



VARMA
KOVILAKAM
TRIPUNITHURA





THE MODERN DAY
ROYAL LIFE



When you are in the 'Land of Rajas', who won't love to live a royal life?
Thoughtfully blending modern high-rise living with the traditional elegance
and serenity of the palace architectural ethos, Varma Homes brings
Varma Kovilakam to the royal land of Tripunithura.



THE CONTEMPORARY TOUCH OF
REGAL LUXURY



To establish the rhythm of verticality in structure, Varma Kovilakam incorporates a refined material palette of clean, light-toned panels paired with warm, terracotta-coloured elevation and a balcony design that ensures privacy. Designed to experience a modern day august life, with the contemporary touch of regal luxury, Varma Kovilakam offers 57 units of 2, 3, and 4 BHK luxury apartments in Tripunithura where royalty is the heart beat of the city.



THE SPLENDID
EVERYDAY LIFE



Towering up in Tripunithura, Varma Kovilakam not only syncs with the cultural heritage of the land but also is in tune with notes of a grand day-to-day life where proximity takes care of your every necessity.



VARMA

BP/102032/2025

VARMA
KOVIL & KAV



K-RERA/PRJ/ERN/003/2026
www.rera.kerala.gov.in

Every Moment is Special
with Loved Ones



Enjoy Energising
Swim, Everyday





Be Friends with
Fun

Dear Guests,
Welcome Home



FEATURES AND FACILITIES

Community Features

| | |
|----------------|---|
| Ground Floor | Grand Entrance Lounge with appealing interiors |
| | Caretaker's Room to get immediate assistance |
| | Children's Play Area with ample play equipment |
| | Driver's Room |
| | Open Recreation Area landscaped aesthetically |
| First Floor | Janitor's Room |
| Eleventh Floor | Air-conditioned Multi Recreation Hall with Indoor Games |
| | Air-conditioned Health Club |
| | Air-conditioned Guest bedroom with attached toilet |
| | Activity Area |
| | Reading Lounge |
| Terrace Floor | Landscaped Terrace Party Area |
| | Party Counter |
| | Swimming Pool with Kids' Pool and spacious deck |

Eco Features

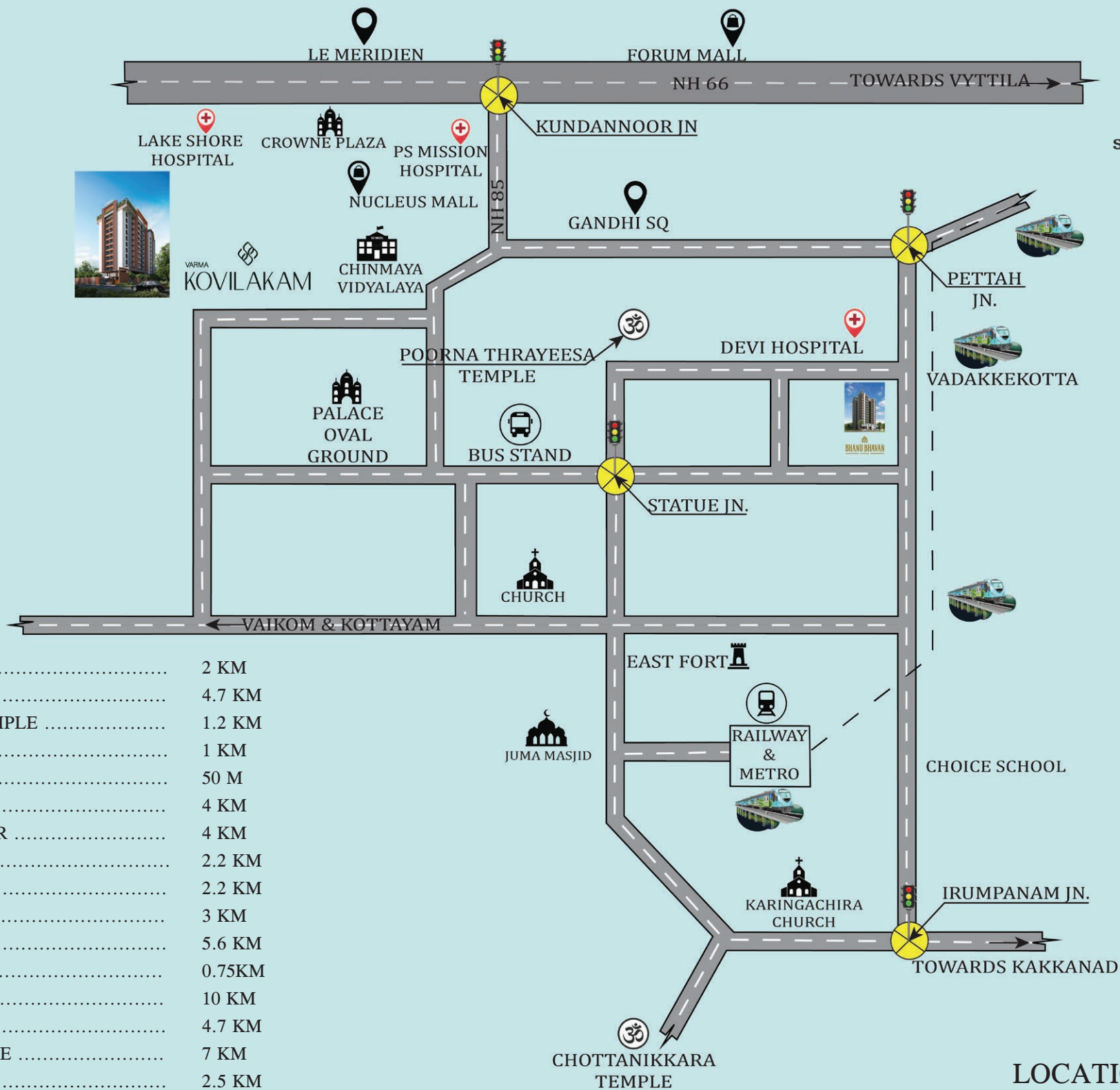
- Ample Green Space
- Rainwater Harvesting
- Landscaped Garden
- Common area power backed up with solar on-grid system
- Water Treatment Plant
- Waste and Sewage Management System

