



Hikkaduwa Heights Villa For Sale In Hikkaduwa Sri Lanka



Agent Info

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Specialties:	
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Listing details

Property for:	Sale
Price:	EUR 187,000

Location

Country:	Sri Lanka
ZIP code:	80240
Posted:	Oct 06, 2026
Description:	Hikkaduwa Heights Villa For Sale In Hikkaduwa Sri Lanka

Esales Property ID: es5555251

125/B Methiwala Hena Road, Nalagasdeniya,

Hikkaduwa 80240, Sri Lanka

Stunning Tropical Retreat: 'Hikkaduwa Heights' Villa For Sale in Sri Lanka

Perched elevated above Sri Lanka's iconic southwestern coast, 'Hikkaduwa Heights' is a tranquil, turnkey 2-bedroom villa offering an idyllic blend of privacy, natural beauty, and income potential. Occupying a generous plot of 1,000 square meters (39.8 perches), this fully furnished sanctuary features panoramic countryside views, lush tropical foliage, and daily sightings of native wildlife—all just a 5-minute tuk-tuk ride or a relaxed 20-minute walk from Hikkaduwa's world-famous golden beaches.

Modern Living Space & Architectural Layout



Comprising 7 rooms in total, the main villa is thoughtfully designed around outdoor living and relaxation. Both spacious bedrooms look directly out over the glittering private swimming pool, creating a seamless connection between indoor comfort and outdoor leisure. From the front veranda, sweeping vistas across canopy treetops offer a serene backdrop, perfect for watching local monkeys and tropical birds.

The clever architectural design lifts the primary living area on robust concrete columns, opening up an expansive ground-level space beneath the house. This covered area houses a complete outdoor BBQ lounge, a dedicated store room, a staff toilet, and a utility sink unit with running water—ideal for alfresco entertaining and garden prep. An updated 2026 architectural site plan detailing the villa and pool layout is available upon request.

Separate Outbuilding & Utility Infrastructure

In addition to the main residence, the plot includes a separate dedicated outbuilding tailored for property management and security:

- * Upper Level: Comfortable staff quarters for on-site caretakers or domestic assistance.
- * Ground Level: Purpose-built storage for garden equipment, tools, and the central pool filtration pump.

The estate is fully equipped with modern utilities to ensure complete self-sufficiency. It benefits from dual water supplies (a private well plus official government connection), a solar hot water system, and high-speed Wi-Fi reinforced by line-of-sight proximity to four local signal masts. Advanced security is integrated throughout via a comprehensive 14-camera CCTV network.

Outstanding Investment & Flexible Purchase Options

Offered at an attractive asking price of \$210,000 USD, Hikkaduwa Heights represents a rare ownership opportunity along the southern coast. The property holds immense versatility for buyers seeking a private home or an established holiday rental business:

- * Flexible Company Structure: The property is currently registered and operated under the corporate entity Hikkaduwa Heights (Private) Limited, holding a valid rental registration. Buyers have the unique advantage of purchasing either as a private individual dwelling or acquiring the company shares directly, allowing a seamless transition into the lucrative short-term villa market.
- * Turnkey Condition: Sold completely furnished, enabling immediate move-in or guest bookings without initial capital outlay.
- * Documentation: Clear title legal deeds (available in PDF format upon request) ensure a straightforward acquisition process.

Property Summary

Attribute Details

Asking Price \$210,000.00 USD

Land Size 1,000 m² (39.8 Perches)

Bedrooms / Bathrooms 2 Bedrooms / 2 Bathrooms (+ Staff Toilet)



Total Rooms 7 Rooms (Main Villa + Outbuilding)

Key Features Private Pool, BBQ Area, Elevated Views, Fully Furnished

Utilities & Tech Solar Hot Water, Dual Water (Well/Govt), 14-Cam CCTV, High-Speed Wi-Fi

Proximity 5 mins by Tuk-Tuk / 20 mins Walk to Beach

Legal Status Freehold / Corporate Shares Transfer Available

Location & Travel Accessibility

Hikkaduwa sits along the main Southern Highway corridor, offering smooth access to Colombo and regional highlights like the historic Galle Fort (a 25-minute drive).

The principal international gateway serving the property is Bandaranaike International Airport (CMB) in Katunayake, situated roughly 140 kilometers (87 miles) to the north. Via the E01 Southern Expressway, express taxi transfers take approximately 1.5 to 2 hours. For domestic transfers, the nearby Koggala Airport (KCT) offers local air connections just 29 kilometers south along the coast.

ABOUT THE AREA

Situated along the southwest coast of Sri Lanka in the Galle District, Hikkaduwa is a vibrant coastal town renowned as one of the island's pioneer beach resorts. Famous for its palm-fringed golden sands, lively surf culture, and laid-back atmosphere, Hikkaduwa transformed from a quiet fishing village in the late 1960s into a bustling hub for backpackers, water sports enthusiasts, and sunseekers from around the globe.

The defining highlight of Hikkaduwa is its marine biodiversity, particularly the protected Hikkaduwa National Park—a vibrant coral sanctuary located just offshore. Visitors flock to the calm, shallow waters to snorkel alongside giant green sea turtles that frequent the beach, explore coral reefs teeming with colorful tropical fish, or try their hand at surfing the area's famous reef breaks. Beyond the beach, the town features a bustling main strip lined with relaxed cafes, seafood restaurants, vibrant beach bars, and local handicraft shops.

Complementing its seaside charm, Hikkaduwa offers rich cultural and natural excursions just minutes from the shore. Travelers can paddle through the tranquil mangroves of nearby Rathgama Lake, visit local turtle hatcheries dedicated to conservation, or explore historical sights such as the Seenigama Viharaya—a unique island temple sitting just off the coast. Its location along the main southern transport corridor also makes it an ideal base for taking day trips to the nearby UNESCO-listed Galle Fort.

Hikkaduwa does not have its own international commercial airport. The main international gateway serving Hikkaduwa is Bandaranaike International Airport (CMB) in Katunayake (near Colombo), located approximately 140 kilometers (87 miles) to the north. Thanks to the Southern Expressway (E01), travelers can reach Hikkaduwa from CMB in roughly 1.5 to 2 hours by private taxi or highway express bus. For domestic travel, the small Koggala Airport (KCT) is the closest local airfield, situated about 29 kilometers (18 miles) south down the coast.

MAIN FEATURES:



- * 2 Bedromss
- * 2 Bathrooms
- * 1000m2 living space
- * Stunning Views
- * Private Pool
- * Private Parking
- * Air Conditioning
- * 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 Hikkaduwa Sri Lanka fast online

Tenanted: Yes

Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	400 sq m
Lot Size:	1000 sq m

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX9.074.514

