



A LEGACY OF FINE LIVING

HERE'S THE AVENUE OF FULFILLMENT

VARMA
Avenue

Palachuvadu
Kakkanad



VARMA
Avenue





VARMA Avenue



Palachuvadu
Kakkanad

K-RERA/PRJ/ERN/146/2025
www.rera.kerala.gov.in





THE AVENUE FOR YOU

Are you looking for a medium budget, luxury apartment in Kochi? Your search ends at Palachuvadu, Kakkanad where Varma Homes, Kerala's most trusted builder brings their latest addition in the vertical of affordable luxury with **Varma Avenue**.







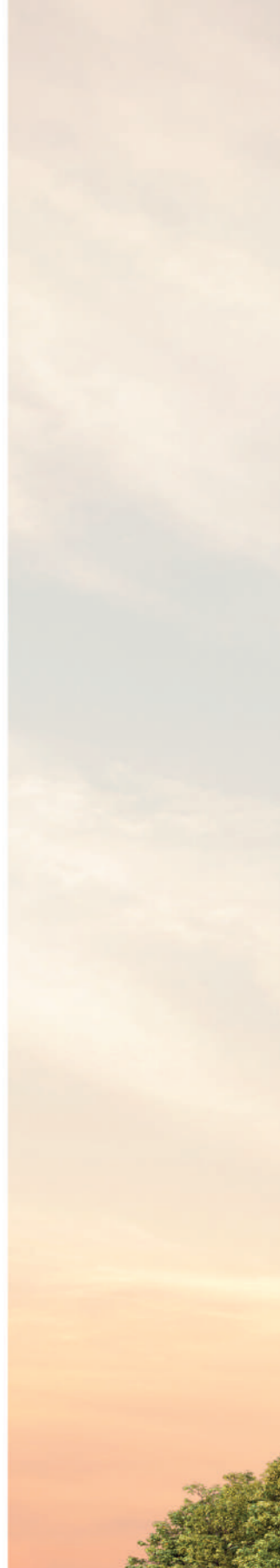
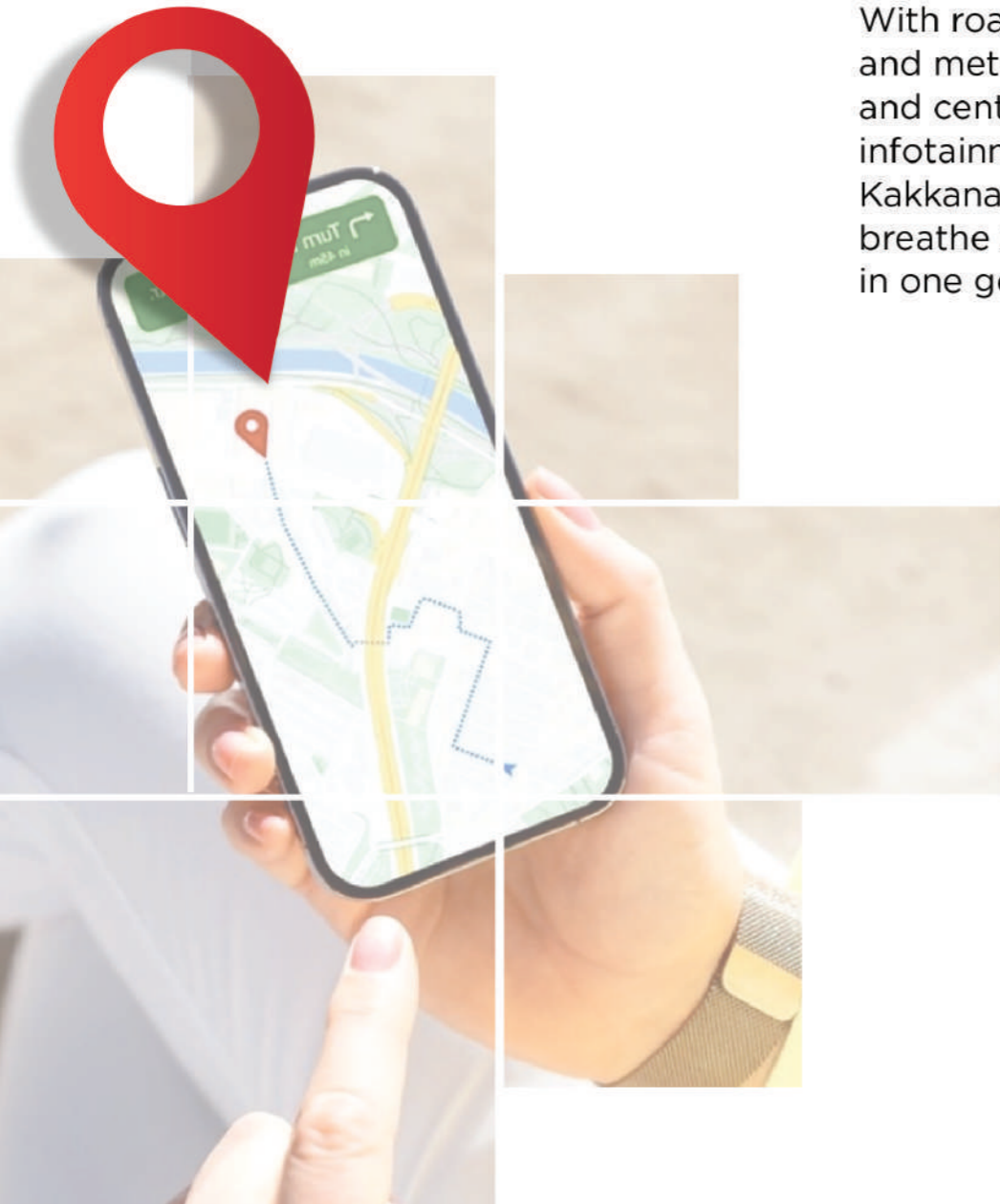
THE AVENUE OF BIG DREAMS

