka's air connectivity, facilitating travel for both tourists and business visitors across the island.

### MAiN FEATURES:

- \* 183m<sup>2</sup> of living space
- \* 413m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 3 Bathrooms



- \* Stunning Views
- \* Private Garden
- \* Close to essential amenities 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

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## Gyakori

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|--------------------|--------|
| Hálósobák:         | 4      |
| Fürdőszobák:       | 3      |
| Kész négyzetméter: | 183 nm |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.194.286

