

VARMA
HIGHLINE


📍 Nettoor, Kochi

PERFECTING THE
HIGHLINE
Lifestyle

Perfecting the Balance of Life

When your choice is luxury but not too luxurious, you may find it difficult to make a decision. But not anymore. Here's Varma Highline, the affordable luxury residential apartment coming up at Nettoor, Ernakulam, where you have everything that makes your life comfortable and easy going.

VARMA
HIGHLINE

 Nettoor, Kochi



DAY VIEW



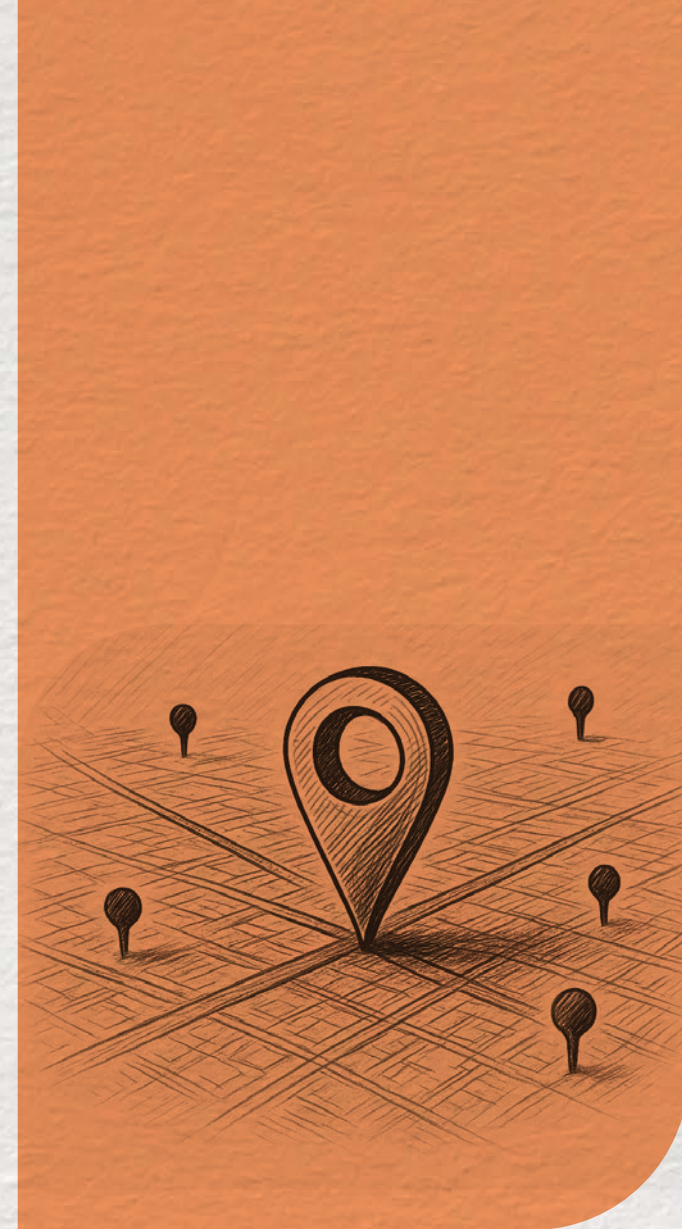
Perfecting the Balance of Luxury

Varma Highline, the newest addition to residential apartments, offers 74 units of 2 and 3 BHK apartments, that range between 1023 sq. ft. to 1463 sq. ft. The single tower with lower ground, ground and 13 floors residential project has for you a balanced yet luxurious lifestyle that you have been dreaming of.