An affordable luxury residential apartment project which offers 77 units of 2, 2.5 and 3 BHK apartments—that's what Varma Avenue has in store for you. The single tower, with lower ground, ground and 13 floors building offers 38 units of 2 BHK, 13 units of 2.5 BHK and 26 units of 3 BHK apartments that ranges between 1054 sq. ft. to 1587 sq. ft.



THE AVENUE OF CONNECTIVITY & CONVENIENCES

With road transport, railway station, and metro services in close proximity, and centres of education, healthcare and infotainments within a short reach, Palachuvadu, Kakkanad is that spot in Kochi where you can breathe in connectivity and conveniences in one go.





VARMA

THE AVENUE TO MEET YOUR INNER SELF





AMENITIES

Community Features

Ground Floor

- Grand entrance lounge with appealing interiors
- Caretaker's room to get immediate assistance
- Furnished guest bedroom
- Children's play area with ample play equipment
- Aesthetically landscaped open recreation area
- Driver's room
- Janitor's room

First Floor

- Air conditioned multi-recreation hall
- Air conditioned health club
- Indoor games
- Reading lounge

Terrace Floor

- Landscaped terrace party area
- Swimming pool with kids pool and spacious deck
- Yoga court nestled in serene landscape
- Party counter

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



Infopark Entrance - 3.9 km
CSEZ - 1.7 km
Smart City - 5.6 km

Civil Station - 2.6 km

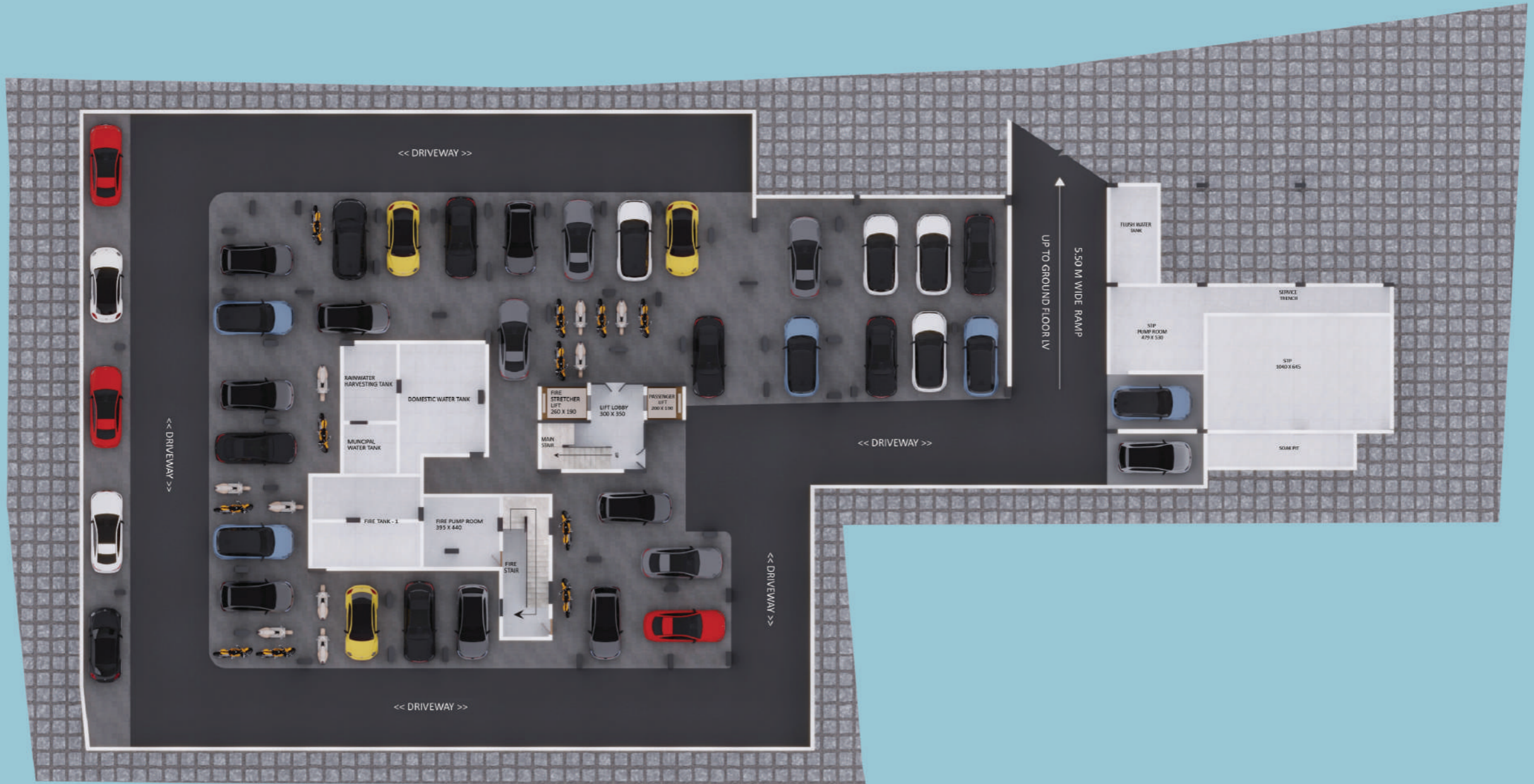
Proposed Metro Station - 1.9 km
Cochin International Airport - 26.1 km

Oberon Mall - 4.6 km
LULU Mall - 6.2 km

Rajagiri School of Engineering & Technology - 3.5 km
Bhavan's Adarsha Vidyalaya - 2.3 km

EMC Hospital - 2.9 km
Sunrise Hospital - 3.8 km

KEY MAP VARMA AVENUE



LOWER GROUND FLOOR

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



FIRST FLOOR

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



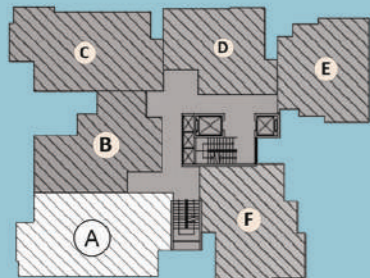
TYPICAL FLOOR (2ND TO 13TH)

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



TERRACE FLOOR

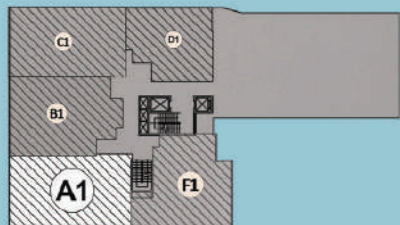
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE A- 3BHK | TYPICAL FLOOR (2ND TO 13TH)

