



URBAN  
HEIGHTS

Kadavanthra, Kochi  
K-RERA/PRJ/ERN/136/2022



A LEGACY OF FINE LIVING







## An urban heaven of style and elegance

Urban Heights is for those who enjoy living at the forefront of game-changing creativity, technology, innovation, and philanthropy, in a dynamic neighbourhood where risks are rewarded, thinkers revered, and dreamers are absolutely encouraged. Because Urban Heights is the new locus of energy in a city built on change. And among all that dynamism, Urban Heights lifts you up. Both figuratively and literally. Sophisticated, classic styling and luxurious amenities wrapped in this architectural marvel creatively. With 9 floors that present a view of the city unobstructed, and a perspective on life unmatched. For brilliance, for change, for exhilaration in living, every day, welcome home.



URBAN HEIGHTS



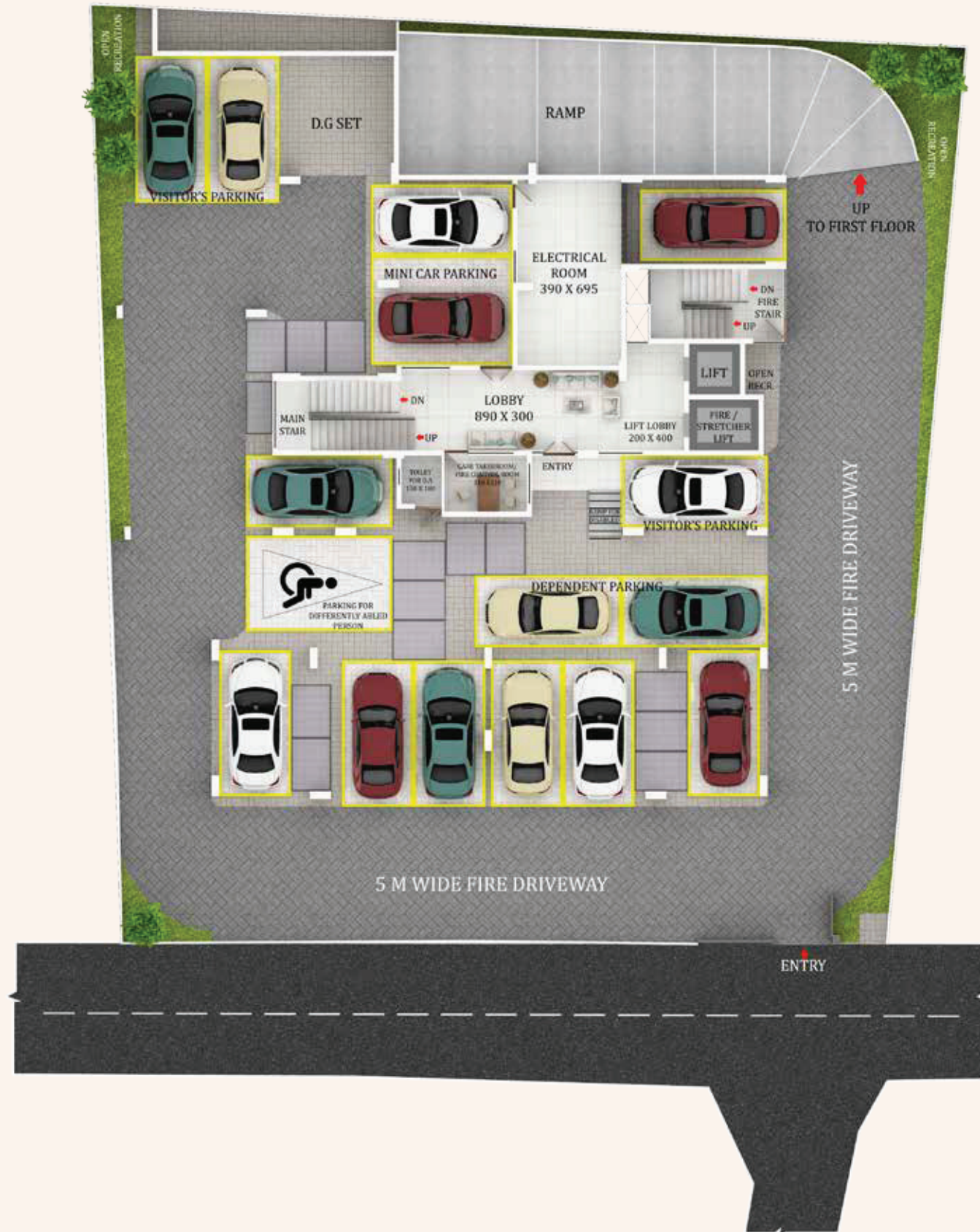
VARMA HOMES  
URBAN HEIGHTS



# Welcome to Urban Heights.

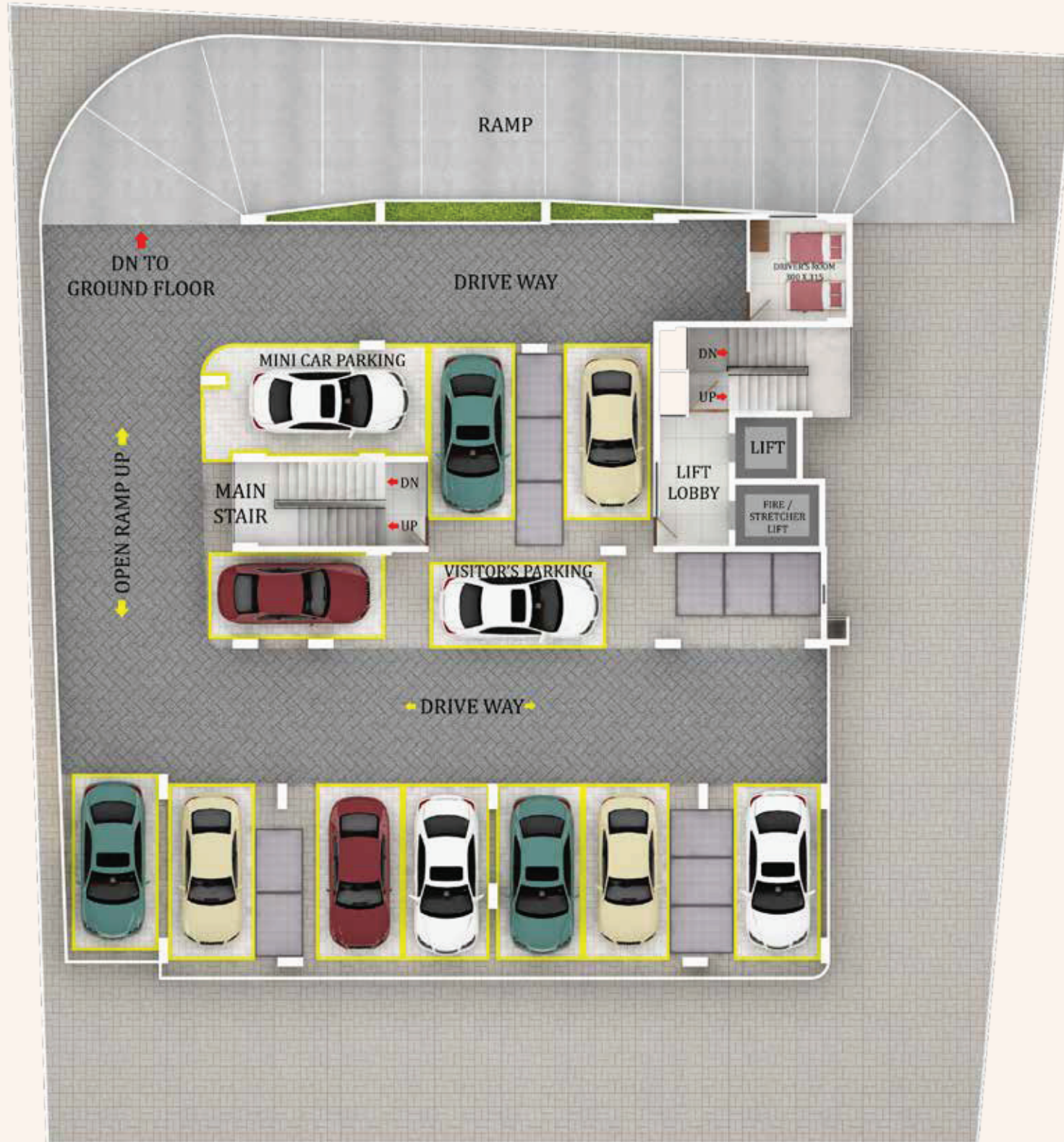
Ideally located in Kadavanthra, Urban Heights is closer to Kaloor -Kumaranasan Nagar, Kadavanthra Road and NH By pass.  
Beautifully appointed homes in Urban Heights with great views of the city, offers elegant and contemporary havens of comfort.

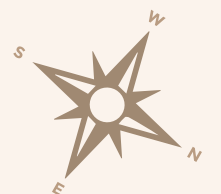
Urban Heights is enriched with top of the class amenities including Rooftop, Swimming Pool,  
Health Club, Party Area, Yoga Area and the like.



# Ground Floor

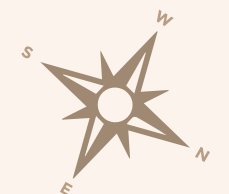
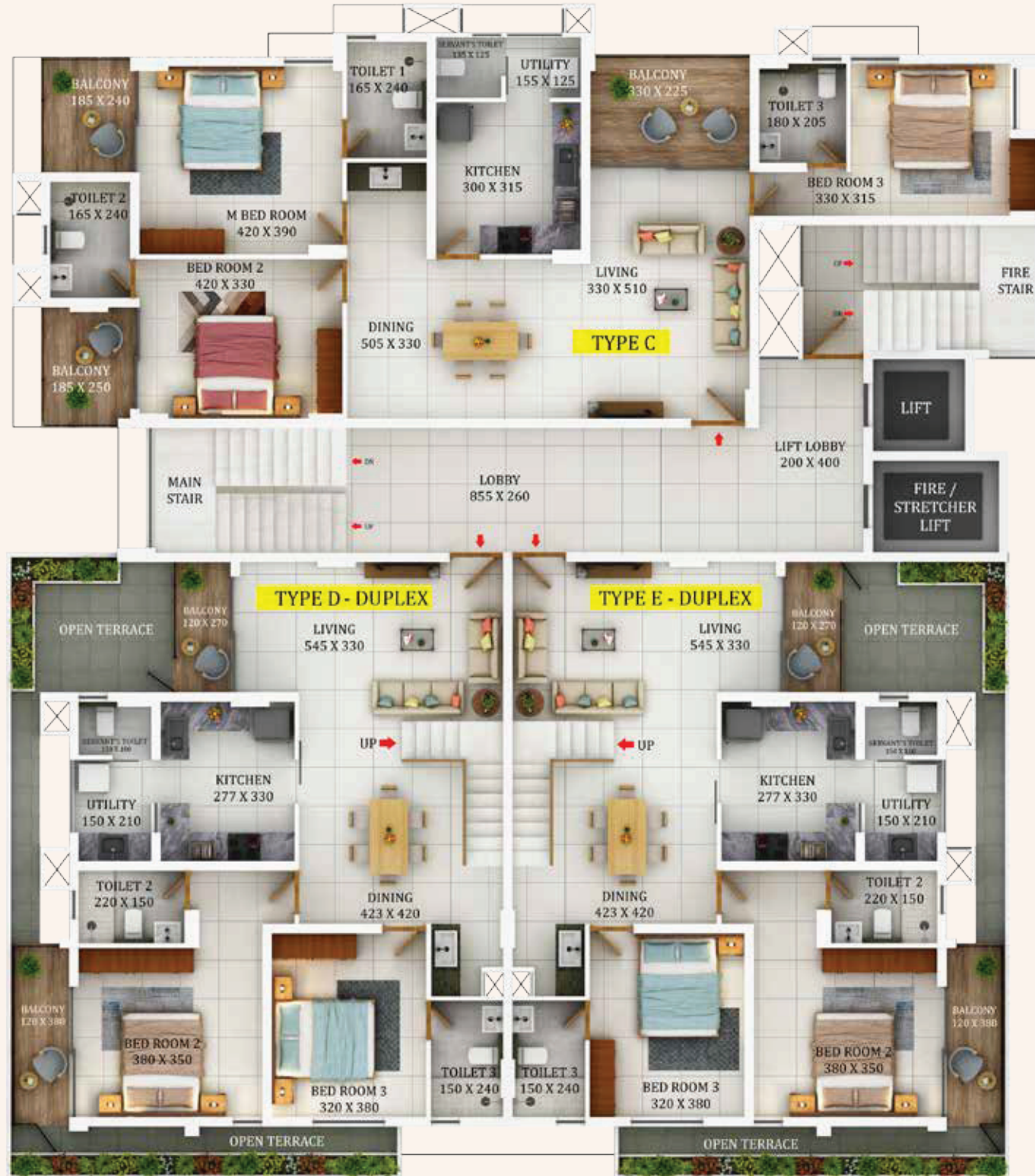
Furniture layout and fixtures are indicative | Dimensions may vary slightly during construction | All dimensions are in centimetres

