



VARMA HOMES

VARMA
BOUGAIN HEIGHTS
PURPLE

COMPACT APARTMENTS, CHOTTANIKKARA, KOCHI

A WORLD
OF YOUR OWN





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BOUGAIN HEIGHTS
PURPLE

HAPPINESS IS NATURE

The Bougainvillea is a vivid and colourful flowering tropical flora, known for its inherent strength and vibrancy. Varma Homes meticulously blends these poignant characteristics with state of the art luxury, to bring you 'Bougain Heights' – serene and smart residences, exclusively for your happiness.

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HAPPINESS IS FREEDOM

Built with passion and entwined with nature, Bougain Heights is spread across 10.60 acres with 2 apartment towers and Bungalows, ensuring that you are always in a space of complete exhilaration. 35.58x4.01 meter. Inspired by the vibrant colour of Bougainvillea, we have named our first tower Purple Tower- 64 cents of premium property, with 44 apartments and B+C+8 floors of 2 n 3 bhk apartments.





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HAPPINESS IS NEIGHBOURHOOD

Chottanikkara is fast emerging as a preferred residential area as a result of the economic spurt in Kochi; it is well balanced in connectivity to industrial areas and the city, alike. Chottanikkara is home to the famous Chottanikkara temple and is also close to popular heritage sites like Hill palace and Karingachira Church. It is also close to the Seaport-Airport road and Infopark.

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**HAPPINESS IS
EXPERIENCE**

Varma Homes come with a proud history of elegant construction, exquisite homes and timely delivery. The Varma promise is one that has always stood the test of time.



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AMENITIES

- ✓ Health Club
- ✓ Fully automatic lifts - 2nos.
- ✓ Children's play area
- ✓ Intercom facility
- ✓ Terrace Garden
- ✓ Landscaped yard
- ✓ Roof top party area
- ✓ Recreation space
- ✓ Association mini hall
- ✓ Fire fighting system
- ✓ Rain water harvesting
- ✓ Sewage Treatment Plant
- ✓ Water filter of required specifications
- ✓ Provision for 24 hr security
- ✓ Provision for 24 hr water supply
- ✓ Provision for 24 hr Power

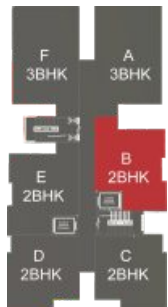




Type A, 3 BHK
Carpet Area: 925 Sq.ft.
(Super built up Area: 1320 Sq.ft.)
1st to 7th Floor



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



Type B, 2 BHK
Carpet Area: 695 Sq.ft.
(Super built up Area: 1058 Sq.ft.)
1st to 8th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



Type C, 2 BHK
Carpet Area: 667 Sq.ft.
(Super built up Area: 973 Sq.ft.)
1st to 7th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



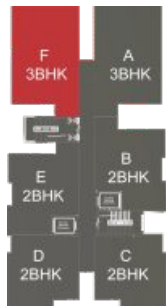
Type D, 2 BHK
Carpet Area: 667 Sq.ft.
(Super built up Area: 973 Sq.ft.)
1st to 7th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



Type E, 2 BHK
Carpet Area: 695 Sq.ft.
(Super built up Area: 1058 Sq.ft.)
1st to 8th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



Type F, 3 BHK
Carpet Area: 925 Sq.ft.
(Super built up Area: 1320 Sq.ft.)
1st to 7th Floor

Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



Typical Floor Plan



8th Floor Plan



Furniture layout is indicative only, doesn't form part of the apartment. Dimensions may vary slightly during construction. All dimensions are in centimeters.



SPECIFICATIONS

STRUCTURE

- Foundation : RCC Foundation as per structural design
- Superstructure : RCC framed Structure with masonry walls

FLOORING

- : High quality vitrified tiles with vitrified tiles skirting for living, dining, bedrooms and kitchen. Ceramic tiles for work area, balcony and toilets, entrance lobby, staircase and common area will be designed with vitrified tiles and granite in required areas

KITCHEN

- : Kitchen counter with polished granite slab and single bowl stainless steel sink with drain board and glazed tile dado above the counter upto 2 feet height

TOILETS

- : Toilet walls with glazed tiles upto a height of 7 feet and CP fittings & Sanitary wares of premium quality

DOORS AND WINDOWS

- Front Door : Teak Wood
- Internal Doors : Hardwood frame and flush door shutters
- Toilet doors : FRP Doors/ PVC Doors
- Windows : Powder coated Aluminium glazed 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 MCBs with independent KSEB meters for each flat. Modular type switches

TELEPHONE

- : Telephone point in Living room and Master Bedroom

TV POINT

- : TV point in Living room .

