



Sri Lanka Tourism Development Authority

Expression of Interest Land for Tourism Investment Opportunity

The Sri Lanka Tourism Development Authority (SLTDA) together with the Ministry of Foreign Affairs, Foreign Employment and Tourism are pleased to announce the availability of a portfolio of prime land parcels for sustainable tourism investments. As part of Sri Lanka's vision to become a leading tourism destination in Asia, SLTDA is offering these lands across key geographic and thematic tourism zones for private sector development.

Baththuluoya

<https://maps.app.goo.gl/Dg23v8F77av6wK7P9>
<https://youtube.com/shorts/u2iPYRnBQ07?feature=share>

- Land extent: 3R 15.21P
- Puttalam District | North Western Province
- Located on the A3 Puttalam-Colombo Main Road.
- Next to the calm Baththuluoya Lake.
- Only minutes from Anawilundawa Bird Sanctuary.
- Perfect for birdwatching and nature lovers.
- The land is full of valuable timber trees.
- Includes Coconut, Maara, Konomva, Kara, Thal, and Turpentine.
- Ideal for eco-tourism.
- Great for bird photography and peaceful stays.
- Applicants must submit a building or renovation plan. It should include Reception, Restaurant, Bedrooms with bathrooms, Kitchen, Stores, Public toilets and Staff room.
- A peaceful retreat for travelers and nature lovers.

Anamaduwa

<https://maps.app.goo.gl/5jSjCyl4n54z8CK8>
<https://youtube.com/shorts/41R0474-hYg7?feature=share>

- Land extent: 3R 24.97P
- Puttalam District | North Western Province
- Set on an archaeologically rich site.
- Surrounded by lush greenery all year round.
- A unique feature of Anamaduwa.
- The site holds deep cultural and mythical value.
- Rich in Sri Lankan heritage and stories.
- Ideal for Cultural tourism, Spiritual retreats and Eco-living experiences
- Applicants must submit a building or renovation plan. It should include Reception, Restaurant, Bedrooms with bathrooms, Kitchen, Stores, Public toilets and Staff room.
- A perfect escape for culture seekers and nature lovers.

Hiripitiya

<https://maps.app.goo.gl/hFIPM3HA7jE89CZV6>
<https://youtube.com/shorts/vWzP2bTIE1U7?feature=share>

- Land extent: 2R 14P
- Kurunegala District | North Western Province
- Only 350m from Hiripitiya Junction.
- Located between Kurunegala, Kandy, Dambulla, and Anuradhapura.
- Stunning views of Dolu Kanda and Hiripitiya Lake.
- A peaceful spot at the foot of Dolu Kanda.
- Perfect for hikers and nature lovers.
- Cool climate and natural shade.
- Experience true Sri Lankan village life.
- Ideal for a nature resort or eco-lodge.
- Applicants must submit a building or renovation plan. It should include Reception, Restaurant, Bedrooms with bathrooms, Kitchen, Stores, Public toilets and Staff room.
- Where heritage meets adventure.

Weeraketiya

<https://maps.app.goo.gl/uWbXn3jFa362Yb7>
<https://youtube.com/shorts/P6o-oHLNHIE7?feature=share>

- Land extent: 2A 1R 17P
- Hambantota District | Southern Province
- A peaceful escape in southern Sri Lanka.
- Surrounded by paddy fields, lakes, and village life.
- Offers scenic beauty and rural charm.
- Perfect for a quiet stay or a short stop.
- Easy access to temples and reservoirs.
- Near historic landmarks and traditional villages.
- Ideal for Local tourism, Wellness retreats, and rest stops
- Applicants must submit a building or renovation plan. It should include Reception, Restaurant, Bedrooms with bathrooms, Kitchen, Stores, Public toilets, and Staff room.
- A Perfect escape for a quiet stay or a short stop.

Nalanda

<https://maps.app.goo.gl/Yp5qtdYagntV9Js29>
<https://youtube.com/shorts/KYjkrstX647?feature=share>

- Land extent: 2A 3R 38.74P
- Matale District | Central Province
- Located near the sacred Nalanda Gedde.
- A rare blend of Hindu and Buddhist architecture.
- Perfect for spiritual journeys and cultural discovery.
- Surrounded by lush greenery and rolling hills.
- Peaceful views of countryside and nature.
- Ideal for Cultural tourism, Spiritual retreats, Quiet getaways
- Applicants must submit a building or renovation plan. It should include Reception, Restaurant, Bedrooms with bathrooms, Kitchen, Stores, Public toilets, and Staff room.
- A charming site for mindful travellers.

