

POINTE SUD - Sri Lanka

Description & Feasibility Proposal for a Spa Resort Development

'The resplendent Pointe Sud stands apart as one of the island's most captivating and romantic homes'
Financial Times UK



Proposed Schedule of Areas:

Chalet ensuite houses

16 units at 36 sqm each (600 sqm total)

Residential hotel block

16 ensuite rooms at 32-38 sqm each (600 sqm total)

Total proposed residential suites

32 suites, 64 people, new constructed area 1200 sqm

Optional additional hotel block of 22 rooms

38 suites in total with an occupancy of 76 people
900 sqm, total constructed area 1500 sqm

Spa

Potential for 400 sqm Spa facility

Main House

571sqm (plus separate staff quarters and pavilions)
Proposed extended house is 750 sqm
(300 sqm additional) for functions, dining & kitchen

Events hall

Existing 32 sqm, proposed 90 sqm

Totals

Total built accommodation 3000 sqm
Total potential new construction 2500 sqm

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Luxury For Your Soul In Sri Lanka

Pointe Sud is one of Asia's most private and exclusive properties. The 3.25 acre site is nestled on Sri Lanka's southern-most tip, with breath-taking 180 degree uninterrupted views of the Indian Ocean, impressive Palladian style architecture and direct access to an 800m beachfront. The potential exists to develop this site into a luxury hotel spa resort with private beach lagoon.

Location: 2.5 hours from Columbo, 7km from highway exit for Matara, 10 mins from Mirissa, half an hour from Galle.

Nearby attractions: A tranquil and friendly village, Madiha Point surf spot, turtle and whale watching, buddhist temple.



Existing Views



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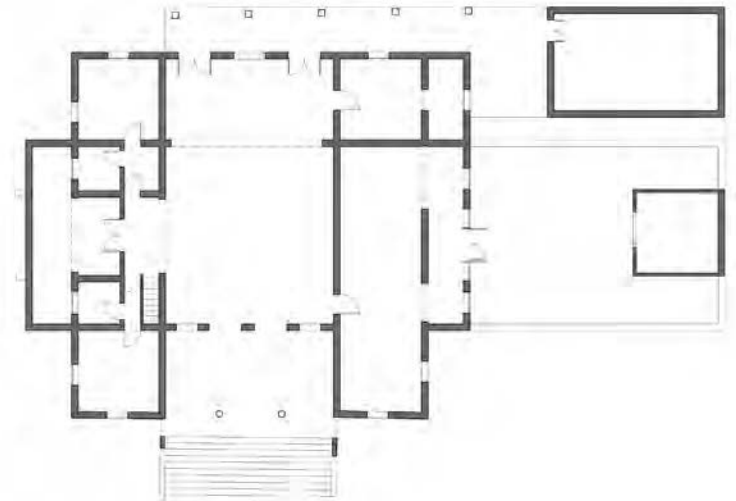
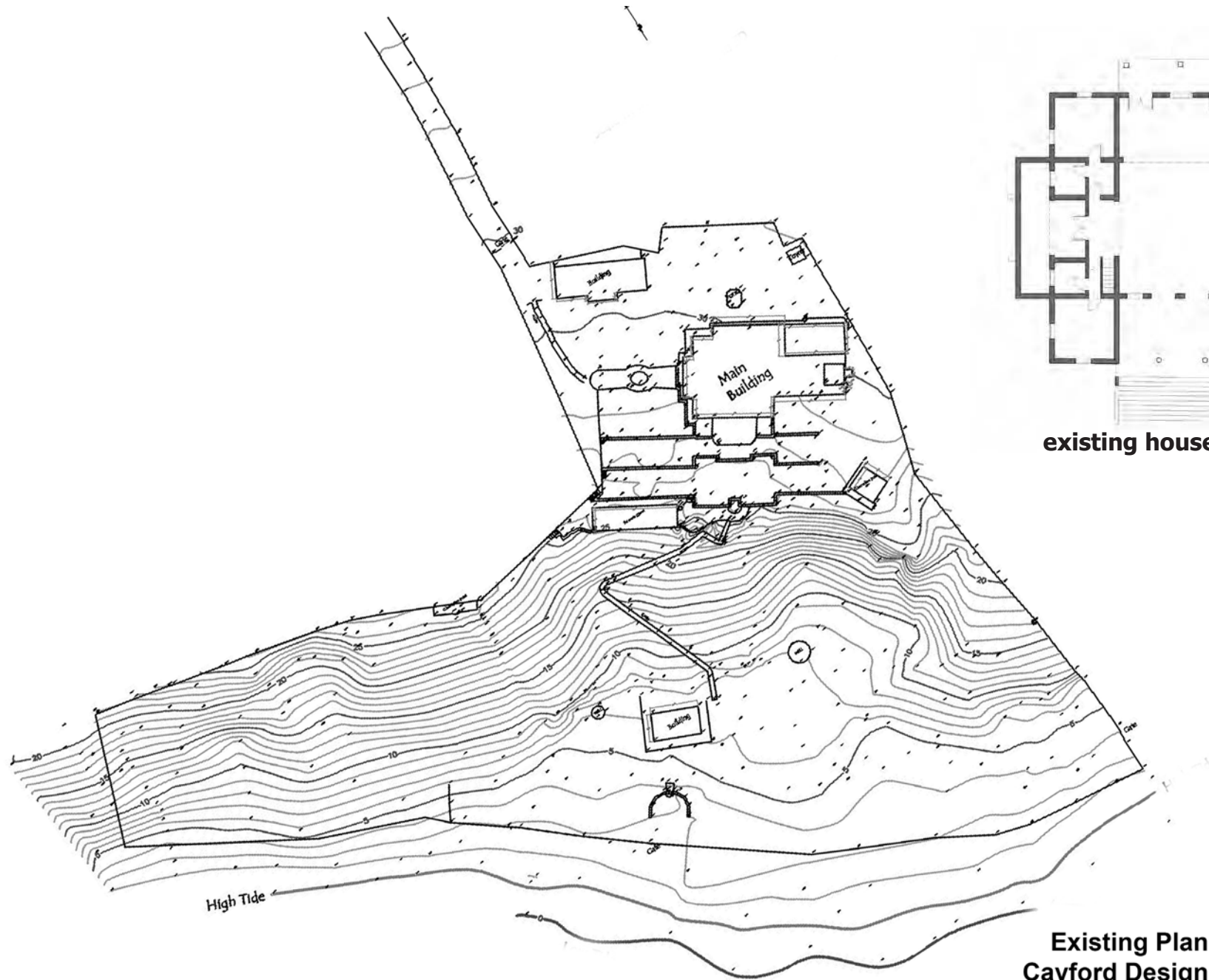






EXISTING - Aerial View





existing house floor plan

EXISTING - Site Layout

Existing Plan
Cayford Design
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