AIR CONDITION

- : AC provision in Master Bed room.

WATER HEATER

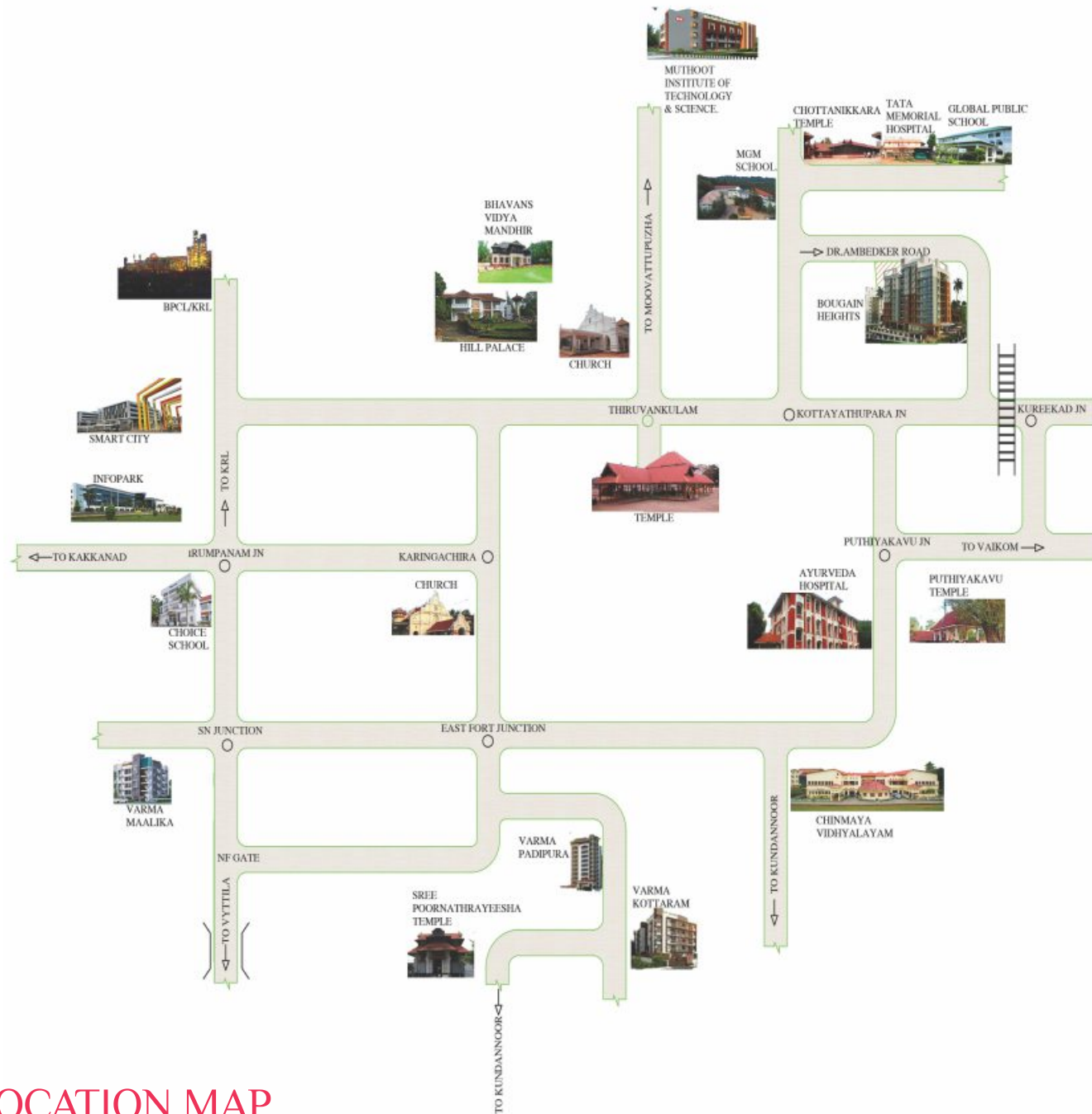
- : Water heater provision in Master Bedroom Toilet.

