

ENTER YOUR
EMINENCE



**Queen's
gateway**
By VARMA

CHERANALLOOR
NEAR EDAPPALLY



VARMA

VARMA HOMES
A LEGACY OF FINE LIVING



K RERA/PRJ/ERN/226/2024
www.rera.kerala.gov.in

NIGHT VIEW



Queen's gateway

By VARMA

CHERANALLOOR
NEAR EDAPPALLY

SERENITY'S GATEWAY TO BUSTLING LIFE

Cheranalloor, one of the most serene locations in Kochi, is opening gates to a promising and bustling lifestyle. With luxurious residential projects of well known builders coming up right at the spot along with infrastructural developments in and around Cheranalloor, the area is becoming a posh residential spot and one of the most sought after locations by real estate developers. A home here means you have a bustling lifestyle awaiting.





EXPLORE THE QUEEN'S GATEWAY TO LUXURY

With times changing, the mood and notes of luxury are changing too. Varma Homes brings to you, this new wave of luxury with its latest launch Queen's Gateway by Varma. In an area of 98.37 cents, this single tower with B+G+18 floors offer 96 units of 2, 3 & 4 BHK apartments. Here's your gateway to love, laughter and life immersed in luxury.





AERIAL VIEW



K RERA/PR/J/ERN/226/2024
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THE GATEWAY TO THE QUEEN OF ARABIAN SEA





Located at the suburban area, nestled amidst serenity, Queen's Gateway adds grandeur to the posh residential area of Cheranalloor. This residential locale which lies in close vicinity to the city has Vallarpadam Container Terminal, Varapuzha, Edappally etc at a stone's throw. Easy accessibility to Kalamassery, Edappally, Paravur and Ernakulam makes Cheranalloor a hotspot for intracity connectivity.

VARMA

VARMA HOMES
FINE LIVING

DAY VIEW



YOUR GATEWAY TO CONVENIENCES

With easy connectivity to Aster Medcity, Amrita Institute of Medical Sciences, Lulu Mall, IT Hubs, cafes, restaurants, educational institutions, you have the quintessential lifestyle waiting for you at Queen's Gateway by Varma.





VARMA TOUCH

CARE THAT GOES BEYOND

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.

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.

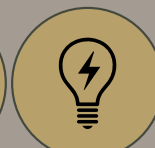
After-sales service forms a crucial component of buying a home and we ensure that it is taken care of without any hassle.

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.



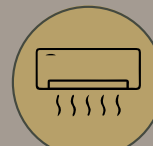
Home
Cleaning



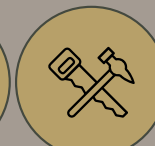
Electrical
Maintenance



Plumbing



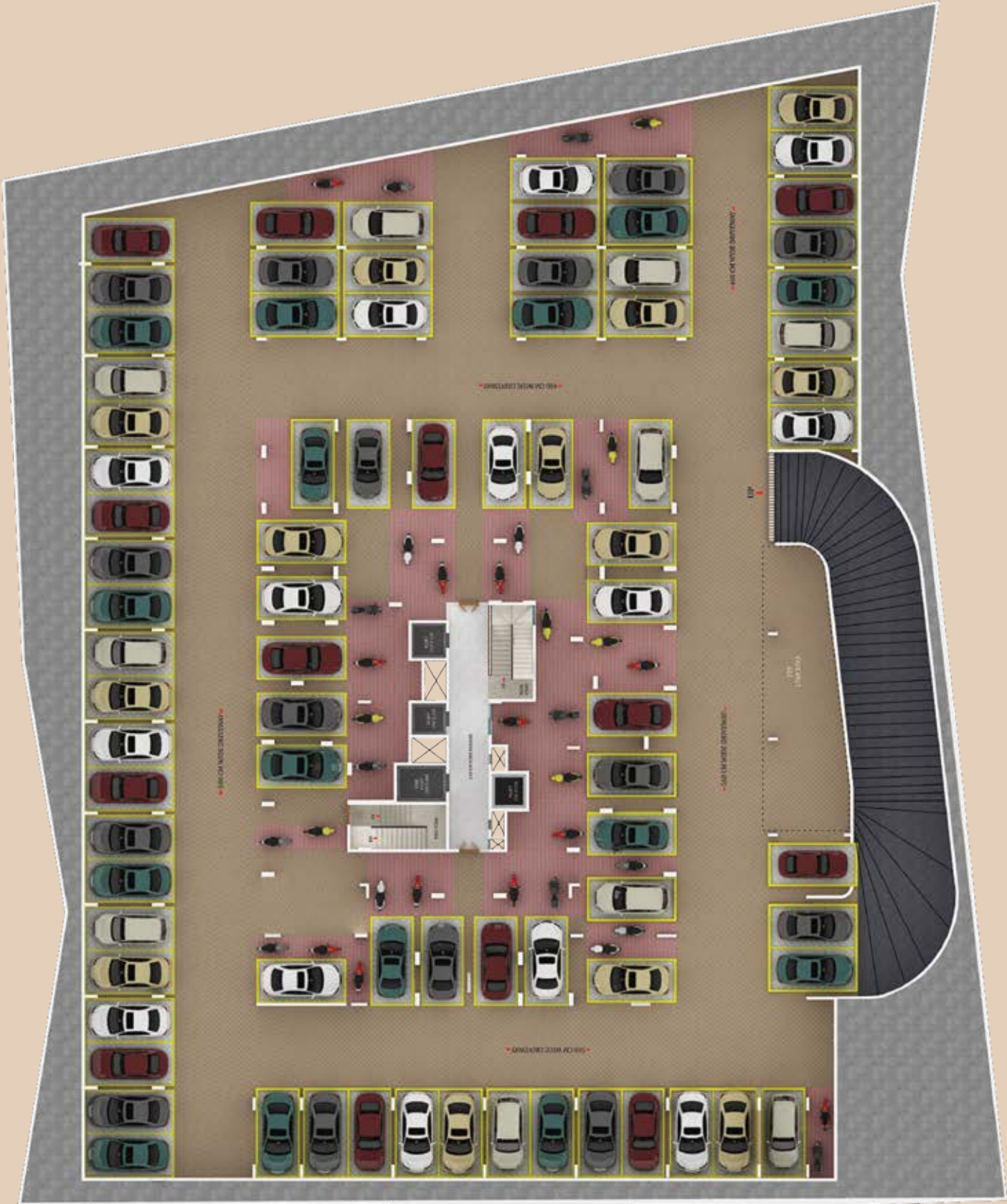
Air
Conditioning



Carpentry &
Masonry Services



Pest
Control



LOWER GROUND FLOOR

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



GROUND FLOOR

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



1ST FLOOR

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



TYPICAL FLOOR (2ND TO 15TH)

