

A Project By



YARL ROYAL PALACE

No. 107, Kandy Road, Jaffna
(Infront of Old Park)



13 FLOORS

78 UNITS

06 CAR PARK FLOORS



LARGEST PROPERTY DEVELOPER IN SRI LANKA

The dynamic Blue Ocean Group of Companies has evolved over the years to become a versatile conglomerate and adopts an inspired namesake from the "Blue Ocean Strategy"; one that describes growth and profit. With a diverse portfolio to its name that includes its flagship brand Blue Ocean, the Group takes bold strides as it strives to uphold a reputation of ethical, innovative, and constructive practices not only in Sri Lanka. The core business philosophy behind the Company is the "Blue Ocean Strategy," which generally refers to "the creation by a company of a new, uncontested market space that makes competitors irrelevant and that creates new consumer value, often while decreasing costs." In other words, creating and taking a completely new concept to the market by lowering costs, thereby delivering an affordable product to existing and new customers while eliminating competition.

The Blue Ocean Group of Companies is a leading force in the growth of Sri Lanka's construction industry, with diverse expertise in construction, engineering, and design. The group's success is driven by its focus on innovation, strategic planning, and sustainable growth. Through its construction arm, Link Engineering (Pvt) Ltd., Blue Ocean Group continues to advance high-rise projects in Colombo, Mount Lavinia, Nugegoda, Nuwara Eliya, Kandy, and a gated housing project in Ja-Ela. Link Engineering has also been instrumental in significant government projects in Jaffna. This includes the University of Jaffna Ariviyal Nagar in Kilinochchi, the Faculty of Agriculture, the Faculty of Engineering, and the Bio System Technology building, all of which were officially inaugurated on August 18, 2022. Moreover, the tallest building in the Jaffna region, the eight-story Clinical Department (Faculty of Medicine) at the University of Jaffna, was officially inaugurated on May 24, 2024.

Tilko Blue Ocean Holdings (Pvt) Ltd, We are proud to announce our latest project, Yarl Royal Palace, in collaboration with Blue Ocean Group of Companies and Tilko Hotels. This will be the tallest apartment building in Jaffna. This iconic structure includes four levels of car parking, nine residential floors, and 54 condo units, setting a new benchmark for luxury living in the region. This landmark development will not only enhance Jaffna's skyline but also provide unparalleled living standards for its residents. Additionally, Yarl Royal Palace is dedicated to enhancing education and fostering connections within a diverse community, celebrating the rich cultural diversity of Northern Sri Lanka and beyond. It aims to be a hub for cultural exchange and community engagement, attracting people from around the world.

In the backdrop of a booming property market, where owners now experience higher appreciation of property values, the credit is due to the Government for implementing favorable policies towards the growth of the economy and in turn increased demand for property. Through Sales and Repurchase Arrangements and with Real Estate Advisory Management, the company's objective is to make property investment a moveable liquid asset enabling investors to cash their properties at the prevailing appreciated market price whenever they wish to dispose of their acquired properties.

The Group attributes its success to the solid strategic direction devised by qualified and experienced corporate planners with transparent professionalism. As our customer base expands daily locally and globally, we at Blue Ocean Group have a strong vision to be the most respected, ethically sound, and socially responsible company. We trust this vision will prevail through our achievements, while we will also continue to focus on acquisitions and mergers as well as strategic partnerships as a part of the overall strategic intent to develop value-creating real estate products for our beloved customers.



Mr. S. Thumilan

ACA, ACCA, ACMA (UK), CGMA (UK), CPA (AUS), MCSI (UK), FMAAT (SL), ACS

Chairman / CEO
Blue Ocean Group of Companies
+94 776 454 454



Mr. T. Thilagaraj

BSc Eng. (Hons) in Civil Engineering

Chairman / CEO
Tilko Jaffna City Hotel
+94 777 696 443

Vision, Mission, Core Values & Business Principles



Our Vision

To become the most successful and respected leading business conglomerate in the fields of Real-estate and Construction through related diversification and expand into a multinational corporation.



Our Mission

We always strive to provide our stakeholders with the highest quality professional services unparalleled by any, through our commitment to ethical & timely services exceeding the expectations of our stakeholders to achieve strong lasting relationships.



Our Values

Our Key Success to Peak Performance.

