



A man and a woman are sitting closely together on a large, light-colored modular sofa in a modern apartment. The man is wearing a white long-sleeved shirt and light-colored trousers, and the woman is wearing a light-colored sweater and trousers. They are both looking at each other and smiling. In the foreground, there is a dark, round coffee table with a wire mesh base. On the table, there is a large, lit candle and some decorative items. Behind them, there is a large potted plant. The background consists of large floor-to-ceiling windows that offer a view of a city skyline. The lighting is warm and natural, suggesting it is daytime. A large, dark blue diagonal shape covers the bottom right corner of the image, containing the text.

An Exceptional Luxury, Not Extravagant

If you are seeking a refined living that isn't extravagantly priced, the search often feels uncertain. Varma Niyati puts an end to that—an affordable luxury residential address at Vetturoad, Thiruvananthapuram, where comfort, convenience, and ease of living come together seamlessly.



BP/56708/2026



K-RERA/PRJ/TVM/106/2026
www.rera.kerala.gov.in



Contemporary Homes. Timeless Comfort

Introducing Varma Niyati, a contemporary residential development comprising 52 exclusive 2 and 3 BHK homes, in an area of 51.24 cents. Set within a single tower rising from lower ground to 10 floors, this affordable luxury residential apartment brings you the balanced, luxurious lifestyle you have always aspired to.





Everything is Closer. Life is Easier

When connectivity is easy, life flows better. Well-connected by road and rail, and located close to educational institutions, healthcare centres, and lifestyle hubs, Varma Niyati places comfort and convenience within easy reach—giving you a balanced life in every sense.



Images are indicative and for representation purpose only

Shopping Mall



Techno Park



BP/56708/2026



K-RERA/PRJ/TVM/106/2026
www.rera.kerala.gov.in



Yoga Space



Health Club



Swimming Pool

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
	Air-conditioned Guest bedroom with attached toilet
	Air-conditioned multipurpose hall with indoor games
	Open Recreation Area landscaped aesthetically
First Floor	Driver's room
	Janitor's Room
Tenth Floor	Air-conditioned Health Club
	Landscaped Terrace with Yoga Court
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 point (AC) for visitors parking, EV charging facility for client parking at additional cost

LOCATION MAP



PROXIMITY

Educational Institutions

Sainik School	1.8 km
Christ Nagar International School	1.8 km
Alan Feldman Public School	2.6 km
Jyothis Central School	3.3 km
Marian Engineering College	3.8 km
St. Thomas School	4.8 km

Lifestyle & Recreation

Hari Sree Theatre	100 mts
Al Saj International Convention Centre	2.8 km
Green Field Stadium	4.3 km
O By Tamara	10 km
Lulu Mall	11 km
Shankumugham Beach	15 km

IT Parks

Technopark Phase 1	3.5 km
Technopark Phase 4	4.2 km
Technopark Phase 3	5.1 km
Infosys / UST Global	7 km

Travel & Transportation

Kaniyapuram Bus Station	1 km
Kazhakkootam Railway Station	3.6 km
Thiruvananthapuram North Railway Station	11 km
Thiruvananthapuram International Airport	14 km
Thiruvananthapuram Central Railway Station	17 km

Healthcare

A J Hospital	2.2 km
KIMSHEALTH Hospital	11 km



LOWER GROUND FLOOR

Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



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FIRST FLOOR PLAN

Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



SECOND FLOOR PLAN

Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPICAL FLOOR PLAN
(3RD TO 9TH - 7 FLOORS)

Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



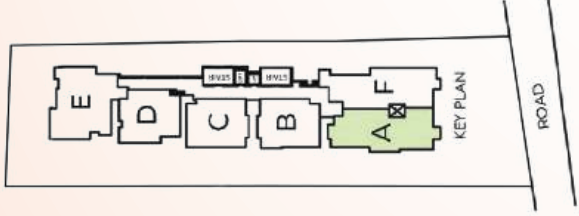
10TH FLOOR PLAN

Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TERRACE FLOOR

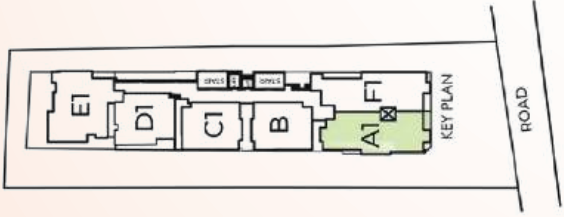
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE - A 3BHK