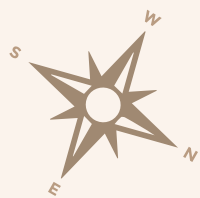
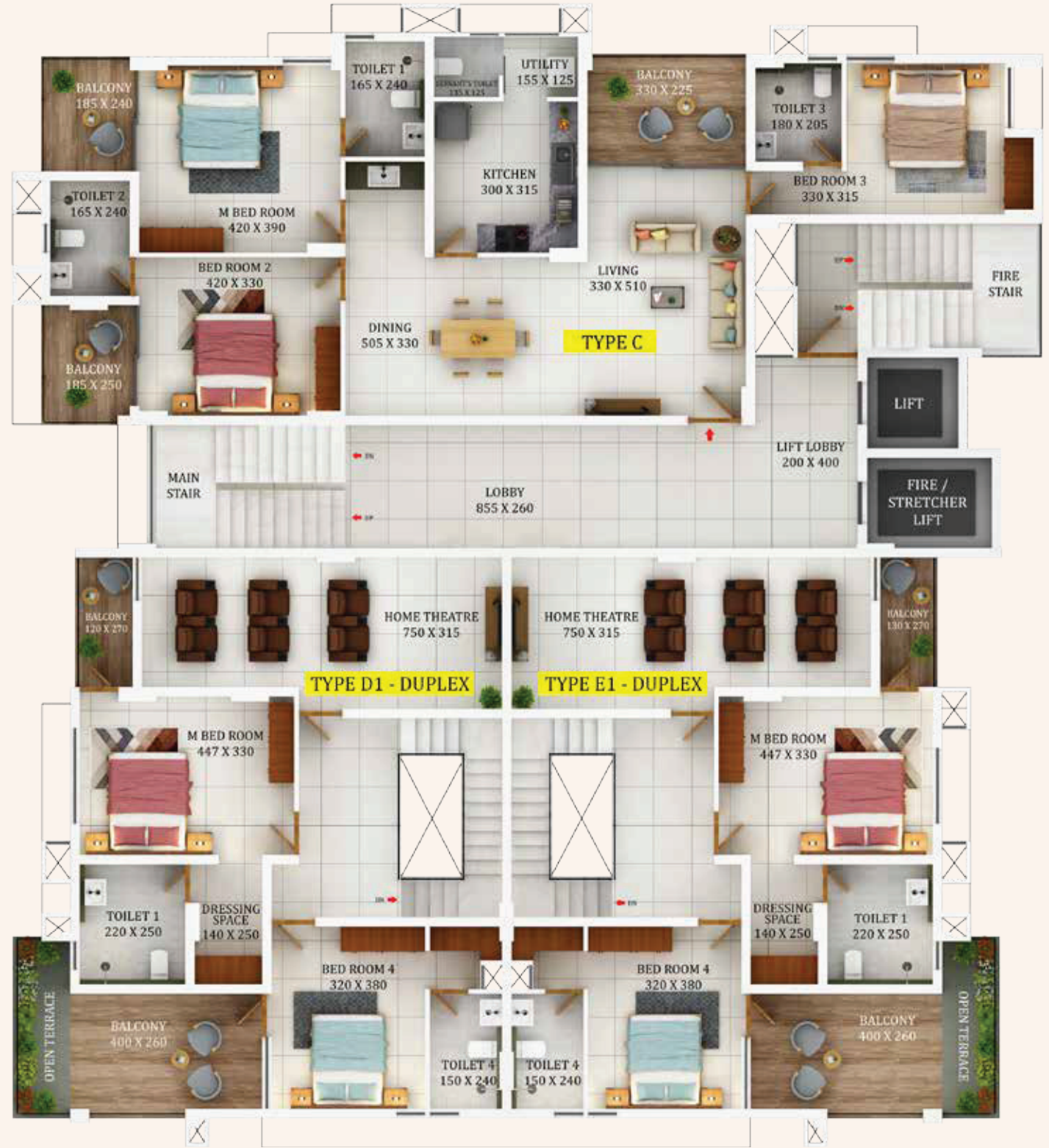


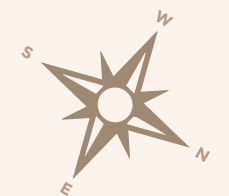


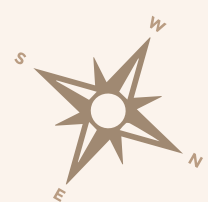












Furniture layout and fixtures are indicative | Dimensions may vary slightly during construction | All dimensions are in centimetres



## Technical Specifications

**STRUCTURE :** Reinforced cement concrete framed structure with Red Bricks 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 / full body tile and single bowl stainless steel sink with drain board and dado tile above the counter upto 2 ft height.

**TOILETS :** Toilet walls with tiles upto a height of 7 feet and 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 / steel door. Windows : UPVC sliding windows with window grills

**PAINTING :** Putty and emulsion for internal walls/Ceiling. 100% acrylic emulsion for the external walls.

**ELECTRICAL :** Concealed conduit wiring with adequate light and fan points, 6/16A socket points controlled by ELCBs and MCB s with independent KSEB meters for each flat. Modular type switches.

