



WHERE LIFE IS *Fulfilling*

VARMA
FICUS

Luxury Apartments
Alinchuvadu, Kochi



FULFILLING *Wishes*

EYP1/81/4446/22 DTD 25/10/2022





FULFILLING *Dreams*

Imagine the exuberance of living in a home that reverberates happiness. Varma Homes brings to you a home that is designed to fulfill your every wish. In the heart of the happening city of Kochi, at the prime locality of Alinchuvadu, surrounded by options for shopping, dining, and entertainment Varma Ficus stands tall. Exuding its charm on the families who dream of their perfect forever home.

A woman with long dark hair, wearing a maroon t-shirt and a brown shoulder bag, is smiling as she reaches for a bag of produce on a grocery store shelf. She is holding a red shopping basket. The shelves are stocked with various packaged food items, including bags of chips, jars of sauce, and other grocery items. The scene is brightly lit, typical of a supermarket.

FULFILLING

Comforts



At close proximity to the project are one of the liveliest IT campuses. The project also shares the neighbourhood with eminent educational institutions, hospitals, supermarkets, and other wellness and recreation centers. With easy connectivity to NH Bypass, transportation for school, work, and other daily activities will never be a problem here.

A man and two young boys are playing soccer on a lush green field. The man, on the left, is wearing a light-colored polo shirt and shorts, and is smiling as he watches the boys. The boy in the center is wearing a blue soccer jersey and black shorts, and is about to kick the ball. The boy on the right is wearing a grey polo shirt and light-colored pants, and is also smiling. The sun is low on the horizon, creating a warm, golden glow and long shadows. The sky is blue with scattered white clouds. The overall mood is happy and energetic.

FULFILLING

Happiness



Experience the joy of togetherness in our smartly designed 2 BHK and 3 BHK apartments. Share good health habits with your loved ones with our state-of-the-art health club. Dive into our lavish swimming pool, sweat your worries out in our multi-sport courts. Celebrate precious moments with your family members at our rooftop party area. Life at Varma Ficus is all about happier relationships and healthier lifestyles.



FULFILLING

Lifestyle



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Night View



Product Chart

Land Area in Cents	37.19		
No. of Apartments	33		
Basement Floor	Car Parking		
Ground Floor	Car Parking + Lobby + Guest Room + Caretaker's Room Children's Play Area + Badminton Court + Half Basketball Court		
	A1 (3 BHK) with OT	B (2 BHK)	C1 (3 BHK) with OT
First Floor	1612 Sq.ft + 102 Sq.ft	1164 Sq.ft.	1654 Sq.ft. + 230 Sq.ft.
	A (3 BHK)	B (2 BHK)	C (3 BHK)
Second Floor	1612 Sq.ft	1164 Sq.ft.	1654 Sq.ft.
Third Floor			
Fourth Floor			
Fifth Floor			
Sixth Floor			
Seventh Floor			
Eighth Floor			
Ninth Floor			
Tenth Floor			
Eleventh Floor			
Twelfth Floor	Recreation Hall + Health Club + Open Garden + Swimming Pool + Janitor's Room + Open Party Area + Open Yoga Space		
Tererace Floor	Open area for solar utilisation, biobin & incinerator		

Location Map





AMENITIES

GROUND FLOOR

Caretaker's Room | Fully Furnished Lobby | Children's Play Area | Guest Room
Badminton Court | Half Basket Ball Court

