



VARMA  
**CRYSTAL**

K-RERA/PRJ/ERN/103/2023

[rera.kerala.gov.in](http://rera.kerala.gov.in)



*“Where Life  
Shines Bright”*





  
CRYSTAL





# VARMA CRYSTAL

**VARMA CRYSTAL** is an upcoming project of Varma Homes. Your dream home may be one among the 32 luxury apartments in a single tower with ground and 4 floors where you can experience opulent amenities and luxurious comfort that are a class apart. The project stands regally on a 40.5 cent plot of land in the pleasant and serene stretches of Tripunithura. **VARMA CRYSTAL** has special provisions for children's play area, spacious parking area, 24 hours security system, fitness centre and much more. We guarantee the best service so that you can relish the opulence with 100% satisfaction.



VARMA  
**CRYSTAL**







# THE DAZZLING EMBRACE

**VARMA CRYSTAL** is located at Tripunithura, the royal city of Kerala. Here you can live in the tranquility of a comfortable life style while enjoying the opulence of beautiful vista. Each apartment at **VARMA CRYSTAL** is designed with care to suit your needs and capture your dreams. We have combined the elegance of traditional style with sophistication of contemporary design to bring you a home that truly defines you. When we think of a project, we walk in your shoes. That is why we choose each home in a place where you have the maximum convenience and comfort.





# IT'S MORE THAN AN ADORNMENT!

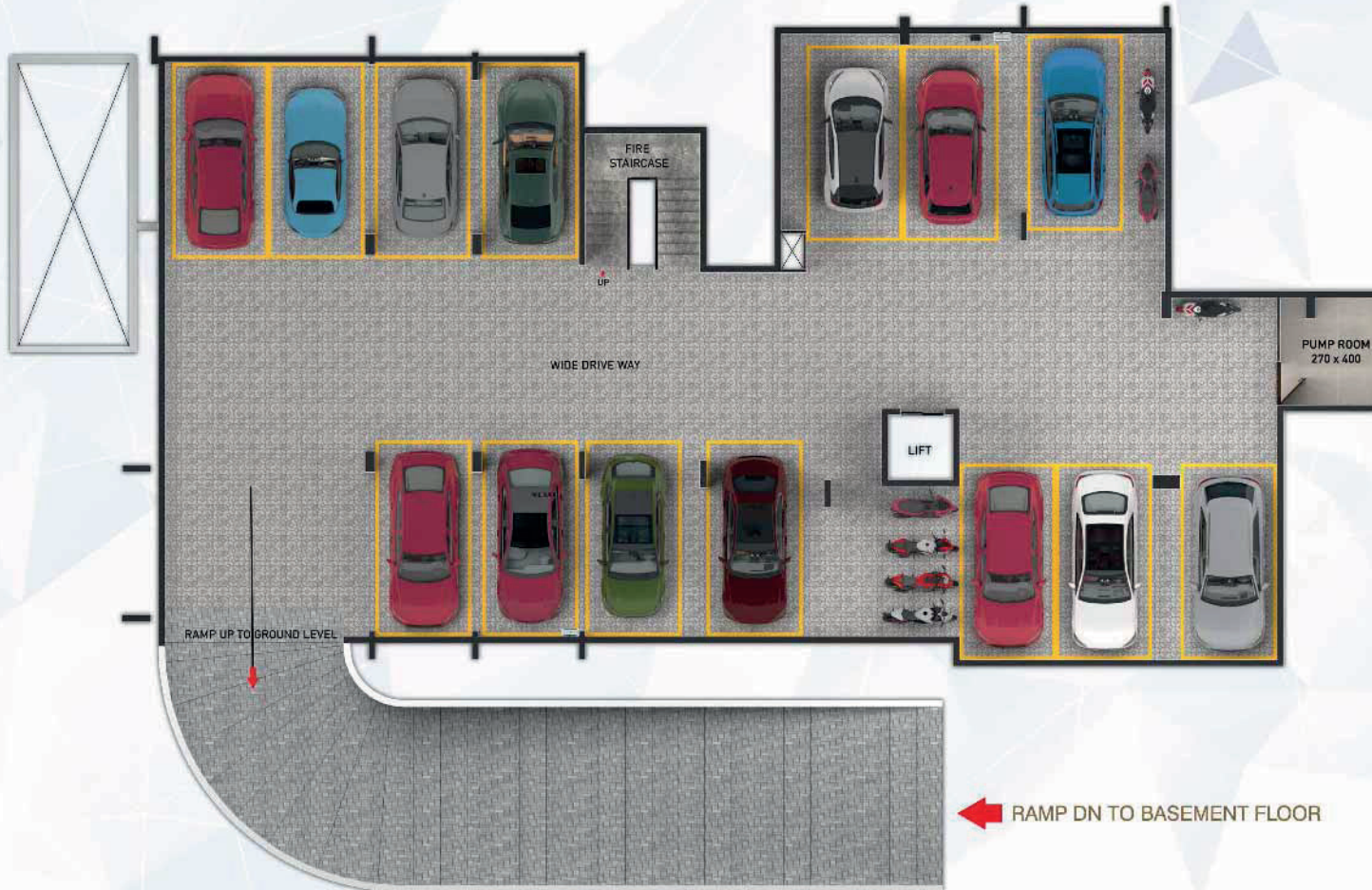
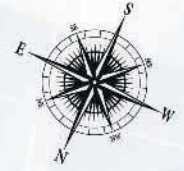
VARMA CRYSTAL offers you the  
best ever living experience.

