



# SERENE VILLAS

SEA SIDE SERENITY, JAFFNA LUXURY



SERENE VILLAS





# Welcome to Serene Villas

Serene Villas, where refined living meets the soulful rhythm of the north. Nestled in the heart of Columbuthurai, this exclusive collection of 55 private villas has been thoughtfully designed for those who seek more than just a home but a lifestyle.










# Life Inside Your Serene Villa

Each villa blends contemporary architecture with open, natural spaces. Whether you're relaxing on your private terrace, cooking in a designer kitchen, or enjoying the community's luxurious amenities, Serene Villas invites you to live life beautifully.







# Modern Living, Inspired by Nature

Serene Villas is not just a residential space, it's a sanctuary designed by expert architects and landscape designers. Wide, tree lined boulevards connect every corner of the community, with green spaces flowing throughout. It's the perfect blend of urban sophistication and natural serenity.



Jaffna isn't just a city, it's a feeling, a memory rooted in tradition and quite magic







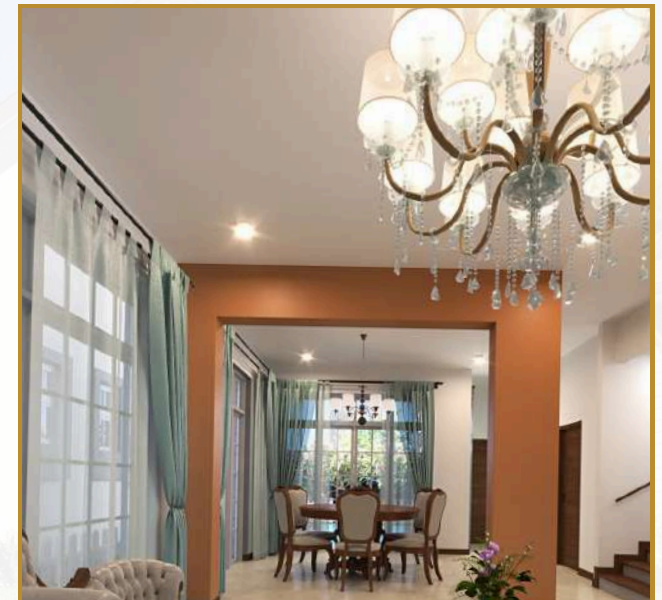
## Living Area

Relax, host, or unwind in open spaces bathed in natural light. With sophisticated finishes and flowing layouts, your living area becomes the heart of the home.



## Entrance Porch

Begin every day with a warm welcome. The entrance porch is designed to make a statement elegant, functional, and inviting.



## Dining Area

Where stories are shared over steaming cups and laughter lingers long after meals end. The dining space at Serene Villas is crafted for connection a daily ritual of closeness.





## Kitchen

From quiet morning brews to bustling family dinners, the kitchen is where life unfolds. Designed to inspire, it blends elegance with ease in every detail.



## Master Bedroom

This is your personal escape a space of calm and comfort. Large windows, luxurious fittings, and thoughtful layouts come together to create an atmosphere of peace.



## Bathrooms

Enjoy a spa-like experience with European fittings, soft lighting, and elegant finishes every detail designed for comfort and style.





## Crafted With Care

- Premium materials and finishes throughout
- Ceramic & hardwood flooring
- Smart lighting systems
- High end fittings and designer features
- Energy efficient windows and natural ventilation
- Optional private plunge pool for all villas









# Villa A

## Choose Your Perfect Villa

Consists of 3 bedrooms, 3 bathrooms, living and dining area, 3 spacious terraces/balconies, and 1 parking space. Option to add a plunge pool to suit your style.

Villa size: 203 sq.m | 2,184 sq ft

Designed for those who appreciate open spaces and nature, Villa A features a multi level layout with a spacious open-plan living area connecting to a private garden and outdoor seating. The master bedroom includes an ensuite bathroom for added privacy. A contemporary kitchen with high end fittings and secure parking completes the blend of style and functionality.

**3 Beds | 3 Baths | Land Size 8.38 Perches | 1 Parking | Optional Plunge Pool**

Ground Floor	SQ.FT.
Garage	9'-11" X 16'-0"
Living	14'-4" X 14'-3"
Dining	11'-0" X 11'-3"
Pantry	9'-2" X 10'-10"
Bedroom-01	13'-6" X 11'-4"
BR-01-Toilet	9'-2" X 5'-0"
Plunge pool	6'-0" X 13'-2"
Plunge Pool with Deck	11'-0" X 20'-3"
Store Area	9'-2" X 3'-7"