- ◆ Integrity - Opened with transparency
- ◆ Quality - Geared with Uncompromised
- ◆ Discipline - The ultimate path to success
- ◆ Flexibility - To gear to meet all contingencies
- ◆ Safety - Assurance with modern technological apparatus
- ◆ Service - With emphasis on excellence

Our Core Business Principles

Team Spirit :

"We as a set of people striving and believe in our skills and abilities in achieving company goals"

Customer Delight :

"We are committed to achieve "customer delight" by providing services beyond the customer's needs & expectation."

Building of Partnership :

"We strongly believe that supplier chain partnership plays a major role in our commitment to effective solutions that benefits our customers. We will take every possible opportunity encourages building of supplier co-operation."


Resource Management :

"We strongly believe that required resources should be ready available and effectively managed ensure timely completion of projects."

Consistency of Project Performance :

"We strongly believe that consistency of project performance and service delivery should be preserved at all time to achieve company goals."





Rooftop
Swimming Pool

13th Floor Residential

12th Floor Residential

11th Floor Residential

10th Floor Residential

9th Floor Residential

8th Floor Residential

7th Floor Residential

6th Floor Residential

5th Floor Residential

4th Floor Residential

3rd Floor Residential

2nd Floor Residential

1st Floor Residential

5th Level Car Park


4th Level Car Park

3rd Level Car Park

2nd Level Car Park

1st Level Car Park

Ground Floor
(Car Park)



