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www.rera.kerala.gov.in

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LIFE IS ALL ABOUT  
BETTER LIVING



K-RERA/PRJ/ERN/063/2026  
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## BOARD ON TO A BETTER LIFE

Amid the pursuit of success, dreams, and responsibilities, more people are learning to value their own well-being along the way. And as life gently slows, it opens up beautiful opportunities to reconnect, cherish meaningful moments, and embrace the comfort of companionship and togetherness.

That's when **Varma Wellage** becomes more than just a place—it becomes a feeling.

Designed for senior-friendly living, Varma Wellage is more than just a place to stay—it's a place to belong. Here, you find a community of peers, shared smiles, meaningful conversations, and the simple joy of being understood. With comfort, care, and compassion at its heart, Varma Wellage lets you embrace a new chapter of life—a chapter filled with peace, purpose, and the tender magic of your second childhood.



## VARMA WELLAGE WELLNESS VILLAGES

Varma Wellage is Varma Homes' entry into the vertical of community living for the elders—creating a space where life's second innings can be enjoyed with companionship, comfort, and peace of mind. Thoughtfully crafted for those who value living among like-minded peers, it fosters a sense of belonging, independence, and joy.

An initiative of Varma Homes, Kerala's most trusted builder, Varma Wellage offers a gated community that ensures every resident enjoys a safe, nurturing environment, with thoughtful support systems that make everyday living comfortable, worry-free, and truly enriching.



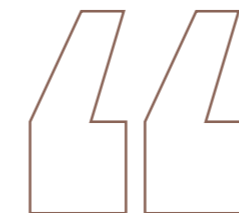
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# AN ELEGANT & SUSTAINABLE LIFESTYLE

Notes by ARCHITECTS



Ar. Koshy P Koshy  
(Principal Architect)



## *The Site: A Serene Pause Amid Urban Hustle*

I still remember the first site visit with Arathy and Vaisakh in early 2024—weaving through city bustle to a profound stillness, overlooking a shimmering river, verdant fields, and a pristine island. This essence inspired us: capture that pause, forging deep ties to earth, water, and sky so everyone savours Mother Nature's gifts.

## *The Building: Density with Universal Views and Community*

Prioritising density without compromise, we ensured river panoramas and inner landscapes for all. Every floor features terraces framing the horizon—like living picture frames. Stepped terraces cascade like hillsides, welcoming breeze for natural cooling, light, and rain harvested for on-site use. Tilted units give every balcony lush river vistas; the structure recedes from the edge, yielding to nature. Connected blocks optimise efficiencies, with community spaces—rooftop decks with green roofs, verdant landings, shared nooks—at every level, knitting residents together.

## *The Architecture: Earth-Inspired Harmony, Rhythm, and Sustainability*

To unite with water and land, we drew from Mother Earth: clay tones, leafy greens, textured landscapes forming a vibrant "mountain of interest" for lasting memories. Upper steps ascend to the heavens with solar-shaded canopies; lower ones descend to the river via permeable paths. A central amphitheater sparks gatherings, serendipity, and connection, all powered by passive design and rainwater systems for zero-waste living.

Here, beauty blooms in perfect harmony and rhythmic flow—a living testament to architecture that elevates community, nature, and ecostewardship.



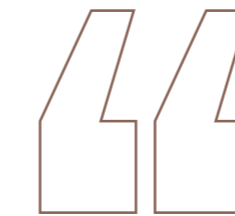


Notes by  
ARCHITECTS



Ar. Sapna Naik  
(Landscape Architect)

## THE FLAWLESSLY FLOWING NATURE



The "Verdant Cascade" creates a continuous, flowing landscape that seamlessly connects built spaces with lush greenery. Multi-level terraces and pathways form cascading layers of planting, offering varied views and accessible movement throughout the site. Designed for a holistic senior living environment, the landscape emphasises therapeutic, sensory experiences through gentle circulation and calming features. Small 'pause points' and pockets of activity are integrated along the flow, encouraging rest, interaction, and discovery. Overall, it establishes a cohesive, restorative green network that enhances well-being and daily engagement.





