



VARMA HOMES
Constructing Happiness

EXPLORE THE
SUBURBAN LIFESTYLE

VARMA
suburban
LUXURY APARTMENTS

KAZHAKKOOTAM THIRUVANANTHAPURAM



SUBURBAN IS NOW STYLISH

In an area of 41.70 cents, Varma Homes brings to you the experience of suburban living with their new project Varma Suburban. The single tower with ground and 9 floors has 36 units of luxurious living with 5 units from second to eighth floor and a single unit in 9th floor. The 2 and 3 BHK apartments range from 1044 sq. ft. to 1448 sq. ft. respectively. With two parking lots in ground floor and first floor, it's spacious enough for everyone to park and terrace garden that gives you an opportunity to have your 'me-time' calmly.

Permit No. A1-BA(82320/2022
K-RERA/PRJ/TVM/076/2022
www.rera.kerala.gov.in

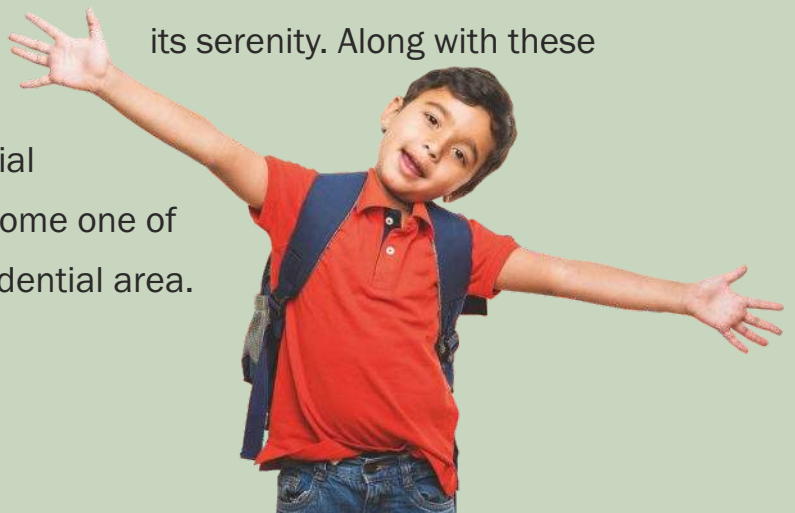


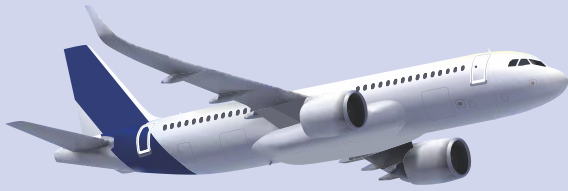
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KAZHAKKOOTTAM | THIRUVANANTHAPURAM



SUBURBAN LOCALE, METROPOLITAN LIFE

At Menamkulam, a suburban area in Thiruvananthapuram district, the location offers you access to best centres of education, infrastructure, lifestyle etc. Added to this you have many attractions for sight-seeing and spending quality time with your loved ones. Educational institutions like Jyothis Central School, Our Public School, Marian Engineering College and centres of economic and infrastructural development like Techno Park and Kinfra are easily accessible. Places of attraction like Veli Tourist Village, Sree Padmanabha Swamy Temple, Kanakakunnu Palace Ground, Thiruvananthapuram Museum and Zoo, Ponmudi Hill Station etc. calls you for enjoying its serenity. Along with these Menamkulam, with booming new residential projects have now become one of most sought after residential area.





THE SUBURBAN CONNECTIVITY

With Techno Park Campus within 5 km radius and other major town areas such as Sreekaryam, Kazhakkootam, Kaniyapuram, Salem-Kochi Highway etc. easily accessible, you can easily get to various locations within the city. Bordering Thiruvananthapuram Central, close to major railway stations such as Kazhakkootam, Kochuveli and Thiruvananthapuram International Airport at 9.7km, you will have various modes of transport connectivity available.



THE SUBURBAN EASE OF LUXURY LIVING

When you love to live a life of luxury, you expect to have a variety of facilities for you to have fun, health and hassle - free life. Here are our amenities for you enjoy your life with ease and pleasure.