Safety Features

- Surveillance camera in selected areas
- Biometric door lock for the main entrance at lobby
- Profiled rubber column guards with reflective sticker in parking area
- All safety precautions and firefighting facilities as per government norms
- 24x7 Security Provision

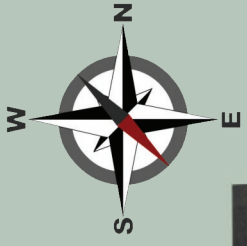
Facilities

- Provision for Piped Gas
- 2 Lifts with Generator Back-up and ARD facility
- Intercom Facility
- Provision for 24 Hr Power and Water Supply
- Car Wash Area
- One common EV charging points (AC) for visitors parking, EV charging facility for client parking at additional cost



| | |
|------------------------------|--------|
| NUCLEUS MALL | 2 KM |
| FORUM MALL | 4.7 KM |
| POORNATHRAYEESA TEMPLE | 1.2 KM |
| BUS STAND | 1 KM |
| CHINMAYA VIDYALAYA | 50 M |
| THE CHOICE SCHOOL | 4 KM |
| BHAVANS VIDYA MANDIR | 4 KM |
| RAILWAY STATION | 2.2 KM |
| METRO STATION..... | 2.2 KM |
| PS MISSION HOSPITAL | 3 KM |
| LAKESHORE HOSPITAL | 5.6 KM |
| TALUK HOSPITAL | 0.75KM |
| INFOPARK | 10 KM |
| VYTTILA HUB | 4.7 KM |
| CHOTTANIKKARA TEMPLE | 7 KM |
| ST. GEORGE CHURCH | 2.5 KM |

