



## Luxury Loxwood House For Sale In Colombo Sri Lanka



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
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 1,146,832.21

### Elhelyezkedés

Ország:	Sri Lanka
Irányítószám:	00700
Feladta:	2025. 11. 24.

Leírás:

{len}Luxury Loxwood House For Sale In Colombo Sri Lanka

Esales Property ID: es5554876

30/75 D, Malalasekara Mawatha

Colombo 7

00700

Sri Lanka

Exclusive Property Listing: Loxwood House, Colombo 7

Unrivalled Private Luxury in Colombo's Most Prestigious Diplomatic Enclave

Type: Fully Independent, Detached Luxury Residence



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Total Living Space: 4,800 sq. ft (450m<sup>2</sup>) over three levels

Loxwood House presents a rare opportunity to acquire a modern, profoundly luxurious, and fully independent residence in the heart of Colombo 7, the city's most secure and distinguished address. Designed for discerning high-net-worth individuals, this property offers complete privacy, safety, and sophisticated comfort.

## Key Residence Features

- \* Location: Situated in a highly diplomatic area, ensuring additional security and exclusivity.
- \* Independence: Fully detached home on private land, providing absolute seclusion.
- \* Design & Finishes: Modern design with premium, high-specification materials, including imported solid Sonokeling timber floors and high-end Class 1 Teak woodworks.

## Read More

### Ground Floor: Practicality and Security

- \* Parking: Secure parking for three cars, each with individual remote-operated gates and direct access.
- \* Security: Comprehensive smart security system, including CCTV monitoring and a smart speaker wicket gate.
- \* Facilities: Dedicated conference/office room with adjoining toilet; separate maid's quarters with attached bath and cooking facilities.
- \* Utilities: Standby silent generator and additional water storage for uninterrupted service.
- \* Outdoors: Lush inner and exterior gardens with professional weekly maintenance.

### First Floor: Elegant Living

- \* Flooring: Entire floor boasts premium imported solid Sonokeling timber floors (Class 1).
- \* Living Area: Expansive, fully air-conditioned living space featuring:
  - \* Elegant designer sofa ensemble.
  - \* Classic chandelier and UK light fittings.
  - \* German Grand/Concert Piano and percussion set.
  - \* 72-inch home-theatre TV and Hi-Fi system with surround speakers.
  - \* Bespoke, solid timber dining suite.
- \* Bedrooms: Three luxurious En-suite Bedrooms, each fully furnished with designer beds, desks, closets, and bookshelves.
- \* Bathrooms: Three high-end bathrooms featuring luxury Twyford fittings, hot/cold water, and expensive imported Malaysian porcelain tiles.
- \* Kitchen/Pantry: Fitted with premium SMEG appliances (refrigerator, oven, induction cooker).

### Rooftop Oasis: Entertainment and Views

- \* Private Pool: Elevated Swimming Pool with professional water circulation and filtration systems,



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maintained 2–3 days per week. The elevated pool slab provides enhanced thermal insulation below.

\* Entertainment Deck: Mezzanine deck suitable for hosting sophisticated diplomatic gatherings or private parties of 25–30 guests.

\* Wellness: Poolside shower and a mini-gym with a treadmill, dumbbells, and mats.

\* Views: Panoramic 180 degree skyline views enclosed for privacy and safety, ideal for stargazing and refined leisure.

Investment Appeal: Loxwood House represents exceptional value as a high-net-present-value asset in Colombo's most sought-after and secure locale, offering a turn-key luxury solution for discerning international buyers and high-net-worth residents.

This is more than a home; it is a secured luxury asset in the heart of Sri Lanka's elite district.

## ABOUT THE AREA

Sri Lanka stands as one of the world's most peaceful and safest countries for affluent living, offering a unique blend of safety, health, coexistence, and a refined luxury lifestyle. The island provides an extremely secure macro-environment, notable for its lack of exposure to major natural disasters such as earthquakes, volcanoes, hurricanes, or extreme climatic events. Even tsunamis pose minimal risk beyond a couple of kilometers inland. Located near the equator, the country enjoys a stable, pleasant average temperature of  $27^{\circ}\text{C}$ , abundant sunshine, and gentle ocean breezes, allowing for a comfortable, open-air lifestyle year-round. Geopolitically, the nation is non-aligned, peaceful, and free from border conflicts, further assuring peace of mind.

## Wellness, Culture, and Modern Convenience

Beyond its stable environment, Sri Lanka offers immense natural beauty and cultural depth. Within a short 4–6 hour journey, one can experience extraordinary diversity, transitioning from tropical coastlines to cool, misty highlands averaging  $10^{\circ}\text{C}$ , encompassing mountains, waterfalls, rainforests, and an unbroken coastline. The country is a global hub for spiritual traditions and Ayurveda—a 2,000-year-researched medical system focused on extending lifespan. Residents of Colombo 7 have easy access to numerous Ayurvedic hospitals and wellness retreats, blending modern luxury with ancient wisdom. Furthermore, the Western medical hospital system, both government and private, is highly efficient, providing prompt 24/7 care in major cities with short travel times and minimal queues. Day-to-day violent crime rates are remarkably low, and the country benefits from a functional legal framework, high levels of freedom, and the ability to maintain a luxurious lifestyle at a comparatively low cost. The island's fertile soil also supports a clean, sustainable lifestyle rich in organic produce, highly valued by high-net-worth individuals.

## Gyakori

Hálószobák:	3
Fürdőszobák:	3
Kész négyzetméter:	450 nm



Telekméret: 188 nm

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.937.753

