

SALE

Celwyn Magical ISLAND



KEY FEATHERS

- ✔ Exclusive Private Island
- ✔ Prime Location
- ✔ High Tourism Potential
- ✔ Easily Access
- ✔ Nearby Attractions
- ✔ Rare & Unique Natural Beauty

NOT JUST A PROPERTY
THIS IS AN
OPPORTUNITY

Ceylon Magical Island

Introduction

This is an island of unique natural beauty located near the coastline in the town of Dikwella, in the Southern Province of Sri Lanka. The area where it is situated is one of the most popular tourist destinations in the country. Currently, this private island is used by both local and foreign tourists to enjoy its natural beauty and as a stunning camping site. A buyer or a company that acquires this property will have the opportunity to develop it in any manner they prefer.

Basic Details

1 . Total Land Area	4 Acre (16187 square meters)
2 . Location	Dickwella, Sri Lanka
3 . Property Type	Beach island
4 . Legal Entity	Privetly Owned (clear deeds)

Why You Shoud Buy This ?

- ★ This is one of the rare natural locations found in Sri Lanka. Unlike other islands, this one has a naturally formed sandy path that allows easy access. Furthermore, both the area where it is located and the island itself have already become highly attractive tourist destinations.
- ★ This location is well-connected with all necessary transportation facilities, making it easily accessible to both local and international tourists from anywhere in Sri Lanka or around the world. It can be reached conveniently by air, by sea, via the expressway, by train, or through taxi services from any part of the country.
- ★ Due to its breathtaking natural scenery, various thrilling activities available nearby, and the relaxing natural environment, this location has become extremely popular among both local and international tourists.
- ★ The value of this unique island will become clear to you through the key points presented ahead in this document—along with authentic photographs—as well as the brief information I mentioned above.

Accessible methods

- Natural Sandbar (from mainland to island)
- Boat Transfer 2-5 minute from mainland
- By sea route via sightseeing cruises
- Colombo international airport (3 hours)
- Mattala Rajapaksha airport (1.5 hours)
- Beliatta Railway Station (30 minutes)
- Two Hours from colombo via southern expressway

Unique Features

- Natural sandbar pathway
- Viewpoints where can clearly see the sunrise and sunset
- Opportunity to view the surrounding natural beauty in 360°
- A naturally formed beach pool
- Natural breathtaking scenery

★ Activities

- * Snorkeling (already available)
- * Boat ride (suggest)
- * Yoga / Meditation / Spa in natural view (suggest)
- * Beach camping (already available)
- * Beach parties (suggest)



(Snorkeling)



(Camping)

Nearby Attractions

- Hiriketiya Surfing Bay
- Underwater gallery
- Hummanaya Blowhole
- Asian's 14th Best bar
- Ancient temples built by ancient kings

Advantages

- This area is located in a region that offers convenient access to any part of the country. That means from here, it is easy to reach any tourist destination in Sri Lanka (e.g., Yala National Park, Ella tourist zone, Arugam Bay tourist area, or any other tourist destination within the country).
- Based on the above fact, this property can also be used as an attractive holiday retreat for tourists visiting Sri Lanka, offering them a convenient stopover during their travels. This, in turn, can generate a significant economic income.
- Since the property receives ample sunlight throughout the year, an added advantage would be the ability to install solar panels on the rooftops of any buildings constructed, allowing for additional benefits.
- Additionally, the proposed hotel project or apartment complex to be developed here can generate substantial income by incorporating the previously mentioned and suggested activities under "Activities," as well as by adding any other features you consider suitable as special attractions.
- Furthermore, the current tourism-friendly policies adopted by the Sri Lankan government (Ex: such as granting free visas for many countries, establishing a dedicated tourist police force to ensure the safety of travelers, and improving transportation infrastructure) make it significantly easier to carry out development activities at this location.
- According to the latest data, Sri Lanka has been named the most beautiful island on Earth. Alongside this, international recognition of Sri Lanka's natural beauty is increasing day by day. Several globally renowned companies have recently featured Sri Lanka's coastal areas, as well as its lush and scenic locations, in their advertisements (e.g., DJI Company). Due to such developments, tourist interest in Sri Lanka continues to rise steadily. This is an additional advantage that you can make use of to your benefit.
- In addition, it is noteworthy that various individuals such as short film makers, YouTubers, and travelers from both local and international backgrounds are already using this island for their creative productions.
- In addition to all the details mentioned above, the proximity to the Hambantota Port—just 1.5 hours away—makes it convenient to transport imported materials to this land. This serves as an added advantage you can experience during the construction phase.

Proposed projects

- **Eco-Luxury Boutique Resort**
- **Private Villa Estate**
- **Wellness Retreat**
- **Luxury Hotel Complex**
- **And any suitable projects**