



AVALON

Just 300m from
Metro Pillar No. 585



 **Dream Flower**
HOUSING PROJECTS PRIVATE LIMITED

93870 88144

98470 58220

www.dreamflower.in

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 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.



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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 factor have been the trust, support and encouragement extended by all our customers.

Thanking you.

Regards,

Priya A S
Managing Director



AVALON

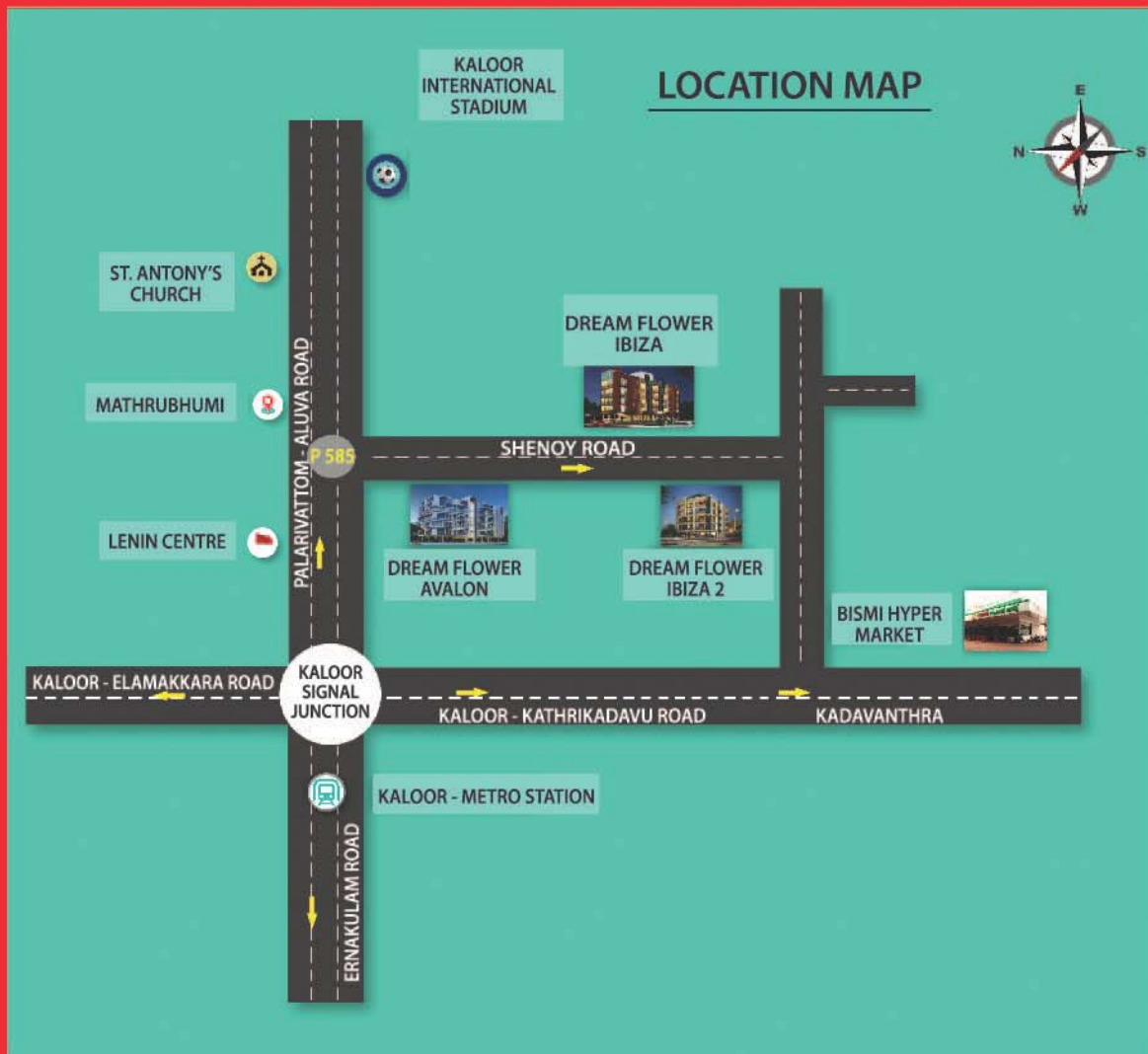
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Dreamflower Avalon is the 50th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Shenoy Road just 300m from Metro Pillar No. 585 at Kaloor. There will be a total of 20 Premium flats (8 units of 3BHK, 8 units of 2+Study & 4 units of 2BHK) in 22 cents of land. All flats are semi furnished and there are only 5 units per floor. Luxury amenities like Swimming Pool, Gym, Association Hall etc. will be there. The structure is a Ground+5 floors with ample Car Parking space in the Ground floor with stilt parking. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

