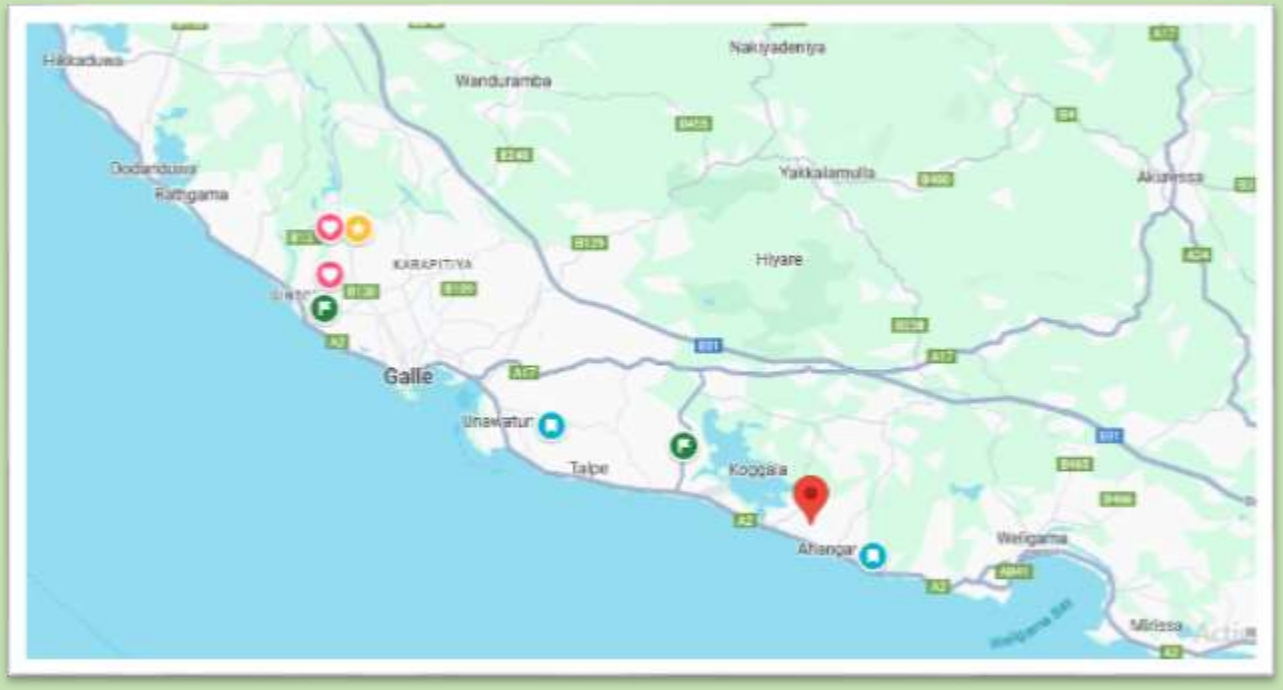
AHANGAMA VILLAS

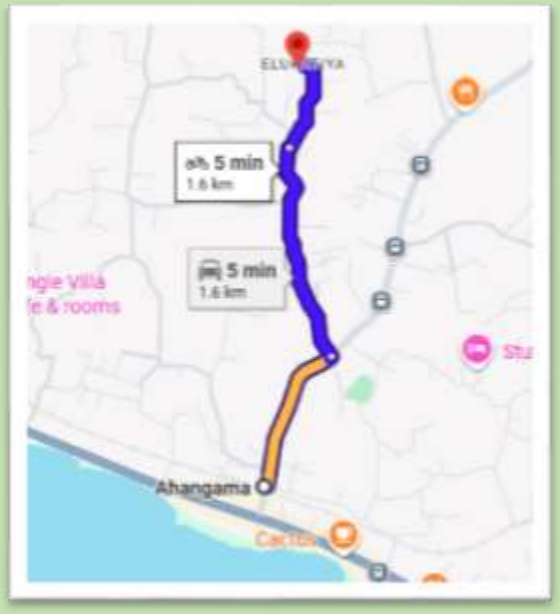
LOCATION SURROUNDING



DESCRIPTION

Down South Galle, Sri Lanka, is a paradise for travelers, offering a mix of stunning beaches, rich history, and thrilling adventures. While iconic spots like Galle Fort, Unawatuna, and Hikkaduwa are popular, the **Ahangama** area has become a **hotspot** for **surfers and nature lovers** alike. Known for its **world-class surf breaks**, Ahangama attracts surfers of all levels, with waves suitable for beginners and professionals. Popular surf points like **Ahangama Beach, Kabalana Beach, Weligama Beach** and **Midigama Beach** are perfect for catching the best swells.