SALEABLE AREA - 1601 SQFT
 CARPET AREA (RERA) - 1013 SQFT
 BALCONY - 82 SQFT
 3rd to 10th FLOOR PLAN

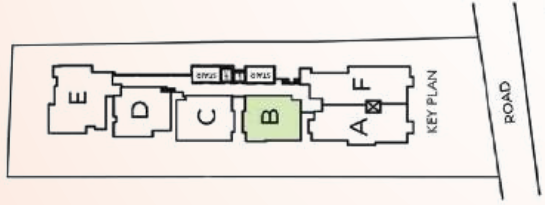
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE - A1 3BHK

SALEABLE AREA - 1601 SQFT
CARPET AREA (RERA) - 1013 SQFT
BALCONY - 82 SQFT
TERRACE - 53 SQFT
2nd FLOOR PLAN

Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



SALEABLE AREA - 1145 SQFT
 CARPET AREA (PERA) - 729 SQFT
 BALCONY - 46 SQFT
 2nd to 10th FLOOR PLAN

TYPE - B 2BHK

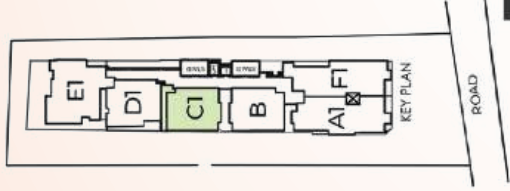
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



SALEABLE AREA - 1136 SQFT
CARPET AREA (RERA) - 722 SQFT
BALCONY - 46 SQFT
3rd to 10th FLOOR PLAN

TYPE - C 2BHK

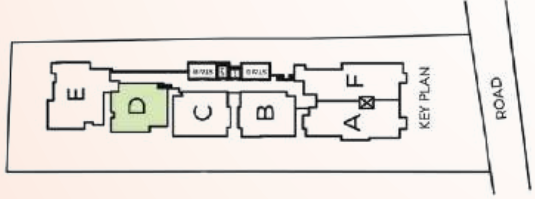
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TYPE - C1 2BHK

SALEABLE AREA - 1136 SQFT
 CARPET AREA (RERA) - 722 SQFT
 BALCONY - 46 SQFT
 TERRACE AREA - 63 SQFT
 2nd FLOOR PLAN

Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



SALEABLE AREA - 1180 SQFT
CARPET AREA (RERA) - 755 SQFT
BALCONY - 46 SQFT
3rd to 9th FLOOR PLAN

TYPE - D 2BHK

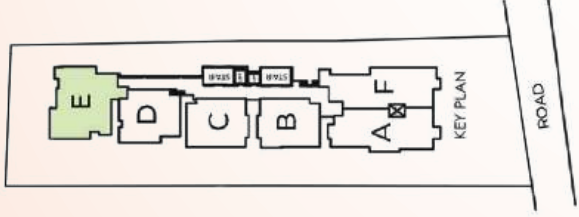
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TYPE - D1 2BHK

