



Project Value 28.7 million

# ARAVYA HIDEOUT

One in a kind in Koslanda, Sri Lanka

# OPPORTUNITY

There is a Rising global demand for eco-friendly, adventure & wellness experiences. Global eco-tourism is growing at ~15% annually (UNWTO). 70% of travelers say they prefer environmentally responsible accommodations and 40% are willing to pay more for sustainable stays.

Travelers want authentic, peaceful, sustainable nature experiences, but Sri Lanka lacks true luxury eco jungle resorts, especially in Uva Province.

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## WHAT WE OFFER

- 2.5 acres of private forested land
- Elephant corridor views
- Misty mountains & dense jungle
- Proximity to top attractions (Ella, Horton Plains, Haputale)
- Zero noise pollution & high biodiversity



# ARAVYA HIDEOUT

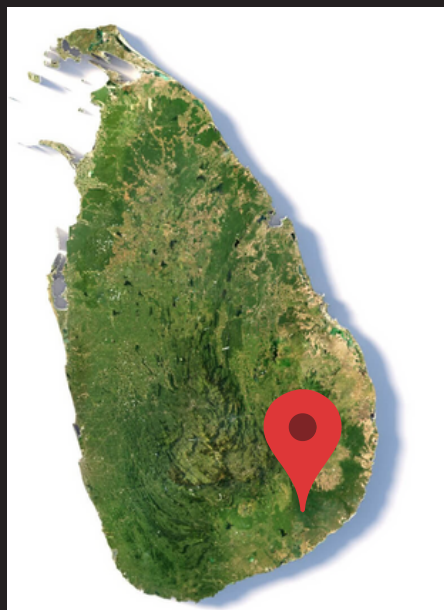
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# LOCATION

Aravya Hideout is nestled in the heart of Sri Lanka's Uva Province one of the island's most enchanting and biodiverse regions. Known for its mist-covered mountains, ancient jungle paths, cascading waterfalls, and world-famous hiking trails, Uva stands as a sanctuary for travelers seeking nature, adventure, and tranquillity.

Located in Kolongasthanna Village, Haldumulla, Badulla, the property spans 2.5 acres of pristine forest, surrounded by untouched flora, rich wildlife, and a thriving ecosystem. This unique landscape offers guests the rare opportunity to experience the sights and sounds of the Asian jungle, including the possibility of witnessing majestic wild elephants in their natural habitat.

Aravya Hideout has been thoughtfully placed to blend seamlessly into this natural environment. Every element of the location aligns with the project's vision of a Luxury Eco Jungle Resort, designed around sustainability, serenity, and immersive nature experiences. From eco trails weaving through the forest to breathtaking viewpoints hidden among the trees, the setting offers unmatched opportunities for relaxation, exploration, and meaningful connection with nature.



# PROJECT OVERVIEW

The master layout has been conceptualized around privacy, immersive views, and minimal ecological footprint. Key components include:

## ACCOMMODATION CLUSTERS

### Cabana Type A – Standard Jungle Cabanas (5 Units)

Each 15-lakh unit is placed strategically to ensure panoramic views, natural ventilation, and complete privacy. Ideal for couples and small families seeking an authentic jungle stay.





# PROJECT OVERVIEW

## ACCOMMODATION CLUSTERS

### Luxury Cabanas (3 Units)

Premium 30-lakh units positioned at elevated points of the land, offering expansive vistas of the mountains, jungle canopy, and natural elephant pathways.



# PROJECT OVERVIEW

## HOSPITALITY & GUEST SERVICES

### Open Restaurant & Kitchen

The heart of the resort, located centrally for easy access from all cabanas. Designed with open architecture to blend dining with nature.

### Natural Experiences

- Nature blended pool
- Meditation centre
- Healing centre





# NEAR BY ATTRACTIONS

## Ella

Nine Arch Bridge  
Ella Rock  
Little Adam's Peak  
Ravana Falls  
Ravana Cave  
Flying Ravana Adventure Park  
Ella Spice Garden  
Ella Railway Station (scenic route)

## Haputale

Dambattenne Tea Factory  
Adisham Bungalow (St. Benedict's Monastery)  
Eagle Rock Viewpoint  
Bambarakanda Falls (Sri Lanka's tallest)  
Idalgashinna Railway Station

## Welimada & Bandarawela

Bomburu Ella Waterfall  
Lunuwatte Tea Plantations  
Boralanda Farm / Highland dairy area  
Sthripura Caves  
St. Anthony's Church (Bandarawela)  
Bandarawela Gap Viewpoint  
Fox Hill

## Nuwara Eliya

Gregory Lake  
Victoria Park  
Ambewela Farm & New Zealand Farm  
Lover's Leap Waterfall  
Pedro Tea Factory  
Moon Plains (Mini World's End)  
Horton Plains National Park  
St. Clair's Falls, Devon Falls



# INHOUSE ACTIVITIES

## **Wellness Activities**

- Jungle Yoga Sessions
- Guided Meditation in Forest Pavilions
- Ayurvedic / Jungle-inspired Massages
- Herbal Steam
- Mindfulness Walks along River or Garden Paths
- Natural Aromatherapy & Essential Oil Workshops
- Star-Gazing & Night Relaxation Sessions

## **Adventure Activities**

- Jungle Hiking & Trekking (guided trails)
- Elephant Spotting
- Bird Watching & Wildlife Photography Tours
- Mountain Biking / Cycling Trails
- Rope Climbing / Tree Canopy Trails

## **Kids-Focused Activities**

- Nature Treasure Hunt / Jungle Scavenger Game
- Mini Wildlife & Bird Spotting Sessions
- Butterfly & Insect Observation Trail
- Craft Workshops using Natural Materials (leaves, clay, seeds)
- Kids Rope Course & Swing Area





# THE MILESTONES

Total development timeline: 10-12 month

[illegible]

# THE INVESTMENT

## Investment Requirement

**Total Project CAPEX: LKR 28.7 Million**

## Use of Funds

- Construction of 8 cabanas
- Swimming pool & restaurant
- Landscaping & pathways
- Solar power & eco systems
- Interiors & branding
- Marketing & launch operations

## Payback Period

Metric	Conservative	Optimistic
Annual Revenue	35.48M	51.25M
Net Annual Profit	20.08M	34.25M
ROI (Annual)	70%	119%
Payback Period	1.4 years	0.8 years

## Equity Distribution Plan

Party	Year 0-1.5	Year 1.5-3	Year 3-5	Year 5 Final
Investor	70%	50%	40%	35% (with optional buyback)
Landowner	30%	50%	60%	65% (with optional buyback)

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# GET IN TOUCH

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