



FARM VILLA
by HERITAGE

SURROUNDED BY THE WILD
PAMPERED IN LUXURY



About Us

Nestled on an 11-acre estate facing lush paddy fields and just minutes away from the Yala forest reserve, Farm Villa by Heritage offers a peaceful escape where privacy and nature come together in perfect harmony.

Established around 2020, the villa began as a quiet boutique retreat featuring just 10 private chalets. Surrounded by greenery and open skies, each chalet is thoughtfully positioned to offer guests a sense of seclusion and connection to nature. With a strong focus on sustainable living, the property also practices its own cultivation, meaning guests enjoy fresh, organic, farm-to-table meals every day.

Thanks to its strategic location, Farm Villa is easily accessible via the Southern Expressway from Colombo, making it an ideal getaway for nature lovers, spiritual travelers, and couples seeking tranquility.

In 2025, Farm Villa entered a new chapter under the management of Royal Heritage Management, renowned for their award-winning hospitality. With upgraded facilities and professional service, the villa now operates as part of a trusted hospitality brand committed to quality, care, and cultural heritage.

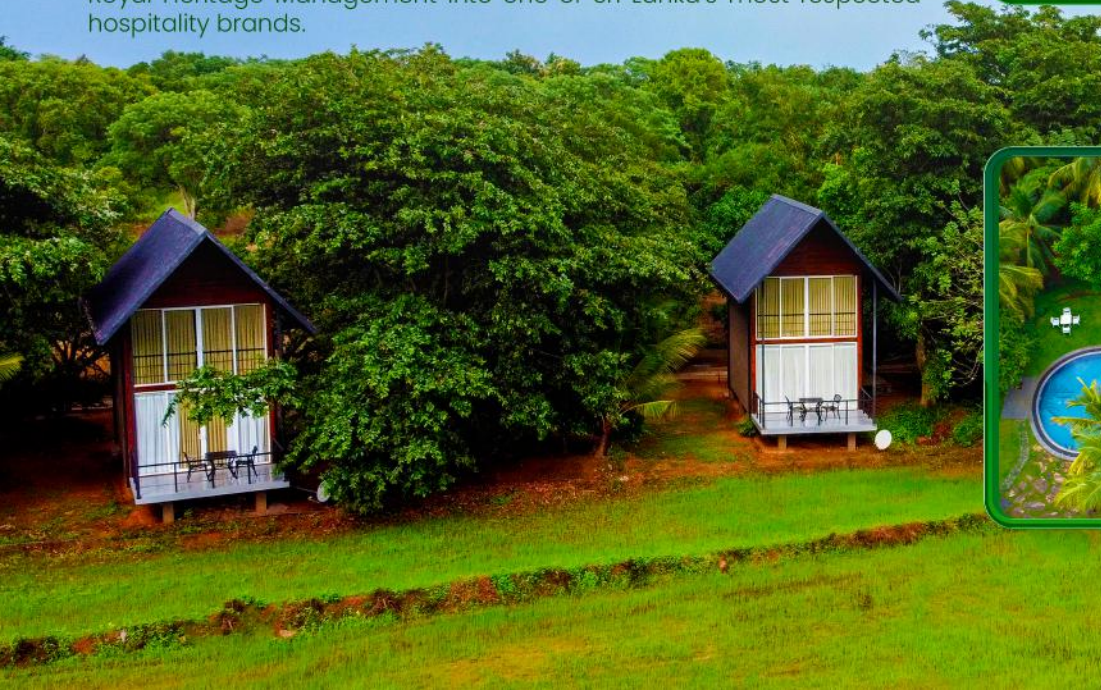
About Royal Heritage Management

Royal Heritage Management is a leading hospitality group in Sri Lanka, operating a collection of hotels and restaurants admired for their blend of luxury, culture, and service excellence.

Some of the properties under its management include:

- Heritage Hotel Anuradhapura
- Royal Ramsess
- Royal Arcade
- Peradeniya Rest House
- Hotel Royal Park
- Nom Nom Thai Restaurant

The group is guided by the leadership of Mr. Ishan Jayarathne and Mr. Uditha Sunnadaniya, whose vision and expertise continue to shape Royal Heritage Management into one of Sri Lanka's most respected hospitality brands.