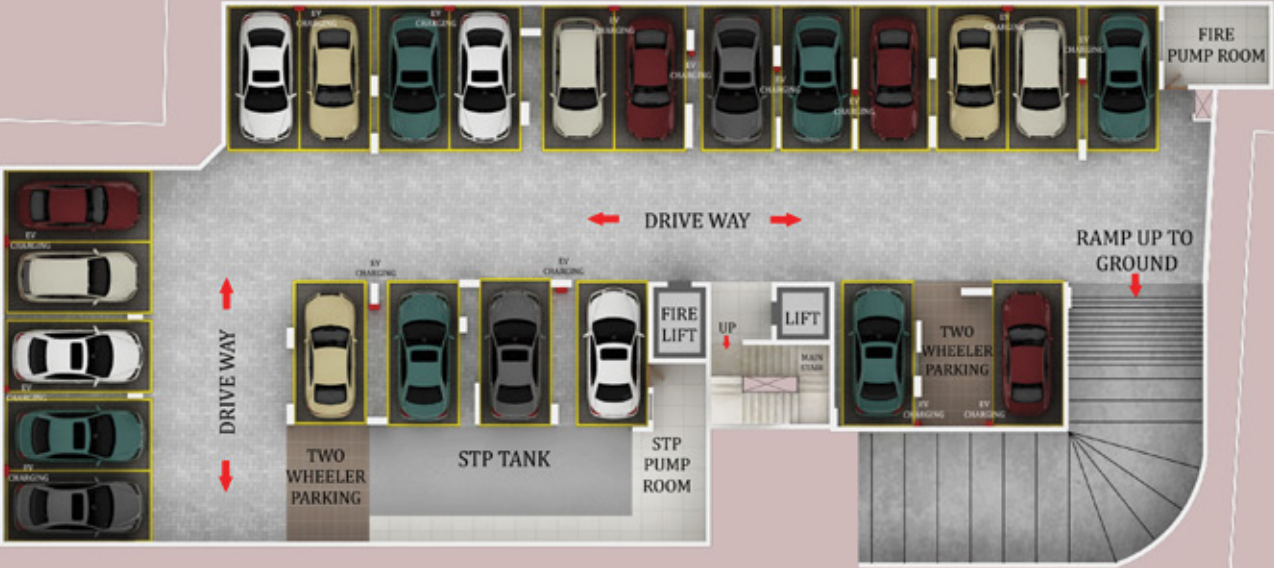
12th FLOOR

Recreation Hall | Health Club | Open Garden | Swimming Pool
Janitor's Room | Open Party Area | Open Yoga Space

COMMON FEATURES

Access Control Sytem | Video Door Phone | Piping for Centralised Gas System | Fully Automatic Lifts
Water Treatment Plant | Solar Energy Utilization in Selected Area | Intercom Facility | Surveillance Camera
for Selected Areas | Provision for 24 Hr Power & Water Supply facility | Sewage Management System
Car Wash Area | Shopping Trolleys for Inhouse Use | 24x7 Security | Provision for EV Charging Point
Profiled Rubber Column Guards with Reflective Sticker in Parking Area | Provision for EV Charging Station
| AC provision in all bedrooms and living Rooms

Basement floor plan



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



Ground floor plan



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

First floor plan



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

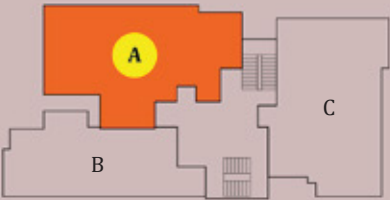


Typical floor plan (2nd-11th)



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

Type-A



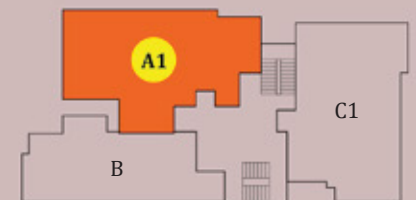
KEY PLAN

TYPE A - 3BHK [2nd to 11th FLOOR]
SUPER BUILT UP AREA - 1612 Sqft
RERA CARPET AREA - 1002 Sqft
BALCONY AREA - 163 Sqft

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



Type-A1



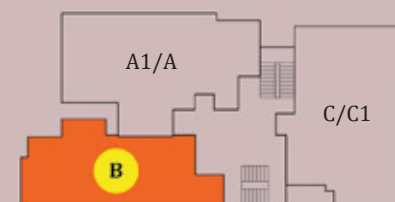
KEY PLAN

TYPE A1 - 3BHK [1st FLOOR]
SUPER BUILT UP AREA - 1612 Sqft
RERA CARPET AREA - 1002 Sqft
BALCONY AREA - 163 Sqft
OPEN TERRACE - 102 Sqft

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



Type-B



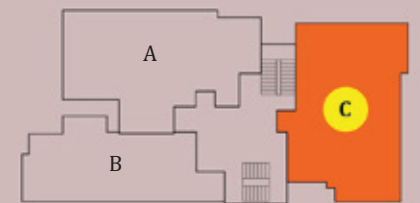
KEY PLAN

TYPE B - 2BHK [1st to 11th FLOOR]
SUPER BUILT UP AREA - 1164 Sqft
RERA CARPET AREA - 775 Sqft
BALCONY AREA - 41 Sqft

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



Type-C

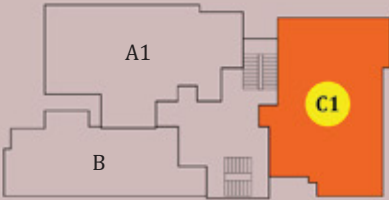


KEY PLAN

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

TYPE C - 3BHK [2nd to 11th FLOOR]
SUPER BUILT UP AREA - 1654 Sqft
RERA CARPET AREA - 1091 Sqft
BALCONY AREA - 109 Sqft

Type-C1



KEY PLAN

TYPE C1 - 3BHK [1st FLOOR]
SUPER BUILT UP AREA - 1654 Sqft
RERA CARPET AREA - 1091 Sqft
BALCONY AREA - 109 Sqft
OPEN TERRACE - 230 Sqft

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



12th floor plan



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

Terrace floor plan



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



Welcome to the Varma Family!

At Varma Homes, we strive to construct happiness throughout your time with us and beyond. Whatever your concern is – interior furnishing, repairs, renovations, rentals, resale – consider it solved! Be assured, that we are just a call away. We are always happy to extend a helping hand.

