

BOUTIQUE HOTEL & WELLNESS RESORT

AT MADAPATHA PILIYANDALA

COMPREHENSIVE PROJECT REPORT



June 2025

Location: No. 109/A, Wewa Ihala Road, Jamburaliya, Madapatha, Piliyandala.

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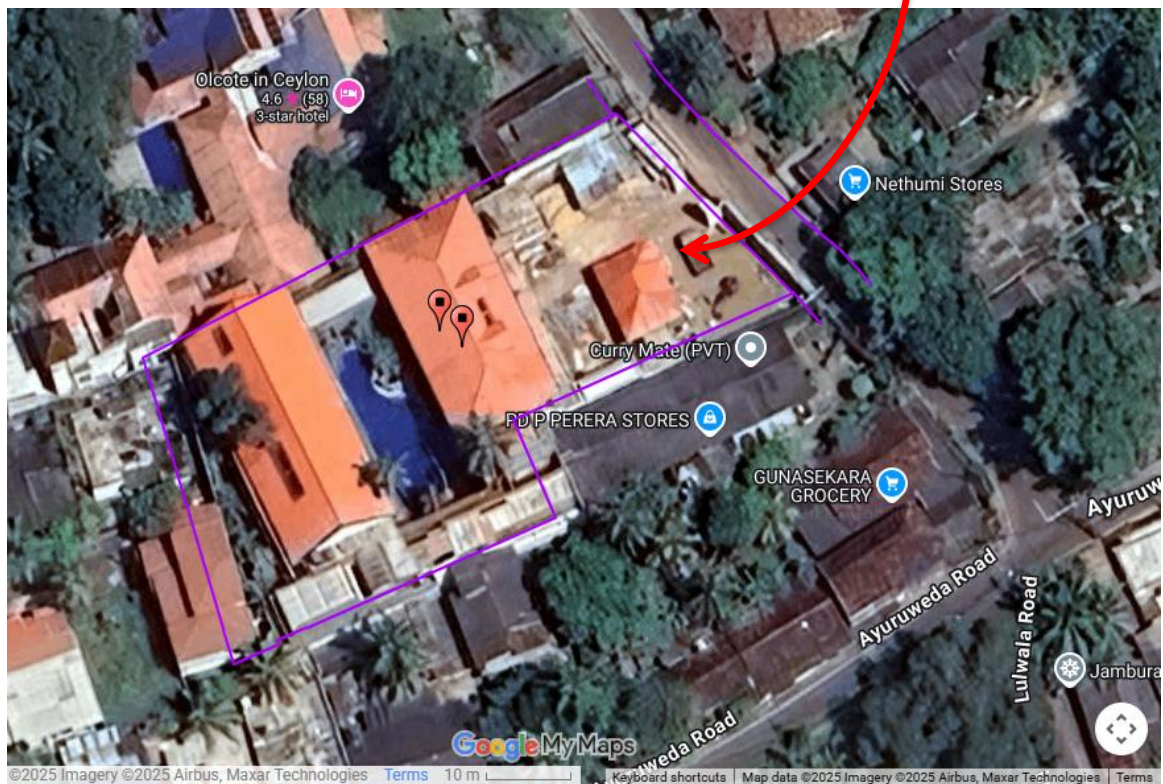
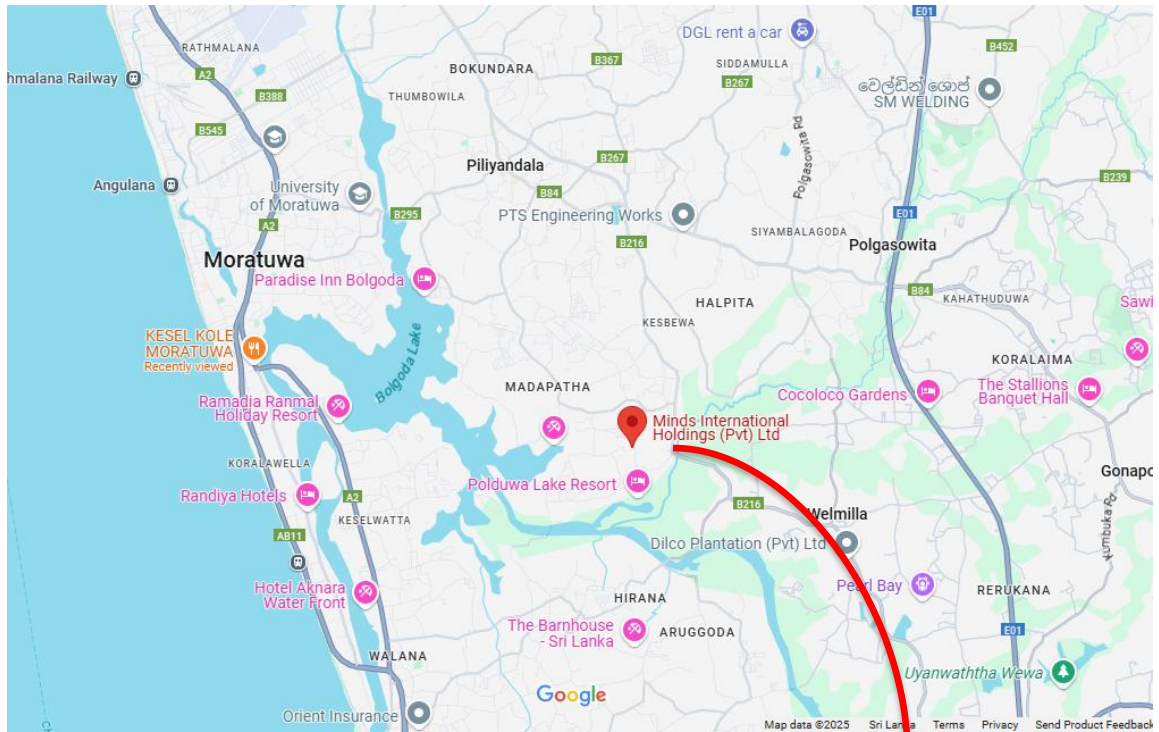
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1.0 LOCATION