GENERATOR

- : Generator back-up for common facilities and designated points in each apartment upto 500 W through ACCL.

TERMS AND CONDITIONS

1. Cost of Stamp Paper, Registration Charges, Legal and miscellaneous expenses in connection with the registration of apartment are to be borne by the purchaser. In case any additional stamp duty is claimed by the registration department, then that also has to be borne by the purchaser.
2. Other expenses to be borne by the client include all local taxes, Goods and Service Tax as applicable. Other statutory charges, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, KSEB deposit as specified in the agreement, monthly maintenance deposit / advance, and the charges for the extra works, if any.
3. The plans are not drawn to scale and are included only for the purpose of identification. The measurements shown in the plans are indicative and may vary. Furniture layout is only an indication for space utilisation. The elevation shown in the brochure is artist's expression only and the actuals may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations / alterations shall be purely at the discretion of the builders.
4. The area is carpet area as defined in RERA and will be disclosed in the documents.
5. Monthly maintenance expenses are to be shared among owners, as decided by the owners association. These include expenses for the maintenance of common area, common amenities / facilities provided, machinery or equipments provided for the common use and that of common lighting.
6. Maintenance will be carried out by the builder till the formation of owners association which will take over the maintenance. Maintenance charges are payable by the owners on monthly basis. Membership in the association is compulsory and not optional. Maintenance deposit / advance is collected from all the owners by the builder. After appropriating the expenses incurred by the builder during the period of maintenance done by them, the builder shall transfer the balance amount to the association after its formation.
7. Overseas clients should make their payments through proper banking channels.
8. All transactions are subjected to Ernakulam jurisdiction only.
9. This is a time bound project. In case the payments are not made as per agreement signed, the builder shall be entitled to the remedies prescribed by RERA rules.
10. The firm / company is not responsible for any delay in obtaining water / electricity connection due to the delay with the concerned departments.
11. DOCUMENTATION:
 - a. On allotment, necessary agreements will be executed between the builder and the client, for sale of undivided interest in the land and execution of the construction contract to build an apartment.
 - b. The sale deed for the undivided share of the land will be registered or caused to be registered in the name of the client by the builder or landowner, as the case may be, on receipt of the entire payment as per the agreements.
12. All payments should be crossed demand Drafts / Local Cheques Payable at Ernakulam, drawn in favour of M/s Varma Homes Private Limited.
13. For delayed payments interest will be charged as stipulated in RERA Act & Rules.
14. The builder / marketing agent reserves the right to accept or reject any application without assigning any reason thereto.
15. This brochure is only for information and does not constitute a legal offer / invitation to an offer.



LOCATION MAP

MGM School	900 M
Temple	1 Km
Church	1 Km
Hospital	1.5 Km
Bhavans School	4 Km
Muthoot Institute of Technology & Science	5 Km
Tripunithura Railway Station	5 Km
Choice School	6 Km
Chinmaya School	6 Km
BPCL	7 Km
Metro Station	7 Km
Nucleus Mall	8 Km
Vyttila Hub	11 Km
Infopark	11 Km
Airport	35 Km

COMPLETED AHEAD OF SCHEDULE



Regent, Compact Apartments,
Edapally



Maalika I, Luxury Apartments,
S N Junction, Tripunithura

ONGOING PROJECTS



Kottaram, Luxury Apartments
Opp. Kalikkotta Palace, Tripunithura



Padipura, Luxury Apartments
Behind Kalikkotta Palace, Tripunithura



Maalika II, Luxury Apartments
S N Junction, Tripunithura



Dr. Pai's Heritage,
Super Luxury Apartments
Poojappura, Thiruvananthapuram



Spectrum, Luxury Apartments
Poochatty, Thrissur



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, resales, 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!

Talk to us: +91 9645 88 3333



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