

ADOPT THE PACE OF NATURE.



STRIDE INTO THE FUTURE.



A LEGACY OF FINE LIVING

Fervent and original designs, bespoke and eco-safe architecture, well-defined and artsy detailing, on-time on-budget governance with strictly no compromise on quality standards. Varma Homes articulates this and beyond.

The expertise of over 3 decades in Design capabilities, a strong technical team and the passion towards constructing nature-friendly spaces are a few of the qualities that encouraged VARMA HOMES to nurture its happy customers through their investments that are worth a lifetime.



REAL HAPPINESS COMES FROM AN
INVESTMENT WORTH A LIFETIME



A LEGACY OF FINE LIVING



ABSOLUTELY DEPENDABLE...

AS WE REST ON THE ETHICS OF RELATIONSHIPS.

The ecologically supreme living space and well-informed design concepts, with a clear focus on the users. Gardenia is all about the balance of nature, the harmony of space and life; and the great energy transitions that happen through the flow of five elements of nature through life and space. Gardenia articulates space and balance. It understands every aspect of life and reality; and gives emphasis on proportion, direction and location. Fervent and original designs, Bespoke and eco-safe architecture, well-defined and artsy detailing, and on-time on-budget governance with no compromise on quality standards. That is Gardenia for you.



SIMPLE AESTHETICS AND PROFESSIONAL DETAILING GO HAND IN HAND

An adaptation of nature, Gardenia is focused on sustainability, privacy and easy living. Equipped with access control systems, water treatment plants, sewage management systems and an EV charging station inside the closed community space, vouch for all the luxurious comfort you need.





Basement Floor

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



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

Ground Floor



A PERFECT UNISON OF METRO LIFESTYLE WITH COUNTRYSIDE LIVING

Maximum fluid space throughout the living and dining area is ensured for the free flow of natural light and breeze.

The open space feel, that the contemporary interiors bring in, is incredible. The entry foyer and separate study room are inspired by the concept of blissful country living.





Typical 3, 5, 7, 9 Floor

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



Typical 4, 6, 8 Floor

Furniture layout and fixtures are indicative
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10th Floor

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



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Solar energy panel on roof

Terrace Floor



A LIFESTYLE PROJECT, STANDING TALL AND STRAIGHT

The robust features of this Gardenia are the simple empathetic interiors and the professional architecture of the exteriors. Gardenia with its sprawling ten floors projects community living with 4BHK, 3BHK and 2 BHK plans and offers 6 different plans on alternate floors to suit your lifestyle. The thoughtful space realizations with the long and wide swimming pool, kids pool, open shower area, and terrace party area are strategically positioned with ample amenities.





TECHNICAL 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/premium full body vitrified tile and single bowl stainless steel sink with drain board and dado tile above the counter upto 2 feet height.



TOILETS

- Toilet walls with tiles upto 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 doors
- 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

- 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

- Water heater provisions in all bedroom toilets.



GENERATOR

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



YOU ARE AT YOUR STRONGEST
WHEN YOU ARE CALM



COMMON AMENITIES

► Basement Floor

Driver's Room
Store Room
Janitor's Room

► Ground Floor

Multi Recreation Hall
Caretaker's Room
Fully Furnished Lobby
Open Recreation Area
Children's Play Area
Guest Room

► Tenth Floor

Health Club

► Terrace Floor

Open Garden
Party Area
Swimming Pool

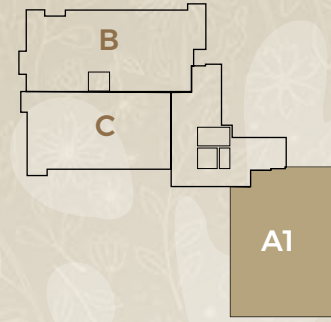
► Common Features

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 Inhouse 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
Provision For Ev Charging Station



YOUR TIME IN YOUR WORLD NEED TO BE FLAWLESS.

The master beds, especially on the 10th floor are a world of their own. The windows that overlook the horizon bring freshness to every morning. They are self-contained with maximum storage space that shoos away all the dust and pollution. They have a private dressing area with a comfortable wardrobe and footwear area. The insightful electrical fixtures and spacious interiors make your world an earthy space with a heavenly feel.



