



## Luxury Villa Sante For Sale in Talawila Sri Lanka



### 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 2,135,000

### Locatie

Aanbevolen Auto Onderdelen:	Sri Lanka
Adres:	Villa Sante' Beach Road Kappalady
Postcode:	61360
Geplaatst:	29-04-2025
Omschrijving:	Luxury Villa Sante For Sale in Talawila Sri Lanka

Esales Property ID: es5554582

Villa Sante'

Beach Road Kappalady,

Talawila, Kalpitiya

61360,

Sri Lanka

US Dollrs price – 2,495,000

For Sale: Exquisite Luxury Villa Santé in Talawila, Kalpitiya, Sri Lanka – An Architectural Masterpiece on a Sprawling Coconut Estate



Discover an Iconic Waterfront Retreat Where Lagoon Meets Ocean, Designed by a Celebrated Sri Lankan Architect

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Nestled on a sprawling 3.15-acre coconut estate in the serene coastal village of Talawila, within the sought-after Kalpitiya peninsula of Sri Lanka, Villa Santé stands as an architectural gem, offering an unparalleled blend of luxurious living and breathtaking natural surroundings. This exceptional property enjoys a unique and coveted location, gracefully positioned on the very edge of a world-renowned kitesurfing lagoon, with the pristine sands of the beach and the vast expanse of the Indian Ocean just a leisurely stroll away. Designed by the acclaimed Sri Lankan architect Hiranti Welandawe, Villa Santé is a testament to innovative design, featuring an iconic roofline that artfully represents a leaf, a signature element that has garnered international recognition, including a prestigious feature in India's Architectural Digest top 50 Subcontinent Issue. This is more than just a villa; it is a statement of sophisticated living in harmony with nature, a sanctuary where tranquility and adventure seamlessly intertwine.

Villa Santé has been meticulously developed with a focus on self-sufficiency and uncompromising comfort. The property boasts its own state-of-the-art Reverse Osmosis (R.O.) water purification plant, ensuring a constant supply of drinking water. In addition, a powerful 100 KVA generator provides a reliable backup power source, guaranteeing uninterrupted electricity supply. The villa is also connected to the mains power grid, offering a dual system for ultimate reliability. This thoughtful infrastructure underscores the commitment to providing a seamless and worry-free living experience in this idyllic coastal setting. The heart of the property is the magnificent main building, featuring a distinctive L-shaped infinity pool that gracefully extends around the expansive living room, creating a stunning visual centerpiece and offering direct access to the refreshing waters from the main living areas. This impressive architectural design encompasses an estimated area of 8,500 to 10,000 square feet, providing ample space for luxurious living and entertaining.

Beyond the main villa, Villa Santé offers a range of thoughtfully designed ancillary buildings that further enhance its functionality and appeal. Separate and well-appointed staff quarters ensure comfortable accommodation and privacy for dedicated personnel. An additional external kitchen provides flexibility for outdoor cooking and entertaining, perfect for enjoying the tropical climate and hosting gatherings. Multiple storage rooms offer ample space for organizing household items, sporting equipment, and other necessities. Dedicated rooms house the essential infrastructure, including the generator room and the R.O. plant room, ensuring the smooth and efficient operation of these vital systems. The sprawling 3.15-acre coconut estate provides a sense of expansive privacy and tranquility, with mature coconut palms swaying gently in the sea breeze, creating a quintessential tropical ambiance. The direct access to the kitesurfing lagoon offers unparalleled convenience for watersports enthusiasts, while the easy walk to the beach and the Indian Ocean opens up a world of coastal activities, from swimming and sunbathing to leisurely strolls along the sandy shores.

The architectural vision of Hiranti Welandawe has been masterfully realized in Villa Santé, creating a residence that is not only visually striking but also deeply connected to its natural surroundings. The iconic leaf-inspired roofline is a testament to innovative design, blending seamlessly with the tropical



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landscape. The extensive use of natural materials and the open-plan layout further enhance the sense of harmony with the environment, allowing natural light and ventilation to flow freely throughout the villa. The L-shaped infinity pool, wrapping around the living room, creates a stunning visual link between the indoor and outdoor spaces, offering breathtaking views and direct access to the water. The meticulous attention to detail in every aspect of the design and construction ensures a level of luxury and sophistication that is truly exceptional. The feature in India's Architectural Digest underscores the international acclaim that Villa Santé has garnered for its unique design and its integration with the stunning Sri Lankan landscape.

The location of Villa Santé in Talawila, Kalpitiya, offers a unique lifestyle opportunity. Kalpitiya is renowned as one of the world's premier kitesurfing destinations, attracting enthusiasts from across the globe to its consistent winds and shallow, safe lagoons. Villa Santé's privileged position on the edge of one such lagoon provides unparalleled access to this exhilarating sport. Beyond kitesurfing, the Kalpitiya peninsula offers a wealth of natural attractions, including pristine beaches, diverse marine life, and opportunities for dolphin and whale watching. The area is also known for its rich biodiversity and its proximity to protected natural areas. Talawila itself offers a more serene and authentic Sri Lankan experience compared to some of the more heavily touristed areas, providing a peaceful retreat while still being within easy reach of local amenities and the vibrant kitesurfing scene. Owning Villa Santé offers not just a luxurious home, but a gateway to an active and nature-centric lifestyle in one of Sri Lanka's most captivating coastal regions. The combination of architectural excellence, luxurious amenities, and a prime waterfront location makes Villa Santé a truly exceptional and highly desirable property.

## ABOUT THE AREA

Talawila is a coastal village situated in the Puttalam District of the North Western Province of Sri Lanka, specifically within the Kalpitiya peninsula. This region is renowned for its natural beauty, characterized by pristine beaches, lagoons, and a laid-back atmosphere. Talawila itself is often associated with the significant Catholic shrine of St. Anne's Church, a major pilgrimage site that attracts devotees from all over Sri Lanka and beyond, particularly for its annual feast. The village offers a more tranquil environment compared to some of the more developed tourist areas in Kalpitiya, making it a place for both spiritual reflection and quiet coastal relaxation.

The Kalpitiya peninsula, where Talawila is located, has gained increasing recognition as a prime destination for watersports, particularly kitesurfing, due to its consistent winds and shallow lagoons. While Talawila itself might not be the primary hub for these activities, its proximity to other areas within Kalpitiya that are popular for kitesurfing makes it a potentially attractive base for visitors interested in exploring the wider peninsula. The landscape is a mix of sandy shores, coconut palm groves, and the unique ecosystem of the Puttalam Lagoon, offering opportunities for boat trips, birdwatching, and enjoying the coastal scenery.

Given its location on the Kalpitiya peninsula in the North Western Province of Sri Lanka, the most likely major international airport serving the area would be Bandaranaike International Airport (CMB), located in Katunayake, which is near Colombo. This is the primary international gateway to Sri Lanka and handles the vast majority of international flights arriving in and departing from the country.



From Bandaranaike International Airport, the journey to Talawila and the Kalpitiya peninsula would typically involve road transportation. The distance is significant, and travel time can vary depending on traffic and the specific location within Kalpitiya, but it would likely take several hours by car, taxi, or bus. While there might be smaller domestic airports or airfields closer to the North Western Province, Bandaranaike International Airport remains the primary point of entry for international travelers heading to this region of Sri Lanka.

## MAiN FEATURES:

- \* 900m<sup>2</sup> of living space
- \* 12748m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 6 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* 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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### **Algemeen**

Slaapkamers:	5
Badkamers:	6
Afgewerkte vierkante meter:	900 m <sup>2</sup>
Lot Afmeting:	12748 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.885.507