SALEABLE AREA - 1180 SQFT
 CARPET AREA (RERA) - 755 SQFT
 BALCONY - 46 SQFT
 TERRACE AREA - 118 SQFT
 2nd FLOOR PLAN

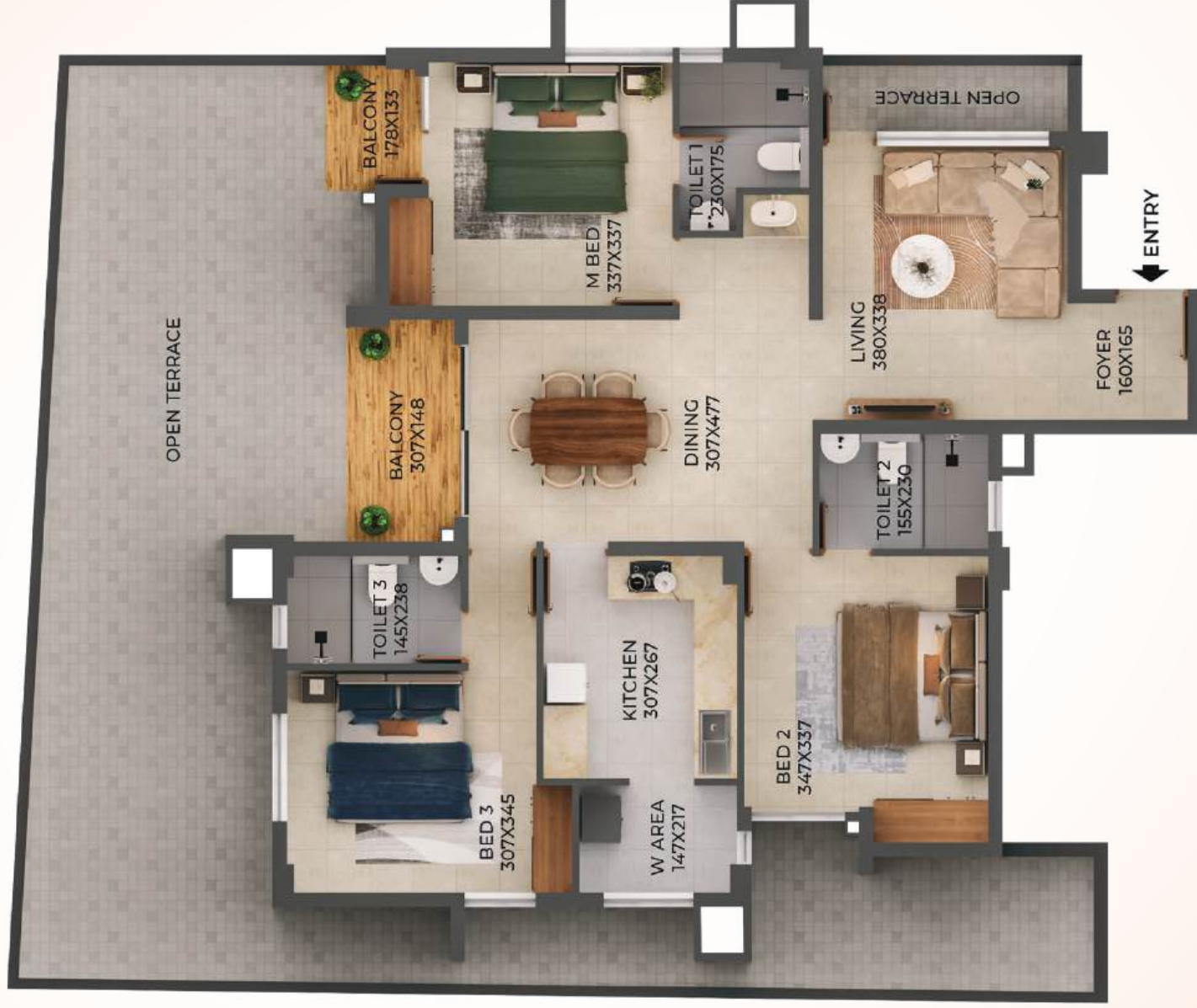
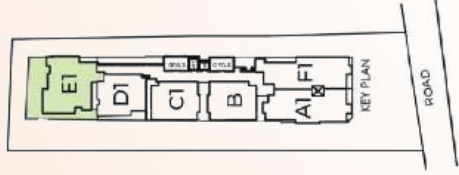
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SALEABLE AREA - 1661 SQFT
 CARPET AREA (RERA) - 1059 SQFT
 BALCONY - 76 SQFT
 3rd to 9th FLOOR PLAN

