

EXPERIENCE THE URBAN RHYTHM



A LEGACY OF FINE LIVING

K-RERA/PRJ/ERN/117/2022

www.rera.kerala.gov.in



Rhythm **VARMA**
LUXURY APARTMENTS
EROOR KOCHI

THE CITY LIGHTS OF LUXURY

In an area of 45.608 cents near to city, yet away from hassles of rush and traffic, Varma Homes' brings out their latest project Varma Rhythm at Eloor, Ernakulam. In a single tower, having 13 floors along with basement parking, ground floor parking and lobby, Varma Rhythm offers 46 units of 2 & 3 BHK apartments. These luxurious apartments comprises of 1160 sq. ft. and 1163 sq. ft. for 2 BHK apartments and 1554 sq. ft. and 1565 sq. ft. for 3 BHK apartments respectively. By owning an apartment at Varma Rhythm you will experience the twist of luxury in a suburban area.

Permit No. PW2/BA-395/21-22(PW2-527/22)

K-RERA/PRJ/ERN/117/2022

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CALM AND

Erroor, located 7 km away from the centre of the city offer you a calm ambience that everyone loves to have. Yet it's not that far that you need a long drive to get to the city blues. Hospitals, schools, economic centres – everything that you need to live in luxury are at a reachable distance. There's no need to run errands to get your things done.

LUXURIOUS



TASTE LUXURY

A host of amenities is ready for you taste luxury at its finest at Varma Rhythm.

Our amenities include

- ✓ Swimming Pool
- ✓ Fully Furnished Premium Lobby in Ground Floor
- ✓ Clubhouse
- ✓ Health Club
- ✓ Guest Suite Room
- ✓ Spacious Children's Play Area
- ✓ Video Door Phone
- ✓ Piping Provision for Gas
- ✓ Fully Automatic Lifts
- ✓ Rooftop Party Area
- ✓ Terrace Garden
- ✓ Driver's Room
- ✓ Car Wash Area
- ✓ Provision for EV Charging
- ✓ Solar Energy Utilisation in Few Points
- ✓ Recreation Space
- ✓ Yoga Room
- ✓ Intercom Facility
- ✓ Shopping Trolleys for in house use
- ✓ Care Taker's Room
- ✓ Security Cabin
- ✓ Ample Car Parking
- ✓ 24 Hrs Security, Power & Water Supply
- ✓ Fire Fighting System
- ✓ Water Treatment System
- ✓ Sewage Management
- ✓ Rainwater Harvesting
- ✓ Bio-bin & Incinerator







TYPE A - 2BHK (2nd to 11th Floor)
Super Built up Area - 1160 sqft
RERA Carpet Area - 773 sqft
Balcony Area - 70 sqft

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



TYPE A1 - 2BHK (1st Floor)
Super Built up Area - 1160 sqft
RERA Carpet Area - 773 sqft
Balcony Area - 70 sqft
Open Terrace Area - 115 sqft

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



TYPE B - 3BHK (2nd to 11th Floor)

Super Built up Area - 1565 sqft

RERA Carpet Area - 1053 sqft

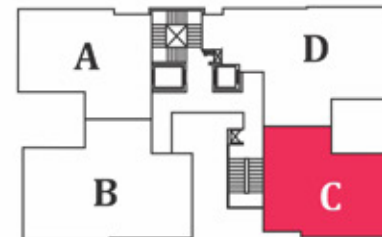
Balcony Area - 91 sqft

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



TYPE B1 - 3BHK (1st Floor)
Super Built up Area - 1565 sqft
RERA Carpet Area - 1053 sqft
Balcony Area - 91 sqft
Open Terrace Area - 122 sqft

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



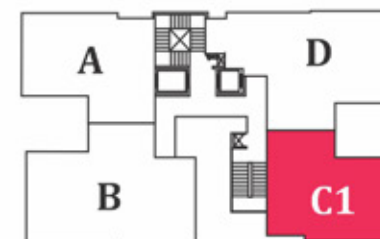
TYPE C - 2BHK (2nd to 12th Floor)