LOCATION OF THE VILLA



Location : 5°59'11.4"N 80°21'47.3"E

FAMOUS BEACHES & PLACES

Kabalana Surfing Beach – 2 Km
Kathaluwa Surfing Beach – 2.5 Km
Marshmallow Surf Spot (Ahangama) – 2.1 Km
Ahangama Bay Surf Point (ABS) – 2.5 Km
Ahangama Beach – 2.7 Km
Midigama Surfing Beach – 3.5 Km
Jungle Beach (Weligama) – 6.5 Km
Weligama Surfing Beach – 10.5 Km
Unawatuna Beach – 16 Km

Ahangama Town – 1.6 Km
Galle City – 20 Km
Galle Fort - 20.5 Km

PROPERTY INFORMATION

Land Extent – 13.50 Perch
Villa Area – 1350 Sq.ft.
Boundary Wall – 6’ high Parapet Wall with a Gate
Access – 10’ Access Road

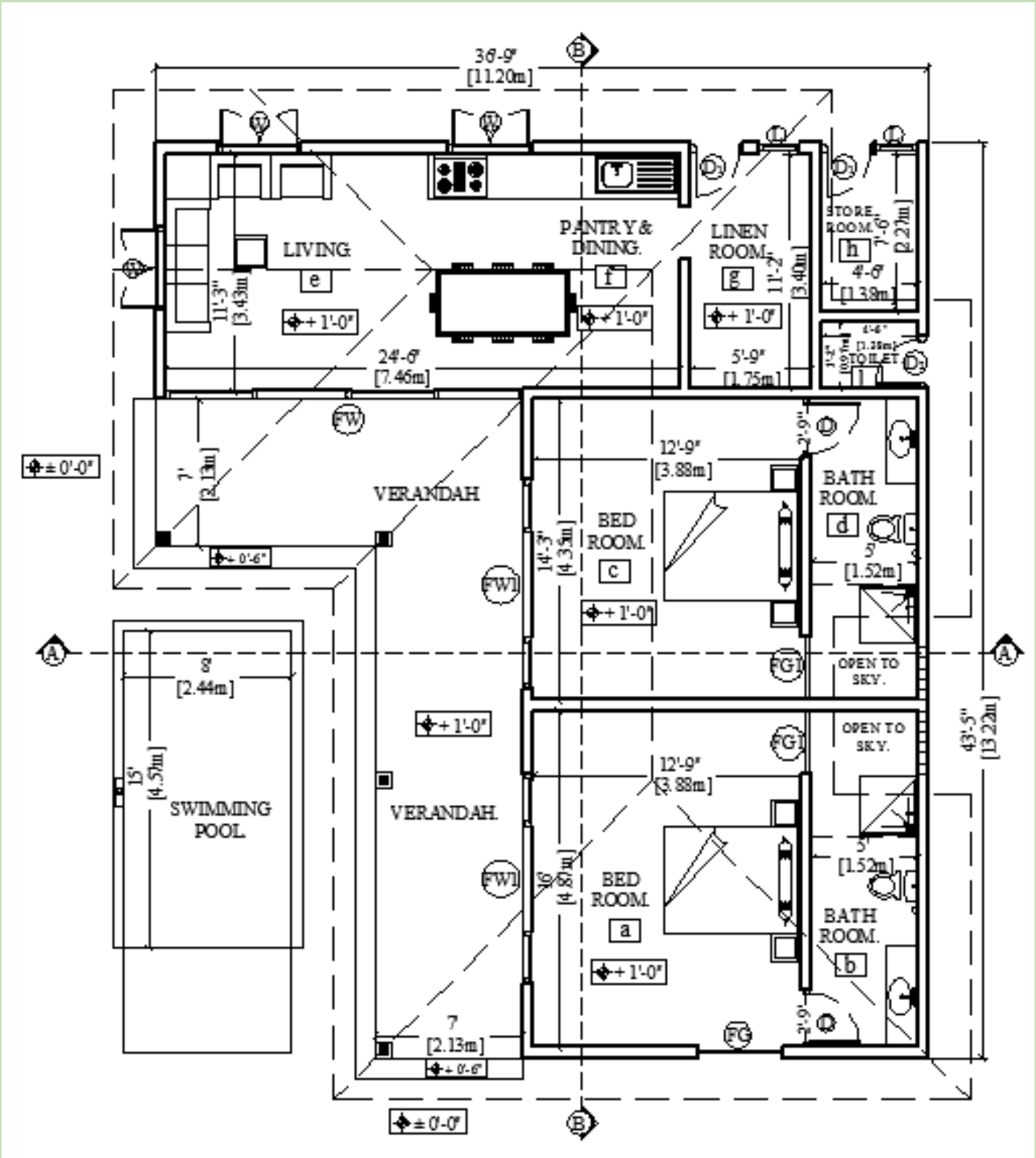
DETAILS OF THE VILLA

02 Bedrooms
02 Attached Bathrooms
Pantry
Dining Area
Living Area
Verandah
Linen Room
Store Room
Servants’ Bathroom

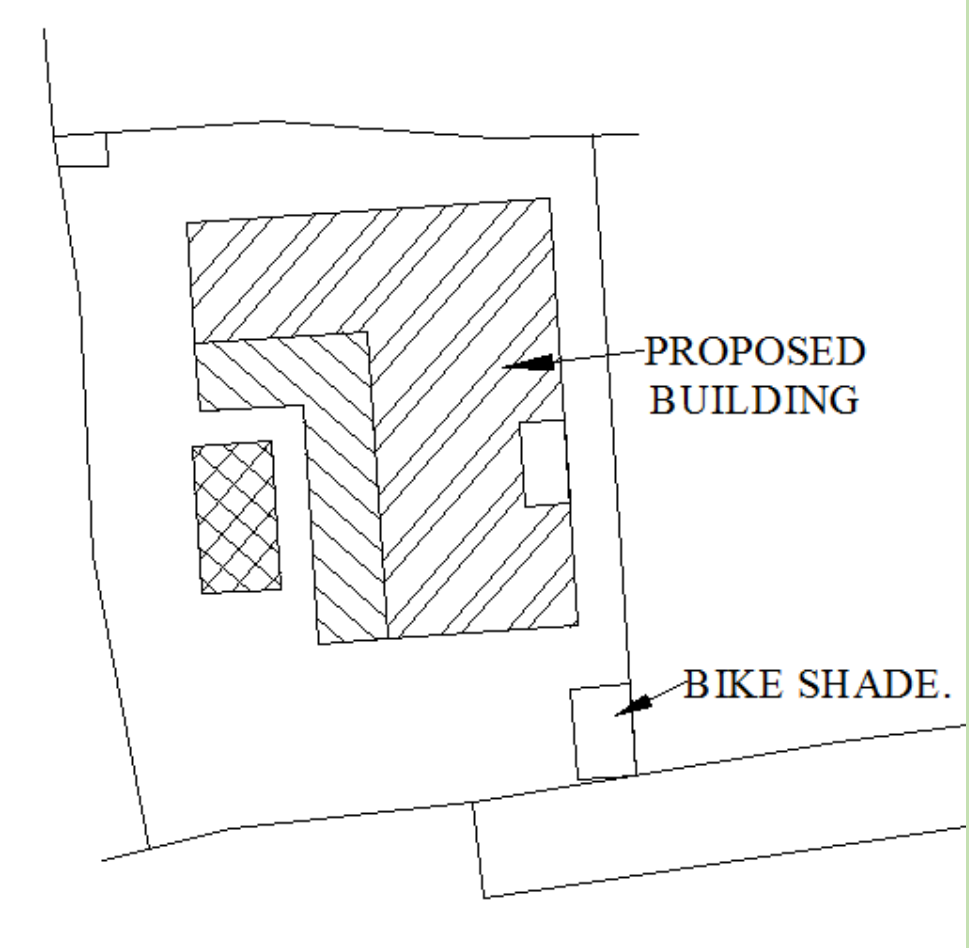
MATERIAL DETAILS

Cement – SANSTHA/TOKYO SUPER/ULTRA
Iron – MELWA/MELBN