Here's What Varma Care Offers:

Creative Interiors

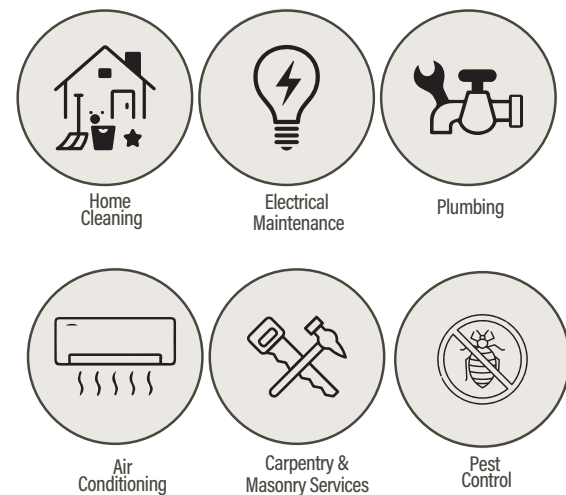
We offer interiors with creative designs, impeccably executed as per your taste and space, and always delivered on time. Our experienced interior designers will give your home that extra allure that is designed to impress.

Reliable After Sales Services

With Varma Homes, we continue to be a team even after you move into your new home. After-sales service is a part of our culture, and we ensure that your repair and maintenance needs are taken care of without any hassle.

Wide Range of Maintenance and Repair Services

Our M & S division offers unique service options and a wide range of utility care ranging from cleaning to plumbing and everything in between.



FULFILLING EVERY *Necessity*





SPECIFICATIONS

STRUCTURE : Reinforced cement concrete framed structure with Solid 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/15mm thick premium full body vitrified tile specially designed for counter slab and single bowl stainless steel sink with drain board and dado tile above the counter upto 2 ft height.

TOILETS : Toilet walls with tiles upto a height of 7 feet and CP fittings and Sanitary wares of premium quality.

DOORS & WINDOWS : Front Door - Pre Hung door with designer veneer/Steel doors
Internal Doors - Pre Hung doors with architrave/Steel doors
Windows - UPVC sliding windows with window grills/ Powder coated Aluminium glazed window with grill

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 MCBs 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 POINT : Telephone point in Living room and Master Bedroom.

TV POINT : TV point in Living room and Master Bedroom.

AC POINT : AC provision for all Bedrooms and Living.

WATER HEATER POINT : Water heater provision in all bedroom toilets.

GENERATOR : Generator back-up for common facilities and designated points in each apartment upto 1200 Watts through ACCL.



Aerial View



Completed ahead of schedule



VARMA
REGENT
COMPACT APARTMENTS
EDAPALLY



VARMA
MAALIKA I
LUXURY APARTMENTS
SN JUNCTION, TRIPUNITHURA



VARMA
KOTTARAM
LUXURY APARTMENTS
TRIPUNITHURA



VARMA
MAALIKA II
LUXURY APARTMENTS
SN JUNCTION, TRIPUNITHURA



VARMA
Padipura
LUXURY APARTMENTS
THRIPPUNITHURA

K-RERA/PRJ/045/2021



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

K-RERA/PRJ/362/2020



VARMA
SPECTRUM
Luxury Apartments
Poochatti, Thrissur

K-RERA/PRJ/091/2020



VARMA
BOUGAIN HEIGHTS
PURPLE

COMPACT APARTMENTS
CHOTTANIKKARA, KOCHI

K-RERA/PRJ/093/2020

Kochi

Ongoing :



VARMA PRIME
LUXURY APARTMENTS
VYTTILA | KOCHI

K-RERA/PRJ/364/2020



VARMA Connekt
LUXURY APARTMENTS
VENNALA, KOCHI

K-RERA/PRJ/ERN/014/2021



VARMA NORTHLIGHT
2 & 3 BHK LUXURY APARTMENTS
TRIPUNITHURA | COCHIN

K-RERA/PRJ/ERN/021/2021



VARMA Imperial
LUXURY APARTMENTS
VAZHAKKALA | KOCHI

K-RERA/PRJ/058/2021

New Launch:



Rhythm VARMA
LUXURY APARTMENTS
EROOI | KOCHI

K-RERA/PRJ/ERN/117/2022



VARMA URBAN HEIGHTS
Kadavanthra,
Kochi

K-RERA/PRJ/ERN/136/2022

**RED BRICKS
CONSTRUCTION**



VARMA harmony
LUXURY APARTMENTS
EDAPPALLY | KOCHI

K-RERA/PRJ/ERN/028/2023



Ongoing : **Thiruvananthapuram**



K- RERA/PRJ/TVM/076/2022

K-RERA/PRJ/076/2021

New Launch:



K- RERA/PRJ/TVM/101/2022



K-RERA/PRJ/ERN/073/2023.
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MEMBERSHIPS



K-RERA/PRJ/ERN/136/2022
www.rera.kerala.gov.in
Permit No . KRP2-486/19