AMENITIES

- ✓ Multi Recreation Hall
- ✓ Health Club
- ✓ Provision for EV Charging
- ✓ Children's Play Area
- ✓ Roof Top Party Area
- ✓ Terrace Garden
- ✓ Association Room
- ✓ Video Door Phone
- ✓ Piping For Centralized Gas System
- ✓ Fully Automatic Lifts
- ✓ Water Treatment System
- ✓ Solar Energy Utilization in Selected Area
- ✓ Intercom Facility
- ✓ Surveillance Camera
- ✓ Fire Fighting System
- ✓ 24 Hr. Power & Water Supply
- ✓ Sewage Treatment Plant
- ✓ Caretaker's Room
- ✓ Drivers Room
- ✓ Car Wash Area
- ✓ Fully Furnished Ground Floor Lobby
- ✓ Shopping Trolleys for In-house Use
- ✓ Guest Suite Room
- ✓ 24 Hr. Security
- ✓ Ample Parking Space
- ✓ Indoor Games Area





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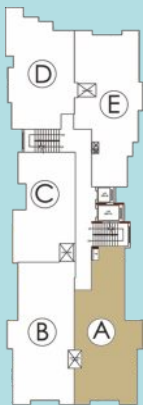
TYPE A - 3BHK

3RD TO 8TH FLOOR

SALEABLE AREA - 1381 SQ.FT.

RERA CARPET AREA - 928 SQ.FT.

BALCONY - 61 SQ.FT.



KEY PLAN



TYPE A1 - 3BHK

2ND FLOOR

SALEABLE AREA - 1381 SQ.FT.

RERA CARPET AREA - 928 SQ.FT.

BALCONY - 61 SQ.FT.

TERRACE - 424 SQ.FT.



KEY PLAN



TYPE B - 3BHK

3RD TO 8TH FLOOR

SALEABLE AREA - 1448 SQ.FT.

RERA CARPET AREA - 991 SQ.FT.

BALCONY AREA - 66 SQ.FT.



KEY PLAN



TYPE B1 - 3BHK

2ND FLOOR

SALEABLE AREA - 1448 SQ.FT.

RERA CARPET AREA - 991 SQ.FT.

BALCONY - 66 SQ.FT.

TERRACE - 62 SQ.FT.



KEY PLAN



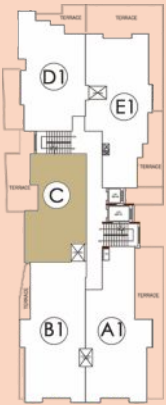
TYPE C - 2BHK

3RD TO 8TH FLOOR

SALEABLE AREA - 1044 SQ.FT.

RERA CARPET AREA - 676 SQ.FT.

BALCONY - 65 SQ.FT.



KEY PLAN



TYPE C1 - 2BHK

2ND FLOOR

SALEABLE AREA - 1044 SQ.FT.

RERA CARPET AREA - 676 SQ.FT.

BALCONY - 65 SQ.FT.

TERRACE - 200 SQ.FT.



KEY PLAN



TYPE C2 - 2BHK

9TH FLOOR

SALEABLE AREA - 1051 SQ.FT.

RERA CARPET AREA - 676 SQ.FT.

BALCONY - 65 SQ.FT.



KEY PLAN



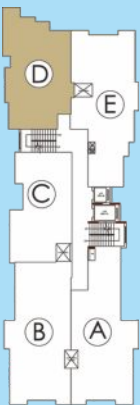
TYPE D - 2BHK

3RD TO 8TH FLOOR

SALEABLE AREA - 1211 SQ.FT.

RERA CARPET AREA - 821 SQ.FT.

BALCONY - 59 SQ.FT.



KEY PLAN



TYPE D1 - 2BHK

2ND FLOOR

SALEABLE AREA - 1211 SQ.FT.

RERA CARPET AREA - 821 SQ.FT.

BALCONY - 59 SQ.FT.

TERRACE - 234 SQ.FT.



KEY PLAN



TYPE E - 3BHK

3RD TO 8TH FLOOR

SALEABLE AREA - 1415 SQ.FT.

RERA CARPET AREA - 954 SQ.FT.

BALCONY - 48 SQ.FT.



KEY PLAN



TYPE E1 - 3BHK

2ND FLOOR

SALEABLE AREA - 1415 SQ.FT.

RERA CARPET AREA - 954 SQ.FT.

BALCONY - 48 SQ.FT.

TERRACE - 616 SQ.FT.



