



## Lazy Koala Hotel Complex For Sale In Hikkaduwa, Galle District Sri



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 575,000

### Localização

Country:	Sri Lanka
Address:	Galle Rd, near
CEP:	80240
Adicionado:	10/10/2025

Informação adicional:

Lazy Koala Hotel Complex For Sale In Hikkaduwa, Galle District Sri Lanka

Esales Property ID: es5554813

32 Galle Road, Thotagamuwa, Hikkaduwa  
Hikkaduwa, Galle District  
80240  
Sri Lanka

Investment Opportunity: A Character-Filled Boutique Hotel for Sale in Hikkaduwa, Galle District, Sri Lanka

A Premier Coastal Real Estate Offering in Sri Lanka's Southern Tourism Hub

This is a rare and compelling opportunity to acquire The Lazy Koala Hotel Complex ( Not the name ), a well-established and beloved boutique hotel ideally situated on the stunning southwest coast of Sri Lanka



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in the heart of the Galle District. Hikkaduwa is internationally renowned for its golden beaches, vibrant coral reefs, and world-class surfing conditions, making it one of the island's most consistent and attractive tourist destinations. The Lazy Koala offers a unique proposition: a character-filled property with immediate operational readiness, a loyal guest base, and a prime location that perfectly balances accessibility to the town's lively attractions with the tranquility of a private coastal retreat. This offering represents a turnkey investment in Sri Lanka's booming hospitality sector, promising both a rewarding lifestyle change and a strong return on investment in a perpetually sunny and affordable paradise.

### An Oasis of Comfort and Curated Charm

The Lazy Koala is more than just a hotel; it is a thoughtfully curated coastal sanctuary designed to make every guest feel instantly at home. The hotel's interiors successfully blend casual comfort with distinct, welcoming charm. Furnishings have been carefully sourced and selected to create a relaxed, yet aesthetically pleasing, environment that resonates with Hikkaduwa's laid-back, surf-town vibe. The property's common areas and grounds are intentionally designed as 'chillout zones'—perfect for reading, quiet reflection, socializing, or simply absorbing the tranquil atmosphere. Two such zones are dedicated to guest relaxation, ensuring ample space for all to unwind. A major highlight is the beautiful swimming pool, a refreshing focal point that seamlessly integrates with the lush tropical garden, offering a cool, private escape from the heat of the day. For guests traveling with their own transport, the convenience of free private parking on-site is a valuable and sought-after amenity.

### Unrivalled Ocean Views and Rooftop Magic

The jewel in The Lazy Koala's crown is its spectacular rooftop terrace. This expansive space is perched above the rocky shoreline, affording guests sweeping, uninterrupted views of the majestic Indian Ocean. It is an idyllic setting that guests consistently rave about, transforming from a serene platform for morning yoga and meditation into a magical venue for evening activities. Imagine serving sunset cocktails or hosting small events as the sun dips below the horizon, painting the sky in fiery tropical colours. This rooftop space significantly enhances the guest experience and provides a massive marketing advantage. The hotel also features a small, functional ground-floor restaurant to cater to guest dining needs. Additionally, for the convenience of patrons and staff utilizing the common areas, the hotel includes two extra, fully equipped bathrooms on the ground floor and the rooftop terrace, a detail that speaks to the operational thoughtfulness of the property's design.

### Accommodation Designed for Diverse Groups

The hotel boasts nine spacious and well-appointed rooms, allowing it to cater effectively to a wide demographic of travelers, from solo adventurers and romantic couples to large families and groups of friends. The total capacity of the hotel is 26 guests, providing a significant revenue potential.

The room inventory includes:

- \* Five Double Rooms (accommodating 2 PAX per room)
- \* Three Family Rooms (designed for 4 PAX per room)
- \* One Friends Room (also accommodating 4 PAX)



Crucially, eight of the nine rooms are strategically positioned to feature private balconies with breathtaking ocean views, offering a premium experience that drives high occupancy rates. All rooms are furnished for maximum comfort and convenience, featuring:

- \* Ensuite bathrooms with a fully equipped setup and guaranteed hot water supply.
- \* Air-conditioning and ceiling fans for climate control.
- \* Minibar fridge and glassware in every room.

This varied and high-quality room mix ensures the hotel can maximize occupancy year-round by appealing to different segments of the international and domestic tourism markets.

### A Prime Location: Adventure Meets Tranquility

The Lazy Koala's location is strategically perfect. It is cozily perched above the rocky shoreline, which provides a natural buffer from the noise of the main tourist strip, ensuring a peaceful environment for guests to recharge. Yet, it remains incredibly connected to the action. The hotel is just a three-minute ride by tuk-tuk from the heart of Hikkaduwa town and the main beach. This proximity grants guests easy access to the area's top amenities: the surf breaks, the wide array of shops, and the vibrant local nightlife.