- Province: Western Province
- District: Colombo
- Divisional Secretariat: Kesbewa
- Local Authority: Kesbewa Urban Council
- Address: No. 109/A, Wewa Ihala Road, Jamburaliya, Madapatha, Piliyandala
- Land Extent: 80 Perches



1.1 GOOGLE IMAGE





1.2 SURVEY PLAN

H.W.A. De Silva (F.S.I.- Sri Lanka)
Registered Licensed Surveyor, Leveller &
Court Commissioner
13/1, Gomes Place
Katubedda
Moratuwa
[Regd. No.19710708]
(Tele : 011-2656141)

PLAN NO : 2716



REFERENCE

St.	-	Stake
G	-	Gate
BW	-	Boundary Wall
WF	-	Wire Fence
LF	-	Live Fence
U	-	Undefined
MDn	-	Masonry Drain
	-	Permanent Building
EDn	-	Earth Drain
PDn	-	Proposed Drain

Scale 1: 1000

PLAN

of an allotment of Land Marked Lot 1A being a re-survey of the same lot depicted in Plan No.9139 dated 08.09.2018 made by Cyril Wickramage, Licensed Surveyor of the land called GODAPORAGAHALANDA and NAGAHAWATTA bearing Assmt.No.198-Wewa Ihala Road(Right), situated at Jamburaliya within the Urban Council Limits of Kesbewa in the Udugaha Pattu of Salpiti Korale

COLOMBO DISTRICT WESTERN PROVINCE

Land bounded by:

On the North :- Lot 2 in Plan No.2503 & Wewa Ihala Road

On the East :- Wewa Ihala Road & Lot 1B in Plan No.9139

On the South :- Lot 1B in Plan No.9139, Nagahawatta claimed by Bandusiri & Others and Lot 8 in Plan No.4795^A

On the West :- Lots 8 & 7 in Plan No.4795^A & Lot 2 in Plan No.2503

Containing in Extent:

Lot 1A - (0.2074 Hectares - 0 A. 2 R. 02.00 P.)

Surveyed on : 26-08-2018

H.W.A. De Silva
(Registered Licensed Surveyor)
 15.09.2018

1.3 A Visual Journey: The Experience at boutique hotel and wellness resort



Entrance archway and interior timber furnishings

Site images | Entrance and garden approach



Entrance facade and garden steps



Garden courtyard and connecting paths

Site images | Courtyard and garden passage



Courtyard view toward the ornamental boundary wall



Garden passage beside the guest spaces

2.0 PROJECT BACKGROUND DETAILS

The construction of the **Boutique Hotel and Wellness Resort** has already commenced at Madapatha, Piliyandala. As of now, approximately **ninety percent of the project is completed**, including key structural works, foundation-level construction, walls, ceilings, door windows, timber detailing, swimming pool construction, some interior timber works and ceilings.

Work is ongoing, with steady progress being made towards achieving the architectural vision, and sustainable infrastructure of the project. The remaining construction phases will focus on interior development including bedrooms, bathrooms, banquet halls, spa, etc. and landscaping.

3.0 PROJECT DETAILS

The **Boutique Hotel and Wellness Resort** is designed to offer a unique and unparalleled experience, blending luxury, wellness, and tranquility in a serene setting. Located in the peaceful surroundings of **Madapatha, Piliyandala**, the hotel aims to become a premier destination for those seeking relaxation, rejuvenation, and a connection to nature. The hotel will feature **banquet halls** designed for **weddings** and **special events**, making it an ideal venue for **destination weddings** and private celebrations. The spacious and elegant event spaces, including both **indoor** and **outdoor** options, are designed to create a perfect atmosphere for memorable occasions. With luxurious accommodations, the hotel offers high-end **spa treatments, sauna, massage therapies, fitness facilities**.

