



HANTHANA
H I L L S E S T A T E

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Hanthana Hills Estate is a public-private partnership between The National Housing Development Authority and Millennium Distributors & Traders (PVT) Ltd, a sister company of JAT Property Group (PVT) Ltd.

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Embrace the Charm of Living in Nature

Welcome to the captivating world of Hanthana Hills Estate. Nestled on the picturesque slopes of Hanthana and overlooking the historical city of Kandy, this new housing development project offers an unparalleled living experience, where exquisite design meets breathtaking scenery.

Our enchanting estate boasts **102 thoughtfully designed homes**, each offering a haven of comfort and elegance. Immerse yourself in the spacious interiors, embrace the harmony of nature, and indulge in the serene ambiance that these homes have to offer.

102 Elegant Homes

Our curated collection offers a choice between 2 and 3-story houses with 3 and 4 Bedroom layout options.

Prioritizing Inclusivity

Our designs prioritize accessibility, ensuring convenience for all residents, including those with disabilities.

Spaciously Designed

Each villa offers a spacious buildable area from 2,055 to 2,385 sqft, with additional space available on request for optimized living

Starting at LKR 54 Million

An exceptional value beyond comparison, offering affordable luxury tailored to your preferences.

*NHDA Specification base units from Rs. 46 million for 2,055 sqft, 3-bedroom units

Customization & Upgrades

Elevate your living experience by customizing your dream home with a diverse range of upgrade options.

A Thoughtful Location

Whether you seek a peaceful abode away from the city's hustle or desire to embrace the allure of community living, Hanthana Hills Estate offers the best of both worlds. Immerse yourself in the serenity of nature while being within easy reach of Kandy's vibrant cultural scene and modern amenities.





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Surrounding Areas

Kandy Town - 3 km
Railway Station - 3 km
Ampitiya - 8.5 km
Pilimathala - 16 km
Peradeniya - 9 km
Katugastota - 9.8 km
Highway Entrance - 44 km

Health Care

Kandy National Hospital - 1.5 km
Durdans Medical Centre - 3.4 km
Asiri Hospital Kandy - 5.1 km

Recreation

Kandy City Center - 3.7 km
Bogambara Cultural Center - 4 km
Municipal Indoor Sports - 3.2 km
Royal Botanic Gardens - 8.5 km
Digana Golf Club - 25.9 km

Education

Hillwood College - 2.5 km
Good Shepherd Convent - 3.7 km
American Col. of Higher Ed. - 3.9 km
Trinity College - 4.2 km
Mahamaya College - 4.4 km
Dharmaraja College - 6.5 km
University of Peradeniya - 8.7 km

Convenience Stores

Cargills Food City - 3.7 km
Keells Super - 4.4 km
Arpico Super Centre - 5 km

Leisure

Queen's Hotel - 4.6km
Radisson Hotel - 4.1 km
Suisse Hotel - 4.1 km
Earl's Regent - 6 km
Thilanka Hotel - 6.1 km



Spacious Interiors

Our vision of creating spacious and airy interiors comes to life in each of these individually designed houses. Step inside, and you'll be greeted by generous living spaces that seamlessly blend functionality with elegance.

High ceilings and ample natural light create an open and inviting atmosphere, inviting you to relax and unwind. The well-thought-out floor plans offer versatility, allowing you to customize your living spaces to suit your unique lifestyle.



*Images taken from our completed mock up unit Lot 42

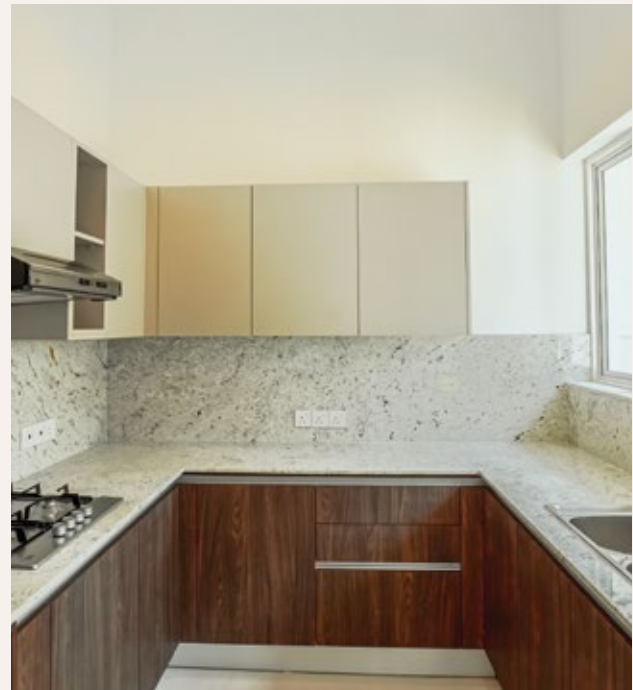


*Images taken from our completed mock up unit Lot 42

Character & Ambiance

You'll find that every detail has been meticulously curated to create an atmosphere of bliss. Combining modern elements with a touch of rustic charm, the interior of these homes exudes a unique and timeless design. Rich textures, earthy tones, and thoughtfully chosen materials harmonize with the surrounding landscape, infusing the living spaces with a sense of warmth and harmony.