# BETTER LIFE, EVERY DAY



A senior citizen community living, crafted exclusively for your golden years. There comes a time in life when the world no longer needs to be loud.

When mornings are meant for light, not alarms. When conversations matter more than calendars.

*Wellage Praana by Varma begins there....*

Just beyond the city's restless rhythm, where its noise softens into a whisper, Wellage Praana rises—not in haste, but with quiet confidence. Opening to the paddy fields and generous greenery, it feels less like a building and more like it has always belonged to this land. The community unfolds gently, step by step, terrace by terrace, following the natural contours of the earth. Here, architecture does not dominate the landscape—it listens to it. It allows comfort, dignity and graceful aging to guide every line and every space. Life at Wellage Praana is not planned around schedules, but around moments. The building opens like an old friend, warm and welcoming. Indoors flow outward, drawing in sunlight, fresh air and calming views of greenery and sky. Homes extend into shaded terraces—perfect for morning tea, evening birdsong or the simple joy of caring for living things.

The building does not stand apart from its surroundings. It grows from the land, breathes with it and returns its calm. Shared courtyards slowly fill with familiar faces. Morning walks turn into conversations that linger. Benches invite stories—some spoken, some remembered. In quiet corners, prayer and reflection find their place, unhurried and unannounced. Safety is quietly present in every detail. Paths are easy to follow. Light is gentle on the eyes. Handrails offer support without asking for attention. Independence is not taken away—it is carefully protected, allowing daily rituals to continue with confidence.

Wellage Praana is more than a group of homes. It is a community shaped by presence. By neighbours who become companions. By shared silences that are never lonely. There is a rhythm here—a biophilic calm—that restores more than the body. It settles the heart. It reminds you that rest is not an end, but a renewal. Golden years are not just passing through, but something to live fully—slowly, meaningfully with grace. Homes that feel like living psalms—where dignity is honoured, peace is practiced, and every life is deeply valued.

*This is a safe retreat. A living, beating heart.  
In every leaf, a memory. In every bloom, a prayer.*



Notes by  
ARCHITECTS



Ar. Anna Immanuel  
(Project Architect)



## ENJOY THE FRESH BREATH OF LIFE

Spread over 160 cents, and surrounded by a serene ambience at the outskirts of Cochin International Airport Limited (CIAL), Athani, Wellage Praana, the senior-friendly luxury apartments are that abode of better living where life is scheduled for companionship rather than competition where moments matter more than mementos. Here, you have a life beyond the restless rhythm of the busy city; a life where the bustling noise slowly turns into a whisper where you experience rural charm with all urban conveniences provided for you.





DROP OFF POINT



OPEN RECREATION AREA



COURTYARD WITH WIND CHIMES



OPEN GYM



DINING ROOM



RESIDENTIAL LOUNGE



READING LOUNGE



HOME THEATRE



MEETING ROOM



MULTI-RECREATION HALL



AYURVEDIC MASSAGE ROOM



STEAM ROOM



SAUNA ROOM



GAMES ROOM



YOGA SPACE



SWIMMING POOL



GYM

Images are indicative and for representation purpose only.



SALON



## WE'RE AT YOUR SERVICE

At Wellage Praana service is not an obligation—it's a promise. Your every need is attended with care and dignity. We have for you

- Rental Guest Suites
- Housekeeping
- Laundry
- Salon
- Travel Arrangement Assistance
- Rental Cars with Drivers
- Medicine - Home Delivery
- Nursing Stations
- In-house Ambulance Service
- Hospital Tie-Ups & Doctor Visits

From daily essentials to thoughtful conveniences, our team ensures that residents feel supported, comfortable, and truly at home.



