

# 9 Acre Lux Estate For Sale, Nuwera Eliya Area Pundaluoya Sri



## Agent Info

Name: Niall Madden  
Company: Esales Property Limited  
Name:  
Country: United Kingdom  
Experience: 2002  
since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website: <https://esalesinternational.com>

## Listing details

Property for: Sale  
Price: EUR 2,775,000

## Location

Country: Sri Lanka  
State/Region/Province: Central Province  
Address: Eton Estate  
ZIP code: Nuwera Eliy  
Posted: Mar 05, 2025  
Description:  
9 Acre Lux Estate For Sale, Nuwera Eliya Area Pundaluoya Sri Lanka

Esales Property ID: es5554231

59 Eton Estate

Pundaluoya

Central Province

22120

Sri Lanka

Standing majestically at 4000 ft (1220m) above sea level, Singha Sanasa is a hidden gem on 9 acres of landscaped gardens, with 360 degree views of velvet tea gardens, deep green valleys, undulating hills and

---

mountains and cobalt blue lakes; with the jewel in the crown being the framed view of Adams Peak (Sri Pada).

It is just 10mins from the nearest town, (Pundaluoya) where you'll find banks, a post office, great local bakers, butchers and grocers selling fresh local produce. It is ideally located half way between Kandy and Nuwera Eliya in the magnificent Sri Lankan Hill country. Pundaluoya is situated in the middle of the island, so you are never far away from the diverse and wondrous attractions of the island, assuming of course, you can pull yourself away from the beauty and serenity that is Singha Sanasa.

A 5 kilometre (well maintained) tarmac road leads you to the property. There are 4 dwellings on the acreage; the striking 15,000 sq ft Residence, a 2 storey Villa with each storey 'housing' a fully self contained apartment, an appealing 2 bedroom Cottage nestled on the hill side and, at the gate, a 2 storey Guardhouse and staff quarters.

The Gardens have been meticulously planned and planted with cash crops of coffee and tea. Avocado, orange, mango, and guava trees are dotted throughout the property and (of course) an array of colourful flowering plants give pops of colour to the lush green lawns and hedges. No property would be complete without a Pool! Located at the base of the house it offers privacy whilst still allowing the views and ambience to shine. At 40ft in length it can be your aqua workout centre or just a place to take a dip.

Fresh spring water is piped in from the nearby spring and held in a 10,000 litre tank. 3 phase electricity powers the property with the main residence generating its own Solar power which feeds the grid. All primary bathrooms and the main kitchen are fitted with individual solar hot water systems.

There is plenty of parking with a 3 bay car port to the side of the residence together with a one car garage. All three buildings have a portico offering undercover parking. There is a separate spacious workroom attached to the garage and a purpose built artists studio / storeroom on the same level. A separate garden shed houses a 9kw generator and has plenty of room for garden machinery and tools.

Main Residence – 15,000 sq ft (1400 m2)

Words and even photos cannot describe the stature and ambience of the main residence. Whilst it's been designed to allow the views to be the hero, the building is certainly no shrinking violet.

The Living areas

**The Grand Room:** (2000 sq ft / 185 m2) This striking spacious room beckons you into the home. With a spherical Italian crystal chandelier, white porcelain floor tiles, built in entertainers kitchen, 16 seat dining table, baby grand piano and 12 seat lounge suite the Grand Room is as dramatic as it is functional. The bi-fold sliding doors open out onto a 10ft x 45ft checker-board balcony which overlooks the magnificent vistas.

**TV Nook:** This purpose built 300 sq ft (28 m2) cozy alcove has seating for 6 and a 65" smart TV with soundbar. Remote control blinds allow you to dim the natural light if you wish to indulge in some daytime Netflix. Its the perfect place to unwind. (it goes without saying that wifi is connected throughout the

---

## Residence)

**Kitchen and Laundry:** (700sq ft / 65 m2). The spacious laundry, pantry and kitchen is well equiped. Featuring 2 large chest freezers, 2 fridges, microwave, electric oven, 4 gas burners, a large farmers sink in both the kitchen and laundry, and a front loading washer and separate drier. There is plenty of storage with a built in pantry, linen closet, and broom closet, and dozens of cupboards and drawers for utensils, cutlery and crockery. With tons of counter top space – your small appliances are always within arms reach and as the surfaces are finished in sturdy polished concrete, they are easy to keep clean.

