

DOWN
TOWN
By VARMA

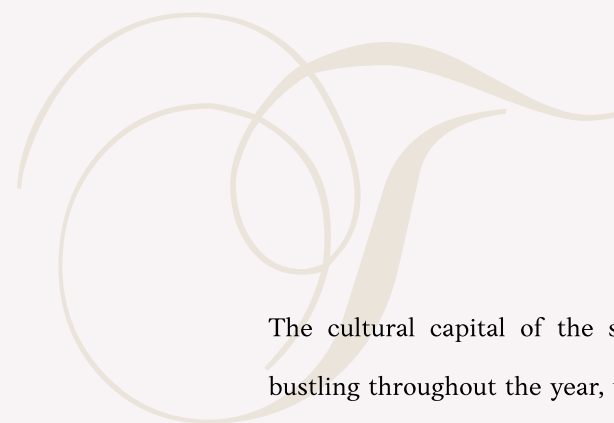
 VARMA
HOMES
A LEGACY OF FINE LIVING

.....
At the heart of
Everything
.....



At the heart of
Celebrations





The cultural capital of the state, Thrissur, remains bustling throughout the year, with its exciting crowds and never-ending celebrations. Renowned as the land of Poorams, Thrissur basks in the glory of its rich past, while building up a remarkable future. Amidst this cornucopia of art and culture lies Varma Homes' prestigious luxury project, Downtown by Varma near Swaraj Round, Thrissur, one of the state's prominent business centres.



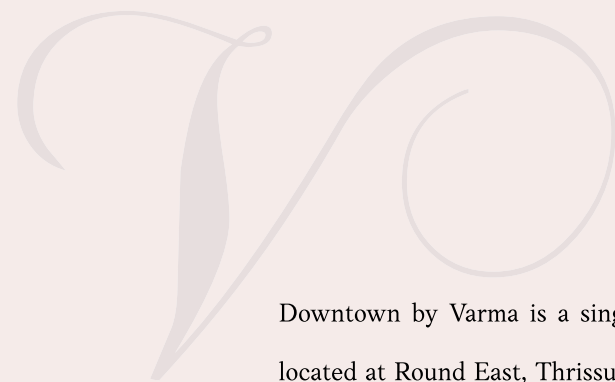
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Day view of elevation
.....







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At the heart of
Happiness
.....



Downtown by Varma is a single-tower residential project located at Round East, Thrissur. With its premium 2 and 3 BHK luxury apartments, this project aims to fulfill the needs and dreams of the urban family. In close proximity are reputed educational institutions and hospitals, along with other important facilities such as banks, restaurants, grocers and entertainment centres.

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At the heart of
Convenience
.....





A home nestled away in the same neighbourhood as your child's school or college is every parent's dream come true. Eminent educational institutions such as the Sacred Heart Convent Girls Higher Secondary School (CGHSS), Holy Family CGHSS, Nirmala Matha ICSE Public School, Devamatha CBSE Public School and colleges like St. Mary's and St. Thomas are at a convenient distance.



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At the heart of
Comfort
.....

.....
Night view of elevation
.....



Major hospitals and reputed health and wellness centres are at a stone's throw, allowing homeowners to breathe a huge sigh of relief. Downtown by Varma offers easy access to various hospitals such as the Jubilee Medical College, Aswini, Daya, Sun Medical and Research Centre, GEM Hospital etc, ensuring that you experience true peace and comfort.

At the heart of
Luxury





At Varma Homes, we are making luxury sustainable for all. Downtown by Varma is a project with Eco-Tuned Homes, apartments that are attuned to nature. We are building homes that ensure you remain in touch with your natural surroundings.

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AMENITIES

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AMENITIES

BASEMENT

Janitor's room

GROUND FLOOR

Guest room

Fully furnished lobby

Caretaker's room

Open recreation area

Herbal garden area

TENTH FLOOR

Health club

Multi recreation hall/
Indoor games

TERRACE FLOOR

Swimming pool

Children's play area

Open garden

Open party area

COMMON FEATURES

Video door phone

Piping for centralised gas system

Fully automatic lifts

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 in-house use

24x7 security

Provision for EV charging

Biometric door lock for the main entrance at lobby

Profiled rubber column guards
with reflective sticker in parking area

Landscaped surroundings

SPECIFICATIONS:

STRUCTURE:

Reinforced cement concrete framed structure with Porotherm Bricks for external walls and solid blocks for internal walls. Earthquake resistant for zone 3.