**PLUMBING :** Concealed works with CPVC ,open works with ASTM and PVC of premium brands

**TELEPHONE :** Telephone point in Living room and Master Bedroom

**TV POINT :** TV point in Livingroom and Bedroom

**AC :** AC provision in all bedroom

**WATER HEATER :** Water heater provisions in all bedroom toilets

**GENERATOR :** Generator back-up for common facilities and designated points in each apartment upto 1000 W through ACC



## Common Amenities

### GROUND FLOOR

- CARETAKER'S ROOM ● FULLY FURNISHED LOBBY
- OPEN RECREATION SPACE

### FIRST FLOOR

- DRIVER'S ROOM

### 9 TH FLOOR

- MULTI PURPOSE HALL/INDOOR GAMES AREA
- HEALTH CLUB ● PARTY TERRACE ● OUTDOOR YOGA SPACE

### TERRACE FLOOR

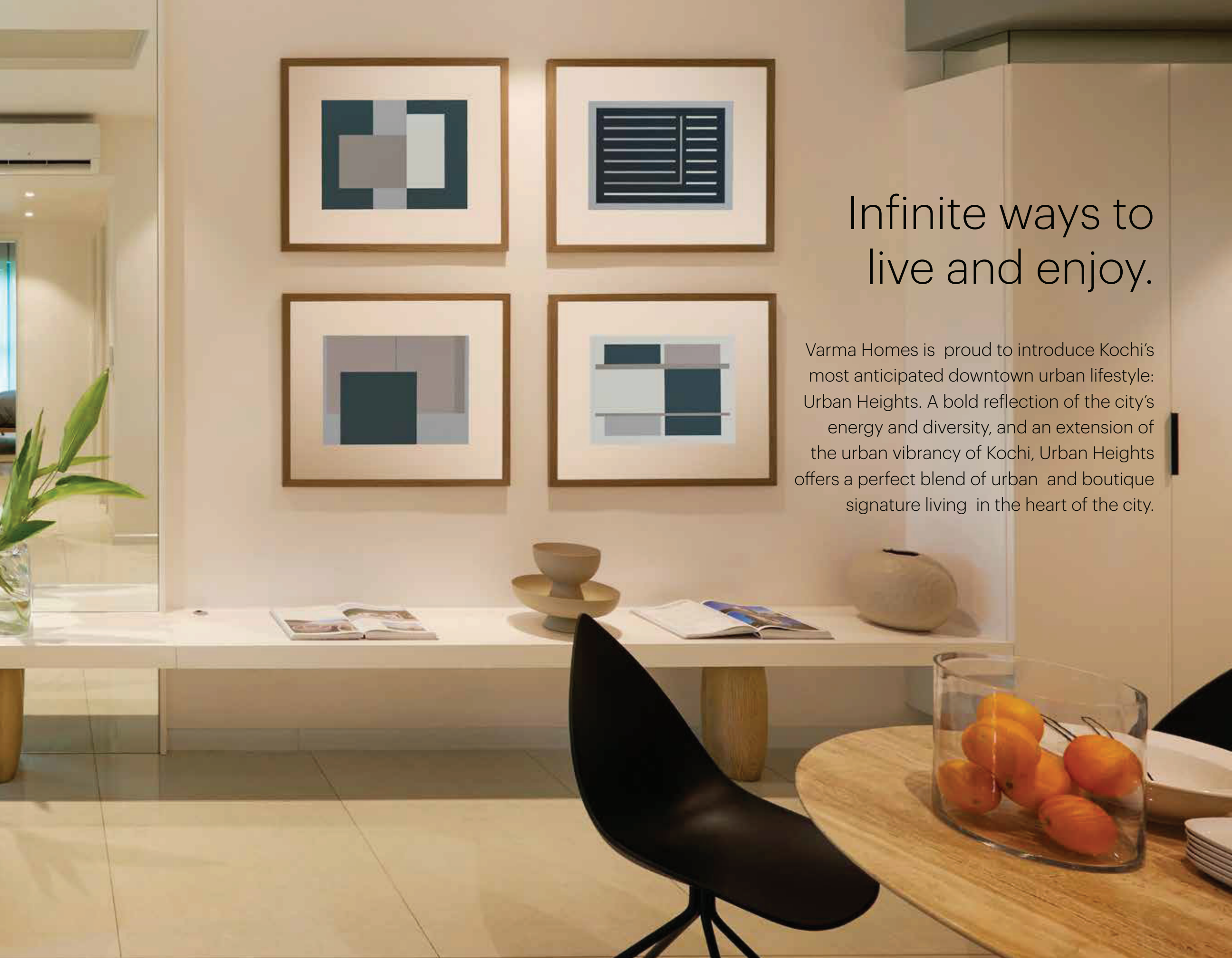
- GUEST ROOM ● SWIMMING POOL ● CHILDREN'S PLAY AREA IN ROOFTOP
- ROOFTOP PARTY AREA ● TERRACE GARDEN ● JANITORS ROOM

## Common Features

- ACCESS CONTROL SYSTEM
- PIPING FOR CENTRALISED GAS SYSTEM
- FULLY AUTOMATIC LIFTS
- WATER TREATMENT SYSTEM
- SOLAR ENERGY UTILIZATION IN FEW POINTS
- INTERCOM FACILITY
- SURVEILLANCE CAMERA ON FEW POINTS
- FIRE FIGHTING SYSTEM
- PROVISION FOR 24 HR POWER & WATER SUPPLY
- SEWAGE MANAGEMENT SYSTEM ● CAR WASH AREA
- SHOPPING TROLLEYS FOR INHOUSE USE ● 24X7 SECURITY
- AMPLE PARKING SPACE ● PROVISION FOR EV CHARGING

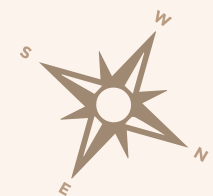
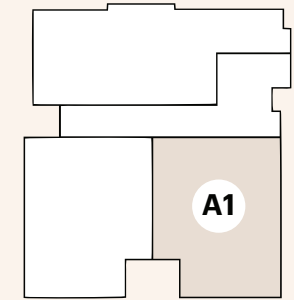
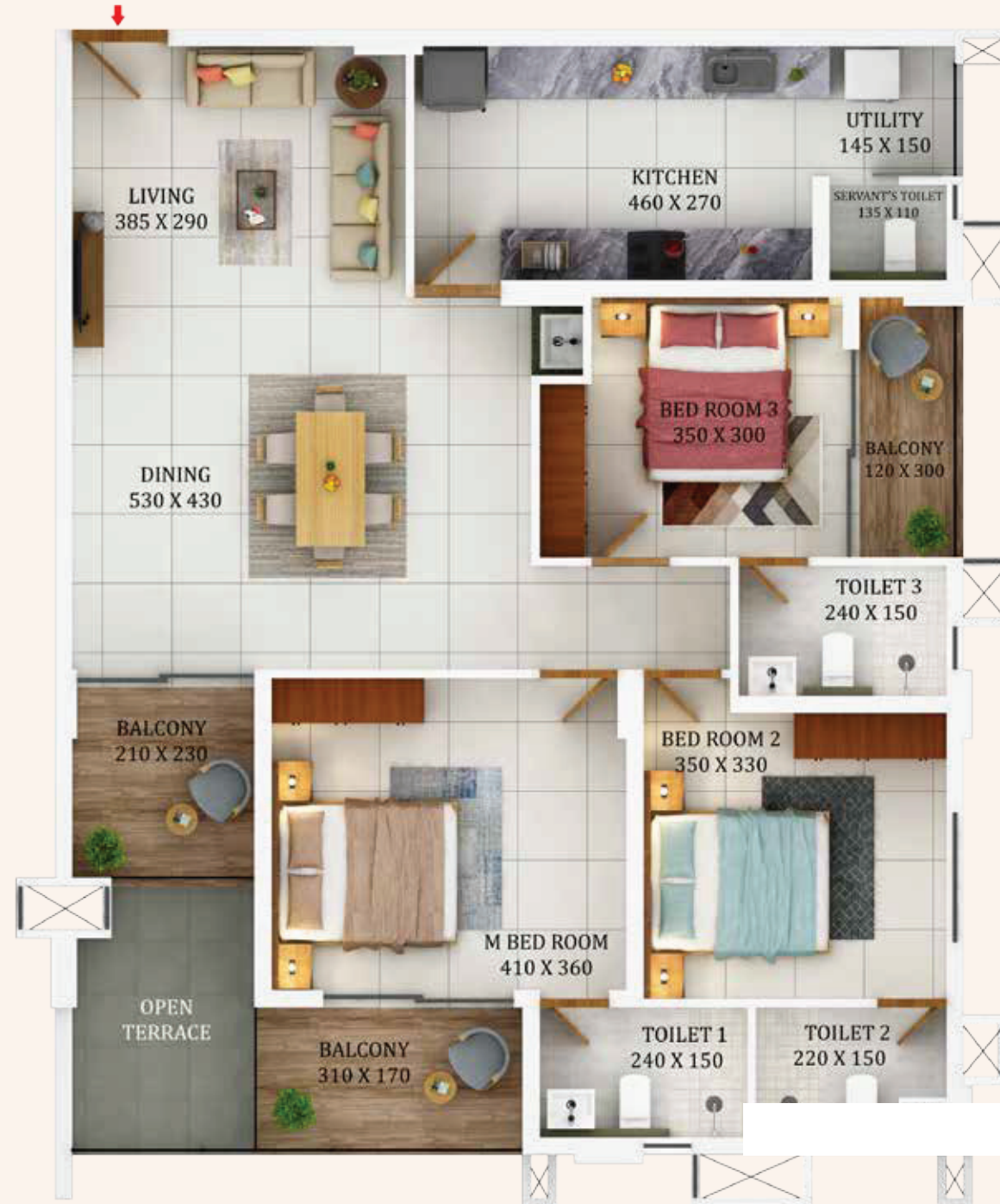