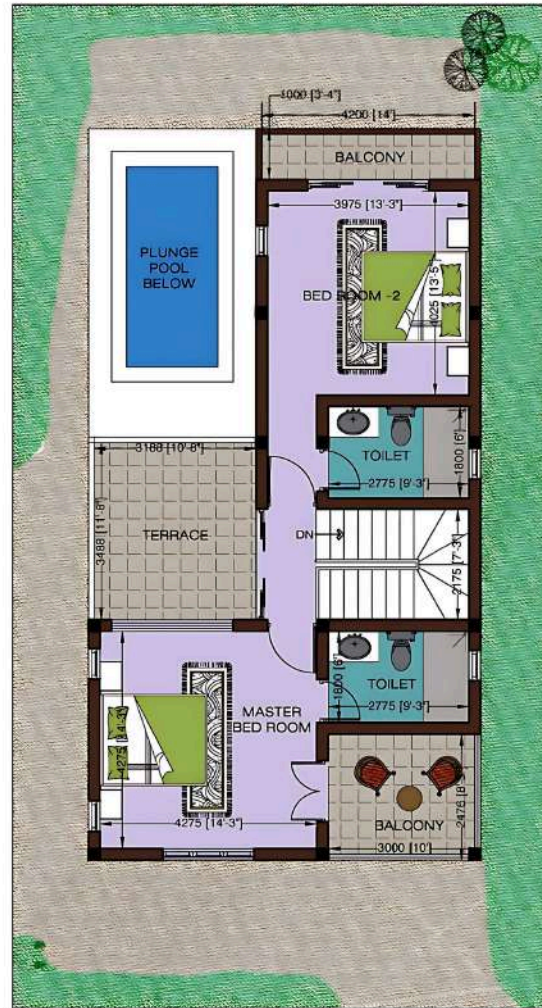
Upper Floor	SQ.FT.
Master Bedroom-01	14'-3" X 14'-3"
MBR-Toilet	9'-3" X 6'-0"
MBR-Balcony	10'-0" X 8'-3"
Bedroom-02	13'-3" X 13'-5"
BR-02-Toilet	9'-3" X 6'-0"
BR-02-Balcony	14'-0" X 3'-4"
Terrace	10'-8" X 11'-8"



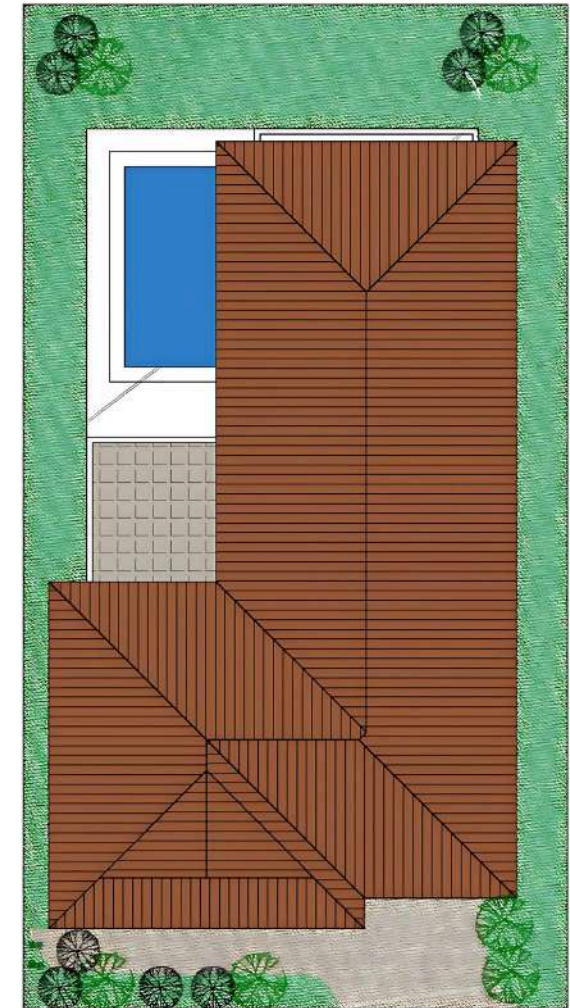




GROUND FLOOR



UPPER FLOOR



ROOF PLAN

## Type A - 03 Bedroom Unit

Land Extent  
203 SQ.M (8.38 Perches)

	Floor	Balcony/Verandah
<b>Ground Floor Area</b>	78 SQ.M	34 SQ.M
<b>1<sup>st</sup> Floor Area</b>	67 SQ.M	24 SQ.M
<b>Total Floor Area</b>	145 SQ.M	58 SQ.M



# Villa B

The largest villa, featuring 4 bedrooms, 4 bathrooms, 2 living and a dining room, 2 terraces/balconies, and 1 parking space. Option to add a plunge pool.

Villa size: 237 sq.m | 2,551 sq.ft

Blending modern aesthetics with smart design, Villa B offers expansive, light-filled living and dining spaces. A private terrace provides a relaxing retreat, while premium finishes and smart home features elevate everyday living ideal for individuals and families who value contemporary comfort.

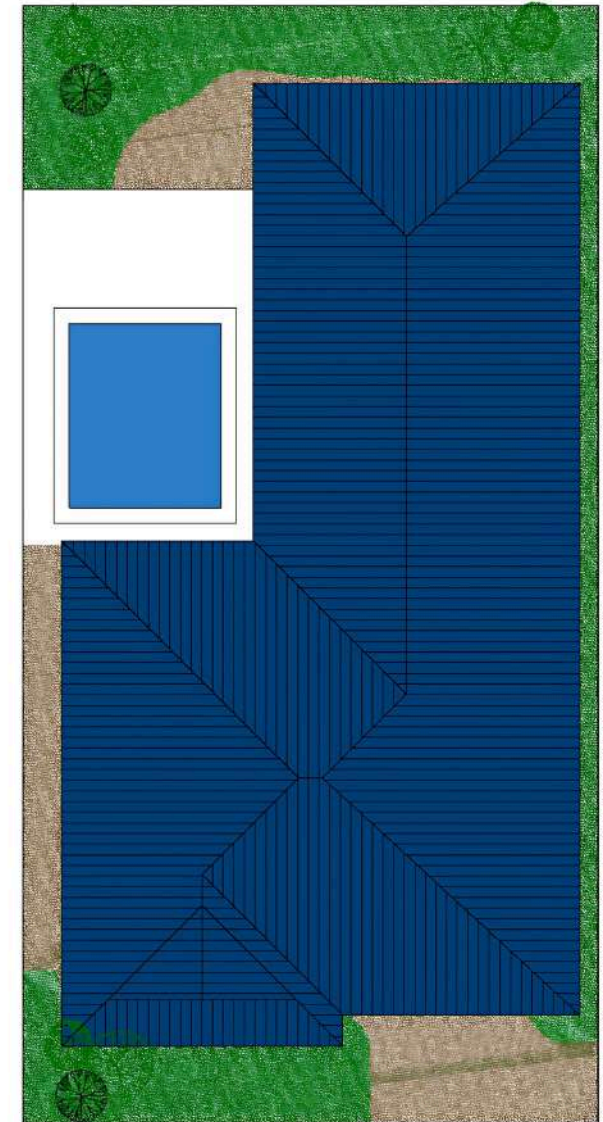
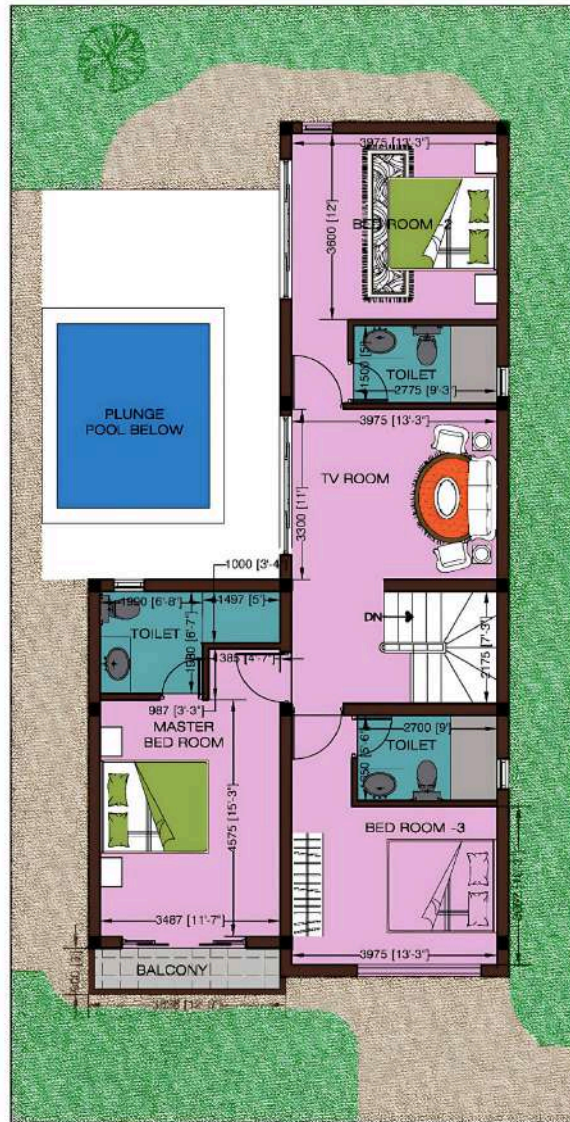
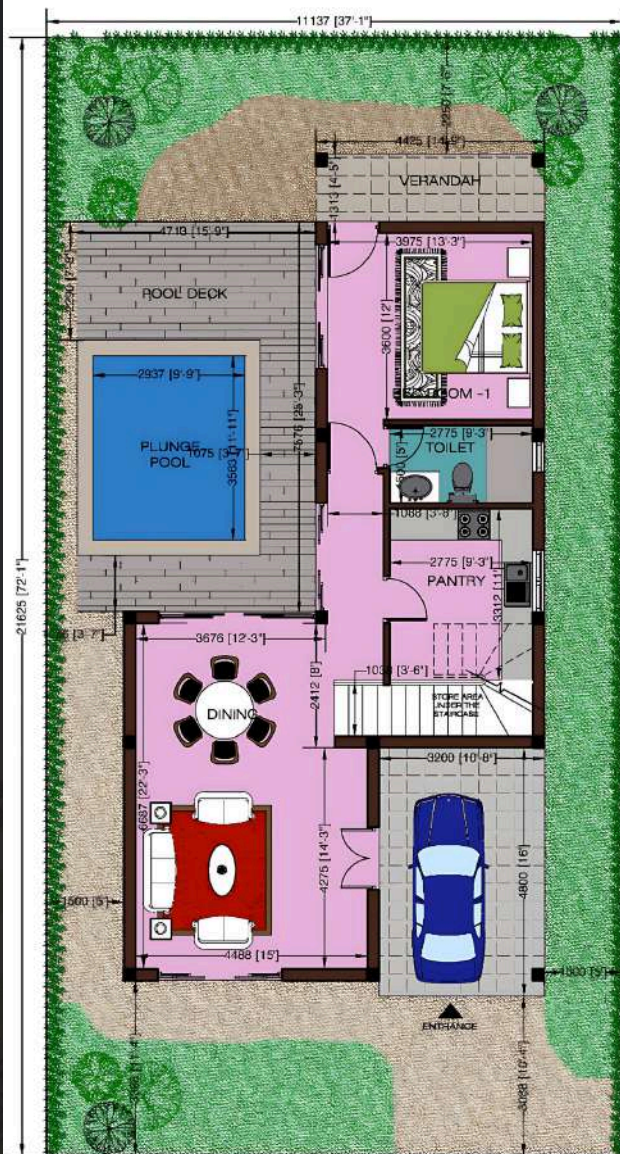
**4 Beds | 4 Baths | Land Size 9.52 Perches | 1 Parking | Optional Plunge Pool**