Typical Floor Plan

Unit D1290 Sq. Ft

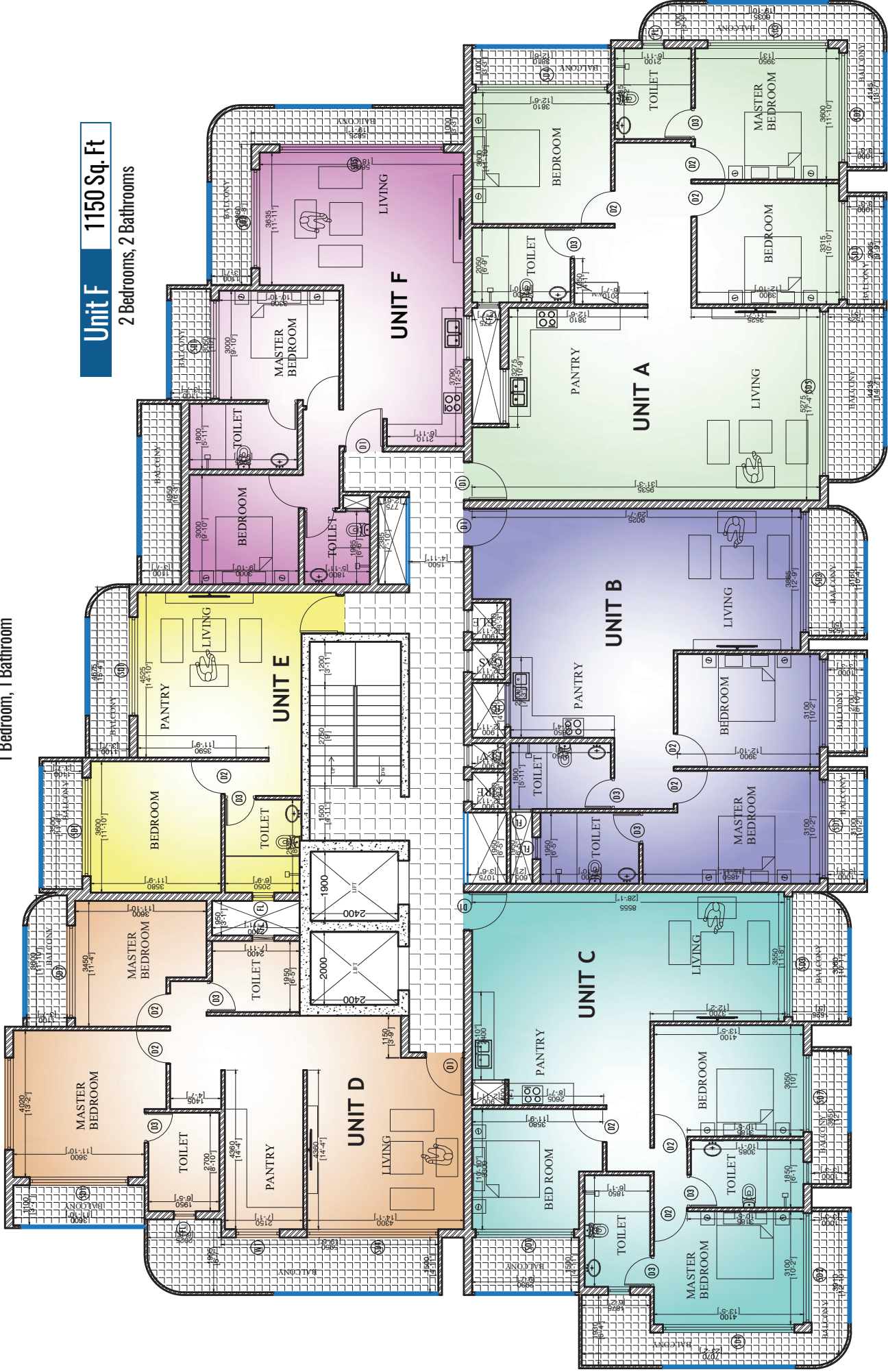
2 Bedrooms, 2 Bathrooms

Unit E740 Sq. Ft

1 Bedroom, 1 Bathroom

Unit F1150 Sq. Ft

2 Bedrooms, 2 Bathrooms



Unit C1525 Sq. Ft

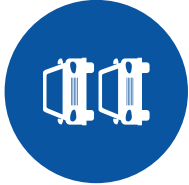
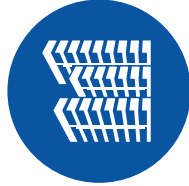
3 Bedrooms, 2 Bathrooms

Unit B1230 Sq. Ft

2 Bedrooms, 2 Bathrooms

Unit A1725 Sq. Ft

3 Bedrooms, 2 Bathrooms



No. 107, Kandy Road, Jaffna

13 Residential Floors 06 Levels of Car Park 78 Condo Units

01-13 Residential Floors

KANDY ROAD - ROAD SIDE

KEY FEATURES AND SPECIFICATIONS

A whole range of recreational facilities awaits your indulgence



GENERAL SPECIFICATIONS

Electricity :

- Individual CEB Electricity Meter will be provided.

Standby Power :

- 24 hours power backup will be provided.

Elevator :

- Two elevators will be provided.

Communication & Security System :

- Intercom facility from apartment to Central Security Control System.
- CCTV Central Surveillance System will be installed.

Fire & Light Protection System :

- Fire Extinguishers, Wet Raises System and " Exit " signs for each floor.
- Air terminal lightening protection system will be provided.

Water Supply :

- Water supply from the main line and metered individually.
- Ground water sump and overhead water tank provided for water storage.

Carpark & Driveway :

- Individual reserved car parking for each resident.

Recreational Facilities :

- Swimming pool.
- Functional Area.
- Gym
- BBQ Area on the rooftop.

APARTMENT SPECIFICATIONS

Flooring :

- Marble glazed porcelain tile finish or Timber wooden floor finish. (Conditions apply)

Doors :

- High quality wooden doors with standard locking system.

Windows :

- Rust proof & powder coated aluminium folding windows with clear glass.

Air Conditioning :

- Split type air conditioners provided only for master bedroom & ceiling fans will be provided as per the electrical provisions.

Light Fittings :

- Imported LED light fittings such as wall lamps, ceiling lamps and chandelier lamps with highly efficient switches.

Telephone System :

- Fiber to the home (FTTH) solution will be provided, including Telephone, Intercom, High Speed Broadband.



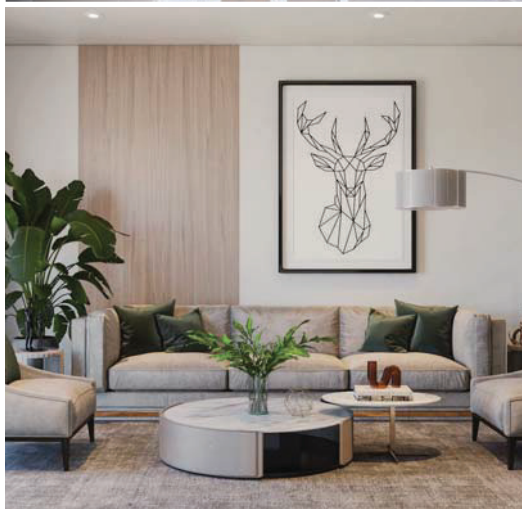
KITCHEN SPECIFICATIONS

- Granite stone counter tops embedded with seamless pantry cupboards.
- Stainless steel two bowls sink with chrome mixture tap.
- Oven and stainless steel cooker hob enclosed with cooker hood.
- Washing machine.
- Hot water facility for kitchen appliances.



