



EXPERIENCE
PREMIUM
LIFESTYLE



VARMA
PRIME
LUXURY APARTMENTS
PATTILAI BOOM

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LIVE LUXURIOUS

In an area of 36.65 cents, Varma Homes presents Varma Prime Luxury Apartments in the heart of Vyttila, Kochi. The four storeyed single tower contains 26 units with 1074 sq. ft. and 1120 sq. ft. 2 BHK apartments and 3 BHK apartments that ranges from 1491 sq. ft. to 1605 sq. ft. with all needs for a luxurious living fulfilled, experience a premium lifestyle at one of Kochi's prime spots .



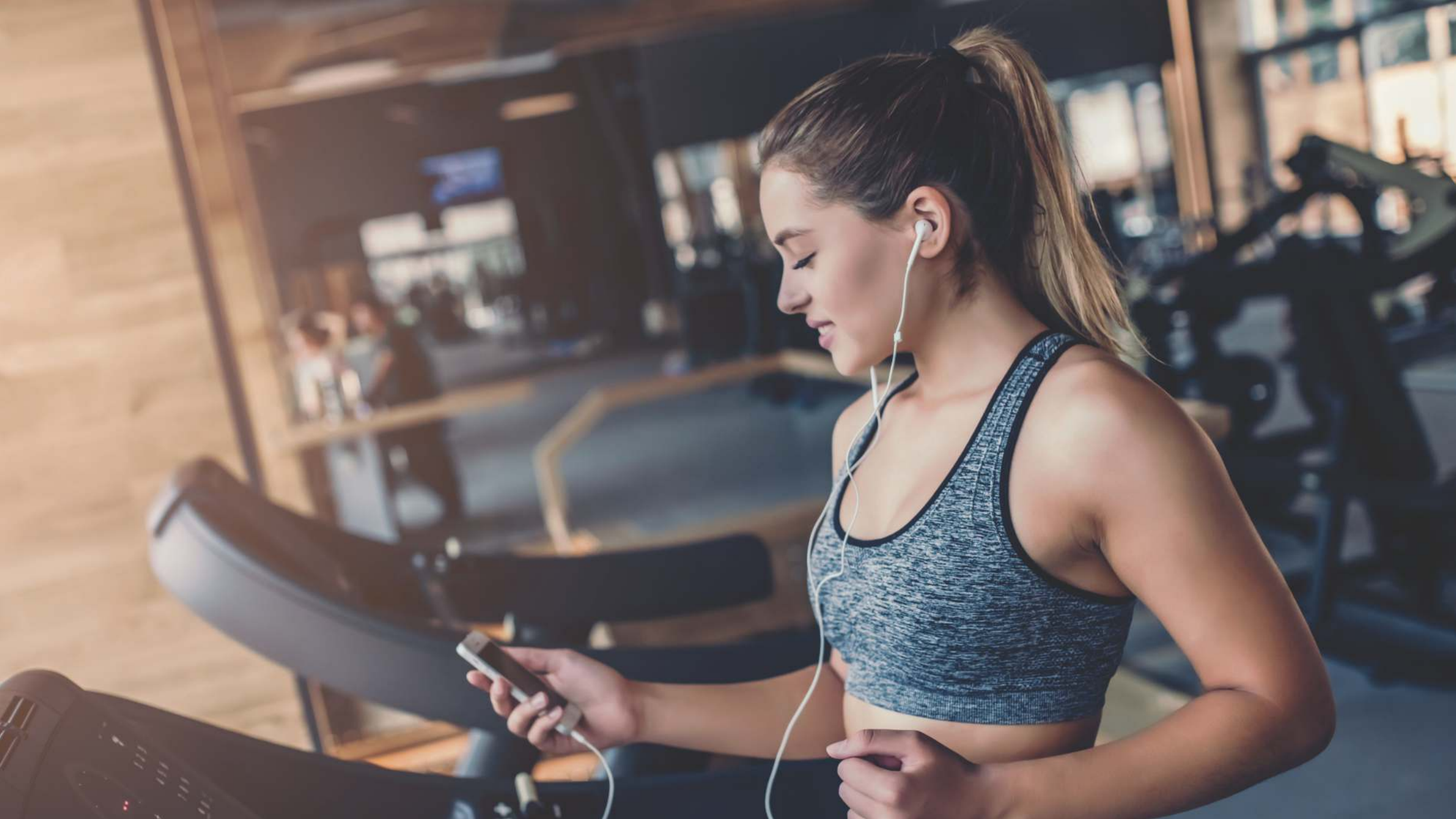




PRIME SPOT OF PREMIUM ACCESSES

With all accesses for a premium lifestyle available within a hands reach, Vyttila offers the best place to experience the luxuries of living. Being a prominent spot in Kochi, the location offers easy access to education, transportation, entertainment, fashion, and many more opportunities to explore an exquisite lifestyle. Vyttila is fast becoming the centre point for luxurious residential living.







LIVE PEACEFUL & STRESS-FREE

Keeping the necessities for luxury living a priority and providing best-in-class amenities, Varma Prime offers you a peaceful and stress-free luxurious living.

- ✓ Health Club
- ✓ Children's Play Area
- ✓ Rooftop Party Area
- ✓ Terrace Garden
- ✓ Recreation Space
- ✓ Association Mini Hall
- ✓ Fully-Automatic Lift
- ✓ Water Filter
- ✓ Intercom Facility
- ✓ Provision for 24Hr Security
- ✓ Fire Fighting System
- ✓ Provision for 24Hr Power & Water Supply Facility
- ✓ Sewage Management
- ✓ Rain Water Harvesting
- ✓ Landscaped Yard
- ✓ Guest Bedroom





VAMA
PRIME
LUXURY APARTMENTS
VITTIKA (BOM)

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VITTIKA (BOM)



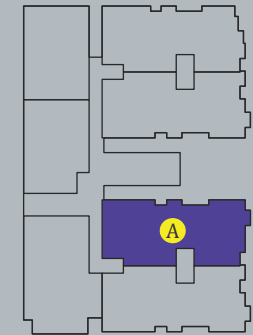
Type - A (3 BHK)

1st to 4th Floor

Super Built up Area - 1603 sqft

Carpet Area - 1062 sqft

Balcony Area - 90 sqft



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.

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VYTTILA | KOCHI



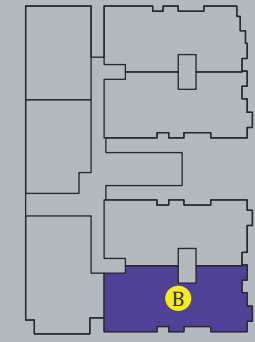
Type - B (3 BHK)

1st to 4th Floor

Super Built up Area - 1605 sqft

Carpet Area - 1056 sqft

Balcony Area - 90 sqft



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VYTTILA | KOCHI



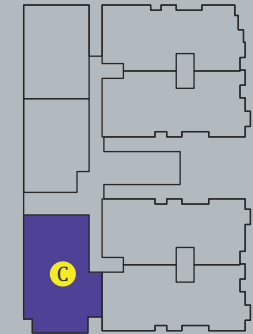
Type - C (3 BHK)

1st to 4th Floor

Super Built up Area - 1491 sqft

Carpet Area - 1044 sqft

Balcony Area - 37 sqft



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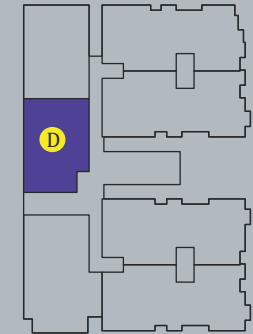
Type - D (2 BHK)

2nd to 4th Floor

Super Built up Area - 1074 sqft

Carpet Area - 732 sqft

Balcony Area - 38 sqft



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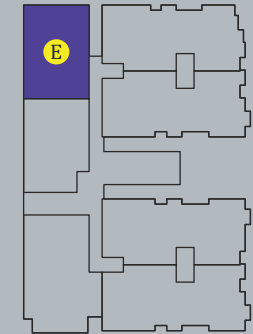
Type - E (2 BHK)

2nd to 4th Floor

Super Built up Area - 1120 sqft

Carpet Area - 768 sqft

Balcony Area - 38 sqft



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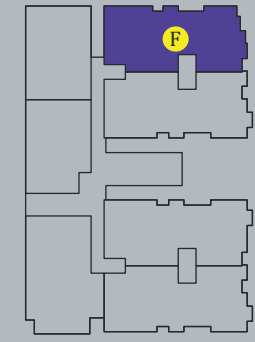
Type - F (3 BHK)

