



www.allaivillas.com  
HOTLINE: +94 740 111 699  
f @allaivillasjaffna

Designed, Developed & Marketed by,

**Heritage North (Pvt) Ltd.,**  
No. 34, Wembedy Road,  
Jaffna, Sri Lanka. 40000

**Sales Office - Colombo**  
No. 5/1, Girton School Road,  
Nugegoda, Sri Lanka. 10250  
E mail: sales@allaivillas.com

**Sales Office - Norway**  
Lobergsalleen 10 A, 5073  
Bergen, Norway.  
Tel: +47 9668 6733



Heritage Living,  
Reimagined



These particulars are prepared for the guidance only of prospective owners, tenants and occupants. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith and should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good working condition or otherwise nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein are approximate only. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement or fact. Neither The Collection nor any of its employees have any authority to make or give any warranty whatever in relation to this property. © Heritage North.



*Among the vast Palmyrah trees,  
Crimson red earth and the deep blue seas,  
Within the deep raindrop of a tabla,  
Find your calling, in a vision of Jaffna.*

Come home to life, at Sri Lanka's first luxury house villas & mixed development resort project in Jaffna. Located in Allaipiddy, a mere 6km from the bustling Jaffna town, Allai Villas thrives on a heritage acquired by its' diverse landscape. Jaffna being the epicenter of Dravidian, Colonial and Ceylonese architecture, has turned over a new leaf, waiting to be re-discovered by those who fondly call it home. Every design, pattern and texture, you find within Allai Villas pay tribute to the rich legacy of this city, uniting families under one roof with modern, contemporary dwelling. No matter how far you are from home, here's a place you will find your calling.



*குடிசெய்வல் என்னும்  
ஒருவற்குத் தெய்வம்  
மடிதற்றுத் தான்முந் துறும்.*

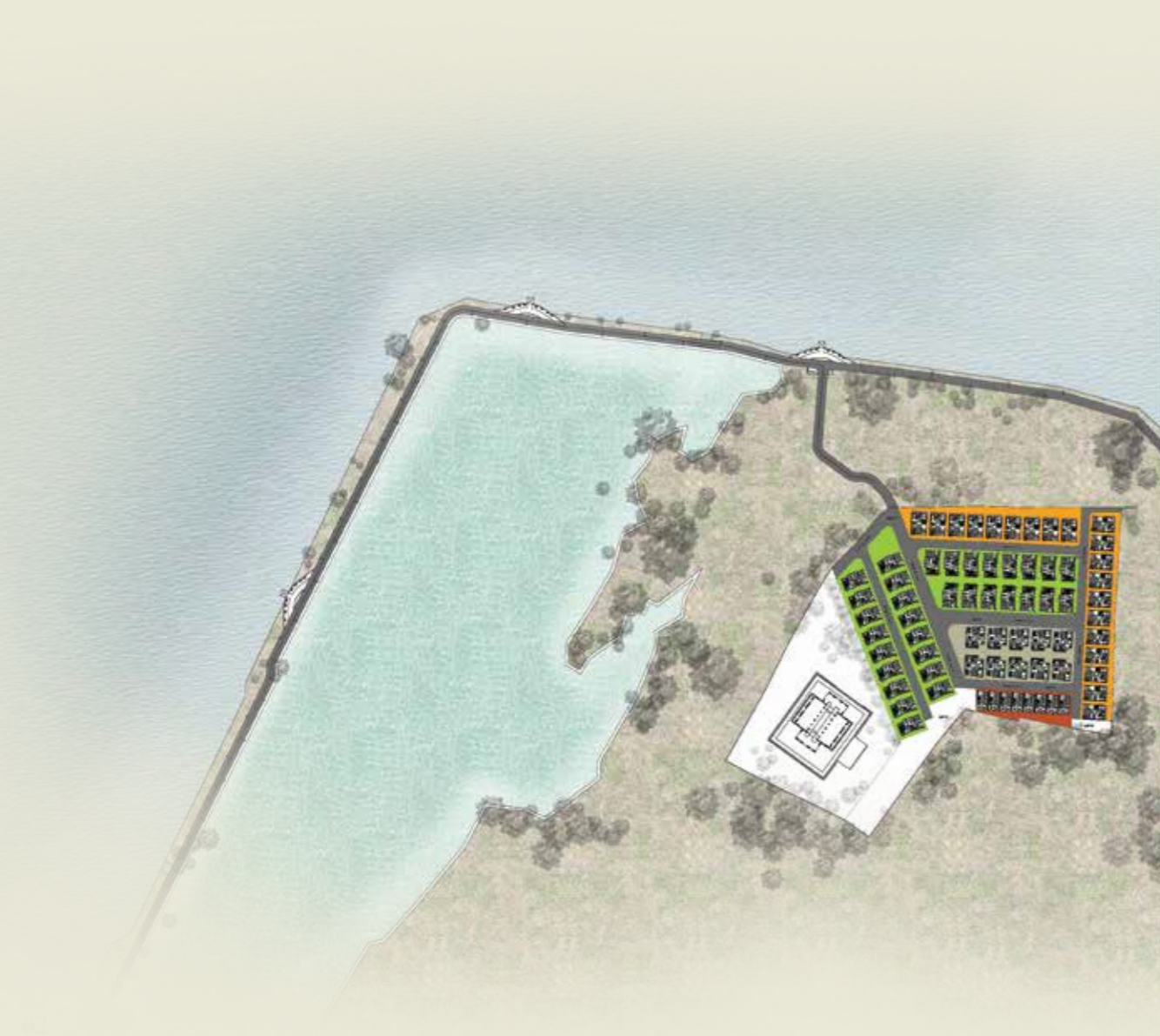
என் குடியையும் நாட்டையும் மேன்மை அடையச் செய்வேன்  
என்று செயல் செய்யும் ஒருவனுக்கு தெய்வம் தன் ஆடையை  
இறுக உடுத்திக்கொண்டு உதவ முன்வந்து நிற்கும்  
*'I'll make my land renowned,' if man shall say,  
With vest succinct the god leads the way.*



