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

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

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

Annex
- 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, included in rental price.

- **Linen & towels included?:** Yes, included in rental price.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** 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.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 5 - 7 nights, depending of season. All other duration on request.

- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Visitors Tax is included.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes, included in rental price.

- **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.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.