



Dream Flower Deoserene

— Graceful & Peaceful Home —

Near Petta Metro Station, Thripunithura



Scan For
Location



93870 88144
www.dreamflower.in

 Dream Flower
HOUSING PROJECTS PRIVATE LIMITED



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





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 Shreeranta Award by Kerala Kalakendram.



Dream Flower Deoserene

— Graceful & Peaceful Home —

Dreamflower Deoserene is the 71st project of Dreamflower Housing Projects Pvt. Ltd. It is located at Valloor Road, just 100m from Petta Metro Station. There will be a total of 19 luxury flats (8 units of 3 BHK, 11 units of 2 BHK) in 23.59 cents of land. All flats are semi furnished. The structure is Ground + 4 floors with ample Car Parking space in the Ground floor. The cost is inclusive of Car Parking, GST and Electricity Connection charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

Launch: August 2026

Completion: March 2029



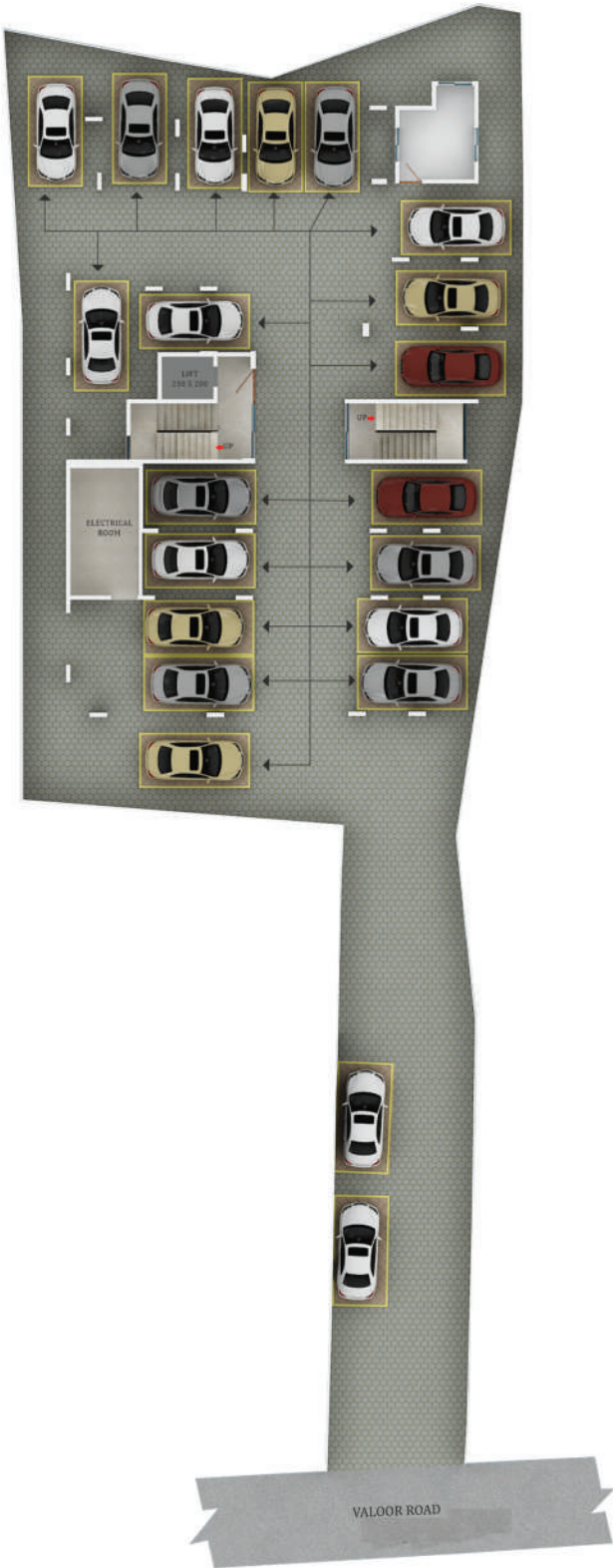
WHY DREAMFLOWER

1. Builder with a track of timely completing 66 projects on time in Cochin City.
2. Transparency on Area. We give you 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.
3. Fully loaded homes customized as per buyer's desire. This is feasible due to stringent project management.
4. On time delivery gives you realistic appreciation and return on investment.
5. No extra cost except registration which gives you safeguard against any increase in cost or statutory charges.
6. After sales service support for rental, resale and housekeeping.
7. Our responsibility and relationship continues even after handing over of your dream home.