We have an extra ordinary interior design  
which add more comfort and security.





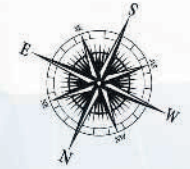
# VARMA CRYSTAL



## BASEMENT FLOOR

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





## GROUND FLOOR

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



VARMA  
CRYSTAL







## AMENITIES

### GROUND FLOOR

- Caretaker's Room
- Fully Furnished GF Lobby
- Open Yoga Area
- Guest Room
- Club House
- Health Club
- Janitor's Room
- Driver's Room

### TERRACE FLOOR

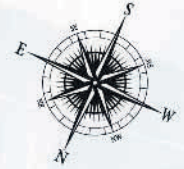
- Terrace Garden
- Roof Top Party Area
- Children's Play Area

### COMMON FEATURES

- Piping for Centralised Gas System
- Fully Automatic Lifts
- Water Treatment Plant
- Solar Energy Utilization in Selected Area
- Intercom Facility
- Surveillance Camera for Selected Areas
- Provision for 24hr Power & Water Supply
- Sewage Management System
- Car Wash Area
- Shopping Trolleys for Inhouse Use
- 24 x 7 Security
- Provision for EV Charging
- Biometric Door Lock for the Main Entrance at Lobby



# VARMA CRYSTAL



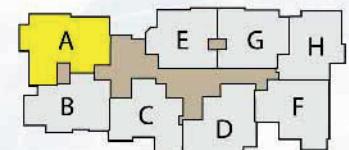
**TYPE A (3 BHK)**

**1<sup>st</sup> to 4<sup>th</sup> FLOOR**

**Super Built up Area : 1512 SQ.FT**

**RERA Carpet Area : 1050 SQ.FT**

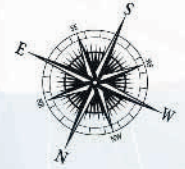
**Balcony Area : 39 SQ.FT**



**KEY PLAN**

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

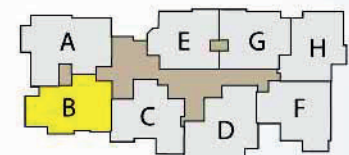




**TYPE B (2 BHK)**

**1<sup>st</sup> to 4<sup>th</sup> FLOOR**

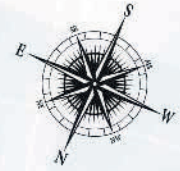
**Super Built up Area : 1217 SQ.FT**  
**RERA Carpet Area : 831 SQ.FT**  
**Balcony Area : 45 SQ.FT**



**KEY PLAN**

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

# VARMA CRYSTAL



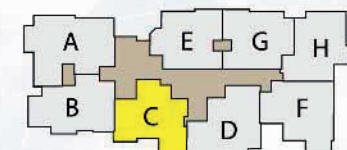
**TYPE C (2 BHK)**

**1<sup>st</sup> to 4<sup>th</sup> FLOOR**

**Super Built up Area : 1222 SQ.FT**

**RERA Carpet Area : 814 SQ.FT**

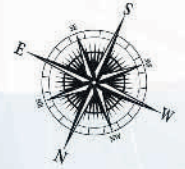
**Balcony Area : 53 SQ.FT**



**KEY PLAN**

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





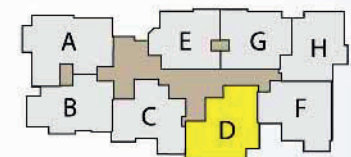
**TYPE D (2 BHK)**

**1<sup>st</sup> to 4<sup>th</sup> FLOOR**

**Super Built up Area : 1314 SQ.FT**

**RERA Carpet Area : 921 SQ.FT**

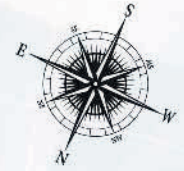
**Balcony Area : 32 SQ.FT**



**KEY PLAN**

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

# VARMA CRYSTAL



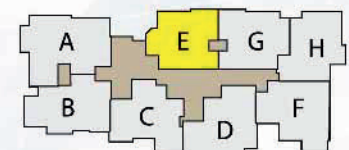
**TYPE E (2 BHK)**

**1<sup>st</sup> to 4<sup>th</sup> FLOOR**

**Super Built up Area : 1138 SQ.FT**

**RERA Carpet Area : 778 SQ.FT**

**Balcony Area : 45 SQ.FT**



**KEY PLAN**

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





ENTRY



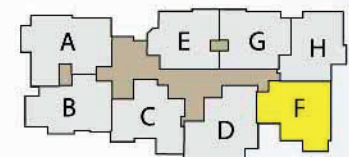
**TYPE F (2 BHK)**

**1<sup>st</sup> to 4<sup>th</sup> FLOOR**

**Super Built up Area : 1233 SQ.FT**

**RERA Carpet Area : 823 SQ.FT**

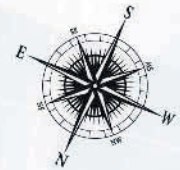
**Balcony Area : 69 SQ.FT**



**KEY PLAN**

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

# VARMA CRYSTAL



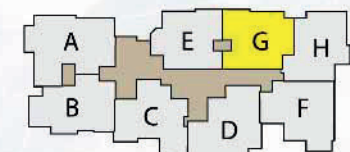
**TYPE G (2 BHK)**

**1<sup>st</sup> to 4<sup>th</sup> FLOOR**

**Super Built up Area : 1163 SQ.FT**

**RERA Carpet Area : 778 SQ.FT**

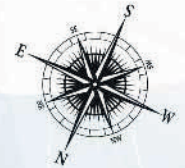
**Balcony Area : 73 SQ.FT**



**KEY PLAN**

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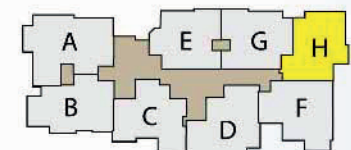
**TYPE H (2 BHK)**

