

Talalla Retreat *Sri Lanka*

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A rare treasure hidden on the island's untouched southern tip, Sri Lanka's chic new boutique hotel, Talalla Retreat, has been designed as a private world of barefoot luxury, and the ultimate environment to totally chill out.

Nestled meters from exquisite Talalla Beach, a secluded cove of turquoise water, golden sand and mesmerizing sunrises, spacious villa style rooms set amid four tranquil acres are elegantly appointed with open-sky marble bathrooms, private patios and lush views.

Rested guests dine in our open-air gourmet restaurant; indulge in the odd signature spa treatment; take in sunrise yoga in our custom built pavilion, or simply laze around our sparkling freshwater pool.

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Would you like to be a part of this amazing resort lifestyle?



Talalla Retreat is expanding...

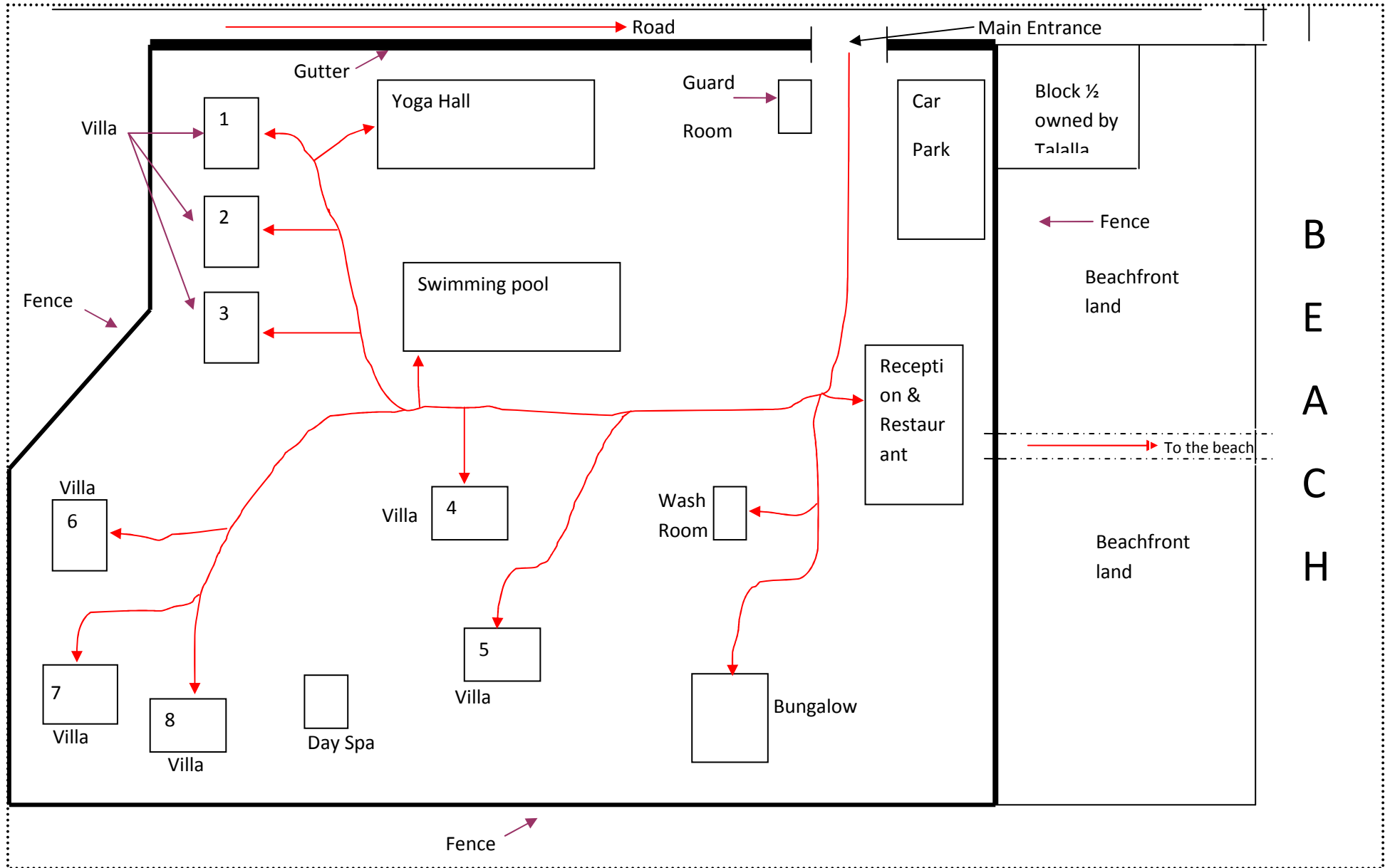
Talalla Retreat *Sri Lanka*

We are inviting investors to share in the future of this unique and wonderful resort development

Just some of the benefits...

