PRIVATE ISLANDS INC.

BARBERYN ISLAND

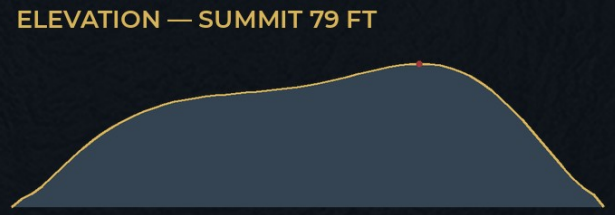
SRI LANKA, ASIA & MIDDLE EAST



11 ACRES · FREEHOLD

HISTORIC LIGHTHOUSE

6.463°N 79.969°E



THE ESTATE

At a Glance

LOCATION	Off Beruwala, Sri Lanka
TITLE	Freehold
LAND AREA	11 acres
LANDMARK	Historic lighthouse
PERMITS	Pre-approved — resort / villa
SUMMIT	79 ft

ACRES OF FREEHOLD ISLAND

Eleven acres held in absolute freehold — a form of island title the listing notes is extraordinarily rare in Sri Lanka — with development permits already approved.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
11 acres

TITLE
Freehold

SUMMIT
79 ft

WATERS
Indian Ocean

LANDMARK
Historic lighthouse

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REGION — SRI LANKA

Sri Lanka pairs lush landscapes and deep cultural heritage with more than 1,300 kilometres of coastline dotted with small islands. Foreign buyers generally face restrictions on freehold ownership, with long-term leases and corporate structures the usual routes — which makes a freehold island title, as offered here, genuinely scarce.





THE ISLAND

Eleven Acres of Ocean

Barberyn rises out of the Indian Ocean a mile off Beruwala — eleven acres of lush, palm-covered ground behind a rocky shoreline, surrounded entirely by water and reef. The listing calls it a blank canvas: no legacy resort to undo, just established zoning, generous development allowances and room for expansive building footprints and private pathways.

THE CANVAS

Permits Already in Place

The island is prepared for immediate development. Hospitality-ready credentials and pre-approved permits are tailored to a luxury resort or a high-end villa complex, with the zoning advantages firmly established — the route from acquisition to construction is unusually direct for an island holding.

THE LANDMARK

The Historic Lighthouse

Above the palms stands the island's historic lighthouse — the landmark that gives Barberyn its silhouette from the mainland and its prestige as an estate. It is the one piece of infrastructure a new owner inherits with genuine cultural character, and the natural emblem of whatever is built around it.