Explore a world of possibilities with a **range of upgrades available**, from the kitchen and flooring to sanitary fittings and landscaping. For more information, don't hesitate to reach out to our knowledgeable Sales Agents.



*Images taken from our completed mock up unit Lot 42

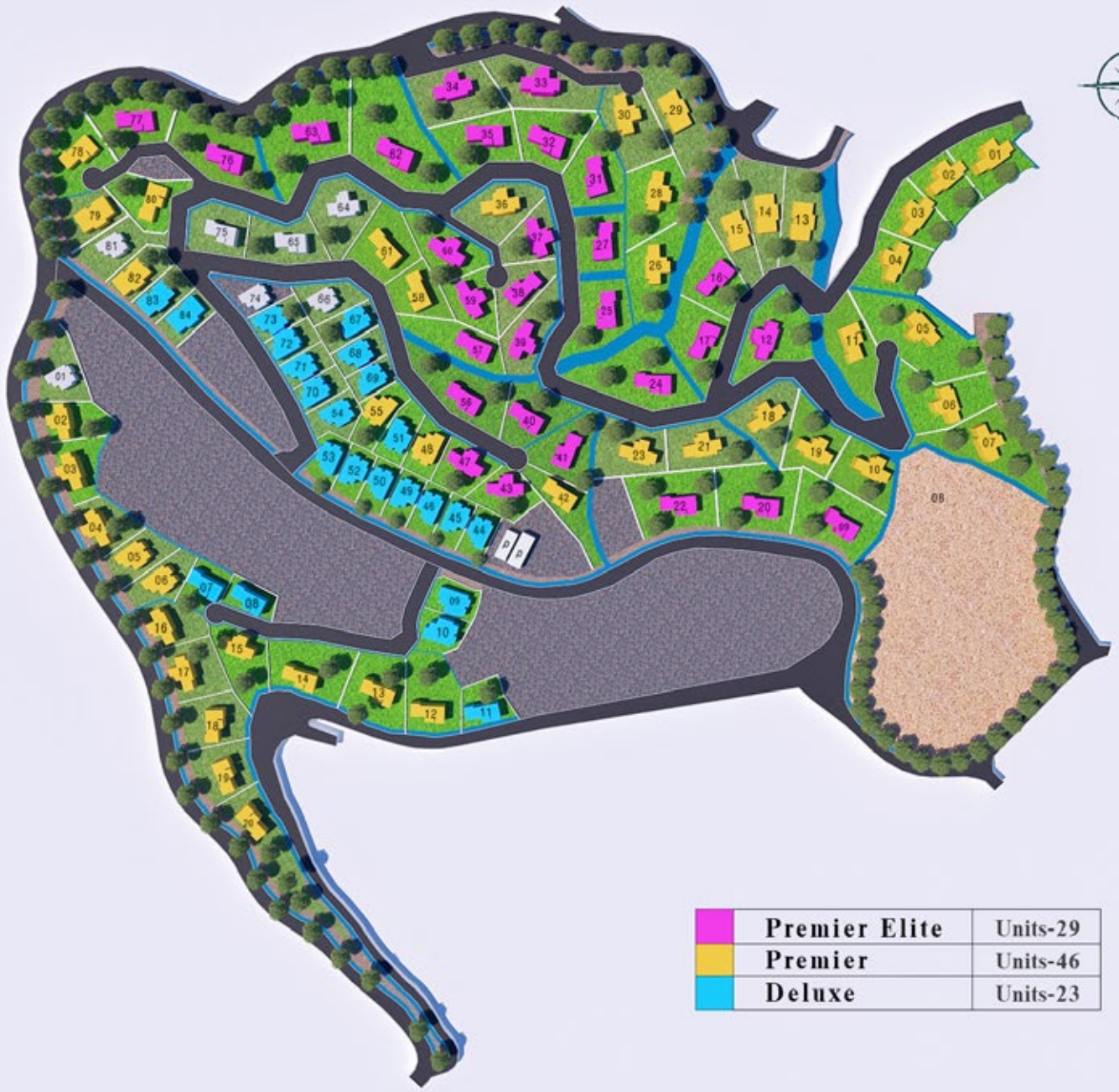


Kandy city view from lot 75

Lush Paradise

As you step outside, you'll find yourself embraced by expansive greenery that beckons you to explore and connect with nature. The seamless integration of the interior and garden spaces blurs the boundaries between indoors and outdoors, inviting you to enjoy the serenity of nature from every corner of your home.