LOCATION MAP



PRIVATE ROAD



VEHICULAR RAMP
1:8 SLOPE
500CM WIDTH

DG

FIRE STAIR

LOBBY
597 X 524

LIFT

LIFT

TANK BELOW

SPECIALLY ABLED TOILET
205 X 208

MAIN STAIR

ELECTRICAL ROOM

STEP PUMP ROOM
323 X 354

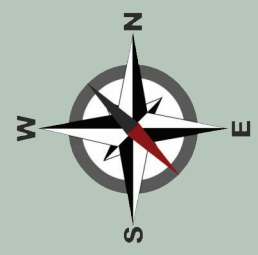
TWO WHEELER PARKING AREA

DRIVERS ROOM
100 X 24

TILE ROAD

TILE ROAD

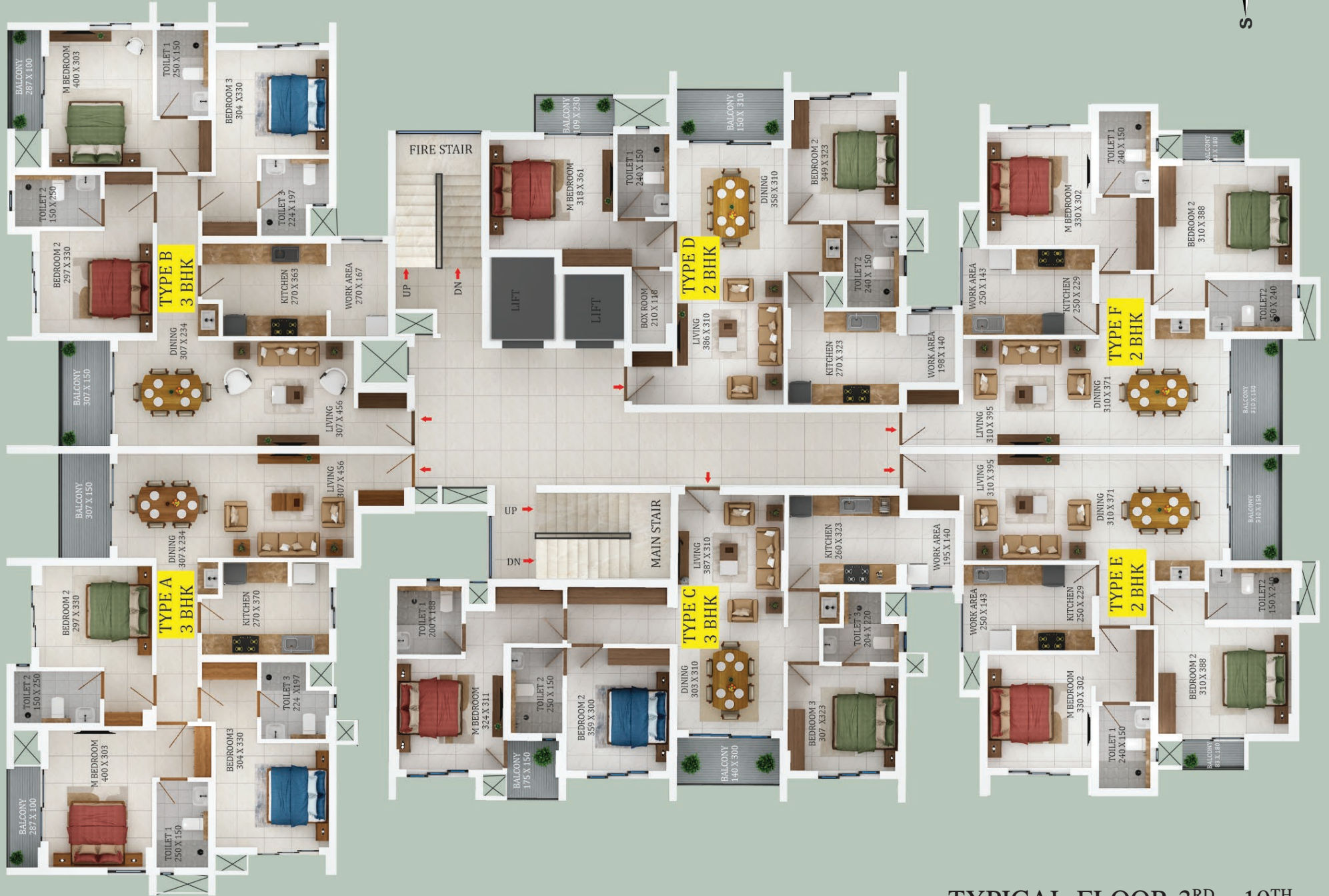
GROUND FLOOR



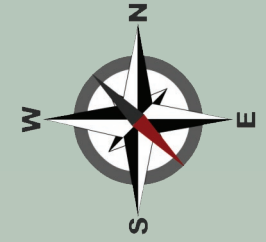
VEHICULAR RAMP
1:8 SLOPE
500 CM WIDTH



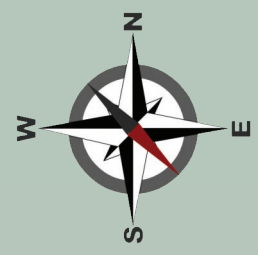
FIRST FLOOR



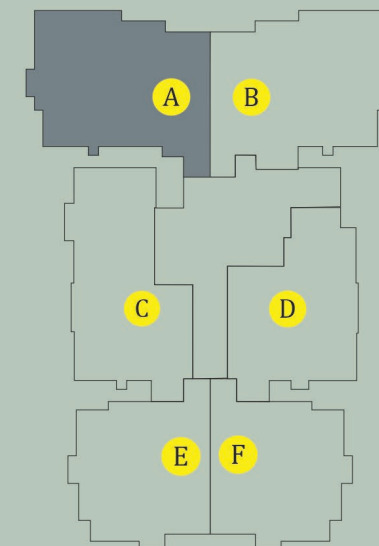
TYPICAL FLOOR 3RD - 10TH



11TH FLOOR



TERRACE FLOOR PLAN



TYPE A - 3BHK

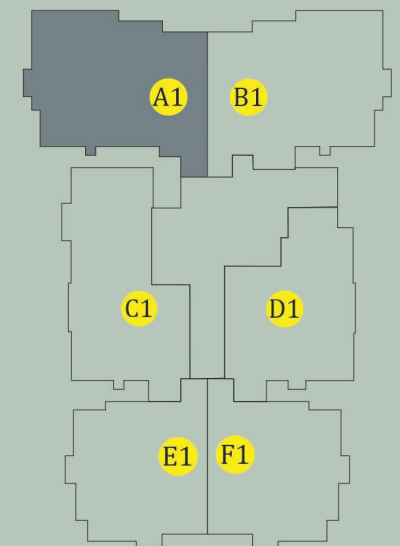
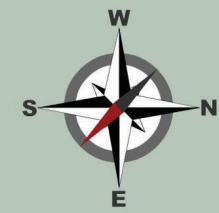
(3RD TO 10TH FLOOR)