TYPE A1

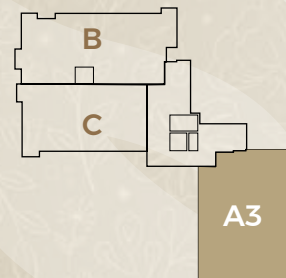
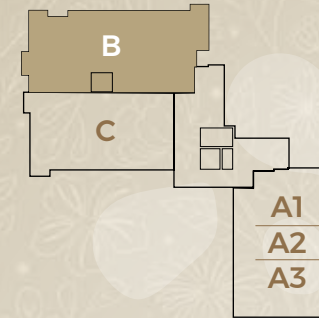
Furniture layout and fixtures are indicative
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construction All dimensions are in centimetres

3BHK	2nd FLOOR	Super Builtup Area(SQFT)	2406	Rera Carpet Area (SQFT)	1381
Balcony / Verandah Area (SQFT)		388	Open Terrace Area (SQFT)		339

3BHK	4th, 6th, 8th, 10th Floors	Super Builtup Area(SQFT)	2314	Rera Carpet Area (SQFT)	1316
Balcony / Verandah Area (SQFT)		374			

TYPE A2

Furniture layout and fixtures are indicative
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construction All dimensions are in centimetres



TYPE A3

Furniture layout and fixtures are indicative
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All dimensions are in centimetres

3BHK	3rd, 5th, 7th, 9th Floors	Super Builtup Area(SQFT)	1966	Rera Carpet Area (SQFT)	1320
Balcony / Verandah Area (SQFT)		100			

TYPE B

Furniture layout and fixtures are indicative
Dimensions may vary slightly during construction
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3BHK	1st to 9th Floors	Super Builtup Area(SQFT)	1759	Rera Carpet Area (SQFT)	1206
Balcony / Verandah Area (SQFT)		62			



TYPE B1

Furniture layout and fixtures are indicative
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All dimensions are in centimetres

4BHK	10th Floor	Super Builtup Area(SQFT)	2882	Rera Carpet Area (SQFT)	2044
Balcony / Verandah Area (SQFT)		68			



TYPE C

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

2.5BHK	1st to 9th Floors	Super Builtup Area(SQFT)	1479	Rera Carpet Area (SQFT)	1028
Balcony / Verandah Area (SQFT)		49			



INTUITIVE AND OPEN-HEARTED, JUST THE WAY YOU WANT.

The seasons may come and go, but the weather inside your home needs to be enjoyable. The family evenings in your own aesthetically marvellous home, relishing homely food prepared from your futuristic kitchen could bring you springtime throughout the year. The skill-full landscaping with seasonal trees, thick shrubs and vibrant flowers add that awesome lustre to Gardenia.





PRODUCT CHART - GARDENIA

Land Area in Cents	39.22			
No. of Apartments	28			
Basement Floor	Car Parking + Driver's room + Store room + Janitor's room			
Ground Floor	Car Parking + Lobby + Caretaker's room + Suite room + Multi recreation room Children's play area + Open recreation area + Commercial space			
	Type A1 / A2 / A3 - 3BHK		Type B-3 BHK	
First Floor	Commercial Space		B	1759 Sqft
				1479 Sqft
Second Floor	A1 + OT	2406 Sqft + 339 Sqft	B	1759 Sqft
				1479 Sqft
Third Floor	A3	1966 Sqft	B	1759 Sqft
				1479 Sqft
Forth Floor	A2	2314 Sqft	B	1759 Sqft
				1479 Sqft
Fifth Floor	A3	1966 Sqft	B	1759 Sqft
				1479 Sqft
Sixth Floor	A2	2314 Sqft	B	1759 Sqft
				1479 Sqft
Seventh Floor	A3	1966 Sqft	B	1759 Sqft
				1479 Sqft
Eight Floor	A2	2314 Sqft	B	1759 Sqft
				1479 Sqft
Ninth Floor	A3	1966 Sqft	B	1759 Sqft
				1479 Sqft
Tenth Floor	A2	2314 Sqft	B1 (4BHK)	2882 Sqft
				Health Club
Terrace Floor	Open garden + Open party area + Swimming pool + Open area for solar utilisation, biobin & incinerator			



KALOOR J L N STADIUM	2.0 KM	VYTTLA MOBILITY HUB	3.0 KM
EMC HOSPITAL	2.3 KM	RAILWAY STATION	3.3 KM
METRO STATION	2.3 KM	GREET'S PUBLIC SCHOOL	3.5 KM
LISI HOSPITAL	2.5 KM	PRESTIGE MALL	3.6 KM
KENDRIYA VIDHYALAYA, KADAVANTHARA	2.6 KM	OBERON MALL	3.7 KM
RAJIV GANDHI INDOORSTADIUM	2.9 KM	BHAVANS SCHOOL	5.0 KM
RENAI MEDICITY	3.0 KM	LULU MALL	5.4 KM
CENTRAL MALL	3.0 KM	COCHIN INTERNATIONAL AIRPORT	27 KM