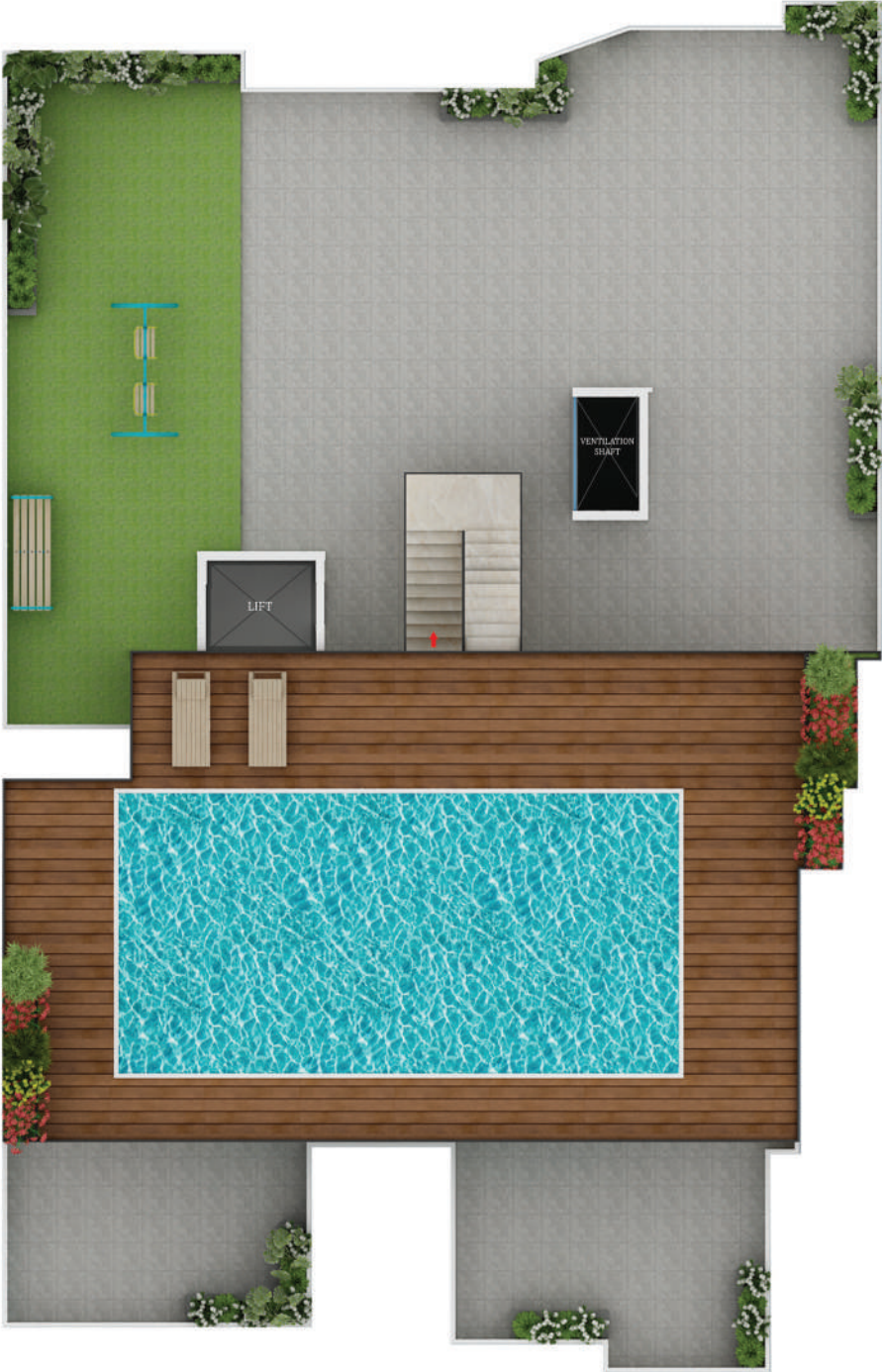


CAR PARK PLAN

GROUND FLOOR



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN

FIRST FLOOR



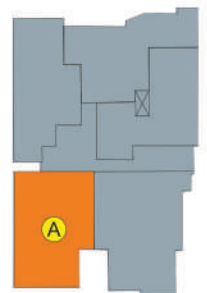
TYPICAL FLOOR PLAN

2nd - 4th FLOOR



TYPE A - 3 BHK

Total Area - 1135 Sqft.



Key Plan

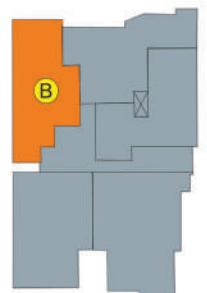
AREA DETAILS

Type	A
Area	1135 Sqft
Model	3 BHK
Direction	South Western
Front Facing	North

ROOM	LENGTH in CM	BREADTH in CM	LENGTH in FEET	BREADTH in FEET	TOTAL Area Sqft
Living	375	300	12	10	121
Balcony	220	145	7	5	34
Dining	335	290	11	10	104
Bedroom 1	300	360	10	12	116
Toilet 1	200	135	7	4	29
Balcony 1	110	155	4	5	18
Bedroom 2	300	360	10	12	116
Toilet 2	200	135	7	4	29
Balcony 2	100	155	3	5	17
Bedroom 3	385	300	13	10	124
Toilet 3	200	135	7	4	29
Kitchen	215	290	7	10	67
Work Area	140	135	5	4	20
Plinth Area					933
Common Area (18%)					202
Total Area					1135

TYPE B - 2 BHK

Total Area - 1015 Sqft.



Key Plan

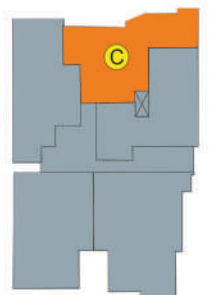
AREA DETAILS

Type	B
Area	1015 Sqft
Model	2 BHK
Direction	North Western
Front Facing	East

ROOM	LENGTH in CM	BREADTH in CM	LENGTH in FEET	BREADTH in FEET	TOTAL Area Sqft
Living	270	585	9	19	170
Dining	250	305	8	10	82
Balcony	120	305	4	10	39
Bedroom 1	360	300	12	10	116
Toilet 1	240	130	8	4	34
Dress Area	110	140	4	5	17
Bedroom 2	330	300	11	10	106
Toilet 2	130	190	4	6	27
Kitchen	250	315	8	10	85
Work Area	140	170	5	6	26
Plinth Area					834
Common Area (18%)					181
Total Area					1015

TYPE C – 2 BHK

Total Area – 1015 Sqft.



Key Plan

AREA DETAILS

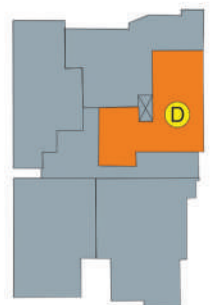
Type
Area
Model
Direction
Front Facing

C
1015 Sqft
2 BHK
North Eastern
South

ROOM	LENGTH in CM	BREADTH in CM	LENGTH in FEET	BREADTH in FEET	TOTAL Area Sqft
Living	360	360	12	12	139
Dining	390	360	13	12	151
Balcony	196	130	6	4	27
Bedroom 1	290	350	10	11	109
Toilet 1	130	220	4	7	31
Bedroom 2	300	310	10	10	100
Toilet 2	140	210	5	7	32
Balcony	160	160	5	5	28
Kitchen	290	240	10	8	75
Work Area	150	120	5	4	19
Plinth Area					833
Common Area (18%)					182
Total Area					1015

TYPE D – 2 BHK

Total Area – 1015 Sqft.



Key Plan

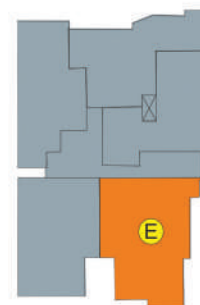
AREA DETAILS

Type	D
Area	1000 Sqft
Model	2 BHK
Direction	Centre towards Eastern
Front Facing	West

ROOM	LENGTH in CM	BREADTH in CM	LENGTH in FEET	BREADTH in FEET	TOTAL Area Sqft
Living	330	305	11	10	108
Dining	390	315	13	10	132
Balcony	230	175	8	6	43
Passage	100	230	3	8	25
Bedroom 1	320	330	10	11	114
Toilet 1	140	220	5	7	33
Balcony	160	100	5	3	17
Bedroom 2	360	300	12	10	116
Toilet 2	210	130	7	4	29
Kitchen	360	230	12	8	89
Plinth Area					821
Common Area (18%)					179
Total Area					1000

TYPE E - 3 BHK

Total Area - 1305 Sqft.



