



POLVATTA ESTATE

LUXURY VILLAS
AHANGAMA, SRI LANKA

 VIANAAR



Welcome to Vianaar

Vianaar brings together a passion for aesthetic detail with a deep respect for nature and community.

Founded on the combined wisdom gathered by siblings Naina & Varun Nagpal across their careers, Vianaar has decades of experience building and maintaining restful retreats across Goa that allow residents to attune themselves with their surroundings.

Every home we develop is a product of lasting relationships with extraordinary collaborators and informed by a philosophy of holistic integration with our natural environment.

Our in-depth knowledge of the international market and global design standards ensures that each individual home expresses a tenor and personality of its own.

Welcome, dear reader, to your new abode.



Crystal-clear waters,
palm-fringed shores;
Ahangama is a pristine
paradise across the sea.



Within Sri Lanka's verdant embrace, a community thrives over shared values of solidarity, hospitality and mutual respect.





Life in Ahangama

Waves of crystalline ocean rise and fall against a blue sky. Life in Ahangama is a surfer's dream.

On the southern coasts of Sri Lanka lies the town of Ahangama where the oceans caress picturesque sandy beaches.

A thriving surfing subculture and an eye for adventure underlies the town's quiet temperament. As the town is yet to attract the attention of tourists, life in Ahangama moves at a relaxed pace. Surrounded by lush greenery and the call of the waves, it is easy to lose yourself in the gentle rhythms of Sri Lankan community and culture.

The central surfing spot, Weligama Beach, houses a close-knit community of shacks, restaurants, and surf instructors. Whether you're looking to find friends, reconnect with loved ones, or simply strengthen your connection to yourself; Ahangama is where life finds a soothing rhythm.