BATHROOM SPECIFICATIONS

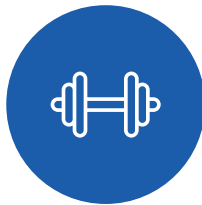
- All bathrooms are equipped with wash basins & water closets.
- Wall tiles up to the ceiling level with neat designs to provide enough space.
- Frameless glass shower enclosures with hot water facility for Master bathroom.
- All other accessories such as Soap Dish Holder, Towel Rails, Toilet Paper Holder are included.



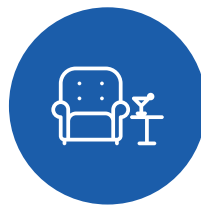
METICULOUSLY DESIGNED LIFESTYLE AMENITIES



Rooftop
Swimming Pool



Equipped Gym



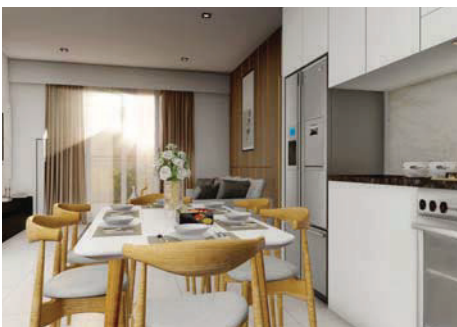
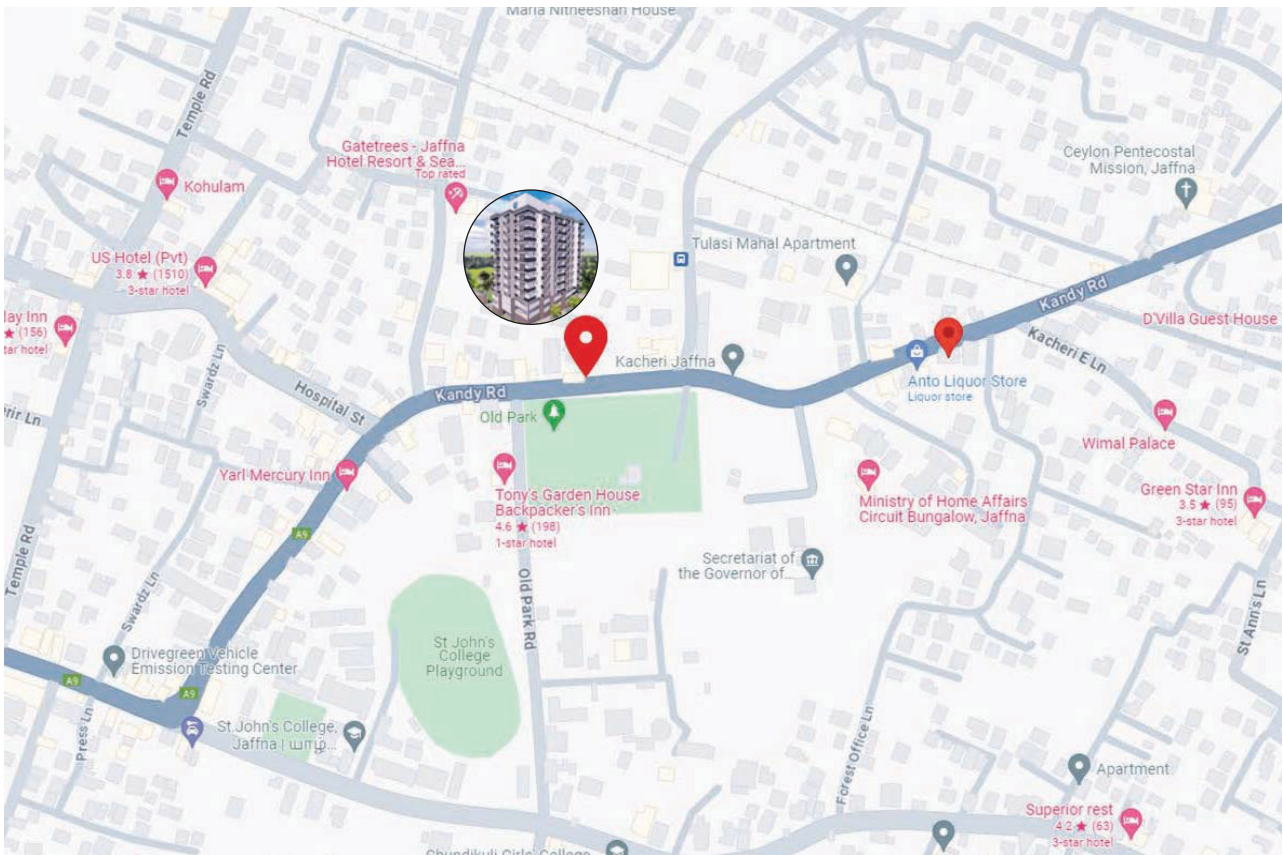
Functional Area