BED ROOM 1

ELDER-FRIENDLY WASHROOM

BED ROOM 2

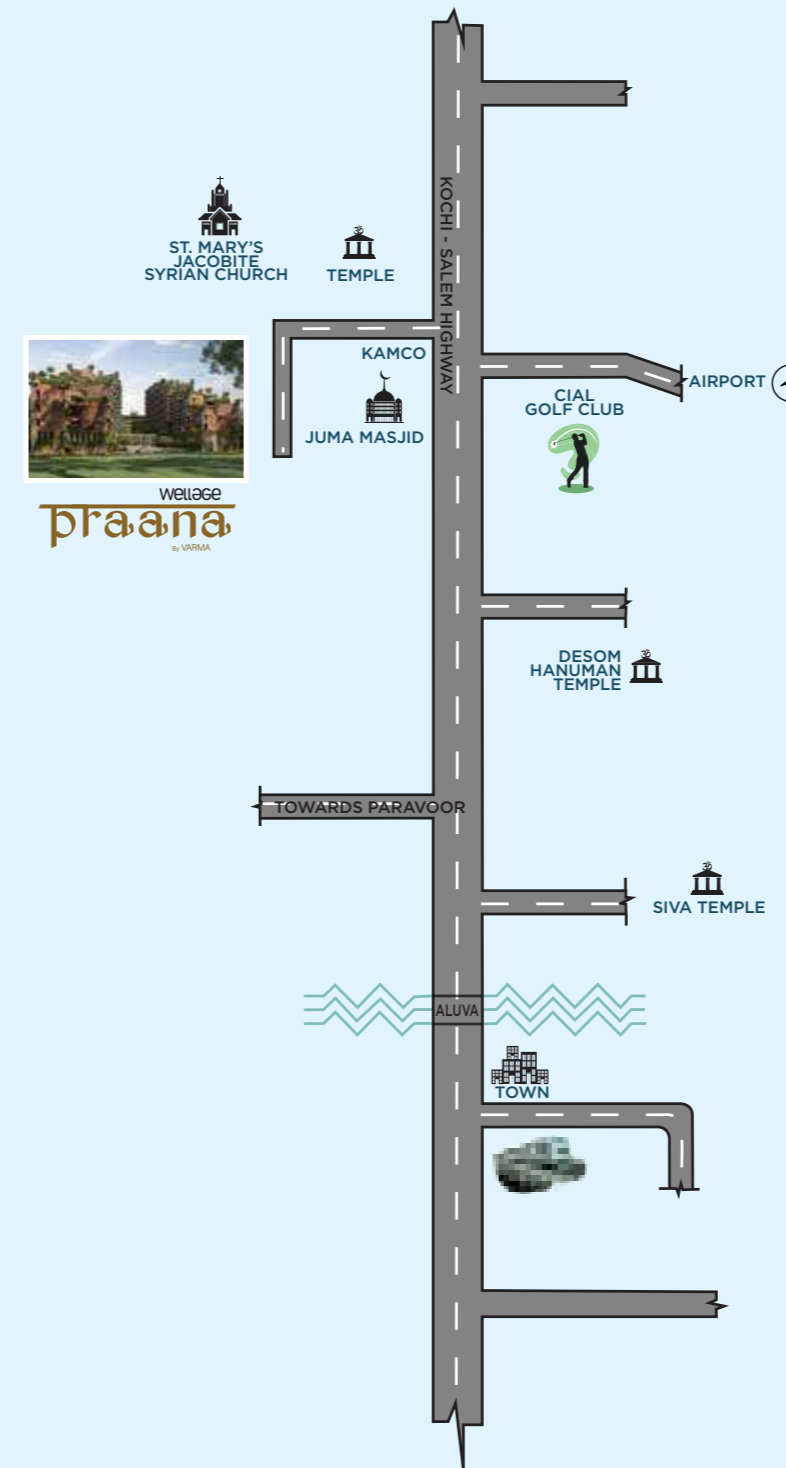
**TYPICAL 1 BED APARTMENT FEATURES**

- Cozy sofa in living space
- TV unit with back panel and box unit for living room
- Kitchenette counter with top and bottom storage cabinets
- Refrigerator, induction cooker, kettle, water purifier and microwave oven in kitchen area
- Dining counter as extension with kitchenette counter along with 2 chairs
- Queen size cot with bottom storage and side table
- Orthopedic mattress, pillows and bed linen (2 sets) included
- Wardrobe for bedroom
- One digital locker per apartment
- Intercom facility and reading lights for bedroom
- Panic button for emergency call
- Washing machine
- Split AC in bedroom and provision in living area
- Working table with chair for bedroom
- Provision for TV in bedroom
- Geriatric-friendly toilet with guard rails, grab bars and shower seater
- Geyser for toilet
- Mirror unit with storage cabinet for toilet
- Foot lamp for toilet door
- Curtains for windows and balcony
- All basic electrical fittings including fan, light etc.
- Wheelchair accessibility at all areas
- Balcony with 120 cm guard rail
- Cloth drying pull and dry in balcony

**TYPICAL 2 BED APARTMENT FEATURES**

- Cozy sofa in living space
- TV unit with back panel and box unit for living room
- Kitchenette counter with top and bottom storage cabinets
- Refrigerator, induction cooker, kettle, water purifier and microwave oven in kitchen area
- Dining counter as extension with kitchenette counter along with 2 chairs
- Queen size cot with bottom storage and side table
- Orthopedic mattress, pillows and bed linen (2 sets) included
- Wardrobe for bedroom
- One digital locker per apartment
- Intercom facility and reading lights for bedroom
- Panic button for emergency call
- Washing machine
- Split AC in bedroom and provision in second bedroom and living area
- Working table with chair for bedroom
- Provision for TV in one bedroom
- Masterbed Toilet - geriatric-friendly with guard rails, grab bars and shower seater
- Geyser for toilets
- Mirror unit with storage cabinet for both toilets
- Foot lamp for toilet doors
- Curtains for windows and balcony
- All basic electrical fittings including fan, light etc.