PLASTERING

Internal walls/ceiling: with gypsum/conventional cement-sand mortar.

External Walls: With pre-mixed plaster compound/conventional cement- sand mortar.

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 & 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:

Emulsion for internal walls and Ceiling. 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 room.

WATER HEATER POINT:

Water heater provision in all bedroom toilets.

GENERATOR:

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

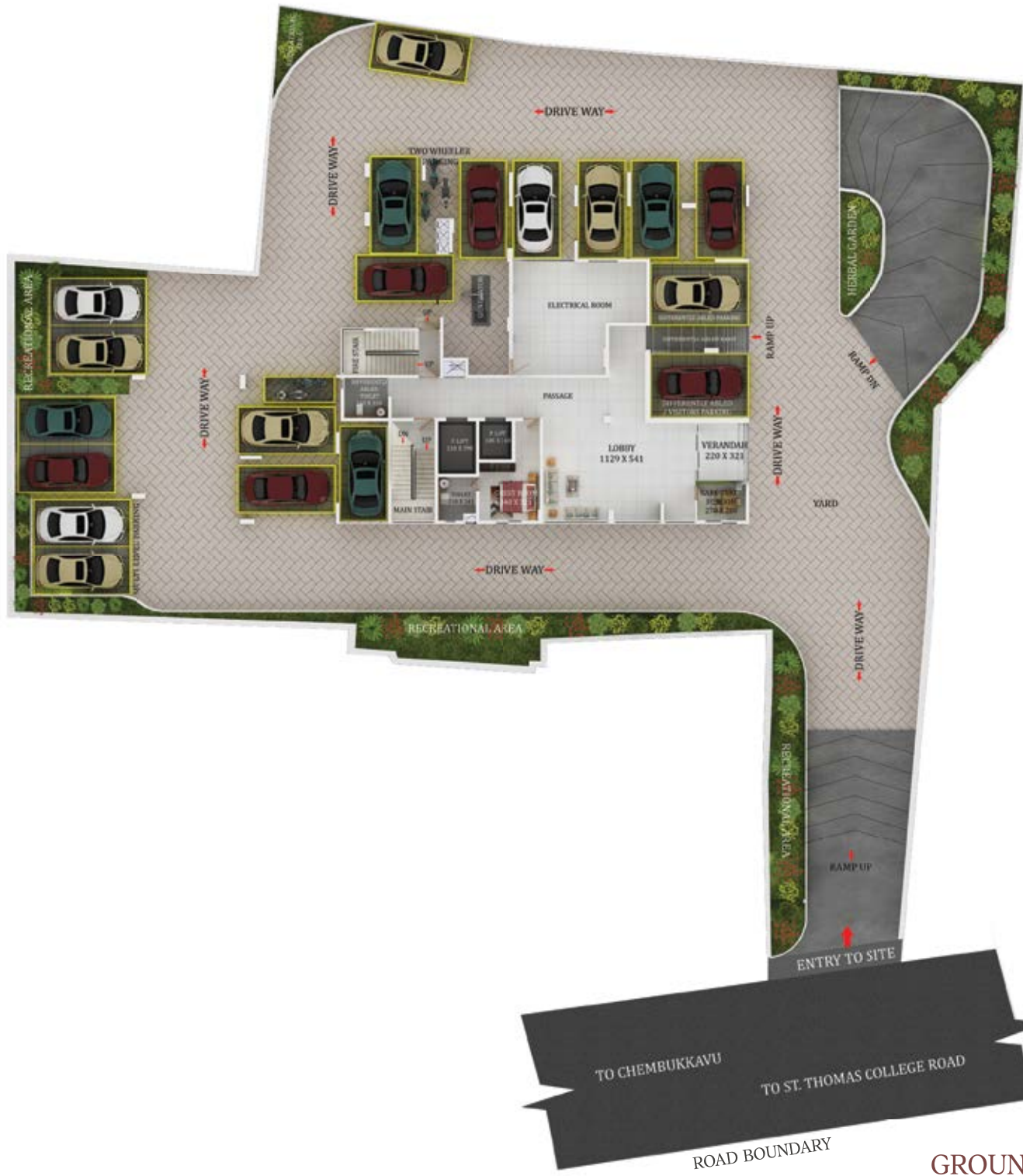


.....
At the heart of
Cheer
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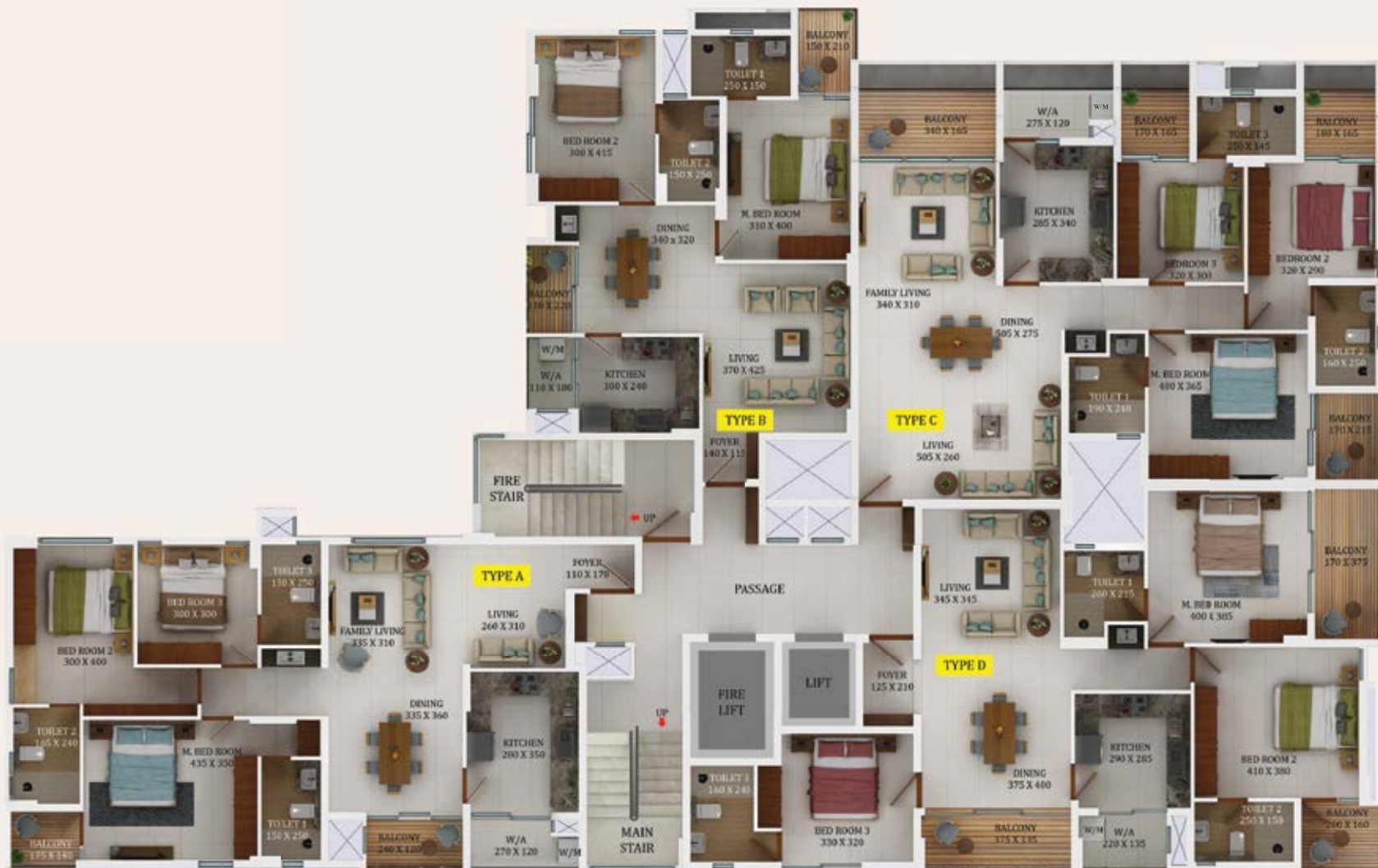




BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



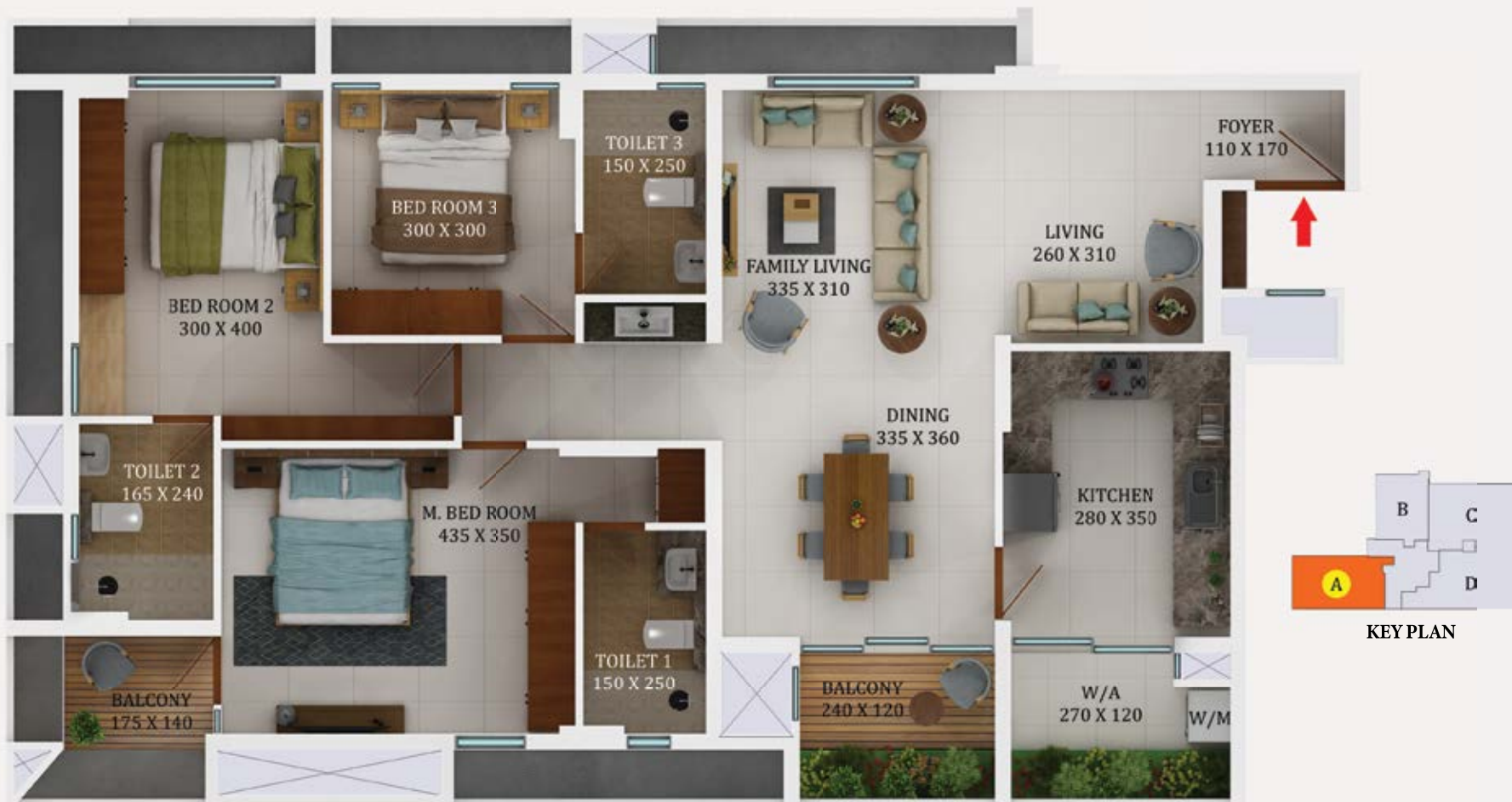
TYPICAL FLOOR PLAN 2nd - 9th



TENTH FLOOR PLAN



TERRACE FLOOR PLAN



* Dimensions may vary slightly during construction
* Furniture and fixtures are indicative only
* All dimensions are centimeters

TYPE - A 3BHK (1ST TO 9TH FLOOR)

SUPER BUILTUP AREA - 1584 SQFT
RERA CARPET AREA - 1104 SQFT
BALCONY AREA - 90 SQFT

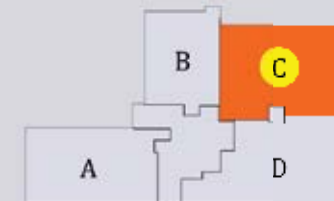


KEY PLAN

* Dimensions may vary slightly during construction
* Furniture and fixtures are indicative only
* All dimensions are centimeters

TYPE - B 2BHK (1ST TO 10TH FLOOR)

SUPER BUILTUP AREA - 1140 SQFT
RERA CARPET AREA - 775 SQFT
BALCONY AREA - 80 SQFT

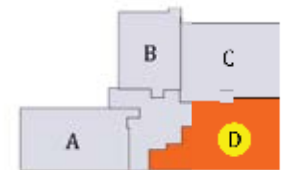


KEY PLAN

- * Dimensions may vary slightly during construction
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- * All dimensions are centimeters

TYPE - C 3BHK (1ST TO 10TH FLOOR)

SUPER BUILTUP AREA - 1747 SQFT
 RERA CARPET AREA - 1124 SQFT
 BALCONY AREA - 197 SQFT

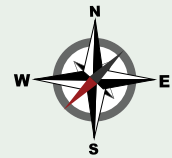


KEY PLAN

- * Dimensions may vary slightly during construction
- * Furniture and fixtures are indicative only
- * All dimensions are centimeters

TYPE - D 3BHK (1ST TO 10TH FLOOR)

SUPER BUILTUP AREA - 1694 SQFT
RERA CARPET AREA - 1083 SQFT
BALCONY AREA - 191 SQFT



DISTANCE FROM VARMA DOWNTOWN

* St Marys College	200 Mts
* St Thomas College	250 Mts
* Swarnaj Round	450 Mtrs
* Paramekkavu Temple	500 Mts
* Vadakkumathan Temple	700 Mts
* Sclex Mall	700 Mts
* Our Lady of Lourdes Metropolitan Cathedral	1 Km
* Our Lady of Dolours Basilica (New Church)	1.10 Km
* Jubilee Mission Medical College	1.10 Km
* Nirmalamatha Central School	1.20 Km
* Aswini Hospital	1.5 Km
* Thrissur Railway Station	2 Km
* Devamatha Public School	2.5 Km
* Juma Masjid	2.6 Km
* Daya Hospital	2.7 Km
* Harisree Vidya Nidhi School	3.3 Km
* Vimala College	4.6 Km
* Govt Engg College	4.5 Km
* Hi Lite Mall	5.8 Km
* Sobha Mall	6 Km
* Zoological Park	9.8 Km
* Govt Medical College	12.50 Km
* Nedumbassery International Airport	50 Km

LOCATION MAP



Product chart

Land Area in Cents	43.50			
No. of Apartments	39			
Basement Floor	Car parking + Janitor's room			
Ground Floor	Car parking + Lobby + Guest room + Open recreation area + Herbal garden			
First Floor	A Type (3 BHK)	B Type (2 BHK)	C Type (3 BHK)	D Type (3 BHK)
Second Floor				
Third Floor				
Fourth Floor				
Fifth Floor	1584 Sqft	1140 Sqft	1747 Sqft	1694 Sqft
Sixth Floor				
Seventh Floor				
Eighth Floor				
Ninth Floor				
Tenth Floor	Health Club + Multi recreation			
Terrace Floor	Swimming pool + Children's play area + Open garden + Open party area			