Super Built up Area - 1163 sqft

RERA Carpet Area - 773 sqft

Balcony Area - 72 sqft

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



TYPE C1 - 2BHK (1st Floor)
Super Built up Area - 1163 sqft
RERA Carpet Area - 773 sqft
Balcony Area - 72 sqft
Open Terrace Area - 115 sqft

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



TYPE D - 3BHK (2nd to 12th Floor)

Super Built up Area - 1554 sqft

RERA Carpet Area - 1036 sqft

Balcony Area - 94 sqft

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



TYPE D1 - 3BHK (1st Floor)
Super Built up Area - 1554 sqft
RERA Carpet Area - 1036 sqft
Balcony Area - 94 sqft
Open Terrace Area - 117 sqft

• 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

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

* 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

1ST FLOOR PLAN



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

TYPICAL FLOOR PLAN
2nd TO 11th FLOOR



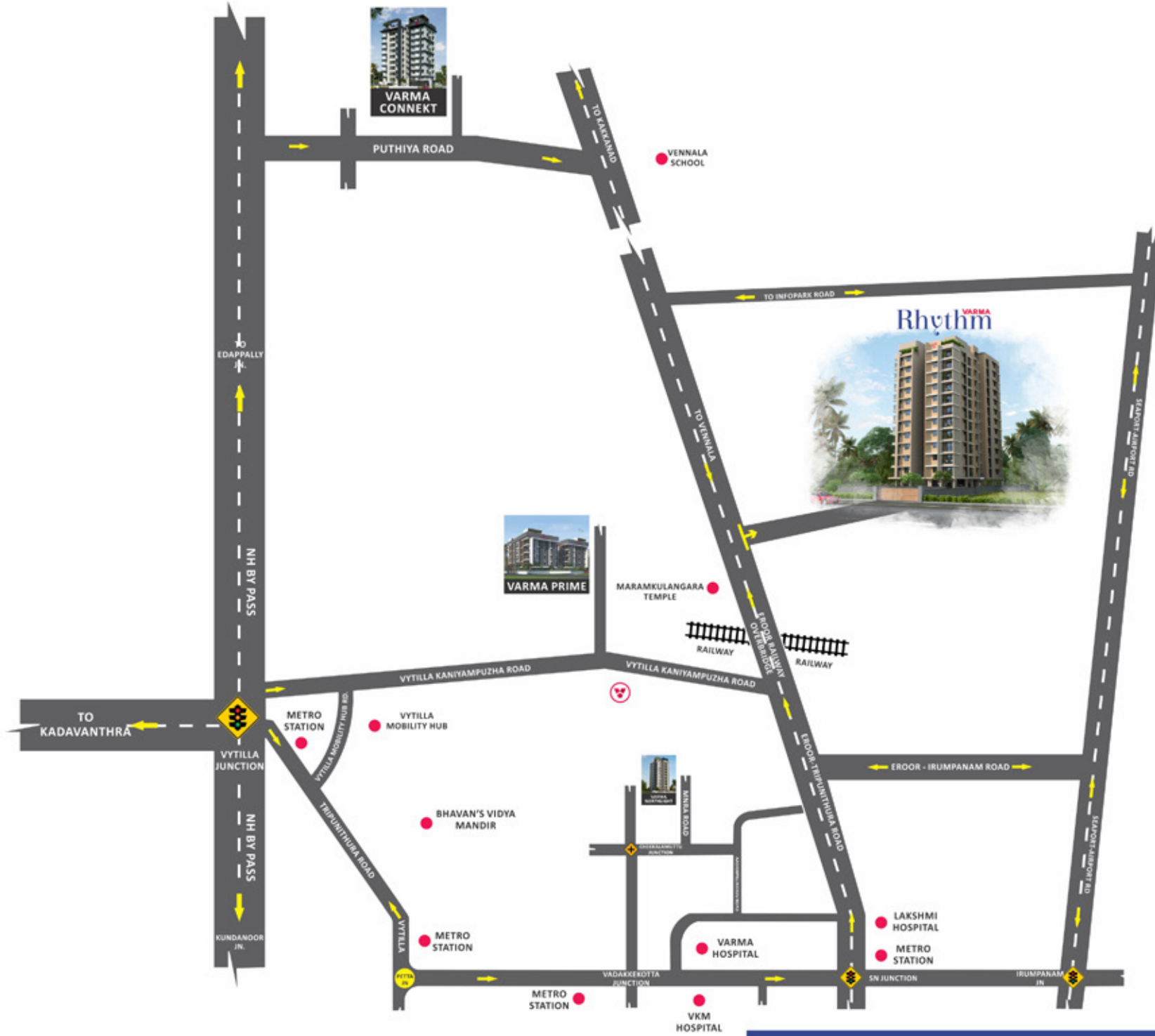
• Furniture layout and fixtures are indicative • Dimensions may vary slightly during construction • All dimensions are in centimetres

