

Valentia
1 & 2 BHK Flats
Near Vazhakkala



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Champions of Change

Champions of Change

Mrs. Priya Fazil, Managing Director of Dreamflower Housing Projects Pvt. Ltd. was one among the 200 young entrepreneurs of India who were selected for "Champions of Change - Transforming India through G2B partnership" initiative organized by NITI Aayog at Pravasi Bharatiya Kendra.

Six groups of young CEOs made presentations before the PM on themes such as Make in India; Doubling Farmers' Income; World Class Infrastructure; Cities of Tomorrow; Reforming the Financial Sector; and A New India by 2022. Mrs. Priya Fazil was a member of the group who presented the theme, A New India by 2022.

Mrs. Priya Fazil, a Postgraduate in Business Administration from School of Management Studies, Cochin University, is the only woman builder in Kerala, who bagged the prestigious Brand Icon Award instituted by India's premier media house, the Times of India. She was also conferred upon the Shreeratna Award by Kerala Kalakendram.



Md's Message

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



Dreamflower

Valentia

Dreamflower Valentia is the 64th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Mooleppadam road just 700m from Vazhakkala Junction. There will be a total of 16 utility flats (12 units of 2 BHK & 4 units of 1 BHK) in 11.58 cents of land. There will be 4 units per floor. The structure is a Ground+4 floors with ample Car parking space in the Ground floor with stilt parking. The cost is inclusive of Car parking, GST & Electricity charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

Launch: March 2022

Completion : December 2025

Dream Flower
Valentia

Valentia

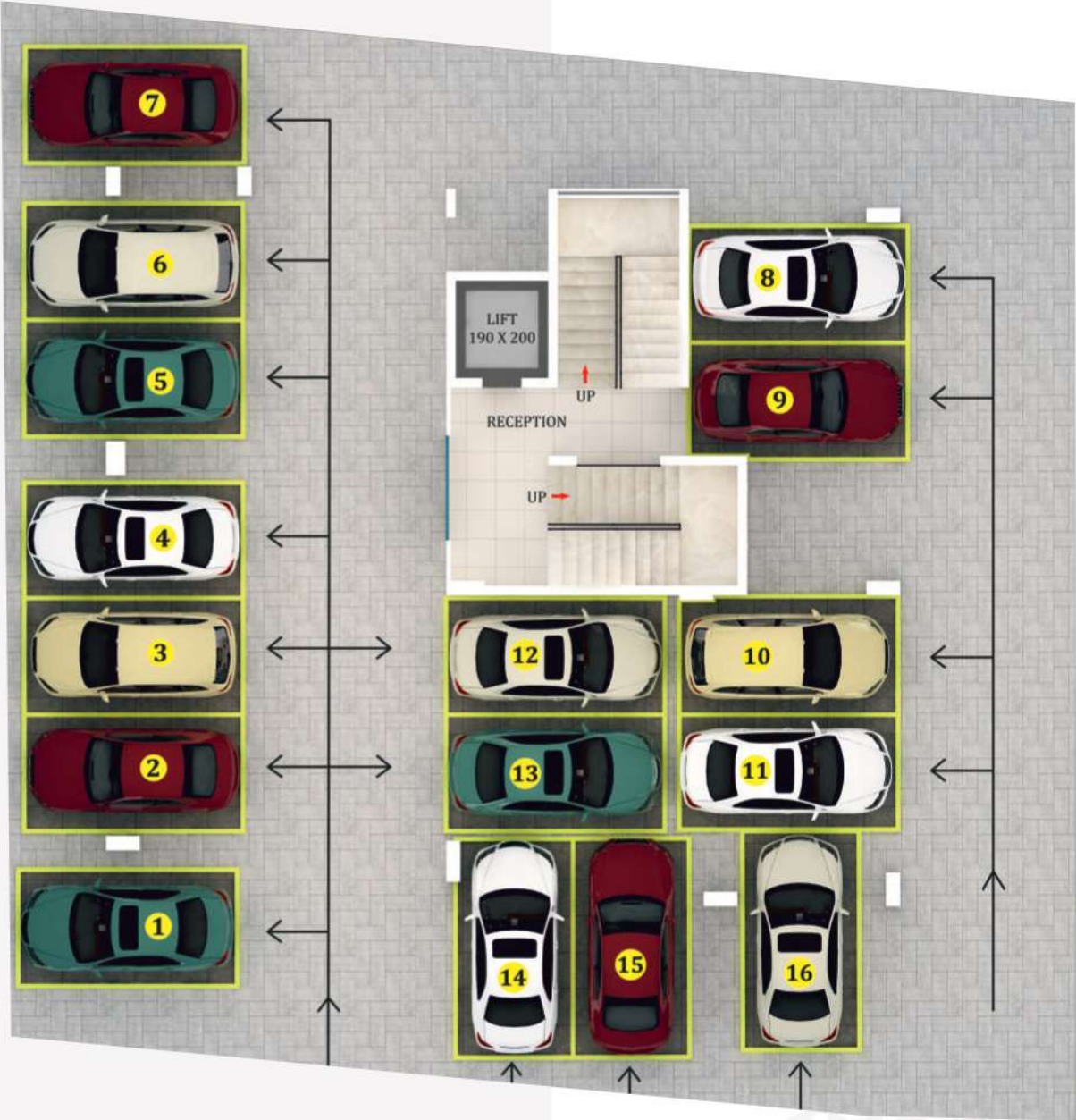
Why Dreamflower

- Builder with a track of completing 58 Projects on time in Kochi City.
- Transparency on area with split of Carpet Area, Plinth Area, Common Area & 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 & return on investment.
- No additional cost except registration which safeguards you against increase in cost or statutory charges.
- After sales service support for rental, resale & housekeeping.
- A lifetime relationship & responsibility that continues even after the handing over of the project.

Dreamflower



Car Parking Plan



car
parking
plan

Typical Floor Plan



Typical
Floor Plan

Type A (2BHK)



Area Details

Type	A
Area	780 sqft
Model	2 BHK
Direction	Northeastern
Front Door Facing	West

Room	Length (in cm)	Breadth (in cm)	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	365	525	12	17	206
Bedroom 1	305	305	10	10	100
Toilet 1	200	130	7	4	28
Bedroom 2	305	300	10	10	98
Toilet 2	130	250	4	8	35
Kitchen	225	260	7	9	63
Plinth Area					607
Common Area (22%)					173
Total Area					780

Area
Details

Type B (2BHK)



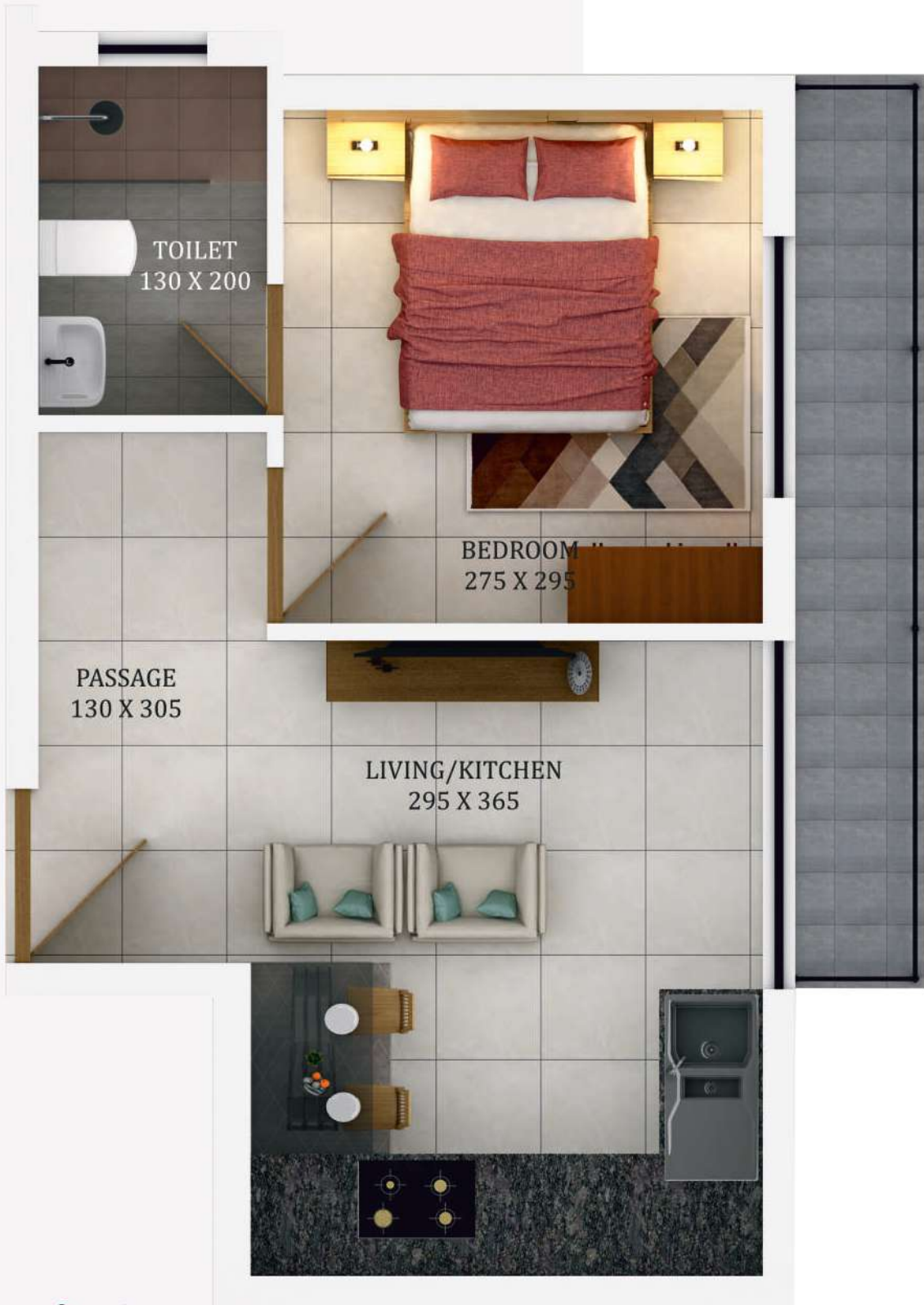
Area Details

Type	B
Area	700 sqft
Model	2 BHK
Direction	Southeastern
Front Door Facing	West

Room	Length (in cm)	Breadth (in cm)	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	445	275	15	9	132
Bedroom 1	260	350	9	11	98
Toilet 1	130	200	4	7	28
Bedroom 2	270	310	9	10	90
Toilet 2	200	150	7	5	32
Kitchen	225	275	7	9	67
Plinth Area					551
Common Area (22%)					149
Total Area					700

Area
Details

Type C (1BHK)



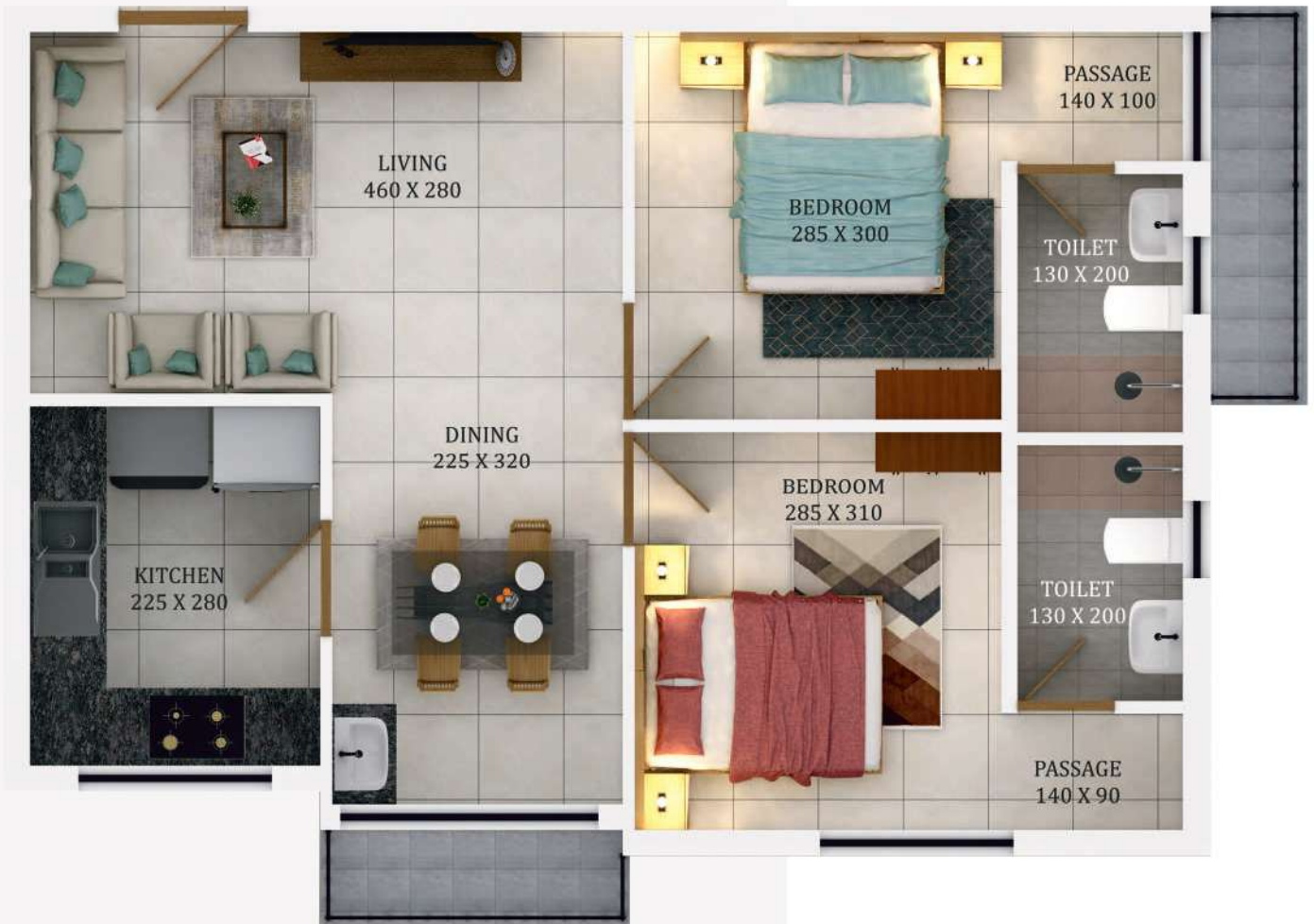
Area Details

Type	C
Area	420 sqft
Model	1 BHK
Direction	Southwestern
Front Door Facing	East

Room	Length (in cm)	Breadth (in cm)	Length in feet	Breadth in feet	Total Area Sqft
Passage	130	305	4	10	43
Living/Kitchen	295	365	10	12	116
Bedroom 1	275	295	9	10	87
Toilet 1	130	200	4	7	28
Plinth Area					324
Common Area (22%)					96
Total Area					420

Area
Details

Type D (2BHK)



Area Details

Type	D
Area	830 sqft
Model	2 BHK
Direction	Northwestern
Front Door Facing	South

Room	Length (in cm)	Breadth (in cm)	Length in feet	Breadth in feet	Total Area Sqft
Living	460	280	15	9	138
Dining	225	320	7	10	77
Bedroom 1	285	300	9	10	92
Passage	140	100	5	3	15
Toilet 1	130	200	4	7	28
Bedroom 2	285	310	9	10	95
Passage	140	90	5	3	14
Toilet 2	130	200	4	7	28
Kitchen	225	280	7	9	68
Plinth Area					650
Common Area (22%)					180
Total Area					830

LOCATION MAP



Distance to the prominent Places

HOSPITALS

Ernakulam Medical Centre	4.1 KM
Vijayalakshmi Medical Centre	4.4 KM
Sunrise Hospital	3.5 KM

SHOPPING

Oberon Mall	2 KM
Prestige mall	3 KM
Lulu Mall	3.6 KM

PLACE OF WORSHIP

Church	200 M
Juma Masjid	1.2 M
Temple	600 M

SCHOOLS

Assissi Vidyaniketan Public School	2.5 KM
Naipunya Public School	4.5 KM
Toc-H Public School	8.9 KM

TRANSPORTATION

Bus Stop	700 M
Palarivattom Bypass	4 KM

COLLEGE

Model Engineering College, Thrikkakara	3.5 KM
Rajagiri College of Management & Applied Sciences	5.9 KM

Specification

ITEM	SPECIFICATION
Structure	RCC framed earthquake resistant structure. Foundation as per structural Requirement. Walls with solid blocks.
Car park	Allotted car parking in ground floor.
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.
Water Supply	Ground Water through sump and overhead tank. Common plumbing line for each flat with separate control valves
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. Tubes & fans in all bedrooms, Hall & Living Room.
Reticulated Gas	Centralized gas with separate meter for each apartment
Plumbing	ISI brand pipes and materials for bathroom.
Generator	For lifts, common lights, water pumps etc. Automatic generator changes over cum load limiter with a power allocation of 500W for 1BHK and 750W for 2BHK. Power Plugs not connected during generator supply mode.
Cable TV	Concealed cable TV point in living room .
AC	Provision for AC in Master Bedroom.
Flooring	2*2 Vitrified tiles for the entire apartment, Vitrified tiles for lobby and common area
Toilets	Ceramic tiles for floors and glazed tiles for walls up to 6 ^{ft} 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/Parryware Wall Mount EWC.
Painting	Putty finished walls with Emulsion finish for all rooms. Asian paints/ Equivalent Emulsion for all walls. Enamel finish for Inside doors and windows. Front door with Melamine Finish .Exterior painting with Asian Paints Apex.
Joinery	Front Door Veneered Prehung Flush Door. Masonite USA Skin doors for inside doors. Windows using UPVC/Powder coated Aluminum. Sanit Gobain solar control refelective glass used to provide privacy, cooling and aesthetics.
Fittings	Dorset lock/ Equivalent set lock for front Door, Stainless steel hinges. Branded brass fittings and mortise lock for inside doors.

We do things differently

17 YEARS

58

PROJECTS

Delivered on Time

- Uncompromised Quality
- On Time Delivery
- No Extra Charges Except Registration
- Affordable Price
- After Sales Support
- Projects In Premium Residential Locality

differently

 Valentia

Amenities



Lift



DG Back Up



Centralized Gas Supply



Fire Fighting System



Biometric Access Control for lobby



Tubes, Fans



Clothes Drying Area



Intercom Facility



Putty with Emulsion finish

Dream Flower
Valentia

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New Launch



Melodium
Kadavanthra



Vivaldi
Palarivattom



Magna latros
Edappally

Ongoing Projects



La-Casita
Chembumukku



Magnum Opus
Elamakkara

Completed Projects



Santa Maria
Padivattom



Avalon
Kaloor



Zephyr
Palarivattom