



## Luxury Villa for sale in Ranna Sri



### Agent Info

Name: Niall Madden  
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Experience since: 2002  
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Specialties:  
Property Type: Apartments  
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### Listing details

Property for: Sale  
Price: USD 836,053.03

### Location

Country: Sri Lanka  
Address: Kahandamodara Road  
Posted: May 17, 2024  
Description:  
Luxury Villa for sale in Ranna Sri Lanka

Esales Property ID: es5554142

### Property Location

104, Kahandamodara Road,

Ranna, Tangalle

Sri Lanka

### Property Details

Paradise Found: Your Private Beachfront Oasis in Sri Lanka

Imagine waking up to the gentle rhythm of waves lapping at your doorstep, the salty breeze carrying the scent of coconut palms, and the endless expanse of the Indian Ocean stretching before you. This dream



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can become your reality with this exceptional beachfront villa in Ranna, Tangalle, Sri Lanka.

## Prime Location: Where Luxury Meets Adventure

Situated on a sprawling 4200 sq meter (168 perch) plot of prime beachfront land, this architect-designed villa offers the ultimate in beachfront living. The southern coastline of Sri Lanka, where the villa is located, is renowned for its pristine beaches, considered the best in the country. Beyond the beachside paradise, a world of adventure awaits. Several major game parks, national parks, and the captivating UNESCO World Heritage City of Galle are all within easy reach, making this location ideal for those seeking a blend of relaxation and exploration.

## A Haven of Design and Comfort

Step inside the villa and be captivated by its spacious and airy design. The 3 bedrooms, each boasting brand new air conditioning units, offer a tranquil escape after a day of exploration. Attached spacious bathrooms and two additional outdoor showers ensure ultimate comfort and convenience. Two of the sea view rooms feature private outdoor patios, perfect for savoring the breathtaking ocean vistas and enjoying a refreshing dip in the pool.

The expansive living and dining area seamlessly blends indoor and outdoor living. Equipped with ceiling fans and expansive bifolding aluminum and glass doors and windows, this space offers stunning views of the ocean and pool while allowing the cool sea breeze to flow freely. For family gatherings or movie nights, the air-conditioned entertainment room provides a cool and comfortable haven, complete with a TV, sofas, an extensive book collection, and a selection of games to keep everyone entertained.

The fully equipped modern kitchen lacks nothing for the culinary enthusiast. A refrigerator, electric oven, microwave, and fans ensure a seamless cooking experience. A separate butler's pantry, linen room, store room, and guest washroom cater to your every need.

## Staff Quarters: Ensuring Seamless Service

The separate staff quarters, encompassing approximately 72 sqm, offer comfortable living space for your staff. Three bedrooms with fans, two bathrooms, a kitchen/dining/sitting room, a laundry/storeroom, a washing machine, a TV, a cooker, and furniture ensure your staff's well-being and allow them to provide exceptional service.

## A Beach Paradise Awaits

Step outside and feel the soft, golden sand between your toes. The pristine beach unfolds before you, offering a haven for relaxation, swimming, and sunbathing. Dotted with coconut palms for miles in either direction, this idyllic setting provides the perfect backdrop for creating unforgettable memories. A beautiful lagoon/lake just 400 meters away beckons for exploration, offering opportunities for fishing and serene boat rides.

## Privacy and Tranquility: Immersed in Nature's Embrace



The villa enjoys the unique advantage of having no adjoining houses on either side. Instead, it is surrounded by a verdant landscape, where coconut palms and fruit trees provide a sense of privacy and tranquility. The meticulously landscaped garden boasts a vibrant tapestry of colorful flowers, lush lawns, and a charming fish pond at the entrance, adding to the villa's captivating ambiance.

### Fully Furnished for a Hassle-Free Transition

Move right in and start enjoying your Sri Lankan paradise! The villa comes fully furnished, including handcrafted teak furniture, crockery, cutlery, linen, beds, kitchen utensils, pots & pans, fans, and air conditioners.

### Indoor-Outdoor Living at its Finest

Enjoy the best of both worlds with an inner garden in the middle of the house and a large outdoor swimming pool. The outdoor area boasts two beach cabanas with traditional coconut palm roofs, perfect for relaxation and shade, and a wood-fired BBQ, ideal for al fresco dining under the starlit sky. A large capacity 30kva generator with auto-switchover ensures uninterrupted power supply, keeping your comfort a priority.

### Endless Recreation Opportunities

The expansive vacant land area of over 3000 sqm offers endless possibilities. Build extensions, create additional living spaces, or add a tennis court – the choice is yours! The villa also boasts freehold title deeds, and all necessary regulatory permits and approvals have been obtained.