- Wheelchair accessibility at all areas
- Balcony with 120 cm guard rail
- Cloth drying pull and dry in balcony

# CONVENIENTLY CONNECTED FOR A BETTER LIFE



## PROXIMITY & CONNECTIVITY - PRAANA

### Road & Transport Connectivity

Aluva - Angamaly Bypass.....	5 min
CIAL Golf Course.....	8 min
Cochin International Airport.....	10 min
Aluva Metro Station.....	15 min
Aluva Railway Station .....	20 min

### Religious & Cultural Centres

Parambusseri Bhadrakali Temple.....	2 min
Sree Vallabhapuram Sri Krishna Temple .....	2 min
St. Mary's Syrian Church, Mekkad .....	3 min
Mar Bahanam Jacobite Church .....	4 min
St. Antony's Church, Athani .....	5 min
Athani Juma Masjid.....	7 min

### Healthcare Facilities

Badarinath Ayurveda Hospital & Research Centre.....	2 min
Rajagiri Medical Centre, Angamaly.....	9 min
Little Flower Hospital & Research Centre.....	15 min
Apollo Hospital.....	20 min
Rajagiri Hospital.....	24 min

WELLAGE PRAANA BY VARMA - AREA DETAIL																
Wing 1																
Floor	Ground		First		Second		Third		Fourth		Fifth		Sixth		Seventh	
	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area
Unit																
A1 - 2BHK			667	1241	667	1241	667	1241	667	1241	667	1241	667	1241	667	1241
B1 - 2BHK			667	1241	667	1241	667	1241	667	1241	667	1241	667	1241	667	1241
C1 - 1BHK			430	844	430	844	430	844	430	844	430	844	430	844	430	844
D1 - 2BHK			667	1241	667	1241	667	1241	667	1241	667	1241	667	1241	667	1241
E1 - 1BHK					430	844	430	844	430	844	430	844	430	844	430	844
F1 - 1BHK	430	844	430	844	430	844	430	844	430	844	430	844	430	844		
OT	45															
G1 - 2BHK			667	1241	667	1241	667	1241	667	1241	667	1241	667	1241	667	1241
H1 - 1BHK	430	844	430	844	430	844	430	844	430	844	430	844				
OT	49															
J1 - 2BHK	667	1241	667	1241	667	1241	667	1241	667	1241	667	1241				
OT	69															
K1 - 1BHK	430	844	430	844	430	844	430	844	430	844						
OT	45															
L1 - 1BHK	430	844	430	844	430	844	430	844	430	844						
OT	45															
M1 - 1BHK	430	844	430	844	430	844	430	844								
OT	45															
N1 - 1BHK	430	844	430	844	430	844	430	844								
OT	45															
P1 - 1BHK	430	844	430	844												
OT	21															
Q1 - 1BHK	430	844	430	844	430	844										
OT	21															