1st to 4th Floor

Super Built up Area - 1549 sqft

Carpet Area - 1024 sqft

Balcony Area - 82 sqft



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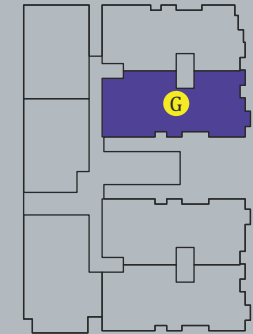
Type - G (3 BHK)

1ST to 4th Floor

Super Built up Area - 1605 sqft

Carpet Area - 1056 sqft

Balcony Area - 90 sqft



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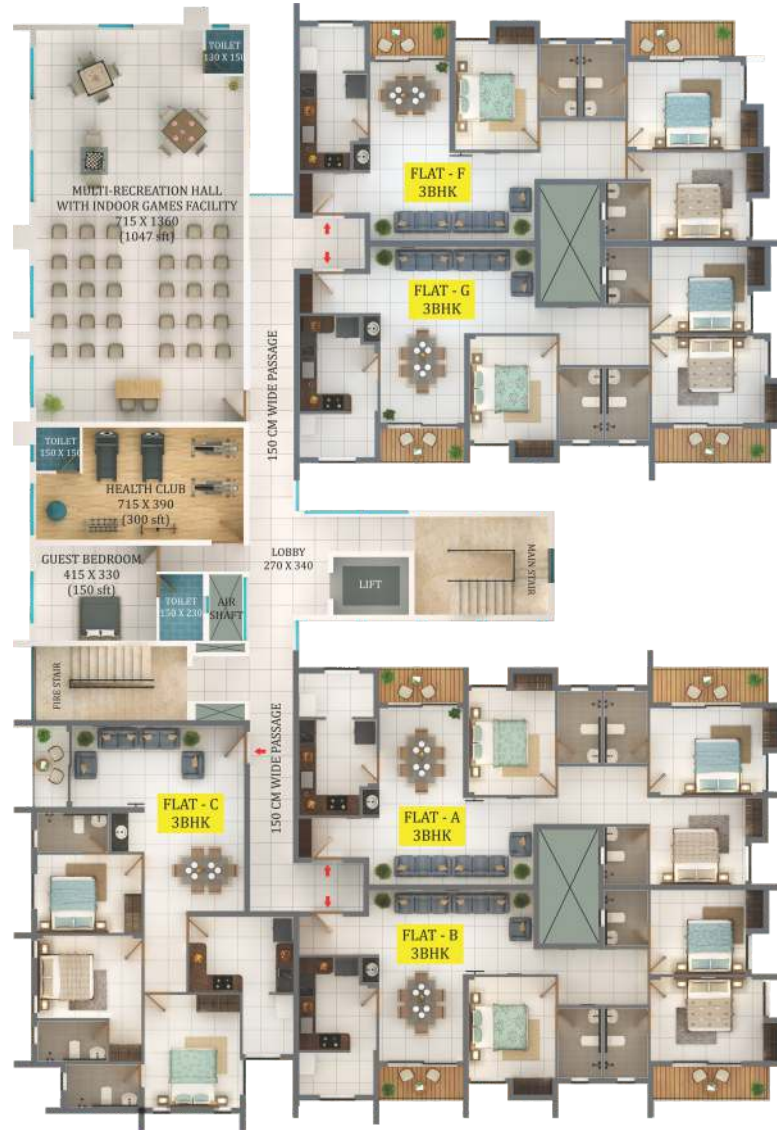