## *“Opening Gates to a Community Haven”*

The concept revolving in this project is to Restore and Rebuild the sense of community with the Rich Culture and Heritage of the Tamil community in Jaffna. The essence of the “Paramparai Veedu” translating to “Ancestral Home” was to highlight what a tightly knit unit the family is to the Tamils.

This wholesome idea is achieved with all the activities around a Central Courtyard which connects all spaces and acts as the Heart of the Home. The breach in the families is restored and consolidated by the people themselves, and this community housing project uplifts them and recreates the sense of Community along with the integration of the Rich Culture, Heritage and Language.



A significant feature is that the zoning within the premises is done based on the topography, cross ventilation and taking into consideration other natural elements such as sunlight etc. The entire scheme is landscaped to achieve shade and many green areas which will be soothing to view, and act as a form of relaxation for every day living purpose. The internal road network has a notable width providing ease for commuters to travel back and forth along with safe space for pedestrians and cyclists. Furthermore, the design of individual house units are detached from each other providing the necessary privacy but uniting them all in one scheme altogether.

**Project Details** ■ Land Area: 8.96A ■ Total Housing units: 70

● Kalaiyagam™ -08 ● Kuralagam™ -10 ● Arulagam™ -32 ● Ezhilagam™ -20

	<b>Kalaiyagam™</b> Single Storey	<b>Kuralagam™</b> Single Storey	<b>Arulagam™</b> Two Storey	<b>Ezhilagam™</b> Two Storey
Bed Rooms	1	2	3	4
Wash Rooms	1	2	3	3
Living	1	1	1	1
Dining	1	1	1	1
Pooja Room	1	1	1	1
Court Yard	-	Yes	Yes	Yes
Parking	1	1	2	2
Wet Kitchen	-	1	1	-
Servent Room	-	1+Toilet	1+Toilet	1+Toilet
Rear Varanda	-	Yes	Yes	Yes
TV Lobby	-	-	Yes	Yes
Roof Terrece	Yes	-	-	Yes
Land (P)	6	10	10	10
Floor (SqFt)	930	1,545	3,115	3,546



The proposed scheme is in an ideal location. Within very close proximity are the above-mentioned Kovils, Schools, Railways, Court complexes, and airports. This makes it easier to commute back and forth to work or to a place of worship hence making this scheme more suitable to live in.