12th FLOOR PLAN



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

TERRACE FLOOR PLAN



LOCATION MAP

Vyttila Mobility Hub\Metro	1.90 km	Infopark	5.80 km
Bhavan's Vidya Mandir	2.10 km	Hill Palace	6.10 km
Choice School	2.80 km	Smartcity	6.30 km
Medical Centre Hospital	3.90 km	BPCL	7.60 km
SN Junction	2.00 km	Global Public School	12.90 km
Rajagiri Valley	4.50 km		

SPECIFICATIONS

STRUCTURE

Reinforced cement concrete framed structure with solid cement blocks in fill 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 and single bowl stainless steel sink with drain board and dado tile above the counter up to 2 ft height.

TOILETS

Toilet walls with tiles up to 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

Internal Doors : Pre Hung doors/steel doors with architrave 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 ELCB's 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 Master bedroom and Living room

AC

AC provision in all bedrooms

WATER HEATER

Water heater provisions in all bedroom toilets

GENERATOR

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

VARMA 'V' CARE

Welcome to the Varma Family! We at Varma Homes strive to construct happiness throughout your time with us, and beyond. Name your problem - be it anything - interior furnishings, rentals, re-sales, repairs, renovations - consider it solved. Be assured, we are just a call away. We are always happy to extend a helping hand. Let us construct happiness together!





COMPLETED AHEAD OF SCHEDULE



Sold out & K-RERA Registration not required
Permit No. EYP-2/COC/EYP/1703/14



Sold out & K-RERA Registration not required
Permit No. PW2-BA204/16-17



Sold out & K-RERA Registration not required
Permit No. PW2-BA(20553)/2017



Sold out & K-RERA Registration not required
Permit No. PW2-BA162/17-18



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



K-RERA/PRJ/362/2020
Permit No. E8/BA/422/2013



K-RERA/PRJ/093/2020
Permit No. A7-2123/17



K-RERA/PRJ/093/2020
Permit No. BPRJ01/2021/1180

ONGOING PROJECTS



K-RERA/PRJ/ERN/028/2021
Permit No. EYP2/130/6053/2022



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



K-RERA/PRJ/ERN/021/2021
Permit No. PW2/BA267/20-21/12648/20



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



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



K-RERA/PRJ/TVM/076/2022
Permit No. A1-BA82320/2022



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



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



K-RERA/PRJ/008/2021
Permit No. OUPWBA256179/2019

NEW LAUNCH



K-RERA/PRJ/ERN/136/2022
Permit No. IXP2-486/19



K-RERA/PRJ/ERN/073/2023
Permit No. EYP1/81/4446/22 DTD 25/10/2022

UPCOMING



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



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TRIPUNITHURA
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CREDAI