

**VARMA**  
**Imperial**  
LUXURY APARTMENTS

VAZHAKKALA | KOCHI



EXPERIENCE THE

# Imperial

STYLE OF LIVING



Permit No. BA-923/19-20  
K-RERA/PRJ/058/2021  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)





# VARMA Imperial

LUXURY APARTMENTS

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## Live Majestic

Located at Vazhakkala, Kochi Varma Homes offers you the experience of regal living at our new project Varma Imperial. In an area of 32.12 cents, with 2BHK luxury apartments ranging from 915 sq.ft. to 1140 sq.ft. & 3BHK luxury apartments of 1343 sq.ft. and 1476 sq.ft. Varma Imperial has 36 units in a 9 storeyed single tower with ground floor parking. With all needs of a luxurious living fulfilled, you can relax and enjoy life the majestic way.







# VARMA Imperial

LUXURY APARTMENTS

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## E a s e o f L i v i n g & C o n n e c t i v i t y

Proximity to District Collectorate, Special Economic Zone, Infopark and quick access to various educational institutions, economic and infrastructural centres, transportation and entertainment facilities you'll experience the ease of living with all luxuries at hand. With Lulu mall, just at 5 minutes' drive away, you have options a plenty for everything you need. Having two railway stations, Ernakulam North and South in 5 to 11 km and Cochin International Airport in 30 km, there are multi-faceted transport facilities for you. The proposed Phase II of Kochi Metro is sure to make your intra-district connectivity easier and hassle-free as it passes through Vazhakkala.







# VARMA Imperial LUXURY APARTMENTS

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## Imperial Luxuries of Life

With facilities to take care of your health, spaces for fun and play, parties and get togethers, landscaped walkway, garden at the roof top, guest suite room etc. Varma Imperial offers you amenities a lot to feel yourself at the heights of luxury.

### Amenities

Rooftop Swimming Pool

Health Club

Children's Play Area

Roof Top Party Area

Terrace Garden

Recreation Area

Association Room / Club House

Intercom Facility

Landscape Yard

Guest Suite Room

Caretaker's Room

Fully Furnished Ground Floor Lobby

Fully Automatic Lifts

Water Filter

Provision for 24 Hr. Security

Fire Fighting System

Provision for 24 Hr. Power & Water Supply

Sewage Management

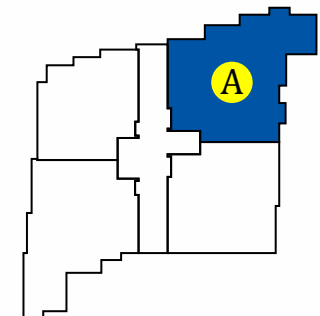
Rain Water Harvesting

Biobin & Incinerator









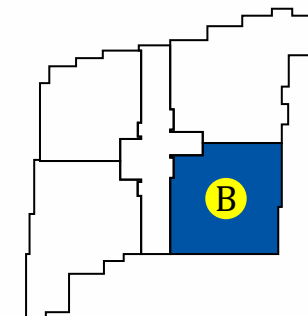
**TYPE A - 3BHK** (2nd to 9th Floor)

Super Built up area - 1476 sqft

Carpet area - 981 sqft

Balcony area - 113 sqft

+ Furniture layout and fixtures are indicative + Dimensions may vary slightly during construction + All dimensions are in centimetres

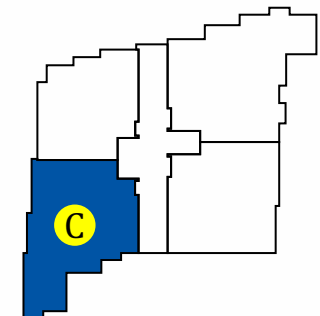


**TYPE B - 2BHK** (2nd to 8th Floor)

Super Built up area - 1140 sqft

Carpet area - 766 sqft

Balcony area - 78 sqft

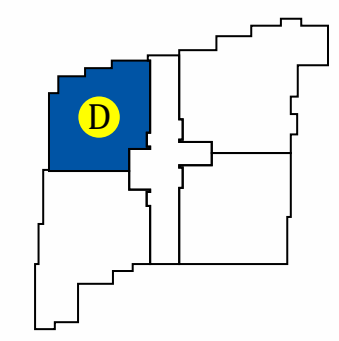


**TYPE C - 3BHK** (2nd to 9th Floor)

Super Built up area - 1343 sqft

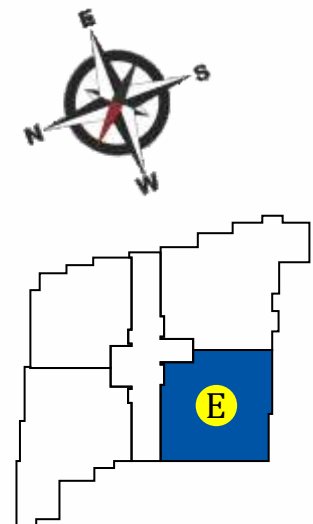
Carpet area - 936 sqft

Balcony area - 49 sqft



**TYPE D - 2BHK** (2nd to 8th Floor)  
 Super Built up area - 960 sqft  
 Carpet area - 627 sqft  
 Balcony area - 68 sqft

+ Furniture layout and fixtures are indicative + Dimensions may vary slightly during construction + All dimensions are in centimetres

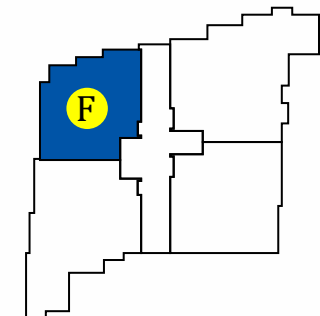


**TYPE E - 2BHK** (9th Floors)

Super Built up area - 1064 sqft

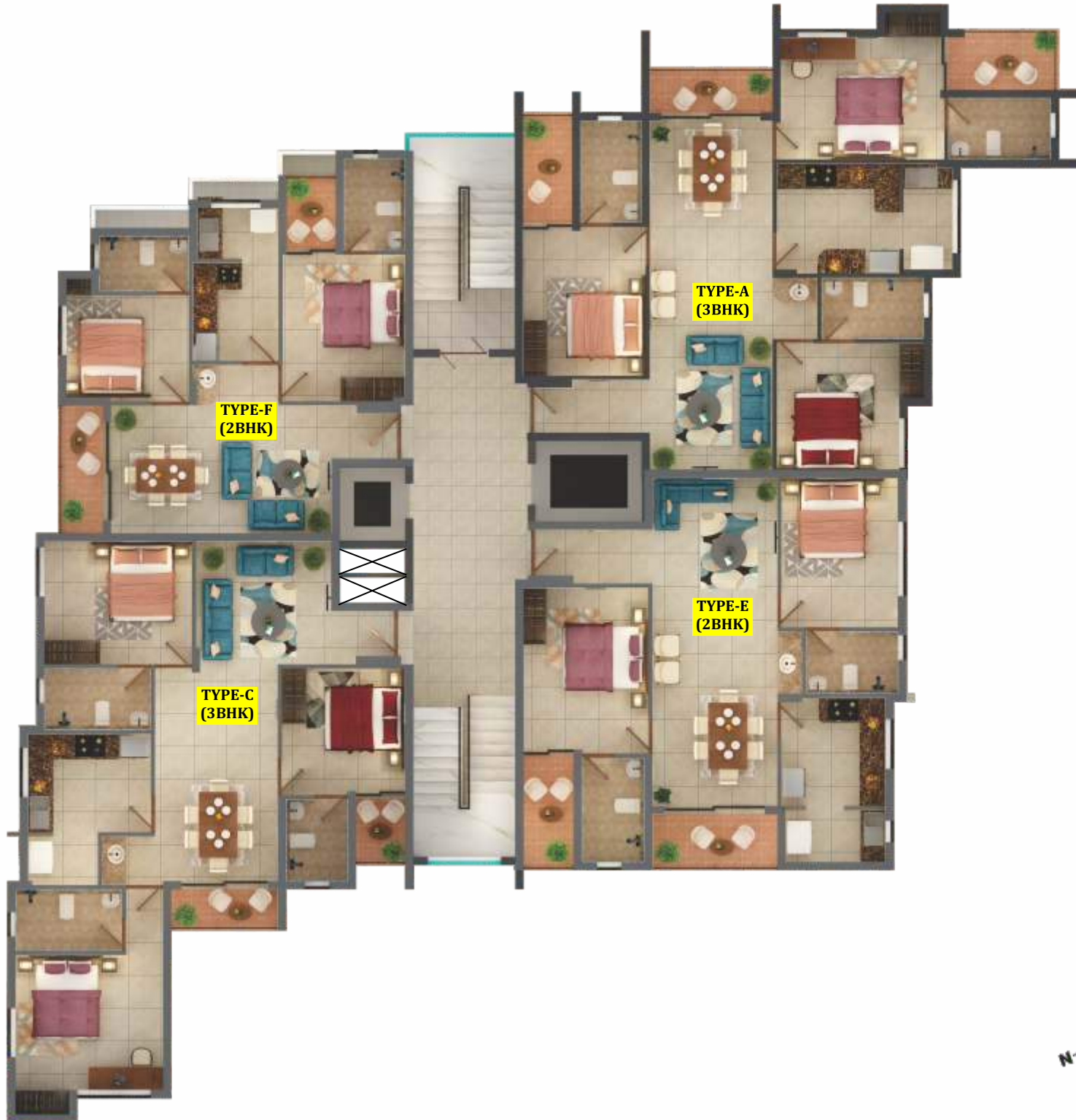
Carpet area - 746 sqft

Balcony area - 78 sqft



**TYPE F - 2BHK** (9th Floors)  
 Super Built up area - 915 sqft  
 Carpet area - 601 sqft  
 Balcony area - 60 sqft

+ Furniture layout and fixtures are indicative + Dimensions may vary slightly during construction + All dimensions are in centimetres



| NINETH FLOOR PLAN



**GROUND FLOOR PLAN**



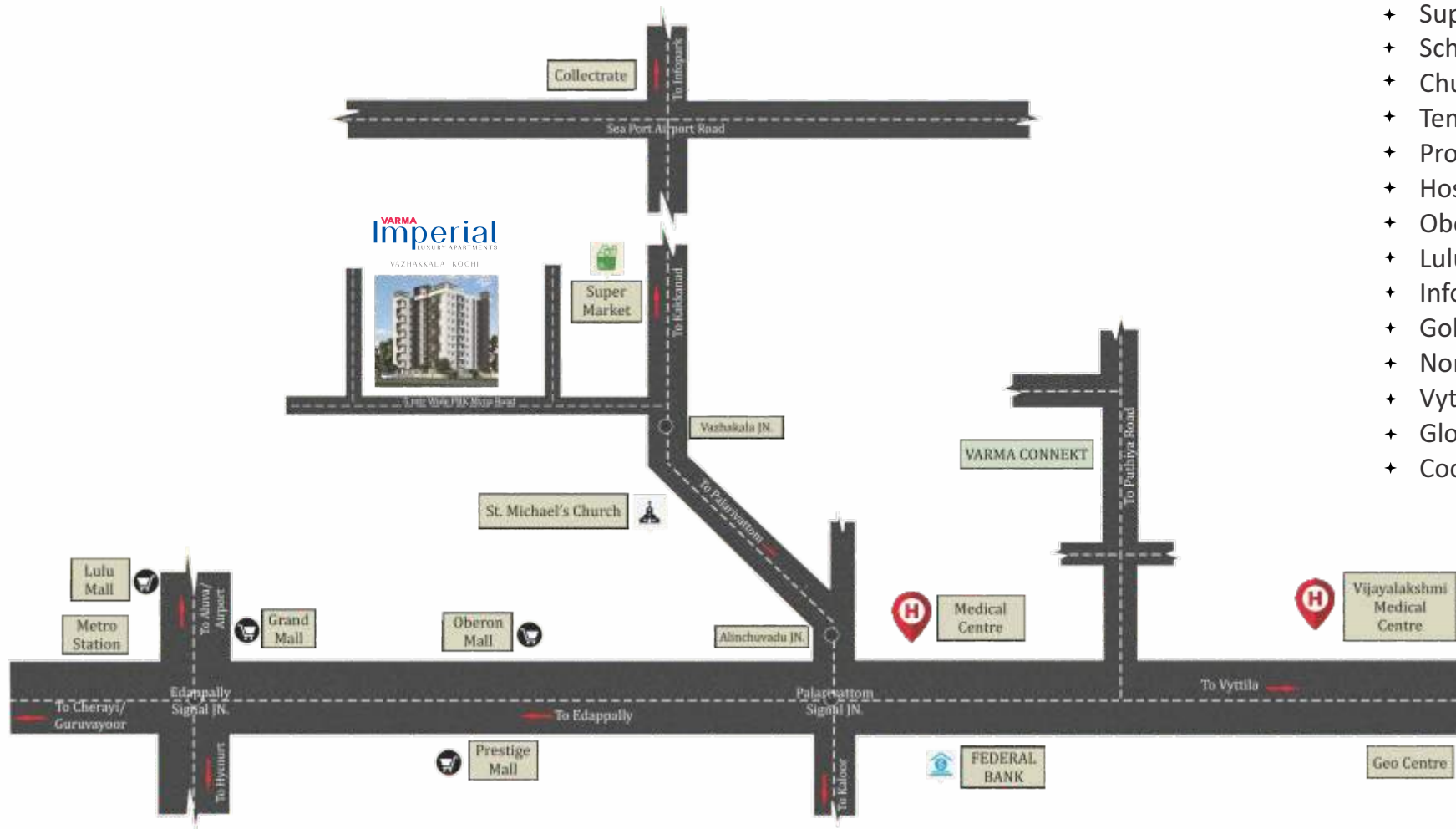


| **TYPICAL FLOOR PLAN** (2nd-8th)





# Location Map



## DISTANCE FROM VARMA IMPERIAL

- + Supermarket 200 mtr
- + School 350 mtr
- + Church 550 mtr
- + Temple 800 mtr
- + Proposed Metro Station 800 mtr
- + Hospital 2.20 km
- + Oberon Mall 2.30 km
- + Lulu Mall 3.20 km
- + Info Park/Smart City 3.30 km
- + Gold Souk 5.20 km
- + North Railway Station 5.00 km
- + Vyttila Mobility Hub 5.80 km
- + Global Public School 17.00 km
- + Cochin International Airport 21.60 km

# Specifications

## STRUCTURE

Reinforced cement concrete framed structure with solid cement blocks in fill walls. Earthquake resistant for zone 3.

## FLOORING

High quality vitrified tiles with vitrified skirting for living, dining, bedrooms and kitchen.

Antiskid/matt tiles for balcony and toilets.

## KITCHEN

Kitchen counter with polished granite slab and single bowl stainless steel sink with drain board and dado tile above the counter up to 2 ft height.

## TOILETS

Toilet walls with tiles up to a height of 7 feet and CP fittings and Sanitary wares of premium quality.

## DOORS AND WINDOWS

Front Door : Pre Hung door with designer veneer.

Internal Doors : Pre Hung doors/steel doors with architrave.

Windows: UPVC sliding windows with window grills.

## PAINTING

Putty and emulsion for internal walls/Ceiling.

100% acrylic emulsion for the external walls.

## ELECTRICAL

Concealed conduit wiring with adequate light and fan points, 6/16A socket points controlled by ELCB's and MCB's with independent KSEB meters for each flat. Modular type switches.

## PLUMBING

Concealed works with CPVC, open works with ASTM and PVC of premium brands.

## TELEPHONE

Telephone point in Living room and Master Bedroom.

## TV POINT

TV point in Master bedroom and Living room.

## AC

AC provision in all bedrooms.

## WATER HEATER

Water heater provisions in all bedroom toilets.

## GENERATOR

Generator back-up for common facilities and designated points in each apartment up to 1000W through ACCL.



# Completed Ahead of Schedule



Sold out & K-RERA Registration not required  
Permit No. EYP-2/COC/EYP/1700/14



Sold out & K-RERA Registration not required  
Permit No. PW2-BA204/16-17



Sold out & K-RERA Registration not required  
Permit No. PW2-BA(20551)/2017



Sold out & K-RERA Registration not required  
Permit No. PW2-BA162/17-18



K-RERA/PRJ/045/2021  
Permit No. PW2-BA(22667)/2017



K-RERA/PRJ/362/2020  
Permit No. E8/BA/422/2013



K RERA/PRJ/091/2020  
Permit No. A7-2123/17

# Ongoing Projects



K-RERA/PRJ/093/2020  
Permit No. BPRLO1/2021/1180



K-RERA/PRJ/008/2021  
Permit No. OLRPWBA(256179)/2019



K-RERA/PRJ/ERN/021/2021  
Permit No. PW2/BA267/20-21/12648/20



K-RERA/PRJ/364/2020  
Permit No. PW2/BA102/20-21/8038/20



K-RERA /PRJ/076/2021  
Permit No. E8/BA/42723/2020



K-RERA/PRJ/ERN/014/2021  
Permit No. EYP1/48/COC/EYP/127/17

# New Launch



K-RERA/PRJ/TVM/076/2022  
Permit No. A1-BA(82320)/2022



K-RERA/PRJ/TVM/101/2022  
Permit No. UE2/BA/13/20, UE2/197/20



K-RERA/PRJ/ERN/117/2022  
Permit No. PW2/BA-395/21-22(PW2-527/22)



K-RERA/PRJ/ERN/136/2022  
Permit No. KRP2-486/19



## WELCOME TO THE VARMA FAMILY!

At Varma Homes, we strive to construct happiness throughout your time with us and beyond. Whatever your concern is – interior furnishing, repairs, renovations, rentals, resale – consider it solved! Be assured, we are just a call away. We are always happy to extend a helping hand.

### Here's What Varma Care Offers:

#### Creative Interiors:

We offer interiors with creative designs, impeccably executed as per your taste and space and always delivered on time. Our experienced interior designers will give your home that extra allure that is designed to impress.

#### Reliable After Sales Service:

With Varma Homes, we continue to be a team even after you move into your new home. After sales service is a part of our culture, and we ensure that your repair and maintenance needs are taken care of without any hassle.

#### Wide Range of Maintenance and Repair Services:

Our M & S division offers unique service options and a wide range of utility care ranging from cleaning to plumbing and everything in between.



Home Cleaning



Electrical Maintenance



Plumbing



Air Conditioning



Carpenter and Masonry Service



Pest Control

We don't just meet expectations. We exceed them.

Let's construct happiness together!





**VARMA HOMES™**

*Constructing Happiness*

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**VARMA HOMES PRIVATE LIMITED**

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**CREDAI**