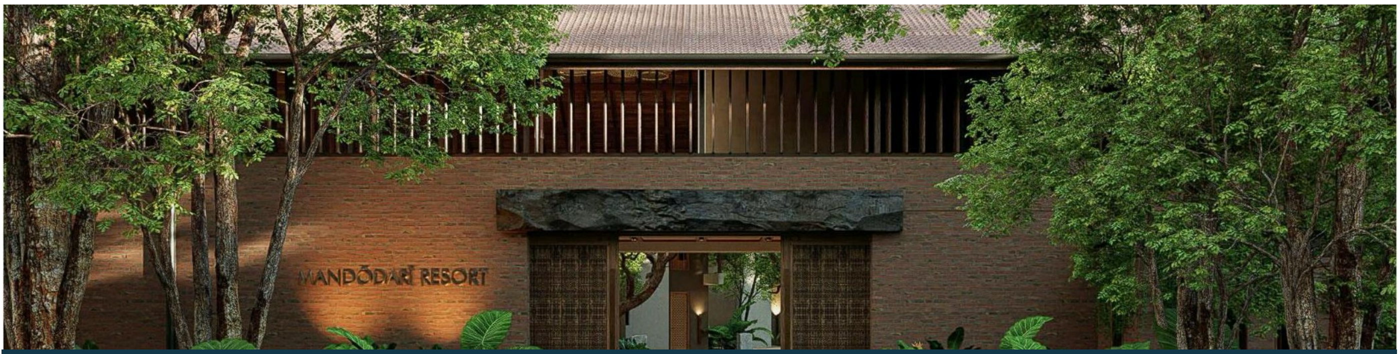

CONFIDENTIAL INVESTMENT OPPORTUNITY

MANDODARI RESORT

Development Land & Boutique Hospitality Project for Sale

SIGIRIYA CULTURAL TRIANGLE · SRI LANKA

OVERVIEW

Mandodari Resort presents a rare opportunity to acquire a freehold development property together with a fully designed boutique hospitality project in the heart of Sri Lanka's renowned Cultural Triangle.

Strategically located in Lenawa, Kimbissa, just minutes from Sigiriya Rock Fortress, Dambulla Cave Temple, Habarana and Minneriya National Park, the property offers investors an opportunity to develop a premium luxury resort in one of Sri Lanka's most established tourism destinations.

The project has been master planned as an upscale boutique resort featuring 10 Deluxe Villas, 4 Luxury Suites, a signature restaurant, coffee lounge & bar, spa, swimming pool and landscaped gardens. Supported by completed architectural designs, planning approvals and utility connections, the project offers investors a significantly accelerated path to development.

INVESTMENT HIGHLIGHTS

Prime Tourism Destination

- In Sri Lanka's renowned Cultural Triangle; ~15 minutes from Sigiriya Rock Fortress.
- Easy access to Dambulla, Habarana and Minneriya National Park, with strong year-round international demand.

Development-Ready Opportunity

- Freehold land with clear title and SLTDA-approved boutique hospitality project.
- Complete architectural, structural & MEP designs, master plan and 3D visualisations — ready for immediate development.

Infrastructure Already Secured

- 100 KVA CEB electricity approval; high-voltage line immediately adjacent.
- National Water Supply connection approved; excellent road frontage and accessibility.
- ~1 acre of adjoining government reservation land bordering a natural canal for an attractive landscaped setting.

PROPOSED BOUTIQUE RESORT

- 10 Deluxe Villas
- 4 Luxury Suites
- Reception & Lobby
- Restaurant, Coffee Lounge & Bar
- Swimming Pool
- Spa & Wellness Centre
- Landscaped Gardens
- Staff & Service Facilities

INVESTMENT RATIONALE

- Premium location in one of Sri Lanka's fastest-growing tourism regions.
- Development-ready — substantially reduced planning and approval risk.
- Existing infrastructure approvals significantly shorten development timelines.
- Suited to hotel operators, hospitality developers, private equity, family offices and strategic tourism investors.

INVESTMENT OVERVIEW

Asset	Freehold Development Land with Boutique Resort Project
Location	Lenawa, Kimbissa, Sigiriya
Land Area	Approximately 1.00 Acre (0.4047 Ha)
Guide Price	**USD 300,000**
Estimated Development Cost	Approx. USD 2.0 Million (incl. land acquisition & pre-development costs)
Project Status	Development Ready
Utilities	Electricity & Water Approvals Secured

TRANSACTION

Acquisition of the freehold development land together with the approved architectural concept, master plan, resort design and supporting approvals for the proposed Mandodari Resort. A detailed Confidential Information Memorandum (CIM), survey plans, approvals, architectural drawings, development budget, financial model and due diligence documents will be made available to qualified investors upon execution of a Non-Disclosure Agreement (NDA).

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