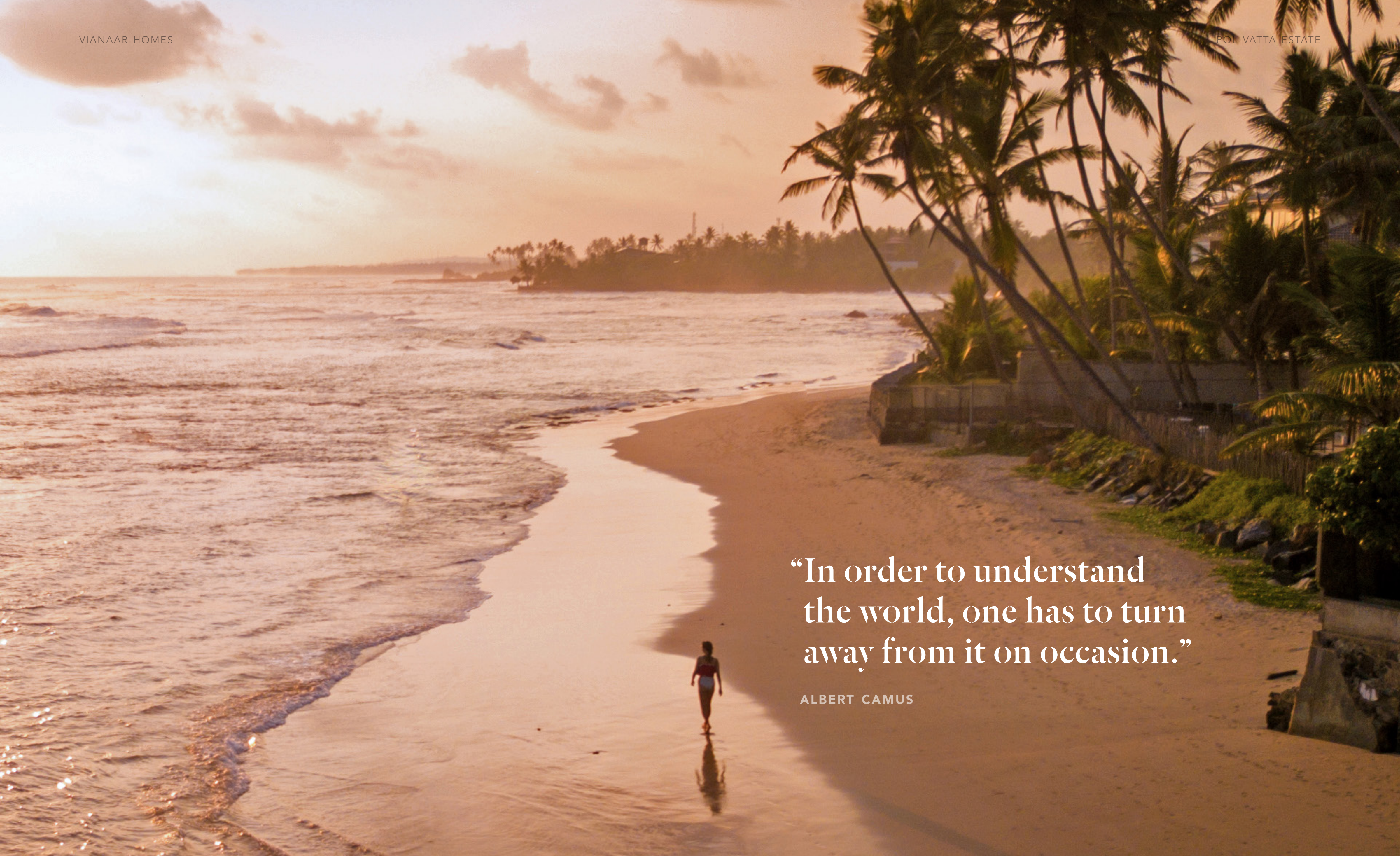


Traditional Market



Kabafana beach



A wide-angle photograph of a tropical beach at sunset. The sky is filled with soft, golden light and scattered clouds. The ocean waves are gentle and shimmering. A person is walking away from the camera on the sandy beach, their reflection visible in the wet sand. To the right, there are several tall palm trees and a concrete wall. In the distance, a small island or headland is visible across the water.

“In order to understand
the world, one has to turn
away from it on occasion.”

ALBERT CAMUS

Designed around Nature

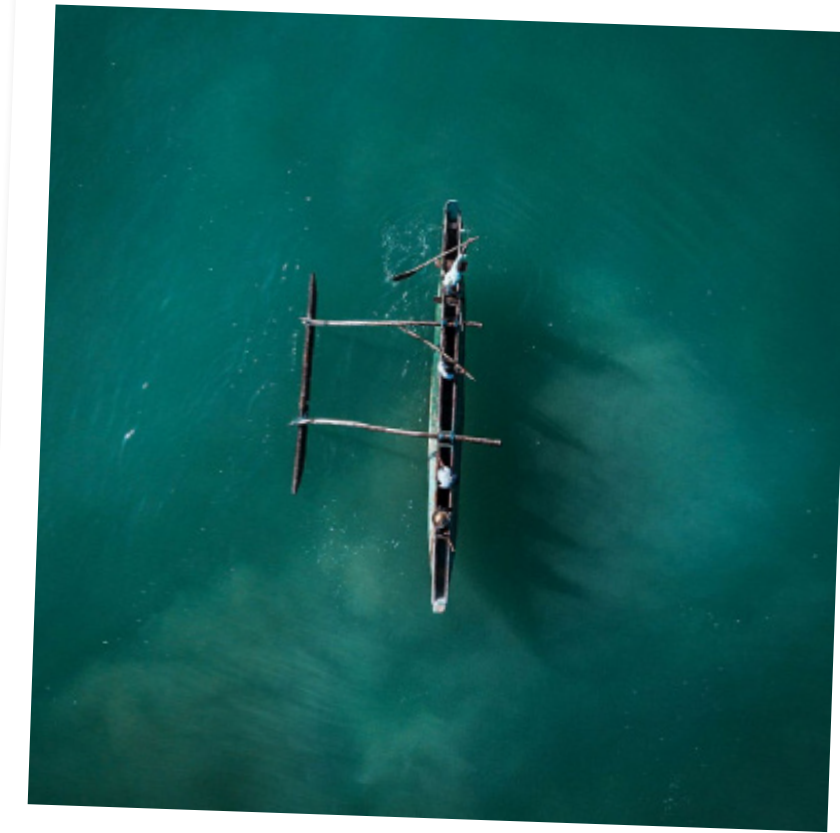
The vitality found in our natural ecosystems guides our design philosophy, enabling us to create homes that evoke a sense of equilibrium and harmony.

Light, space, texture, material, and sound.

At Vianaar, these fundamental elements of design interact in innovative ways to create functional and aesthetic spaces that engage all of one's senses while capturing the natural beauty of the environments surrounding our luxurious homes.

We create with gratitude towards the fact that we can create. The home is considered as a holistic entity and executed as one vision.

Architectural nuances like large windows and cozy nooks nurture a lifestyle in peaceful coexistence with the external environment, leading to a better quality of life for each of our residents.





Homes at Pol Vatta Estate
seamlessly merge the indoors with a
private backyard and a pool. Perfect for
an afternoon swim followed by a book.



Conversations start and organically flow in this tastefully curated space with curved lamps that gently shine their light over a family of warm faces.

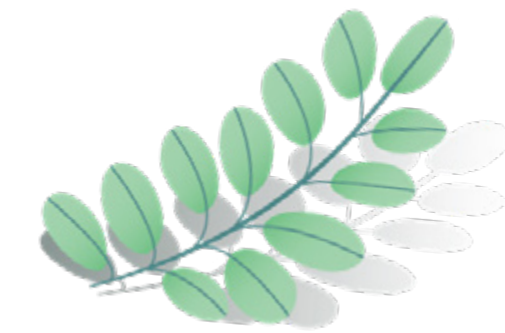


Soft, comfortable bedrooms usher you into the land of dreams while the private garden allows for shared moments of intimacy in the sun. Curated pieces of art add a sense of atmosphere to the scene.





*Minimalist and modern,
the villa's facade lets in copious
amounts of sunlight while
preserving your privacy.*



**Pol Vatta Estate presents
the ideal abode for those
who wish to awake to
Ahangama's natural beauty.**



Ahangama offers activities for the whole family in a summer vacation that lasts all year long.

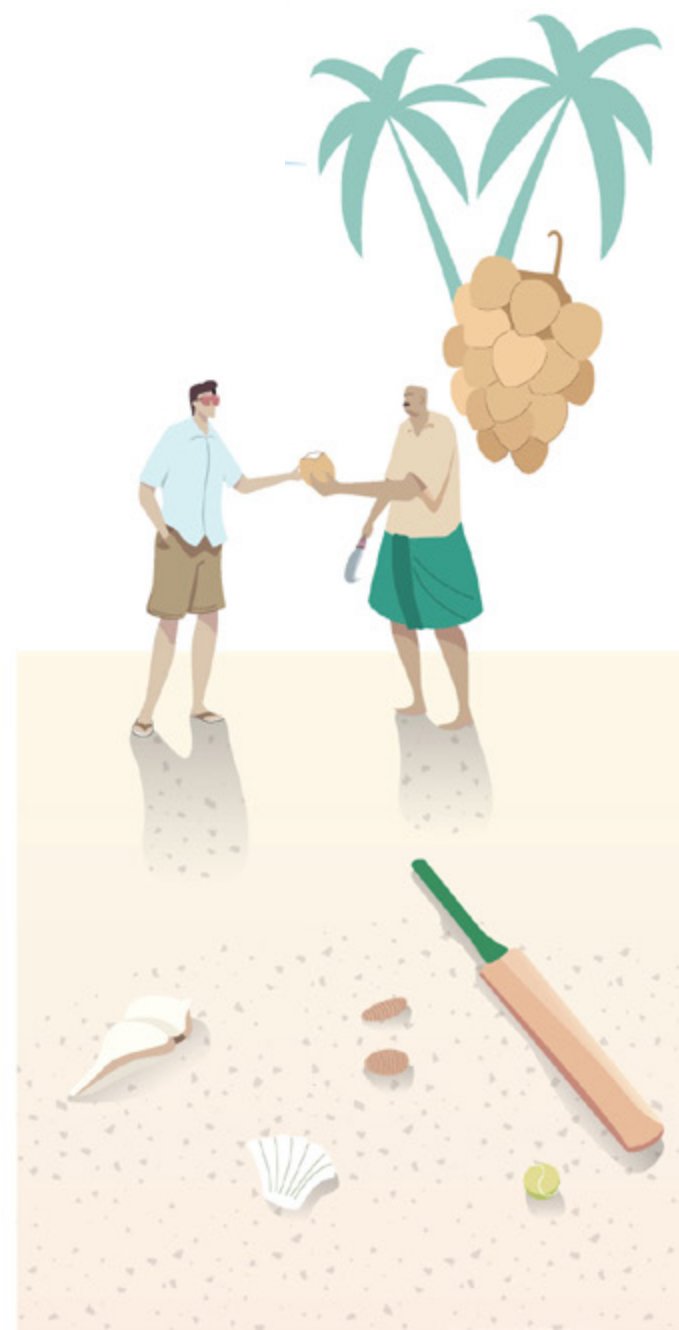
A golfer's paradise, the Nuwara Eliya Golf Club is home to prestigious matches and casual play alike. Contact customer care for assistance with obtaining a membership.





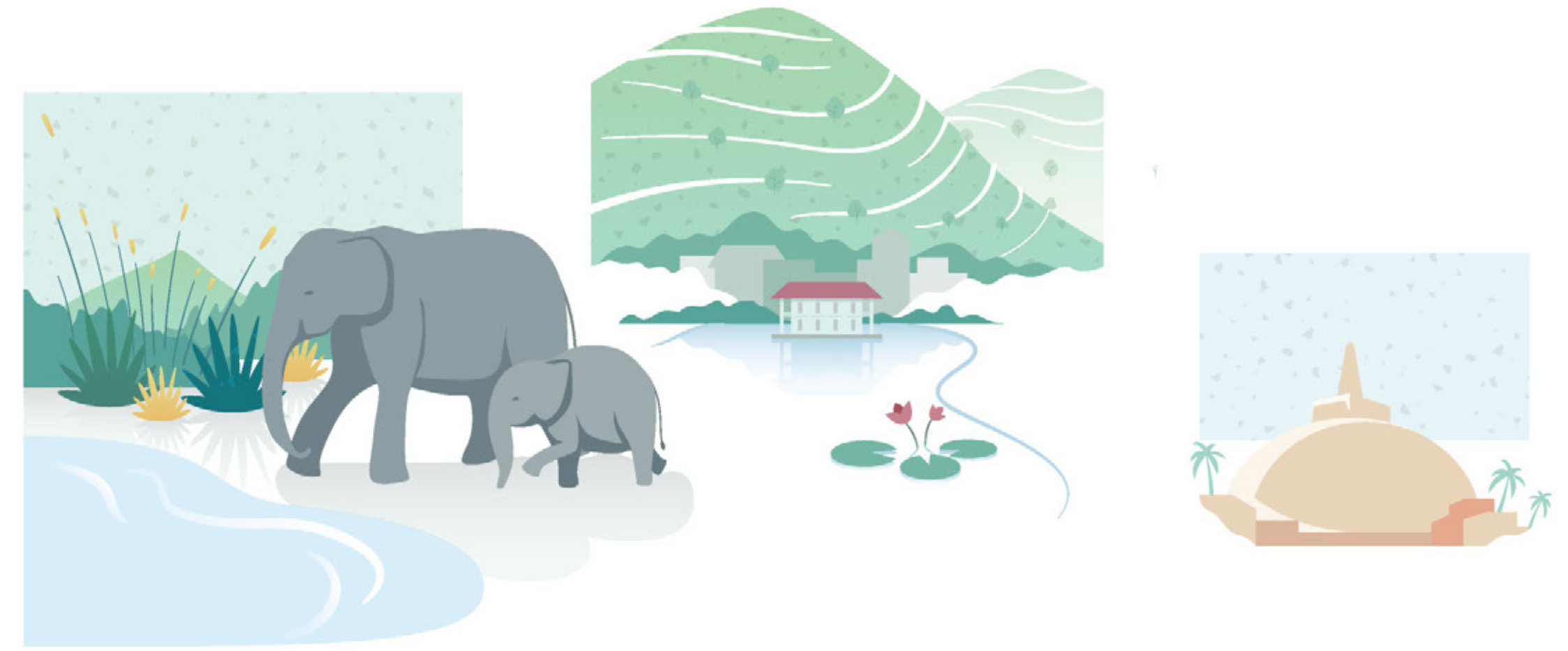
Swim, surf, and sail your way into new depths everyday in Ahangama's crystal clear waters.

