

Pokkuluwa Estate

Region: Sri Lanka **Sleeps:** 14

Overview

Perched 800 feet above sea level, Pokkuluwa Estate offers an unparalleled retreat surrounded by a working tea plantation. Designed by one of Sri Lanka's leading architects, the villa embraces its natural environment with exposed rocks integrated into the stunning interiors. The spacious rooms, each with a unique character, offer breathtaking views of the rolling hills and the distant sea. The Master Suite features a private living area and a dramatic open-air bathroom with a bathtub and two showers, while five additional bedrooms include a charming "Jungle Room" with two double beds and an en-suite shower.

This haven is perfect for families or groups of friends celebrating a special occasion, with ample space to relax and unwind. The expansive living and dining areas are complemented by a fully equipped kitchen, while secluded terraces, an air-conditioned TV room, and an infinity-edged swimming pool offer plenty of places to enjoy the serene surroundings. The experienced team, including a talented chef, ensures every need is taken care of.

Facilities

Air-Con • Rural Location • Cots (Cribs) • Wow Factor • Villa • Beach Nearby • Wi-Fi/Internet • Chef/Cook Included • Maid Service Available • Spa Treatments Available • Transfers Available • Catering Available • Babysitting Available • On-Site Concierge • Private Pool • Bathroom Toiletries • Heated Pool • Laundry Service • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Washing Machine • Safety Deposit Box • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Ceiling Fans • Parking Space • Outstanding Landscapes



Interior & Grounds

Lower Ground Floor

- Ample living room with comfortable seating and access to a terrace
- Dining room for 14 people and access to a terrace
- Well equipped kitchen

Ground Floor

- TV room with comfortable seating
- Master bedroom with king size bed, living area, access to a balcony and en-suite bathroom with bath tub and walk-in shower
- Bedroom with king size bed, access to a terrace and en-suite shower room
- Bedroom with queen size bed, access to a terrace and en-suite shower room
- Bedroom with queen size bed, access to a terrace and en-suite shower room
- Bedroom with two single beds, access to a terrace and en-suite shower room

Annexe

- Bedroom with queen size bed, access to a terrace and en-suite bathroom with bath tub and walk-in shower

Exterior Grounds

- Private heated swimming pool
- Ample terrace and garden area
- Various sun loungers
- Covered terrace
- Outdoor dining
- Garden furniture

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Parking space
- Bathroom amenities
- Ceiling fans
- Cot
- Washing machine
- Safe box



Location & Local Information

Talpe, located on Sri Lanka's southern coastline, is a hidden gem offering a serene escape with its idyllic beaches and lush surroundings. Just a short distance from the vibrant town of Galle, Talpe is known for its tranquil atmosphere, making it perfect for those seeking relaxation in a beautiful setting. The golden sands and turquoise waters provide the ideal backdrop for swimming, sunbathing, and leisurely beach walks.

Beyond the beach, Talpe offers an array of activities to explore. Take a boat trip along the coast to spot dolphins and sea turtles, or visit the UNESCO World Heritage-listed Galle Fort, a historic gem filled with colonial architecture, quaint cafes, and boutique shops. For nature lovers, explore the nearby Koggala Lake, where you can enjoy birdwatching or take a tranquil boat ride. The surrounding countryside is perfect for cycling and hiking, offering scenic views of Sri Lanka's lush landscape.

Local Amenities

Nearest Airport	Mattala Rajapaksa International Airport (108 km)
Nearest Airport 2	Colombo Bandaranaike International Airport (153 km)
Nearest Village	Pilana (2 km)
Nearest Town/City	Galle (11 km)
Nearest Restaurant	Shanti Shanti (5 km)
Nearest Bar/Pub	Transit Bar (10 km)
Nearest Supermarket	Sea Fair Food City (8 km)
Nearest Beach	Koggala Beach (4 km)



What we love

- Pokkuluwa Estate is a spacious villa situated 800 feet above sea level, surrounded by a working tea plantation
- The property features six bedrooms, including a Master Suite with a private living area and an open-air bathroom
- An infinity-edged swimming pool, tropical gardens, and multiple seating areas offer plenty of space to relax and enjoy the views

What you should know...

- While the staff and chef are included in your booking, the cost of meals will be charged separately based on your menu choices. This is to be paid locally in cash - which we recommend taking out prior to your arrival

Terms & Conditions

- **Security deposit:** A deposit equivalent to the price for 1 night is paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 2.30 p.m. – 8.00 p.m.
- **Departure time:** 11.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. While the staff and chef are included in your booking, the cost of meals will be charged separately based on your menu choices. This is to be paid locally in cash - which we recommend taking out prior to your arrival.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights in peak season. 5 nights during all other seasons.
- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.