



 **Dream Flower**
HOUSING PROJECTS PRIVATE LIMITED

93870 88144 98470 58220
www.dreamflower.in

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 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.

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 Belcanto is the 57th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Kolatheri road just 100 m from Petta Metro Station. There will be a total of 16 Flats (8 units of 3 BHK & 8 units of 2 BHK) in 16.90 cents of land. There are only 4 units per floor giving ample lighting & ventilation. 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 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: September 2021

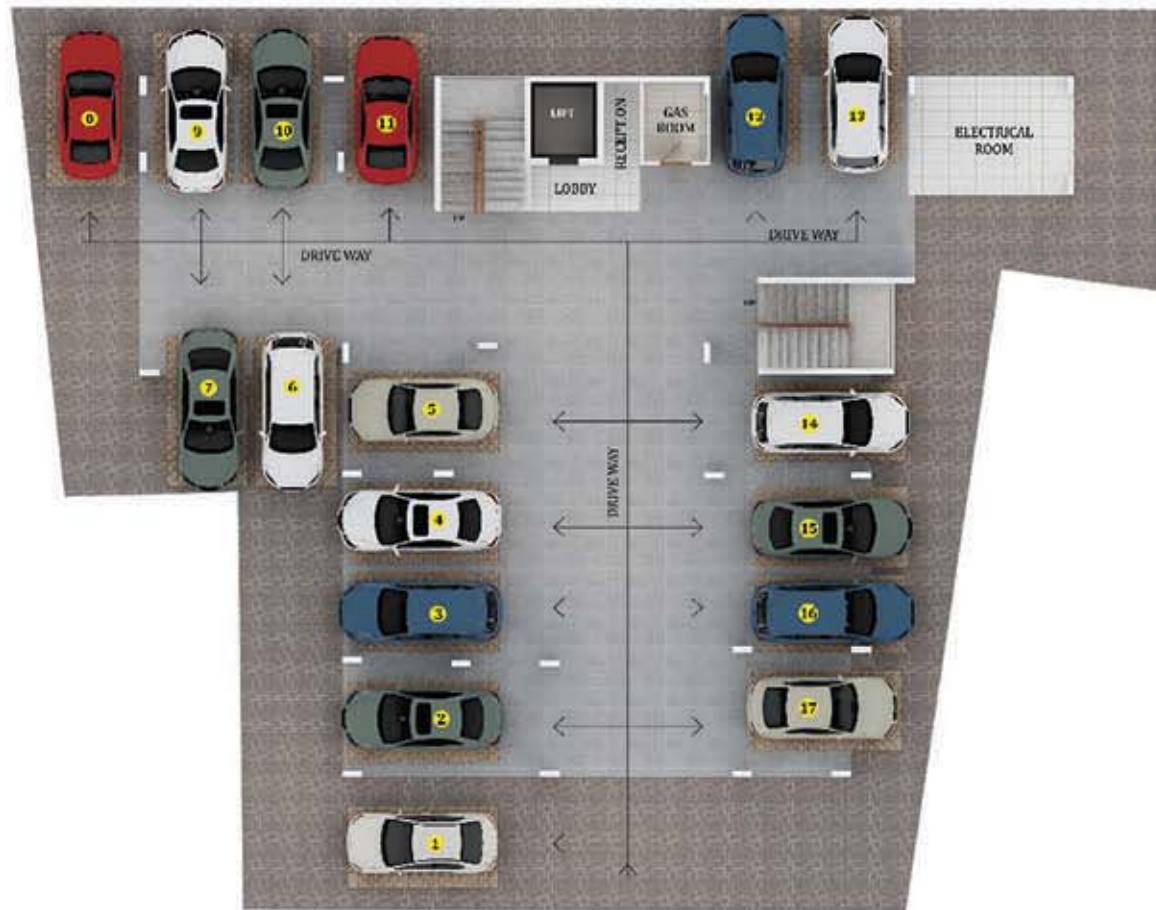


WHY DREAMFLOWER?



- Builder with a track of completing 49 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



TYPICAL FLOOR PLAN



TYPE A (3BHK) TOTAL AREA: 1340 sq. ft.



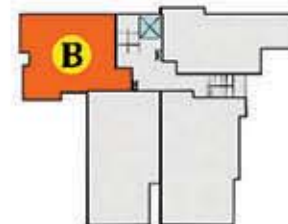
AREA DETAILS



Type	A
Area	1340 sq. ft.
Model	3 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	300	380	10	12	123
Dining	430	410	14	13	190
Balcony	200	140	7	5	30
Bedroom 1	305	320	10	10	105
Balcony	325	100	11	3	35
Toilet 1	200	120	7	4	26
Bedroom 2	300	320	10	10	103
Balcony	320	100	10	3	34
Toilet 2	245	130	8	4	34
Bedroom 3	305	370	10	12	121
Toilet 3	120	200	4	7	26
Kitchen	305	270	10	9	89
Plinth Area					1110
Common Area					17% 230
Total Area					1340

TYPE B (2BHK) TOTAL AREA: 1120 sq. ft.



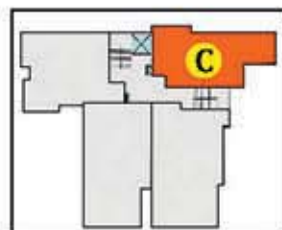
AREA DETAILS



Type	B
Area	1120 sq. ft.
Model	2 BHK
Direction	Southwestern
Front Door Facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Foyer	170	220	6	7	40
Living	280	350	9	11	105
Dining	270	460	9	15	134
Balcony	275	120	9	4	35
Bedroom 1	270	420	9	14	122
Balcony	350	70	11	2	26
Dress	110	145	4	5	17
Toilet 1	150	200	5	7	32
Bedroom 2	300	370	10	12	119
Balcony	100	400	3	13	43
Toilet 2	300	135	10	4	44
Kitchen	245	335	8	11	88
Work Area	120	345	4	11	45
Plinth Area					928
Common Area					17% 192
Total Area					1120

TYPE C (2BHK) TOTAL AREA: 1040 sq. ft.



AREA DETAILS



Type	C
Area	1040 sq. ft.
Model	2 BHK
Direction	Northwestern
Front Door Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Foyer	170	140	6	5	26
Living	350	275	11	9	103
Dining	390	305	13	10	128
Balcony	100	265	3	9	28
Bedroom 1	300	300	10	10	97
Balcony	460	70	15	2	35
Toilet 1	120	200	4	7	26
Bedroom 2	320	320	10	10	110
Balcony	155	120	5	4	20
Toilet 2	135	210	4	7	30
Kitchen	330	270	11	9	96
Work Area	130	200	4	7	28
Plinth Area					862
Common Area	17%				178
Total Area					1040

TYPE D (3BHK) TOTAL AREA: 1400 sq. ft.



AREA DETAILS



Type	D
Area	1400 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	300	515	10	17	166
Dining	400	375	13	12	161
Balcony	150	130	5	4	21
Bedroom 1	330	300	11	10	106
Toilet 1	200	150	7	5	32
Bedroom 2	300	360	10	12	116
Dress	135	150	4	5	22
Balcony	455	100	15	3	49
Toilet 2	125	200	4	7	27
Bedroom 3	275	360	9	12	106
Balcony	295	100	10	3	32
Toilet 3	230	120	8	4	30
Kitchen	370	235	12	8	93
Plinth Area					1165
Common Area					17% 235
Total Area					1400

WE DO THINGS DIFFERENTLY



AMENITIES

Recreation	For the Flat	Inside the Flat
Health Club	Lift	Tubes and Fans
Association Hall	DG Back up	Putty with Emulsion Finish
Clothes Drying Area	Centralized Gas Supply	Intercom Facility
Servant's Toilet	Fire Fighting System	
	Lobby with Visitors Lounge	
	Biometric Access Control for Lobby	

DISTANCE TO THE PROMINENT PLACES

Transportation	College
Metro Station - 100 m	Govt. College Tripunithura - 2 km
Vyttila Hub - 3 km	Chinmaya College of Arts, Commerce and Science - 2.5 km
	Medical Trust Institute of Medical Sciences - 3.5 km
Hospitals	Place of Worship
Varma Hospital - 1.5 km	Temple - 400 m
P S Mission Hospital - 2.3 km	Church - 900 m
Lakeshore Hospital - 7 km	Juma Masjid - 1.5 km
School	Shopping
Sree Narayana Vidyapeetam - 2 km	Abad Nucleus Mall - 1.5 km
Chinmaya Vidyalaya - 2.8 km	Gold Souk Grande Mall - 4.8 km
The Choice School - 4.5 km	

LOCATION MAP



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/Parryware Wall Mount EWC.
Fittings	Dorset lock/ Equivalent set lock for front Door, Stainless steel hinges. Branded brass fittings and mortise lock for inside doors.
Kitchen	RCC Slab with Black Granite top, Wall tiling on counter top up to 45cm height. Stainless steel sink with single bowl and drain board. Any other Modular accessories 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 Aluminum. 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. Enamel finish for Inside doors and windows. Front door with Melamine Finish. 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 in all bedrooms, Hall & Living Room.
Plumbing	ISI brand pipes, EWC washbasin, Taps for bathroom.
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 lifts, common lights, water pumps etc. Automatic generator changes 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, through sump and overhead tank. Separate / Common plumbing line for each flat with separate control valves.
AC	Provision for AC in Master Bedroom & Non Wired Provision for Ac in Living room & other bedrooms.
Car park	Allotted car parking in ground floor.

JUST LAUNCHED



CASCIA
M. G. Road



SANTA MARIA
Padivattom



KALOPSIA
Kaloor



MAGNUM OPUS
Elamakkara

ONGOING PROJECTS



INAAYA
Edappally



GEORGIUS
Edappally



AVALON
Kaloor



ZEPHYR
Palarivattom



YASHWI
Kaloor

COMPLETED PROJECTS



MISTLETOE
Tripunithura



CASA GARDENZA
Kadavanthra



MON PARADIS
Kalamassery



AKADEMIA
Kalamassery



ESTELLA
Kalamassery



SANDFORD
Aluva

We do things
differently

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