Launch: March 2018

Completion: March 2020

LOCATION MAP





WHY DREAM FLOWER?

- Builder with a track of completing 45 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.

AMENITIES

Recreation

Health Club & Swimming pool
Association Hall
Kids Play Area
Lobby with Visitors Lounge

For the Flat

Lift
DG Back up
Centralized Gas Supply
Fire Fighting System

Inside the Flat

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

Distance to the Prominent Places

Transportation

Metro Station	-	300 M
Bus Stand	-	300 M
North Railway Station	-	1.2 KM
South Railway Station	-	4.2 KM

School

Model Technical H S S	-	600 M
Greets Public school	-	900 M
Bhavans Vidya Mandir	-	3 KM
Kendriya Vidyalaya	-	2.7 KM

College

St. Albert's College	-	2 KM
St. Theresa's College	-	3.7 KM

Shopping

Bismi Hyper Market	-	150 M
Centre Square Mall	-	3.2 KM

Hospitals

PVS Memorial Hospital	-	700 M
Lisie Hospital	-	800 M
Specialists' Hospital	-	2 KM

Place of Worship

Church	-	300 M
Juma Masjid	-	700 M
Temple	-	700 M

CAR PARKING PLAN

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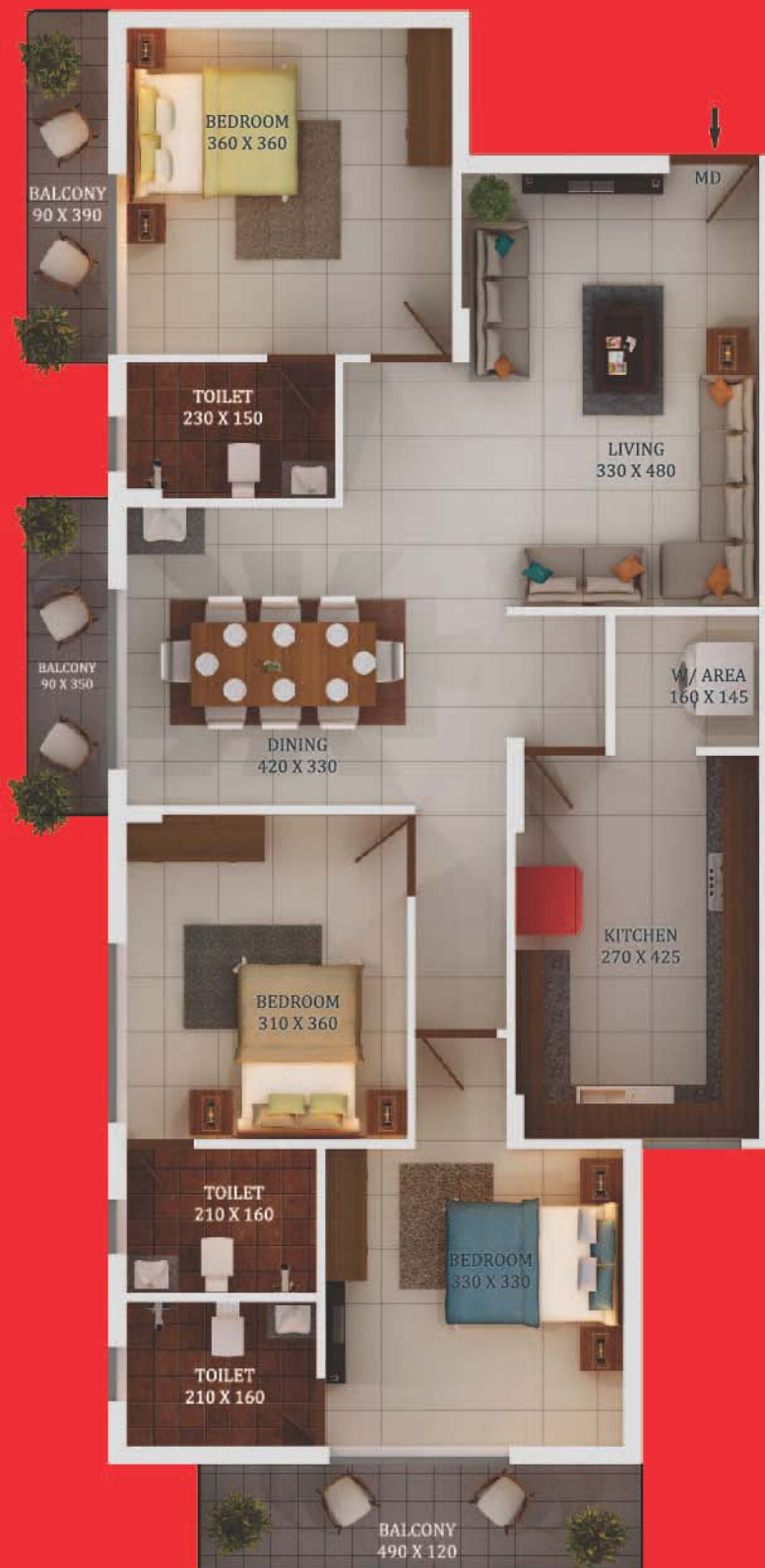
TYPICAL FLOOR PLAN



TYPE A (3BHK)
TOTAL AREA: 1530 Sqft

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AREA DETAILS



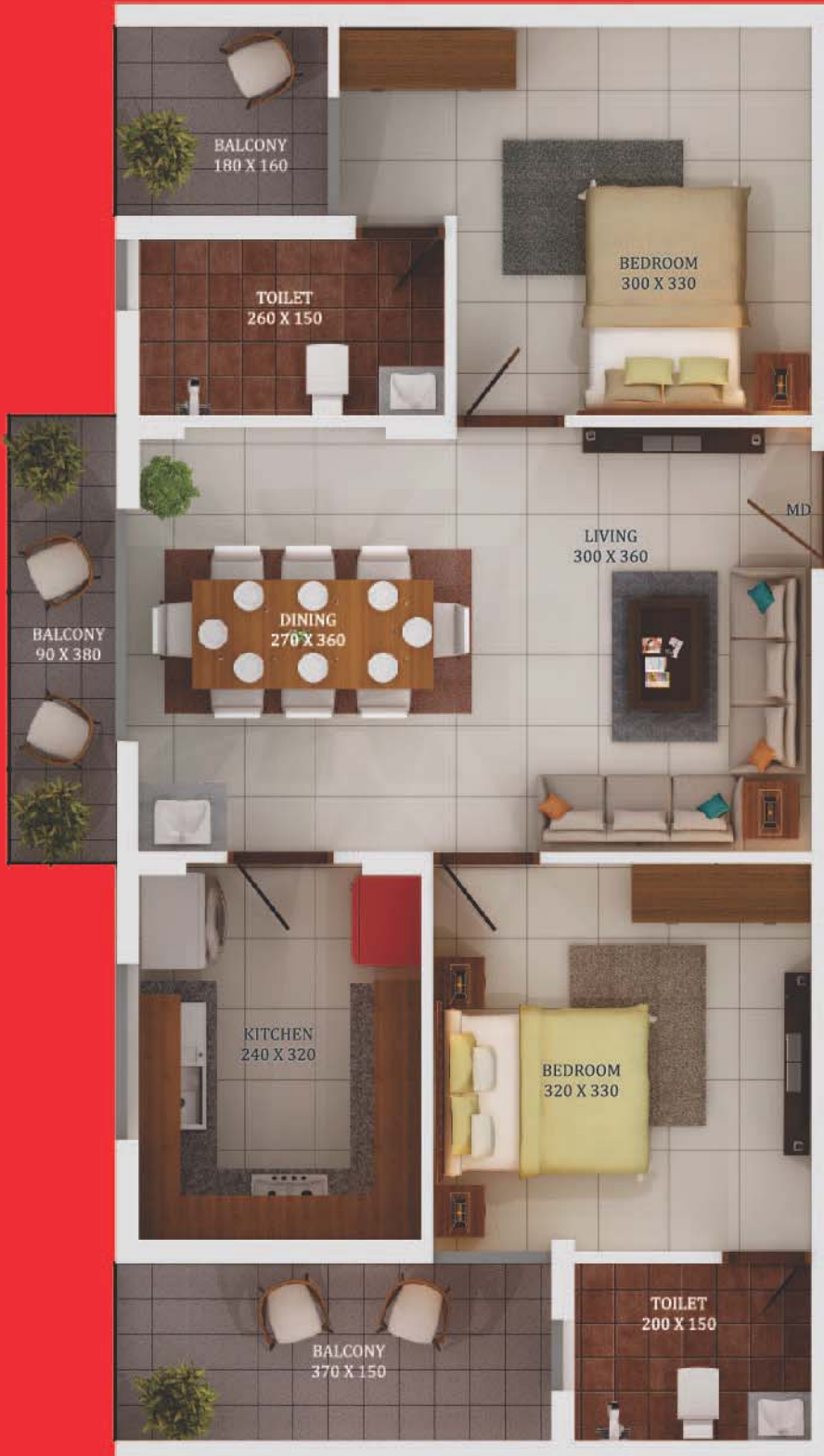
Type	A
Area	1530 Sqft
Model	3 BHK
Direction	Southeastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	330	480	11	16	170
Dining	420	330	14	11	149
Balcony	90	350	3	11	34
Bedroom 1	360	360	12	12	139
Toilet 1	230	150	8	5	37
Balcony	90	390	3	13	38
Bedroom 2	310	360	10	12	120
Toilet 2	210	160	7	5	36
Bedroom 3	330	330	11	11	117
Toilet 3	210	160	7	5	36
Balcony	490	120	16	4	63
Kitchen	270	425	9	14	123
Work area	160	145	5	5	25
Plinth Area					1290
Common Area	16%				240
Total Area					1530

TYPE B (2BHK)
TOTAL AREA: 1015 Sqft

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AREA DETAILS



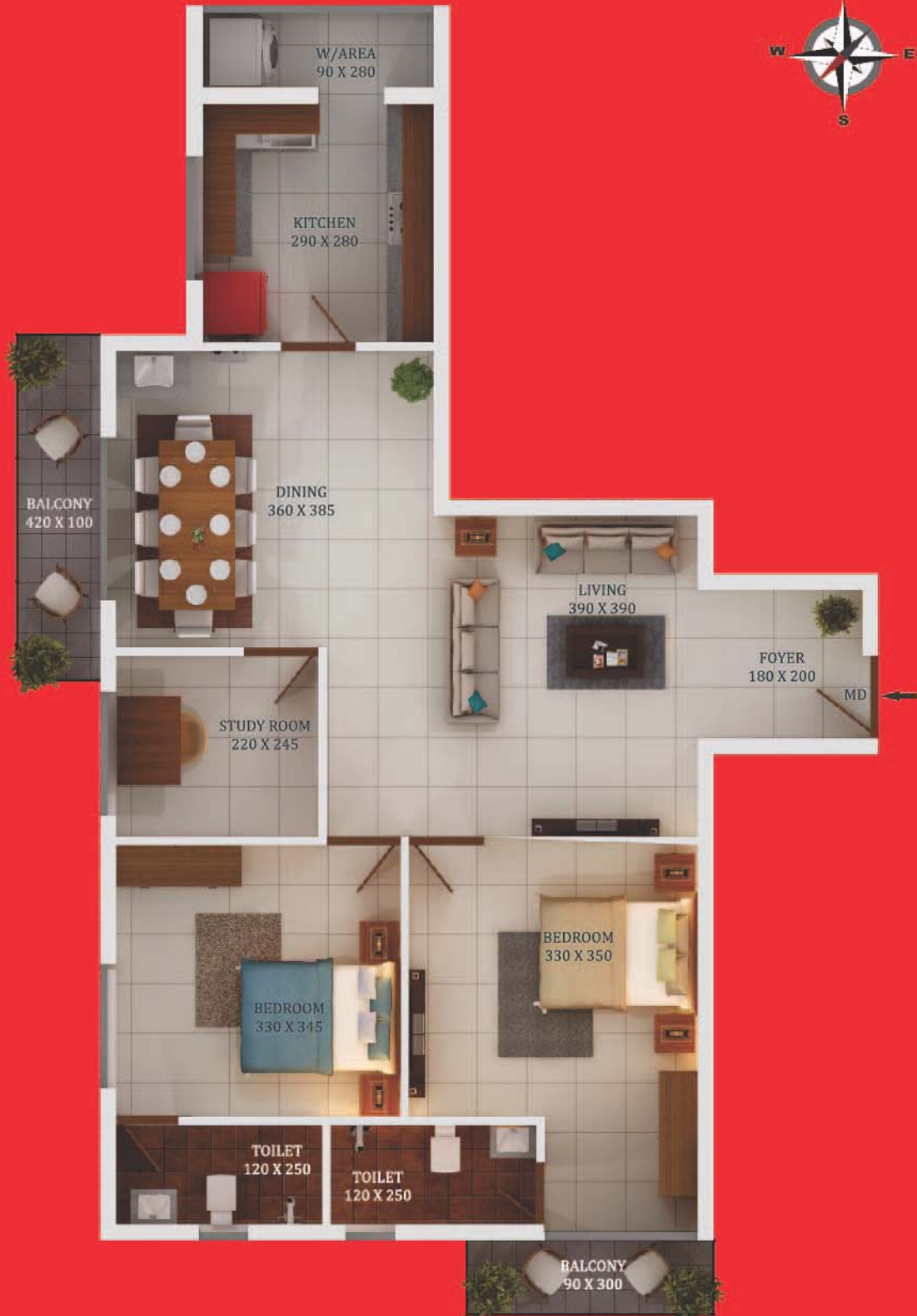
Type	B
Area	1015 Sqft.
Model	2 BHK
Direction	Center Towards Southern
Front Facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	360	10	12	116
Dining	270	360	9	12	104
Balcony	90	380	3	12	37
Bedroom 1	300	330	10	11	106
Toilet 1	260	150	9	5	42
Balcony	180	160	6	5	31
Bedroom 2	320	330	10	11	114
Toilet 2	200	150	7	5	32
Balcony	370	150	12	5	60
Kitchen	240	320	8	10	83
Plinth Area					853
Common Area	16%				162
Total Area					1015

TYPE C (2BHK + STUDY)
TOTAL AREA: 1245 Sqft

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AREA DETAILS



Type	C
Area	1245 Sqft.
Model	2 BHK + Study
Direction	Western
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	180	200	6	7	39
Living	390	390	13	13	164
Dining	360	385	12	13	149
Balcony	420	100	14	3	45
Bedroom 1	330	350	11	11	124
Toilet 1	120	250	4	8	32
Balcony	90	300	3	10	29
Bedroom 2	330	345	11	11	122
Toilet 2	120	250	4	8	32
Studyroom	220	245	7	8	58
Kitchen	290	280	10	9	87
Work Area	90	280	3	9	27
Plinth Area					1050
Common Area	16%				195
Total Area					1245

TYPE D (2BHK + STUDY)
TOTAL AREA: 1160 Sqft

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AREA DETAILS



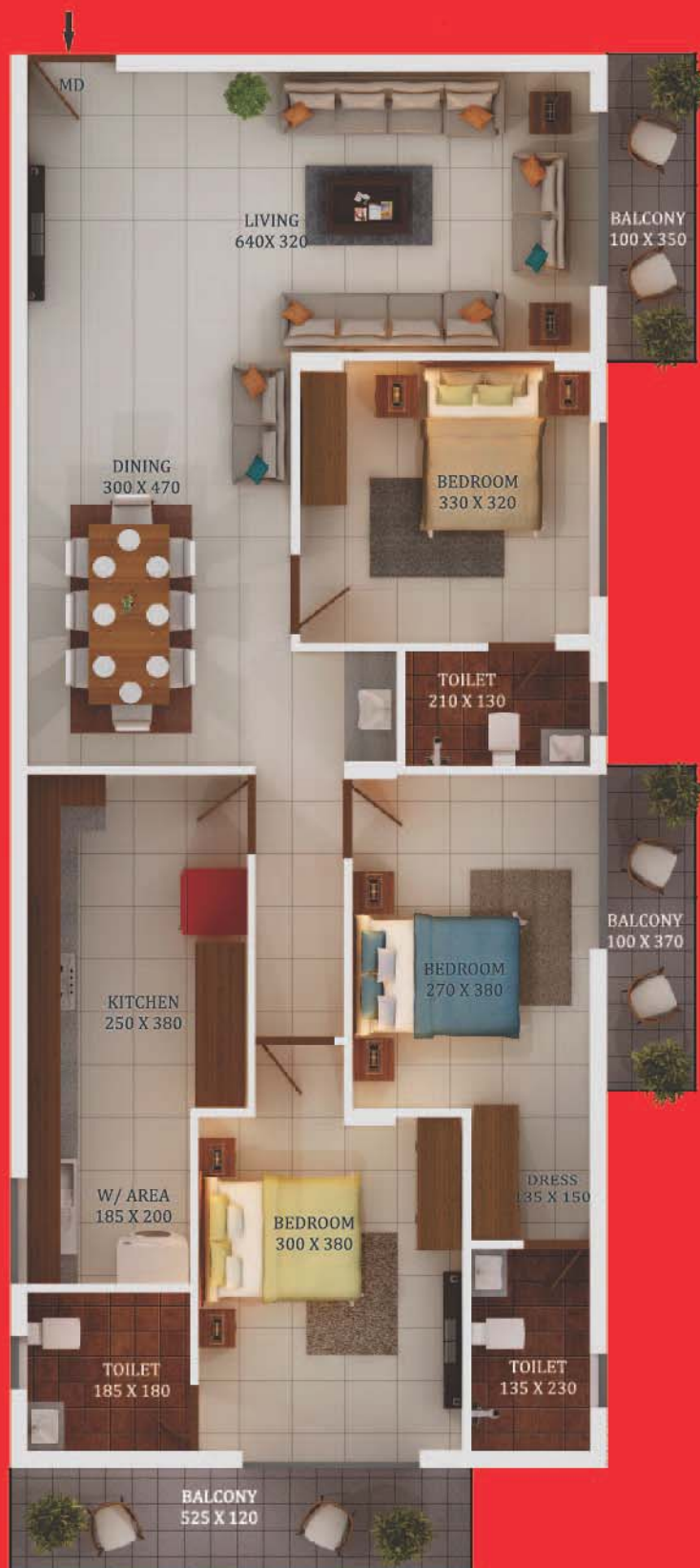
Type	D
Area	1160 Sqft.
Model	2 BHK + Study
Direction	Center Towards Northern
Front Facing	South

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	470	10	15	152
Dining	270	330	9	11	96
Balcony	100	315	3	10	34
Bedroom 1	335	310	11	10	112
Toilet 1	235	150	8	5	38
Balcony	155	140	5	5	23
Bedroom 2	290	330	10	11	103
Toilet 2	140	210	5	7	32
Balcony	100	450	3	15	48
Study room	260	300	9	10	84
Kitchen	270	340	9	11	99
Work area	100	160	3	5	17
Plinth Area					970
Common Area	16%				190
Total Area					1160

TYPE E (3BHK)
TOTAL AREA: 1555 Sqft

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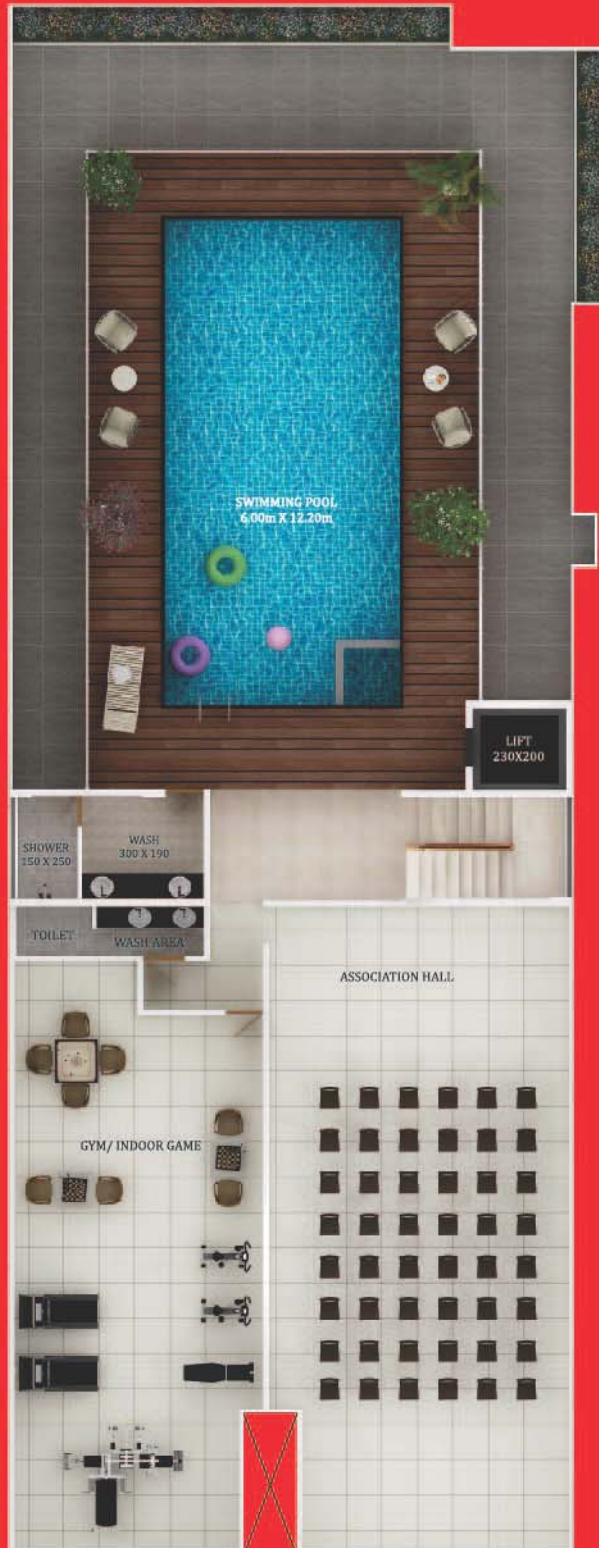
AREA DETAILS



Type	E
Area	1555 Sqft.
Model	3 BHK
Direction	Northeastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	640	320	21	10	220
Balcony	100	350	3	11	38
Dining	300	470	10	15	152
Bedroom 1	330	320	11	10	114
Toilet 1	210	130	7	4	29
Bedroom 2	270	380	9	12	110
Dress	135	150	4	5	22
Toilet 2	135	230	4	8	33
Balcony 2	100	370	3	12	40
Bedroom 3	300	380	10	12	123
Toilet 3	185	180	6	6	36
Balcony	525	120	17	4	68
Kitchen	250	380	8	12	102
Work area	185	200	6	7	40
Plinth Area					1311
Common Area	16%				244
Total Area					1555

TERRACE FLOOR PLAN



SPECIFICATION

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- 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 cup board 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 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 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



IBIZA KALOOR



IBIZA 2 KALOOR



CASA GARDENZA KADAVANTHRA



ESTELLA 2 KALAMASSERY



CYNOSURE KADAVANTHRA



VILLA RIO VYTILTA

NEARING COMPLETION



VELVETUDE 2 EDAPPALLY

ONGOING PROJECTS



GEORGIUS EDAPPALLY



VELVETUDE 2 EDAPPALLY



INAAYA EDAPPALLY



ZINIA 2 EDAPPALLY



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