Ground Floor	SQ.FT.
Garage	10'-8" X 16'-0"
Living	15'-0" X 14'-3"
Dining	12'-3" X 8'-0"
Pantry	9'-3" X 11'-0"
Bedroom-01	13'-3" X 12'-0"
BR-01-Toilet	9'-3" X 5'-0"
BR-01-Verandah	14'-9" X 4'-5"
Plunge pool	9'-9" X 11'-11"
Plunge Pool with Deck	15'-9" X 25'-3"
Store Area	9'-3" X 3'-6"

Upper Floor	SQ.FT.
TV Room	13'-3" X 11'-0"
Master Bedroom-01	11'-7" X 15'-3"
Master Bedroom entrance	4'-7" x 3'-3"
MBR-Toilet	6'-8" X 6'-7"
Shower Area	5'-0" - 3'-4"
Bedroom-02	13'-3" X 12'-0"
BR-02-Toilet	9'-3" X 5'-0"
BR-Balcony	12'-9" X 3'-0"
Bedroom-03	13'-3" X 10'-2"
BR-03-Toilet	9'-0" X 5'-6"







## Type B - 04 Bedroom Unit

Land Extent  
237 SQ.M (9.52 Perches)

	Floor	Balcony/Verandah
Ground Floor Area	77 SQ.M	56 SQ.M
1 <sup>st</sup> Floor Area	100 SQ.M	4 SQ.M
Total Floor Area	177 SQ.M	60 SQ.M



# Villa C

Offers 4 bedrooms, 4 bathrooms, 2 living and a dining room, 2 terraces/balconies, and 2 parking spaces. Option to add a plunge pool.

Villa size: 228 sq.m | 2,454 sq.ft

Villa C balances luxury with practicality, featuring high ceilings, large windows, and bright, airy interiors. Spacious bedrooms with built in wardrobes and designer bathrooms add elegance.

**4 Beds | 4 Baths | Land Size 8.68 Perches | 2 Parking | Optional Plunge Pool**

Ground Floor	SQ.FT.
Garage	17'-11" X 16'-0"
Living	16'-6" X 13'-6"
Dining	12'-9" X 11'-3"
Pantry	7'-2" X 11'-7"
Utility	9'-11" X 5'-0"
Bedroom-01	10'-6" X 13'-3"
BR-01-Toilet	4'-11" X 10'-1"
Plunge pool	7'-0" X 8'-0"
Plunge Pool with Deck	10'-1" X 10'-10"
Pool Deck	10'-9" X 5'-9"
Store Area	7'-2" X 3'-8"

Upper Floor	SQ.FT.
TV Room	13'-9" X 10'-5"
TV Room-Balcony	15'-4" X 4'-10"
Master Bedroom	20'-4" X 11'-3"
MBR-Toilet	9'-7" X 5'-0"
MBR-Terrace	10'-9" X 5'-9"
Bedroom-02	10'-6" X 16'-7"
BR-02-Toilet	4'-11" X 8'-1"
Bedroom-03	9'-4" X 10'-7"
BR-03-Toilet	4'-11" X 8'-1"



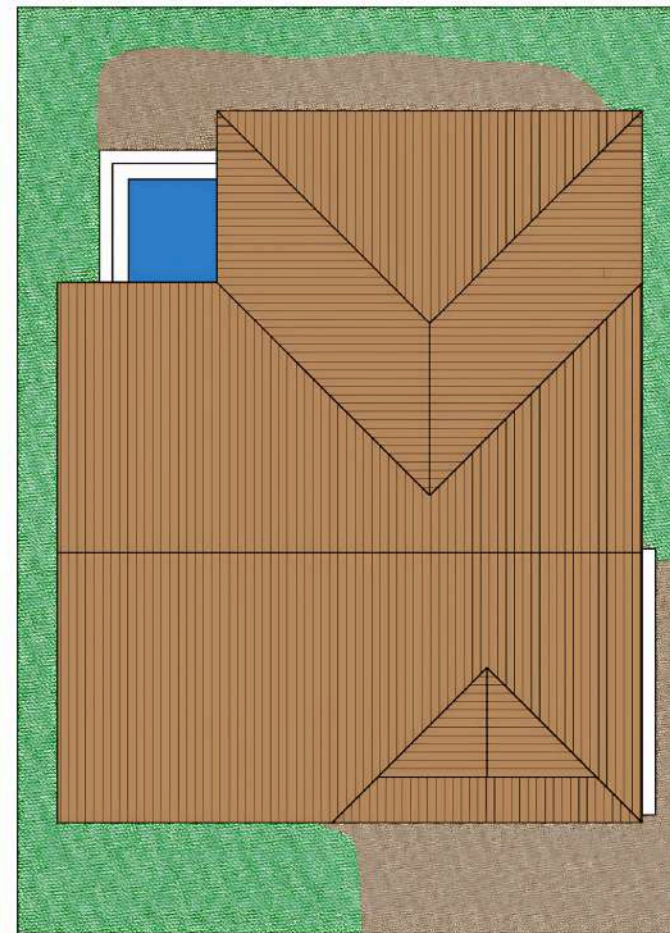




GROUND FLOOR



1ST FLOOR



ROOF PLAN

## Type C - 04 Bedroom Unit

Land Extent  
228 SQ.M (8.68 Perches)

	Floor	Balcony/Verandah
Ground Floor Area	80 SQ.M	41 SQ.M
1 <sup>st</sup> Floor Area	95 SQ.M	12 SQ.M
Total Floor Area	175 SQ.M	53 SQ.M



# Villa D

Features 4 bedrooms, 3 bathrooms, 2 living rooms, a dining room, 2 terraces/balconies, and 2 parking spaces. Option to add a plunge pool.