> Club House



> Kids Play Area



> Swimming Pool



> Medical Center



> Community Center



> Jogging Path & Cycling Track



# KALAIYAGAM

Single Storey



- Land Area: 6 Perch and above
- Floor Area: 930 Sqft
- Pooja Room • Living Room
- Dining Area • Pantry
- Master Bedroom
- Bathroom • Terrace
- 1 Parking • Garden





# KURALAGAM

Single Storey



- Land Area: 10 Perch and above
- Floor Area: 1,545 Sqft
- Pooja Room • Court Yard
- Living Room • Dining Area • Pantry
- Master Bedroom + 1 Bed Room
- 2 Bathrooms • Wet Kitchen
- Servent Room + Toilet
- 1 Parking • Garden





# ARULAGAM

Two Storey

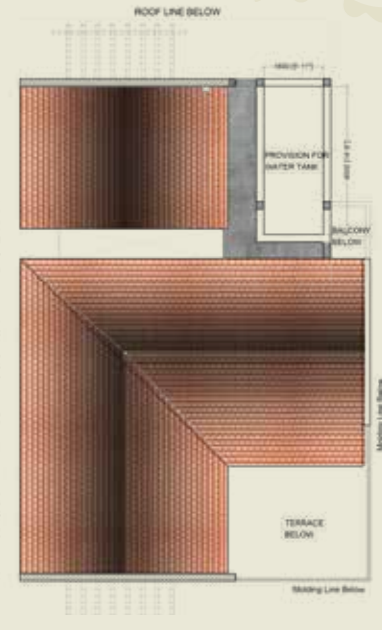
- Land Area: 10 Perch and above
- Floor Area: 3,115 Sqft
- Pooja Room • Court Yard
- Living Room • Dining Area
- Pantry • TV Lobby
- Master Bedroom + 2 Bed Rooms
- 3 Bathrooms • Wet Kitchen
- Servent Room + Toilet
- Rear Varendra • Study Room
- 2 Parking • Garden



GROUND FLOOR



FIRST FLOOR



ROOF TOP





# EZHILAGAM

Two Storey

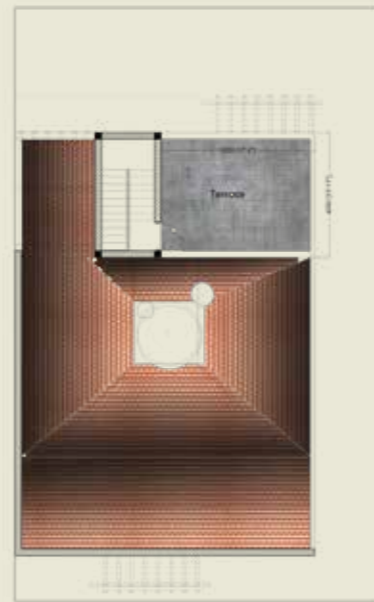
- Land Area: 10 Perch and above
- Floor Area: 3,546 Sqft
- Pooja Room • Court Yard
- Living Room • Dining Area
- Pantry • TV Lobby
- Master Bedroom + 3 Bed Rooms
- 3 Bathrooms • Terrace
- Servent Room + Toilet
- Rear Varendra
- 2 Parking • Garden



GROUND FLOOR



FIRST FLOOR



ROOF TOP







Jaffna International Airport

University of Jaffna

Nallur

Kandaswamy Kovil

Jaffna Teaching Hospital

Jaffna Railway Station

Jaffna Town

5Km to Jaffna Town

Allai VILLAS JAFFNA



The proposed scheme is in an ideal location. Within very close proximity are the above-mentioned Kovils, Schools, Railways, Court complexes, and airports. This makes it easier to commute back and forth to work or to a place of worship hence making this scheme more suitable to live in.



