

Ref: G0128

Lovely Beachfront hide-away Resort in the south of Sri-Lanka

**700,000
EUR**



Investment type :	For sale	Price in Euros :	700,000 EUR	Country :	Sri-Lanka
Property type :	Hotel	Price in US Dollars :	721,649 USD	Condition :	Turnkey
Bedrooms :	20				
Restaurants :	1				
Hotel area :	1950				

This hidden Gem has a breathtaking scenery and offers endless possibilities. Located close to the Yala wildlife park. The 20 chalet comprises of double, triple or family size to cater for different guest requirements. The extent of building is about 21,000 sq ft (1950 sq meters). This represent about 45% of the land is built up. There is space to add extra rooms if needed within one building complex after getting the necessary approvals. And there is place for owner to stay on site privately.

The chalets are constructed with mud bricks and cement with mud covering for natural cooling. Internal space is covered with wooden planks which gives aesthetic natural beauty.

The entire hotel can accommodate between 60 - 70 pax's combining mixed set of groups. There is a separate building that can be as budget hostel facilities that sleep 8 pax's easily.

The location is ideal for tourism at is close by to two national wildlife park (Yala & Bundala).

Given the wonderful scenic area it is ideal to include wellness tourism program to packages.

There is diverse range of activities from safari trip, deep sea fishing to adventure diving. Plenty of beach leisure activities together with cycling or hiking trips to explore local area.

The hotel is sold including all fixture, fittings & operational items to continue the business. The established private limited is been sold for the price as all licenses and documents are in the company name. Buyers are buying shares of the private limited Co.

Land Extent is 210 perches (0.59 hectares) on 30 years renewable commercial long lease. Lease commenced on **31st May 2017**. 6 years used and 24 years left before lease renewal.

Business commenced operations **in 2013** with a few chalets. The hotel now comprises of 20 chalets, Hostel Building, Beachside Restaurant, Beachside Pool, Bar, Massage Spa, Chapel, Classroom, Large building that can be used for multi-purposes functions, offices & stores.

Before 2019 & Covid the occupancy ranged from 40%-85% fluctuations between low to high season. Tourism is slowly recovering and shall continue to increase with wellness elements. The infrastructure for the Wellness tourism aspects has been done. Website updates is work in progress and promotion of these additional programs has still to be done & advertised.

Reduced price for quick sale: +/- 750.000 USD - 700.000 euro