Villa size: 230 sq.m | 2,475 sq.ft

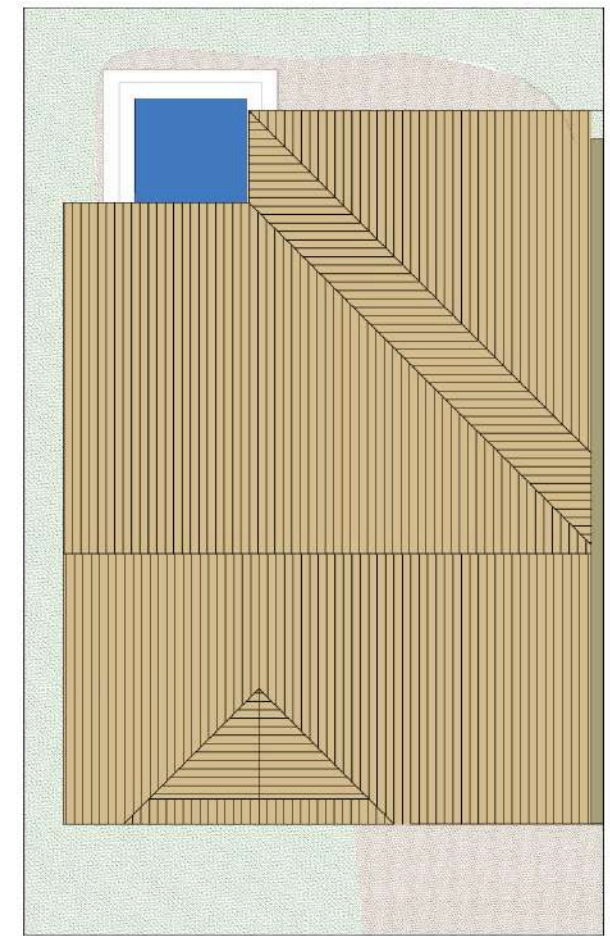
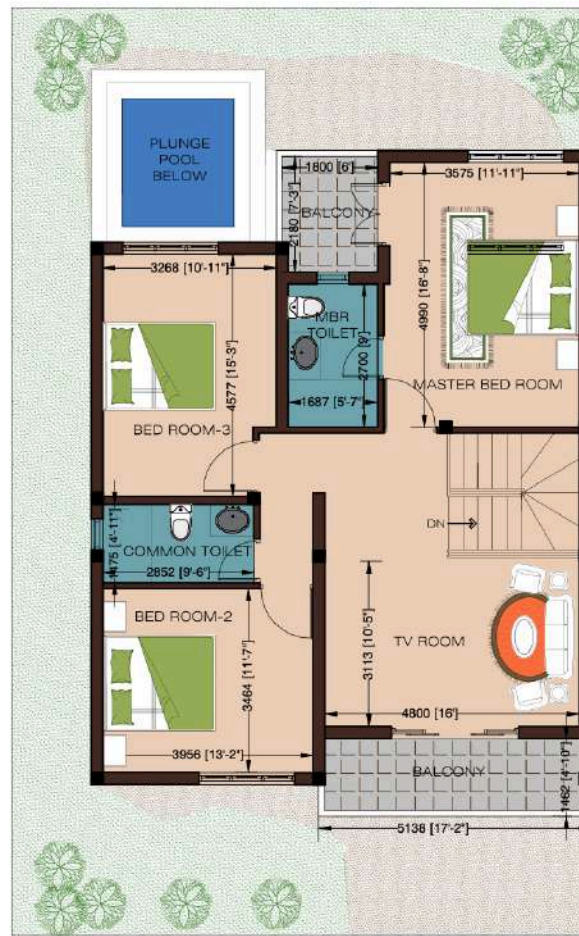
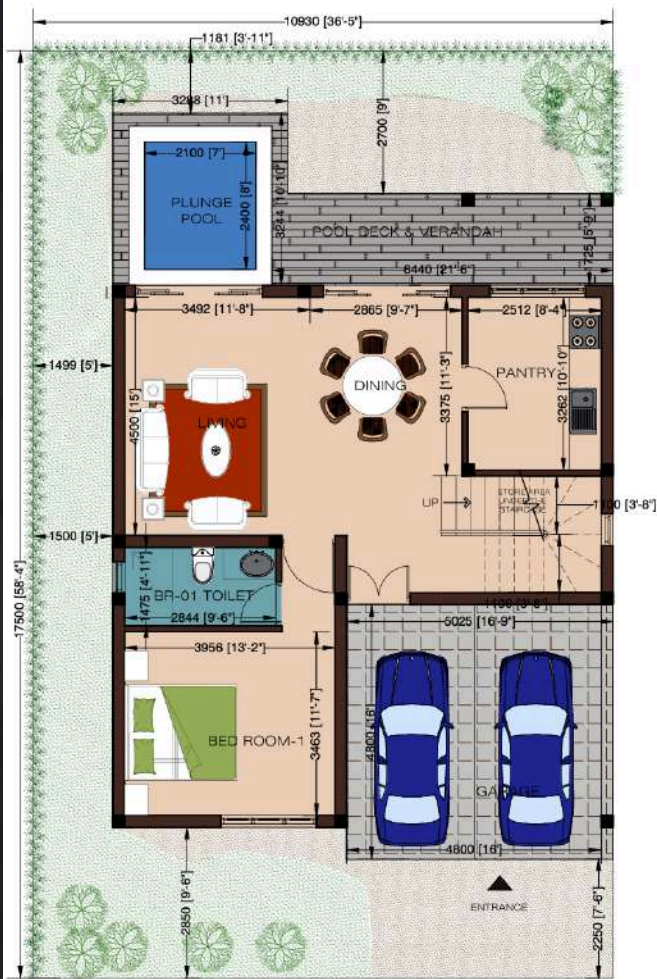
Designed for those who appreciate space and exclusivity, Villa D boasts stunning terrace views perfect for entertaining or relaxing. Grand living and dining spaces are enhanced by high end interiors, a fully equipped kitchen with top tier appliances, and a possibility to change it into a dedicated home office or study area ideal for professionals working from home.

**4 Beds | 3 Baths | Land Size 7.56 Perches | 2 Parking | Optional Plunge Pool**

Ground Floor	SQ.FT.	Upper Floor	SQ.FT.
Garage	16'-9" X 16'-0"	TV Room	16'-0" X 10'-5"
Living	11'-8" X 15'-0"	TV Room-Balcony	17'-2" X 4'-10"
Dining	9'-7" X 11'-3"	Master Bedroom	11'-11" X 16'-8"
Pantry	8'-4" X 10'-10"	MBR-Toilet	5'-7" X 9'-0"
Bedroom-01	13'-2" X 11'-7"	MBR-Terrace	6'-0" X 7'-3"
BR-01-Toilet	9'-6" X 4'-11"	Bedroom-02	13'-2" X 11'-7"
Plunge pool	7'-0" X 8'-0"	Common Toilet	9'-6" X 4'-11"
Plunge Pool with Deck	11'-0" X 10'-10"	Bedroom-03	10'-11" X 15'-3"
Pool Deck & Verandah	21'-6" X 5'-9"		
Store Area	8'-4" X 3'-8"		







## Type D - 04 Bedroom Unit

Land Extent  
230 SQ.M (7.56 Perches)

	Floor	Balcony/Verandah
Ground Floor Area	78 SQ.M	42 SQ.M
1 <sup>st</sup> Floor Area	99 SQ.M	11 SQ.M
Total Floor Area	177 SQ.M	53 SQ.M





*Aerial View of Serene Villas*





TYPE - A - 03 BED ROOM UNITS	- 20 NOS (PERCHES 8.38 )
TYPE - B- 04 BED ROOM UNITS	- 18 NOS (PERCHES 9.52)
TYPE - C - 04 BED ROOM UNITS	- 07 NOS (PERCHES 8.68)
TYPE -D -04 BED ROOM UNITS	- 08 NOS (PERCHES 7.56)
TYPE - A1	- 01 NOS (PERCHES 7.2)
TYPE -B1	- 01 NOS (PERCHES 11.5)
TOTAL NO OF UNITS - 55 NOS	









# Worry-Free Living

A dedicated lifestyle management company will oversee all shared areas, from gardens to private roads, ensuring that every part of your community stays beautifully maintained at a fraction of a cost. With full property services and 24/7 assistance, your home will always feel cared for.





# Specification

## Kitchen

- Single bowl stainless steel sink with tap
- European standard or equivalent oven, hob & extractor, and additional fridge/freezer, washing machine, dishwasher
- Floor tiles

## Internal Door & Joinery

- Teak frame with teak panelled main door
- Timber engineered internal doors
- Water resistant timber bathroom door
- Aluminium frame with aluminium sash & glass external facade doors & windows

## Bathroom/Ensuites

- European standard or equivalent shower cubicles, wash basin, toilet, taps, shaver socket & shower attachment
- Hot water pipe & instant electric shower
- Matt finish porcelain/ceramic floor tiles & glazed wall tiles
- Mirrors to all bathrooms & chrome fittings
- Water resistant timber door

## Mechanical,Electrical & Security

- Rubble foundation with individual concrete column, block masonry walls, roof & gutters & downpipes
- Gated development & concrete fencing throughout the development
- 30amp 3 phase system, Light points, 13amp plug points, telephone sockets



# Specifications

## Bedrooms

- Fitted cupboard
- Timber engineered internal doors
- Water resistant timber bathroom door
- Aluminium frame with aluminium sash & glass external facade doors & windows
- Ceiling fans for all bedroom and living rooms

## Communal Entrance Lobby & General

- Concierge service
- Swimming pool, Kids pool, children's play areas, tennis court, indoor games, walkways, restaurants, bar, lush landscaped gardens

## Finishes

- Plaster with internal wall emulsion paint & external wall weathershield paint
- Tiled external feature wall
- Gloss finish homogeneous porcelain floor tiles to hallway, living room & bedrooms
- Light points, 13amp plug points, KDK ceiling fans and A/C provisions for master bedrooms and optional for other bedrooms

## Landscape & Parking

- Gated development with allocated parking for each villa
- Visitor car parking spaces
- Landscape gardens and amenity space
- Exterior security lighting



# Jaffna & The Future

Where timeless heritage meets modern living

At the very top of Sri Lanka lies a world of its own Jaffna, a city unlike any other. With its distinctive blend of colonial charm, Tamil culture, and a captivating coastal spirit, Jaffna is more than a location, it's a legacy.