3.1 PROJECT VISION

The **Boutique Hotel and Wellness Resort** envisions becoming a premier destination for wellness, luxury, and sustainable tourism, where guests can escape the stresses of daily life and experience tranquility, rejuvenation, and celebration. By blending modern luxury with historical and cultural value, the hotel will provide a serene environment ideal for relaxation, weddings, and special events.

Key elements of the vision include:

- **Wellness Services:** Offering high-end spa treatments, massages, sauna experiences, and therapies designed to promote physical and mental well-being.
- **Event Destination:** Serving as a sought-after venue for **destination weddings** and special events, especially **outdoor weddings**, set in the hotel's lush, natural surroundings.
- **Regenerative Rural Development:** Supporting **rural revitalization** by transforming underutilized land into a thriving space that empowers local communities, provides employment, and serves as a model for sustainable tourism practices across Sri Lanka and beyond.

This vision aligns with the goal of creating a sustainable and **culturally enriching** environment where luxury, wellness, and community development coexist harmoniously, setting a new standard for responsible tourism.

3.2 PROJECT OBJECTIVES

The **Boutique Hotel and Wellness Resort** is driven by a set of clear and actionable objectives that support its commitment to wellness, sustainability, cultural engagement, and community development:

1. Create a Unique Wedding Destination:

- To position the hotel as a premier location for weddings and special events for locals **destination weddings** for tourists, offering both **indoor banquet halls** and stunning **outdoor wedding venues** in the hotel's gardens.

2. Provide High-End Wellness Services:

- To offer guests a comprehensive **spa experience**, including **massages**, **sauna**, and **therapies**, all aimed at promoting relaxation, stress relief, and overall wellness.

3. Establishing a Sustainable Business Model:

- To create a financially viable and long-term business that operates on the principles of **sustainability** into the hotel's operations and services. The hotel will set an example for sustainable practices in the hospitality industry.

4. Enhancing Cultural Preservation and Education:

- To **preserve and share Sri Lanka's rich cultural heritage** by promoting local crafts, art, and wellness practices. The hotel will integrate **local arts and crafts** into its design, offering guests an authentic experience while supporting local artisans.

5. Creating Employment Opportunities:

- To generate **jobs within the local community**, providing opportunities in **hospitality, wellness therapy, craftsmanship**, and **sustainable farming**, ensuring a positive economic impact on the surrounding area.

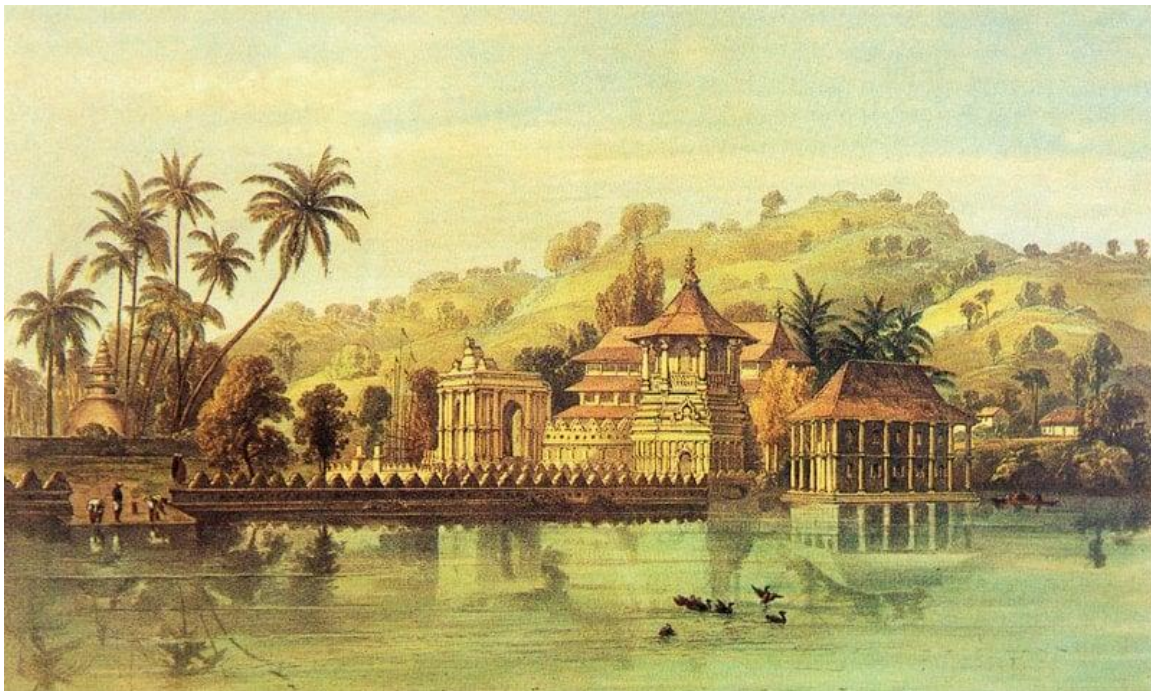
6. Fostering Community Engagement:

- To actively involve the **local community** in the development and operation of the hotel, ensuring mutual benefits and fostering a sense of shared responsibility for the hotel's success. This includes hiring local staff, sourcing local materials, and creating partnerships with nearby farms and businesses.