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



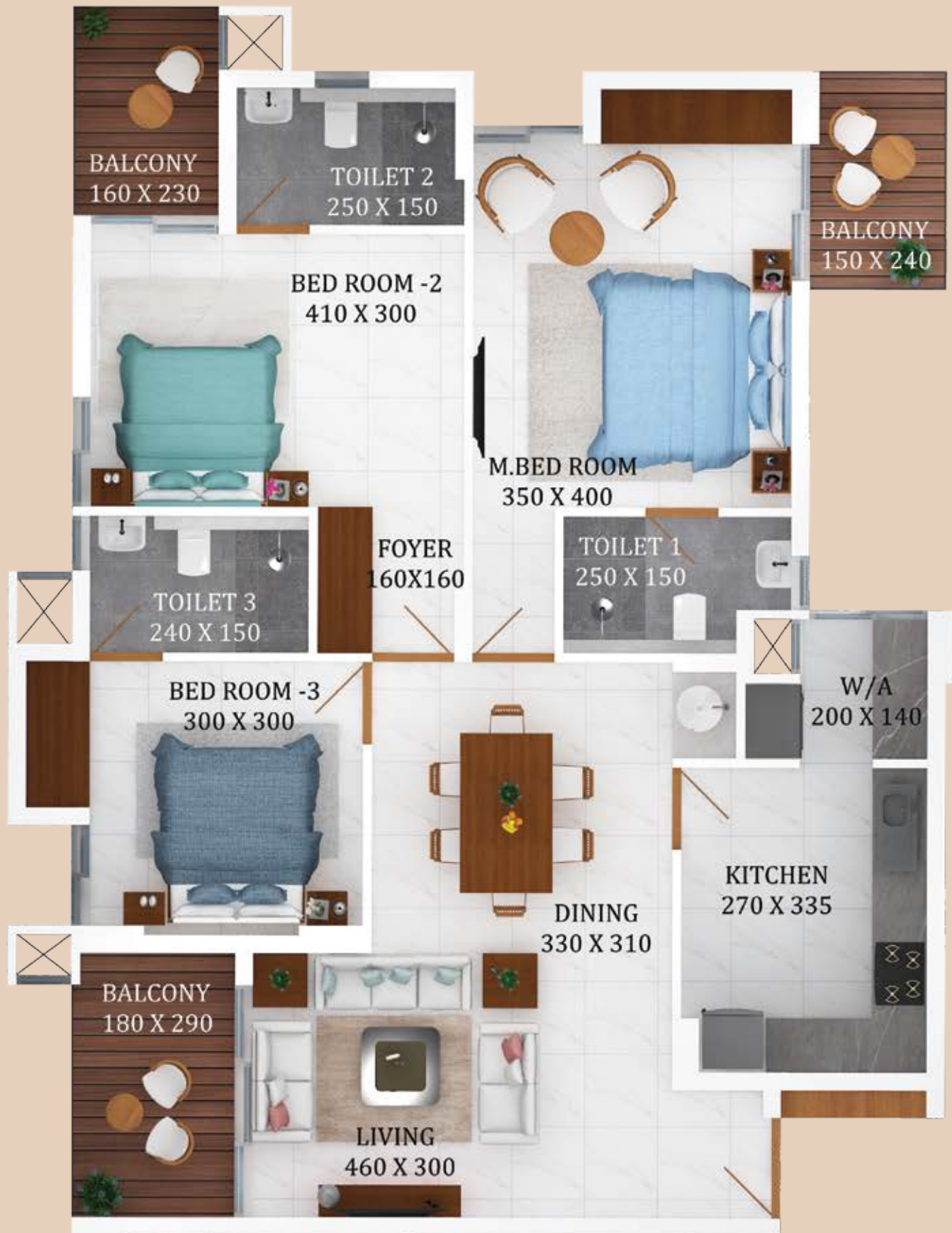
16TH FLOOR

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



TERRACE FLOOR

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

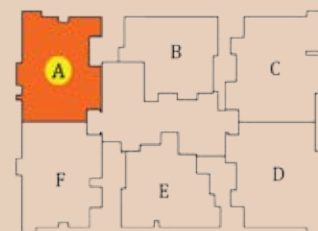


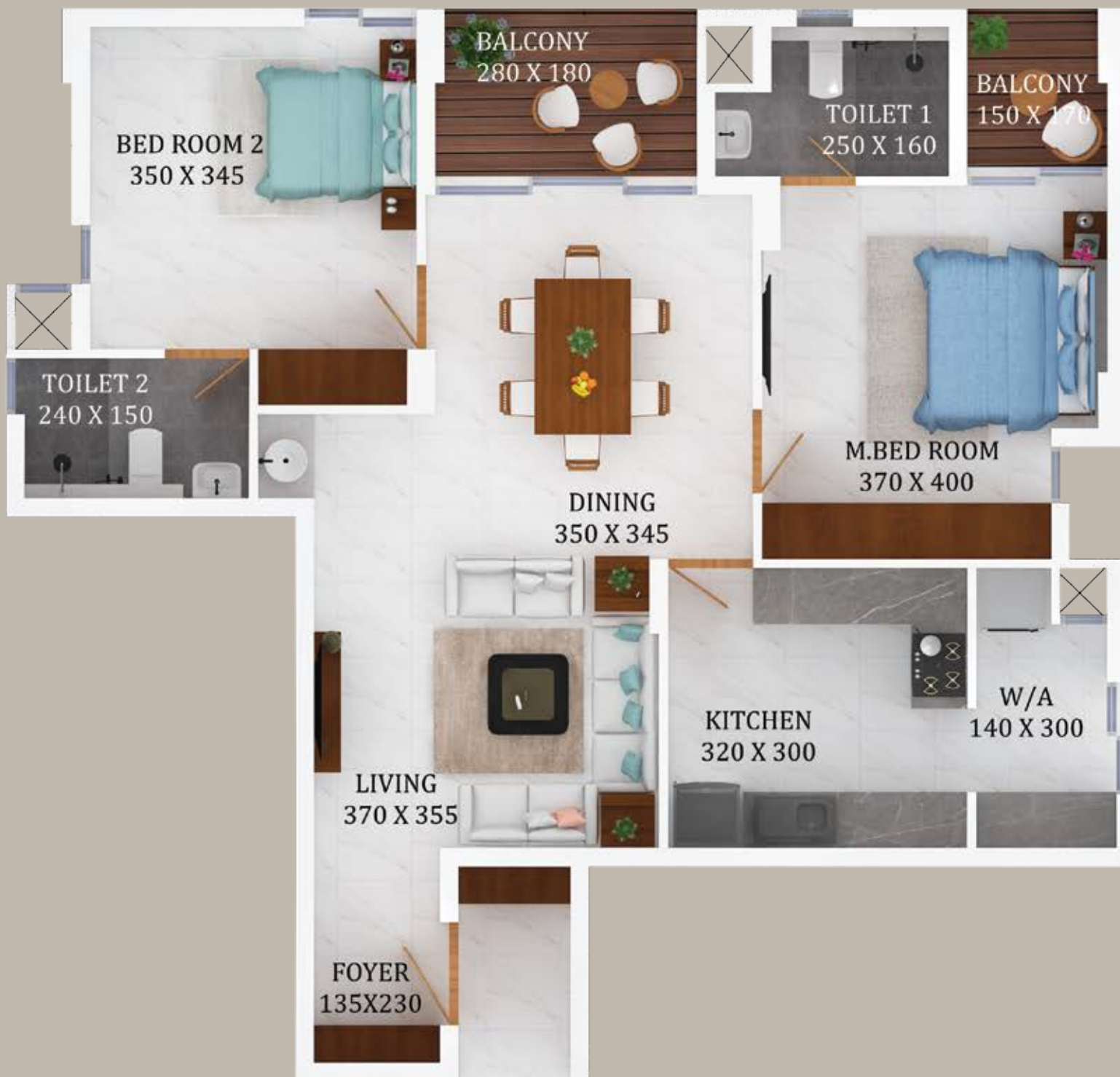
UNIT A - 3 BHK | TYPICAL FLOOR (1ST TO 15TH)