SUPER BUILTUP AREA - 1550 SQFT

RERA CARPET AREA - 1040 SQFT

BALCONY AREA - 80 SQFT

• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are centimeters



TYPE A1 - 3BHK

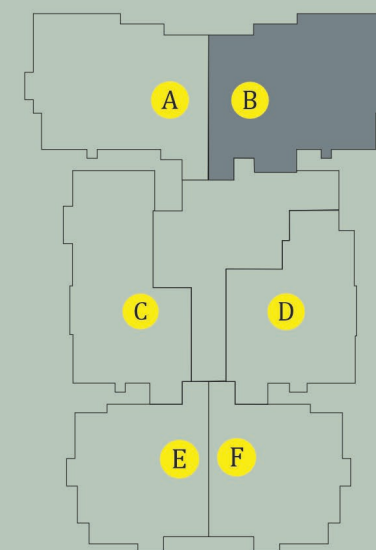
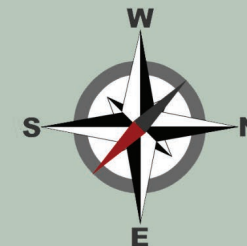
SECOND FLOOR

SUPER BUILTUP AREA - 1550 SQFT

RERA CARPET AREA - 1040 SQFT

BALCONY AREA - 80 SQFT

TERRACE AREA - 132 SQFT



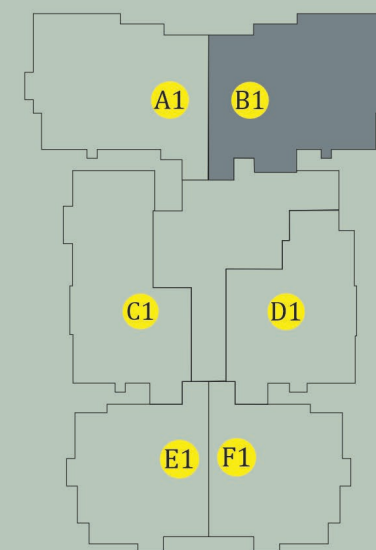
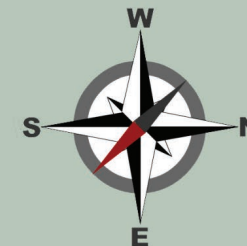
TYPE B - 3BHK

(3RD TO 10TH FLOOR)

SUPER BUILTUP AREA - 1606 SQFT

RERA CARPET AREA - 1093 SQFT

BALCONY AREA - 81 SQFT



TYPE B1 - 3BHK

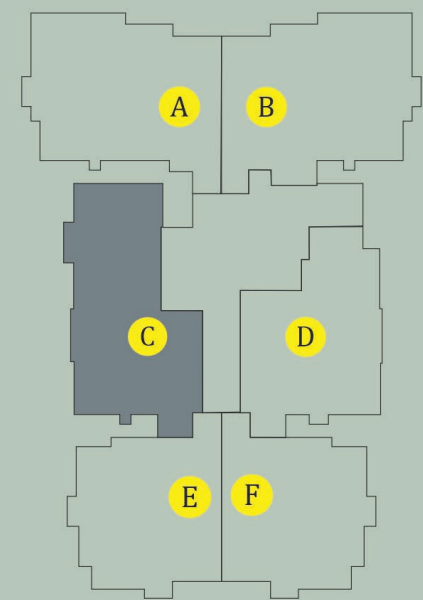
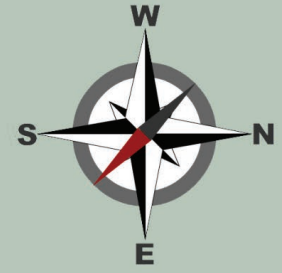
SECOND FLOOR

SUPER BUILTUP AREA - 1606 SQFT

RERA CARPET AREA - 1093 SQFT

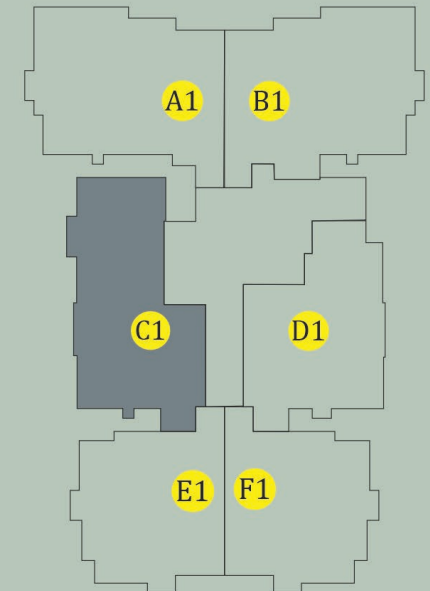
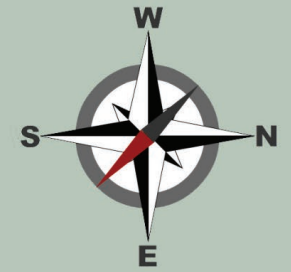
BALCONY AREA - 81 SQFT