# Infinite ways to live and enjoy.

Varma Homes is proud to introduce Kochi's most anticipated downtown urban lifestyle: Urban Heights. A bold reflection of the city's energy and diversity, and an extension of the urban vibrancy of Kochi, Urban Heights offers a perfect blend of urban and boutique signature living in the heart of the city.



# TYPE A1

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

## 3BHK

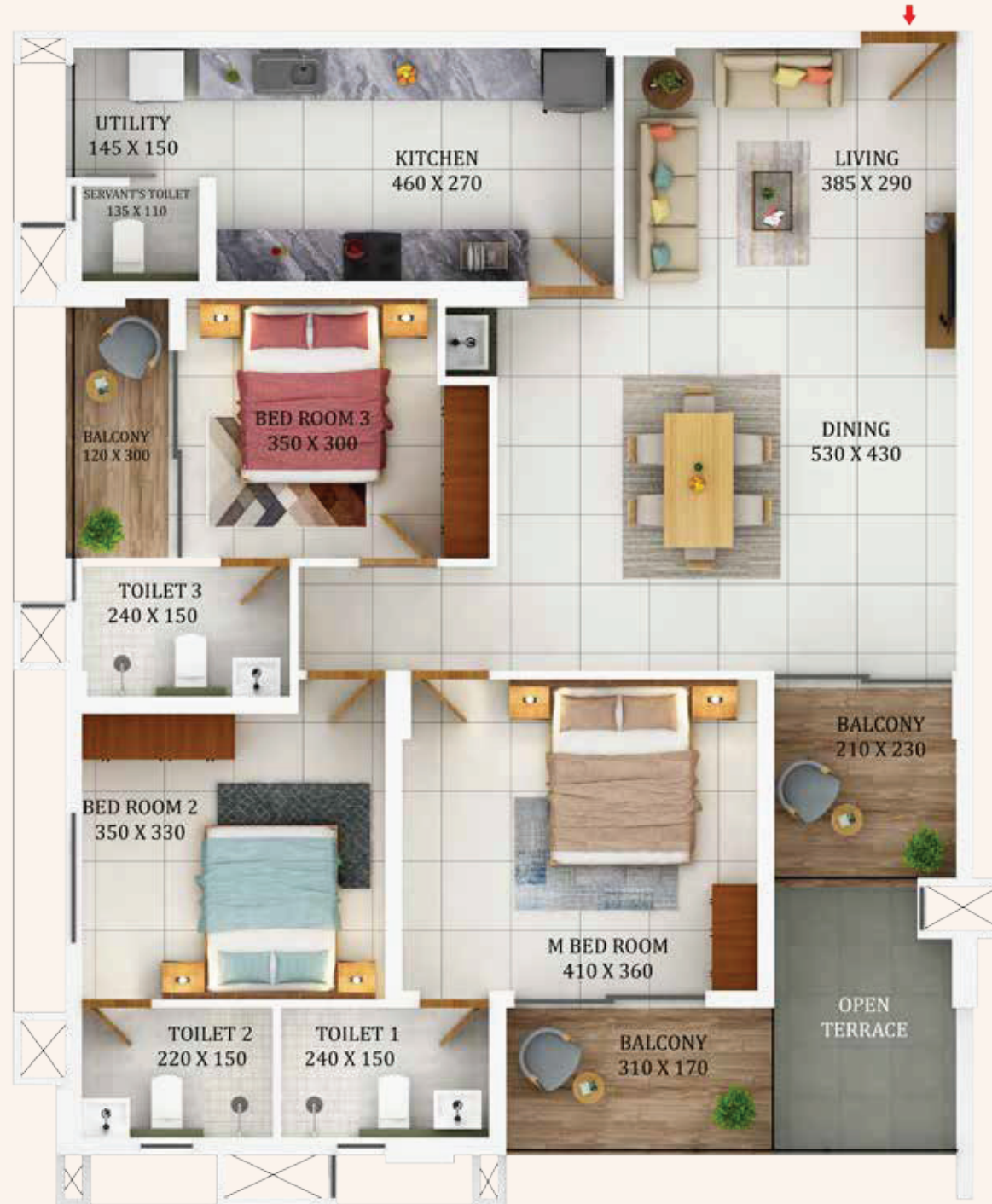
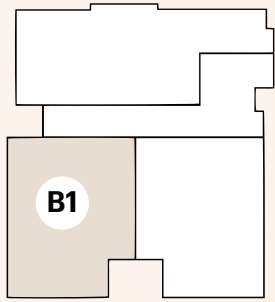
Super Builtup Area  
**1803** Sq. Ft.

Carpet Area  
As per Kerala RERA  
**1138** Sq. Ft.

Balcony  
**148** Sq. Ft.

Terrace  
**68** Sq. Ft.

### 2<sup>nd</sup> FLOOR



# TYPE B1

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

# 3BHK

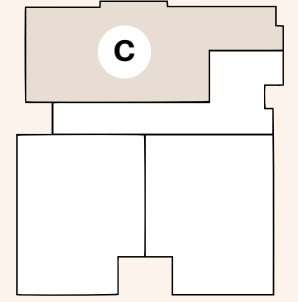
Super Builtup Area  
**1803** Sq. Ft.

Carpet Area  
As per Kerala RERA  
**1138** Sq. Ft.

Balcony  
**148** Sq. Ft.

Terrace  
**68** Sq. Ft.