For those looking for a quick swim, Palm Hotel next door offers a pool and a poolside restaurant.



Flavorful and diverse, Sri Lankan cuisine combines aromatic spices with fresh ingredients into sumptuous dishes like lamprais and ambul thiyal.





Ancient monasteries, stunning beaches, diverse wildlife; Ahangama's vibrant culture is a tapestry woven out of unforgettable experiences.



Koggala Lake Lane Restaurant

Koggala lake

 POL VATTA ESTATE

The Palm Hotel

Kat's Cafe

Koggala Beach

Cafe Ceylon

Kabalana Beach

Le Cafe French Bakery

Ahangama Beach

Surf Beach

Rockvin Cafe and Surf

Coconut Beach

Mangoes Restaurant

Traditional Market

Secret Jungle Beach

Sri Lanka





Sustainable Development

What we build today impacts
our tomorrow.

At Vianaar, we are acutely aware of the responsibilities that arise during the development, construction and consequent upkeep of luxury properties in fragile ecosystems.

Experts are consulted at every stage, from concept to estate management, ensuring our homes leave a minimal footprint on the world we cherish.

We are privileged to live in the lap of nature, and are constantly seeking innovative ways to give back.





Smart Construction Materials

Vianaar homes are built from locally sourced materials that create sustainable employment for our surrounding communities.

Wherever possible, we utilise recycled materials in an effort to conserve protected virgin resources.

Smart placement of materials with low thermal conductivity ensures our homes stay cool during the summer, and keep you warm in the winter.

Efficient Use of Natural Light

The architecture of Vianaar homes is meticulously designed to maximize the inflow of natural light, reducing dependence on electricity during the daytime while creating an environment that ensures the health and well-being of our occupants.

Water Conservation

Several interventions in the realm of water conservation help our homes limiting our impact on scarce groundwater resources.

Our properties capture rainwater runoff from roofs and other surfaces while using aerator fitted taps for low-flow plumbing.



Life's Easier with Trusted Companions

Handing over the keys is just the beginning of our journey.