Barbeque Pavilion
on Rooftop

FIND US ON GOOGLE MAP

Yarl Royal Palace - No. 107, Kandy Road, Jaffna



DISCOVER THE LOCATIONS THAT EMBRACES THE ULTIMATE LUXURIOUS LIVING

FROM SRI LANKA'S LARGEST CONDOMINIUM DEVELOPER

OUR ONGOING AND UPCOMING PROJECTS



NO.06

19th Lane, Colombo 03.
FIRST CLASS LUXURY CONDO

11
FLOORS

66
UNITS

05
LEVEL
CAR PARK



NO.15A

Layards Road, Colombo 04.
FIRST CLASS LUXURY CONDO

11
FLOORS

55
UNITS

03
LEVEL
CAR PARK



NO.02

Glenfall Road, Nuwara Eliya.
FIRST CLASS LUXURY CONDO

04
FLOORS

12
UNITS

GROUND
LEVEL
CAR PARK



NO. 34/2

De Seram Road, Mount Lavinia.
BUSINESS CLASS LUXURY CONDO

10
FLOORS

70
UNITS

05
LEVEL
CAR PARK



NO.358

High Level Road, Nugegoda.
BUSINESS CLASS LUXURY CONDO

10
FLOORS

120
UNITS

03
LEVEL
CAR PARK



Central Park Ja-Ela, Luxury Villas
The Largest Gated Housing Development

350+
RESIDENTIAL
UNITS

3BR
4BR

40+
AMENITIES

DISCOVER THE LOCATIONS THAT EMBRACES THE ULTIMATE LUXURIOUS LIVING

FROM SRI LANKA'S LARGEST CONDOMINIUM DEVELOPER

OUR ONGOING AND UPCOMING PROJECTS



NO.30

Hotel Road, Mount Lavinia.

BUSINESS CLASS LUXURY CONDO

09
FLOORS

54
UNITS

04
LEVEL
CAR PARK



NO.35

Ramakrishna Road, Colombo 06

BUSINESS CLASS LUXURY CONDO

13
FLOORS

57
UNITS

05
LEVEL
CAR PARK



NO.01

Havelock Place, Colombo 05.

FIRST CLASS LUXURY CONDO

11
FLOORS

49
UNITS

06
LEVEL
CAR PARK



NO.56/1

Bahirawakanda Path, Kandy

FIRST CLASS LUXURY CONDO

05
FLOORS

20
UNITS

02
LEVEL
CAR PARK



NO.107

Kandy Road, Jaffna (Infront of Old Park)

BUSINESS CLASS LUXURY CONDO

13
FLOORS

78
UNITS

06
LEVEL
CAR PARK



No. 775/11/A

Alisandris Mawatha, Malabe.



CENTRAL PARK
JA-ELA

KELSEY CENTRAL PARK (PVT) LIMITED

CENTRAL PARK HOUSING PROJECT - JA-ELA

Central park Ja-ela, offers a repertoire of unparalleled services and 40+ amenities that includes a fully equipped Gymnasium, Out door pool, Club house, Natural ponds, Garden areas, Jogging track, Yoga studio, Day care center, Open kids play areas, Wellness Center, Supermarket and Cafe amid a relaxing and beautiful atmosphere.