Wander its streets and you'll discover an eclectic mix of Dutch and British residences, Portuguese churches, and ancient Hindu temples all coexisting with a rhythm that's uniquely Jaffna. It's a city shaped by centuries of diversity: from Tamil and Muslim traders to colonial rulers from Portugal, the Netherlands, and Britain, each leaving behind traces of architectural and cultural beauty.







Just beyond the city lies the Jaffna Peninsula, a lush, fertile stretch of land dotted with country roads, walled gardens, and family run farms. Here, the earth yields chillies, onions, bananas, jackfruit, and even grapes, a quiet testament to the richness of the land and its people.

For those seeking a peaceful lifestyle surrounded by history and natural beauty, Serene Villas offers the perfect gateway to this extraordinary part of Sri Lanka.





# Education, Just Minutes Away

Families at Serene Villas enjoy access to some of the island's most respected educational institutions all within 15 minutes of your doorstep.

- **St. Patrick's College:**  
A renowned Catholic school founded in 1850.
- **Jaffna Central College:**  
One of Sri Lanka's oldest and most prestigious national schools, established in 1817
- **St. John's College:**  
Founded in 1823, this private institution is a pillar of academic excellence in Jaffna.
- **Chundikuli Girls' College:**  
Established in 1896, this historic school is a pioneer in women's education in the north.
- **Jaffna Hindu College:**  
A national school founded in 1886 by the Hindu community.





# Reasons to live in Jaffna

## Heritage, Culture, and Connectivity

Whether you're strolling through the old Dutch fort, exploring a seaside temple, or enjoying a festival under the stars, Jaffna offers a lifestyle that's both enriching and evolving.

- Serene Villas is just 2.4 miles from the town center
- Well connected via public transport and main roadways
- Less than 10 minutes' drive to shops, restaurants, and cultural landmarks
- Easy access to Jaffna International Airport

It's the perfect blend of heritage and modern convenience.







# Reasons to live in Jaffna

## Lifestyle Management – Care You Can Count On

At Serene Villas, every detail has been considered even after you move in. A dedicated lifestyle management company will take care of the community's shared spaces, ensuring everything from the gardens and bin stores to private roads stays clean, safe, and well maintained.

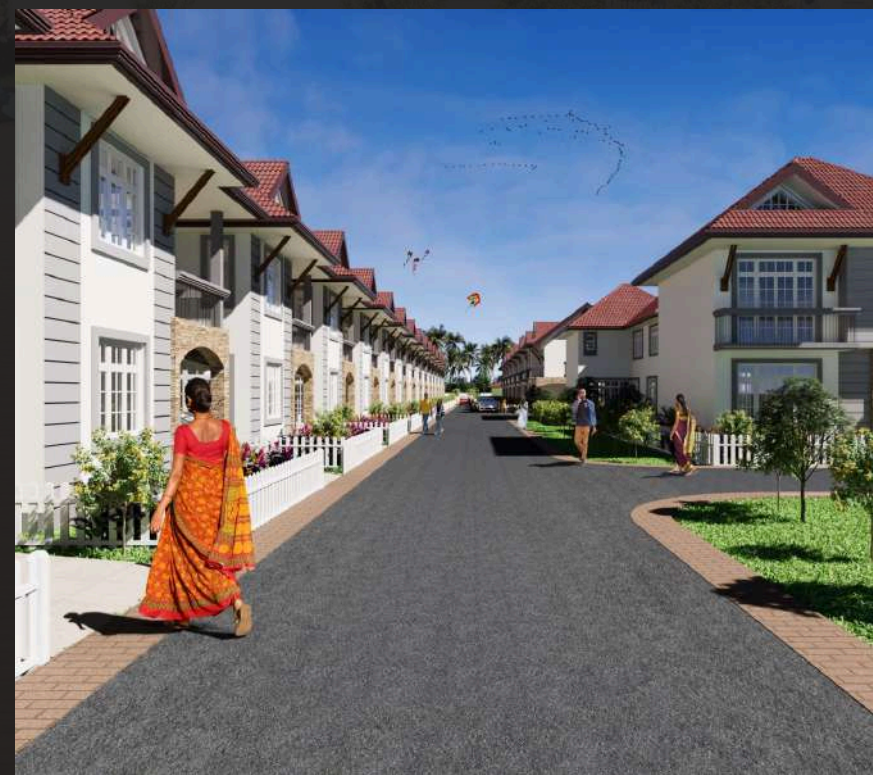
Owners will enjoy:

- Full management support
- Professional maintenance services
- A secure, beautifully kept environment
- Easy and transparent service charges

**It's seamless, stress-free living, just as it should be.**











# Why Serene Vi Jaffna







illas in



- Prime location within a regenerating, thriving city
- Designed with exceptional quality, elegance, and function
- A secure gated resort with high end amenities
- Surrounded by culture, history, and opportunity
- Full service management for carefree ownership
- A visionary development by Beach Side Resorts (Pvt) Ltd