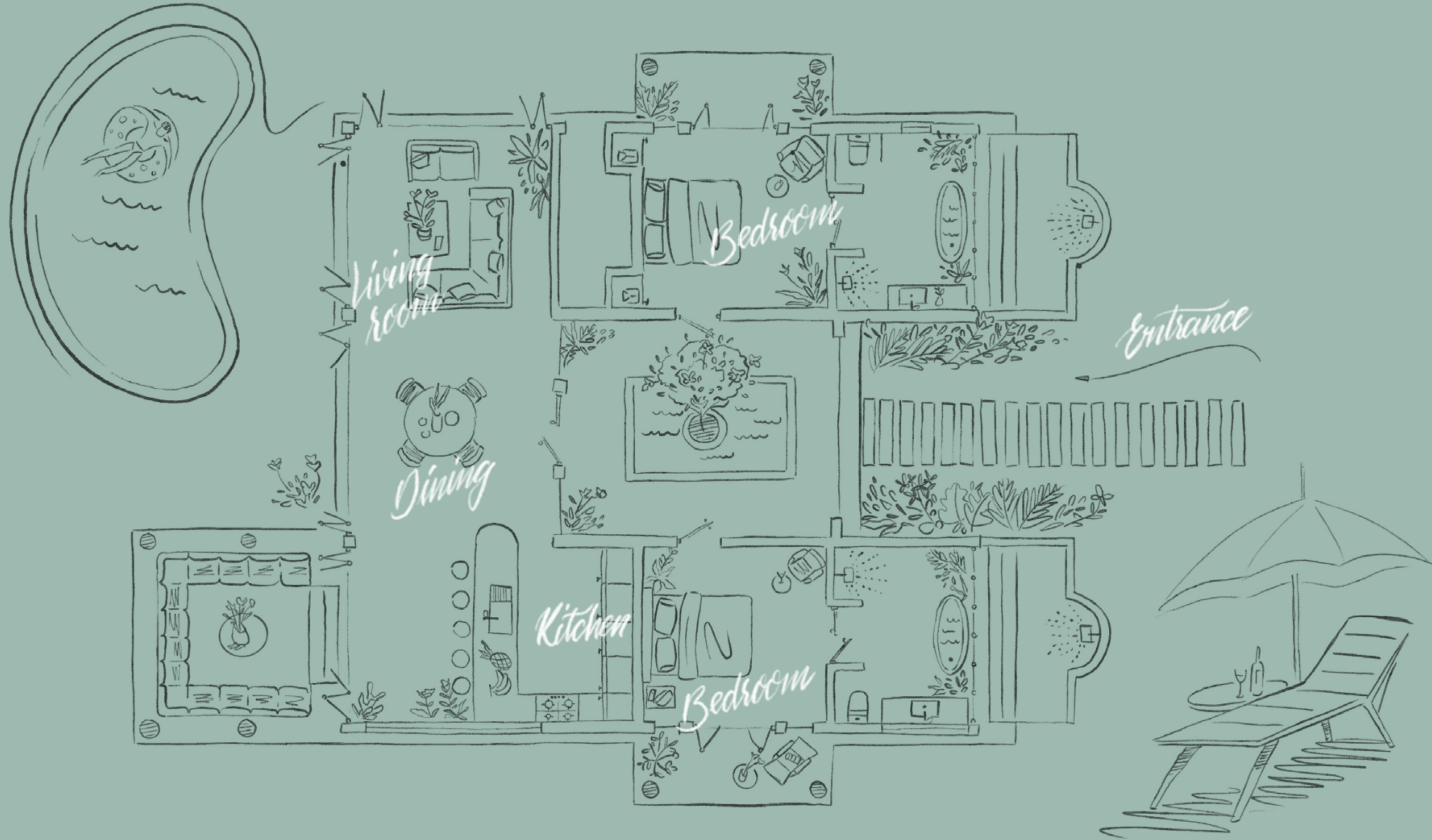
Your home is your safe space.

In the time that you are away, our estate managers and staff ensure the daily maintenance and upkeep of your sanctuary so that when you arrive, you can go straight into the pool for a relaxing dip or your dining room for a home-cooked meal.