Key Plan

AREA DETAILS

Type	E
Area	1305 Sqft
Model	3 BHK
Direction	Southeastern
Front Facing	North

ROOM	LENGTH in CM	BREADTH in CM	LENGTH in FEET	BREADTH in FEET	TOTAL Area Sqft
Living	395	300	13	10	127
Dining	455	290	15	10	142
Balcony	155	290	5	10	48
Bedroom 1	300	300	10	10	97
Toilet 1	225	150	7	5	36
Balcony	155	130	5	4	22
Bedroom 2	300	390	10	13	126
Balcony	110	160	4	5	19
Toilet 2	200	140	7	5	30
Bedroom 3	320	350	10	11	120
Toilet 3	285	140	9	5	43
Balcony	350	100	11	3	38
Kitchen	240	290	8	10	75
Work Area	135	155	4	5	22
Plinth Area					1074
Common Area (18%)					231
Total Area					1305



We Do Things **DIFFERENTLY**



22
YEARS



66
PROJECTS



DELIVERED
ON TIME
IN KOCHI CITY

**Dream Flower**
HOUSING PROJECTS PRIVATE LIMITED



Quality



Timeliness



Personalised
Service



Transparency

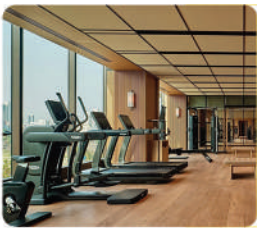


Value for
Money

Common Amenities Include



RECREATION



Health Club



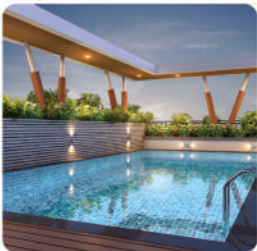
Clothes Drying Area



Association Hall



Servants Toilet



Swimming Pool



Kids Play Area

FOR THE FLAT



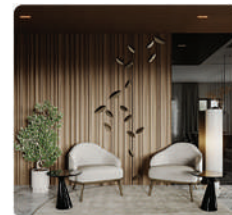
Lift



DG Back up



Centralized Gas Supply



Lobby with Visitors Lounge



Fire Fighting System



Biometric Access Control for lobby

INSIDE THE FLAT



Bedroom Wardrobes



Kitchen Cabinets



Tubes, Fans



Intercom Facility



Putty with Emulsion Finish



DISTANCE to Prominent Places

TRANSPORTATION



Metro Station	100 m
Bus Stop	100 m
Vyttila Hub	3 km

COLLEGE



Chinmaya College	3 km
Govt. College, Tripunithura	4 km

SCHOOL



Chinmaya Vidyalaya	3 km
The Choice School	3.3 km
Bhavan's Vidya Mandir, Eeroor	4.1 km

PLACE OF WORSHIP



Temple	300 m
Church	500 m
Juma Masjid	900 m

SHOPPING



Abad Nucleus Mall	1.9 km
Forum Mall	3.1 km

HOSPITALS



P S Mission Hospital	1.7 km
VPS Lakeshore Hospital	4.5 km

SPECIFICATION

Structure	RCC framed earthquake resistant structure. Foundation as per structural Requirement. Walls with solid blocks.
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	Water Supply Purified water from open/bore well through sump and overhead tank. Separate/common plumbing line with OH & Underground tanks.
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 partment
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 2BHK and 750W for 3BHK.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 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.
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 Pre-hung Flush Door. Masonite USA Skin doors for inside doors. Windows using UPVC with Saint Gobain reflective glass.
Fittings	Dorset lock/ Equivalent set 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/MDF 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-MDF Wardrobes (210cm*100cm*45cm) with polish/Paint finish provided for all bedrooms. Any modification can be done at extra cost.

Ongoing Projects



Sacro Esquina

📍 Edappally



Proxima

📍 Kakkanad



La-Casita 2

📍 Chembumukku



Leyenda

📍 Petta, Thripunithura

Completed Projects



Velvetude-4

📍 Pathadipalam



Aurelius

📍 Mamangalam



Magna latros

📍 Edappally



Valentia

📍 Vazhakkala

 **Dream Flower**
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