**1<sup>st</sup> to 4<sup>th</sup> FLOOR**

**Super Built up Area : 1122 SQ.FT**

**RERA Carpet Area : 769 SQ.FT**

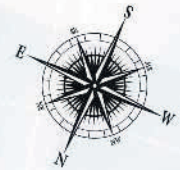
**Balcony Area : 59 SQ.FT**



**KEY PLAN**

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

# VARMA CRYSTAL



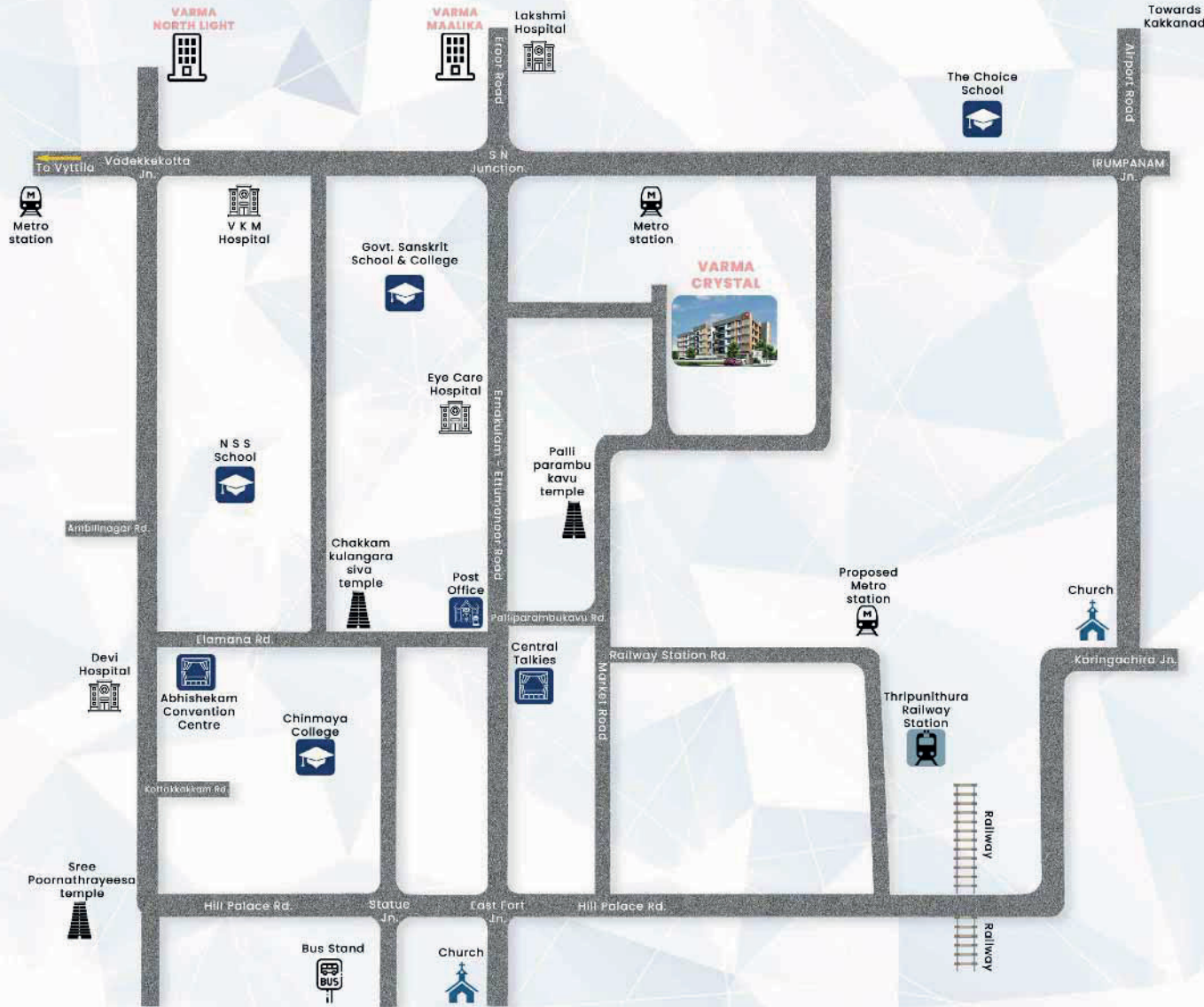
## TYPICAL FLOOR PLAN

1<sup>st</sup> to 4<sup>th</sup> FLOOR

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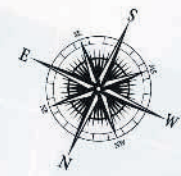
# LOCATION MAP



## PROXIMITY

METRO STATION	750 METERS
TRIPUNTHURA RAILWAY STATION	700 METERS
S N JUNCTION	700 METERS
CHINMAYA COLLEGE	950 METERS
PROPOSED METRO STATION	600 METERS
CHOICE SCHOOL	1.4 K.METERS
TRIPUNTHURA BUS STAND	2.5 K.METERS
CHINMAYA VIDYALAYA	2.5 K.METERS
BHAVANS VIDYA MANDIR, EROOR	3.1 K.METERS
FORUM MALL	5.5 K.METERS
VYTLA MOBILITY HUB	4.5 K.METERS
INFO PARK	7.9 K.METERS
LAKSHMI HOSPITAL	700 METERS
COCHIN INTERNATIONAL AIRPORT	33 K.METERS

# VARMA CRYSTAL



## TERRACE FLOOR

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







VARMA  
CRYSTAL

VARMA  
TOUCH

CARE THAT GOES BEYOND

## 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 SERVICE

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 option and utilities, ranging from home cleaning to carpentry and masonry.

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.