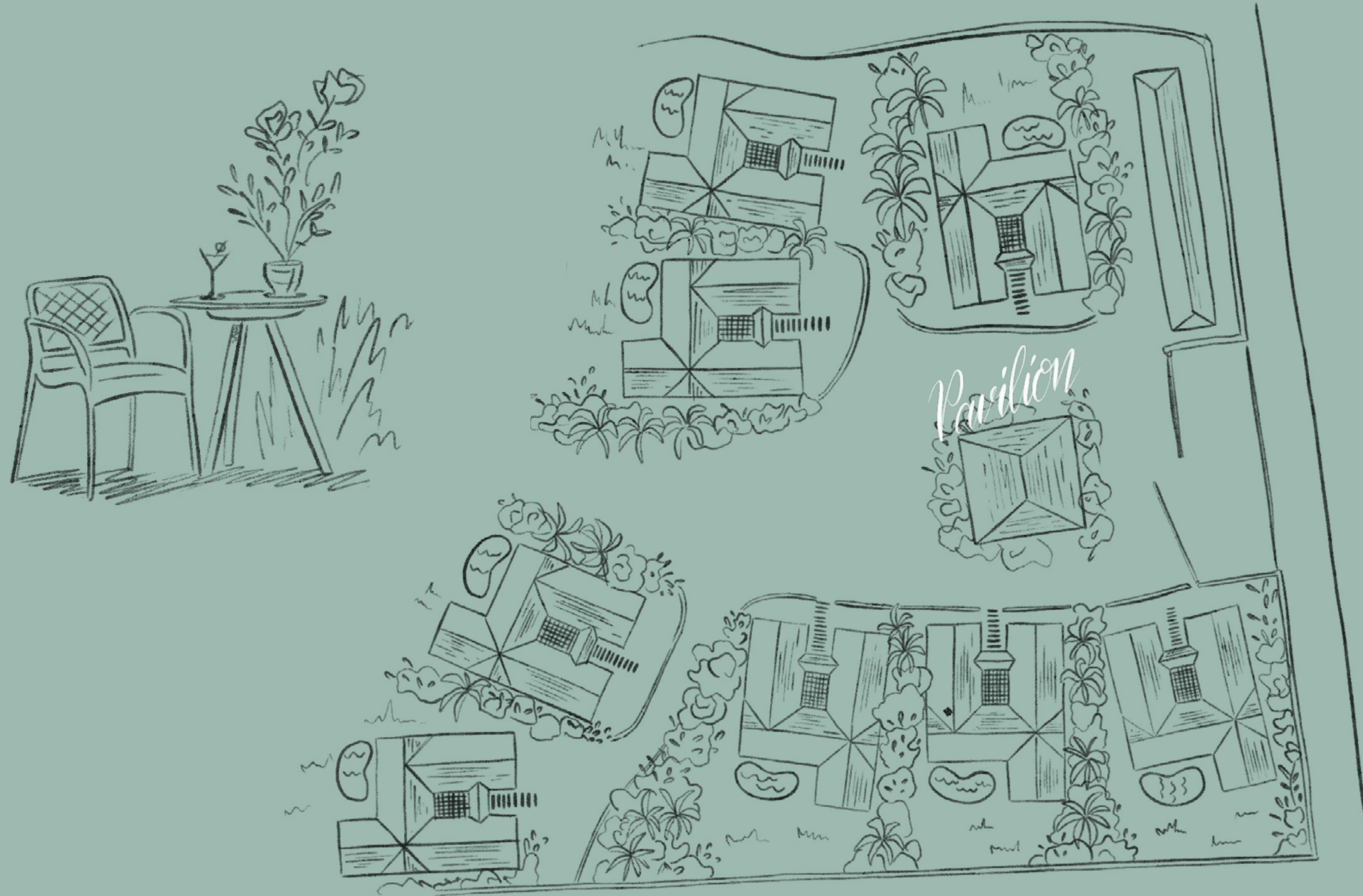
A home at Pol Vatta Estate, is a home in the Vianaar family. We care for it as one.



Floor Plans



Site Map





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