# 2<sup>nd</sup> FLOOR



# TYPE C

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

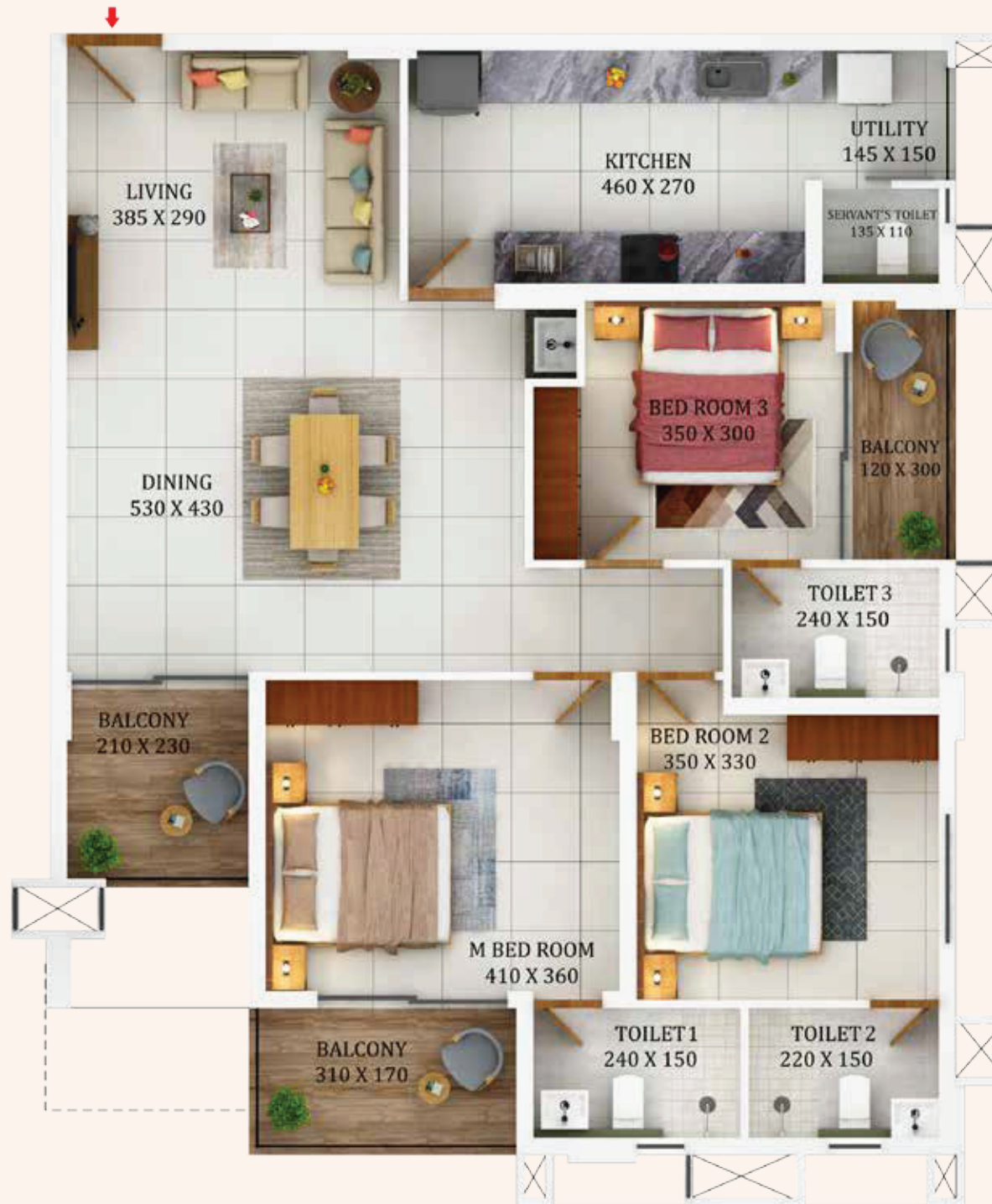
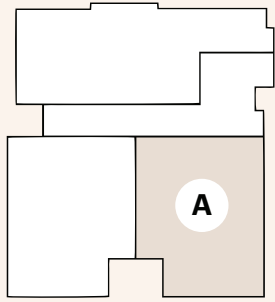
3BHK

Super Builtup Area  
1936 Sq. Ft.

Carpet Area  
As per Kerala RERA  
1177 Sq. Ft.

Balcony  
178 Sq. Ft.

2<sup>nd</sup> - 8<sup>th</sup> FLOOR



# TYPE A

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

# 3BHK

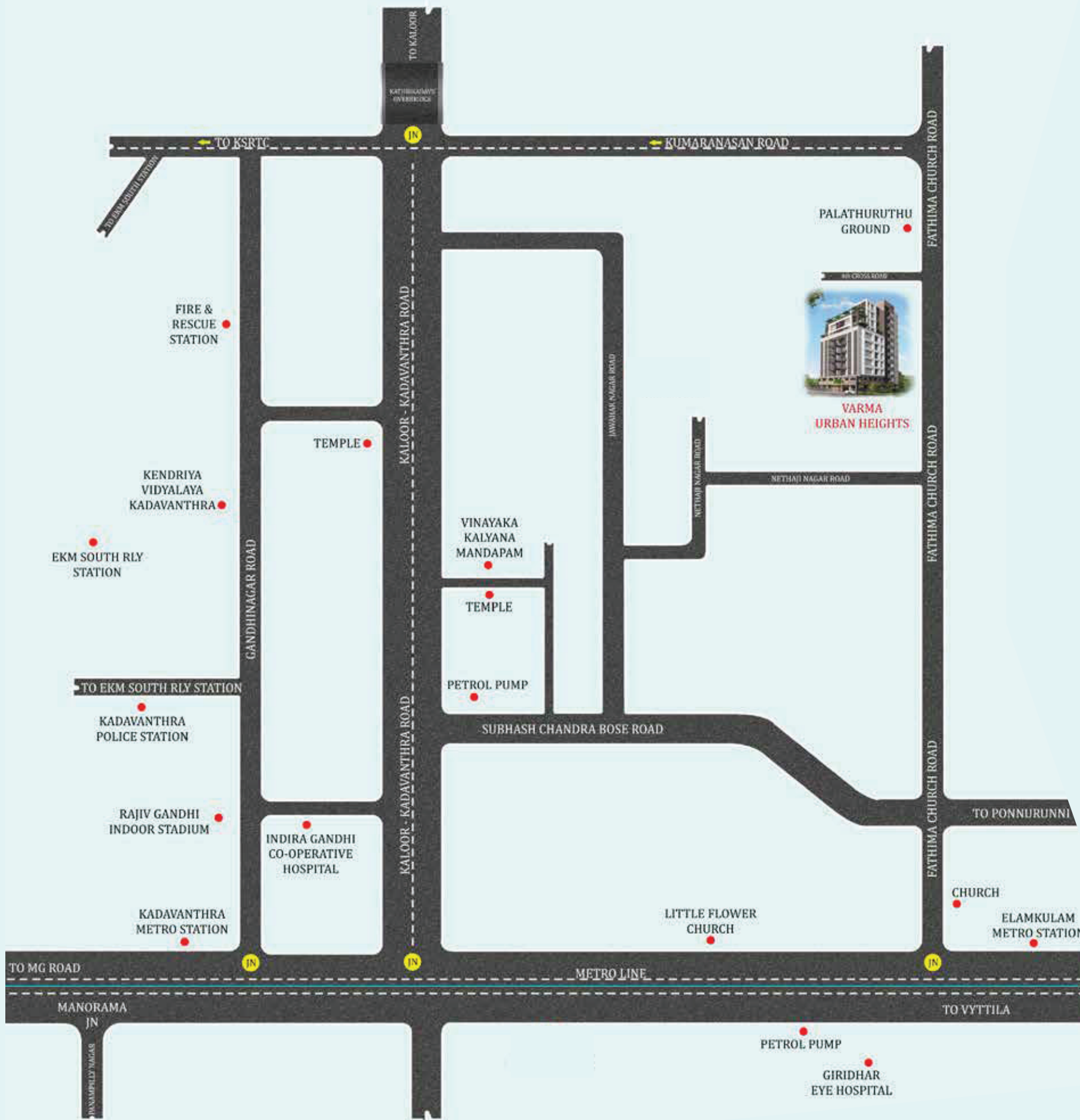
Super Builtup Area  
**1803** Sq. Ft.