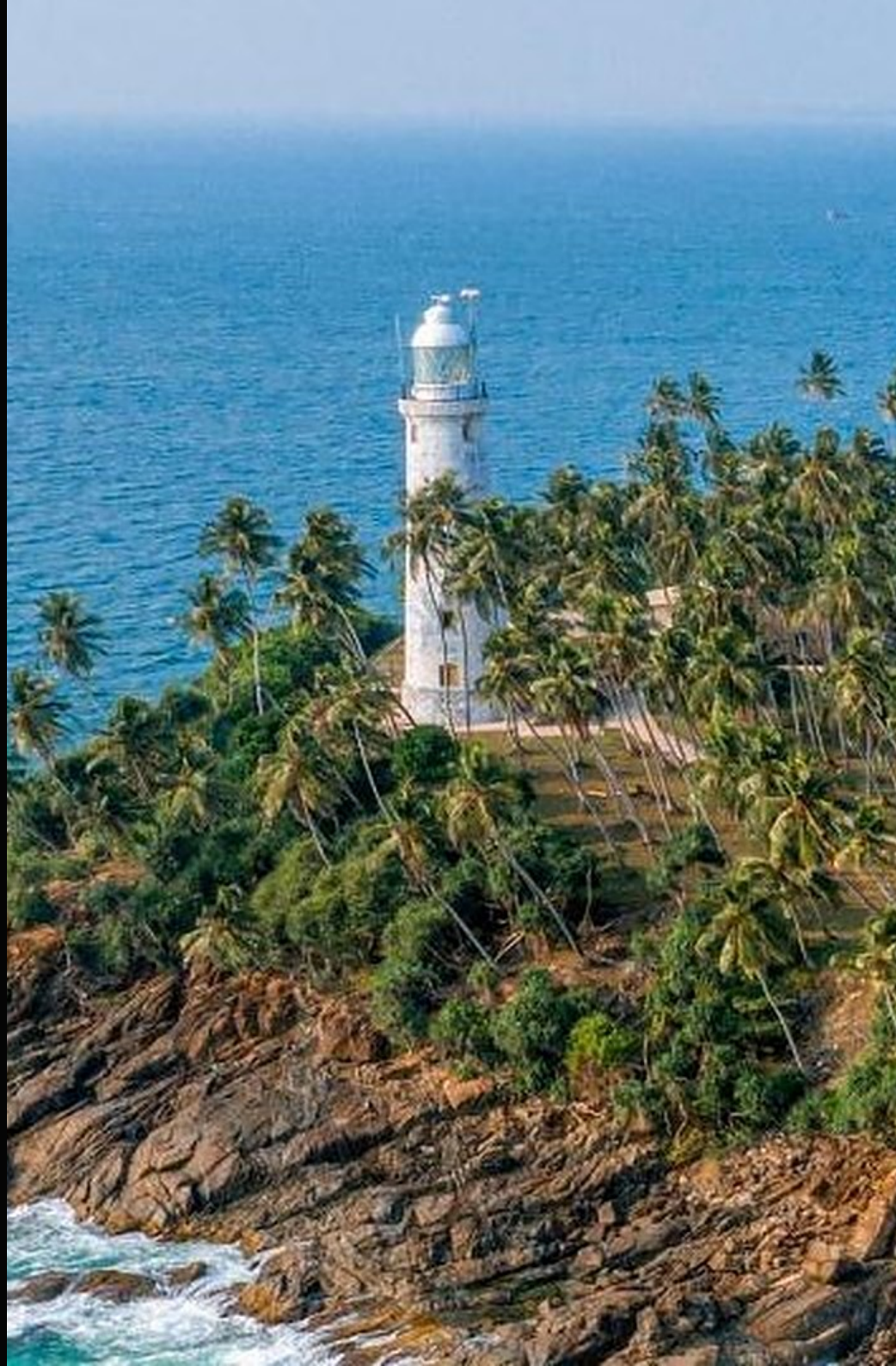
THE HARBOUR

Jetty & Breakwater

Arrival is by water, and the island is equipped for it: a functional jetty and a professionally engineered breakwater shelter the mooring in all weather conditions. Boats lie in the lee of the harbour arms while the surf breaks on the reef outside — the working heart of the island's logistics.

A NOTE ON IMAGERY

Two images in the listing's online gallery are AI-generated. They are not used in this brochure, which is illustrated only with photographs and a video still of the island itself.





LAND AND WATER

Reef, Rock and Open Ocean

The island is ringed by coral reef and crystal-clear water — ground the listing singles out for private water sports, diving and secure anchorage for cruising vessels. A rocky shoreline of headlands and surf gives way in the lee to secluded beach envelopes, and the water surrounds the island completely: 360 degrees of privacy, with uncompromised views in every direction.

KNOWN FOR

Its historic lighthouse — and a freehold island title with resort and villa permits already approved, a mile off Beruwala.

DAYTIME HIGH ±88°F · NIGHT LOW ±77°F



BY WATER

The Crossing from Beruwala

Barberyn is a boat island, reached across a short, sheltered crossing. The island's own functional jetty and engineered breakwater form a harbour with safe mooring in all weather, and the mainland gateway is Beruwala — its fishing harbour lies one mile straight-line to the northeast, its town centre just beyond.

THE GATEWAY

Colombo & the Airport

On the mainland, the coast road runs south through Aluthgama and Bentota and north to Colombo, 34 miles straight-line away. Bandaranaike International Airport, Sri Lanka's international gateway, lies about 50 miles to the north — road to Beruwala, then minutes by boat to the island's jetty.

DISTANCES — STRAIGHT LINE

Beruwala Fishing Harbour 1.0 mi · Bentota 3.5 mi · Colombo 34 mi · Bandaranaike Int'l Airport 50 mi

LOCATION

On the Map

INDIAN OCEAN • WESTERN PROVINCE, SRI LANKA



GALLERY

The Estate in Frames



The island's green interior from directly above



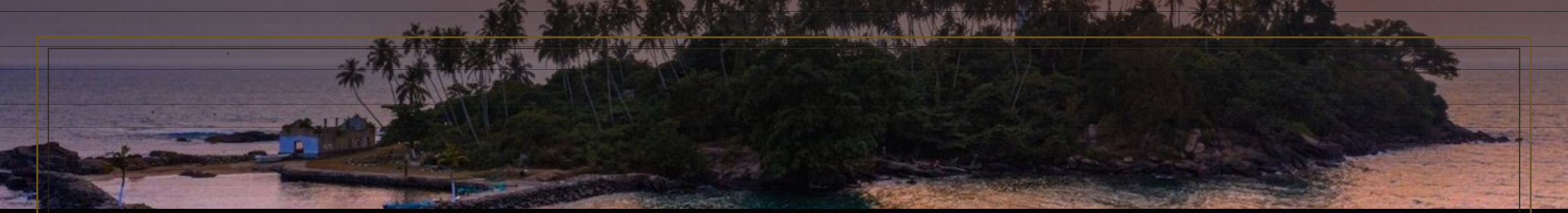
The lighthouse above the palms



Sunset over the harbour arms



The palm canopy from the air



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BARBERYN ISLAND

OFF BERUWALA, SRI LANKA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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info@privateislandsinc.com

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