Sand – Excavated Sand
Walls – 4” Cement Bricks
Roof - KEMPAS Timber (Asbestos with CLAY Tile)
Door and Windows – BLACK ALUMINUM or TEAK
Wall/Floor Finishing – CEMENT TITANIUM
Bathroom – ROCELL WC, Cement Wash Basin
Taps and Switches – BLACK
Electrical – ORANGE/KELANI or SLS Brand

FLOOR PLAN


36'-9"
[11.20m]
LIVING
e
11'-3"
[3.43m]
+ 1'-0"
PANTRY &
DINING.
f
+ 1'-0"
LINEN
ROOM.
g
11'-2"
[3.40m]
+ 1'-0"
STORE
ROOM.
h
7'-6"
[2.27m]
4'-8"
[1.38m]
4'-6"
[1.38m]
TOILET
1'-2"
[0.35m]
24'-8"
[7.46m]
5'-9"
[1.75m]
FW
± 0'-0"
7'
[2.13m]
+ 0'-6"
VERANDAH
12'-9"
[3.88m]
2'-9"
[0.83m]
BATH
ROOM.
d
BED
ROOM.
c
14'-3"
[4.35m]
+ 1'-0"
5'
[1.52m]
FW1
FG1
OPEN TO
SKY.
A
A
8'
[2.44m]
15'
[4.57m]
SWIMMING
POOL
+ 1'-0"
VERANDAH.
FG1
OPEN TO
SKY.
43'-5"
[13.22m]
12'-9"
[3.88m]
FW1
16'
[4.87m]
BED
ROOM.
a
+ 1'-0"
5'
[1.52m]
BATH
ROOM.
b
2'-9"
[0.83m]
7'
[2.13m]
+ 0'-6"
FG
± 0'-0"
B
B