**The Library/Bar:** (1500sq ft / 140 m2). Decend the Kithul hardwood staircase, beneath a glistening wave of crystal, and be transported to the warmth of the bar and library. It is the ultimate entertainment area, inviting your guests to enjoy a game of pool on the 9ft carved mahogany table, play a round or two of carom, challenge themselves to a game of darts or just sit up at the impressive 15ft bar and watch 'the game' screened from the ceiling mounted projector. If the nights get a little cooler, light the wood burning fire and curl up on the Chesterfield leather lounge with a good book or a game of chess or scrabble.

**The Office** (200 sq ft 18.5 m2). Need to work from home? The office has you covered. Built in bookcases store your files and stationery and the counter top is perfect for your printer and other equipment. The desk gives you plenty of space to spread out and get your work done. The office also houses the CCTV hub which is wifi enabled so you can monitor the property via your smart phone from anywhere in the world. The office houses a fridge (to keep the beer cold!) and a safe for your valuables. It also serves as a 'buffer' to the master suite; ensuring no one 'accidently' wanders in.

## The Bedrooms

3 ensuite guest rooms – 550 sq feet (51sq meters) each. 2 guest suites boast twin king beds, built-in twin double wardrobes, luggage racks, and attached bathrooms with twin vanities and open rain shower. The 3rd guest suite could be mistaken for the master, with its king bed, sitting area, builtin wardrobe and dressing table, and a bathroom that will impress! This spacious bathroom has twin vanities, twin rain showers, and a freestanding tub beneath a crystal chandelier and overlooking the panoramic views. All three guest rooms are entered from a private balcony, through sliding glass doors which frame the view. Insect screens adorn the doors allowing youth enjoy the fresh mountain air without being bothered by unwanted pests.

The Master Suite, is an impressive 1300sq ft (120 m2) space and rivals a small apartment. It encompasses a 750sq ft bedroom and sitting room equiped with twin smart TV's, recliner modular sofa, private balcony, and floor to ceiling windows to soak in the view. The indulgent 400 sq ft (35m2) dressing room has built in cupboards, a floor to ceiling shoe rack, purpose built scarf rack and much more. And finally, be mezmorised by the 200sq ft (18 m2) terrazzo bathroom with sparkling Italian crystal chandelier, twin vanities, twin showers, twin towel racks, water saving toilet and bidet and a free standing egg-shell bath, overlooking the lakes.

**The Villa** (3000 sq ft / 279 m2).

The Villa is situated on the highest point of the property and overlooks the hills and valleys that surround

---

Kotmale Lakes. It has two floors, and each floor is a fully self-contained unit.

Ground Floor (1350 sq ft / 125 m2).

Designed to showcase the views, the ground floor of the Villa is minimalist and modern. The spacious open-plan layout combines a fully equipped kitchen (4 burner gas stove, microwave and fridge), dining area, and lounge area creating an inviting room, perfect to sit back, relax and drink in the atmosphere. Separated by a sleek glass wall (with modesty curtains of course!) the bedroom offers privacy without sacrificing the breathtaking views, while a king-size bed and built-in robes ensure comfort and convenience. The bathroom exudes elegance with its deep slate grey tile and features twin vanities and indulgent twin rain shower heads. A wide 30ft balcony stretches along the length of the villa, giving you ample space for an outdoor lounge suite and dining table, where you can soak in the picturesque surroundings and savour the ever changing landscape.

First Floor(2025 sq ft / 187 m2)

The first floor has a breathtaking open-plan layout that combines style and comfort, and of more importance, highlights the spectacular views. With wrap around floor-to-ceiling windows and sliding doors, you'll be constantly entertained by the ever changing landscape. Relax in the king bed with its latex mattress (that faces the views) and you might find yourself lingering longer than expected. Head out onto the large balcony with its solar-heated plunge pool and you've found the perfect spot to unwind. The bathroom features twin showers, a good sized vanity and space for a washer and dryer. Need extra sleeping space? The inbuilt sofa easily converts into two single beds for extra guests. And finally the kitchen; which, if you can take your eyes away from the view, offers a great 2 burner gas stove and a generous preparation area. You won't be disappointed!

The Cottage (675 sq ft / 62 m2).