WELLAGE PRAANA BY VARMA - AREA DETAIL																	
Wing 2																	
Floor	Ground		First		Second		Third		Fourth		Fifth		Sixth		Seventh		
	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	Rera Carpet Area	Saleable Area	
Unit																	
A2 - 2BHK			667	1241	667	1241	667	1241	667	1241	667	1241	667	1241	667	1241	
OT			66														
B2- 2BHK			667	1241	667	1241	667	1241	667	1241	667	1241	667	1241	667	1241	
C2 - 1BHK			430	844	430	844	430	844	430	844	430	844	430	844	430	844	
OT			45														
D2 - 1BHK			430	844	430	844	430	844	430	844	430	844	430	844	430	844	
E2 - 1BHK			430	844	430	844	430	844	430	844	430	844	430	844	430	844	
F2 - 1BHK					430	844	430	844	430	844	430	844	430	844			
G2 - 1BHK			430	844	430	844	430	844	430	844	430	844					
H2 - 1BHK			430	844	430	844	430	844	430	844	430	844					
J2 - 1BHK			430	844	430	844	430	844	430	844							
K2 - 1BHK			430	844	430	844	430	844	430	844							
L2 - 1BHK			430	844	430	844	430	844									
M2 - 1BHK			430	844	430	844	430	844									
N2 - 1BHK			430	844	430	844											
P2 - 1BHK			430	844													
															Total Saleable Area		145656
															Total Carpet Area		75876
															Total Open Terrace Area		496

### TYPICAL 1 BHK

SUPER BUILTUP AREA - 844 sqft  
RERA CARPET AREA - 430 sqft  
BALCONY AREA - 45 sqft

1. 185 LITRE FRIDGE
2. TOP AND BOTTOM CABINETS
3. SINK WITH DRAIN BOARD
4. INDUCTION STOVE
5. KETTLE
6. MICROWAVE
7. WATER PURIFIER
8. DINING COUNTER WITH 2 CHAIRS
9. STORAGE UNIT
10. TV WITH BOTTOM UNIT
11. COZY SOFA SET
12. BALCONY WITH 2 NOS PULL & DRY RAILS & 120 CM HANDRAIL.
13. QUEEN SIZE COT WITH STORAGE
14. SIDE TABLE
15. WARDROBE (2 DOOR)
16. AC UNIT
17. STUDY TABLE WITH CHAIR
18. WASHING MACHINE
19. MIRROR UNIT WITH STORAGE CABINET
20. GRAB BAR
21. GUARD RAIL
22. SHOWER SEATER



\* Dimensions may vary slightly during construction  
\* All dimensions are in centimeters  
\* Furniture images are artistic representation and may vary in actuals

### TYPICAL 2 BHK

SUPER BUILTUP AREA - 1241 sqft  
RERA CARPET AREA - 667 sqft  
BALCONY AREA - 45 sqft

1. 185 LITRE FRIDGE
2. TOP AND BOTTOM CABINETS
3. SINK WITH DRAIN BOARD
4. INDUCTION STOVE
5. KETTLE
6. MICROWAVE
7. WATER PURIFIER
8. DINING COUNTER WITH 2 CHAIRS
9. STORAGE UNIT
10. TV WITH BOTTOM UNIT
11. COZY SOFA SET
12. BALCONY WITH 2 NOS PULL & DRY RAILS & 120 CM HANDRAIL.
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21. GUARD RAIL
22. SHOWER SEATER



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\* All dimensions are in centimeters  
\* Furniture images are artistic representation and may vary in actuals