KEY PLAN



GROUND FLOOR



FIRST FLOOR





**TYPE D1
2 BHK**

**TYPE E1
3 BHK**

**TYPE C1
2 BHK**

**TYPE B1
3 BHK**

**TYPE A1
3 BHK**

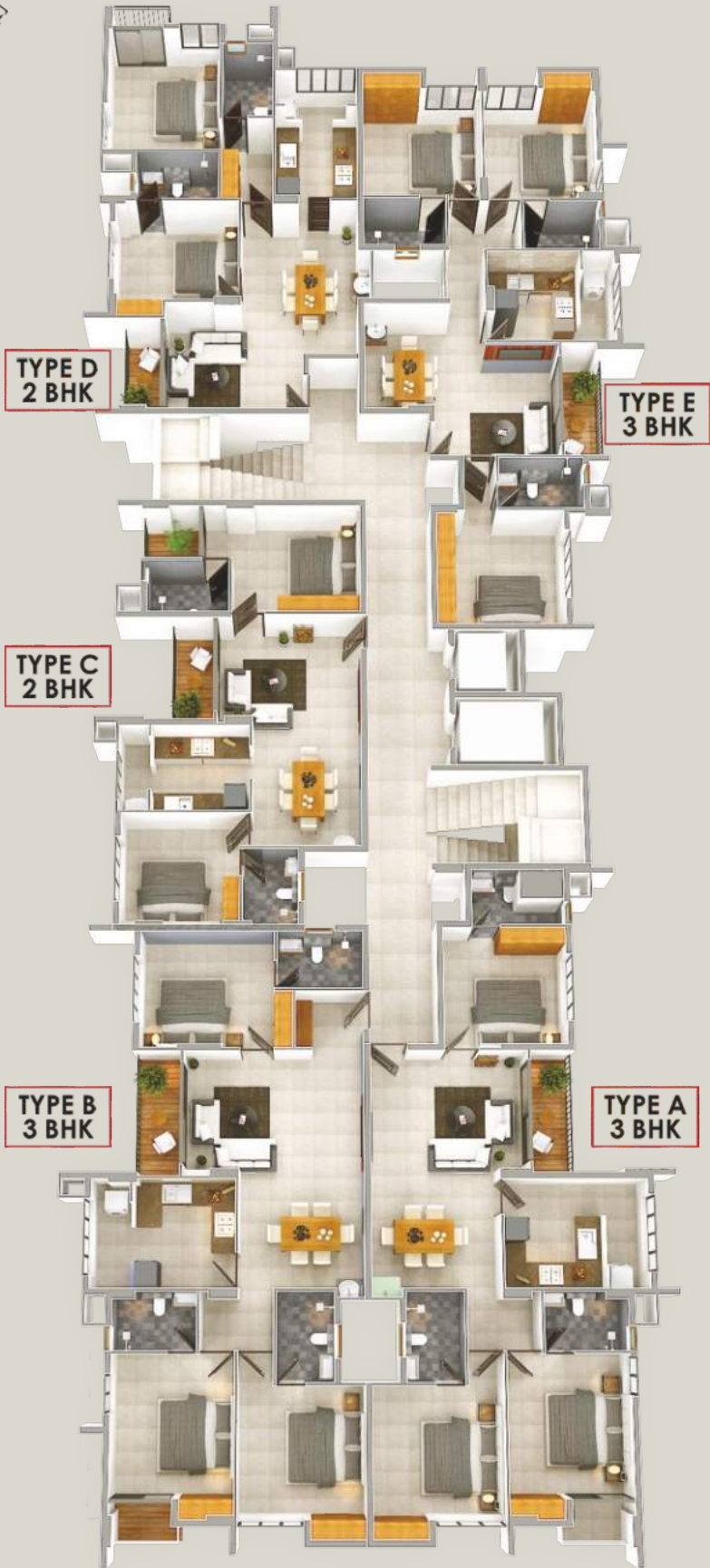
SECOND FLOOR



NINTH FLOOR

**TYPE C2
2 BHK**





TYPICAL FLOOR
3rd TO 8th FLOOR



SPECIFICATIONS

STRUCTURE

Reinforced cement concrete framed structure with solid cement blocks for partition 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 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 provisions in all bedroom toilets.

GENERATOR

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



DISTANCE FROM VARMA SUBURBAN

KINFRA	-	0.8 KM
VSSC	-	3.0 KM
Technopark	-	3.7 KM
UST Global	-	5.2 KM
Infosys	-	5.3 KM
Lulu Mall	-	6.2 KM
KIMS Hospital	-	9.1 KM
Greenfield International Stadium	-	7.0 KM
Thiruvananthapuram International Airport	-	9.7 KM

LOCATION MAP





COMPLETED AHEAD OF SCHEDULE



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



BLOCK I

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



BLOCK II

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



Poochatty, Thirissur

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



CONCEPT APARTMENTS, THIRUVANANTHAPURAM, KOCHI

K-RERA/PRJ/093/2020
Permit No. BPRL01/2021/1180



Luxury Apartments
Ancherychira, Thirissur

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



2 & 3 BHK LUXURY APARTMENTS
TRIPUNITHURA | COCHIN

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



LUXURY APARTMENTS
VYTTILA | KOCHI

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



LUXURY APARTMENTS
POOJAPPURAM | THIRUVANANTHAPURAM

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



LUXURY APARTMENTS
VENNALA | KOCHI

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

NEW LAUNCH



LUXURY APARTMENTS
VAZHAKKAL | KOCHI

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



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 PRIVATE LIMITED

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CREDAI



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