SUPER BUILTUP AREA- 1517 SQFT

RERA CARPET AREA- 1011 SQFT

BALCONY AREA- 134 SQFT



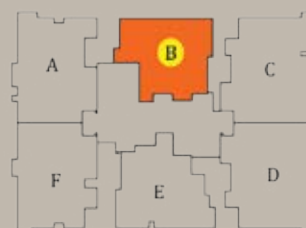


UNIT B - 2BHK | TYPICAL FLOOR (1ST TO 15TH)

SUPER BUILTUP AREA- 1289 SQFT

RERA CARPET AREA- 872 SQFT

BALCONY AREA- 82 SQFT



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

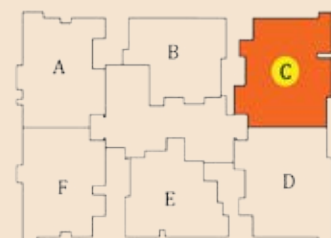


UNIT C- 3BHK | TYPICAL FLOOR (2ND TO 15TH)

SUPER BUILTUP AREA- 1713 SQFT

RERA CARPET AREA- 1157 SQFT

BALCONY AREA- 135 SQFT



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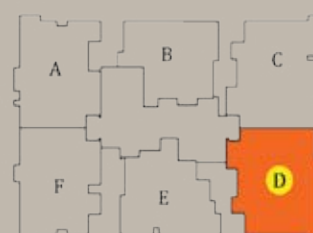


UNIT D - 3BHK | TYPICAL FLOOR (2ND TO 15TH)

SUPER BUILTUP AREA- 1710 SQFT

RERA CARPET AREA- 1157 SQFT

BALCONY AREA- 135 SQFT



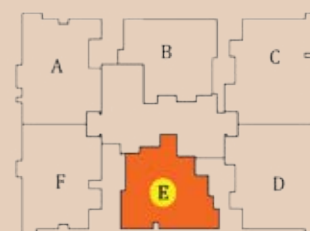


UNIT E - 2BHK | TYPICAL FLOOR (1ST TO 15TH)

SUPER BUILTUP AREA- 1321 SQFT

RERA CARPET AREA- 897 SQFT

BALCONY AREA- 81 SQFT



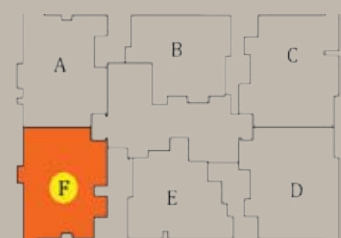


UNIT F - 3 BHK | TYPICAL FLOOR (1ST TO 15TH)

SUPER BUILTUP AREA- 1522 SQFT

RERA CARPET AREA- 1008 SQFT

BALCONY AREA- 136 SQFT



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

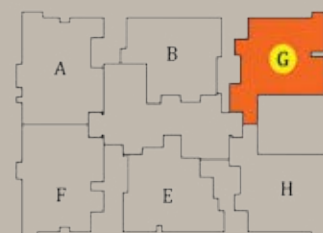


UNIT G - 2BHK | 1ST FLOOR

SUPER BUILTUP AREA- 1408 SQFT

RERA CARPET AREA- 916 SQFT

BALCONY AREA- 115 SQFT



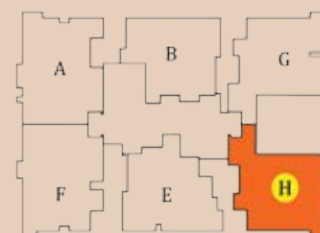


UNIT H - 2BHK | 1ST FLOOR

SUPER BUILTUP AREA- 1405 SQFT

RERA CARPET AREA- 916 SQFT

BALCONY AREA- 115 SQFT



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

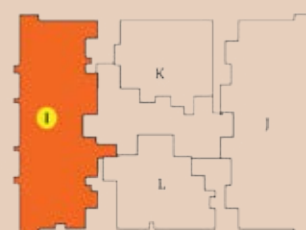


UNIT I - 4BHK | (16TH & 17TH FLOOR)

SUPER BUILTUP AREA- 3043 SQFT

RERA CARPET AREA- 2051 SQFT

BALCONY AREA- 263 SQFT



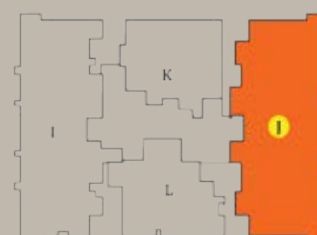


UNIT J - 4BHK | (16TH & 17TH FLOOR)

SUPER BUILTUP AREA- 3420 SQFT

RERA CARPET AREA- 2342 SQFT

BALCONY AREA- 268 SQFT





LOWER FLOOR



UPPER FLOOR

UNIT K - 4BHK | DUPLEX (16TH & 17TH FLOOR)

SUPER BUILTUP AREA- 2693 SQFT

RERA CARPET AREA- 1850 SQFT

BALCONY AREA- 163 SQFT





LOWER FLOOR



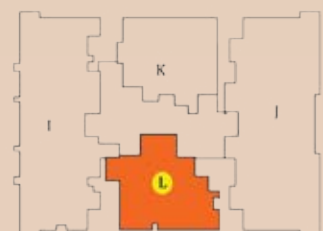
UPPER FLOOR

UNIT L - 4BHK | DUPLEX (16TH & 17TH FLOOR)

SUPER BUILTUP AREA- 2779 SQFT

RERA CARPET AREA- 1903 SQFT

BALCONY AREA- 163 SQFT





TECHNICAL SPECIFICATIONS

STRUCTURE

Reinforced cement concrete framed structure with Porotherm Bricks for external walls and solid blocks for internal 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/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 Door : Pre Hung door with designer veneer/ Steel door.
Internal Doors : Pre Hung doors 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.

WATER HEATER POINT

Water heater provision in all bedroom toilets.

GENERATOR

Generator back-up for common facilities and designated points in each apartment up to 1500 W through ACCL.

COMMON AMENITIES

Terrace Floor

Swimming Pool

Eighteenth Floor

Open Garden

Open Party Area

Multi Purpose Hall

Health Club

Senior Citizen Lounge

Telescopic Tower

Ground Floor

Fully Furnished Double Height Lobby

Caretaker's Room

Furnished Lounge

Kid's Extra Curricular Activity Space

Home Theatre

Guest Bedrooms with Attached Toilet

Indoor Games Rooms

Children's Play Area

Open Recreation Area

Janitors Room

Drivers Room

Open Turf/Basketball Court

Lower Ground Floor

Lift and Stair Lobby

Common Features

Video Door Phone

Piping for Centralised Gas System (LPG/PNG)

Fully Automatic Lifts

Digital Door Lock (For apartment main doors only)