The quaint 2 bedroom cottage is located away from the Villa and Main Residence, on a hill overlooking the tea estate. The cottage is multi-functional; it could either be a retreat for guests, or perhaps budget accommodation for travellers (Singha Sanasa is on the Pekoe trail, Sri Lanka's latest and coveted hiking track where travellers seek overnight accommodation) – so it could offer a passive income stream. Or it could serve as living quarters for the more senior domestic staff.

It offers two double bedrooms, each boldly decorated in vibrant colors – one in sunny yellow and orange, the other in navy and lime green. The kitchen is equipped with a 2-burner stove and fridge. The real treat? A long 30 ft balcony overlooking soothing views of tea gardens, where you can dine alfresco or relax with a cup of tea. The bathroom has a hot water shower and sink, and for convenience there is a separate toilet.

The Guardhouse and staff quarters (450 sq ft 41m2))

Situated at the entrance to the property is a 2 storey guardhouse and staff quarters. Each storey is approx 225 sq ft and comfortably sleeps two to four people (using bunk beds). The ground floor has a kitchenette and a separate bathroom with shower and toilet that services the block. Not only does it serve as excellent

---

staff accommodation, you can station someone here at the gate, to attend to visitors and ensure privacy and security is maintained.

For foreign buyers interested where direct freehold ownership by non-nationals may be restricted, two primary pathways are commonly available: a 49/51 partnership structure, wherein the foreign investor holds a 49% stake and a local Sri Lankan partner holds the controlling 51%, or a 99-year leasehold agreement, which grants extensive, long-term rights to the property. A significant advantage within these frameworks is that foreigners are typically permitted to inherit property, opening a unique opportunity for a 'legacy purchase'; this allows the current owner (whether the local partner in a joint venture or the lessor in a leasehold arrangement) to legally designate the property's transfer to the foreign buyer or their heirs in their will, effectively providing a secure, long-term investment with the potential for generational ownership.

#### About the Area

Nestled amidst the lush greenery of Sri Lanka's Central Province lies the charming village of Pundaluoya. This scenic escape offers a delightful blend of tranquility and convenience, making it the perfect base for exploring the captivating beauty of the Hill Country.

Imagine waking up to the gentle murmur of the Pundaluoya River and the crisp mountain air filling your lungs. Picturesque tea plantations blanket the rolling hills, creating a vibrant tapestry of emerald green. Stroll along the village streets lined with quaint shops and friendly faces, where the slow pace of life allows you to truly unwind. For those seeking a taste of local culture, wander through the bustling market and discover an array of fresh produce, handcrafted souvenirs, and vibrant spices. In the evenings, cozy cafes and local restaurants offer delicious Sri Lankan cuisine and a warm ambiance to complete your idyllic escape.

Pundaluoya's strategic location makes it an excellent starting point for exploring the region's diverse attractions. Venture further into the heart of the Hill Country and discover the captivating town of Nuwara Eliya, often referred to as 'Little England' for its colonial charm. Hike amidst breathtaking scenery on the renowned Horton Plains National Park, or embark on a scenic train journey, soaking in the panoramic views of the Knuckles Mountain Range. For a touch of history and culture, explore the ancient city of Kandy, the last stronghold of the Sinhala kings, and marvel at the sacred Temple of the Tooth Relic. Whether you seek adventure, cultural immersion, or simply relaxation amidst stunning scenery, Pundaluoya offers a gateway to all that the Sri Lankan Hill Country has to offer.

Beyond its own charm, Pundaluoya provides easy access to nearby towns and cities. Kandy, a UNESCO World Heritage Site, is just a short drive away, while the bustling city of Colombo can be reached within a few hours. This convenient location allows you to experience the diverse offerings of Sri Lanka, from the serenity of the Hill Country to the vibrant energy of urban centers. So, pack your bags, embrace the serenity of Pundaluoya, and embark on an unforgettable Sri Lankan adventure.

#### MAiN FEATURES:

\* 1777m<sup>2</sup> of living space between all properties

---

- \* 36420m2 plot
- \* 8 Bedrooms between all properties
- \* 10 Bathrooms between all properties
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Great base from which to discover other fantastic areas of Sri Lanka
- \* Many excellent 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

**Common**

Bedrooms: 8  
Bathrooms: 10  
Finished sq. ft.: 1777 sq m

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX6.687.631