3.3 PROJECT CONCEPT**Inspiration:**

The architectural concept is deeply influenced by the **Kandyan period** of Sri Lanka, renowned for its intricate craftsmanship, spiritual significance, and harmony with nature. The hotel draws elements from historical structures such as the **Temple of the Tooth Relic**, **Embekka Devalaya**, and **Lankathilakaya**, which reflect the fusion of stone, wood, and intricate carvings that characterize the Kandyan architectural style.

- **Temple of the Tooth Relic:** Inspiration is drawn from the grand entrance and spiritual aura of the Temple, influencing the hotel's main entrance design with its traditional timber details and ceremonial features.
- **Embekka Devalaya:** The roof details, traditional timber carvings, and stone plinths from this revered temple are reflected in the hotel's structure, providing a sense of connection with Sri Lanka's sacred heritage.
- **Lankathilakaya:** The elegance of stone plinths, steps, and pinnacle roofs from this structure are incorporated into the design, reflecting the traditional aesthetic while maintaining functionality for modern use.



Temple of the Tooth Relic

Philosophy:

The Boutique Hotel and Wellness Resort is envisioned as a culturally immersive retreat where design and hospitality are harmonized with tradition, sustainability, and sensory experience. Every space—from banquet halls and guest rooms to courtyards and verandahs—is thoughtfully crafted to reflect **Sri Lankan identity**, using local materials, traditional craftsmanship, and spatial arrangements inspired by vernacular architecture. The integration of **natural ventilation, open courtyards,**

green roofs, and **solar energy systems** fosters environmental responsibility while offering guests a serene and memorable stay rooted in **authentic local culture** and contemporary comfort.

Cultural Heritage:

Rooted in the principles of Sri Lanka's traditional art and craft, the hotel's design incorporates **local craftsmanship** in every detail. From hand-carved timber details in doorways and furniture to the use of **local stone** and **roofing materials**, the architecture celebrates the beauty of Sri Lanka's artisanal history. The hotel aims to be a space where guests can experience the profound connection between art, culture, and healing, offering them not only a place of rest but also a space to engage with and appreciate the country's cultural legacy.



Embekka Devalaya. traditional timber detailing, Timber carvings,

The Art of Heritage: Hand-Carved Architectural Details



Arched timber door frames beside the garden

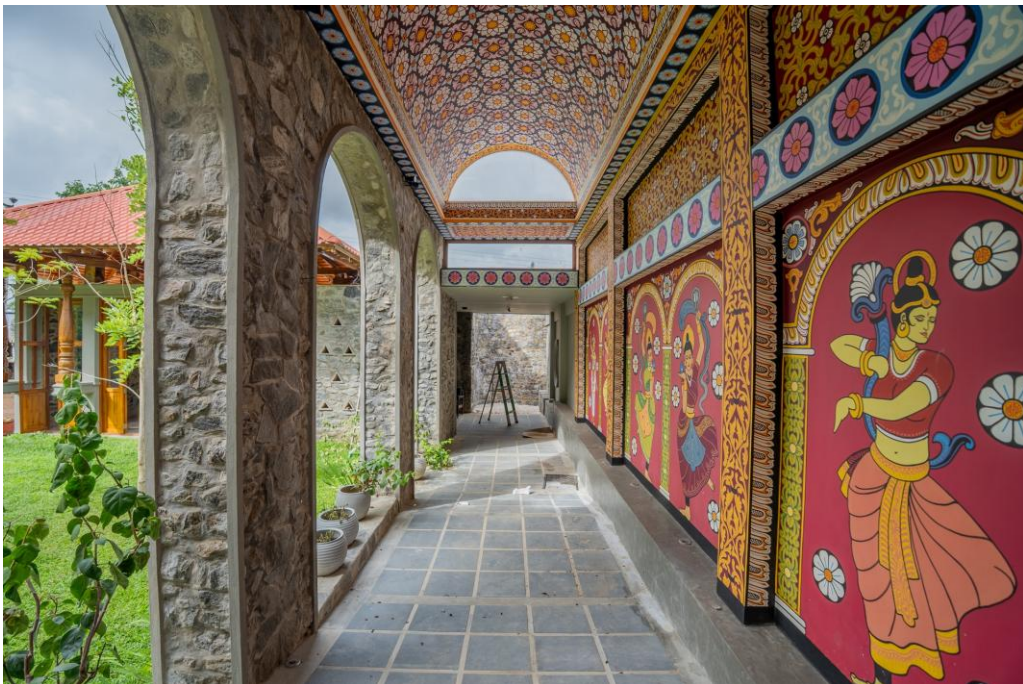


Timber columns and the ground-floor verandah

The Art of Heritage | Staircase and gallery



Hand-carved staircase and balustrade



Painted gallery ceiling and carved architectural frames

The Art of Heritage | Ceiling and wall details



Sculpted timber ceiling and integrated lighting



Decorative wall panels and stone framing

3.4 PROJECT COMPONENTS

Drawing inspiration from Sri Lanka's rich cultural heritage, particularly the Kandyan period, and this project incorporates elements of **local craftsmanship** to offer a serene retreat.