# FEATURES AND FACILITIES

## Community Features

Lower Ground 2	<ul style="list-style-type: none"> <li>• Staff accommodation including dormitories and single units. Male staff lockers and female staff lockers</li> </ul>
Lower Ground 1	<ul style="list-style-type: none"> <li>• Air-conditioned multipurpose hall for indoor games and social get-together looking over the landscaped expanse of the amphitheater and the green paddy fields</li> <li>• Fully equipped laundry/housekeeping services</li> </ul>
Ground Floor	<ul style="list-style-type: none"> <li>• Entry portal with Security Cabin cradled in an appealing landscaped state-of-the-art entrance</li> <li>• Main avenue ideally called a Tree Avenue</li> <li>• Native fruit-bearing tree garden</li> <li>• Bioswale - A thoughtfully designed bioswale is integrated along the walkway beside the open lawn to naturally manage rainwater</li> <li>• Mini-Forest loop with Reflex Walk nourishing your feet by reflexology and your heart by the chirping of birds</li> <li>• Leisure Area with a Sunrise basking lawn</li> <li>• Banyan ‘memory lane’ - a stroll path around the Althara</li> <li>• Resting alcove - A seating nestled between greenery for a chit chat. Drop-off plaza and Visitors parking</li> <li>• Central atrium with a vast spread of landscape including             <ul style="list-style-type: none"> <li>  Social garden sit-out with a conversation alcove</li> <li>  Meditative garden lounge</li> <li>  Fragrant garden for healing and relaxation</li> <li>  Central plaza with wind chimes sculpture</li> <li>  Trellis with climbers shading seating areas</li> <li>  Resting swing seater overlooking the green expanse of amphitheater and paddy field</li> <li>  Outdoor fitness station</li> <li>  Overlooking deck for yoga or group activities</li> <li>  Seating lawn with benches to enjoy the nature beyond</li> <li>  Community garden to nourish inmates’ gardening interests</li> <li>  Cascading planter</li> <li>  Seating alcove for amphitheater sheltered with short trees</li> <li>  Amphitheatre for community gatherings, encouraging social interaction and active engagement among residents</li> <li>  Activity/Event’s lawn</li> <li>  Stage plaza</li> <li>  Drive ways with jogging/cycling tracks</li> </ul> </li> </ul>

Ground Floor	<ul style="list-style-type: none"> <li>• Double height lobby for residents, visitors and guests with reception</li> <li>• Administration Office</li> <li>• Caretaker’s Room</li> <li>• Guest Bedrooms</li> <li>• Salon and Grooming Studio</li> <li>• Ayurvedic Massage and Therapy Room promoting relaxation and wellness</li> <li>• Medical Consultation Room</li> <li>• Equipped Nursing Bay and First Aid Center providing immediate medical attention</li> <li>• Convenient In-house Grocery Store and Pharmacy ensuring prescribed medicines and healthcare products</li> <li>• Spacious and hygienic community dining space and wash area</li> <li>• Fully equipped multi-cuisine Kitchen supporting nutritious meal preparation</li> <li>• Relaxed Lounge Space with Indoor Games</li> <li>• Quiet and comfortable Library space fostering learning and leisure</li> <li>• Double height Waiting Lounges near amenities, which can be spaces for group activities and communions</li> <li>• Private Meeting Rooms</li> <li>• In-house Home Theatre for movie screening and entertainment activities</li> <li>• Geriatric-friendly Fitness and Yoga space promoting physical health and well-being</li> </ul>
Third Floor	<ul style="list-style-type: none"> <li>• Safe and well-maintained Swimming Pool with therapeutic Jacuzzi overlooking the landscaped Atrium, Amphitheater and the paddy fields beyond</li> <li>• Steam and Sauna facility for enhanced rejuvenation</li> <li>• Relaxing Poolside Deck with seating for rest and recreation</li> </ul>
2 <sup>nd</sup> to 7 <sup>th</sup> Floor	<p>Open landscaped terrace spaces for all floors for relaxing and evening chats Each terrace designed uniquely having few of the features like</p> <ul style="list-style-type: none"> <li>• Meditative Deck</li> <li>• Shade</li> <li>• Swing Lounge Seater</li> <li>• Movable Potted Plants</li> <li>• Terrace Lounge Deck</li> <li>• Viewing/Coffee Lounge</li> </ul>

# SPECIFICATIONS

## Structure

Reinforced cement concrete framed structure with solid blocks for walls. Earthquake resistant for Zone 3. Conventional plastering/ready mix plastering.