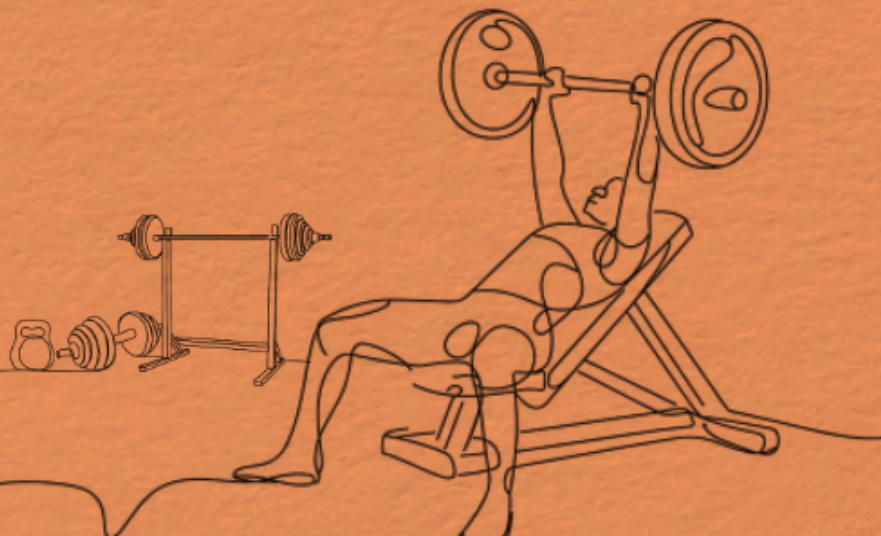
Perfecting the Balance of Mobility & Accessibility

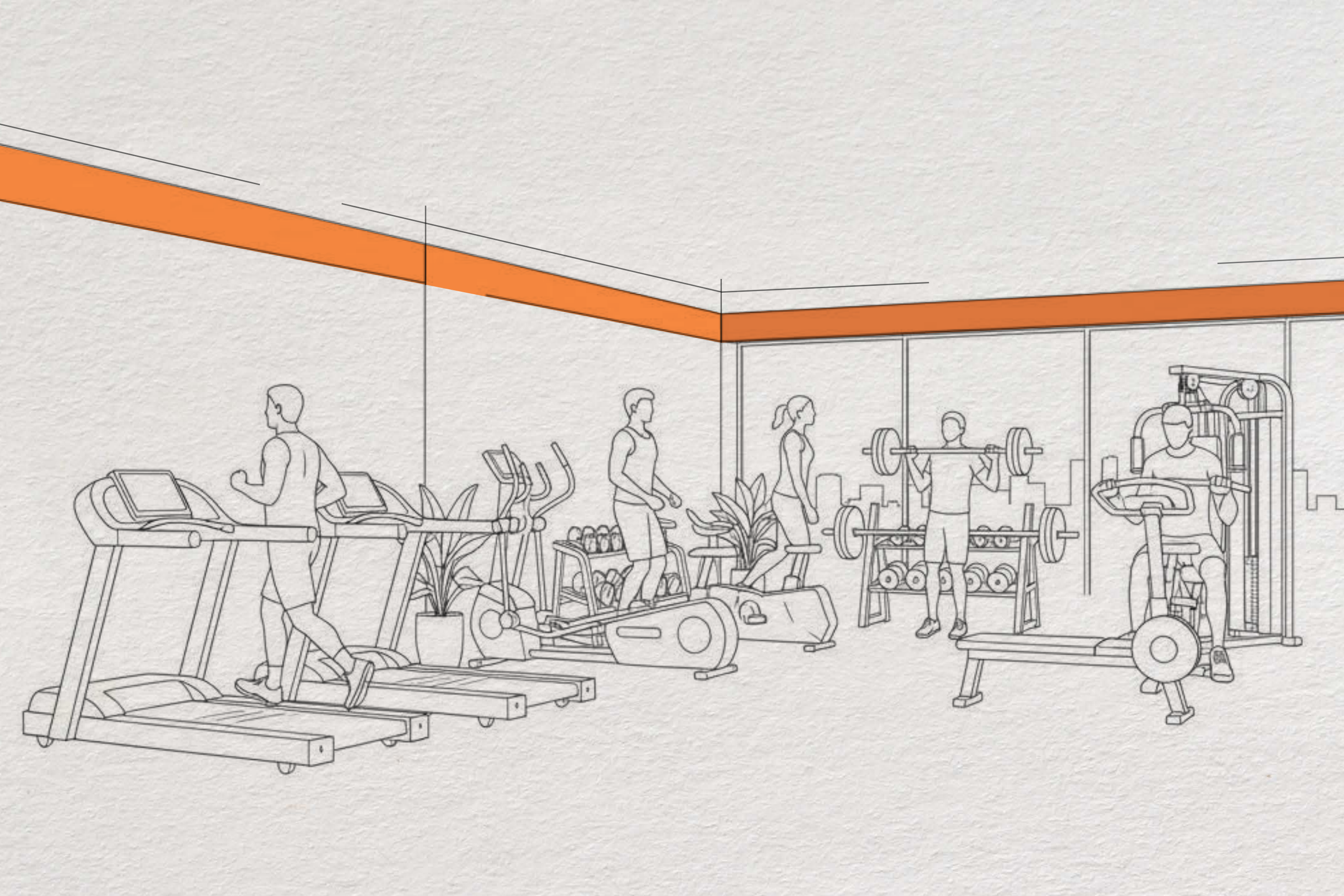
With road connectivity, railway station, mobility to different locations is never a headache for you. Life becomes easier when you have easy access to educational institutions, health care facilities and shopping and entertainment hubs in close vicinity. Varma Highline has everything you need balanced for you within a short radius.