TERRACE AREA - 109 SQFT



TYPE C - 3BHK
 (3RD TO 11TH FLOOR)
 SUPER BUILTUP AREA - 1466 SQFT
 RERA CARPET AREA - 990 SQFT
 BALCONY AREA - 73 SQFT

• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are centimeters



TYPE C1 - 3BHK

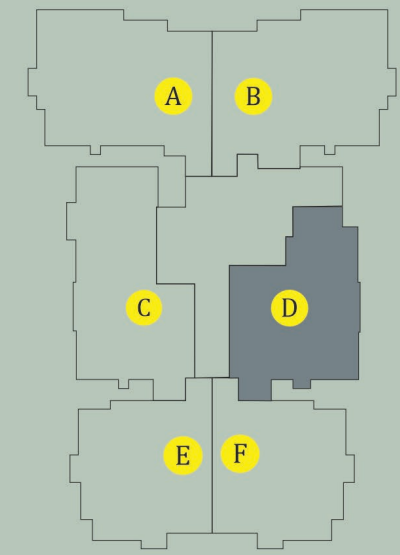
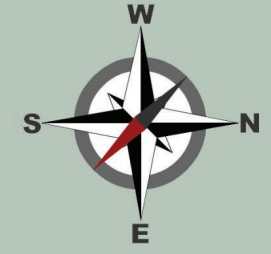
SECOND FLOOR

SUPER BUILTUP AREA - 1466 SQFT

RERA CARPET AREA - 990 SQFT

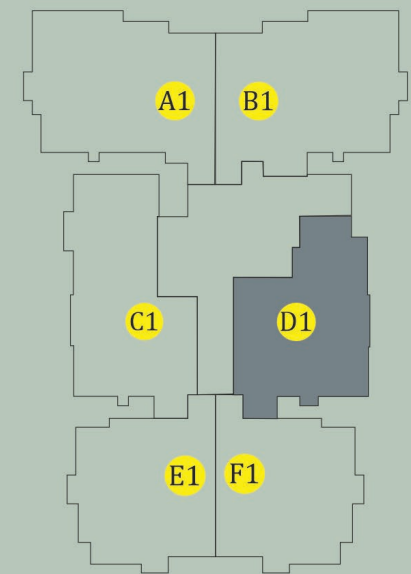
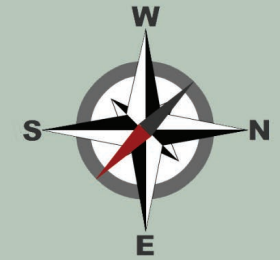
BALCONY AREA - 73 SQFT

TERRACE AREA - 434 SQFT



TYPE D - 2BHK
 (3RD TO 11TH FLOOR)
 SUPER BUILTUP AREA - 1273 SQFT
 RERA CARPET AREA - 863 SQFT
 BALCONY AREA - 77 SQFT

• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are centimeters



TYPE D1 -2BHK

SECOND FLOOR

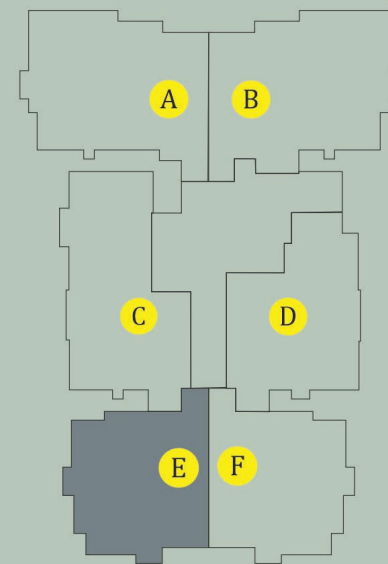
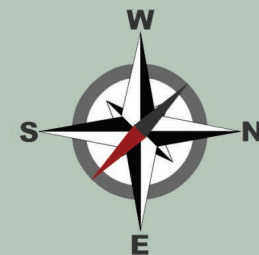
SUPER BUILTUP AREA - 1273 SQFT

RERA CARPET AREA - 863 SQFT

BALCONY AREA - 77 SQFT

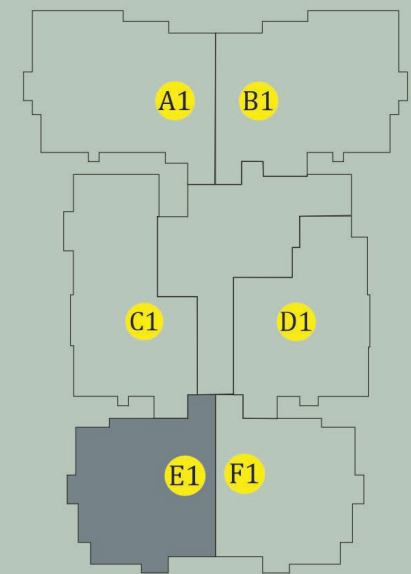
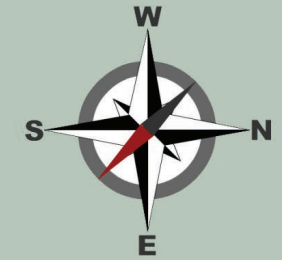
TERRACE AREA - 297 SQFT

• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are centimeters



TYPE E - 2BHK
 (3RD TO 10TH FLOOR)
 SUPER BUILTUP AREA - 1238 SQFT
 RERA CARPET AREA - 839 SQFT
 BALCONY AREA - 66 SQFT

• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are centimeters



TYPE E1 - 2BHK

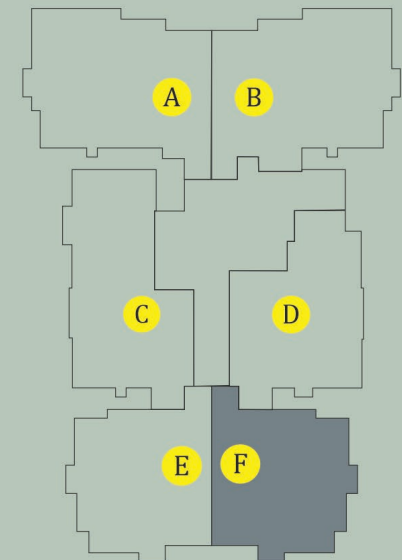
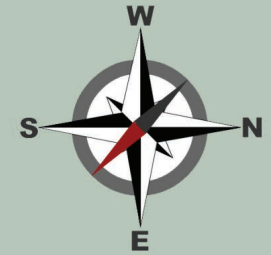
SECOND FLOOR

SUPER BUILTUP AREA - 1238 SQFT

RERA CARPET AREA - 839 SQFT

BALCONY AREA - 66 SQFT

TERRACE AREA - 245 SQFT



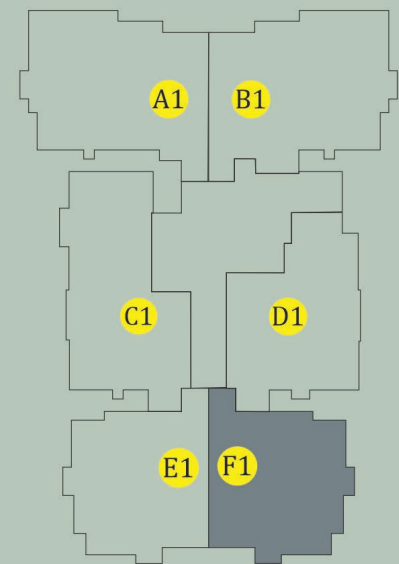
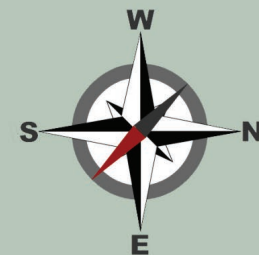
TYPE F - 2BHK

(3RD TO 10TH FLOOR)

SUPER BUILTUP AREA - 1238 SQFT

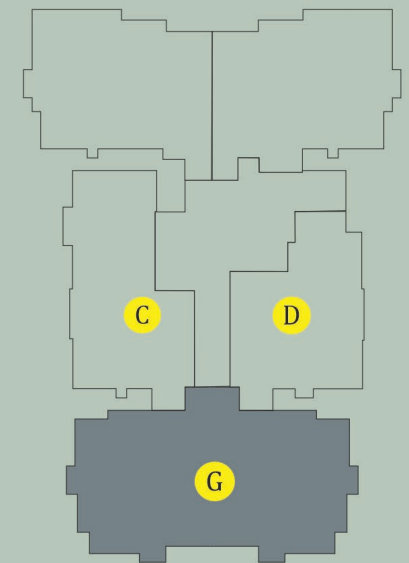
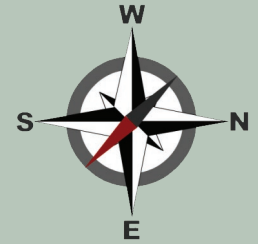
RERA CARPET AREA - 839 SQFT

BALCONY AREA - 66 SQFT



TYPE F1 - 2BHK
 SECOND FLOOR
 SUPER BUILTUP AREA - 1238 SQFT
 RERA CARPET AREA - 839 SQFT
 BALCONY AREA - 66 SQFT
 TERRACE AREA - 232 SQFT

• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are centimeters



TYPE G - 4BHK

(11TH FLOOR)