## Flooring

High quality antiskid matt vitrified tiles with skirting for the entire apartment.

## Kitchenette

Kitchenette counter with premium full body vitrified tile and single bowl stainless steel sink. Dado tile above the counter up to 2 feet height.

## Toilets

Toilet walls with tiles up to a height of 7 feet. CP fittings and sanitary wares of premium quality.

## Doors and Windows

Front doors: Pre hung doors with veneer finish with architrave.

Internal doors: Pre hung doors with laminate finish with architrave.

Windows: UPVC sliding windows/powder coated aluminium glazed window with mosquito net. Window Grill till 120 cm from finished floor to ensure safety.

## 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 Point

Telephone point in the living room and master bedroom.

## TV Point

TV point in the living room and master bedroom.

## AC Point

AC provision in all bedrooms and the living room.

## Water Heater Point

Water heater provision in all bedroom toilets.

## Generator

Generator back-up for common facilities and designated points in each apartment up to 2000W for 1 BHK and up to 2500W for 2 BHK through ACCL.



## Eco Features

- Ample green space with manicured lawns, reflexology pathways etc.
- Rainwater harvesting.
- Landscaped garden on ground floor as well as typical floors.
- Common area power backed up with solar on-grid systems.
- Water Treatment Plant.
- Waste and Sewage Management System.
- Motion sensor lights for driveways, passages and common toilets.

## Safety Features

- Surveillance Camera in selected areas.
- Access control systems for the main entrance at the lobby.
- Digital Lock for unit front door with keyless ingress/egress.
- Profiled rubber column guards with reflective stickers in the parking area.
- All Safety precautions and Firefighting facilities as per government norms.
- 24x7 Security Provision.
- Grab bars at convenient heights in passages for added support and mobility assistance.
- Emergency panic button provision within residential units, lifts and selected common areas.
- Provision for digital cable TV connection in living room and bedroom.
- Intercom connectivity with administration in charge.

## Facilities

- 6 Lifts with Generator Back-up and ARD facility.
- Provision for Wi-Fi connection.
- Provision for 24 Hr Power and Water Supply.
- Car Wash Area.
- Two common EV charging points (AC) for visitors parking.
- Geriatric concerns are assured with construction avoiding sharp edges.





A LEGACY OF FINE LIVING

# Trust That Builds, Legacy That Continues...

Kerala's most trusted builder, Varma Homes is one of the league players in the luxury and premium luxury categories in real estate development. Established in 2016 by the visionary, Mr. K Anil Varma, Varma Homes have made its way to become peoples' choice for a trusted real estate developer within a short span of time.

Staying rooted in the core values of eye for detail, transparency, care, and punctuality, Varma Homes have kept customer satisfaction as their top priority. With the vision to build quality homes that are delivered on time, Varma Homes moves on the mission of building the best quality lifestyle for the customers.

In less than a decade's time, Varma Homes have launched over 30 residential projects and completed and handed over 15 residential projects across Kochi, Thrissur and Thiruvananthapuram.

15+  
ONGOING  
PROJECTS  
ACROSS  
KERALA



## A FEW OF OUR COMPLETED PROJECTS

KOCHI | THRISSUR | THIRUVANANTHAPURAM

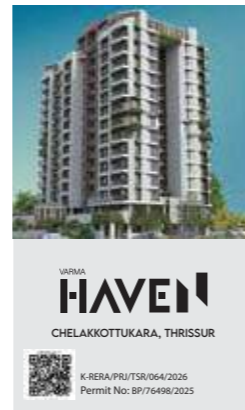


## NEW LAUNCH

KOCHI



THRISSUR



## ONGOING PROJECTS

KOCHI



THIRUVANANTHAPURAM



THRISSUR