KELSEY HOUSE
3 BEDROOM

1525 SQFT



KELSEY VILLAS
3-4 BEDROOMS

1960 SQFT / 2360 SQFT



FAMILY VILLAS
2, 3, 4, 5
BEDROOMS

TYPE A - 980 SQFT
TYPE B - 1020 SQFT
TYPE C - 965 SQFT
TYPE D - 1870 SQFT
TYPE E - 1900 SQFT

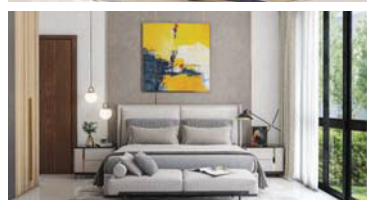


HARMONY PARK
HOUSING COMPLEX

TYPE I - 1275 SQFT
TYPE II - 830 SQFT
TYPE III - 1300 SQFT
TYPE IV - 1325 SQFT

WHERE LEISURE IS REDEFINED, YOUR GATEWAY TO MODERN LIVING.

40+
AMENITIES



The Largest Gated Housing Development

www.kelsey.lk

LINK ENGINEERING : HONORS THE PROMISE FOR ITS CONSTRUCTION EXCELLENCE

CIDA AWARD WINNER | C1 CONTRACTOR | 41+ YEARS OF CONSTRUCTION EXCELLENCE



FACULTY OF BIO SYSTEM TECHNOLOGY
UNIVERSITY OF JAFFNA - KILINOCHCHI



HERITANCE KANDALAMA HOTEL
AT DAMBULLA



PALLEKELE DANCING SCHOOL
AT KANDY



WATER BOARD BUILDING
AT MALIGAKANDA



COURT COMPLEX
AT CHAVAKACHCHERI



FACULTY OF ENGINEERING
UNIVERSITY OF JAFFNA



FACULTY OF AGRICULTURAL
UNIVERSITY OF JAFFNA



ROAD DEVELOPMENT DEPARTMENT - JAFFNA



CLINICAL TRAINING AND RESEARCH CENTRE
MEDICAL FACULTY - UNIVERSITY OF JAFFNA

The company also has been recognized as an award winning construction Industry of its wide range of construction excellence in the field of building developments such as...

Hotels & Resorts

Residential Villas

Auditoriums & Reception Halls

Luxury Condominiums

High Rise Multiplexes

Bank & Office Complexes



Nallur Kovil
2 KM



Jaffna Railway Station
2 KM



Governor's Secretariat
250 M



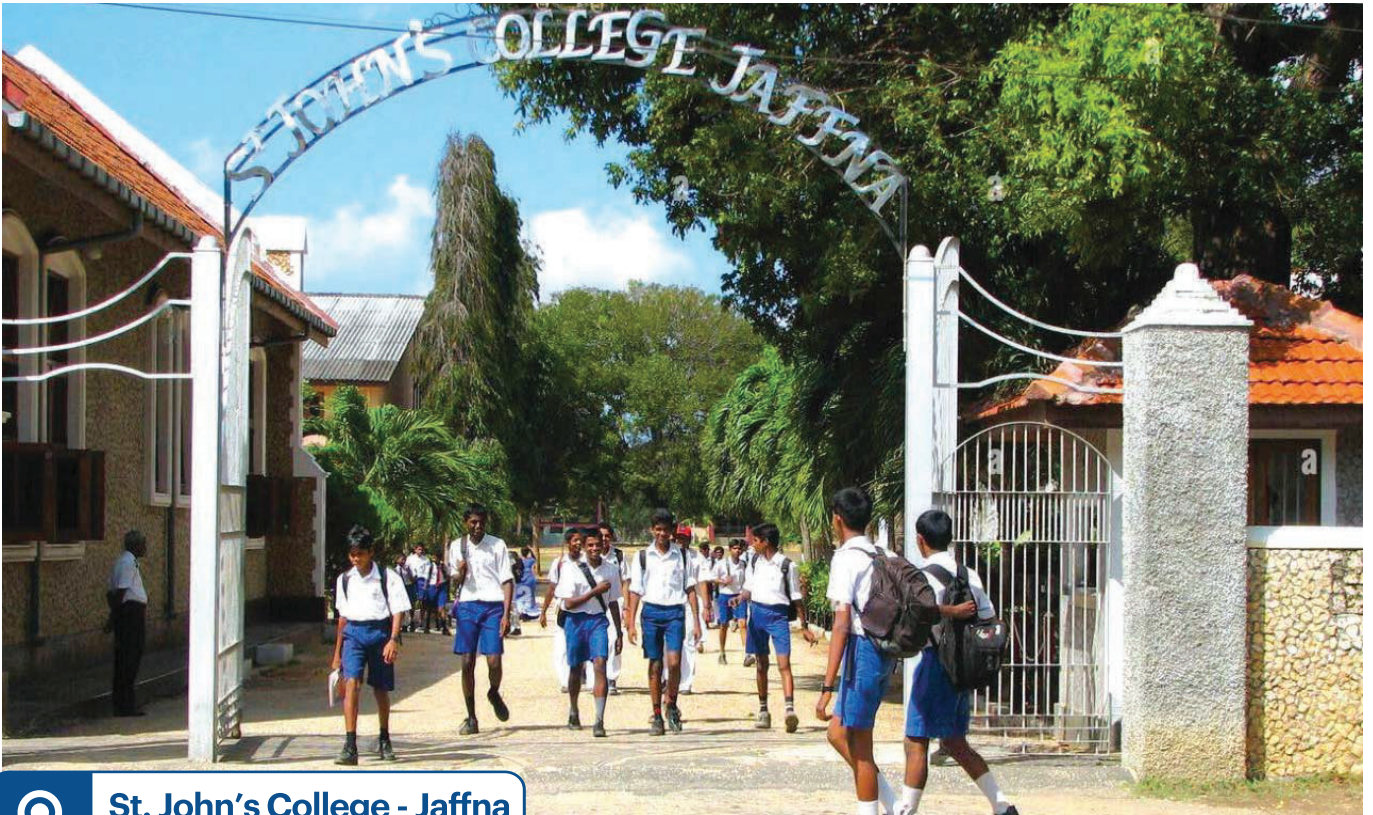
Jaffna Fort
2 KM



Jaffna Public Library
2.5 KM



Teaching Hospital - Jaffna
2 KM



St. John's College - Jaffna
1 KM



Chundikuli Girls School
850 M

OUR PAST ACHIEVEMENTS SINCE 2011



**No 45, Alfred House Gardens,
Colombo 03.**



**No.08, Jayasinghe Road,
Colombo 05.**



**No. 06, De Alwis Avenue,
Mount Lavinia.**



**No.31, De Alwis Place,
Dehiwala.**



**No. 502, Havelock Road,
Colombo 05.**



**No.73, Gregory's Road,
Colombo 07.**



**No.121, Inner Flower Road,
Colombo 03.**



**No.15, Lillian Avenue,
Mount Lavinia.**



**No.19, Barnes Avenue,
Mount Lavinia.**



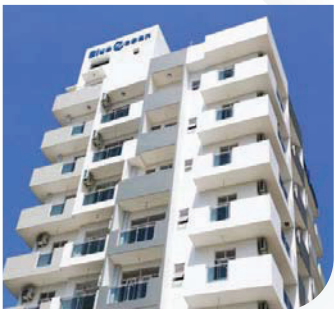
**No. 23, Moor's Road,
Colombo 06**



**No.25, Frankfurt Place,
Colombo 04.**



**No. 22, Boswell Place,
Colombo 06.**



**No. 05, Railway Avenue,
Nugegoda.**



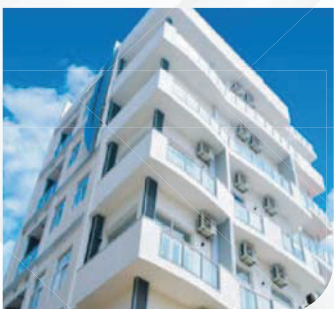
**No. 37/3, Beach Road,
Mount Lavinia.**



**No. 30, Siripala Road,
Mount Lavinia.**



**No. 18, Retreat Road,
Colombo 04.**



**No. 142/4, Galle Road,
Colombo 03.**



**No. 03, College Avenue,
Mount Lavinia.**



**No. 48, Templers Road,
Mount Lavinia.**



**No. 01, Samudra Mawatha,
Mount Lavinia.**



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