Super Builtup Area	1587 Sqft
RERA Carpet Area	1073 Sqft
Balcony Area	69 Sqft

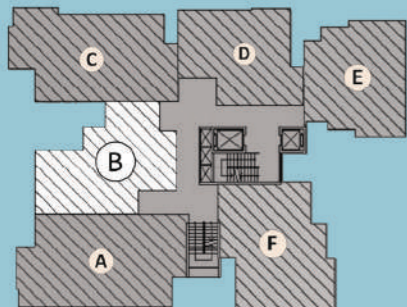
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE A1- 3BHK | FIRST FLOOR

Super Builtup Area	1587 Sqft
RERA Carpet Area	1073 Sqft
Balcony Area	69 Sqft
Terrace Area	311 Sqft

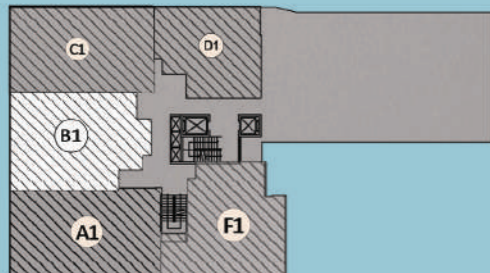
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE B- 2BHK | TYPICAL FLOOR (2ND TO 13TH)

Super Builtup Area	1083 Sqft
RERA Carpet Area	741 Sqft
Balcony Area	32 Sqft

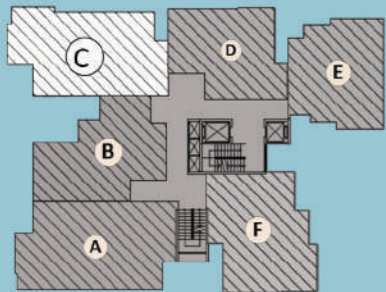
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE B1- 2BHK I FIRST FLOOR

Super Builtup Area	1083 Sqft
RERA Carpet Area	741 Sqft
Balcony Area	32 Sqft
Terrace Area	584 Sqft

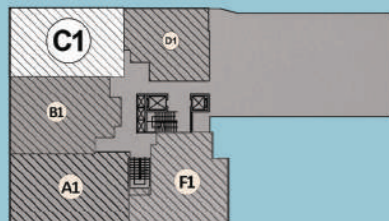
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE C- 3BHK | TYPICAL FLOOR (2ND TO 13TH)

Super Builtup Area	1477 Sqft
RERA Carpet Area	999 Sqft
Balcony Area	60 Sqft

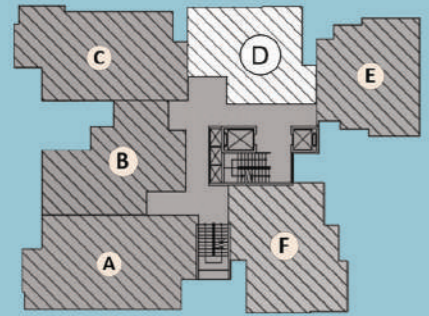
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE C1- 3BHK | FIRST FLOOR

Super Builtup Area	1477 Sqft
RERA Carpet Area	999 Sqft
Balcony Area	60 Sqft
Terrace Area	320 Sqft

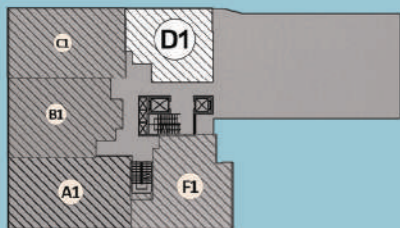
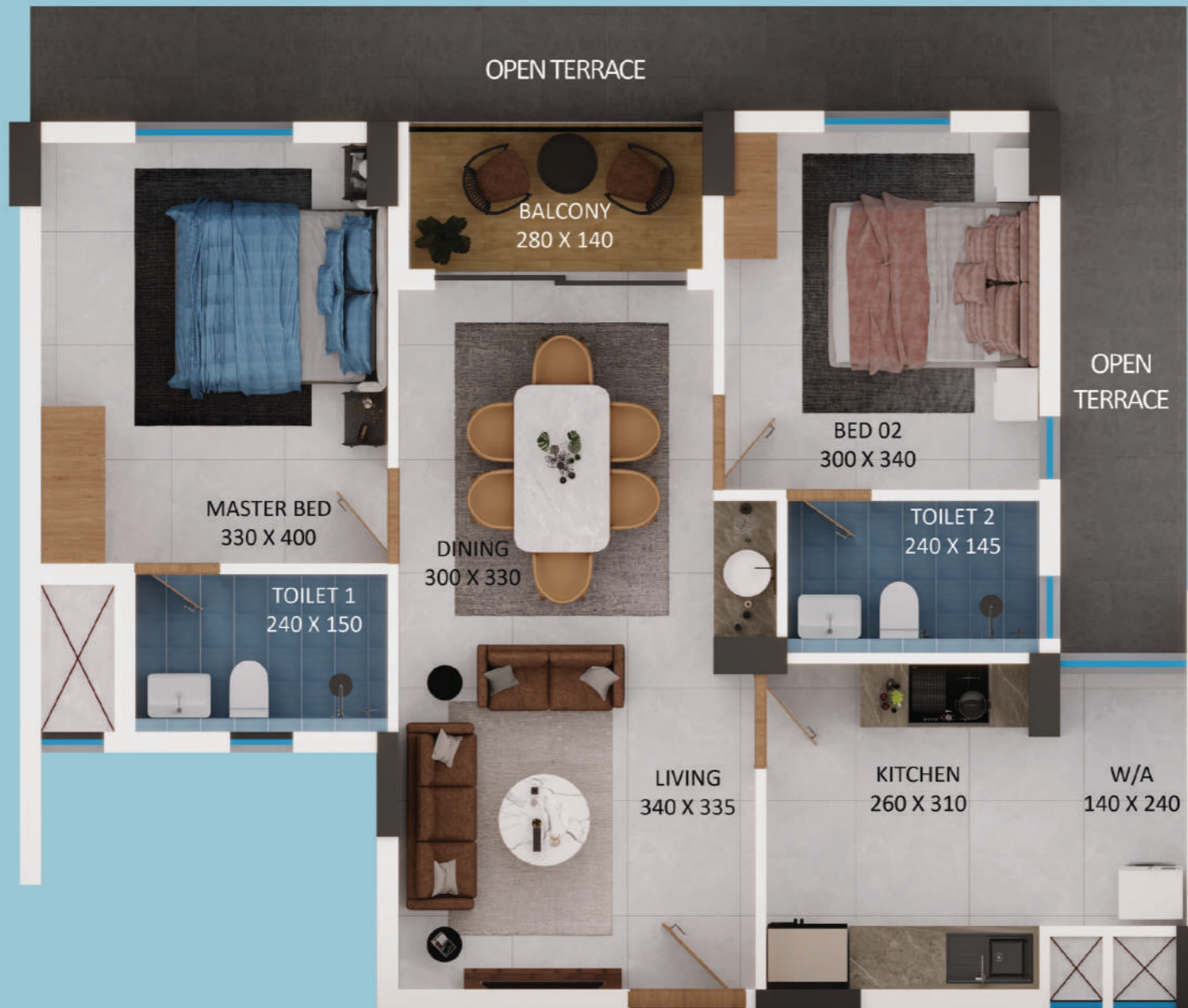
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE D- 2BHK | TYPICAL FLOOR (2ND TO 13TH)

Super Builtup Area	1054 Sqft
RERA Carpet Area	712 Sqft
Balcony Area	42 Sqft

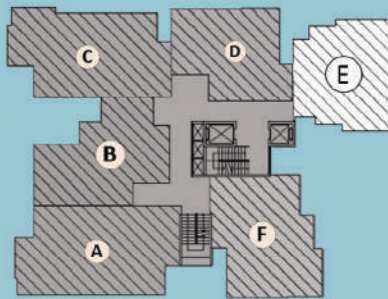
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE D1- 2BHK I FIRST FLOOR

Super Builtup Area	1054 Sqft
RERA Carpet Area	712 Sqft
Balcony Area	42 Sqft
Terrace Area	192 Sqft

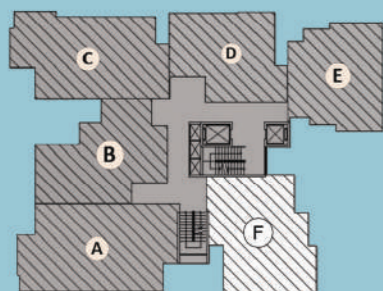
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE E- 2BHK | TYPICAL FLOOR (2ND TO 13TH)