The total built-up area of the project is **27,378 sq.ft**, distributed across two levels. The **ground floor** accommodates main functions such as banquet halls, a guest room, service areas (kitchen, laundry, staff quarters), and open courtyards with a pool pavilion. The **first floor** includes five en-suite guest rooms with balconies and attic space.

Floor	Floor Area sq. ft
Ground floor	11,526
First Floor and Roof slab	13,712
Pool area	2,140
Total Floor Area	27,378

The design also features extensive **open-to-sky courtyards and pavilions** to support passive cooling, along with **rainwater harvesting slabs** and **solar panels** on the roof for sustainability.

Level	Space	Function/Description
Ground Floor	Banquet Hall 1	Large multifunctional space for weddings, informal and formal events, integrated with bar
	Banquet Hall 2	Secondary hall/lounge for weddings, formal and informal events, open to courtyard and pool
	Guest Room (Accessible)	Ground-level guest room with en-suite bath, suitable for elderly or disabled guests
	• Jacuzzi	Additional water feature for relaxation
	Entry Lobby & Reception	Welcoming area, connects to all public zones
	Common Washrooms (Male/Female)	Shared restrooms near banquet and pool areas
	Kitchen	Central food preparation space
	• Cold Store	Refrigerated storage
	• Dry Food Store	Pantry for grains, spices, dry goods
	• Food Processing Area	Washing, prepping, cutting
	• Rice Steamer	Specialized local cuisine station
	Gym	Fitness center with gym equipment
	Store Room	General storage for event gear/supplies
	Linen Room	Storage for towels, bedding
	Ironing & Washing Bay	Laundry operations area
	Chemical Store	Pool and cleaning chemical storage

Level	Space	Function/Description
	Staff Accommodation (3 Rooms)	Rooms for onsite staff (maids, drivers, others)
	• Shared Staff Toilet	Sanitary facility for support staff
	Generator & Electric Panel Room	Emergency backup and electrical control
	Bar	Bar facilities with seating closer to the pool
	Swimming Pool (4'6" Deep)	Main recreational pool for guests
	• Shallow Pool (2' Deep)	Children's or therapeutic use pool
	• Pond with glass floor	
	Showers & Changing (Male/Female)	Poolside hygiene area
	Courtyard 1	Large internal courtyard near banquet halls
	Courtyard 2	Large private courtyard adjacent to guest/service areas
	Car Parking	Allocated front yard parking with garden
	Rear Garden	Private green buffer behind building
First Floor	Guest Bedrooms (5)	All en-suite, with private balconies and attic space
	Spa	2 Spa beds and Heat room
	Office	Admin and operations base
	Open Passages	Connects rooms, overlooks courtyards
Roof slab	Rainwater Harvesting Slabs with Greenery	Green roofs for insulation, rain collection
Gable roof	Solar Panels	Renewable energy source for lighting, water heating

The table provides a structured overview of the building's spatial organization, outlining each functional area across the ground floor, first floor, and roof. It highlights key features such as banquet halls, accessible guest accommodation, service and utility zones, and staff areas, carefully designed to support hospitality operations. Open courtyards, water features, and verandahs enhance passive cooling and guest experience.

The architecture embraces **Sri Lankan cultural identity**, incorporating **traditional arts, crafts, and materials** such as timber, clay tiles, and handcrafted detailing, creating an authentic and immersive environment.

Additionally, the project emphasizes **sustainability** through **rainwater harvesting, green roofs, and solar energy systems** integrated into the roof design.

3.5 GUEST FACILITIES

The **Boutique Hotel and Wellness Resort** is designed to provide an exceptional guest experience, focusing on wellness, luxury, comfort, and tranquility. The facilities are thoughtfully crafted to offer guests a seamless retreat for relaxation, celebration, and rejuvenation. Key guest facilities include:

- **Banquet Halls:**
 - The hotel features **two banquet halls** that open to **courtyards** and **gardens**, offering an ideal setting for **destination weddings** and special events. These spaces blend local art and craft with a serene natural environment, creating the perfect atmosphere for memorable celebrations.
- **Guest Accommodation:**
 - The hotel will consist of **6 luxury bedrooms**, each designed to promote ultimate relaxation and comfort. The rooms will be equipped with natural materials, calming decor, and expansive views of the lush gardens, ensuring a tranquil retreat for every guest.
- **Recreational and Leisure Facilities:**
 - **Swimming Pool:** A **swimming pool** surrounded by local craft features, providing a peaceful space for relaxation and leisure. The pool will be designed to offer both comfort and aesthetic appeal, enhancing the overall guest experience.
- **Spa and Relaxation Areas:**
 - **Spa:** A serene spa offering a variety of treatments, such as **body scrubs**, **aromatherapy**, and **steam baths**, all aimed at promoting physical and mental rejuvenation. The spa will create a calming atmosphere to allow guests to unwind and refresh.
 - **Sauna and Steam Rooms:** Additional wellness features that provide guests with an opportunity to detoxify and relax, aiding in stress relief and enhancing overall well-being.