PLACEMENT AND 3D IMAGES OF THE VILLA





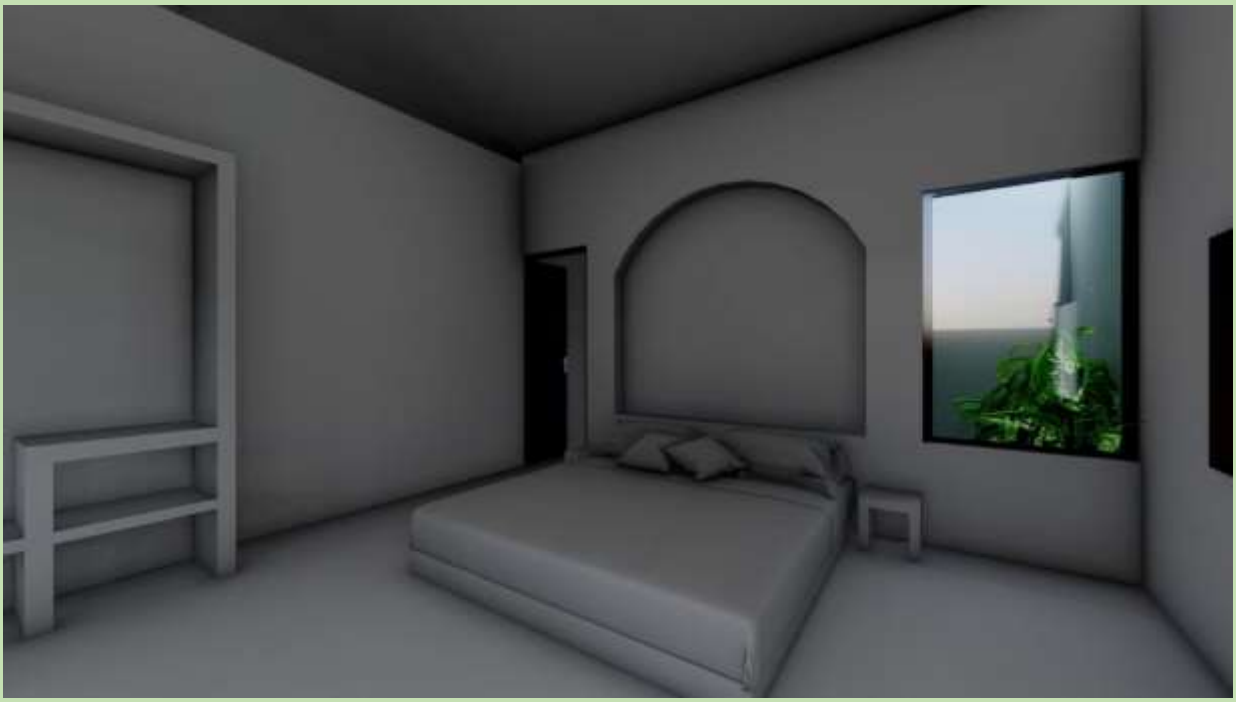












COMPLETED PROJECTS

















AMENTIES

- ✓ Private Pool
- ✓ Open Living + Dining and Kitchen
- ✓ Air-conditioned Bedrooms
- ✓ Large Verandah
- ✓ Open to Sky Bathrooms
- ✓ Ceiling Fans
- ✓ Hot Water for Bathrooms
- ✓ Pressure Pump
- ✓ Landscaped Spacious Garden
- ✓ Linen Room
- ✓ Store Room
- ✓ Servants' Toilet + Bath

ELECTRICAL ITEMS

- ➢ 43" TV
- ➢ Double Door Refrigerator
- ➢ 04 Burner Cooker
- ➢ Cooker Hood
- ➢ 02 Air Conditioners - 12000 BTU
- ➢ 04 Ceiling Fans
- ➢ Geezer
- ➢ Washing Machine
- ➢ Microwave Oven
- ➢ Blender
- ➢ Toaster
- ➢ Steam Iron
- ➢ Electric kettle
- ➢ Coffee Maker
- ➢ 02Hairdryers

FURNITURE LIST

- 05 Seating Sofa
- Concrete Dining Table with 06 Chairs
- 02 Concrete Beds - 72”x 60” Queen Size
- 02 Spring Mattresses - 72” x 60” x 8”
- 04 Concrete Bed Sides
- 02 Built-In Wardrobes - 18” x 36” x 72”
- 01 Built-in Wardrobe - 18” x 84” x 72”
- 04 Wooden Armchairs
- 02 Wooden Cloth Racks

LANDSCAPING

- Australian Grass
- Kentia/Kane Palm
- Haliconia
- Fern
- Lilly
- Mango