



## Luxury 5 Bed Villa Acacia for sale in Nuwara Eliya 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:	USD 2,409,072.09

### Locatie

Aanbevolen Auto Onderdelen:	Sri Lanka
Adres:	Lady Horton Road
Postcode:	22200
Geplaatst:	28-07-2023
Omschrijving:	Luxury 5 Bed Villa Acacia for sale in Nuwara Eliya Sri Lanka

Esales Property ID: es5553489

### Property Location

10 Lady Horton Road,  
22200  
Nuwara Eliya,  
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 into this magnificent part of the world.



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Located just 550 yards from Gregory Lake, Villa Acacia – 5 Bedroom Villa provides accommodation in Nuwara Eliya with access to a shared lounge, a garden, as well as a 24-hour front desk. This property offers access to a pool table, ping-pong and free private parking.

The holiday home is equipped with 5 separate bedrooms and includes a kitchen with a microwave, fridge and dining area. Towels and bed linen are provided.

There is a barbecue and a terrace at this property and guests can go fishing nearby.

Popular points of interest near the holiday home include Galway's Land National Park, Single Tree Hill and Victoria Park of Nuwara Eliya.

This property can be purchased by Sri Lankan nationals with dual citizenship living overseas,. Or if you are not of Sri Lankan descent as an investor you will have to set up a LTD company within Sri Lanka to purchase the property.

The highest point in Sri Lanka is just outside the main window of the villa Mount Pidurutalagala

Yet another place to be visited in Nuwara Eliya district of Sri Lanka is the tallest mountain of Sri Lanka, so called as the Pidurutalagala mountain range. This mountain bio diversity is more suitable for hiking, climbing or mountaineering. Travelers are preferred to climb this mountain during the months of April-June. Probably it is a bit harder goal to reach the top of the peak which is about 2524m above MSL.

## ABOUT THE AREA

Nuwara Eliya is a city in the tea country hills of central Sri Lanka. The naturally landscaped Hakgala Botanical Gardens displays roses and tree ferns, and shelters monkeys and blue magpies. Nearby Seetha Amman Temple, a colorful Hindu shrine, is decorated with religious figures. Densely forested Galway's Land National Park is a sanctuary for endemic and migratory bird species, including bulbuls and flycatchers.

Often referred to as 'Little England', this genteel highland community does have a rose-tinted, vaguely British-country-village feel to it, with its colonial-era bungalows, Tudor-style hotels, well-tended hedgerows and pretty gardens. Indeed, Nuwara Eliya was once was the favored cool-climate escape for the hard-working and hard-drinking English and Scottish pioneers of Sri Lanka's tea industry.

A recent construction boom has blighted the scene to a degree, and the dusty and bustling centre is a thoroughly Sri Lankan urban tangle, but Nuwara Eliya still makes a fine base for a few days' relaxation. The verdant surrounding countryside of tea plantations, carefully tended vegetable plots and craggy hills is highly scenic. Treat yourself to a night in one of Nuwara Eliya's colonial hotels, play a round of golf or a few frames of billiards, and soak up the town's unique bygone heritage.

Specs of colour move slowly along the red dirt paths crisscrossing the patchwork of green as tea pluckers diligently pick the newest sprouting leaves from each bush. As they nip the leaves, they fling them over their shoulders into the heavy sacks that rest on their backs, secured with a single strap around their



foreheads. Some wear colourful saris while others resort to long overshirts in the hope that it will protect them from the sun during long days in the fields.

Moving south-east into the epicentre of this tea-producing region, the smog and pollution of Kandy is replaced by fresh, dew-filled air; palms and wetlands soon become forests of towering, delicate eucalyptus; and gradually the concrete buildings begin to thin out, first replaced by wooden hovels with corrugated roofs that are in turn supplanted by stone walls, cottages and rustic churches surrounded by manicured gardens filled with shrubs and colourful bouquets. A few of the estates have familiar names: for every Sinhalese-named building, there is a multitude of sprawling estates with titles like Lavander house or Warwick Gardens, Stafford Bungalow or Somerset.

## Places of Interest

One of the most beautiful World Heritage Sites in the world is definitely the Horton Plains National Park in Sri Lanka. The park is spread over the two highest mountains in the area called Kirigalpotta and Totapola. The plateau-like structure along with plains on one end, thick forests and mountains on other make the Central Highlands of Sri Lanka. You will find a number of waterfalls, lakes, rocky hills and views of the ocean in this part of the country. The forest is home to a number of wild animals and birds, however, most large animals remain elusive and unapproachable.

The amazing Adam's Peak (ශ්‍රී පාද) is Sri Lanka's fourth highest mountain at 2,244m and is located 40km northeast of Ratnapura.

Adam's Peak or the Sri Pada is an important pilgrim site. Buddhist believe the impression on the summit is the footprint of lord Buddha himself. Though it takes around 5 hours to reach the peak by foot, devotees of many religions climb the mountain daily to invoke blessings. The mountain is also named as Samanala Kanda or Butterfly Mountain.

## Rich biodiversity

Adam's Peak is surrounded, largely by the forested hills, with no mountain of comparable size anywhere near the vicinity. The region of Peak Wilderness Sanctuary that encompass the Adam's Peak together with Horton Plains National Park and Knuckles Range, all in the Central Highlands of Sri Lanka is recognized as a World Heritage Site in the year 2011.

## MAiN FEATURES:

- 409m2 of living space
- 2030m2 plot
- 5 bedrooms
- 5 Bathrooms
- Stunning Views
- Private Parking
- Massive potential in the rental market Airbnb and booking.com
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants



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- Great base from which to discover other fantastic areas of Sri Lanka
  - Many excellent sports facilities, walking and sports areas nearby

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## **Algemeen**

Slaapkamers: 5  
Badkamers: 5  
Afgewerkte vierkante meter: 409 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

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

## **Contact information**

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