RENAATUS

varam

Rooted in Tradition.
Elevated for Tomorrow

In the heart of Kalapatti, where quiet farmlands meet the rhythm of the city, rises a landmark like no other — Renaatus Varam. Thoughtfully designed to honour timeless values while embracing the lifestyle of today, Varam is a rare blend of heritage and modernity. Every home is Vastu-compliant, bathed in natural light, and crafted with intention — to feel like a blessing, not just a space. With elevated views, refined amenities, and a deep respect for the land it stands on, this is more than an address.

It's the Varam you've been waiting for.


RENAATUS

SITE CONTEXT

Peacefully Placed. Perfectly Connected.

Quietly nestled between Vilankurichi and Kalapatti, Renaatus VARAM sits in a lucky pocket where you go home to calmness, yet very close to stay connected. With leading schools, hospitals, tech parks, and the airport only minutes away, life unfolds here in perfect balance. And as this serene neighbourhood rises to become one of Coimbatore's most sought-after residential zones, your home at VARAM becomes more than a place to live — a blessing that will grow in value, year after year.

HOSPITALS

Kumaran Medical Centre	4KM
KMCH	7KM
Aravind Eye Hospital	8KM
PSG Hospitals	10KM

CONNECTIVITY

Coimbatore International Airport	8KM
Bus Stand (Singanallur, Ooty, Gandhipuram)	13KM
Coimbatore Railway Junction	13KM

SCHOOLS

Alam Montessori	1.5KM
Suguna PIP	6.5KM
Chandraganthi Public School	7KM
Rak's Pallikoodam	8.5KM

COLLEGES

PPG	1.5KM
SNS	3.5KM
NGP	4KM
KCT	5.9KM
PSG Arts	8KM
GRD	8KM
CIT	9KM
PSG Tech	10KM

SHOPPING & ENTERTAINMENT

Prozone Mall	6KM
Codissia Convention Center	7.5KM
Broadway Cinemas	8.5KM
Fun Republic Mall	10KM
Lulu Hypermarket	12KM
Brookefields Mall	14KM

HOSPITALITY

Zone Connected by the Park	6.5KM
Annapoorna	7KM
Haribhavanam	8KM
Merlis	8KM
Jenny's Residency	9KM
Gokulam Park	10KM
Le Meridien	10KM

IT & BUSINESS PARKS

SVB Tech Park	1.5KM
TIDEL Park	7.5KM
KGISL/CHIL SEZ IT Park	8KM



1

A Villa in the Sky.

With little to no shared walls, uninterrupted views, and unmatched privacy, every home at Renaatus Varam offers the feel of an independent villa — only elevated.

2

Modern in Form. Traditional at Heart.

Renaatus Varam brings together a contemporary architectural language with deeply rooted values — a sleek urban presence designed in harmony with Vastu and tradition.

3

Smart Living, Built In.

From smart locks to smart doorbells and access-controlled block entries — VARAM is built for the way you live, today and tomorrow.

4

Finish That Feels Like Luxury.

Elegant fittings, statement tile accents, and wide-format windows — where every detail is crafted to bring comfort, beauty, and quiet sophistication.




RENAATUS
varam

ARCHITECTURAL TYPOLOGY

Where Design Brings Space to Life.

At Renaatus Varam, the site is planned not just to build homes — but to build comfort, community, and calm. Two residential blocks — Block A and Block B — are thoughtfully separated to reduce density, enhance privacy, and strengthen security. At the heart of the layout stands the clubhouse, placed centrally for easy access from both blocks, making it the natural gathering point for residents. Each block has its own exclusive rooftop garden, offering quiet, green open space just steps away from home. A landscaped central garden at ground level and a common play area bring life and leisure together for all age groups.

Planned with purpose —
where every space has its place.




RENAATUS

COMMUNITY AMENITIES & SHARED SPACES

Crafted Spaces for Wellness, Celebration & Everyday Joy.