Ground Floor

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First Floor

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Typical Floor



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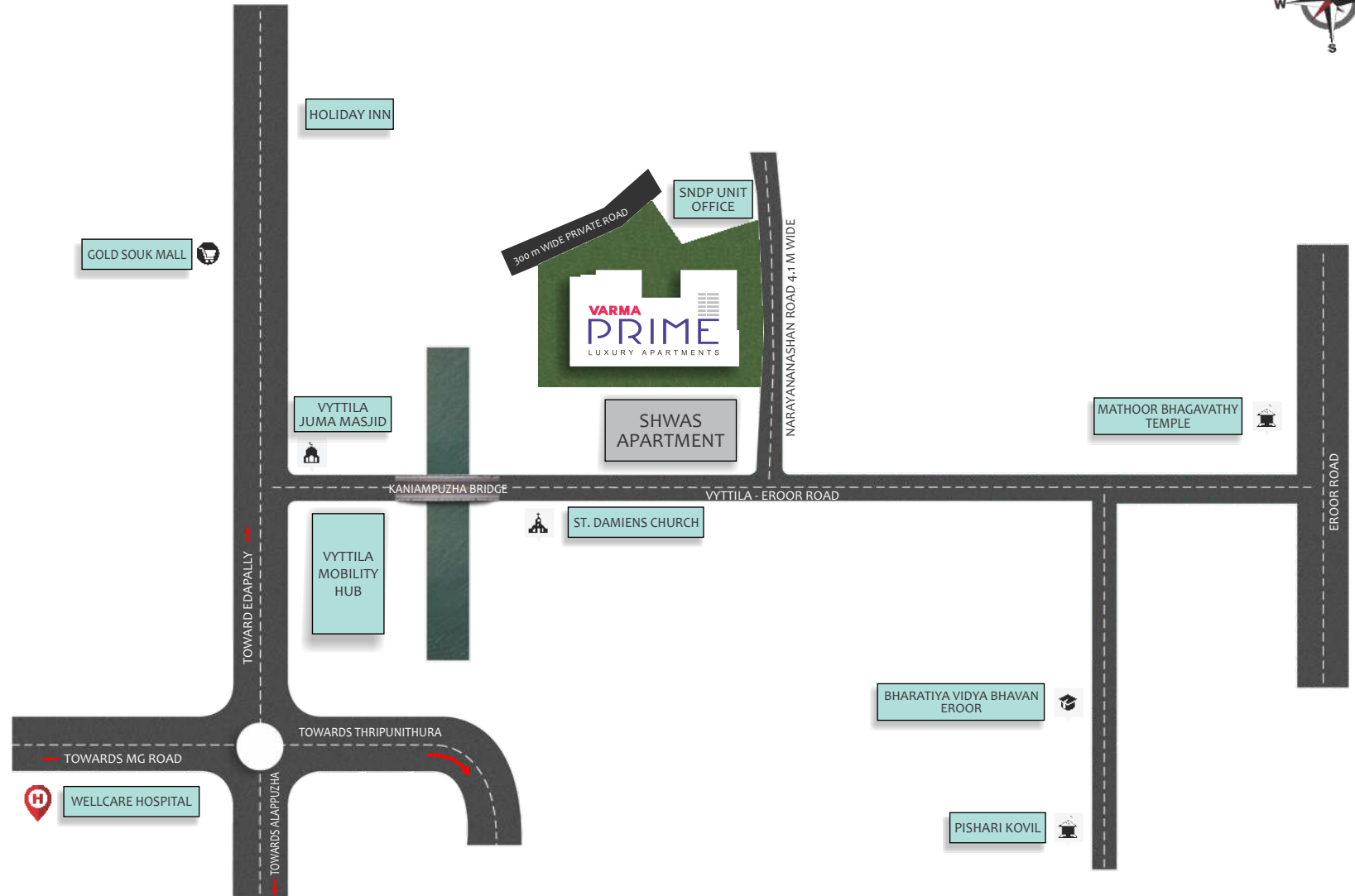


LOCATION MAP



DISTANCE FROM VARMA PRIME

Church	580 mtr
Temple	780 mtr
Bhavans Vidya Mandir	1.3 km
Vyttila Mobility Hub	1.3 km
Metro Station	1.4 km
National Highway	1.4 km
Hospital	1.9 km
Gold Souk	2.3 km
South Railway Station	4.8 km
Lulu Mall	8.3 km
Info Park	8.4 km
Nedumbassery Airport	29.7 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 and bedrooms. antiskid/matt tiles vitrified or kitchen, balcony and toilets.
- ✓ **KITCHEN**
Kitchen counter with polished granite slab and single bowl stainless steel sink with drain board and glazed tile dado above the counter upto 2 ft. height.
- ✓ **TOILETS**
Toilet walls with glazed tiles upto a height of 7 feet and CP fittings and sanitarywares of premium quality.
- ✓ **DOORS AND WINDOWS**
Front Door : Pre Hung door with designer veneer