Elevated Comfort: Resort Facilities & Amenities



Banquet Hall 01



Banquet Hall 02 with integrated bar

Guest facilities | Pool courtyard and covered seating



Swimming pool and surrounding courtyard



Covered poolside seating and circulation

Guest facilities | Ground floor to first floor



Ground-floor accessible guest room



First-floor guest bedroom and attic access

Guest facilities | First-floor bathroom and balcony



First-floor guest bathroom with garden outlook



Upper-floor balcony and timber roof detailing

3.6 DIFFERENTLY ABLE FACILITIES

The **Boutique Hotel and Wellness Resort** is committed to inclusivity and ensuring that all guests, regardless of their physical abilities, can experience the wellness and tranquility the hotel has to offer. The following facilities have been specifically designed to accommodate differently-abled guests:

- **Accessible Rooms:**
 - The hotel will feature **1 specially designed accessible room in ground floor**, equipped with features that provide maximum comfort and ease for differently-abled guests. These rooms will have wider doorways, barrier-free access to all areas, and modified furniture to ensure a comfortable stay.
 - **Bathroom** in the accessible room will include support rails, lowered sinks, wide walk-in showers with non-slip flooring, and sufficient space for wheelchair maneuverability.
- **Wheelchair Accessibility:**
 - All public areas, including the **lobby, restaurants, yoga pavilion, and spa**, will be fully accessible for guests using wheelchairs. Ramps with gentle slopes will provide easy access to all key areas of the hotel.
 - **Elevators** will be designed to accommodate wheelchairs, ensuring guests can easily move between floors.
- **Specialized Spa Treatments:**
 - The **spa treatments** will be adaptable for differently-abled guests. Therapists will be trained to provide treatments that are suitable for individuals with mobility challenges, ensuring they can enjoy the benefits of therapies in a safe and comfortable manner.

3.7 PROPOSAL FOR THE SUSTAINABILITY IN PRACTICE



The **Boutique Hotel and Wellness Resort** is committed to environmental responsibility and sustainability across all facets of its operation. The hotel integrates eco-friendly practices that not only minimize its ecological footprint but also promote long-term sustainability for the local community and natural environment. The following initiatives will be implemented to ensure the hotel is environmentally sustainable:

- **Energy Efficiency:**
 - **Solar Power:** The hotel will incorporate **solar panels** on rooftops to generate renewable energy, reducing reliance on conventional electricity sources. Solar energy will be used to power lighting, heating systems, and other essential operations.
 - **Energy-Efficient Lighting and Appliances:** The hotel will use **LED lighting** and **energy-efficient appliances** in all areas, reducing overall energy consumption. Smart systems will be implemented to control lighting and temperature, optimizing energy use.

- The building achieves energy efficiency through passive cooling by incorporating open courtyards, cross-ventilation, shaded verandahs, and thermal mass materials (brick) to naturally regulate indoor temperatures and reduce reliance on mechanical systems.
- **Water Conservation:**
 - **Well water:** The project will incorporate a groundwater extraction system via a strategically located deep well, designed in accordance with hydrogeological assessments to ensure sustainable yield and minimal impact on the aquifer. The well will be equipped with a submersible pump, flow regulation mechanisms, and backflow prevention to optimize extraction efficiency and protect water quality.
 - **Rainwater Harvesting:** A **rainwater harvesting system** will be set up to collect and store rainwater for irrigation and non-potable uses, such as in restrooms and for landscaping. This will reduce dependence on municipal water sources and minimize water waste.
 - **Low-Flow Fixtures:** The hotel will use **low-flow faucets, showers, and toilets** to reduce water consumption, ensuring efficient use of water in all guest rooms, common areas, and facilities.
- **Waste Management:**
 - **Composting:** The hotel will compost organic waste generated from food preparation and guest activities, reducing landfill waste and creating nutrient-rich soil for the landscape.
 - **Recycling:** All non-organic waste, such as paper, plastic, glass, and metal, will be sorted and sent for recycling. The hotel will encourage guests to participate in waste separation through clearly labeled recycling bins in public spaces and guest rooms.
 - **Sustainable Packaging:** The hotel will minimize the use of single-use plastics by opting for **biodegradable or reusable packaging** for amenities, products, and toiletries.
- **Sustainable Landscaping:**

