

# EXPERIENCE THE URBAN RHYTHM



**VARMA**  
**Rhythm**  
LUXURY APARTMENTS  
ERLOOR KOCHI



# THE CITY LIGHTS OF LUXURY

In an area of 43.20 cents near to city, yet away from hassles of rush and traffic, Varma Homes' brings out their latest project Varma Rhythm at Eroor, Ernakulam. In a single tower, having 13 floors along with basement parking, ground floor parking and lobby, Varma Rhythm offers 46 units of 2 & 3 BHK apartments. These luxurious apartments comprises of 1160 sq. ft. and 1163 sq. ft. for 2 BHK apartments and 1554 sq. ft. and 1565 sq. ft. for 3 BHK apartments respectively. By owning an apartment at Varma Rhythm you will experience the twist of luxury in a suburban area.

Permit No. PW2/BA-395/21-22(PW2-527/22)  
K-RERA/PRJ/ERN/117/2022  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)





# CALM AND LUXURIOUS

Erroor, located 7 km away from the centre of the city offer you a calm ambience that everyone loves to have. Yet it's not that far that you need a long drive to get to the city blues. Hospitals, schools, economic centres – everything that you need to live in luxury are at a reachable distance. There's no need to run errands to get your things done.





# TASTE LUXURY

- ✓ Swimming Pool
- ✓ Fully Furnished Premium Lobby in Ground Floor
- ✓ Clubhouse
- ✓ Health Club
- ✓ Guest Suite Room
- ✓ Spacious Children's Play Area
- ✓ Video Door Phone
- ✓ Piping Provision for Gas
- ✓ Fully Automatic Lifts
- ✓ Rooftop Party Area
- ✓ Terrace Garden
- ✓ Driver's Room
- ✓ Car Wash Area
- ✓ Provision for EV Charging
- ✓ Solar Energy Utilisation in Few Points
- ✓ Recreation Space

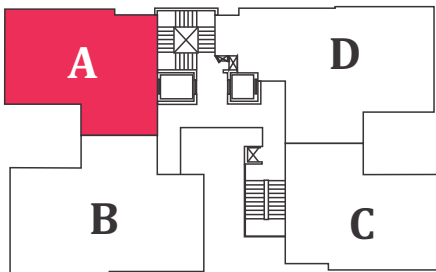
A host of amenities is ready for you taste luxury at its finest at Varma Rhythm.

- ✓ Yoga Room
- ✓ Intercom Facility
- ✓ Shopping Trolleys for in house use
- ✓ Care Taker's Room
- ✓ Security Cabin
- ✓ Ample Car Parking
- ✓ 24 Hrs Security, Power & Water Supply
- ✓ Fire Fighting System
- ✓ Water Treatment System
- ✓ Sewage Management
- ✓ Rainwater Harvesting
- ✓ Bio-bin & Incinerator







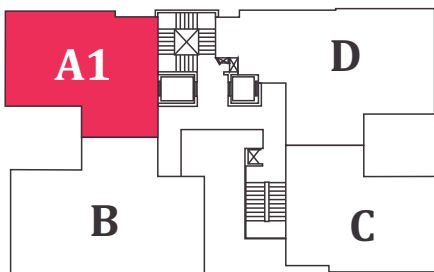


**TYPE A - 2BHK (2nd to 11th Floor)**

Super Built up Area - 1160 sqft

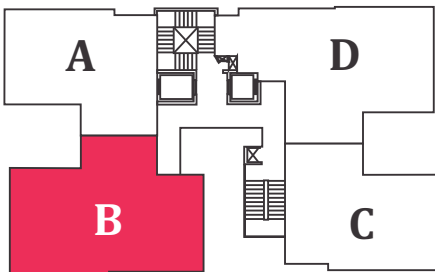
RERA Carpet Area - 773 sqft

Balcony Area - 70 sqft



**TYPE A1 - 2BHK (1st Floor)**  
Super Built up Area - 1160 sqft  
RERA Carpet Area - 773 sqft  
Balcony Area - 70 sqft  
Open Terrace Area - 115 sqft





### TYPE B - 3BHK (2nd to 11th Floor)

Super Built up Area - 1565 sqft

RERA Carpet Area - 1053 sqft

Balcony Area - 91 sqft



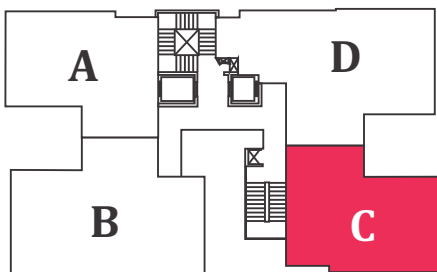
### TYPE B1 - 3BHK (1st Floor)

Super Built up Area - 1565 sqft

RERA Carpet Area - 1053 sqft

Balcony Area - 91 sqft

Open Terrace Area - 122 sqft



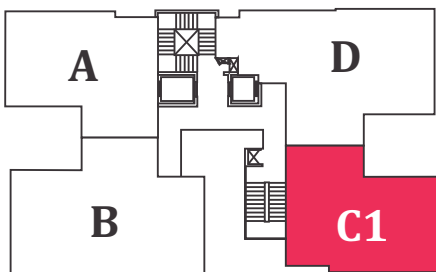
### TYPE C - 2BHK (2nd to 12th Floor)

Super Built up Area - 1163 sqft

RERA Carpet Area - 773 sqft

Balcony Area - 72 sqft





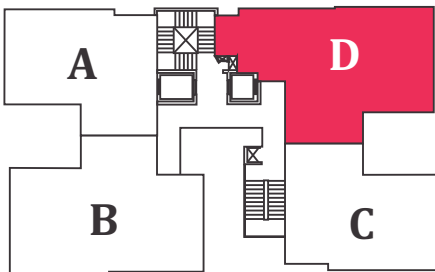
### TYPE C1 - 2BHK (1st Floor)

