

**Subject:** Investment Opportunity Submission – Sonnen Coastal Master Estate, Sri Lanka

Dear Sir,

Thank you for your message. Please find below a structured overview of an investment opportunity we are currently representing for your consideration.

## SONNEN COASTAL MASTER ESTATE

Kudakalli, Pottuvil – Sri Lanka

Strategic Investment Opportunity | April 2026



<https://www.google.com/maps/place/6%C2%B049'47.8%22N+81%C2%B049'54.3%22E/@6.8298059,81.8306664>

### 1. Opportunity Overview

We are presenting a premium coastal real estate and hospitality development located within the high-growth **Arugam Bay – Whisky Point corridor**, one of Sri Lanka's most recognized tourism and lifestyle destinations.

This project is structured as a **low-risk, yield-backed investment model** combining residential leasing with long-term asset appreciation.

#### Key Highlights:

- Prime beachfront corridor location
- Fully planned gated residential estate
- Fast-track 100-day construction model
- Lease-backed capital recovery structure
- Long-term operational revenue streams

*Kudakalli, Pottuvil – Sri Lanka*



Integrated Venture

**SONNEN PROPERTIES** by Beats of Bay (PVT) Ltd.

## 2. Project Snapshot

- Location : Kudakalli, Pottuvil – Sri Lanka
- Land Extent : 125 perches
- Development Type : Coastal residential & lifestyle estate
- Total Investment : USD 800,000 – 850,000
- Structure : 51% Sonnen Properties / 49% Investor
- Investment Term : 15 Years
- Lease Model : 7-Year cost recovery structure

## 3. Development Components

### Residential Assets

- 24 Deluxe Double Rooms (2-storey apartment configuration)
- 6 Private Villas

### Lifestyle & Revenue Facilities

- Swimming pool
- Wellness center (spa & gym)
- Restaurant & café
- Recreational and community spaces

### Infrastructure

- High-speed internet
- Treated water systems
- Fully gated security with controlled access

## 4. Construction Strategy

A key differentiator of this project is its **rapid execution capability**:

- **Total Duration:** 100 Days
  - Site Preparation : 10 Days
  - Core Construction : 50 Days
  - Finishing : 25 Days
  - Systems & Landscaping: 15 Days

**Outcome:** Fast asset deployment → accelerated revenue generation

## 5. Commercial Structure

### 7-Year Lease-Based Recovery Model

The project is designed to **recover full construction cost through a structured lease mechanism**, significantly reducing investor exposure.

### Mechanism:

- Legally binding 7-year lease agreement
- Lease payments directed into a **jointly controlled bank account**
- Funds strictly allocated to construction recovery
- Dual authorization required for withdrawals
- Full financial transparency throughout

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## 6. Investor Value Proposition

- No construction execution risk
- No operational complexity in early stage
- Capital recovery built into structure
- Immediate access to completed, income-generating asset
- Long-term upside through property appreciation

In simple terms:

**Capital is secured → Asset is delivered → Upside is retained**

## 7. Operational Model

Sonnen Properties will retain and manage all operational components:

- Food & beverage (restaurant & café)
- Wellness and recreation facilities
- Property management and maintenance
- Security and community services

### Result:

Consistent operational income stream independent of lease recovery.

## 8. Financial Logic

- Construction cost → recovered via lease (short-term security)
- Operational income → recurring cash flow (mid-term returns)
- Land & asset value → appreciation (long-term upside)

**Balanced model:** Stability + Yield + Growth

## 9. Risk Mitigation Framework

Risk	Mitigation
Vacancy	Lease-backed model ensures occupancy
Capital exposure	Structured recovery mechanism
Fund control	Joint account with dual authorization
Construction delay	100-day fast-track execution model
Operational risk	Managed by experienced developer

## 10. Strategic Positioning

This opportunity sits at the intersection of:

- Tourism growth in Eastern Sri Lanka
- Increasing demand for long-stay coastal residences
- Limited supply of structured, managed developments in the region

## 11. Conclusion

This is a **structured, asset-backed investment** designed to deliver:

- Secure capital recovery
- Immediate usability
- Recurring operational income
- Long-term capital appreciation



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We believe this opportunity aligns well with investors seeking **controlled downside with scalable upside in emerging tourism markets.**

## 12. Next Steps

We would be pleased to share:

- Detailed financial projections
- Master plan & architectural layouts
- Legal structure and JV framework
- ROI analysis and sensitivity scenarios

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