Super Builtup Area	1154 Sqft
RERA Carpet Area	773 Sqft
Balcony Area	44 Sqft

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



TYPE F-2BHK+STUDY | TYPICAL FLOOR (2ND TO 13TH)

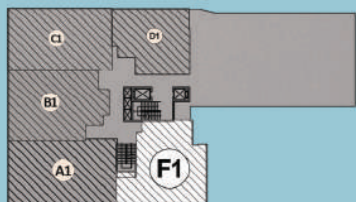
Super Builtup Area	1328 Sqft
RERA Carpet Area	907 Sqft
Balcony Area	56 sqft

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



TYPE F1-2BHK+STUDY | FIRST FLOOR

Super Builtup Area	1328 Sqft
RERA Carpet Area	907 Sqft
Balcony Area	56 Sqft
Terrace Area	212 Sqft



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

PRODUCT CHART

Project	Varma Avenue						Total area	Open Terrace
Location	Palachuvadu, Kakkanad							
Land Area in Cents	71.81 Cents							
No. of Apartments	77							
Lower Ground Floor	Car parking + Lift & stair lobby							
Ground floor	Car parking + Entrance lounge + Caretaker's room + Guest bedroom + Children's play area + Open recreation area + Drivers room + Janitors room							
	A1 - 3BHK + Open Terrace	B1 - 2BHK + Open Terrace	C1 - 3BHK + Open Terrace	D1 - 2BHK + Open Terrace	Multi-recreation hall + Health club + Indoor games + Reading lounge + Car parking	F1 - 2BHK + Study + Open Terrace		
First floor	1587 OT - 311	1083 OT - 584	1477 OT - 320	1054 OT - 192		1328 OT - 212	6529	1619
	A - 3BHK	B - 2BHK	C - 3BHK	D - 2BHK	E - 2BHK	F - 2BHK + Study		
2nd floor	1587	1083	1477	1054	1154	1328	7683	
3rd floor	1587	1083	1477	1054	1154	1328	7683	
4th floor	1587	1083	1477	1054	1154	1328	7683	
5th floor	1587	1083	1477	1054	1154	1328	7683	
6th floor	1587	1083	1477	1054	1154	1328	7683	
7th floor	1587	1083	1477	1054	1154	1328	7683	
8th floor	1587	1083	1477	1054	1154	1328	7683	
9th floor	1587	1083	1477	1054	1154	1328	7683	
10th floor	1587	1083	1477	1054	1154	1328	7683	
11th floor	1587	1083	1477	1054	1154	1328	7683	
12th floor	1587	1083	1477	1054	1154	1328	7683	
13th floor	1587	1083	1477	1054	1154	1328	7683	
Terrace floor	Open party area + Swimming pool + Party counter + Yoga space + Terrace for solar and biobin utilisation						98725	1619
							(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 sanitarywares of premium quality.

Doors & Windows

Front doors : Pre hung doors with ABS/Veneer finish with architrave.

Internal doors : Pre hung doors with ABS/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.

TV Point

TV point in living room.

AC Point

AC provision in all bedrooms.

Water Heater Point

Water heater provision in Master bedroom toilet.

Generator

Generator back-up for common facilities and designated points in each apartment up to 900W for 2BHK and 1200W for 3BHK through ACCL.









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.