Carpet Area  
As per Kerala RERA  
**1138** Sq. Ft.

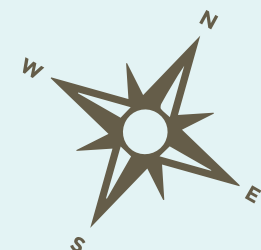
Balcony  
**148** Sq. Ft.

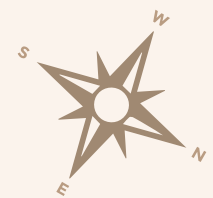
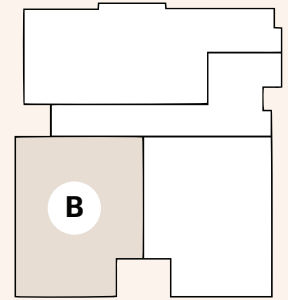
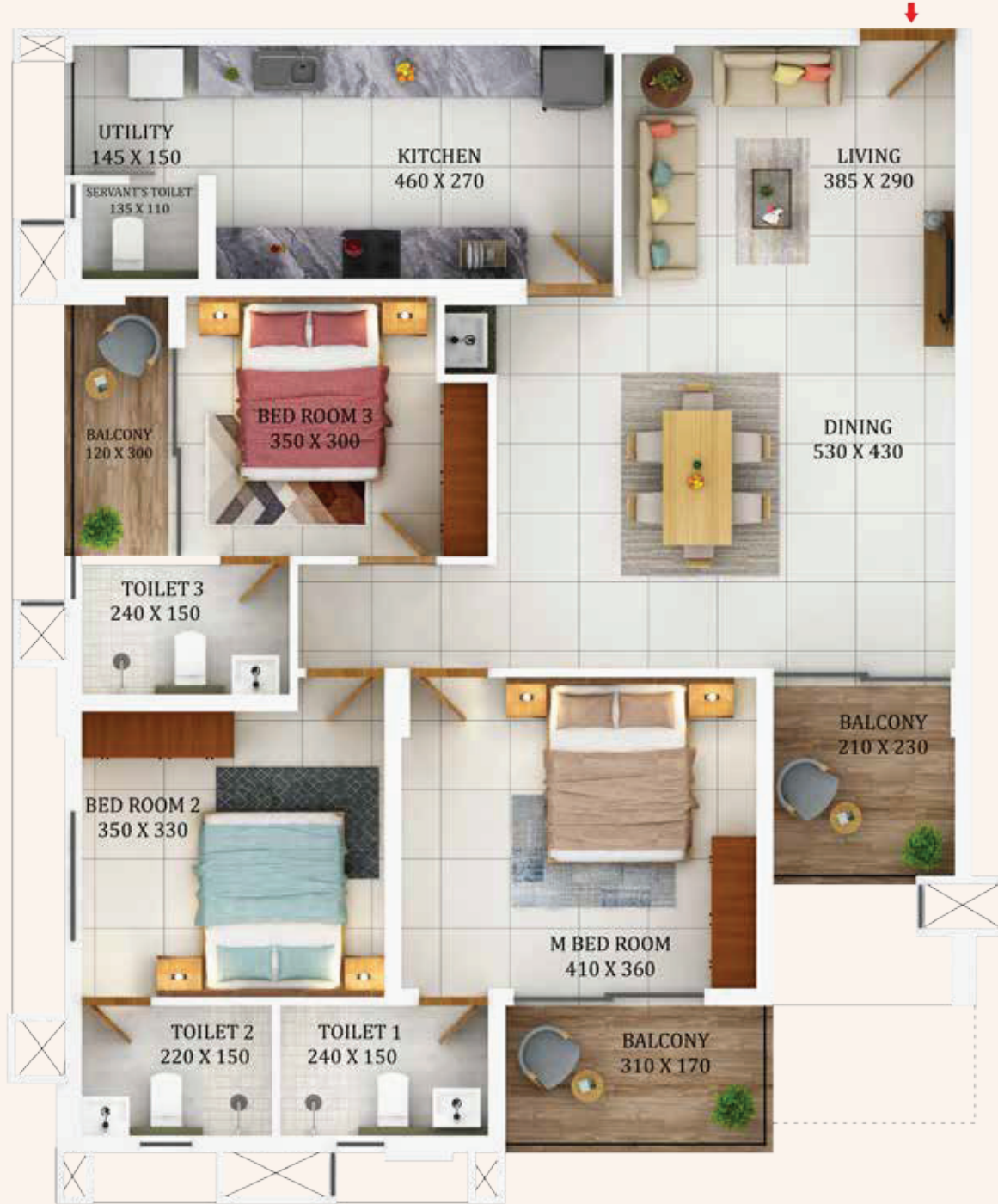
# 3<sup>rd</sup> - 6<sup>th</sup> FLOOR





Temple	: 1.1 Km
Church	: 1.3 Km
Hospital	: 1.4 Km
Rajiv Gandhi Indoor Stadium	: 1.4 Km
Kendriya Vidyalaya Kadavanthra	: 1.5 Km
Metro Station	: 1.9 Km
KSRTC Bus Stand	: 2.0 Km
TOC-H Public School	: 2.2 Km
Bhavan's Vidya	
Mandir, Girinagar	: 2.5 Km
Vytilla Mobility Hub	: 3.0 Km
Railway Station	: 2.4 Km
Kaloor Jawaharlal Nehru Stadium	: 4.5 Km
Cochin International Airport	: 30 Km





# TYPE B

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

## 3BHK

Super Builtup Area  
**1803** Sq. Ft.