### Adventure Awaits: Explore Sri Lanka's Treasures

Several national parks and game reserves are within a 45-90-minute drive from the villa, perfect for wildlife enthusiasts. Within an hour's drive, discover the UNESCO World Heritage City of Galle, explore the pristine beaches of Dickwella and Mirissa, or go dolphin and whale watching. Visit the turtle beaches of Unawatuna, or embark on an unforgettable safari adventure in Yala National Park, home to majestic elephants, elusive leopards, and a diverse array of birdlife. This convenient location ensures that while you can find peace and tranquility at your private villa, thrilling adventures and captivating cultural experiences are always within easy reach.

### ABOUT THE AREA

Nestled along the southern coast of Sri Lanka, Ranna and Kahandamodara Beach offer a tranquil retreat amidst captivating natural beauty. These twin coastal gems, often referred to collectively as Ranna, are renowned for their pristine beaches, swaying coconut palms, and laid-back atmosphere, making them ideal destinations for those seeking a peaceful escape from the hustle and bustle of everyday life.

### Ranna Beach: A Haven for Relaxation



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Ranna Beach, stretching for over a kilometer, is a haven for sunbathers, swimmers, and nature lovers. The soft, golden sands provide a perfect spot for soaking up the sun's warmth, while the gentle waves invite leisurely dips in the crystal-clear waters. For those seeking a touch of adventure, surfing lessons are readily available, allowing you to ride the waves and experience the exhilaration of this popular sport.

## Kahandamodara Beach: Untouched Beauty

Kahandamodara Beach, just a short stroll from Ranna, offers a more secluded and untouched experience. With its fewer crowds and tranquil ambiance, it's a haven for those seeking peace and quiet. Stroll along the pristine shoreline, let the gentle sea breeze caress your face, and listen to the soothing rhythm of the waves lapping at the shore. As the sun begins to set, witness the sky transform into a canvas of vibrant colors, creating a mesmerizing spectacle.

## Beyond the Beach: Exploring Ranna's Charm

Beyond its stunning beaches, Ranna offers a delightful array of activities and attractions. Explore the local markets, where you can find an abundance of fresh produce, handcrafted souvenirs, and local delicacies. Venture into the nearby villages and immerse yourself in the authentic Sri Lankan way of life. For a taste of history, visit the ancient temples and ruins scattered around the area, offering a glimpse into Sri Lanka's rich heritage.

Whether you're seeking relaxation on pristine beaches, adventure in the waves, or cultural immersion in a charming coastal town, Ranna and Kahandamodara Beach offer an unforgettable experience. Come and discover the beauty and tranquility of this hidden gem on Sri Lanka's southern coast.

## Sightseeing

- \* The largest wild life reserves, Yala and Uda Walawe are a half day trip from Ardeen. The game reserves are famous for elephant, leopard, bear, deer and wild boar. Picnic lunch arranged.
- \* The UNESCO declared Heritage City of Galle Fort is approximately a 50 minute drive.
- \* A day trip to the hill country town of Ella is a day trip. Ella is famous for its bio diversity of fauna and flora, tea plantations and rolling mountains and winding railway line
- \* Kalametiya Bird Sanctuary is approximately a 10 minute drive.
- \* A day trip to the Bundala Bird Sanctuary is a 60 minute drive.
- \* Dolphin and whale watching at Mirissa and Dikwella is a 35 minute drive.
- \* Surf beach at Kudawella is a 25 minute drive. Hiriketiya bay is a 25 minute drive, ideal for surfing and swimming all through the year. Many other bays ideal for swimming and bathing are found in the neighbourhood. Ardeen beach is best for swimming from November through March, and other months on calm days.
- \* The blow hole is a 30-minute drive.
- \* A boat ride at dusk on the lagoon 400 metres away can be arranged where several species of bird life can be seen in large numbers.
- \* You can watch the fishermen draw their nets with their days catch or sit by the lagoon enjoying the sunset and learning the art of prawn fishing. Angling on the beach can also be done.
- \* The 18 hole golf course is a twenty minute drive to the Shangri La International Golf Resort.



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- \* Explore and relax outside the villa on the beautiful pristine stretch of beach sipping a cocktail, gazing at the turquoise waters and amazing sunsets.
  - \* Swim with the turtles in Dickwella or Unawatune beach.
  - \* You can sight turtles laying their eggs at night on the Rekawa beach 3 kilometers away.

## MAiN FEATURES:

- \* 422m2 of living space
- \* 4200m2 plot
- \* 6 Bedrooms in total between all dwellings
- \* 6 Bathrooms in total between all dwellings
- \* Private Garden
- \* Private Pool
- \* 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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### **Common**

Bedrooms:	3
Bathrooms:	4
Finished sq. ft.:	422 sq m

### **Rental details**

Furnished:	Yes
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### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL:	<a href="https://www.youtube.com/embed/4i0OrLT80BM">https://www.youtube.com/embed/4i0OrLT80BM</a>
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### **Contact information**

IMLIX ID:	IX5.753.193
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