Bibile

<https://maps.app.goo.gl/tXZIESH5VjuGKP6C6>
<https://youtube.com/shorts/HaDf9SepBFq7?feature=share>

- Land extent: 1R 34.5P
- Monaragala District | Uva Province
- Land located in middle of Bibila town.
- Surrounded by forests, farmland, and rich biodiversity.
- Clean air and gentle hills all around.
- A city stop between Monaragala and Badulla.
- Applicants must submit a building or renovation plan. It should include Reception, Restaurant, Bedrooms with bathrooms, Kitchen, Stores, Public toilets and Staff room.
- Great spot for a boutique guesthouse or eco-lodge.

Ulankulama

<https://maps.app.goo.gl/RWWEGzx6PQRniY3LA>
<https://youtube.com/shorts/Tj5mTOYk1W47?feature=share>

- Land extent: 2A 39.842P
- Anuradhapura District | North Central Province.
- Located near Wilpattu National Park.
- A peaceful escape for wildlife lovers and explorers.
- Surrounded by forests, lakes, and rural beauty.
- Ideal for safari tourism and nature retreats.
- Perfect spot for eco-lodges or adventure stays.
- Applicants must submit a building or renovation plan. It should include Reception, Restaurant, Bedrooms with bathrooms, Kitchen, Stores, Public toilets, and Staff room.
- A rare mix of serenity and convenience.

Ragala

<https://maps.app.goo.gl/wlpz3HLqg34r6Ti37>
<https://youtube.com/shorts/rDSuyOp4PoE7?feature=share>

- Land Extent : 2R 15.27P
- Nuwara Eliya District | Central Province
- Surrounded by tea estates, waterfalls, & mountains.
- Perfect for nature lovers, hikers, and tea enthusiasts.
- Explore lush tea plantations and old factories.
- Ideal for eco-tourism and peaceful escapes.
- A dream spot for photographers and nature seekers.
- Applicants must submit a building or renovation plan. It should include Reception, Restaurant, Bedrooms with bathrooms, Kitchen, Stores, Public toilets, and Staff room.
- Great for boutique getaways or eco-lodge development.

Nikewaratiya

<https://maps.app.goo.gl/ACo53HqD4rAzZomx6>
<https://youtube.com/shorts/4GKYknMcywz7?feature=share>

- Land Extent : 1A 1R 38.8P
- Kurunegala District | North Western Province
- Peacefully situated in a culturally rich and green setting.
- Ideal for Boutique guesthouse, event venue, local tourism hub.
- Development has already begun & investor has started construction of key facilities, including a function hall, restaurant, and 20 guest rooms.
- Structural work and some finishes are already completed.
- The property is partially developed and ready for further investment.
- A great opportunity to continue and complete a valuable hospitality project.

Gurulupotha

<https://maps.app.goo.gl/ldiHAs8nxj1n9Gz7>
<https://youtube.com/shorts/FZYVWWx-N8s7?feature=share>

- Land Extent : 1A 1R 20.64P
- Kandy District | Central Province
- Surrounded by waterfalls, mountains, forests, and ancient ruins.
- Close to hiking trails and cultural landmarks.
- Perfect for Spiritual retreats, Cultural tourism & Nature escapes.
- Ideal for eco-lodges or boutique developments.
- Applicants must submit a building or renovation plan. It should include Reception, Restaurant, Bedrooms with bathrooms, Kitchen, Stores, Public toilets, and Staff room.
- Great for experiencing true rural life in a cool, green setting.

Proposal Evaluation Criteria

1. **Economic Impact** (Projected Employment Creation, Estimated Annual Revenue to Government, Expected Annual Tourist Footfall)
2. **Investment Capacity & Financial Commitment** (Total Investment Value, Development Timeline, Payback Period / ROI Projection, Demonstration of Financing Capabilities)
3. **Sustainability & Environmental Performance** (Planned Renewable Energy Usage, Water Recycling & Waste Management Systems, Environmental Clearance Status, Use of Best Environmental Practices)
4. **Tourism Value Addition** (Type of Tourism Supported, Alignment with Sri Lanka's Brand Positioning, Unique Product Offering)
5. **Strategic & Creative Value** (Creativity and Innovation, Compatibility with Tourism Standards)
6. **Community and Social Impact** (Projected Local Employment, Community Benefits)
7. **Organizational & Execution Capacity** (Company Profile, Experience in Similar Projects, Implementation Capabilities)
8. **Details on investment both equity and lending.**

Submission Instructions

Submit sealed proposals in duplicate via registered post or by hand to

Chairman,

Departmental Procurement Committee
 Sri Lanka Tourism Development Authority
 No. 80, Galle Road, Colombo 03

For any clarifications, please contact
 Resort Management Division
 Tel. : 2426800/ Ext. 359/337

Submission of Proposals

Interested parties are invited to submit initial concept proposals and EOI for evaluation. Selected investors will be requested to provide detailed proposals thereafter.

Deadline: Proposals must be submitted within 45 days from the date of this notice.

The envelope must be clearly marked on the top left corner:
 Tourism Development - Rest House Name

If you propose more than one rest house, submit separately.

Note: The decision of the Departmental Procurement Committee shall be final.