Water Treatment Plant

Solar Energy Utilization in Selected Areas

Intercom Facility

Surveillance Camera for Selected Areas

Provision for 24 Hr Power & Water Supply

Sewage Management System

Car Wash Area

Shopping Trolleys for Inhouse Use

24x7 Security Provision

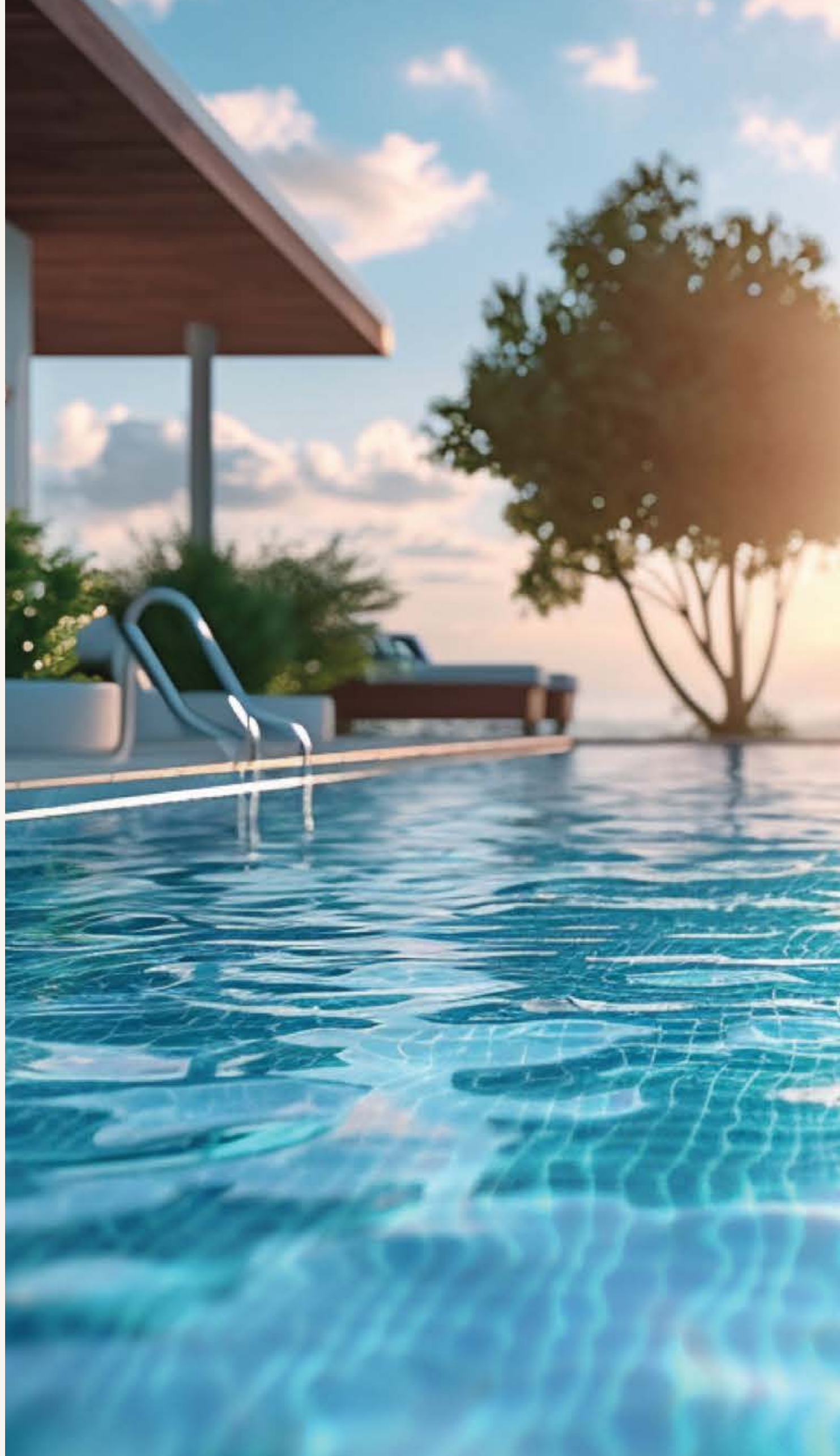
Provision for EV Charging for all Car Parkings