- The finest beach location in Sri Lanka
- Nearly four acres of spectacular landscaped grounds
- Potential for exceptional returns and significant growth in the coming years
- A tranquil existence just mile from the marvelous chaos of Matara
- One of Asia s largest yoga spaces... the perfect environment for group retreats
- An area untouched by development and untainted by mass tourism
- Ultimate investment lifestyle
- Rare beachfront accessibility
- Close proximity to reliable and beautiful secret surf spots on the southern tip of the island
- Surrounded by fascinating cultural sites
- Just one hour from Galle
- International airport just 50 km from the resort its currently under construction
- Presently it is a 4.5 hrs car drive from Colombo but the 2010 completion of the southern freeway will half the journey time from the capital





Investment proposal...

1. Acquire adjacent beachfront land.

As shown in figure 01 the beachfront land is 3.28 acres or 525 perches in total, adjacent to Talalla Retreat. By acquiring this land, Talalla becomes absolute beachfront, and the Retreat's value is drastically increased.

2. Construct elegant beachfront mud hut/ teepee accommodation and beachside dining area. Clear land; wall and fence. Construct (temporary) low cost, but highly appealing accommodation, either teepees with polished wooden floors and raised double bedsores traditional mud brick honeymoon cottages, and open air dining facility. The above constructions are temporarily while we are applying for getting approval for ten luxury town houses which will be sold off the plan. Talalla will retain management rights for these houses. The advantage of a foreigner of purchasing one of these town houses will be great. They will be able to use facilities of the resort, the restaurant, pool, spa, surfing instructors, yoga instructors etc...

3. New marketing promotions for the hotel.

Promote the business and new programs (yoga/ spa retreats etc) to targeted local and international markets.

Estimated costs for proposed plans.....

1. Buy the adjacent beachfront lands	\$AUD 600,000
2. Clear and fence land; construct beachside accommodation, beachside dining facility and elegant accommodation	\$AUD 100,000
3. Sales commission	\$AUD 50,000
4. Marketing for the hotel and sub division approval and plans	\$AUD 250,000
Total investment required	*\$AUD 1,000,000

* For this figure, the investor acquires 40% of the resort, after additional land purchase and enhancements.

Dear Interested Party,

This proposal is not set in stone. It is simply an outline. The price of the land could vary from \$AUD 600, 000 to \$AUD 800, 000. This is Sri Lanka. We can't get an option to purchase. It is not advisable for us to negotiate on the land until the investment capital is available. Showing a premature interest will simply increase the price.

All costs outlined above are estimates.

We don't expect someone to simply hand over \$1million. A system of payments for work done with share adjustment would, of course, be devised.

The investor would be the majority shareholder, hence the boss. If the investor had other ideas for Talalla, or preferred different management, etc, this would be possible.

One investor would be ideal, but is not compulsory.

If you would like to be a part of this amazing lifestyle investment, please direct further enquiries to:

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Email: laurie@laurierose.com

Talalla Retreat *Sri Lanka*

A rare island treasure hidden on the island's untouched southern tip, Sri Lanka's chic new boutique hotel, Talalla Retreat, awaits your discovery...



DRIFT...
Nestled metres from exquisite Talalla Beach, a secluded cove of turquoise water, golden sand and mesmerising sunrises, our Retreat has been designed as a private world of barefoot luxury, and the ultimate environment to totally chill out.



STAY...
Spacious villa style rooms set amid vast emerald grounds are elegantly appointed with open-sky marble bathrooms, private patios and lush oasis views. Talalla rooms are bright, clean and airy, cooled by ceiling fans and natural sea breezes.



DINE...
East meets west in Talalla's open-air restaurant, where international cuisine features alongside traditional island delights. Seafood, sourced fresh from local fishermen features prominently, and much of our produce is grown organically on the property.



PAMPER...
Transport guests to a state of utter bliss... a simple philosophy behind Talalla's range of signature spa treatments, featuring fresh local ingredients for a truly exotic spa experience.



PLAY...
Welcome the day with sunrise yoga in our custom-built yoga pavilion or plunge into our sparkling freshwater pool, perfect for lap swimmers or lazy days just floating around.

EXPLORE...
Unspoilt beaches, famed surf breaks, historic temples and colourful local sites are all in abundance in our local region... tailored excursions and outings are easily arranged.



ESCAPE...
To enhance your escape from the stress of everyday life, we do not offer in room communications services, however wireless broadband is available in our restaurant.



Useful Links

Times online – Talalla Review

http://www.timesonline.co.uk/tol/travel/holiday_type/winter_sun/article5155909.ece?token=null&offset=24&page=3

<http://www.timesonline.co.uk/tol/travel/destinations/asia/article1705249.ece>

Trip Adviser – Talalla Review

http://www.tripadvisor.com/ShowUserReviews-g946553-d1095809-r21855126-Talalla_Retreat-Matara.html

Reddottours – Talalla Review

<http://www.reddottours.com/329/talalla-retreat-accomodation-profile.htm>

And of course, our website

www.talallaretreat.com

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