HOME CLEANING



ELECTRICAL MAINTENANCE



PLUMBING



AIR CONDITIONING



CARPENTRY & MASONRY  
SERVICES



PEST CONTROL





## SPECIFICATIONS



### STRUCTURE

- Reinforced cement concrete framed structure with Solid Blocks for partition walls.
- Earthquake resistant for zone 3.

### PLASTERING

- Internal walls/ ceiling : with gypsum/ conventional cement-sand mortar.
- External walls : with pre-mixed plaster compound/ onventional 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/15mm thick premium full body vitrified tile specially designed for counter slab 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 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.
- Windows : UPVC sliding windows with window grills/ 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 works with ASTM and PVC of premium brands.

### TELEPHONE POINT

- Telephone point in Living room and Master Bedroom.

### TV POINT

- TV point in Living room.

### AC POINT

- AC provision in all bedrooms.

### WATER HEATER POINT

- Water heater provision in all bedroom toilets.

### GENERATOR

- Generator back-up for common facilities and designated points in each apartment upto 1000 W through ACCL

## PRODUCT CHART

Land Area in Cents	40.50 Cents	First Floor								
No.of Apartments	32 Nos	Second Floor	Type A (3 BHK)	Type B (2 BHK)	Type C (2 BHK)	Type D (2 BHK)	Type E (2 BHK)	Type F (2 BHK)	Type G (2 BHK)	Type H (2 BHK)
Basement Floor	Car parking	Third Floor	1512 Sq.ft	1217 Sq.ft	1222 Sq.ft	1314 Sq.ft	1138 Sq.ft	1233 Sq.ft	1163 Sq.ft	1122 Sq.ft
Ground Floor	Car parking + Lobby + Caretaker's room Guest room + Club house + Health club Yoga Space+ Janitor's room Drivers room	Fourth Floor								
		Terrace Floor	Children's Play Area + Open Garden + Open Party Area							