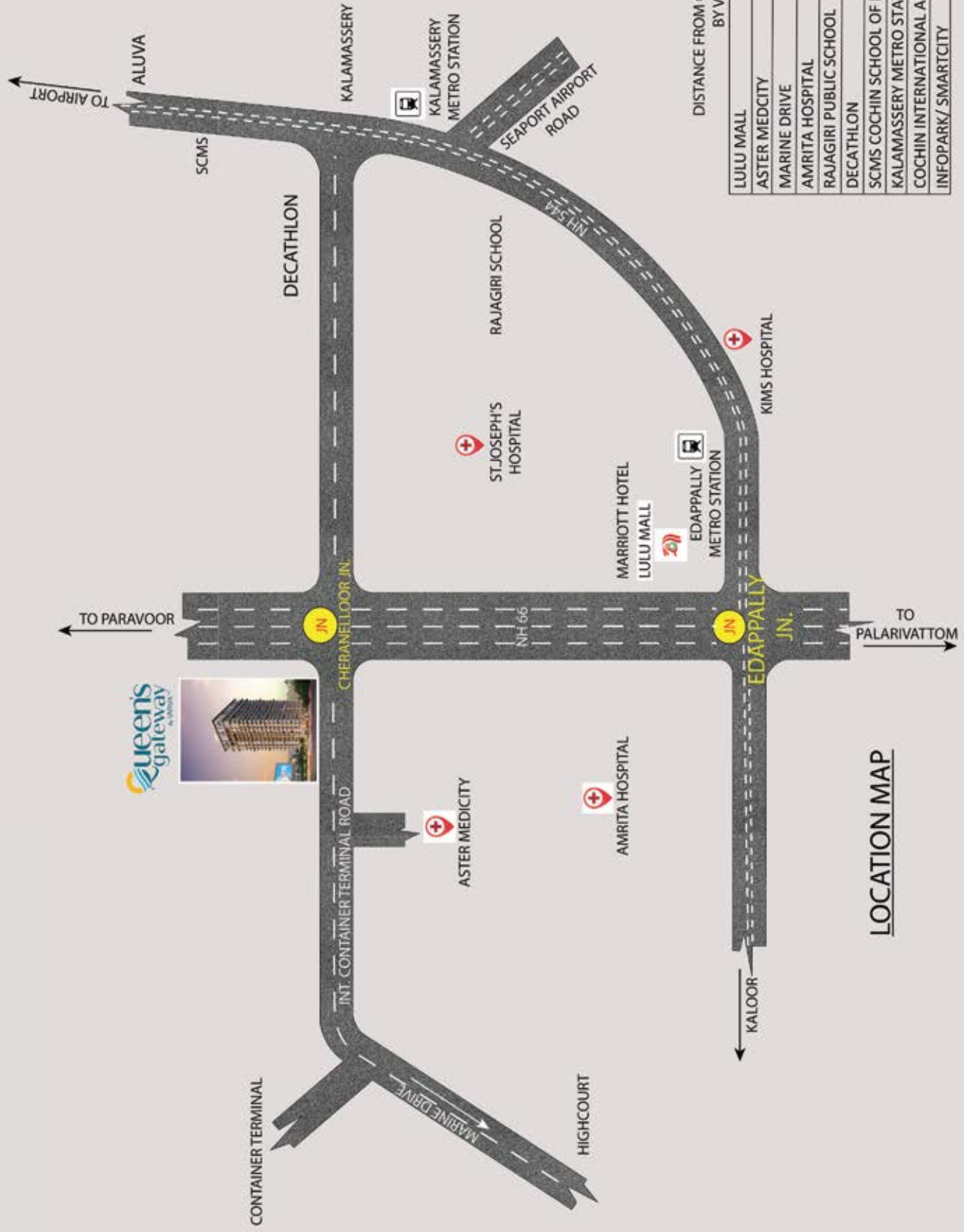
Biometric Door Lock for the Main Entrance at Lobby

Profiled Rubber Column Guards with Reflective Sticker in Parking Area

Landscaped Surroundings







DISTANCE FROM QUEEN'S GATEWAY
BY VARMA

LULU MALL	4.4 km
ASTER MEDICITY	3.0 km
MARINE DRIVE	11.0 km
AMRITA HOSPITAL	3.7 km
RAJAGIRI PUBLIC SCHOOL	4.5 km
DECATHLON	4.7 km
SCMS COCHIN SCHOOL OF BUSINESS	5.0 km
KALAMASSERY METRO STATION	5.0 km
COCHIN INTERNATIONAL AIRPORT	19.4 km
INFOPARK/ SMARTCITY	14.0 km



LOCATION MAP

VARMA



DAY VIEW



PRODUCT CHART

Land Area in Cents	98.37	
No. of Apartments	96	
Lower ground floor	Car parking + Lift & Stair lobby	
Ground floor	Car parking + Furnished double height lobby + Caretaker's room + Furnished lounge + Kids' extra curricular activity space + Home theatre + Guest bedrooms + Indoor games room + Janitors room + Children's play area + Open recreation area + Drivers room + Open turf/Basketball court	
1 st floor	A (3BHK) 1517 Sqft	B (2BHK) 1289 Sqft
	G (2BHK) 1408 Sqft	H (2BHK) 1405 Sqft
	E (2BHK) 1321 Sqft	F (3BHK) 1522 Sqft
2 nd to 15 th floor	A (3BHK) 1517 Sqft	B (2BHK) 1289 Sqft
	C (3BHK) 1713 Sqft	D (3BHK) 1710 Sqft
	E (2BHK) 1321 Sqft	F (3BHK) 1522 Sqft
16 th & 17 th floor	I (4BHK) 3043 Sqft	K (4BHK) - Duplex - 2693 Sqft
	L (4BHK) - Duplex - 2779 Sqft	J (4BHK) 3420 Sqft
18 th floor	Health club + Multi-purpose hall + Open party area + Senior citizen lounge + Open garden + Telescopic tower + Open area for biobin and incinerator	
Terrace floor	Swimming pool + Open area for solar utilisation	