Super Built up Area - 1163 sqft

RERA Carpet Area - 773 sqft

Balcony Area - 72 sqft

Open Terrace Area - 115 sqft

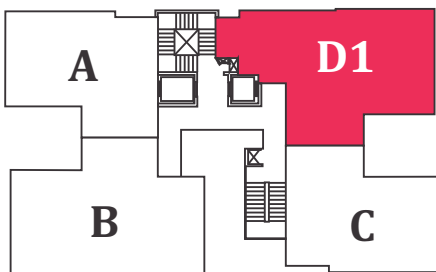


### TYPE D - 3BHK (2nd to 12th Floor)

Super Built up Area - 1554 sqft

RERA Carpet Area - 1036 sqft

Balcony Area - 94 sqft



### TYPE D1 - 3BHK (1st Floor)

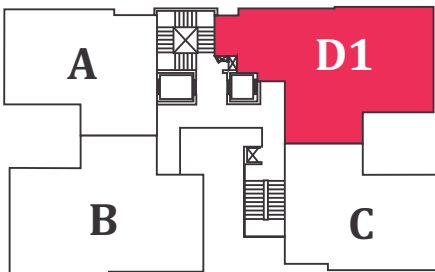
Super Built up Area - 1554 sqft

RERA Carpet Area - 1036 sqft

Balcony Area - 94 sqft

Open Terrace Area - 117 sqft





### TYPE D1 - 3BHK (1st Floor)

Super Built up Area - 1554 sqft

RERA Carpet Area - 1036 sqft

Balcony Area - 94 sqft

Open Terrace Area - 117 sqft



## BASEMENT FLOOR PLAN



# GROUND FLOOR PLAN





## 1ST FLOOR PLAN



# TYPICAL FLOOR PLAN 2<sup>nd</sup> TO 11<sup>th</sup> FLOOR



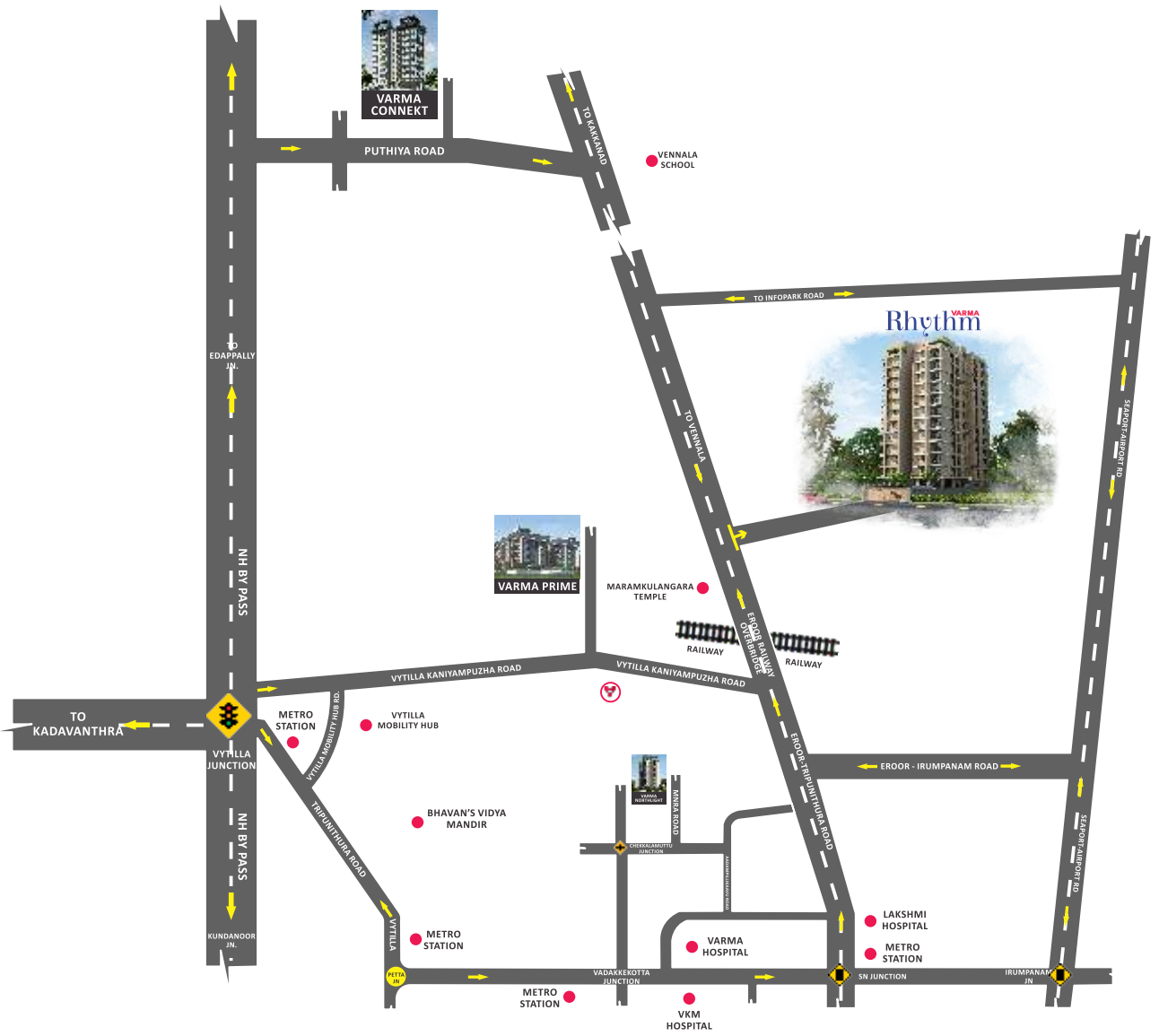
## 12<sup>th</sup> FLOOR PLAN

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



## TERRACE FLOOR PLAN





Vyttila Mobility Hub \ Metro	1.90 km	Infopark	5.80 km
Bhavan's Vidya Mandir	2.10 km	Hill Palace	6.10 km
Choice School	2.80 km	Smartcity	6.30 km
Medical Centre Hospital	3.90 km	BPCL	7.60 km
SN Junction	2.00 km	Global Public School	12.90 km
Rajagiri Valley	4.50 km		

# LOCATION MAP

# 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



# VARMA 'V' CARE



Exclusive services

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, re-sales, 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!

# PROJECTS

## COMPLETED AHEAD OF SCHEDULE



Sold out & K-RERA Registration not required  
Permit No. EYP-2/DOC/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

## ONGOING PROJECTS



K-RERA/PRJ/093/2020  
Permit No. BPR/L01/2021/1180



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



K-RERA/PRJ/ERN/014/2021  
Permit No. EYP/148/CO/EC/EYP/127/17



K-RERA/PRJ/ERN/021/2021  
Permit No. PW2/BA267/20-21/72648/20



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



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



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

## NEW LAUNCH



K-RERA/PRJ/058/2021  
Permit No. BA-923/19-20



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





**VARMA HOMES™**

*Constructing Happiness*

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**KOCHI  
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THIRUVANANTHAPURAM  
KOZHIKODE**



**CREDAI**