Carpet Area  
 As per Kerala RERA  
**1138** Sq. Ft.

Balcony  
**148** Sq. Ft.

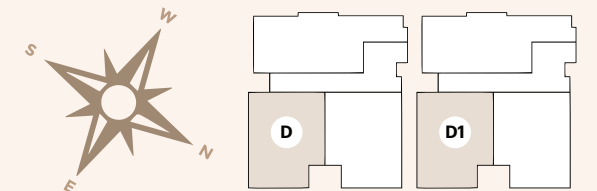
**3<sup>rd</sup> - 6<sup>th</sup> FLOOR**





# TYPE D + D1

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



**4BHK**  
Duplex

Super Builtup Area  
**2968** Sq. Ft.

Carpet Area  
As per Kerala RERA  
**1883** Sq. Ft.

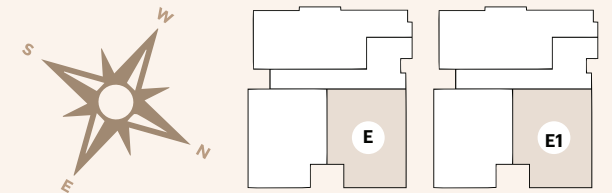
Balcony  
**231** Sq. Ft.

Terrace  
**315** Sq. Ft.

**7<sup>th</sup> & 8<sup>th</sup>**  
FLOOR



## TYPE E + E1



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

4BHK  
Duplex

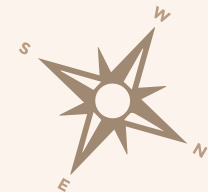
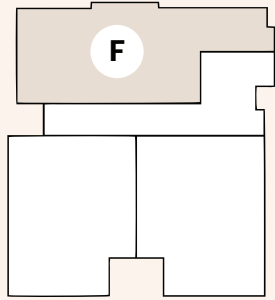
Super Builtup Area  
2968 Sq. Ft.

Carpet Area  
As per Kerala RERA  
1883 Sq. Ft.

Balcony  
231 Sq. Ft.

Terrace  
304 Sq. Ft.

7<sup>th</sup> & 8<sup>th</sup>  
FLOOR



# TYPE F

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

# 3BHK

Super Builtup Area  
**1908** Sq. Ft.

Carpet Area  
As per Kerala RERA  
**1170** Sq. Ft.

Balcony  
**159** Sq. Ft.

# 9<sup>th</sup> FLOOR

# Projects Completed Ahead of Schedule

**VARMA**  
**REGENT**  
COMPACT APARTMENTS

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



Edappally

**VARMA**  
**MAALIKA I**  
LUXURY APARTMENTS  
SN 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  
SN 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. Pai's* **VARMA**  
**HERITAGE**

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

## Ongoing Projects

**VARMA**  
**BOUGAIN HEIGHTS**  
PURPLE  
COMPACT APARTMENTS

K-RERA/PRJ/093/2020  
Permit No. BPRL01/2021/1180



Chottanikkara

**VARMA**  
**PRIME**  
LUXURY APARTMENTS

K-RERA/PRJ/364/2020  
Permit No. PW2/BA102/20-21/8038/20



Vyttila

**VARMA**  
**Connekt**  
LUXURY APARTMENTS

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



Vennala

**VARMA**  
**NORTHLIGHT**  
2 & 3 BHK LUXURY APARTMENTS

K-RERA/PRJ/ERN/021/2021  
Permit No. PW2/BA 267/20-221/2648/20



Tripunithura

**VARMA**  
**Imperial**  
LUXURY APARTMENTS

K-RERA/PRJ/058/2021  
Permit No. BA-923/19-20



Vazhakkala

## Ongoing Projects

*Dr. Pai's* **VARMA**  
**LEGACY**  
LUXURY APARTMENTS

K-RERA/PRJ/076/2021  
Permit No. E8/BA/42723/2020



Thiruvananthapuram

**Rhythm** **VARMA**  
LUXURY APARTMENTS

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



Eroor

**VARMA**  
**suburban**  
LUXURY APARTMENTS

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



Thiruvananthapuram

**VARMA**  
**SREE KARYAM**  
LUXURY APARTMENT

K-RERA/PRJ/TVM/101/2022  
Permit No. UE2/BA/13/20,UE2/197/20



Thiruvananthapuram

## New Launch



## 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, rentals, resale – consider it solved! Be assured, 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 Service

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.



Home Cleaning



Electrical Maintenance



Plumbing



Air Conditioning



Carpenter & Masonry Service



Pest Control

## Constructing Happiness

VARMA HOMES Private Limited is a company incorporated in 2016 under the Indian Companies Act 2013. 'Constructing Happiness' was inspired by our firm belief in delivering homes that are affordable to all. Years of expertise in the industry taught us that real happiness can only be found when the homes built are of quality and most importantly, eventually become an investment worth a lifetime. For timely and efficient all-time delivery, we strictly follow efficient methods of planning in advance, training of labourers, staff members and adhere safety procedures. Our customers are preferring value for money hence with our expertise in design capabilities and strong technical team, the houses are built with proper space management and construction at the most economical cost.

### Vision

Varma Homes values customer happiness above all. We envision to have a clarity in our thought processes which would eventually pave way to build quality homes delivered on time and aspire for the betterment of the environment, the general public, and our business.

### Mission

We, at Varma Homes, Real Estate Developers Kochi, Kerala have always believed in Constructing Happiness for our customers who believe in investing safely in happy homes for generations to come. We have maintained our exceptional quality and high standards over the years and this includes choosing vendors and partners who are equally responsible so that our customers have only the best. We, at Varma Homes strive to satisfy all stakeholders, investors and employees.

*We don't just meet expectations. We exceed them.  
Let's construct happiness together!*



  
URBAN  
HEIGHTS



#### KOCHI

CORPORATE OFFICE  
G-129, 55/938(A), 3rd Cross Road,  
Panampilly Nagar, Cochin - 682 036

+91 484 298 0258 | 0484 796 2559 | +91 9645 88 33 33  
Email: [mail@varmahomes.com](mailto:mail@varmahomes.com)  
[www.varmahomes.com](http://www.varmahomes.com)

#### THIRUVANATHAPURAM

TC 9/2763/3 Vysakh, CSM Nagar 289, Edapazhanji,  
Sasthamangalam 695010 Ph: 0471 2319258

#### THRISSUR

Puthur Road, Chelakkottukara 680005, Ph: 0487  
2446258

#### MEMBERSHIPS



K-RERA/PRJ/ERN/136/2022  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)  
Permit No. KRP2-486/19