The location is also an excellent base for exploring the region's diverse attractions. Nearby Beaches offer distinct experiences:

- \* Hikkaduwa Main Beach: Just a 3-minute tuk-tuk ride away, known for excellent swimming, surfing, and beach bars.
- \* Narigama Beach: A 5-minute ride to the south, offering a quieter, more tranquil stretch of sand perfect for long walks and spectacular sunset views.
- \* Seenigama Beach: A 5-minute ride north, peaceful and less crowded, providing a serene escape.

### Hikkaduwa: A Hub for Activities and Day Trips

The town of Hikkaduwa itself is a magnet for tourists, driven by a wealth of activities. The hotel's proximity to these attractions is a major draw for guests.

- \* Snorkeling & Diving: Access to coral reefs (within the Hikkaduwa National Park) and famous shipwrecks for underwater exploration.
- \* Surfing: The main season runs from November to April, drawing a global community of wave riders.
- \* Conservation: Opportunities to visit a local Turtle Hatchery to see rescued sea turtles.
- \* Culture & History: Visits to the Seenigama Muhudu Viharaya, a temple uniquely situated on a tiny offshore island, and the local Tsunami Memorials, including the Honganji Vihara and Community Museum.

Furthermore, The Lazy Koala serves as an ideal launchpad for more extensive Day Trips across the Southern Province:



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\* Galle Fort: Only 30 minutes to the south, this UNESCO World Heritage Site offers a blend of Dutch colonial charm, boutique shopping, and oceanfront dining.

\* Safari Excursions: Guests can easily arrange day trips to world-famous wildlife parks such as Udawalawe National Park or Yala National Park to witness wild elephants, leopards, exotic birds, and other incredible Sri Lankan fauna.

## Investment Highlights: A Turnkey Business

Acquiring The Lazy Koala offers a clear path to immediate profitability in a stable tourist market. The hotel is a complete, functioning business with established goodwill, proven operational features, and high customer satisfaction, evidenced by its loyal guest base. The year-round sunshine and established tourism infrastructure of Hikkaduwa minimize seasonal risk and ensure a steady stream of visitors. This property represents a tangible asset in a highly desirable coastal real estate market, offering not just a business, but a vibrant new lifestyle in an affordable, friendly, and stunning location. This is an exceptional opportunity to own a profitable, character-filled boutique hotel in one of Sri Lanka's most beautiful and celebrated coastal towns.

The business name is not included in the sale (as noted in the ad). This is a property-only offering – a fully equipped, turn-key boutique hotel ready for immediate operation. No ongoing business is being sold.

## ABOUT THE AREA

Hikkaduwa is a vibrant coastal town situated in the Galle District of Sri Lanka's Southern Province, renowned for its golden beaches, lively atmosphere, and exceptional marine life. Located approximately 100 km south of the capital, Colombo, and a short drive from the historic city of Galle, Hikkaduwa has evolved from a quiet fishing village into one of the country's most popular tourist destinations. The town offers a mix of relaxation and adventure, catering to a diverse range of visitors with its numerous beachside restaurants, cafes, bars, hotels, and guesthouses. It's a key spot on the southern coast for both sun-seekers and those looking for an energetic, tropical getaway.

The main attraction is the long stretch of beach, which offers different experiences depending on the location. The northern end is known for the Hikkaduwa National Park and its fringing coral reef, a shallow, biodiverse ecosystem ideal for snorkeling and glass-bottom boat tours, where visitors can spot colorful fish and sea turtles. The southern end, particularly Narigama Beach, is famous for its consistent and challenging waves, establishing Hikkaduwa as one of Sri Lanka's premier surfing destinations, suitable for both beginners and experienced boarders, especially during the dry season from November to March.

Beyond the beach, Hikkaduwa offers a variety of activities and cultural sites. Visitors can explore the tranquil Hikkaduwa Lake, take boat rides through the surrounding mangroves, or visit the historic Seenigama Vihara temple, situated on a small island accessible by boat. The town also has a lively nightlife scene, various surf and dive schools offering PADI courses, and local shops selling masks, jewellery, and batik. The area's excellent connectivity via road and rail to Colombo and Galle makes it a practical base for further exploration of the Southern Province.



For international travelers, the main point of entry is Bandaranaike International Airport (CMB), which is the largest and primary international airport in Sri Lanka. It is located approximately 118-120 km north of Hikkaduwa and typically takes about 2 hours by taxi or private transfer via the Southern Expressway. A closer but smaller option is Koggala Airport (KCT), which is only about 30 km away, though it primarily handles domestic flights and limited international routes. Ratmalana International Airport (RML), another option approximately 79 km away, mainly serves regional and domestic traffic.

## MAIN FEATURES:

- \* 9 Bedroomss
- \* 11 Bathrooms
- \* 465m2 & 140m2 Roof Terrace
- \* 746m2 plot
- \* Pool
- \* Stunning Sea 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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## Comum

Quartos de dormir:	9
Banheiro:	11
Pés quadrados acabados:	465 m <sup>2</sup>
Tamanho do lote:	746 m <sup>2</sup>

## Rental details

Furnished:	Sim
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.684.436
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