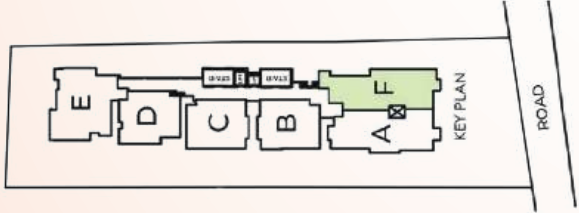
TYPE - E 3BHK

Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



SALEABLE AREA - 1661 SQFT
CARPET AREA (REPA) - 1059 SQFT
BALCONY - 76 SQFT
TERRACE AREA - 719 SQFT
2nd FLOOR PLAN

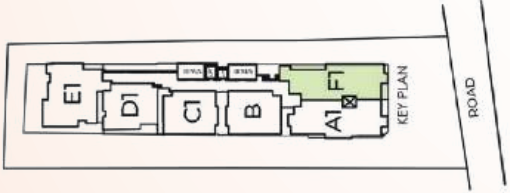
TYPE - E1 3BHK



SALEABLE AREA - 1610 SQFT
 CARPET AREA (PERA) - 1019 SQFT
 BALCONY - 70 SQFT
 3rd to 10th FLOOR PLAN

TYPE - F 3BHK

Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE - F1 3BHK

SALEABLE AREA - 1610 SQFT
 CARPET AREA (RERA) - 1019 SQFT
 BALCONY - 70SQFT
 TERRACE AREA - 107 SQFT
 2nd FLOOR PLAN

PRODUCT CHART

Project	Varma Niyati						Total Area	Open Terrace
Location	Vetturoad, Trivandrum							
Land Area in Cents	51.248 Cents							
No. of Apartments	52							
Lower Ground floor	Car parking + Lobby							
Ground Floor	Car parking + Entrance lounge + Caretaker's room + Children's play area + Open recreation area							
First Floor	Car parking + Driver’s room + Janitor’s room							
	A1 - 3BHK + OT	B - 2BHK	C1 - 2BHK + OT	D1 - 2BHK + OT	E1 - 3BHK + OT	F1 - 3BHK + OT		
2nd Floor	1601	1145	1136	1180	1661	1610	8333	
	53		63	118	719	107		1060
	A - 3BHK	B - 2BHK	C - 2BHK	D - 2BHK	E - 3BHK	F - 3BHK		
3rd Floor	1601	1145	1136	1180	1661	1610	8333	
4th Floor	1601	1145	1136	1180	1661	1610	8333	
5th Floor	1601	1145	1136	1180	1661	1610	8333	
6th Floor	1601	1145	1136	1180	1661	1610	8333	
7th Floor	1601	1145	1136	1180	1661	1610	8333	
8th Floor	1601	1145	1136	1180	1661	1610	8333	
9th Floor	1601	1145	1136	1180	1661	1610	8333	
10th Floor	1601	1145	1136	Health club + Yoga court		1610	5492	
Terrace Floor	Swimming pool + Open landscaped party space + Party counter + Terrace for solar and biobin utilisation						72156 (Sqft)	1060 (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 polished granite slab/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.

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 up to 1200W through ACCL.



1 & 2 BHK **FULLY FURNISHED LUXURY APARTMENTS**



K. REEJA, PROJECT MANAGER, 0472/2026
www.varmawellage.com

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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

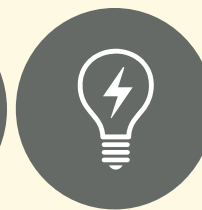
Our Maintenance and Repair division offers a plethora of service options and utilities, ranging from home cleaning to carpentry and masonry.

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.



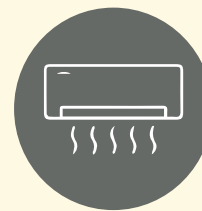
Home
Cleaning



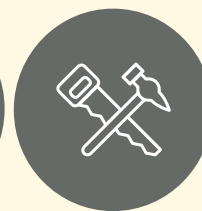
Electrical
Maintenance



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, POOCHATTIL, THIRUVANANTHAPURAM



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



VARMA
SPECTRUM
Luxury Apartments
Poochattil, Thiruvananthapuram



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



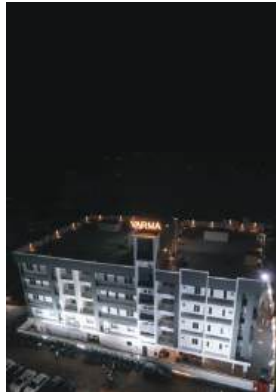
K-RERA/PRJ/ERN/028/2023
Permit No: EYP2/130/6053/2022



Dr. Poo's VARMA
LEGACY
LUXURY APARTMENTS



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



VARMA
PRIME
LUXURY APARTMENTS
VYTILLA | 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
VAZHAKKAL | 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 LAUNCHES

KOCHI



VARMA
Avenue
PALACHUVADU, KAKKANAD



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

THRISSUR



VARMA
KOVILAKAM
TRIPUNITHURA



K-RERA/PRJ/ERN/003/2026
Permit No: BP/102032/2025



VARMA
HAVEN
NEAR JUBILEE MISSION HOSPITAL
CHELAKOTTUKARA, THIRUVANANTHAPURAM



K-RERA/PRJ/TSR/064/2026
Permit No: BP/76498/2025



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



KADAVANTHRA | KOCHI

RED BRICKS CONSTRUCTION



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



Gardenia
by VARMA

KALOOR



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



VARMA FICUS
LUXURY APARTMENTS

PALARIVATTOM | KOCHI



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

THIRUVANANTHAPURAM



VARMA SREE KARYAM
LUXURY APARTMENT



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



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

EROO | 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)



DOWN TOWN
by VARMA

NEAR SWARAJ ROUND



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



VARMA
NiYATi



K-RERA/PRJ/TVM/106/2026
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:

