



KOCHI'S MOST
PROMPT BUILDER



PROJECTS
DELIVERED
ON TIME.

LUXURY FLATS AT ELAMAKKARA



Dream Flower
MAGNUM OPUS

Perandoor Junction,
ELAMAKKARA

93870 88144

www.dreamflower.in

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED

Building Dreams. Blooming Happiness!

Dream Flower
MAGNUM OPUS
 Perandoor Junction, Elamakkara

**HAPPY TO SAY
 YES TO YOUR NEEDS**

- # Is it in a main road with all amenities near by - Yes , it is on Elamakkara road connecting from Kaloor to Edappally.
- # Does it have a pool - Oh yes and a big one it is 
- # Does it have a kids park on the ground - yes 
- # Does it have a playing court - yes , a professional measurement badminton court with viewers stand , 
- # Does it have a gym -   yes , on top floor , you will melt in the view while your body burns the calories.
- # Lastly is it priced in a value for money pattern - yes , yes , yes
 It is from Dreamflower dear , you will never regret your choice

Dreamflower Magnum Opus at Perandoor Junction – perfect location with premium amenities at an irresistible price.

AMENITIES

Recreation	For the Flat	Inside the Flat
Swimming Pool	Lift	Wardrobes
Health Club	DG Back Up	Kitchen Cabinets
Association Hall	Centralized Gas Supply	Tubes & Fans
Clothes Drying Area	Fire Fighting System	Putty with Emulsion Finish
Servants' Toilet	Lobby with Visitors Lounge	Intercom Facility
Kids' Play Area	Biometric Access Control for Lobby	
Badminton Court		



Dear Customer,

Thank you for the interest shown in our company and projects. "Our aim is to provide a Quality Workmanship at a Cost-Effective price at the fastest pace".

Core values held by us are: Quality, Timeliness, Personalized Service and Value for Money.

We are known for applying ourselves diligently to each project, right from Conception to Completion. Our commitment to customer satisfaction is reflected in the uncompromising quality and punctuality ensured through systematic and methodological approach.

We believe in providing you with not only a home but also superior living through our never ending practices considering prudent lifestyle. We have a track record for timely completion and handing over of all our projects. Our key success factors have been the trust, support and encouragement extended by all our customers.

Thanking you,

Regards,

Priya A S

Managing Director





Dream Flower
MAGNUM OPUS
 Perandoor Junction, Elamakkara

Dreamflower Magnum Opus is the 59th project of Dreamflower Housing Projects Pvt. Ltd., located at Perandoor, Elamakkara. There will be a total of 42 luxury flats (12 units of 3 BHK & 30 units of 2 BHK) in 31.5 cents of land. All flats are semi-furnished and there are only 7 units per floor. The structure is a Basement + Ground + 6 floors with ample Car Parking space in the Basement and Ground Floor. The cost is inclusive of Car Parking, GST, Electricity and Water Connection charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

Launch: September 2019

Completion: June 2022

WHY DREAMFLOWER?

