

MAGICAL ISLAND

Exclusive 4-Acre Private Beach Island - Dickwella, Sri Lanka

Listing Description

Magical Island is a rare 4-acre privately owned beach island located near the coast of Dickwella in Sri Lanka's Southern Province, within a highly attractive tourism destination. The property offers exceptional natural beauty, a naturally formed sandbar for access, and a strong setting for tourism development. It is currently used for beach camping and snorkeling, while its location and unique character make it suitable for an eco-luxury boutique resort, private villas, wellness retreat, luxury hotel, or another suitable tourism project.

Key Property Details

Land Area	4 Acres (16,187 sq. m.)	Property Type	Private Beach Island
Location	Dickwella, Southern Province, Sri Lanka	Ownership	Privately Owned - Clear Deeds

Key Features

- Naturally formed sandbar connecting the mainland and island
- 2-5 minute boat access from the mainland
- Scenic views with sunrise and sunset viewpoints
- Natural beach pool and 360-degree surroundings
- Beach camping and snorkeling already available
- Located near Hiriketiya, Hummanaya Blowhole and other attractions
- Convenient access from Colombo and Mattala airports
- Strong potential for high-end tourism and hospitality development

Development Potential

Potential uses: Eco-luxury boutique resort | Private villa estate | Wellness retreat | Luxury hotel complex | Other suitable tourism concepts

This summary has been condensed from the supplied Project Development Plan for use with the property listing.