

MYSERENDIB · SOUTHERN SRI LANKA

Lake Land

Lagoon-side living, done properly.

A boutique collection of eleven private villas on the shore of Mawella Lagoon — each with its own view, pool and terrace.

[Explore the villas](#)

[Book a free consultation](#)

MAWELLA LAGOON · TANGALLE · SOUTHERN PROVINCE, SRI LANKA

THE PLACE

Where the lagoon meets the sea

On the quiet southern coast of Sri Lanka, Mawella Lagoon opens to mangroves, still water and an open horizon.

Kayak among kingfishers and herons, walk to the beach at sunset, and share a table with a like-minded international community.



THE COLLECTION

Eleven villas. One quiet estate.

Lake Land is a boutique horizontal condominium — eleven individual villas set within three landscaped acres, with gardens, security and shared amenities thoughtfully managed for you. Each villa has its own private view, pool and terraces.

11

VILLAS

3

VILLA TYPES

3

ACRES

1

PRIVATE ESTATE



THE ESTATE · AERIAL VIEW



ARCHITECTURE

Authored villas, made for the water

Modern architecture that settles into the landscape. Natural-stone finishes, CM Wall façade panels and floor-to-ceiling tempered glass open each home to the light.

Every villa has its own pool and terraces, framing the garden, lagoon and horizon.

Furniture, kitchen units, light fittings and sanitary fixtures are specified by the owner. Boundary fencing and landscaping are arranged separately.

VILLA TYPES

Three ways to live by the lagoon



TYPE I · ×5

Sathuta

the compact villa

Five homes of refined, easy living — each with a private pool and garden, designed around light and calm.

PRIVATE POOL · GARDEN



TYPE II · ×5

Samma Vihāra

the mid villa

Five homes with generous terraces and layered living spaces that step gently with the land.

TERRACES · ROOFTOP



TYPE III · ×1

Padma Mandira

the flagship

A single signature residence at the water's edge, with an expansive pool and a panoramic lagoon view.

WATERFRONT · SIGNATURE

Renders are illustrative. Final layouts, areas and specifications are confirmed individually for each villa.

OWNERSHIP

Clear title. Verified ownership.

100% ownership — documented and verified. Each villa is an individually titled horizontal condominium unit, and title transfers directly from the Sri Lankan landowner to you on completion.

Every transaction is prepared and reviewed under Dutch-law contracts, so the ownership structure is transparent from first deposit to final deed.

[Deed of Transfer](#) №403

[Survey Plan](#) №2008/158

[Land Register](#) G 145/56



THE DEVELOPER

A European developer, Dutch-law contracts

Lake Land is developed by **Serendib B.V.**, registered in the Netherlands. Your purchase agreement is governed by Dutch law, with jurisdiction in The Hague, and contracted in USD.

Serendib B.V. · Netherlands

KVK 97562645

Dutch-law SPA

The Hague jurisdiction

THE CONTRACTOR

Built by a CIDA-certified contractor

Construction is delivered by **Squire Mech Engineering (Pvt) Ltd**, a CIDA-certified contractor and member of NCASL and MCSL, with a team of around 400 specialists.