Whether your wish is to entertain guests outdoors or simply bask in the tranquility of your private oasis, the garden is easily accessible, offering a perfect extension to your living space.



	Premier Elite	Units-29
	Premier	Units-46
	Deluxe	Units-23

Unique Layout Designs

Embracing the diverse landscapes of the estate, each house boasts a distinct design, making every dwelling a unique space. Whether perched on a gentle slope, surrounded by lush greenery, or overlooking the breathtaking cityscape of Kandy, residents have the privilege of choosing from a variety of captivating views that match their personal preferences and desires.

Hanthana Hills Estate offers a range of 2 and 3-storey houses, each with 3 and 4-bedroom layout options. These villas are generously designed with a substantial buildable area, spanning from 2,055 to 2,385 sqft, with additional space available on request for optimized living. Moreover, our commitment to inclusivity shines through in our designs, as we prioritize accessibility, guaranteeing convenience and comfort for all residents, including those with disabilities.

TYPE A

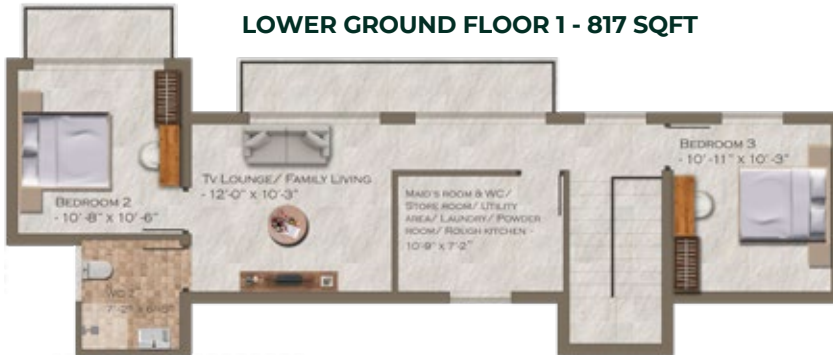


TYPE A

GROUND FLOOR - 1171 SQFT



LOWER GROUND FLOOR 1 - 817 SQFT



LOWER GROUND FLOOR 2 - 397 SQFT



TYPE B



TYPE B

GROUND FLOOR - 1254 SQFT



FIRST FLOOR - 1056 SQFT



TYPE C



TYPE C

GROUND FLOOR - 325 SQFT



MEZZANINE FLOOR - 912 SQFT



FIRST FLOOR - 992 SQFT



TYPE D



TYPE D

FIRST FLOOR - 942 SQFT



GROUND FLOOR - 348 SQFT



MEZZANINE FLOOR - 960 SQFT



Investment Opportunity

We invite you to embark on your journey towards owning a piece of Hanthana Hills Estate's enchanting landscape.

Starting at just **LKR 54 Million**, the homes at Hanthana Hills Estate provide a remarkable blend of affordable luxury tailored to your preferences.

This extraordinary opportunity stands as a unique find, offering **unmatched value in today's real estate landscape**.

Beyond its allure as a captivating residential haven, Hanthana Hills Estate also presents an exceptional investment opportunity. With its prime location and picturesque surroundings, owning a home in this esteemed estate can be a wise and rewarding decision.

The soaring popularity of the city of Kandy as a tourist destination makes Hanthana Hills Estate an ideal place for those seeking an investment property.

Consider the potential of renting out your property on platforms like Airbnb to capitalize on the city's constant influx of visitors. The enchanting views, tranquil ambiance, and proximity to cultural attractions make it an enticing prospect for vacationers and explorers alike.



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PAYMENT PLAN

SPA and Design Sign-Off	25%
Foundation and Brickwork upto the Ground Slab Level	30%
Finishing Roof with Ceiling	15%
Wall and Floor Finishes (including bathrooms)	20%
Landscaping the Garden	7.5%
Handover	2.5%



Our Banking Partners



HANTANA

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Reasonable care has been taken in the preparation of all marketing materials, but the Developer and/ or its Agents do not warrant the accuracy of the marketing materials and shall not be held responsible for any inaccuracies therein.

The statements, information, and depictions in the marketing material are believed to be correct but shall not be relied upon as statements of representation of facts, and they are not intended to form any part of the contract of the sale of the housing units. In particular, visual representations such as pictures and drawings are artist impressions only and are not representations of fact. All information contained in the marketing materials, including plans and specifications, is current at the time of printing and is subject to such changes as required or approved by the Developer or relevant authorities. The floor areas stated in the brochure are approximate measurements and are subject to a final survey. The Sale and Purchase Agreement shall form the entire agreement between the Developer and Purchaser and shall in no way be modified by any statements or representations whether contained in the marketing materials or given by the Developer and/or its Agent(s) or otherwise.