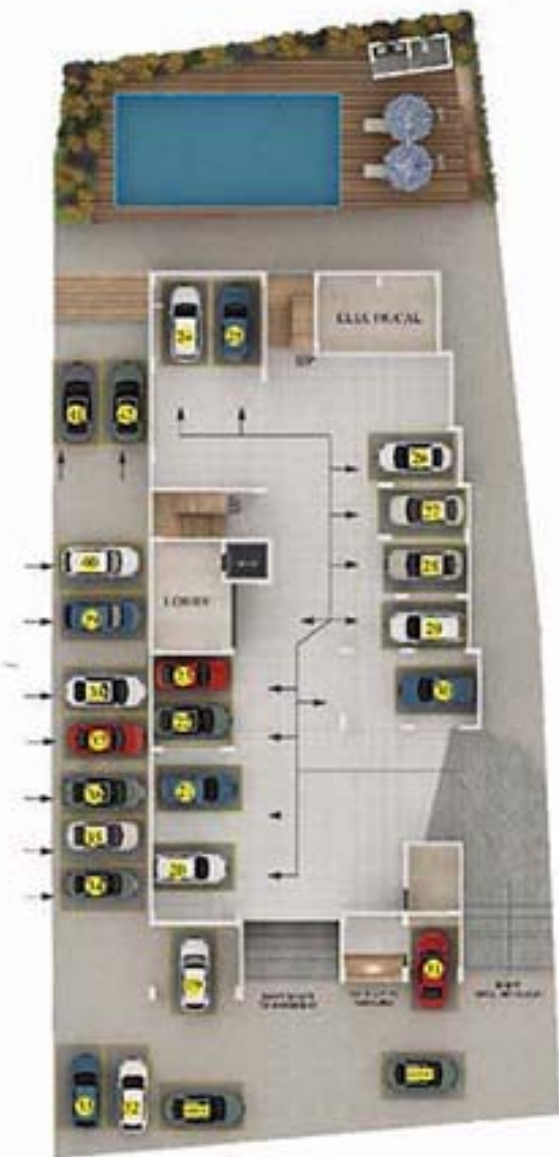
- Builder with a track of completing 50 Projects on time in Kochi City.
- Transparency on area with split of Carpet Area, Plinth Area, Common Area and Total Area separately. We don't increase on common area to give you a fancy sq. ft. area pricing.
- Fully loaded homes customized as per buyer's desire. This is feasible due to stringent project management.
- On time delivery provides you realistic appreciation and return on investment.
- No additional costs except registration which safeguards you against increase in cost or statutory charges.
- After sales service support for rental, resale and house keeping.
- A lifetime relationship and responsibility that continues even after the handing over of the project.

CAR PARKING PLAN

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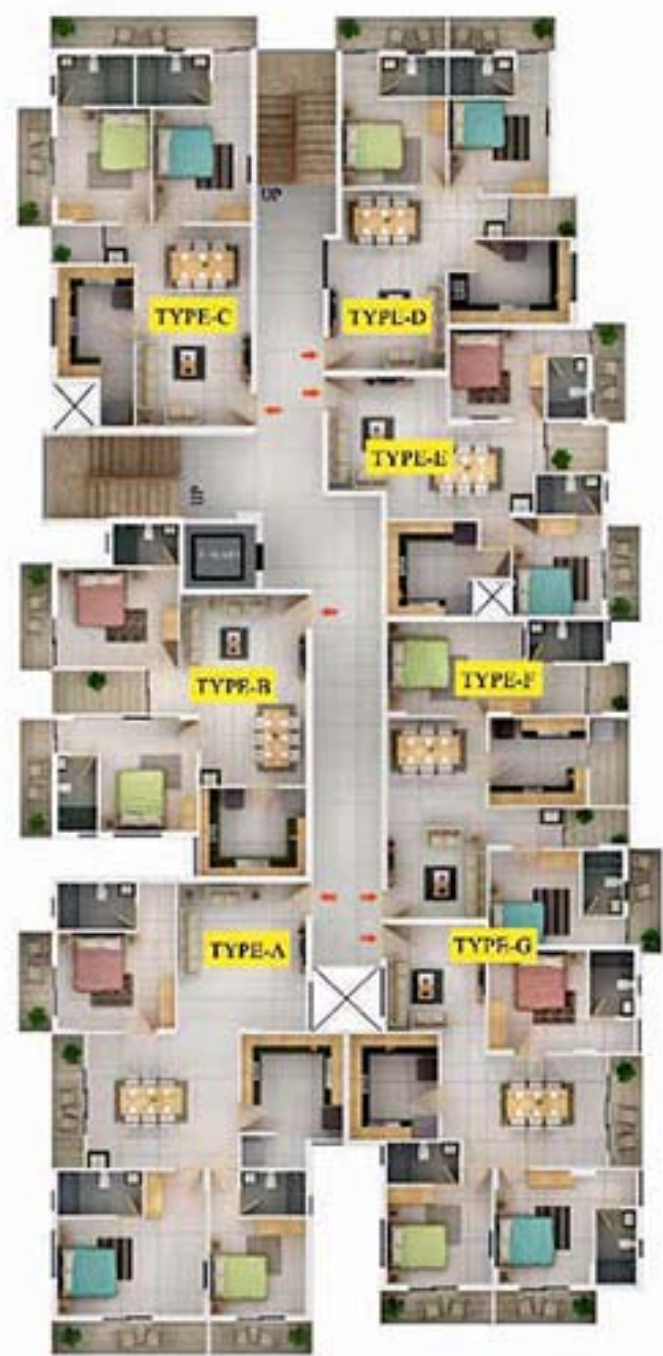


Basement Floor



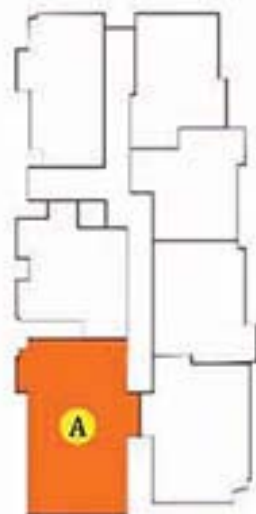
Ground Floor

TYPICAL FLOOR PLAN



TYPE A (3BHK)
TOTAL AREA: 1650 sq. ft.

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AREA DETAILS

Type	A
Area	1650 sq. ft.
Model	3 BHK
Direction	Northeastern
Front Door Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	400	445	13	15	191
Dining	470	410	15	13	207
Balcony 1	100	410	3	13	44
Bedroom 1	360	300	12	10	116
Dress	110	145	4	5	17
Balcony 2	100	305	3	10	33
Toilet 1	240	135	8	4	35
Bedroom 2	460	300	15	10	148
Dress	190	145	6	5	30
Balcony 3	480	100	16	3	52
Toilet 2	260	135	9	4	38
Bedroom 3	300	300	10	10	97
Balcony 4	320	100	10	3	34
Toilet 3	200	135	7	4	29
Kitchen	315	320	10	10	108
Work area	200	100	7	3	21
Plinth Area					1350
Common Area			18%		300
Total Area					1650

TYPE B (2BHK)
TOTAL AREA: 1060 sq. ft.

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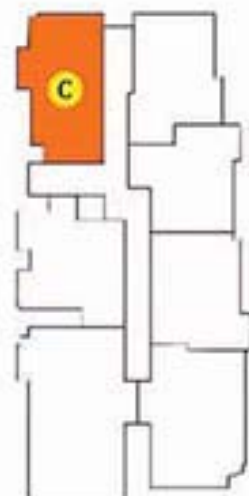
AREA DETAILS

Type	B
Area	1060 sq. ft.
Model	2 BHK
Direction	Center towards eastern
Front Door Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	390	365	13	12	153
Dining	330	220	11	7	78
Balcony 1	280	135	9	4	41
Bedroom 1	300	360	10	12	116
Passage	130	120	4	4	17
Balcony 2	100	365	3	12	39
Toilet 1	120	230	4	8	30
Bedroom 2	370	300	12	10	119
Balcony 3	100	330	3	11	35
Toilet 2	200	130	7	4	28
Kitchen	330	280	11	9	99
Plinth Area					865
Common Area	18%				195
Total Area					1060

TYPE C (2BHK)
TOTAL AREA: 1085 sq. ft.

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AREA DETAILS

Type	C
Area	1085 sq. ft.
Model	2 BHK
Direction	Southeastern
Front Door Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	350	315	11	10	119
Dining	350	300	11	10	113
Balcony 1	150	115	5	4	19
Bedroom 1	300	350	10	11	113
Passage	120	165	4	5	21
Balcony 2	630	100	21	3	68
Toilet 1	220	155	7	5	37
Bedroom 2	280	350	9	11	105
Balcony 3	100	360	3	12	39
Toilet 2	230	155	8	5	38
Kitchen	230	340	8	11	84
Work Area	100	150	3	5	16
Plinth Area					886
Common Area			18%		199
Total Area					1085

TYPE D (2BHK)
TOTAL AREA: 980 sq. ft.

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AREA DETAILS

Type	D
Area	980 sq. ft.
Model	2 BHK
Direction	Southwestern
Front Door Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	360	310	12	10	120
Dining	400	245	13	8	105
Balcony 1	200	120	7	4	26
Bedroom 1	320	270	10	9	93
Passage	110	140	4	5	17
Balcony 2	340	100	11	3	37
Toilet 1	200	120	7	4	26
Bedroom 2	310	295	10	10	98
Passage	110	140	4	5	17
Balcony 3	330	100	11	3	35
Toilet 2	200	120	7	4	26
Kitchen	375	255	12	8	103
Plinth Area					800
Common Area			18%		180
Total Area					980

TYPE E (2BHK)
TOTAL AREA: 890 sq. ft.

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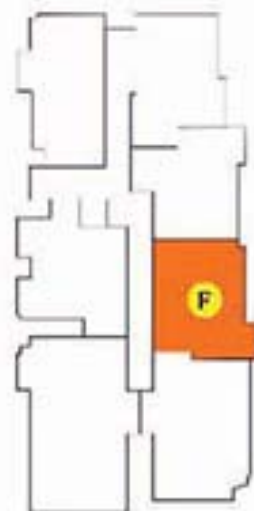
AREA DETAILS

Type	E
Area	890 sq. ft.
Model	2 BHK
Direction	Center towards western
Front Door Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	365	340	12	11	133
Dining	265	290	9	10	83
Balcony 1	195	150	6	5	31
Bedroom 1	290	270	10	9	84
Passage	130	75	4	2	10
Balcony 2	300	100	10	3	32
Toilet 1	120	185	4	6	24
Bedroom 2	270	305	9	10	89
Balcony 3	100	275	3	9	30
Toilet 2	200	120	7	4	26
Kitchen	255	295	8	10	81
Plinth Area					728
Common Area			18%		162
Total Area					890

TYPE F (2BHK)
TOTAL AREA: 1010 sq. ft.

Dream Flower
MAGNUM OPUS



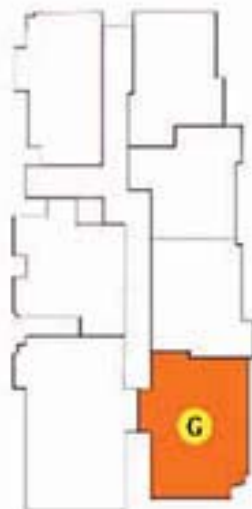
AREA DETAILS

Type	F
Area	1010 sq. ft.
Model	2 BHK
Direction	Center towards western
Front Door Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	300	320	10	10	103
Dining	300	300	10	10	97
Balcony 1	200	120	7	4	26
Bedroom 1	420	280	14	9	126
Dress	185	150	6	5	30
Balcony 2	120	150	4	5	19
Toilet 1	230	120	8	4	30
Bedroom 2	275	300	9	10	89
Passage	130	100	4	3	14
Balcony 3	100	315	3	10	34
Toilet 2	120	190	4	6	25
Kitchen	295	260	10	9	82
Work Area	120	260	4	9	34
Plinth Area					826
Common Area			18%		184
Total Area					1010

TYPE G (3 BHK)
TOTAL AREA: 1275 sq. ft.

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AREA DETAILS

Type	G
Area	1275 sq. ft.
Model	3 BHK
Direction	Northwestern
Front Door Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	300	325	10	11	105
Dining	505	340	17	11	185
Balcony 1	100	340	3	11	37
Bedroom 1	300	310	10	10	100
Passage	145	100	5	3	16
Toilet 1	135	200	4	7	29
Bedroom 2	320	300	10	10	103
Balcony 2	340	100	11	3	37
Toilet 2	220	125	7	4	30
Bedroom 3	300	350	10	11	113
Dress	130	110	4	4	15
Balcony 3	310	100	10	3	33
Toilet 3	120	230	4	8	30
Kitchen	270	320	9	10	93
Plinth Area					1041
Common Area			18%		234
Total Area					1275

SPECIFICATION

Dream Flower MAGNUM OPUS

Structure	RCC framed earthquake resistant structure. Foundation as per structural Requirement. Walls with solid blocks.
Flooring	2*2 Vitrified tiles for the entire apartment, Vitrified/Granite/Marble tiles for lobby and common area.
Toilets	Ceramic tiles for floors and glazed tiles for walls up to 6ft height. Concealed pipes and CP fittings. Hot and cold water taps with overhead shower and provision for geyser. Wash basin in bathrooms and dining space. Cera/ RAK Wall Mount EWC.
Fittings	Godrej /Doorset/Equivalent lock for front Door, Stainless steel hinges. Branded brass fittings and mortise lock for inside doors.
Kitchen	Counter with Black Granite top, wall tiling on counter top up to 45cm height. Stainless steel sink, Box cupboard with Wood/MDF will be provided above the counter. Wooden covering done below the counter with 6 nos- pullouts. Any other Modular accessories can be done at extra cost.
Cupboards	Wood-MDF Wardrobes (210cm*100cm*45cm)with polish/Paint finish provided for all bedrooms. Any modification can be done at extra cost.
Joinery	Front Door-Hardwood door frame with veneered flush door. Inside doors-engineered door frame with Masonite USA skin door/Laminte flush door. Windows using UPVC /Powder coated Aluminium. Saint Gobain solar control reflective glass used to provide privacy, cooling and aesthetics.
Painting	Putty finished walls with emulsion finish for all rooms. Asian paints /Equivalent Emulsion for all walls, Lacquer finish for inside doors. Enamel finish for external doors and windows. Exterior painting with Asian Paints Apex.
Electrical	Three phase power supply with concealed conduit wiring with copper conductor adequate light and fan points, 6/16A plug points etc controlled by ELCB and MCB's with independent energy meter. Elegant switches and quality Electrical wires. FANS & TUBES in Living, Dining and all bedrooms.
Lift	Passenger cum bed lift stopping on all floors.
Fire fighting	Firefighting arrangements as per Kerala Building Rules and Fire Force requirement. Every floor provided with hose reel box and hose.
Generator	For Lift, Common lights, water pumps etc. Automatic Generator Change Over cum load limiter with a power allocation of 500W for 2BHK and 750W for 3BHK. Power plugs not connected during generator supply mode.
Cable TV	Concealed cable TV point in living room and Master Bed room
Water Supply	Water supply from KWA, and purified water from open/bore well through sump and overhead tank. Separate/common plumbing line with OH & Underground tanks.
AC	Wired Provision for AC in master bed rooms, Non – wired provision in other bedrooms.
Car park	Allotted car parking in Basement/Ground floor.

LOCATION MAP



DISTANCE TO THE PROMINENT PLACES

Transportation		College	
Bus Stop	- 10 m	St. Albert's College	- 4.7 km
Kaloor Junction	- 2.5 km	Albertian Institute of Science & Technology	- 6 km
Hospitals		Place of Worship	
Renai Medicity	- 3 km	Church	- 500 m
Lisie Hospital	- 4 km	Temple	- 100 m
Amrita Hospital	- 7 km	Juma Masjid	- 1 km
School		Shopping	
Bhavan's Vidya Mandir	- 900 m	More Super Market	- 500 m
Saraswathi Vidyaniketan	- 1.5 km	Lulu Mall	- 3.5 km
Campion School	- 2 km	Centre Square Mall	- 5 km

ONGOING PROJECTS



CASCIA
M. G. Road



KALOPSIA
Kaloor



SANTA MARIA
Padivattom



BELCANTO
Petta



YASHWI
Kaloor



ZEPHYR
Palarivattom



AVALON
Kaloor

NEARING COMPLETION



GEORGIUS
Edappally

COMPLETED PROJECTS



INAAYA
Edappally



MISTLETOE
Tripunithura



CASA GARDENZA
Kadavanthra



MON PARADIS
Kalamassery



AKADEMIA
Kalamassery



ESTELLA
Kalamassery



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Aluva

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