

**NEARING COMPLETION**



**ZINIA 2**  
EDAPPALLY



**VELVETUDE 3**  
EDAPPALLY

**ONGOING PROJECTS**



**AVALON**  
KALOOR



**GEORGIUS**  
EDAPPALLY



**INAAYA**  
EDAPPALLY



**MISTLETOE**  
TRIPUNITHURA

We do things differently

+91 93870 88144  
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[www.dreamflower.in](http://www.dreamflower.in)



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**NH BYPASS,  
PALARIVATTOM**



51<sup>st</sup>  
project

**Dream Flower**  
**HOUSING PROJECTS PRIVATE LIMITED**  
*Building Dreams. Blooming Happiness!*

**14 YEARS**  
**46 PROJECTS**  
DELIVERED  
ON TIME

**93870 88144**

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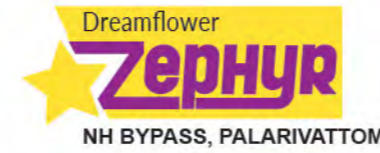
# CHAMPIONS OF CHANGE

Mrs. Priya Fazil, Managing Director of Dream Flower 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 organised by NITI Aayog at Pravasi Bhartiya 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.



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  
**Zephyr**  
 NH BYPASS, PALARIVATTOM

Dreamflower Zephyr is the 51<sup>st</sup> project of Dreamflower Housing Projects Pvt. Ltd. It is located at Peringattu Road, Opposite EMC Hospital, Palarivattom. There will be a total of 16 Flats (4 units of 3 BHK & 12 units of 2 BHK) in 14 cents of land. All flats are semi furnished and there are only 4 units per floor giving ample lighting & ventilation. The structure is a Ground+5 floors with ample Car Parking space in the Ground floor with stilt parking. The cost is inclusive of Car Parking, Taxes, Electricity and Water connection charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

Launch: October 2018

Completion: October 2020



**14 YEARS**  
**46** PROJECTS  
 DELIVERED  
 ON TIME

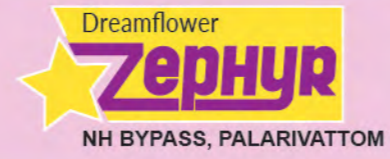
## WHY DREAM FLOWER?

**Dream Flower**  
 HOUSING PROJECTS PRIVATE LIMITED

- Builder with a track of completing 46 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 sqft 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



# TYPICAL FLOOR PLAN



## TYPE A (3BHK) TOTAL AREA: 1100 Sqft



## AREA DETAILS



Type	A
Area	1100 Sqft
Model	3 BHK
Direction	South Eastern
Front Door Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	310	10	10	100
Dining	290	350	10	11	109
Balcony	200	145	7	5	31
Bedroom 1	290	300	10	10	94
Toilet 1	125	210	4	7	28
Bedroom 2	300	290	10	10	94
Toilet	120	240	4	8	31
Bedroom 3	300	300	10	10	97
Toilet 3	120	300	4	10	39
Balcony	150	195	5	6	31
Kitchen	250	330	8	11	89
<b>Plinth Area</b>					<b>932</b>
Common Area	15.25%				168
<b>Total Area</b>					<b>1100</b>

**TYPE B (2BHK)**  
**TOTAL AREA: 880 Sqft**



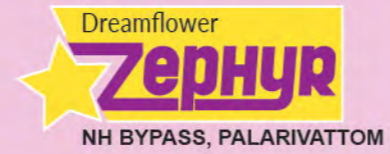
**AREA DETAILS**



Type	B
Area	880 Sqft
Model	2 BHK
Direction	South Western
Front Door Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	400	300	13	10	129
Dining	280	310	9	10	93
Balcony	265	125	9	4	36
Bedroom 1	270	295	9	10	86
Toilet 1	260	120	9	4	34
Bedroom 2	360	300	12	10	116
Toilet 2	120	260	4	9	34
Balcony	105	310	3	10	35
Kitchen	210	310	7	10	70
<b>Plinth Area</b>					745
Common Area	15.25%				135
<b>Total Area</b>					880

## TYPE C (2BHK) TOTAL AREA: 950 Sqft



## AREA DETAILS



Type	C
Area	950 Sqft
Model	2 BHK
Direction	North Western
Front Door Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	400	310	13	10	133
Dining	435	260	14	9	122
Balcony	185	100	6	3	20
Bedroom 1	330	270	11	9	96
Toilet 1	265	120	9	4	34
Balcony	80	295	3	10	25
Bedroom 2	365	270	12	9	106
Toilet 2	265	120	9	4	34
Kitchen	240	310	8	10	80
<b>Plinth Area</b>					<b>805</b>
Common Area	15.25%				145
<b>Total Area</b>					<b>950</b>

## TYPE D (2BHK) TOTAL AREA: 910 Sqft



## AREA DETAILS

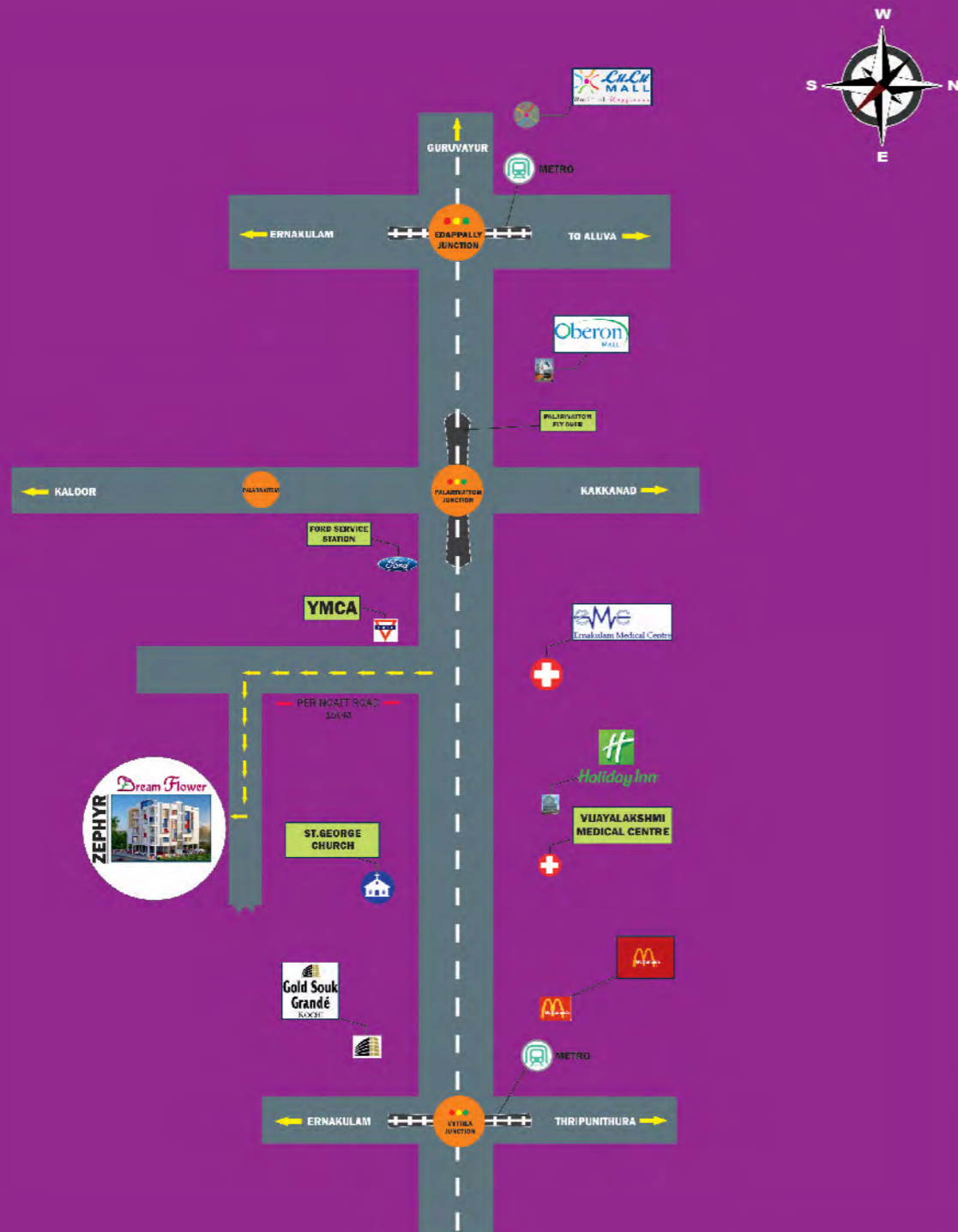
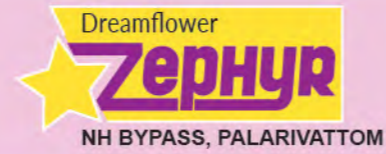


Type	D
Area	910 Sqft
Model	2 BHK
Direction	North Eastern
Front Door Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	310	10	10	100
Dining	440	290	14	10	137
Utility Area	130	165	4	5	23
Balcony	130	300	4	10	42
Bedroom 1	270	300	9	10	87
Toilet 1	270	130	9	4	38
Balcony	210	120	7	4	27
Bedroom 2	280	300	9	10	90
Toilet 2	120	190	4	6	25
Kitchen	210	315	7	10	71
<b>Plinth Area</b>					<b>770</b>
Common Area				15.25%	140
<b>Total Area</b>					<b>910</b>



## LOCATION MAP



## AMENITIES



### Recreation

Health Club  
Association Hall

### For the Flat

Lift  
DG Back up  
Centralized Gas Supply  
Fire Fighting System  
Lobby with Visitors Lounge

### Inside the Flat

Wardrobes  
Kitchen Cabinets  
Tubes, Fans  
Putty with Emulsion finish  
Intercom Facility

## DISTANCE TO THE PROMINENT PLACES

### Transportation

Vyttila Mobility Hub  
Palarivattom Metro Station  
Edappally Metro Station  
Vyttila Metro Station

### Shopping

Lulu Mall  
Gold Souk  
Oberon Mall

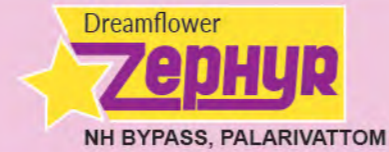
### Hospitals

EMC Hospital  
Vijayalakshmi Medical Centre

### Quick Access To

National Highway – 47  
Kakkanad  
Cochin City Centre

## SPECIFICATION



- 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 /Dorset/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/HDF 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-HDF Wardrobes (210cm\*100cm\*45cm) with polish/paint finish provided for all bedrooms. Any modification can be done at extra cost.
- Joinery** : Front door & inside door frames made of best quality hard wood. Masonite USA Skin Doors for inside doors. 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** : Fire fighting 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 changeover 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 bedroom.
- 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 ground floor.

## COMPLETED PROJECTS



**ESTELLA  
KALAMASSERY**



**ESTELLA 2  
KALAMASSERY**



**AKADEMIA  
KALAMASSERY**



**IBIZA  
KALOOR**



**ZENOBIA  
KAKKANAD**



**BEGONIA  
PANAMPILLY NAGAR**