Perfecting the Balance of Comforts

Varma Highline is the perfect blend of affordability and comfort. While it's easy on your pocket, the project is rich in amenities – including a well-designed lobby, multipurpose hall, indoor games area, gym, guest bedroom, open party area – everything is thoughtfully planned. Step into a serene environment where comfort meets value.





Features & Facilities

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
Open recreation area landscaped aesthetically
Driver's room
Janitors room

FIRST FLOOR

Air-conditioned multi recreation hall
Air-conditioned health club
Indoor games
Lounge

THIRTEENTH FLOOR

Landscaped terrace party area
Yoga court nestled in serene landscape
Party counter

TERRACE FLOOR

Landscaped recreation space

ECO FEATURES

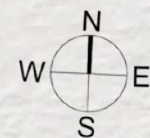
Ample green space
Rainwater harvesting
Landscaped garden
Common area power backed up with solar on-grid system
Water treatment plant
Waste and sewage management system

SAFETY FEATURES

Surveillance camera in selected areas
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



KEY MAP

VARMA HIGHLINE



- National Highway - 900 Mtr
- Crowne Plaza - 2.6 Km
- Forum Mall - 3.0 Km
- Le Meridian - 2.6 Km
- Vyttila Hub - 5.5 Km
- Lakeshore Hospital - 1.7 Km
- P.S Mission Hospital - 2.5 Km

- Kerala Folklore Museum - 4.4 Km
- Fort Kochi Beach 14.3 Km
- South Railway Station - 9.2 Km
- Tripunithura Railway Station - 7.6 Km
- Cochin International Airport - 34.3 Km



LOWER GROUND FLOOR PLAN

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



GROUND FLOOR PLAN

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



FIRST FLOOR PLAN

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



TYPICAL FLOOR | 2ND TO 12TH FLOOR

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13TH FLOOR PLAN

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



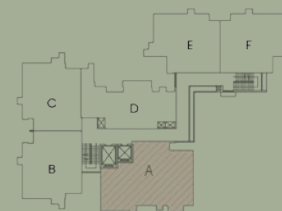
TERRACE FLOOR PLAN

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



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

Super Builtup area	1463 Sqft
RERA Carpet area	966 Sqft
Balcony area	71 Sqft



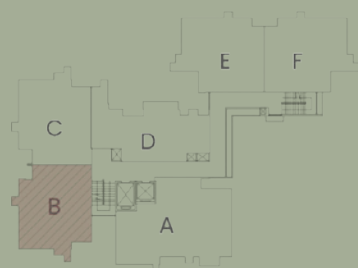
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE A1 - 3 BHK | FIRST FLOOR

Super Builtup area	1463 Sqft
RERA Carpet area	966 Sqft
Balcony area	71 Sqft
Terrace area	611 Sqft

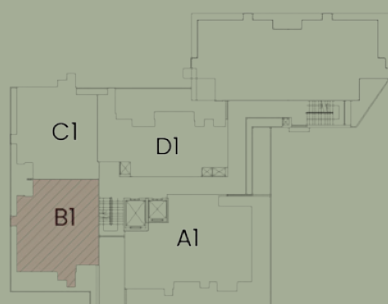
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



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

Super Builtup area	1082 Sqft
RERA Carpet area	724 Sqft
Balcony area	38 Sqft

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



TYPE B1 - 2 BHK | FIRST FLOOR

Super Builtup area	1082 Sqft
RERA Carpet area	724 Sqft
Balcony area	38 Sqft
Terrace area	246 Sqft

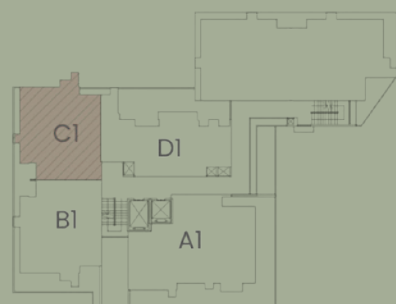
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



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

Super Builtup area	1082 Sqft
RERA Carpet area	724 Sqft
Balcony area	38 Sqft

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



TYPE C1 - 2 BHK | FIRST FLOOR

Super Builtup area	1082 Sqft
RERA Carpet area	724 Sqft
Balcony area	38 Sqft
Terrace area	41 Sqft

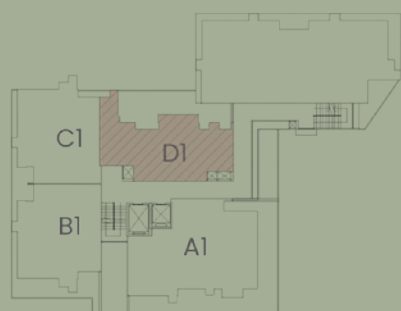
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



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

Super Builtup area	1055 Sqft
RERA Carpet area	692 Sqft
Balcony area	39 Sqft

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



TYPE D1 - 2 BHK | FIRST FLOOR

Super Builtup area	1055 Sqft
RERA Carpet area	692 Sqft
Balcony area	39 Sqft
Terrace area	361 Sqft

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



TYPE E - 2 BHK | TYPICAL FLOOR (3RD TO 12TH)

Super Builtup area	1023 Sqft
RERA Carpet area	680 Sqft
Balcony area	36 Sqft

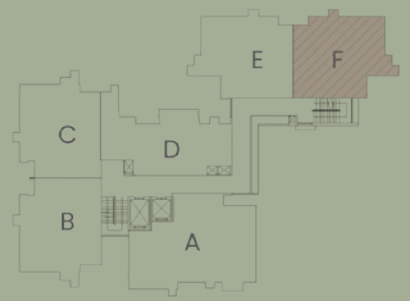
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE E1 - 2 BHK | SECOND FLOOR

Super Builtup area	1023 Sqft
RERA Carpet area	680 Sqft
Balcony area	36 Sqft
Terrace area	45 Sqft

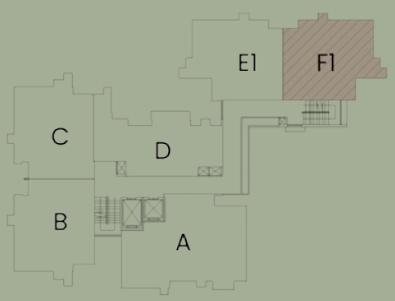
Dimension may vary slightly during construction. Furniture and fixtures are indicative only. All Dimensions are in centimeter



TYPE F - 2 BHK | TYPICAL FLOOR (3RD TO 12TH)