PROJECTS COMPLETED AHEAD OF SCHEDULE

VARMA REGENT
COMPACT APARTMENTS
Permit No. EYP-2/COC/EYP/1700/14

Edappally

VARMA MAALIKA I
LUXURY APARTMENTS
IN JUNCTION, TRIPUNITHURA
Permit No. PW2-BA204/16-17

Tripunithura

VARMA KOTTARAM
LUXURY APARTMENTS
Permit No. PW2-BA(20551)2017

Tripunithura

VARMA MAALIKA II
LUXURY APARTMENTS
IN JUNCTION, TRIPUNITHURA
Permit No. PW2-BA162/17-18

Tripunithura

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

Tripunithura

Dr. Pius VARMA HERITAGE
Super Luxury Apartment
K-RERA/PRJ/362/2020
Permit No. E8/BA/422/2013

Poojappura

VARMA SPECTRUM
Luxury Apartments
K-RERA/PRJ/091/2020
Permit No. A7 2123/17

Thrissur

VARMA BOUGAIN HEIGHTS
PURPLE
COMPACT APARTMENTS
K-RERA/PRJ/093/2020
Permit No. BPRL01/2021/1180

Chottanikkara

ONGOING PROJECTS - KOCHI

VARMA PRIME
LUXURY APARTMENTS
K-RERA/PRJ/364/2020
Permit No. PW2/BA102/20-21/8038/20

Vyttila

VARMA Imperial
LUXURY APARTMENTS
K-RERA/PRJ/058/2021
Permit No. BA-923/19-20

Vazhakkala

VARMA NORTHLIGHT
2 & 3 BHK LUXURY APARTMENTS
K-RERA/PRJ/ERN/021/2021
Permit No. PW2/BA 267/20-221/2648/20

Tripunithura

VARMA Connekt
LUXURY APARTMENTS
K-RERA/PRJ/ERN/014/2021
Permit No. EYP1/48/COC/EYP/127/17

Vennala

VARMA Rhythm
LUXURY APARTMENTS
K-RERA/PRJ/ERN/117/2022
Permit No. PW2/BA-395/21-22 (PW2-527/22)

Eroor

ONGOING PROJECTS - KOCHI

VARMA harmony
K-RERA/PRJ/ERN/028/2023
Permit No. EYP2/130/6053/2022

Edappally

VARMA FICOS
K-RERA/PRJ/ERN/073/2023
Permit No. EYP1/81/4446/22

Alinchuvadu

UP-COMING PROJECTS - KOCHI

VARMA CRYSTAL
K-RERA/PRJ/ERN/103/2023
Permit No. PW2/BA-102/22-23/ (PW2-6794/22)

Tripunithura

VARMA SYMPHONY
K-RERA/PRJ/ERN/113/2023
Permit No. EYP3/199/11448/22

Edappally

ONGOING PROJECTS - TRIVANDRUM

VARMA SREEKARYAM
LUXURY APARTMENT
K-RERA/PRJ/TVM/101/2022
Permit No. UE2/BA/13/20/UE2/197/20

Sreekaryam

Dr. Pius VARMA LEGACY
LUXURY APARTMENTS
K-RERA/PRJ/076/2021
Permit No. E8/BA/42723/2020

Poojappura

VARMA suburban
LUXURY APARTMENTS
K-RERA/PRJ/TVM/076/2022
Permit No. A1-BA(82320)2022

Kazhakkootam

NEW LAUNCH

VARMA URBAN HEIGHTS
K-RERA/PRJ/ERN/136/2022
Permit No. KRP2-486/19

Kadavanthra



VARMA HOMES

The Professional Qualifications of its people at the helm contribute to the logic of innovation and affordability of their projects. We want you to thrive in your homes and hence we are at your service.



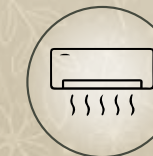
Home Cleaning



Electrical Maintenance



Plumbing



Air Conditioning



Carpentry & Masonry Services



Pest Control

OUR VALUES

INTEGRITY

The excellence is rooted within. We offer Design Concepts that are well-informed with a clear focus on the users.

SUSTAINABILITY

We place durability and the balance of nature at the heart of our architecture; and the outcome is buildings that withstand the test of time.

SIMPLICITY

Simplicity lies in the heart of a good design. We avoid complicated and overpowering designs and layouts.

FUNCTION

The raw materials are robust, beautiful and appropriate. The people inside find it extremely functional.

COMMUNICATION

Highly interactive inferences, excellent rapport with the clients, and a responsive and transparent approach make things happen.

DELIVERY

Before-time delivery is our reputation. We bring in our collective expertise to ensure a clear and refined outcome.

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, rental, 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.

rera.kerala.gov.in



K-RERA/PRJ/ERN/142/2023



A LEGACY OF FINE LIVING

TALK TO US

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UAE : +971 521254110



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MEMBERSHIPS

CREDAI **kma** REPUBLICAN MANAGERMENT ASSOCIATION