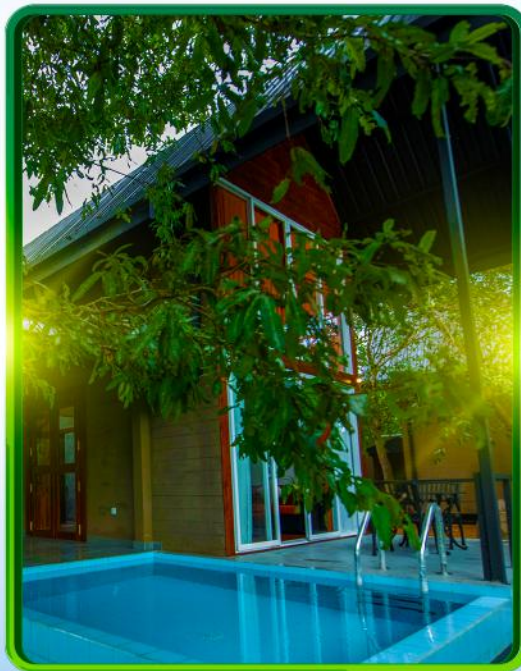
ROOMS & AMENITIES

Comfort in the Wild

Tucked among towering trees and surrounded by greenery, our chalets offer calming views of lush paddy fields. Whether you're sipping tea on your private veranda or enjoying a quiet night under the stars, Farm Villa promises a peaceful and private stay, just steps away from nature.

POOL CHALETs

Your own slice of paradise – unwind in your private plunge pool while gazing across open paddy fields. Ideal for couples, small families, or groups.



- Private plunge pool
- Veranda with paddy field view
- King-size or twin beds
- Single / Double / Triple / Quadruple occupancy
- Sofa seating area
- Ensuite bathroom with organic toiletries
- Flat-screen TV

Amenities & Services

Free Wi-Fi | Daily housekeeping | Air-conditioned rooms
Organic toiletries | Mini bar | Tea & coffee setup
In-room dining (on request) | Garden relaxation spots
Nature walks within the property

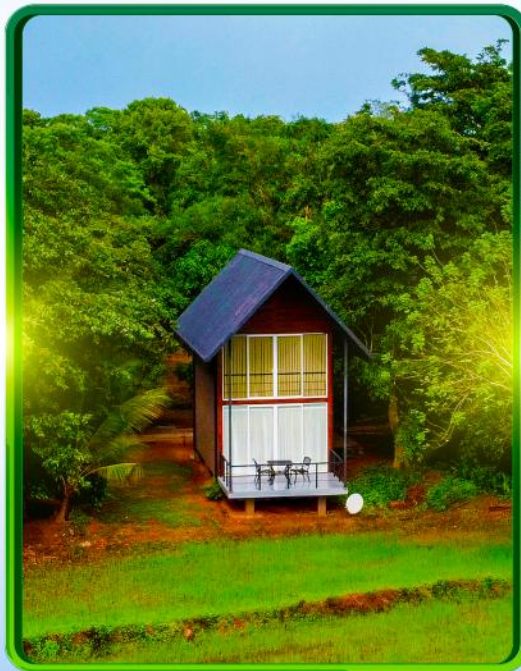
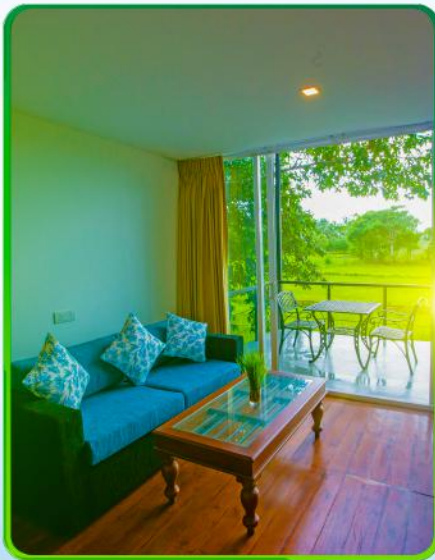
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DELUXE CHALETs

Cozy, quiet, and set amidst trees, these chalets offer all the essentials for a rejuvenating nature getaway.



- Private veranda with greenery & field view
- King-size or twin beds
- Single / Double / Triple / Quadruple occupancy
- Ensuite bathroom with modern fittings
- Sofa seating area
- Flat-screen TV

Amenities & Services

Free Wi-Fi | Daily housekeeping | Air-conditioned rooms
Organic toiletries | Mini bar | Tea & coffee setup
In-room dining (on request) | Garden relaxation spots
Nature walks within the property

ROOMS & AMENITIES

Comfort in the Wild

Our Family Rooms are designed for those who need extra space and convenience. Located on the first floor, these large rooms come with two king-size beds, making them ideal for families or small groups traveling together.

DELUXE FAMILY ROOMS

Spacious and practical, designed for families or friends to relax and share memorable moments together.