Super Builtup area	1023 Sqft
RERA Carpet area	680 Sqft
Balcony area	36 Sqft

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



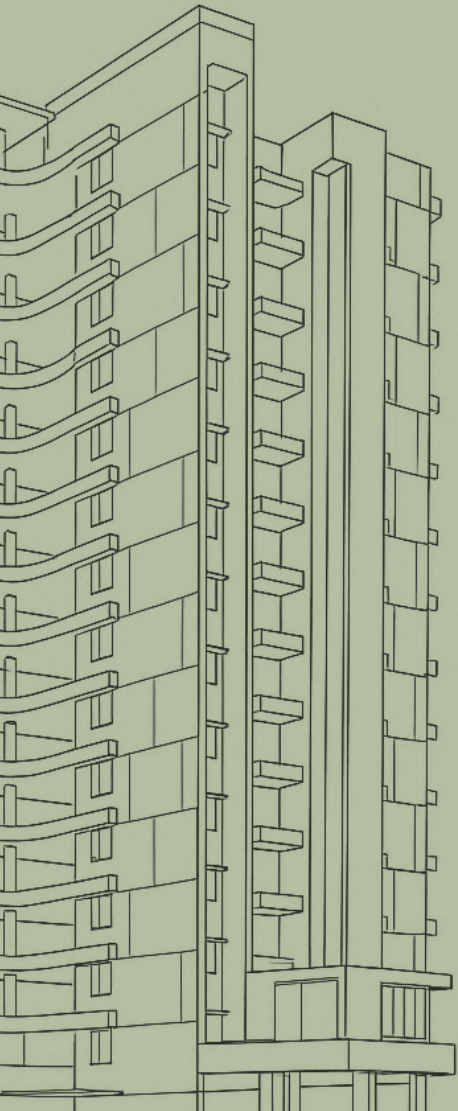
TYPE F1 - 2 BHK | SECOND FLOOR

Super Builtup area	1023 Sqft
RERA Carpet area	680 Sqft
Balcony area	36 Sqft
Terrace area	25 Sqft

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

PRODUCT CHART

PROJECT	VARMA HIGHLINE						TOTAL AREA	OPEN TERRACE
LOCATION	NETTOOR, ERNAKULAM							
LAND AREA IN CENTS	56.635 CENTS							
NO. OF APARTMENTS	74							
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 - 2BHK + OPEN TERRACE	D1 - 2BHK + OPEN TERRACE				
FIRST FLOOR	1463	1082	1082	1055	MULTI RECREATION HALL HEALTH CLUB + LOUNGE INDOOR GAMES +		4682	1259
	OT - 611	OT - 246	OT - 41	OT - 361				
	A - 3BHK	B - 2BHK	C - 2BHK	D - 2BHK	E1 - 2BHK + OPEN TERRACE	F1 - 2BHK + OPEN TERRACE		
SECOND FLOOR	1463	1082	1082	1055	1023	1023	6728	70
					OT - 45	OT - 25		
	A - 3BHK	B - 2BHK	C - 2BHK	D - 2BHK	E - 2BHK	F - 2BHK		
3 RD FLOOR	1463	1082	1082	1055	1023	1023	6728	
4 TH FLOOR	1463	1082	1082	1055	1023	1023	6728	
5 TH FLOOR	1463	1082	1082	1055	1023	1023	6728	
6 TH FLOOR	1463	1082	1082	1055	1023	1023	6728	
7 TH FLOOR	1463	1082	1082	1055	1023	1023	6728	
8 TH FLOOR	1463	1082	1082	1055	1023	1023	6728	
9 TH FLOOR	1463	1082	1082	1055	1023	1023	6728	
10 TH FLOOR	1463	1082	1082	1055	1023	1023	6728	
11 TH FLOOR	1463	1082	1082	1055	1023	1023	6728	
12 TH FLOOR	1463	1082	1082	1055	1023	1023	6728	
13 TH FLOOR	1463	1082	1082	1055	OPEN GARDEN + OPEN PARTY AREA + PARTY COUNTER + YOGA SPACE		4682	
TERRACE FLOOR	OPEN RECREATION SPACE + TERRACE FOR SOLAR AND BIOBIN UTILISATION						83372 (Sqft)	1329 (Sqft)





K-RERA/PRJ/ERN/172/2025
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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 AND WINDOWS

Front and 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 master bedroom.

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 800W for 2BHK and 1000W for 3BHK through ACCL.





