



## Luxury 3 Bed Villa For Sale in Aluthgama Sri



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 140,000

### Locatie

Aanbevolen Auto Onderdelen:	Sri Lanka
Adres:	Aluthgama
Postcode:	12080
Geplaatst:	28-07-2023
Omschrijving:	
Luxury 3 Bed Villa For Sale in Aluthgama Sri Lanka	

Esales Property ID: es5553723

### Property Location

215/E Illankanda  
The Coconut Tree Villa  
Dharga Town, Aluthgama  
Western Province  
Sri Lanka

### Property Details

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.



---

A three bedroomed villa with the potential for a fourth bedroom. There is a large open-plan kitchen/living room leading out onto an outside dining area and pool. Also on the ground floor is a utility room and a TV room/library and stairs leading to the first floor. On the first floor there is a master bedroom with an ensuite bathroom and a large balcony overlooking the pool and garden with views of the local woods and houses.

There are two other double bedrooms with an adjoining bathroom between them. All the rooms upstairs, the kitchen/living room and the entrance way have beautiful Sri Lankan paintings on the walls done by a local artist. Outside there is a pool and paved deck area, a large landscaped garden and a small hut (originally intended to be a spa room but currently unfinished). There is a parking space for one car and a small front garden with plants/flowers and a seating area in the shade. There is a boundary wall going round the property with a gate at the front entrance.

The property is in Dharga Town close to Aluthgama and about 10 mins drive from the town of Bentota and the stunning Bentota beach. It is walking distance to local shops and restaurants and about 15 mins drive to the newly finished highway leading south to Mirissa and north to Colombo. It is in a quiet, rural location for a more authentic Sri Lankan experience as opposed to a typical tourist destination.

## ABOUT THE AREA

Aluthgama is a coastal town in Kalutara District in the Western Province of Sri Lanka. It is approximately 63.5 kilometres south of Colombo and 68 kilometres north of Galle. Aluthgama is situated on the southern bank of the Bentota Ganga mouth. The main income is from tourism and banking.

Aluthgama is a coastal town in Kalutara District in the Western Province of Sri Lanka. It is approximately 63.5 kilometres (39.5 mi) south of Colombo and 68 kilometres (42 mi) north of Galle. Aluthgama is situated on the southern bank of the Bentota Ganga (River) mouth.

Aluthgama is a popular tourist destination, known for its beaches, resorts, and water sports. The town is also home to a number of temples and mosques.

The main income of Aluthgama is from tourism and banking. It is the birthplace of the celebrated singer and composer Nanda Malini.

Aluthgama is located on the Coastal or Southern Rail Line (connecting Colombo through to Matara). It is also located on the A2 highway, connecting Colombo to Wellawaya. Following the construction of the Southern Expressway (E01) between Colombo and Galle, Aluthgama has become an entrance point to the expressway from Galle Road (A2), via B157.

Aluthgama is a rapidly growing town, with a population of over 100,000 people. The town is home to a number of schools, colleges, and hospitals.

Aluthgama is a vibrant and cosmopolitan town, with a mix of Sinhalese, Tamil, Muslim, and Burgher people. The town is home to a number of festivals and events throughout the year.



---

Aluthgama is a great place to live, work, and raise a family. The town has a lot to offer, including beautiful beaches, a vibrant culture, and a strong economy.

Here are some of the things you can do in Aluthgama:

Visit the beaches: Aluthgama is home to a number of beautiful beaches, including Bentota Beach, Aluthgama Beach, and Unawatuna Beach.

Go surfing: Aluthgama is a popular surfing destination, with waves suitable for all levels of surfers.

Take a boat trip: You can take a boat trip to see the Bentota River and the surrounding mangroves.

Visit the temples: Aluthgama is home to a number of temples, including the Aluthgama Viharaya and the Bentota Raja Maha Viharaya.

Visit the mosques: Aluthgama is home to a number of mosques, including the Aluthgama Jummah Mosque and the Bentota Jummah Mosque.

Visit the markets: Aluthgama is home to a number of markets, where you can buy fresh produce, souvenirs, and clothing.

Eat at the restaurants: Aluthgama is home to a number of restaurants, serving a variety of cuisines, including Sri Lankan, Indian, Chinese, and Western.

Go shopping: Aluthgama is home to a number of shops, selling a variety of goods, including clothes, shoes, electronics, and souvenirs.

Enjoy the nightlife: Aluthgama has a vibrant nightlife scene, with a number of bars, clubs, and pubs.

Aluthgama is a great place to visit, buy property, live, and work. The town has a lot to offer, including beautiful beaches, a vibrant culture, and a strong economy.

## MAiN FEATURES:

- 325m<sup>2</sup> of living space
- 530m<sup>2</sup> plot
- 3 Bedrooms
- 3 Bathrooms
- Private Parking
- Stunning Views
- Private Garden
- Private Pool
- 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

**Algemeen**



---

Slaapkamers:	3
Badkamers:	3
Afgewerkte vierkante meter:	325 m <sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: [https://www.youtube.com/embed/I7Fgj0yttIo?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/I7Fgj0yttIo?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

IMLIX ID: IX4.693.281