SUPER BUILTUP AREA - 2464 SQFT

RERA CARPET AREA - 1688 SQFT

BALCONY AREA - 66 SQFT

PRODUCT CHART

| | | | | | | | | |
|------------------------|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------|--------------|
| Project | Varma Kovilakam | | | | | | Total Area | Open Terrace |
| Location | Tripunithura, Ernakulam | | | | | | | |
| Land Area in Cents | 57.97 Cents | | | | | | | |
| No. of Apartments | 57 | | | | | | | |
| Ground Floor | Car Parking + Entrance Lounge + Caretaker's Room + Children's Play Area + Open Recreation Area + Driver's Room | | | | | | | |
| First Floor | Car Parking + Janitor's Room | | | | | | | |
| | A1 - 3BHK + OT | B1 - 3BHK + OT | C1 - 3BHK + OT | D1 - 2BHK + OT | E1 - 2BHK + OT | F1 - 2BHK + OT | | |
| 2 nd Floor | 1550 | 1606 | 1466 | 1273 | 1238 | 1238 | 8371 | |
| | 132 | 109 | 434 | 297 | 245 | 232 | | 1449 |
| | A - 3BHK | B - 3BHK | C - 3BHK | D - 2BHK | E - 2BHK | F - 2BHK | | |
| 3 rd Floor | 1550 | 1606 | 1466 | 1273 | 1238 | 1238 | 8371 | |
| 4 th Floor | 1550 | 1606 | 1466 | 1273 | 1238 | 1238 | 8371 | |
| 5 th Floor | 1550 | 1606 | 1466 | 1273 | 1238 | 1238 | 8371 | |
| 6 th Floor | 1550 | 1606 | 1466 | 1273 | 1238 | 1238 | 8371 | |
| 7 th Floor | 1550 | 1606 | 1466 | 1273 | 1238 | 1238 | 8371 | |
| 8 th Floor | 1550 | 1606 | 1466 | 1273 | 1238 | 1238 | 8371 | |
| 9 th Floor | 1550 | 1606 | 1466 | 1273 | 1238 | 1238 | 8371 | |
| 10 th Floor | 1550 | 1606 | 1466 | 1273 | 1238 | 1238 | 8371 | |
| | | | | | G - 4BHK | | | |
| 11 th Floor | Gym + Indoor Games + Multirecreation Hall + Reading Lounge + Guest Bedroom | | 1466 | 1273 | 2464 | | 5203 | |
| Terrace Floor | Swimming Pool + Open Landscaped Party Space + Party Counter + Terrace for Solar and Biobin Utilisation | | | | | | 80542 | 1449 |
| | | | | | | | (Sqft) | (Sqft) |

SPECIFICATIONS

Structure

Reinforced cement concrete framed structure with solid blocks for walls. Earthquake resistant for Zone 3. Conventional plastering/ready mix plastering

Flooring

High quality vitrified tiles with vitrified tile skirting for living, dining, bedrooms and kitchen. Antiskid/matt tiles for balcony and toilets.

Kitchen

Kitchen counter with premium full body vitrified tile and single bowl stainless steel sink with drain board and dado tile above the counter up to 2 feet height.

Toilets

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

Doors and windows

- Front doors : Pre hung doors with veneer finish with architrave.
- Internal doors : Pre hung doors with laminate finish with architrave.
- Windows : UPVC sliding windows with grill/powder coated aluminium glazed window with grill.

Painting

- Putty, primer and emulsion for internal walls and ceiling.
- Primer and acrylic emulsion for the external walls.

Electrical

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

Plumbing

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

Telephone Point

Telephone point in living room and master bedroom.

TV Point

TV point in living room and master bedroom.

AC Point

AC provision in all bedrooms and living-dining room.

Water Heater Point

Water heater provision in all bedroom toilet.

Generator

Generator back-up for common facilities and designated points in each apartment upto 1000W for 2BHK and up to 1200W for 3BHK through ACCL.



K-RERA/PRJ/ERN/003/2026
www.rera.kerala.gov.in

VARMA TOUCH

CARE THAT GOES BEYOND

What **Varma Touch** includes

CREATIVE INTERIORS

We offer creatively designed interiors - impeccably executed based on your taste and always delivers on time. Our experienced team will transform your home into an aesthetic space that truly reflects your personality.

RELIABLE AFTER SALES SERVICES

We at Varma Homes remain your reliable partner for the entirety of your residential journey with us even after you move into your new home. After-sales service forms a crucial component of buying a home and we ensure that it is taken care of without any hassle.

WIDE RANGE OF MAINTENANCE AND REPAIR SERVICES

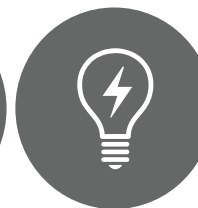
Our Maintenance and Repair division offers a plethora of service options and utilities, ranging from home cleaning to carpentry and masonry.

Welcome to the Varma Family!

At Varma Homes, we are in the business of creating legacies - legacies marked by fine living and luxurious amenities. We are here to address your concerns and answer your queries, ranging from questions on interior furnishing to providing maintenance services.



