



Estate With 2 Houses For Sale In Waikkal Sri Lanka



Agent Info

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

Listing details

Property for: Sale
Price: USD 305,106.9

Location

Country: Sri Lanka
State/Region/Province: North Western Province
ZIP code: 61110
Posted: Oct 30, 2025

Description:

Estate With 2 Houses For Sale In Waikkal Sri Lanka

Esales Property ID: es5554834

103 Kammala Road
Waikkal
North Western Province
61110
Sri Lanka

A Private Dual-Residence Paradise: Exclusive Estate Living in Waikkal, Sri Lanka

Imagine stepping into a life where serene tropical gardens meet modern European luxury, all within the vibrant, sun-drenched coastal tapestry of Waikkal, Sri Lanka. This is more than a property for sale; it is a turnkey lifestyle, a rare and meticulously developed estate offering the unparalleled advantage of two distinct, modern houses on a single, private compound. Completed in 2024, this exceptional property presents a flawless opportunity for immediate multi-generational living, sophisticated rental income, or a



perfect primary residence with a separate guest or staff quarters.

The Sanctuary: Land and Grounds

The estate encompasses a substantial plot of 1472 square meters (approximately 13,724 square feet), a generous size that allows for both privacy and verdant natural beauty. The entire perimeter is secured by a robust perimeter fence and wall, ensuring an atmosphere of absolute tranquility and security for both residences.

The grounds themselves are a testament to thoughtful landscaping. While easily manageable, the mature gardens are predominantly laid to a lush, manicured lawn, providing open space for recreation or future additions. Crucially, the property is graced with a selection of established, fruitful tropical trees, a signature of authentic Sri Lankan estate living. These include mature coconut palms, the shade and bounty of Mango, the easy harvest of banana, and the majestic jackfruit tree. This miniature orchard not only enhances the aesthetic appeal but provides fresh, organic produce right outside your door.

Practical outdoor living has been perfectly accommodated. A dedicated barbecue area makes for effortless entertaining under the stars. For convenience after a day at the nearby beach or pool, an outside shower and bathroom are positioned discreetly within the garden. A professionally laid driveway and block pathway lead to a sheltered two-car carport, protecting vehicles from the tropical sun and rain. Everything is in place, demanding nothing of the new owner but to unlock the door and begin enjoying their tropical dream.

The Primary Residence: House 1 – Modern Luxury, European Standards

The main dwelling, House 1, is a substantial and beautifully appointed home covering 145 square meters. It has been designed with an uncompromising focus on quality, comfort, and seamless indoor-outdoor living, epitomizing a blend of contemporary architectural design and tropical sensibility.

Inside, the heart of the home is the expansive L-shaped living and dining room. This space is bathed in natural light, a feature accentuated by stunning double French windows and traditional, yet stylish, louvre shutters. The shutters offer the perfect balance of ventilation, privacy, and protection from the elements, allowing occupants to constantly regulate the tropical air flow.

The kitchen is a standout feature, a testament to high-quality craftsmanship. It is a fully fitted German kitchen, representing a significant investment in quality and functionality rarely found in this region. This space is equipped with modern appliances and fixtures, making it a true cook's domain. In fact, one of the most compelling features of this entire estate is its turnkey nature: all appliances, fixtures, and contemporary furniture are included in the sale of both houses, simplifying the move-in process to its absolute minimum.

Accommodation is luxurious and private, featuring two spacious bedrooms. Both bedrooms are true suites, benefiting from their own attached ensuite bathroom and the absolute comfort of modern air conditioning units.



The infrastructure supporting this modern lifestyle is robust, including a dedicated 3-phase electrical supply, ensuring ample power for all appliances and A/C units. Furthermore, the home is equipped with a sustainable solar-powered hot water supply, a forward-thinking detail that reduces utility costs and environmental footprint. High-speed connectivity is ensured via a functional Sri Lanka Telecom broadband connection. Practicality is also addressed with two attached outhouses offering crucial, dry storage space. (Prospective buyers will have access to the detailed floor plan via the original email attachment).

The Secondary Residence: House 2 – Flexibility and Income Potential

The true rarity of this estate is the presence of a second, fully self-contained home. House 2, covering 65 square meters, offers enormous flexibility. It is perfect as a private guesthouse, a residence for extended family or parents, staff quarters, or perhaps its most lucrative function: a high-demand rental unit, providing immediate and reliable income.