# This gated resort features :



A state of the art  
swimming pool



Kids' swimming pool



Trendy restaurant



Trendy bar



Fully equipped gym



Concierge offices



Tennis court



Walking paths



Manicured landscaped  
gardens



24/7 security for  
complete peace of  
mind



# Easy access to Jaffna's key destinations,

Jaffna International Airport  
30 minutes away



Jaffna Library  
2.3 miles



Nallur Temple  
2.6 miles



Jaffna Town  
2.4 miles



St. Patrick's College &  
other top schools  
1.5 miles

Nearest Beach  
500 meters



Jaffna secretariat  
1.8 miles





# Jaffna

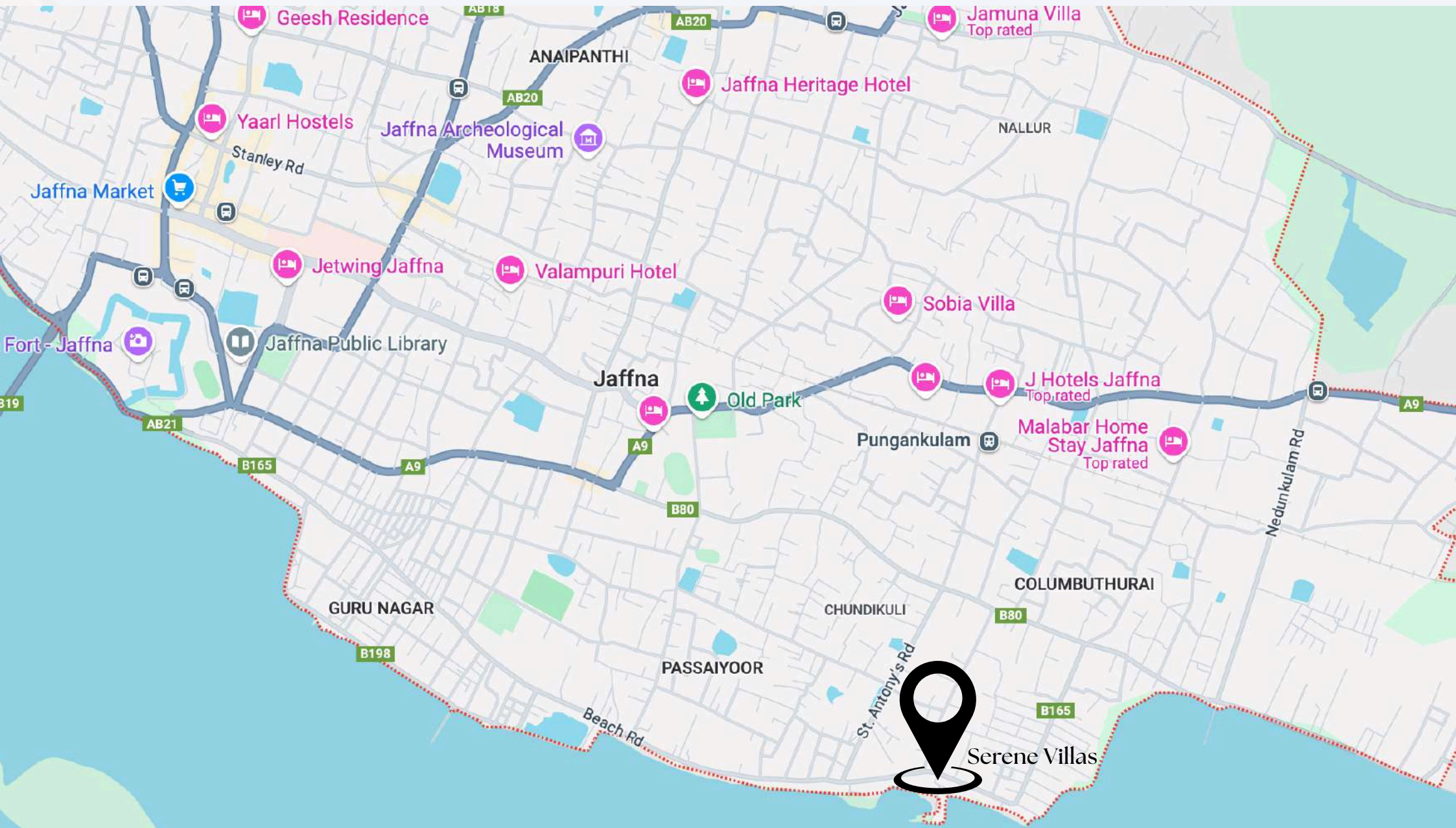
## Rich in Culture, Ready for the Future

The northern capital is experiencing a revival, and Serene Villas places you right at the center of it. With its blend of colonial charm, Tamil tradition, and modern development, Jaffna is a place where history and progress meet.

From temples and churches to gourmet restaurants, fresh markets, and vibrant festivals, this is a city alive with energy and full of opportunity. And with excellent schools, hospitals, and transport nearby, everything you need is within reach.











SERENE VILLAS

# Time To Take The Next Step

## Location

Serene Villas, 581/110 Beach Road, Columbuthurai, Jaffna

## Developer

Beach Side Resorts (Pvt) Ltd

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**Phone (SL):** +94 77003 2657

**Phone (UK):** +44 79 7751 2736 / +44 79 6086 6928 / +44 78 0109 9741

**Website:** [www.beachsideresorts.lk](http://www.beachsideresorts.lk)





SERENE VILLAS



Expertly constructed by



BEACH SIDE RESORTS  
(PVT) LTD