Jaffna Court Complex



University of Jaffna



Jaffna Municipal Council



Jaffna Teaching Hospital



Jaffna Cultural Center



Jaffna Library



Nallur Kandaswamy Kovil



Jaffna Railway Station



Jaffna International Airport

## Heart of the Home

The love and unity in this family is more obvious because they live together and see each other every day. The breach and distancing of such families has been restored with a perfect balance due to the design of the homes and the facilities in this scheme. The central courtyard, the Pooja area along with the other faculties and characteristics in the designs of these houses enhances the lifestyle of these inhabitants and improves the bonds and unity of the families living within it.





## Memories rekindled to priceless movement

All the familiar sights, sounds, and smells are a priceless reality in this peaceful and tranquil city complex. The fond memories of having Rio ice cream on a hot midsummer day, the sound of the Kovil bells ringing, the festivities, and the authentic delicious food are just another day in this beautiful housing scheme.

The serene sound of the Kovil bells ringing and the smell of fresh Jasmine (Malliya Pu) in the air and such fond memories have all been restored when you enter the haven of this gated community housing scheme.

The fond memories of meeting and greeting familiar faces within the Nallur city and enjoying Rio ice cream on a midsummer day, are not a dream anymore, it's priceless because we can live it, in reality, in this beautiful and safe city complex.

Life in Jaffna now is as if it were the days before the Riots and Civil war. The aftermath of the 1983 riots resulted in a handful of affluent people from amongst the Tamil community to migrate and flee as refugees and immigrants to other countries. The less fortunate who were left behind, with no luxury of choice, were segregated by the Civil War to follow into the 1900's.



#### SPECIFICATIONS

• **Foundation:** Reinforced concrete isolated footing foundation with random rubble masonry foundation. • **Structure:** Reinforced concrete column beam and slab as per the structural detailing drawing. • **Walls:** 150mm (6") thick cement block walls for perimeter walls and 100mm (4") thick cement block walls for other partitions at ground floor and upper floor. • **Roof:** Clay Calicut roof tile with timber frame including valance board, barge board. • **Internal Wall Finishes:** Internal walls are finished with smooth plastered and painted with emulsion paint. Special feature walls are finished as per the architectural detailing. • **External Wall Finishes:** External walls are finished with semi rough plastered and painted with weather shield paint. Special feature walls are finished as per the architectural detailing. • **Floor finishes:** Living, dining, bed rooms, and pantry floors are finished with good quality terra cotta tile. • **Doors and Windows:** Main door and kitchen door are in class one solid timber (teak or kohomba) door with class one timber frames. Other internal doors/windows are will be mahogany doors with class one timber frames and all doors are painted with water-based paint. Timber and galas window to be used. • **Plumbing works:** All plumbing works to be done with good quality pipe and fittings. All bathroom shall be checked 72 hours for water tightness. • **Water supply:** Water connection from NWS&DB and Self develop RO plant, including 1000L storage in each house. Hot water piping shall be included with 25L electric geyser for the Master bath room or as per the client requested bath room. • **Electrical supply:** 230V - 30AMPS three/singal phase distribution according to the chartered electrical engineer's instruction and supervision with branded electrical switches and breakers. • **Stairs Finishes:** Concrete/tile finished staircase and steel handrail. • **Sewer Disposal:** Via precast RCC septic tank with a soakage pit. • **Waste Water Disposal:** Via precast RCC soakage pit. • **Boundary wall:** Masonry/ steel boundary wall as per the architectural details. • **Gates:** Steel gates as per the architectural details. • **Light fittings:** As per the architectural details. • **Bathroom accessories/fittings:** Rocell or equivalent quality accessories and fittings. • **Landscaping works:** Landscaping will be done as per the architectural details.