COMMUNITY AMENITIES & SHARED SPACES

Renaatus Varam Club House



FITNESS & WELLNESS

- Fully Equipped Gym
- Outdoor Fitness Zone
- Yoga Deck
- Meditation Spot
- Acupressure Walkway
- Jogging track
- Rooftop Gardens

RECREATION & LEISURE

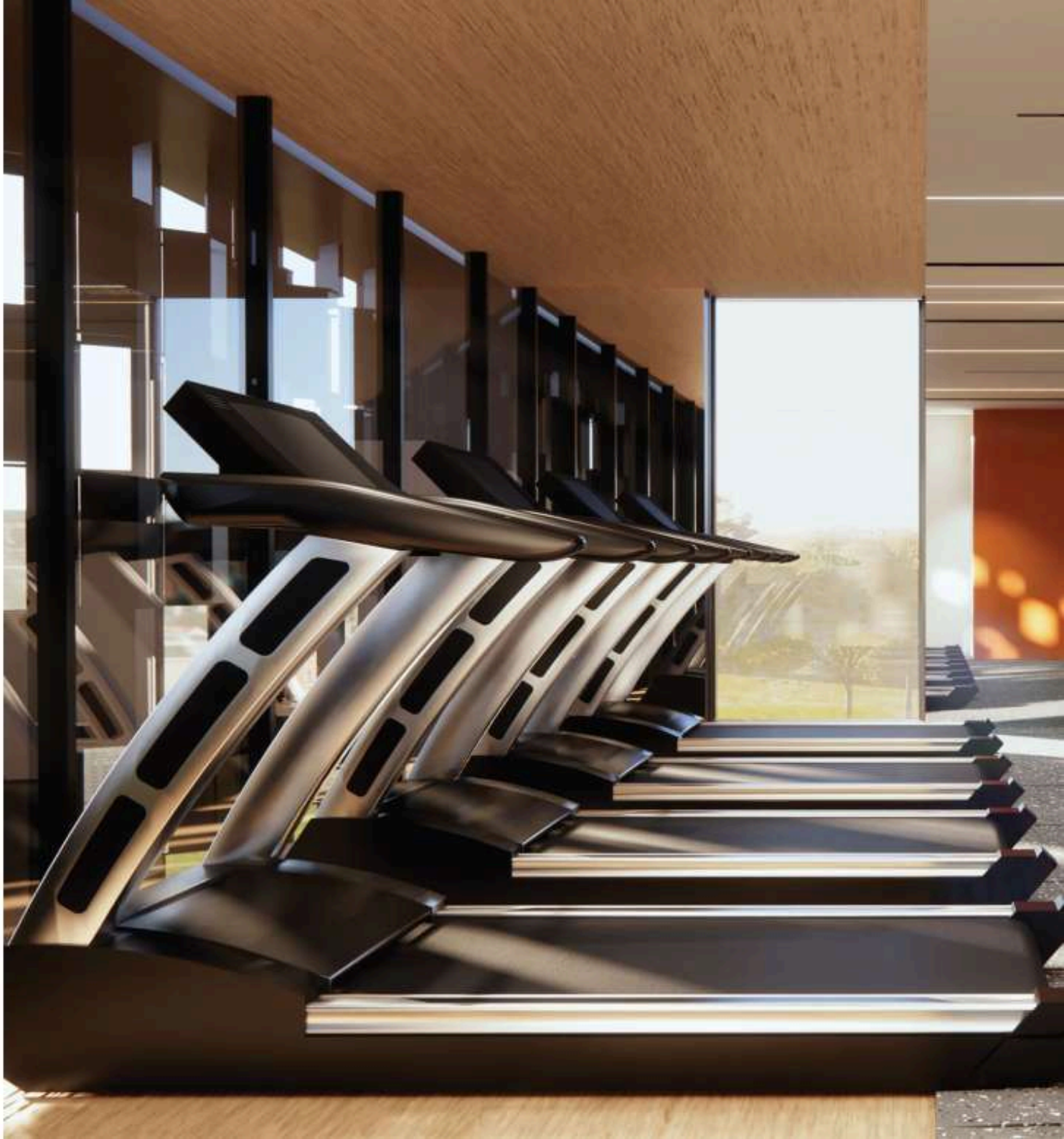
- Banquet / Multipurpose Hall
- Indoor Games Room
- Party Area
- Barbecue Counter
- Sky Lounge
- View Deck
- Kids' Play Area
- Private Mini Theatre
- Coworking Space
- Shop / Grocery Store