Projects Completed Ahead of Schedule



VARMA
REGENT
COMPACT APARTMENTS
— EDAPPALLY —

Permit No. EYP-2/COC/EYP/1700/14



VARMA
MAALIKA I
LUXURY APARTMENTS
IN JUNCTION, TRIPUNITHURA

Permit No. PW2-BA204/16-17



VARMA
KOTTARAM
LUXURY APARTMENTS
TRIPUNITHURA

Permit No. PW2-BA(20551)2017



VARMA
MAALIKA II
LUXURY APARTMENTS
IN JUNCTION, TRIPUNITHURA

Permit No. PW2-BA162/17-18



VARMA
Padipura
LUXURY APARTMENTS
TRIPUNITHURA

K-RERA/PRJ/045/2021
Permit No. PW2-BA(22667)/2017



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

K-RERA/PRJ/362/2020
www.rera.kerala.gov.in
Permit No. E8/BA/422/2013



VARMA
SPECTRUM
Luxury Apartments
Poochatti, Thiruvananthapuram

K-RERA/PRJ/091/2020
www.rera.kerala.gov.in
Permit No. A7 2123/17



VARMA
BOUGAIN HEIGHTS
COMPACT APARTMENTS
CHOTTANIKKARA, KOCHI

K-RERA/PRJ/093/2020
www.rera.kerala.gov.in
Permit No. BPRL01/2021/1180



Dr. Poo's **VARMA**
LEGACY
LUXURY APARTMENTS
TRIPUNITHURA

K-RERA/PRJ/076/2021
www.rera.kerala.gov.in
Permit No. E8/BA/42723/2020



Ongoing Projects KOCHI

				
VARMA harmony LUXURY APARTMENTS EDAPPALLY KOCHI	VARMA Imperial LUXURY APARTMENTS VAZHAKKALAI KOCHI	VARMA NORTHLIGHT LUXURY APARTMENTS TRIPUNITHURA COCHIN	VARMA PRIME LUXURY APARTMENTS VITTILO KOCHI	VARMA FICUS LUXURY APARTMENTS PALARIVATTOM KOCHI
 K-RERA/PRJ/ERN/028/2023 Permit No. EYP2/130/6053/2022	 K-RERA/PRJ/058/2021 Permit No. BA-923/19-20	 K-RERA/PRJ/ERN/021/2021 Permit No. PW2/BA267/20 21/12648/20	 K-RERA/PRJ/364/2020 Permit No. PW2/BA102/20 21/8038/20	 K-RERA/PRJ/ERN/073/2023 Permit No. EYP1/81/4446/22 DTD 25/10/2022

				
VARMA Rhythm LUXURY APARTMENTS ERLOOR KOCHI	VARMA Connect LUXURY APARTMENTS VENNALA KOCHI	VARMA CRYSTAL TRIPUNITHURA	SYMPHONY by VARMA LUXURY APARTMENTS EDAPPALLY	URBAN HEIGHTS by VARMA KADAVANTHRA KOCHI
 K-RERA/PRJ/ERN/117/2022 Permit No. PW2/BA-395/22-23/PW2-5277/22	 K-RERA/PRJ/ERN/014/2021 Permit No. EYP1/48/COC/EYP/127/17	 K-RERA/PRJ/ERN/103/2023 Permit No. PW2/BA-102/22-23 (PW2-6794/22)	 K-RERA/PRJ/ERN/113/2023 Permit No. EYP3/199/11448/22	 K-RERA/PRJ/ERN/136/2022 Permit No. KRP2-486/19

New Launch KOCHI



Gardenia
by VARMA
KALOOR
K-RERA/PRJ/ERN/142/2023
Permit No. KRP2-167/22

Ongoing Projects THIRUVANANTHAPURAM

	
VARMA Suburban LUXURY APARTMENTS KAZHAKKOOTAM THIRUVANANTHAPURAM	VARMA SREE KARYAM LUXURY APARTMENT SREEKARYAM THIRUVANANTHAPURAM
 K-RERA/PRJ/TVM/076/2022 Permit No. AI-BA/82320/2022	 K-RERA/PRJ/TVM/101/2022 Permit No. UE2/BA/13/20, UE2/197/20



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

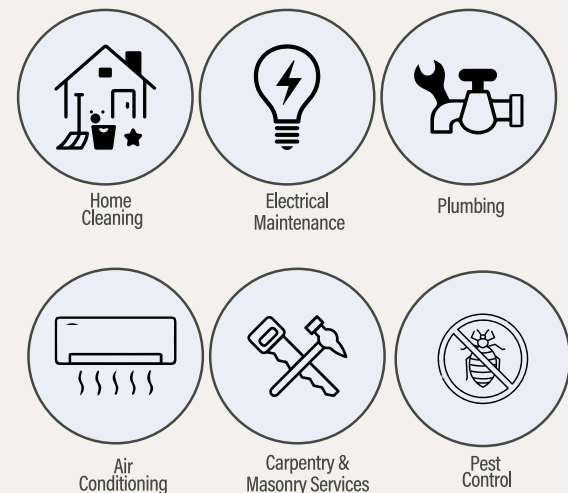
We offer creatively designed interiors - impeccably executed based on your taste and always delivered on time. Our experienced team will transform your home into an aesthetic space that truly reflects your personality.

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.





Aerial view of elevation





DOWN TOWN

By VARMAS

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Ph: +91 487 2446 258

MEMBERSHIPS



K-RERA/PRJ/TSR/110/2024
www.rera.kerala.gov.in