- **Native Plant Landscaping:** The hotel will use **native plants** in its landscaping, reducing the need for excessive irrigation and promoting local biodiversity. This will also ensure that the hotel's green spaces are well-adapted to the local climate.
- **Permaculture Design:** The landscaping will be designed according to **permaculture principles**, creating self-sustaining ecosystems that require minimal maintenance and water while benefiting the environment.
- **Environmental Education and Awareness:**
 - **Guest Education:** Guests will be educated about the hotel's sustainability practices and encouraged to participate in eco-friendly activities such as using reusable water bottles, minimizing energy use, and supporting local artisans.
- **Carbon Offset Programs:**
 - The hotel will participate in **carbon offset programs**, investing in projects that reduce or capture carbon emissions, such as reforestation initiatives, to balance out the carbon footprint generated by the hotel's operations and guest activities.

The **Boutique Hotel and Wellness Resort** strives to be a model for sustainable hospitality, embracing environmental stewardship, ethical business practices, and the promotion of a greener, healthier planet. These sustainability initiatives are designed to not only benefit the hotel's operations but also contribute to the preservation of the natural resources and communities surrounding the property.

3.8 ACCOMMODATION PLAN

Space	Area (sqft)
Banquet Hall 1 75'2" x 19'6"	1466
Banquet Hall 2 56'10" X 19'6"	1109
Guest Room 1 (Accessible) with attic	337
Bathroom (with Jacuzzi and sky light)	266
Private garden (door windows are open to the garden area)	153
Entry Lobby & Reception (with concrete seating and wide entrance stairs)	833
Kitchen (including Food Processing Area and Rice Steamer Area)	374
└─ Cold Store	44
└─ Dry Food Store	48
Kitchen mezzanine	508
Gym	204
Store Room	112
Linen Room	84
Ironing	93
Washing Bay & Chemical Store	107
Staff Room 1	98
Staff Room 2	98
Staff Room 3	98
Shared Staff Toilet	59
Common Washrooms (Male)	103
Common Washrooms (Female)	103
Generator & Electric Panel Room	221
Swimming Pool (4'6" Deep)	
Shallow Pool (2' Deep) ,	2140
Bar	29
Showers & Changing (Male)	71
Showers & Changing (Female)	72

Space	Area (sqft)
Courtyard 1 : Front (40'4" x 58'4")	2331
Courtyard 2 : swimming pool (37'4" x 79'3")	2903
Rear garden	3150
Front garden with Car Parking Area	2948
First Floor	
5 Identical guest bedrooms Double bed room (1 double bed)	
Converted to a triple bedroom as per the request. (1 single bed)	
Guest Bedroom (with balcony) 19'6" X 19'10"	387
Attic	207
Bath room (foliage with glass roof above – 27sqft)	141
Balcony	208
Spa (23'1" X 14'2") Open to semi private garden space	327
Office	200
Roof Level	9622.40
Rainwater Harvesting Slabs (Green Roofs)	

4.0 FINANCIAL AND MARKETING DETAILS

This section outlines the total financial investment for the development of Boutique Hotel and Wellness Resort and presents the marketing strategy designed to position the hotel as a leading destination for wellness, luxury, and cultural tourism in Sri Lanka.

4.1 MARKETING PLAN

The **Boutique Hotel and Wellness Resort** marketing strategy aims to position the property as a top destination for luxury wellness tourism, boutique stays, and exclusive weddings. The plan combines digital promotion with key partnerships to attract both international & local guests.

Key Areas:

- Promote the hotel as a premier wellness retreat and wedding venue.
- Highlight cultural authenticity, sustainability, and luxury.
- Drive steady occupancy through targeted campaigns.

Target Markets:

- **International:** Destination weddings, honeymooners, and Wellness tourists.
- **Domestic:** High-income Sri Lankan guests for wedding, events and Wellness tourists.
- **Niche:** Cultural tourists, and corporate wellness groups.

Marketing Actions:

- **Website:** Launch a modern site with booking options and detailed service information.
- **Social Media:** Active presence on **Facebook** and **Instagram**, showcasing guest experiences, culture, and sustainability.
- **Partnerships:** Work with wedding planners, wellness brands, and travel agents.
- **Promotions:** Pre-launch events and special packages for weddings and retreats.
- **Media:** Collaborate with influencers and secure media coverage.

Expected Results:

- Minimum **50% occupancy** in the first year.
- Over **20 weddings/events** annually by year two.
- Establishment as a leading brand for luxury and sustainable tourism in Sri Lanka.