ARCHITECTURE & LANDSCAPE FEATURES

- Grand Entrance Archway
- Designed Compound Wall
- Lush Green Driveway
- A Tree in your Name
- Landscaped Garden
- Signature Facade Louvers

Fitness & Wellness

- Fully Equipped Gym
- Outdoor Fitness Zone
- Yoga Deck
- Meditation Spot
- Acupressure Walkway
- Jogging track
- Rooftop Gardens






PLAY



Recreation & Leisure

- Banquet / Multipurpose Hall
- Indoor Games Room
- Party Area
- Barbecue Counter
- Sky Lounge
- View Deck
- Kids' Play Area
- Mini Theatre
- Coworking Space
- Shop / Grocery Store

Architecture & Landscape Features

- Grand Entrance Archway
- Designed Compound Wall
- Lush Green Driveway
- A Tree on your Name
- Landscaped Garden
- Signature Facade Louvers







SERVICE INFRASTRUCTURE & RESIDENT CONVENIENCES

Built Strong. Planned Smart. Equipped for Tomorrow.

SAFETY & SECURITY

- Security Cabin
- Video Door Phone / Access Control
- CCTV Surveillance
- Fire Safety Systems
- Smart Doorbell
- Smart Security Management
- Biometric Lock

MOBILITY & ACCESS

- Lift from Basement to Terrace
- EV Charging Points
- Covered Car Parking (Site, Stilt, Basement)
- Two-Wheeler Parking

INFRASTRUCTURE & SYSTEMS

- STP (Sewage Treatment Plant)
- Sump & Water Storage
- EB Room
- Groundwater Recharge System
- Concealed Pipelines & ODUs in Ducts & OTS
- WTP (Water Treatment Plant)
- Solar Panels
- Seismic Resistant Structural Design
- DG Backup

RENAATUS VARAM

MASTER PLAN

Block B

2BHK Lite (East Facing)
36 Units —1169 sqft

3BHK Lite (East Facing)
36 Units — 1282 sqft



Block A

2BHK Grande (North Facing)
54 Units — 1139 sqft

3BHK Grande (North Facing)
18 Units — 1407 sqft

RENAATUS VARAM

2BHK Grande (North Facing)

SUPER BUILT UP AREA

1139 sqft

UNIT TYPE

A3 / A4 / A8
B3 / B4 / B8

BEDROOMS: 2

TOILETS: 2

MASTER TOILET SUITE: Yes

FACING: North

FLOORS: 1 – 9 Floors

TOTAL UNITS: 54 Units

RERA CARPET AREA: 702 sqft

LAND UNDIVIDED SHARE: 437 sqft





KEY PLAN



RENAATUS VARAM

2BHK Lite (East Facing)

SUPER BUILT UP AREA

1169 sqft

UNIT TYPE

A2 / A6
B2 / B6

BEDROOMS: 2

TOILETS: 2

MASTER BALCONY: Yes

FACING: East

FLOORS: 1 – 9 Floors

TOTAL UNITS: 36 Units

RERA CARPET AREA: 712 sqft

LAND UNDIVIDED SHARE: 450 sqft





KEY PLAN



RENAATUS VARAM

3BHK Lite (East Facing)

SUPER BUILT UP AREA

1282 sqft

UNIT TYPE

A1 / A5
B1 / B5

BEDROOMS: 3

TOILETS: 2

MASTER BALCONY: Yes

FACING: East

FLOORS: 1 – 9 Floors

TOTAL UNITS: 36 Units

RERA CARPET AREA: 800 sqft

LAND UNDIVIDED SHARE: 493 sqft





KEY PLAN



RENAATUS VARAM

3BHK Grande (North Facing)

SUPER BUILT UP AREA

1407 sqft

UNIT TYPE

A7
B7

BEDROOMS: 3

TOILETS: 3

MASTER TOILET SUITE: Yes

FACING: North

FLOORS: 1 – 9 Floors

TOTAL UNITS: 18 Units

RERA CARPET AREA: 895 sqft

LAND UNDIVIDED SHARE: 541 sqft





KEY PLAN



INSIDE EVERY HOME

Fine Finishes. Spacious Living. Quiet Luxury.



Smart main door lock and
video doorbell, blending security
with modern convenience

Uninterrupted views from every home, offering openness and light.

Large, high-quality doors and windows that bring in light, scale, and lasting durability.





Expansive master bedrooms that feel calm and indulgent.

Walk-in wardrobe space in the master suite for an added layer of luxury.

Generously sized master bathrooms, detailed with premium fittings.

Well-planned kitchen with separate utility, designed for functionality and flow





Premium large-format floor tiles for a seamless, expansive look.

Designer highlighter tiles in bathrooms for a refined, upscale finish with premium fittings and fixtures throughout — chosen for performance, elegance, and comfort.

Renaatus Varam — Apartments

DISCLAIMER

3D Renders in the brochure are included for the purpose of visualizing space. Finishing for building exterior and common areas may change during the project period. Apartments will be completed as per the finishing schedule.




















WEEKPLANNER





RENAATUS VARAM

Specifications

STRUCTURE			BRAND*
Type	RCC (Seismic Complaint)	Cement	Ramco
Blocks		AAC	Renacon
Plaster			Renaplast

FINISHES			BRAND*
Exterior	Wall	Paint	Asian Paints
LouverFins			Alstone
Interior	Wall & Ceiling	Paint	Asian Paints
		Putty	Renacon
Home Interior	Main Flooring	4' x 2'	Kajaria
	Master Bedroom	Wooden Tiles	Kajaria
Toilet	Floor, Wall	2' x 2'	Kajaria
	Highlighter	As per design intent	
	Wash Counter	Tiles	
Kitchen, Utility	Wall dado (2' from counter)	As per design intent	
	Counter	Tiles	
Corridor & Common Spaces	Floor	2' x 4'	Kajaria
Staircase		Granite	
Terrace	Floor	Water & Weather Proofed Tiles	
Driveway	Floor	Green Pavers	

DOOR			BRAND*
Maindoor	3'6" x 7'6"	Engineered Wood	Wesmarc / Mikasa
Bedroom	3' x 7'6"		
Toilet Door	2'6" x 7'6"		
Balcony French Window	8' x 7'6"	Aluminium / UPVC	Hindalco / Prominance
Windows	7'3" tall		

ELECTRICAL	BRAND*
Switches & Sockets	Legrand / Havells
MCB, ELCB, DB	Legrand / Havells
Cables & Wires	Havells
DG	Kirloskar / Powerica

PLUMBING		BRAND*
Sanitary & CP Fittings		Jaquar
Pipes	PVC, UPVC, CPVC	Astral

* Brands as mentioned or its equivalent

WHO WE ARE

A Family built on Construction, for Four Generations —

At Renaatus, building is not new to us — it's been our way of life for over 50 years. From RPP in Erode to RENACON across India and RENAATUS overseas; from roads & airports to AAC blocks and panels, we've been part of the construction industry across generations and geographies.

Today, the Renaatus Group operates across India, Maldives, and Mauritius — with a strong track record in infrastructure, building materials, and real estate. Renaatus, the No.1 Housing Developer in the Maldives, with over 598 happy customers living in their homes we've built, we now bring that experience back home - to Coimbatore, Tamilnadu's fast growing city - with our Renaatus VARAM. Backed by legacy and guided by values, our purpose is simple: To ensure every square foot reflects care, quality, and the trust our customers place in us.

Yours Truly,
Renaatus Family


RENAATUS

RENAATUS

varam

CORPORATE OFFICE

Renaatus Projects Pvt Ltd.
139/2, 2nd Floor,
Kodambakkam High Road,
Nungabakkam,
Chennai - 600034

HEAD OFFICE

Renaatus Procon Pvt Ltd. (Renacon)
No. 156, Mullamparappu,
Erode, Tamilnadu - 638115

SITE OFFICE

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Coimbatore - 641035

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RERA NO: TN/11/BUILDING/0202/2025

SCAN FOR LOCATION