- Large first-floor layout
- Two king-size beds
- Shared balcony area
- Double / Triple / Quadruple occupancy
- Ensuite bathroom with modern fittings
- Flat-screen TV

Amenities & Services

Free Wi-Fi | Daily housekeeping | Air-conditioned rooms
Organic toiletries | Mini bar | Tea & coffee setup
In-room dining (on request) | Garden relaxation spots
Nature walks within the property

DINING & EXPERIENCES

Flavour Meets Simplicity

Nourish your body and soul with fresh, organic meals and nature-inspired experiences designed to relax, rejuvenate, and reconnect



FARM-TO-TABLE DINING

Enjoy the taste of local goodness, made fresh from our own garden and local farmers.

AUTHENTIC SRI LANKAN BREAK-FAST

DAILY ORGANIC VEGETABLES FROM OUR FARM

HOME-STYLE LUNCH AND DINNER (RICE & CURRY, BBQ ON REQUEST)

HERBAL DRINKS, FRESH JUICES & TROPICAL FRUITS

OUTDOOR DINING UNDER THE TREES (ON REQUEST)

PRIVATE DINING SETUP FOR COUPLES AND SMALL GROUPS

Note

All meals are made with care using organic produce grown right here at Farm Villa.



THINGS TO DO AT THE VILLA

NATURE WALKS:

Stroll through our 11-acre property filled with trees, birds, and butterflies

BIRD WATCHING:

Spot peacocks, kingfishers, and many native species

STARGAZING:

Relax under clear night skies with minimal light pollution

RIVER BATHING:

Visit nearby Menik Ganga for a refreshing dip or spiritual ritual

HAMMOCK TIME:

Slow down and unwind with a book or a nap under the trees

IN-VILLA CHILL:

Board games, tea moments, or simply watch the fields sway



INTERACTIVE GUEST EXPERIENCES

Reconnect with rural life and discover the joy of simplicity.

COOKING DEMONSTRATIONS:

Learn to make traditional Sri Lankan dishes from our in-house chef

VEGETABLE PICKING:

Harvest your own greens from our garden before mealtime

FARMING EXPERIENCE:

Get hands-on with planting, watering, or harvesting
Coconut Plucking & Fresh Drink Station (on request)

HERBAL DRINK SESSIONS:

Discover the power of local herbs and spices Perfect for families, children, wellness travelers, or anyone craving a deeper connection to the land.

Yala National Park

Where the Wild Roams Free

From Farm Villa, guests enjoy convenient access to three entrances into Yala National Park, Sri Lanka's most iconic wildlife reserve. This gives you flexibility to choose the perfect safari route, whether you want the closest, the most serene, or the main gateway experience.

What You'll Encounter

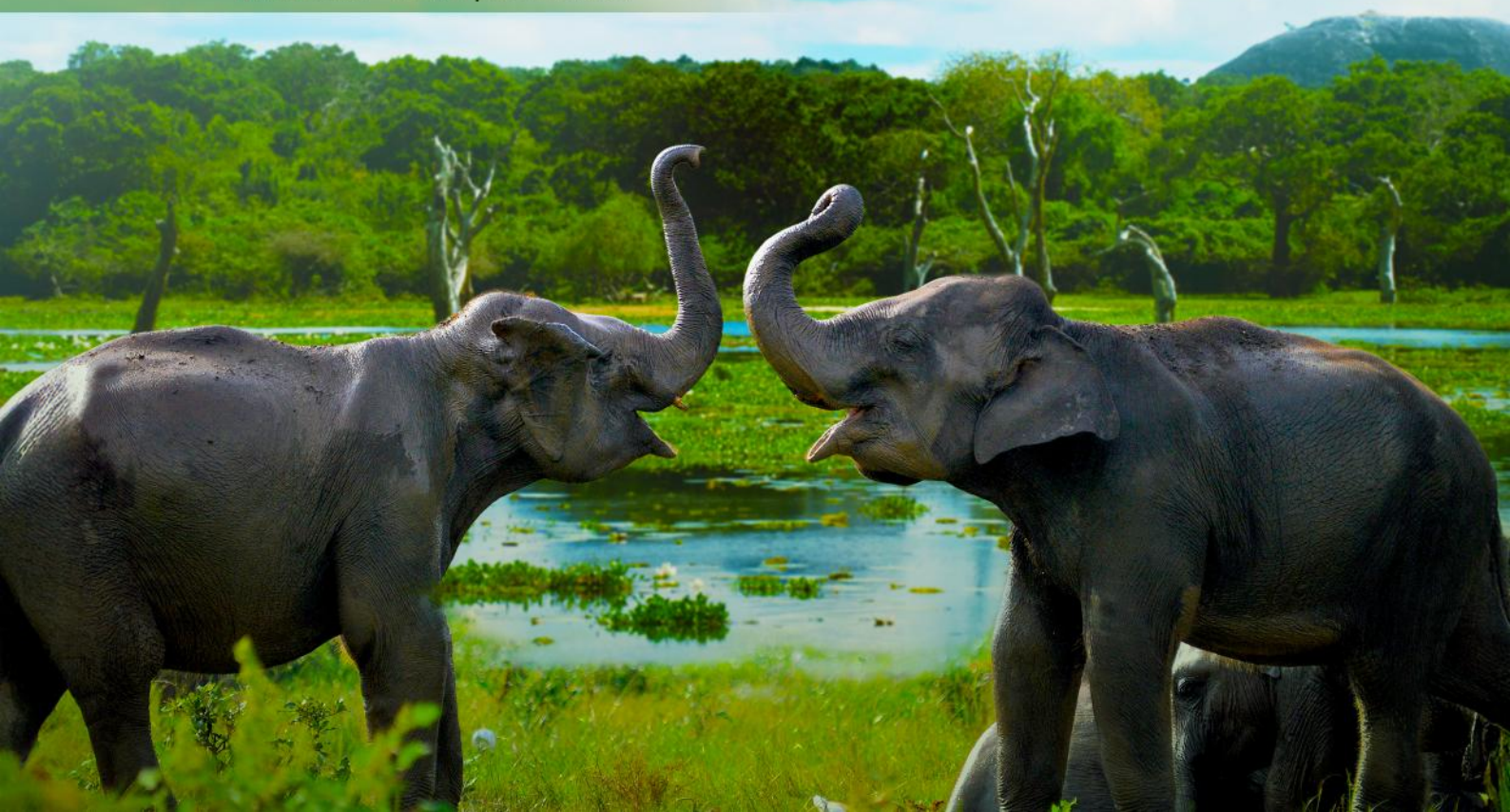
The elusive Sri Lankan leopard with the highest population density in the world. Herds of elephants, spotted deer, wild boar, and sloth bears. Over 200 species of birds, including eagles, owls, and colorful bee-eaters. Scenic landscapes ranging from dry scrub to lush wetlands and rocky outcrops.