This charming home offers a comfortable layout with two bedrooms and one shared modern bathroom. The main living space is an open-concept living/dining/kitchen area, designed for casual and easy living. A particularly appealing feature is the large front porch, a classic tropical veranda that serves as an essential outdoor living room, ideal for relaxing with a cup of tea or entertaining.

Matching the architectural style of the main house, House 2 also features a French window and louvre shutters on all its windows, maintaining the cohesive tropical aesthetic and natural air flow. It operates independently, benefiting from its own separate single-phase electricity supply. As with the main house, all appliances, fixtures, and furniture are included in the sale, ensuring it is just as ready for immediate occupation or rental management.

Investment, Lifestyle, and Location Advantage

Both buildings were professionally completed in 2024, meaning the entire estate is in immediate move-in condition—a rarity for the Sri Lankan market where new construction often requires final finishing. Crucially, the sale includes clear title deeds and land registry documentation, ensuring a smooth, secure, and hassle-free transfer of ownership.

The location in Waikkal is strategic, offering the tranquility of a private estate with the convenience of premium resort amenities just a short stroll away.

The properties are walking distance to two renowned resort hotels: the luxurious Suriya Resort and the family-friendly Club Hotel Dolphin. This proximity opens up an exclusive lifestyle opportunity: family gym and pool membership is readily available at Suriya Resort for a highly attractive annual fee (currently approximately €240 per year). This means the owners can enjoy access to five-star health and leisure facilities without the associated management and maintenance costs of owning their own pool and gym.

This dual-house estate in Waikkal is a complete package. It is a stunning, brand-new, and fully furnished property built to European standards, set within a secured and mature tropical garden. It is an investment



offering both a luxurious personal retreat and a flexible, income-generating asset. The chance to secure two modern homes on one title, in a prime Sri Lankan coastal location with premium access to resort amenities, is an opportunity that defines exclusive living and smart investing. This is a chance to acquire a meticulously cared-for and absolutely move-in-ready piece of paradise.

ABOUT THE AREA

Waikkal is a tranquil coastal village situated on the western coast of Sri Lanka, offering a peaceful contrast to its more bustling southern neighbours. Geographically, it is located in the Gampaha District, which forms part of the Western Province, lying approximately 45 kilometers north of the nation's commercial capital, Colombo. The village is strategically nestled between the vast Indian Ocean and a unique inland network of mangroves and waterways, including the historically significant Dutch Canal (Hamilton Canal). This location provides Waikkal with a unique environment that appeals to those seeking serene beach holidays, nature exploration, and a quiet, relaxed atmosphere, often centered around modern resorts and boutique properties.

The character of Waikkal is defined by its long, wide stretches of golden, sand-swept beaches that are typically quieter and less developed than the main strips of Negombo to the south. The village retains a charming, low-key feel, allowing visitors and residents to enjoy the natural beauty of the palm-fringed coastline without excessive commercialisation. Beyond the beach, the area's geography is enriched by the colonial-era canals and railways, initially constructed by the Dutch and British for the transport of goods like cinnamon and tea. Today, these waterways support a thriving ecotourism sector, with boat trips through the mangroves of the nearby Muthurajawela Marsh providing opportunities for birdwatching and observing diverse aquatic life.

Waikkal serves as an excellent gateway to both urban centres and major cultural sites in Sri Lanka. It is only about a 10 to 15-minute drive north of Negombo, a vibrant city renowned for its historic Dutch Fort, colourful local fish market, and an array of dining options. Furthermore, the capital city of Colombo is easily accessible via road or the active colonial-era railway, making day trips to explore its museums, modern shopping centres, and rich, layered architecture straightforward. This blend of remote tranquility and proximity to essential amenities and cultural attractions makes Waikkal a desirable base for both short-term travellers and long-term residents.

For international access, Waikkal's key advantage is its close proximity to the country's primary air hub. The nearest and most important airport is Bandaranaike International Airport (CMB), located in Katunayake, which is a major international gateway for Sri Lanka. Waikkal is conveniently situated only about 20 kilometres from CMB, translating into a short, typically 20-30 minute drive, making it one of the most accessible beach resort areas upon arrival in the country. This close proximity minimises travel time and is a significant benefit for travellers and property owners alike.

MAIN FEATURES:

- * 4 Bedrooms
- * 4 Bathrooms
- * 210m² living space



- * 1472m2 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

Contact us today to buy or sell property in Sri Lanka fast online

New: Yes

Common

Bedrooms: 4
Bathrooms: 4
Finished sq. ft.: 210 sq m
Lot Size: 1472 sq m

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.786.661