PROJECTS COMPLETED AHEAD OF SCHEDULE



VARMA
REGENT
COMPACT APARTMENTS
EDAPPALLY



VARMA
MAALIKA I
LUXURY APARTMENTS
SEKUNDIRA TRIPUNITHURA



VARMA
KOTTARAM
LUXURY APARTMENTS
TRIPUNITHURA



VARMA
MAALIKA II
LUXURY APARTMENTS
SEKUNDIRA TRIPUNITHURA



VARMA
Radipura
COMPACT APARTMENTS
SEKUNDIRA TRIPUNITHURA



VARMA
Heritage
COMPACT APARTMENTS
KALINGAL, TRIPUNITHURA



VARMA
SPECTRUM
Luxury Apartments
Poochelli, Thiruvananthapuram



VARMA
BOLGAN HEIGHTS
COMPACT APARTMENTS
CHOTTANIKARA, KOCCHI



VARMA
LEGACY
COMPACT APARTMENTS



VARMA
PRIME
LUXURY APARTMENTS
VYTHILAI KOCCHI

ONGOING PROJECTS

KOCHI



SYMPHONY
by VARMA
LUXURY APARTMENTS
EDAPPALLY

K-REERA/PRJ/ERN/13/2023
Permit No: EYP3/199/11448/22



VARMA Imperial
LUXURY APARTMENTS
VAZHAKKALA | KOCHI

K-REERA/PRJ/OSB/2021
Permit No: BA-923/19-20



VARMA NORTHLIGHT
2 & 3 BHK LUXURY APARTMENTS
TRIPUNITHURA | COCHIN

K-REERA/PRJ/ERN/021/2021
Permit No: PW2/BA-267/20-21/2648/20



VARMA FICUS
LUXURY APARTMENTS
PALAKATTOM | KOCHI

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



KADAVANTHRA | KOCHI
URBAN HEIGHTS

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



Rhythm
by VARMA
LUXURY APARTMENTS
EROOR | KOCHI

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



VARMA Connect
LUXURY APARTMENTS
VENNALA | KOCHI

K-REERA/PRJ/ERN/014/2021
Permit No: EYP1/48/COG/EYP/127/17



VARMA CRYSTAL
TRIPUNITHURA

K-REERA/PRJ/ERN/183/2023
Permit No: PW2/BA-102/23-23 (PW2-6794/23)



VARMA harmony
LUXURY APARTMENTS
EDAPPALLY | KOCHI

K-REERA/PRJ/ERN/028/2023
Permit No: EYP2/130/6553/2022



Gardenia
LUXURY APARTMENTS
KALOOR

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



BHANU BHAVAN
By VARMA
TRIPUNITHURA

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

THRISSUR



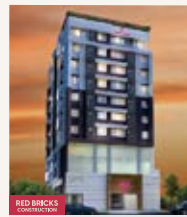
DO IN TOWN
LUXURY APARTMENTS
NEAR SWARAJ ROUND

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



VARMA suburban
LUXURY APARTMENTS
KADUWOOZHI | THIRUVANANTHAPURAM

K-REERA/PRJ/TVM/076/2022
Permit No: A1-BA/82320/2022



VARMA SREE KARYAM
LUXURY APARTMENT
SREEKARYAM | THIRUVANANTHAPURAM

K-REERA/PRJ/TVM/101/2022
Permit No: UE2/BA/13/20/UE2/197/20

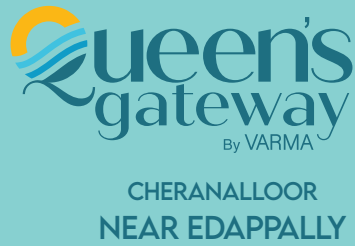
THIRUVANANTHAPURAM

NEW LAUNCH



TRIDENT
by VARMA
JAGATHY
THIRUVANANTHAPURAM

K-REERA/PRJ/TVM/001/2025
Permit No: B97/6982/2024



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MEMBERSHIPS



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