CIDA C1

EM-1

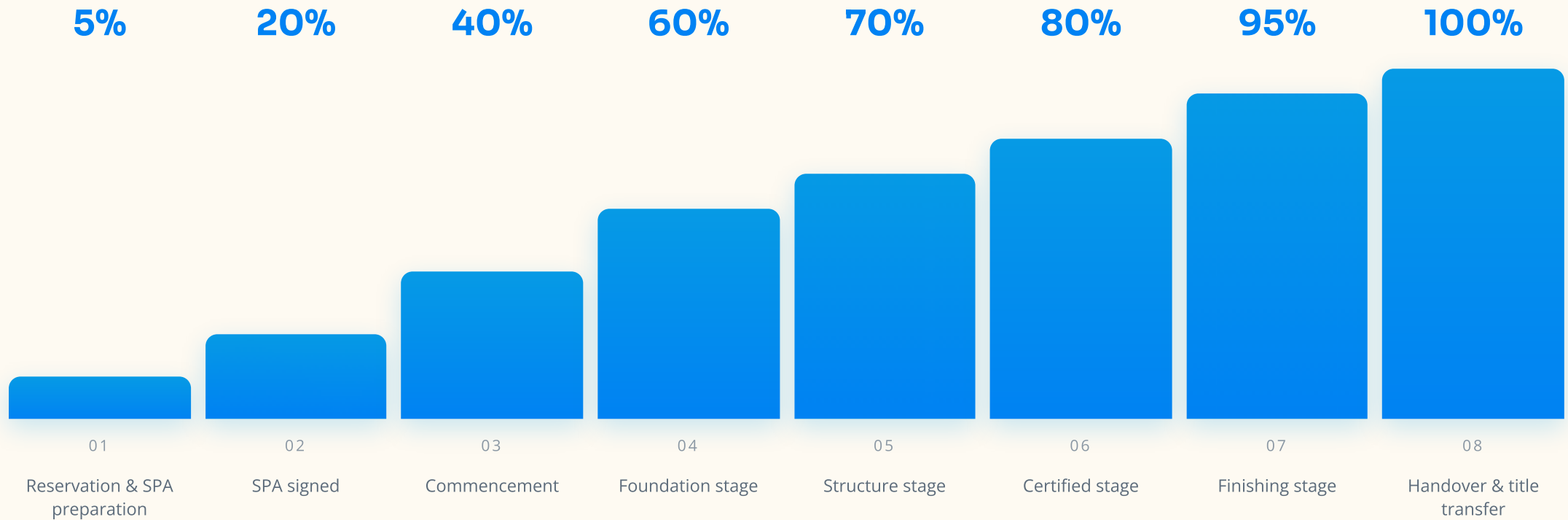
ISO 9001

~400 specialists

TRANSPARENT PAYMENTS

You pay as the villa takes shape

The price is paid in eight stages, each released only when a construction milestone is confirmed in writing. Figures are cumulative.



PEACE OF MIND

How your payments are protected

I

Deal structure

Payments are tied to confirmed milestones, title is released per villa, the land carries no mortgage, and contracts sit under Dutch law and The Hague jurisdiction.

II

Contractor insurance

The contractor carries Contractors' All Risks (CAR) and Third-Party Liability (TPL) cover with accredited providers.

III

Optional buyer cover

You may arrange your own title insurance or loss-of-deposit cover independently, should you wish to.

Serendib does not sell or arrange insurance and earns nothing from it.

THE PROCESS

Eight clear steps to your villa

01

Inquiry & information

Get to know the project, the documents and the typologies.

02

Reservation

Your chosen villa is reserved while papers are prepared.

03

Independent legal review

Review the documentation with your own independent lawyer.

04

SPA signing

Sign the Dutch-law Sale & Purchase Agreement.

05

KYC / AML

Standard checks; payments only from the buyer's own account.

06

Milestone payments

Pay in stages as confirmed construction milestones are reached.

07

Pre-handover inspection

Inspection and snag list — completed before any handover.

08

Handover & title transfer

Keys, owner's document pack and warranties; title registered in your name.

GETTING THERE

Quietly connected

~3 hrs From Colombo via the Southern Expressway

CMB Bandaranaike International Airport — the country's main hub

HRI Mattala Rajapaksa International nearby — seasonal charter flights

~90 min Bundala, Udawalawe & Yala National Parks by car



COME AND SEE

Come and see Lake Land

Arrange a private, no-obligation conversation about the villas, the documents and the typologies.

Book a free consultation

myserendib.com

We do not offer investment services or guarantee financial outcomes.

MySerendib

LAKE LAND

Lagoon-side living on the southern coast of Sri Lanka.

DEVELOPER

Serendib B.V.
Leiden, Netherlands
KVK 97562645

LOCATION

Mawella Lagoon, Nakulugamuwa
Tangalle, Hambantota District
Southern Province, Sri Lanka

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