



## 4 Bed House With Land For Sale In Madu River Area of 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:	USD 397,719.94

### Locatie

Aanbevolen Auto Onderdelen:	Sri Lanka
Postcode:	80562
Geplaatst:	30-06-2026
Omschrijving:	

4 Bed House With Land For Sale In Madu River Area of Sri Lanka

Esales Property ID: es5555101

Rare Island Waterfront Estate: Colonial Sanctuary on the Madu River

Galle District, Sri Lanka | Asking Price: £300,000

Discover a rare and enchanting sanctuary nestled within the biodiverse estuary of the world-famous Madu River. This unique property occupies a private island setting, offering complete seclusion for those looking to disconnect from the outside world. Spanning approximately 5,500m<sup>2</sup> (203 perches), the estate features an authentic colonial-style bungalow and over 60 meters of direct lake frontage, complete with private boat landing facilities.

The property is defined by its pristine natural surroundings and absolute privacy. Accessible only by boat—a journey that adds to the allure and exclusivity of the location—the entire estate is securely enclosed by boundary walls and green mesh fencing, with the scenic river forming its final natural border. The residence currently offers four bedrooms and one bathroom and is being sold unfurnished, providing a blank canvas for the next owner to restore or renovate according to their vision.



Beyond the existing structure, the land offers extraordinary potential for a high-end boutique hotel, eco-villa retreat, or a truly private holiday residence. A standout feature of the grounds is a unique natural rock formation perfectly positioned for the construction of an infinity pool, which would offer uninterrupted, breathtaking views across the water. Given the growing popularity of the Madu River's mangrove ecosystem and its status as a premier destination for boat safaris and eco-tourism, this is a prime investment opportunity.

This is a motivated 'quick sale' offering with clear deeds available. Whether you are seeking a lucrative tourism development project or a tranquil, isolated retreat away from the modern world, this property delivers an unmatched connection to nature. An on-site caretaker is currently in place to maintain the grounds.

## Key Property Details

- \* Land Size: 5,500m<sup>2</sup> (203 Perches)
- \* Water Frontage: Over 60 meters of lake frontage with boat landing
- \* Accommodation: 4 Bedrooms, 1 Bathroom (Unfurnished)
- \* Legal: Clear Deeds | Quick sale opportunity
- \* Price: £300,000 (Negotiable after inspection)

Serious inquiries only. We invite genuine buyers to contact us to arrange a private boat transfer for a property inspection.

(Note: We also have an additional land plot available for sale near Galle for interested investors.)

#MaduRiver #SriLankaRealEstate #IslandProperty #ColonialHome #EcoTourismInvestment  
#BoutiqueHotelSite #GalleProperty #WaterfrontLiving #PrivateIsland

## ABOUT THE AREA

The Madu River (Madu Ganga) area in Balapitiya is one of Sri Lanka's most ecologically significant and picturesque regions. Situated in the Galle District, roughly 88 km south of Colombo and 35 km north of Galle, this Ramsar-recognized wetland is a sprawling network of mangrove forests, open lagoon waters, and low-lying islands. It offers a tranquil, slow-paced atmosphere that contrasts beautifully with the bustling surf towns of Bentota and Hikkaduwa located nearby.

The region is internationally celebrated for its rich biodiversity, serving as a sanctuary for over 300 plant species and nearly 250 species of vertebrates, including exotic birds, reptiles, and endemic wildlife. The lush mangrove tunnels and serene waterways make it a premier destination for nature enthusiasts, bird watchers, and those seeking an authentic cultural experience. Local life here remains deeply connected to the land and water, with traditional cinnamon cultivation and fishing serving as the lifeblood of the communities living on the river's many islets.

Visitors to the area often enjoy exploring the river by boat, moving through intricate channels that lead to



fascinating sites like Koth Duwa temple, various cinnamon-growing islands, and natural fish spas. The environment is highly prized for its 'Hidden Heartlands' appeal, providing a quiet, immersive experience where the rhythm of life is set by the gentle tides and the dense, vibrant greenery of the estuary. It is a place that feels worlds away from the outside world, yet remains conveniently located along the southwestern coastal belt.

For international and domestic travelers, the region is accessible via the country's road and rail networks. The nearest airport is Koggala Airport (KCT), located approximately 55–60 km away. While Koggala provides the closest proximity for regional flights, most international travelers typically arrive via Bandaranaike International Airport (CMB) in Colombo, which serves as the primary gateway to the island before continuing their journey south by road or rail.

## MAIN FEATURES:

- \* 4 Bedrooms
- \* 1 Bathroom
- \* 300m<sup>2</sup> living space
- \* 5500m<sup>2</sup> plot
- \* Stunning Views
- \* Private Parking
- \* 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:	4
Afgewerkte vierkante meter:	300 m <sup>2</sup>
Lot Afmeting:	5502 m <sup>2</sup>

### Rental details

Furnished:	Nee
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX8.654.806
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