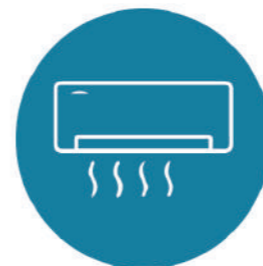
Home
Cleaning



Electrical
Maintenance



Plumbing



Air
Conditioning



Carpentry &
Masonry Services



Pest
Control

A FEW OF OUR COMPLETED PROJECTS

KOCHI | THIRUVANANTHAPURAM | THRISSUR

<p>POOJAPPURA THIRUVANANTHAPURAM</p>  <p>Dr. Poo's VARMA HERITAGE LUXURY APARTMENTS</p> <p>K-RERA/PRJ/362/2020 EB/BA/422/2013</p>	<p>POOCHATTY THRISSUR</p>  <p>VARMA SPECTRUM</p> <p>K-RERA/PRJ/091/2020 A7-2123/17</p>	<p>CHOTTANIKKAR, KOCHI</p>  <p>VARMA BOUGAIN HEIGHTS PURE</p> <p>CONTACT APARTMENTS, THIRUVANANTHAPURAM, KOCHI</p> <p>K-RERA/PRJ/093/2020 BPRD1/2021/1180</p>	<p>VENNALA</p>  <p>VARMA Connekt LUXURY APARTMENTS</p> <p>K-RERA/PRJ/ERN/014/2021 EYP1/48/COC/EYP/127/17</p>	<p>CHERANALLOOR JN. EDAPPALLY</p>  <p>Queen's gateway by VARMA</p> <p>K-RERA/PRJ/ERN/226/2024 C4-BA(297791)/2024</p>	<p>EDAPPALLY</p>  <p>SYMPHONY by VARMA</p> <p>K-RERA/PRJ/ERN/113/2023 EYP3/199/11448/22</p>	<p>KADAVANTHRA</p>  <p>RED BRICKS CONSTRUCTION</p> <p>URBAN HEIGHTS by VARMA</p> <p>K-RERA/PRJ/ERN/136/2022 KRP2-486/19</p>	<p>KALOOR</p>  <p>Gardenia by VARMA</p> <p>IGBC PLATINUM Pre-certified Project</p> <p>*India Green Building Council</p> <p>K-RERA/PRJ/ERN/142/2023 KRP2-167/22</p>
<p>POOJAPPURA THIRUVANANTHAPURAM</p>  <p>RED BRICKS CONSTRUCTION</p> <p>Dr. Poo's VARMA LEGACY LUXURY APARTMENTS</p> <p>K-RERA/PRJ/076/2021 EB/BA/42723/2020</p>	<p>VYTTILA, KOCHI</p>  <p>VARMA PRIME LUXURY APARTMENTS</p> <p>K-RERA/PRJ/ERN/226/2024 C4-BA(297791)/2024</p>	<p>TRIPUNITHURA</p>  <p>VARMA NORTHLIGHT LUXURY APARTMENTS</p> <p>K-RERA/PRJ/ERN/021/2021 PW2/BA 267/20-21/2648/20</p>	<p>VAZHAKKALA KOCHI</p>  <p>VARMA Imperial LUXURY APARTMENTS</p> <p>K-RERA/PRJ/058/2021 BA-523/19-20</p>	<p>EDAPPALLY</p>  <p>VARMA harmony LUXURY APARTMENTS</p> <p>K-RERA/PRJ/ERN/028/2023 EYP2/130/6053/2022</p>	<p>TRIPUNITHURA</p>  <p>VARMA CRYSTAL</p> <p>K-RERA/PRJ/ERN/103/2023 PW2/BA-102/22-23/ (PW2-6794/22)</p>	<p>EROOR, VYTTILA</p>  <p>VARMA Rhythm LUXURY APARTMENTS</p> <p>K-RERA/PRJ/ERN/117/2022 PW2/BA-395/21-22 (PW2-527/22)</p>	<p>VADAKKEKOTTA TRIPUNITHURA</p>  <p>BHANU BHAVAN by VARMA</p> <p>K-RERA/PRJ/ERN/237/2024 PW2/BA-173/23-24</p>

ONGOING PROJECTS

KOCHI

ONGOING PROJECTS

THIRUVANANTHAPURAM

JAGATHY



TRIDENT VARMA



K-RERA/PRJ/TVM/001/2025
BP/16982/2024

KAZHAKKOOTTAM



suburban VARMA
LUXURY APARTMENTS



K-RERA/PRJ/TVM/076/2022
A1-BA(82320)2022

SREEKARYAM



SREEKARYAM VARMA
LUXURY APARTMENT



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

THRISSUR

NEAR SWARAJ
ROUND



DOWN TOWN VARMA
IGBC PLATINUM
Precertified
Project
Indian Green Building Council



K-RERA/PRJ/TSR/110/2024
DW4/BA/84/22-23

NEW LAUNCH

THRISSUR

ANCHERYCHIRA



PRISM VARMA



K-RERA/PRJ/TSR/129/2025



VARMA
Avenue
Palachuvadu
Kakkanad



K-RERA/PRJ/ERN/146/2025
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