Internal Doors : Pre Hung 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 ELCBs 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 Living room
- ✓ **AC**
AC provision in all bedrooms
- ✓ **WATER HEATER**
Water heater provision in all bedroom toilets
- ✓ **GENERATOR**
Generator back-up for common facilities and designated points in each apartment upto 500W through ACCL



TERMS & CONDITIONS

1. Cost of Stamp Paper, Registration Charges, Legal and miscellaneous expenses in connection with the registration of apartment are to be borne by the purchaser. In case any additional stamp duty is claimed by the registration department, then that also has to be borne by the purchaser.
2. Other expenses to be borne by the client include all local Taxes, Goods and Service Tax as applicable. Other statutory charges, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, KSEB deposit as specified in the agreement, monthly maintenance deposit / advance, and the charges for the extra works, if any.

3. The plans are not drawn to scale and are included only for the purpose of identification. The measurements shown in the plans are indicative and may vary. Furniture lay-out is only an indication for space utilization.

The elevation shown in the brochure is artist's expression only and the actuals may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations / alterations shall be purely at the discretion of the builders.

4. The area is inclusive of proportionate share of common areas and wall thickness.
5. Monthly maintenance expenses are to be shared among owners, as decided by the owners association. These include expenses for the maintenance of common area, common amenities / facilities provided, machinery or equipments provided for the common use and that of common lighting.
6. Maintenance will be carried out by the builder till the formation of owners association which will take over the maintenance. Maintenance charges are payable by the owners on a monthly basis. Membership in the association is compulsory and not optional. Maintenance deposit/advance is collected from all the owners by the builder. After appropriating the expenses incurred by the

builder during the period of maintenance done by them, the builder shall transfer the balance amount to the association after its formation.

7. Overseas clients should make their payments through proper banking channels.
8. All transactions are subjected to Ernakulam jurisdiction only.
9. This is a time bound project. In case the payments are not made as per agreement signed, the builder shall be entitled to the remedies prescribed by RERA rules.
10. The firm/company is not responsible for any delay in obtaining water/electricity connection due to the delay with the concerned departments.
11. DOCUMENTATION:
 - a. On allotment, necessary agreements will be executed as per K RERA rules between the builder and the client.
 - b. The sale deed will be registered or caused to be registered in the name of the client by the builder or landowner, as the case may be on receipt of the entire payment as per the agreements.
12. All payments should be crossed demand Drafts / Local Cheques Payable at Ernakulam, drawn in favour of M/s Varma Homes Private Limited.
13. For delayed payments interest will be charged as stipulated in RERA Act & Rules.
14. The builder / marketing agent reserves the right to accept or reject any application without assigning any reason thereto.
15. This brochure is only for information and does not constitute a legal offer / invitation to an offer.

COMPLETED AHEAD OF SCHEDULE



Building Permit No. EYP-2/COC/EYP/1700/14



Building Permit No. PW2-BA204/16-17



Building Permit No. PW2-BA(20551)/2017



Building Permit No. PW2-BA162/17-18



Building Permit No. PW2-BA(22667)/2017



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

ONGOING PROJECTS



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



K-RERA No. K-RERA/PRJ/093/2020
Building Permit No. A2-BA(209125)/2018

NEW LAUNCH



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

LAUNCHING SOON



Building Permit No. E8/BA/42723/2020



Building Permit No. EYP1/48/COC/EYP/127/12



KAKKANAD | KOCHI



VARMA 'V' CARE

Welcome to the Varma Family! We at Varma Homes strive to construct happiness throughout your time with us, and beyond. Name your problem - be it anything - interior furnishings, rentals, resales, repairs, renovations - consider it solved. Be assured, we are just a call away. We are always happy to extend a helping hand. Let us construct happiness together!





VARMA HOMES™

Constructing Happiness

VARMA HOMES PRIVATE LIMITED

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KOCHI | TRIPUNITHURA | THRISSUR | THIRUVANANTHAPURAM | KOZHIKODE