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



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A FEW OF OUR COMPLETED PROJECTS

KOCHI | THIRUVANANTHAPURAM | THRISSUR

POOJAPPURA
THIRUVANANTHAPURAM



Dr. Puri's VARMA HERITAGE
SUPER LUXURY APARTMENTS
POLLUTION-FREE BUILDING

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

POOCHATTY
THRISSUR



VARMA SPECTRUM

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

CHOTTANIKKAR,
KOCHI



VARMA BOUGAIN HEIGHTS
PURPLE
COMPACT APARTMENTS, THIRUVANANTHAPURAM, KOCHI

K-RERA/PRJ/083/2020
BPRLO1/2021/1180

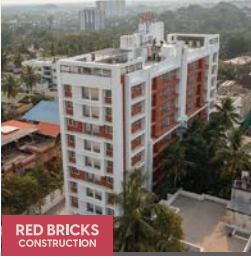
VENNALA



VARMA Connect
LUXURY APARTMENTS

K-RERA/PRJ/ERN/014/2021
EVP1/48/COC/EYP/127/17

POOJAPPURA
THIRUVANANTHAPURAM



RED BRICKS
CONSTRUCTION

Dr. Puri's VARMA LEGACY
LUXURY APARTMENTS

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

VYTTILA, KOCHI



VARMA PRIME
LUXURY APARTMENTS

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

TRIPUNITHURA



VARMA NORTHLIGHT
2 & 3 BHK LUXURY APARTMENTS

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

VAZHAKKALA
KOCHI



VARMA Imperial
LUXURY APARTMENTS

K-RERA/PRJ/058/2021
BA-923/19-20

KAZHAKKOOTTAM



VARMA suburban
LUXURY APARTMENTS

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

ONGOING PROJECTS

THIRUVANANTHAPURAM

JAGATHY
THIRUVANANTHAPURAM



TRIDENT VARMA

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

SREEKARYAM



VARMA SREEKARYAM
LUXURY APARTMENT

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

THRISSUR

NEAR SWARAJ
ROUND



DO IN TOWN VARMA

IGBC PLATINUM
Pre-certified
Project
Green Free Building Council

K-RERA/PRJ/TSR/110/2024
DW4/BA/94/22-23

ONGOING PROJECTS

KOCHI

CHERANALLOOR JN.
EDAPPALLY



Queen's
gateway
by VARMA



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

EDAPPALLY



SYMPHONY
by VARMA



K-RERA/PRJ/ERN/113/2023
EYP3/199/11448/22

KADAVANTHRA



RED BRICKS
CONSTRUCTION

URBAN
HEIGHTS
by VARMA



K-RERA/PRJ/ERN/136/2022
KRP2-486/19

KALoor



Gardenia
by VARMA



K-RERA/PRJ/ERN/142/2023
KRP2-167/22

IGBC
PLATINUM
Precertified
Project
Indian Green Building Council

EDAPPALLY



VARMA
harmony
LUXURY APARTMENTS



K-RERA/PRJ/ERN/028/2023
EYP2/130/6053/2022

TRIPUNITHURA



VARMA
CRYSTAL



K-RERA/PRJ/ERN/103/2023
PW2/BA-102/22-23/ (PW2-6794/22)

EROOR, VYTTILA



VARMA
Rhythm
LUXURY APARTMENTS



K-RERA/PRJ/ERN/117/2022
PW2/BA-396/21-22 (PW2-527/22)

PALARIVATTOM



VARMA
FICUS



RERA/PRJ/ERN/073/2023
EYP1/81/4446/22

VADAKKEKOTTA
TRIPUNITHURA



BHANU BHAVAN
by VARMA



K-RERA/PRJ/ERN/237/2024
PW2/BA-173/23-24

NEW LAUNCHES

THRISSUR

ANCHERYCHIRA



VARMA
PRISM



K-RERA/PRJ/TSR/129/2025
OLR/BA/346/1617

KOCHI

KAKKANAD



VARMA
Avenue



K-RERA/PRJ/ERN/146/2025
BP/63071/2025



A LEGACY OF FINE LIVING



K-RERA/PRJ/ERN/172/2025
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HIGHLINE
NETTOOR, KOCHI