## COMPLETED AHEAD OF SCHEDULE

### KOCHI



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

Sold out &  
K-RERA Registration  
not required

PERMIT NO. EYP-2/COC/EYP/1700/14



**VARMA**  
**MAALIKA I**  
LUXURY APARTMENTS  
IN JUNCTION, TRIPUNITHURA

Sold out &  
K-RERA Registration  
not required

PERMIT NO. PW2-BA204/16-17



**VARMA**  
**KOTTARAM**  
LUXURY APARTMENTS  
TRIPUNITHURA

Sold out &  
K-RERA Registration  
not required

PERMIT NO. PW2-BA(20551)/2017

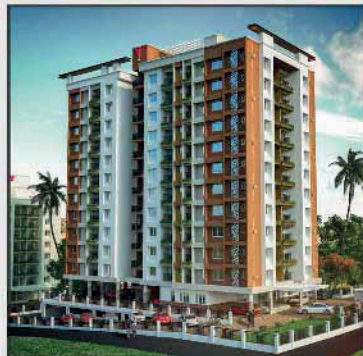


**VARMA**  
**MAALIKA II**  
LUXURY APARTMENTS  
IN JUNCTION, TRIPUNITHURA

Sold out &  
K-RERA Registration  
not required

PERMIT NO. PW2-BA162/17-18

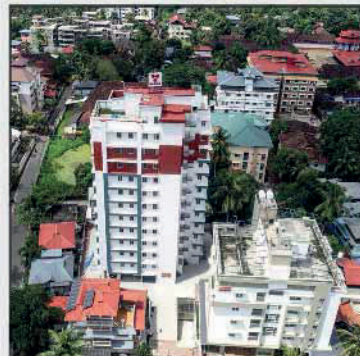
### KOCHI



**VARMA**  
**BOUGAIN HEIGHTS**  
COMPACT APARTMENTS  
CHOTTANIKKARA, KOCHI

K-RERA/PRJ/093/2020

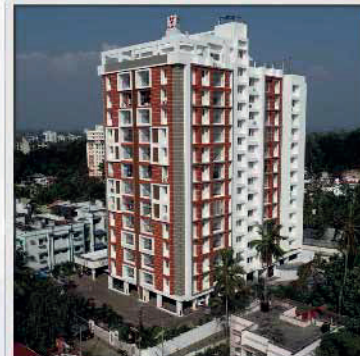
PERMIT NO. BPRL01/2021/1180



**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, POOJAPPURA

K-RERA/PRJ/045/2021

PERMIT NO. PW2-BA162/17-18



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

K-RERA/PRJ/045/2021

PERMIT NO. PW2-BA162/17-18



**VARMA**  
**SPECTRUM**  
Luxury Apartments  
Poochatti, Thrissur

K-RERA/PRJ/091/2020

PERMIT NO. A7-2123/17

### TRIVANDRUM

### THRISSUR



## ONGOING

### KOCHI



**VARMA PRIME**  
LUXURY APARTMENTS  
K-RERA/PRJ/364/2020  
VYTTILA, KOCHI

PERMIT NO. PW2-BA102/20-21/8038/20  
VYTTILA



**VARMA NORTHLIGHT**  
LUXURY APARTMENTS  
K-RERA/PRJ/021/2021  
TRIPUNITHURA, COCHI

PERMIT NO. PW2/BA267/20-21/12648/20  
TRIPUNITHURA



**VARMA Connect**  
LUXURY APARTMENTS  
K-RERA/ERN/014/2021  
VENNALA, COCHI

PERMIT NO. EYP1/48/COC/EYP/127/17  
VENNALA



**VARMA Imperial**  
LUXURY APARTMENTS  
K-RERA/PRJ/058/2021  
VAZHAKKALA, COCHI

PERMIT NO. BA-923/19-20  
VAZHAKKALA



**VARMA harbony**  
LUXURY APARTMENTS  
K-RERA/PRJ/ERN/028/2023  
EDAPPALLY, COCHI

PERMIT NO. EYP2/130/6053/2022  
EDAPPALLY



**VARMA Rhythm**  
LUXURY APARTMENTS  
K-RERA/PRJ/ERN/117/2022  
ERLOOR, COCHI

PERMIT NO. PW2/BA-395/21-22/(PW2-527/22)  
ERLOOR

## ONGOING

## NEW LAUNCH

### KOCHI

### TRIVANDRUM

### KOCHI

### KOCHI



**VARMA FICUS**  
LUXURY APARTMENTS  
K-RERA/PRJ/ERN/073/2023  
ALINCHUVADU, COCHI

PERMIT NO. EYP1/81/4446/22  
ALINCHUVADU



**VARMA suburban**  
LUXURY APARTMENTS  
K-RERA/PRJ/TVM/076/2020  
KAZHAKKOOTAM, TRIVANDRUM

PERMIT NO. A1-BA(82320/2022)  
KAZHAKKOOTAM



**VARMA SREE KARYAM**  
LUXURY APARTMENTS  
K-RERA/PRJ/TVM/101/2022  
SREEKARYAM, TRIVANDRUM

PERMIT NO. UE2/BA/13/20. UE/197/20  
SREEKARYAM



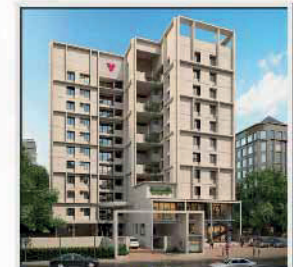
**VARMA SYMPHONY**  
LUXURY APARTMENTS  
K-RERA/PRJ/ERN/113/2023  
EDAPPALLY, COCHI

PERMIT NO. EYP3/199/11448/22  
EDAPPALLY



**VARMA KADAMANTIRA**  
LUXURY APARTMENTS  
K-RERA/PRJ/ERN/136/2022  
KADAVANTHRA, COCHI

PERMIT NO. KPR2-486/19  
KADAVANTHRA



**VARMA Gardenia**  
LUXURY APARTMENTS  
RERA/PRJ/ERN/142/2023  
KALLOOR, COCHI

PERMIT NO. KRP2 167/22  
KALLOOR



**VARMA HOMES PRIVATE LIMITED**

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**CORPORATE OFFICE**

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**REGIONAL OFFICE**

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Thiruvananthapuram - 695010, Ph : +91 471 2319258

Puthur Road, Chelakkottukara, Thrissur - 680005  
Ph : +91 487 2446 258

**TALK TO US**

**IND : +91 9645 88 33 33 | UAE : +971 529846177**

**KOCHI | THRISSUR | THIRUVANANTHAPURAM | KOZHICKODE**



**kma** KERALA  
MANAGEMENT  
ASSOCIATION  
FOUNDED IN 1957



**CREDAI**