5.0 PROJECT BENEFITS

The **Boutique Hotel and Wellness Resort** offers a wide range of benefits, not only for the guests but also for the surrounding community, local economy, and the environment. These benefits align with the hotel's vision of becoming a **luxury, wellness-driven destination** that fosters economic growth, cultural preservation, and community empowerment. Below are the key benefits of the project:

Economic Benefits

- **Local Employment Opportunities:**
 - The hotel will create numerous job opportunities for **local residents**, including roles in **hospitality, administration, wellness services, and craftsmanship**. By hiring locally, the hotel supports the community, providing training and skill-building opportunities that enhance the local workforce.
- **Support for Local Businesses:**
 - The project will foster strong relationships with **local suppliers and artisans**, particularly for **handcrafted products**. This strengthens the local economy, supports sustainable practices, and promotes **fair trade** within the region.
- **Tourism Revenue:**
 - As a **wellness destination**, the hotel will attract both **international and domestic tourists**, boosting the local tourism sector. This increase in tourism will drive demand for local services, such as **transportation, guides, and cultural experiences**, generating significant economic benefits for the region.

Environmental Benefits

- **Solar Power and passive cooling strategies(courtyards):**
 - The hotel will integrate **solar panels** into its operations to reduce reliance on non-renewable energy sources and minimize its **carbon footprint**.
- **Sustainable Tourism Practices:**
 - The hotel will adopt sustainable tourism practices, such as encouraging guests to **minimize towel washing**, using **sustainable packaging**, and implementing other eco-friendly measures to reduce waste and energy consumption.

Social and Cultural Benefits

- **Cultural Preservation and Promotion:**
 - The hotel will serve as a **cultural hub**, promoting **Sri Lankan traditions** and **local craftsmanship**. Guests will have the opportunity to experience the island's rich cultural heritage, with architectural features and design elements that showcase Sri Lanka's art, craft, and cultural history.
- **Community Engagement and Empowerment:**
 - The hotel will provide **training programs** and employment opportunities that **empower local residents**, contributing to long-term community development. This initiative will help strengthen the social fabric of the surrounding area.

Health and Wellness Benefits

- **Mindfulness and Stress Relief:**
 - The hotel will provide a **peaceful, restorative environment** where guests can engage in **spa treatments, fitness activities**, and other wellness services. These offerings will help promote **stress relief**, mindfulness, and overall well-being for all guests.

Long-Term Impact and Future Growth

- **Model for Sustainable Tourism:**
 - The hotel will set a **standard for sustainable tourism** in Sri Lanka, demonstrating how eco-conscious operations and **community involvement** can lead to both environmental and social benefits. It will serve as a model for other businesses in the region to adopt similar sustainable practices.
- **Expansion of Wellness Tourism:**
 - As the demand for **wellness tourism** grows globally, the success of the hotel will pave the way for future expansions, such as **increased accommodation capacity** and potential **partnerships with international wellness brands**. This growth will further solidify the hotel's position as a key player in the global wellness tourism market.
- **Community Revitalization:**
 - By transforming **underutilized land** into a thriving space, the project will contribute to the **regenerative development** of the local area. This project will also integrate **traditional Sri Lankan art** and **craftsmanship**, setting a precedent for how tourism can revitalize communities while preserving cultural heritage and promoting sustainability.

SUMMARY

The **Boutique Hotel and Wellness Resort** aims to be a premier destination for **wellness tourism**, offering a unique blend of luxury, relaxation, and sustainability. Located in the tranquil surroundings of **Madapatha, Piliyandala**, the hotel is designed as an exclusive retreat for guests seeking rejuvenation, tranquility, and balance.

Banquet halls at the hotel will offer perfect venues for **destination weddings** and **special events**, providing elegant spaces that blend with the natural beauty of the surroundings. Guests will be able to celebrate in both **indoor** and **outdoor** settings, making it an ideal location for unforgettable events. The hotel will feature **6 luxury rooms**, each designed for comfort and privacy, ensuring an intimate, high-end experience. Guests will have access to a wide range of **wellness facilities**, including **spa treatments**, **massages**, **sauna**, and **fitness**.

Drawing inspiration from Sri Lanka's rich **cultural heritage** and the architectural styles of the **Kandyan period**, the hotel embraces both traditional design elements and modern sustainability practices. This fusion of cultural authenticity and eco-conscious design will provide a unique atmosphere for guests. The hotel's **commitment to sustainability** will be evident in its use of **solar energy**, **passive cooling strategies (courtyards)**, **rain water harvesting** and sustainable tourism practices. Furthermore, the hotel will contribute to the local community by creating **job opportunities**, engaging in **cultural preservation**, and supporting **local artisans**. Focusing on **regenerative rural development**, the project will revitalize the surrounding area, supporting sustainable tourism that benefits both the environment and the local community.

The **Boutique Hotel and Wellness Resort** represents a forward-thinking approach to tourism, seamlessly integrating **wellness**, **sustainability**, and **cultural preservation** into an exceptional guest experience. By prioritizing **environmental responsibility**, **inclusivity**, and **holistic well-being**, the hotel will position itself as a leader in **eco-tourism** and **luxury wellness tourism**, setting a new standard for sustainable hospitality in Sri Lanka and beyond.