Your Safari Experience

Customized half-day or full-day safaris with experienced local guides. Early morning starts with packed Farm Villa breakfast. Jeep safaris arranged by our team, with private or shared options. Perfect for wildlife photographers, families, and adventurers.

Distance from Farm Villa:

Block V - 4 Km / 6 minutes
Katagamuwa - 14 Km / 20 minutes
Main Gate - 45 Km / 60 minutes



Kataragama Dewalaya

Sacred & Timeless

Kataragama Devalaya, just 5 minutes from Farm Villa, is a sacred crossroads where pilgrims of all faiths gather in reverence. Here, barefoot visitors move through incense-filled air, accompanied by drumming and offerings of fruit, flowers, and flame. It is a place of prayer, healing, gratitude, and blessings from God Kataragama, honored by many names across religions.

Why It's So Special

One of the most sacred sites in Sri Lanka, respected by Buddhists, Hindus, and Muslims Evening poojas with fire walking and drumming ceremonies Sacred Bo Tree, shrines, and ancient structures Home to the Esala Festival (July–August) with grand processions and rituals

What Farm Villa Offers for Pilgrims

Enjoy a peaceful stay near the temple town with flexible meal times for sunrise visits, meditation-friendly spaces, herbal refreshments, and guidance to nearby shrines like Kiri Vehera.

📍 Distance from Farm Villa: 3 Km / 5 minutes



Kirinda Beach & Temple

Where Ocean Meets History

Venture 45 minutes south from Farm Villa and the jungle gives way to the coast. There, atop a windswept rock overlooking the Indian Ocean, stands Kirinda Temple, a sacred site steeped in legend. Below it lies a golden beach, still untouched by crowds. A hidden cove of peace, beauty, and salt air.

What to Expect at Kirinda

Unspoiled, quiet beach ideal for relaxing or sunset strolls Breathtaking sea views from the hilltop temple Rock formations and sea-splashed cliffs perfect for photography Coastal breeze and spiritual serenity far from the tourist path

Make It an Experience

Ideal for a half-day retreat after a morning safari
Take a book, picnic basket, or just your camera
Visit the temple, rest by the beach,
and enjoy some local seafood en route

📍 Distance from Farm Villa: 45 minutes drive





Contact & Reservations

Let Nature Be Your Next Destination

Visit Us

Farm Villa By Heritage, Akkara Vissa, Girikatuwawa,
Sella katharagama, Kataragama.

Call Us

077 77 33 482

Write to Us

info@farmvillabyheritage.lk

Find Us Online

www.FarmVillaByHeritage.lk



Whether you're planning a peaceful getaway, a spiritual retreat,
or a nature filled family holiday, we're here to help you make it memorable.