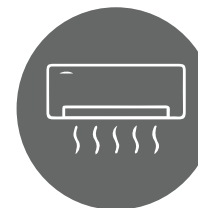
Home
Cleaning



Electrical
Maintenance



Plumbing



Air
Conditioning



Carpentry &
Masonry Services



Pest
Control

A FEW OF OUR COMPLETED PROJECTS

KOCHI | THRISSUR | THIRUVANANTHAPURAM



Dr. Poo's VARMA HERITAGE
2 & 3 BHK SUPER LUXURY APARTMENTS, POOJAPPURA

K-RERA/PRJ/362/2020
E8/BA/422/2013



VARMA SPECTRUM
Luxury Apartments
Poochatti, Thrissur

K-RERA/PRJ/091/2020
A7-2123/17



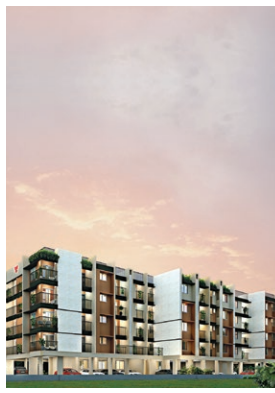
VARMA BOUGAIN HEIGHTS
COMPACT APARTMENTS
CHOTTANIKKARA, KOCHI

K-RERA/PRJ/093/2020
BPRL01/2021/1180



VARMA Connekt
LUXURY APARTMENTS
VENNALA | KOCHI

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



VARMA harmony
LUXURY APARTMENTS
EDAPPALLY | KOCHI

K-RERA/PRJ/ERN/028/2023
Permit No: EYP2/130/6053/2022



Dr. Poo's VARMA LEGACY
LUXURY APARTMENTS

K-RERA/PRJ/076/2021
E8/BA/42723/2020



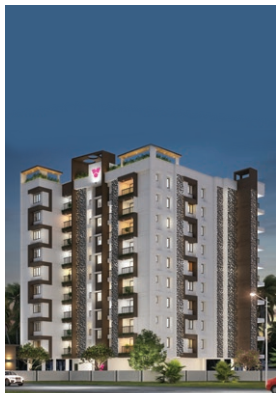
VARMA PRIME
LUXURY APARTMENTS
VYTTLA | KOCHI

K-RERA/PRJ/ERN/226/2024
C4-BA(297791)/2024



VARMA NORTHLIGHT
2 & 3 BHK LUXURY APARTMENTS
TRIPUNITHURA | COCHIN

K-RERA/PRJ/ERN/021/2021
PW2/BA 267/20-21/2648/20



VARMA Imperial
LUXURY APARTMENTS
VAZHAKKALA | KOCHI

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



VARMA suburban
LUXURY APARTMENTS
KAZHAKKOOTAM THIRUVANANTHAPURAM

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

NEW LAUNCH

KOCHI



VARMA Avenue
PALACHUVADU, KAKKANAD

K-RERA/PRJ/ERN/146/2025
Permit No: BP/63071/2025



VARMA HIGHLINE
NETTOOR, KOCHI

K-RERA/PRJ/ERN/172/2025
Permit No: BP/107843/2025

ONGOING PROJECTS

KOCHI



Queen's gateway
by VARMA

CHERANALLOR, KOCHI



K-RERA/PRJ/ERN/226/2024
Permit No: C4-BA (297791)/2024



RED BRICKS CONSTRUCTION

KADAVANTHRA | KOCHI

URBAN HEIGHTS
by VARMA



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



ECO FRIENDLY

Gardenia
by VARMA

KALOOR




K-RERA/PRJ/ERN/142/2023
Permit No: KRP2-167/22



VARMA FICUS
LUXURY APARTMENTS

PALARIATTOM | KOCHI



K-RERA/PRJ/ERN/073/2023
Permit No: EYP1/81/4446/22

THIRUVANANTHAPURAM




RED BRICKS CONSTRUCTION

VARMA SREE KARYAM
LUXURY APARTMENT




K-RERA/PRJ/TVM/101/2022
UE2/BA/13/20,UE2/197/20




RED BRICKS CONSTRUCTION

TRIDENT
VARMA




K-RERA/PRJ/TVM/001/2025
Permit No: BP/16982/2024

THRISSUR



BHANU BHAVAN
by VARMA

TRIPUNITHURA



K-RERA/PRJ/ERN/237/2024
Permit No: PW2/BA-173/23-24



SYMPHONY
by VARMA

LUXURY APARTMENTS
EDAPPALLY



K-RERA/PRJ/ERN/113/2023
Permit No: EYP3/199/11448/22



Rhythm
VARMA
LUXURY APARTMENTS

ERLOOR | KOCHI



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




VARMA CRYSTAL
LUXURY APARTMENTS

TRIPUNITHURA




K-RERA/PRJ/ERN/103/2023
Permit No: PW2/BA-102/22-23/ (PW2-6794/22)



ECO FRIENDLY

DO IN TOWN
VARMA

NEAR SWARAJ ROUND



K-RERA/PRJ/TSR/110/2024
Permit No: DW4/BA/94/22-23



K-RERA/PRJ/ERN/003/2026
www.rera.kerala.gov.in

KOCHI

Corporate Office
G-129, 55/938(A), 3rd Cross Road,
Panampilly Nagar, Cochin - 682 036
Ph: +91 484 298 0258, 0484 796 2559

THIRUVANANTHAPURAM

TC 9/2763/3 Vysakh,
CSM Nagar 289, Edapazhanji,
Sasthamangalam - 695 010
Ph: +91 471 2319258

THRISSUR

Puthenvettozhi,
East Fort P O
Thrissur 680005
Ph: +91 487 2446 258

Dubai | UAE

VARMA HOMES REAL-ESTATE CONSULTANCY LLC
PO BOX - 237951, Office Number: 119/05
Sheikha Mahra Ahmed Majid Al Ghurair Building, Al Qusais 2, Dubai | UAE
Ph: +971529846177

Talk to us : INDIA : **+91 9645 88 3333** | UAE : **+971 5298 46 177**

E-mail : mail@varmahomes.com | www.varmahomes.com

MEMBERSHIPS:

