

Dream Flower
Cascia
Iyyattil Jn., M G Road



55th
project

 **Dream Flower**
HOUSING PROJECTS PRIVATE LIMITED

www.dreamflower.in

93870 88144 98470 58220



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

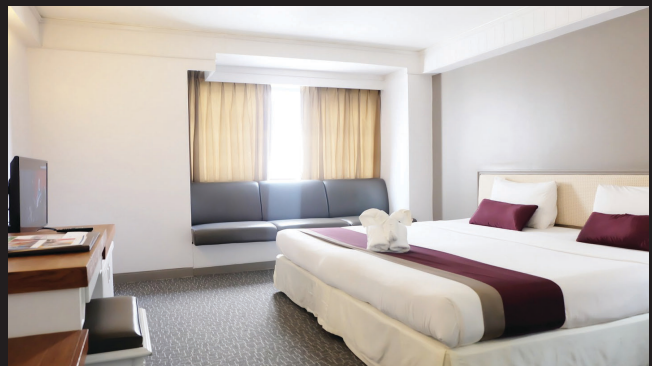


Dream Flower
Cascia
Iyyattil Jn., M G Road

Dreamflower Cascia is the 55th Project of Dreamflower Housing Projects Pvt. Ltd. It is located at Iyyattil Junction just 250 m from Maharaja's College Metro Station. There will be a total of 8 Luxury units (4 units of 3 BHK & 4 units of 2 BHK) in 11.04 cents of land. It is situated at Iyyattil Lane. There are only 2 units per floor giving ample lighting & ventilation. The structure is a Ground+4 floors with two 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: July 2019

Completion: March 2021

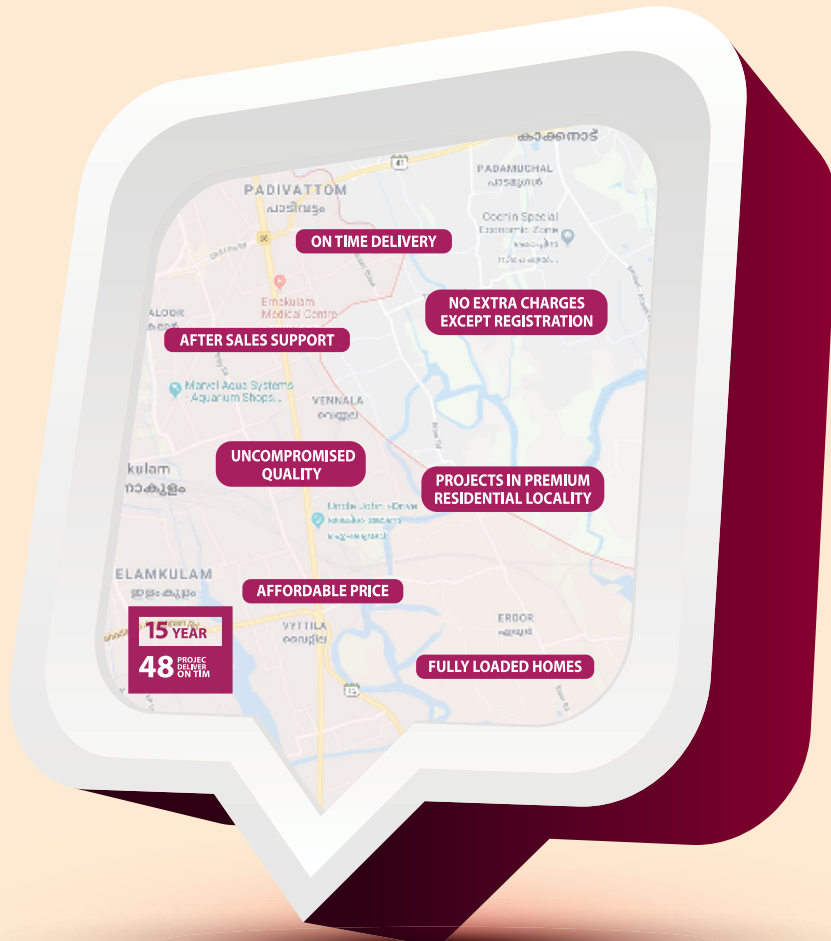




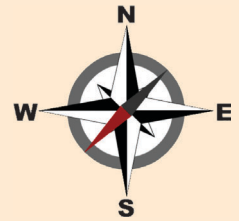
WHY DREAM FLOWER?



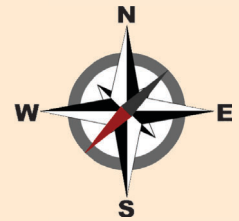
- Builder with a track of completing 48 Projects on time in Kochi City.
- Transparency on area with split of Carpet Area, Plinth Area, Common Area and Total Area separately. We don't increase on common area to give you a fancy sqft area pricing.
- Fully loaded homes customized as per buyer's desire. 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.



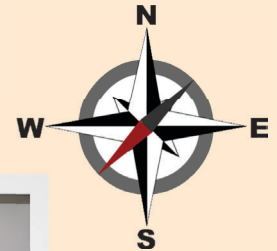
CAR PARKING PLAN



TYPICAL FLOOR PLAN



TYPE A (3BHK)
TOTAL AREA: 1800 sq.ft.



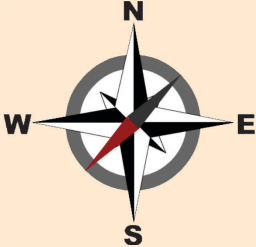
AREA DETAILS



Type	A
Area	1800 sq.ft.
Model	3 BHK
Direction	Southern
Front Door Facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq.ft.
Living	560	390	18	13	235
Balcony	80	750	3	25	64
Dining	445	300	15	10	144
Balcony	80	995	3	33	86
Bedroom 1	300	300	10	10	97
Dress	130	150	4	5	21
Toilet 1	120	200	4	7	26
Bedroom 2	300	375	10	12	121
Balcony 1	450	100	15	3	48
Balcony 2	80	395	3	13	34
Toilet 2	120	315	4	10	41
Bedroom 3	300	320	10	10	103
Balcony 1	395	100	13	3	42
Toilet 3	135	220	4	7	32
Kitchen	315	335	10	11	113
Work area	245	100	8	3	26
Plinth Area					1407
Common Area				22%	393
Total Area					1800

TYPE B (2BHK)
TOTAL AREA:1200 sq.ft.



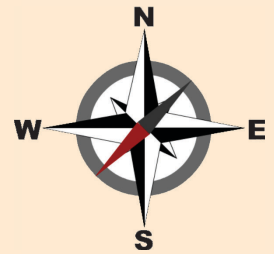
AREA DETAILS



Type	B
Area	1200 sq.ft.
Model	2 BHK
Direction	Northern
Front Door Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq.ft.
Living	410	320	13	10	141
Balcony	80	320	3	10	28
Dining	310	280	10	9	93
Bedroom 1	270	370	9	12	107
Balcony 1	80	390	3	13	34
Balcony 2	360	100	12	3	39
Toilet 1	120	200	4	7	26
Bedroom 2	300	270	10	9	87
Balcony	705	100	23	3	76
Toilet 2	225	120	7	4	29
Kitchen	225	310	7	10	75
Balcony	80	340	3	11	29
Work Area	225	110	7	4	27
Plinth Area					930
Common Area	22%				270
Total Area					1200

TERRACE FLOOR PLAN



AMENITIES



Recreation
Health Club
Association Hall
Swimming Pool
Clothes drying Area
Servants Toilet

For the Flat
Lift
DG Back up
Centralized Gas Supply
Fire Fighting System
Lobby with Visitors Lounge
Biometric Access Control for lobby

Inside the Flat
Tubes, Fans
Putty with Emulsion finish
Intercom Facility

DISTANCE TO THE PROMINENT PLACES

Transportation	
Main Road	- 100 M
Metro Station	- 250 M
South Railway Station	- 800 M

College	
Maharaja's College	- 900 M
St. Albert's College	- 2 K M
St. Theresa's College	- 1.3 KM

Hospitals	
Krishna hospital	- 400 M
Medical Trust Hospital	- 1.8 KM
Ernakulam General Hospital	- 500 M

Place of Worship	
Church	- 850 M
Juma Masjid	- 1.5 KM
Temple	- 700 M

School	
Kendriya Vidyalaya	- 2.5 KM
GHSS For Girls	- 550 M
St. Albert's HSS	- 2 KM

Shopping	
Centre Square Mall	- 1.5 KM
Reliance Fresh	- 2.7 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 / Single 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 2 car parking in ground floor.

NEARING COMPLETION



MISTLETOE
Tripunithura



INAYA
Edappally



GEORGIUS
Edappally

ONGOING PROJECTS



AVALON
Kaloor



YASHWI
Kaloor



ZEPHYR
Palarivattom

COMPLETED PROJECTS



CASA GARDENZA
Kadavanthra



CYNOSURE
Kadavanthra



IBIZA 2
Kaloor



VELVETUDE 3
Edappally



AKADEMIA
Kalamassery



ESTELLA
Kalamassery



SANDFORD
Aluva



ZINIA 2
Edappally



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