



# Georgius

Opp. St. George Church, Edappally,  
20 mts. from Metro Pillar 432.



93870 88144

98470 58220

**13** YEARS  
**43** PROJECTS  
DELIVERED  
ON TIME





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

Thanking you.

Regards,

Priya A S





# Georgius

Dreamflower Georgius is the 47th project of Dreamflower Housing Projects Pvt. Ltd. It is located just Opposite to St. George Church, Edappally. There will be a total of 28 Flats (14 units of 2BHK and 14 units of 3BHK) in 25 Cents of land. All flats are semi furnished and there are only 4 units per floor giving ample lighting & ventilation. The structure is a Basement+Ground+7 floors with ample Car Parking space in the Basement/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.



## WHY DREAMFLOWER?

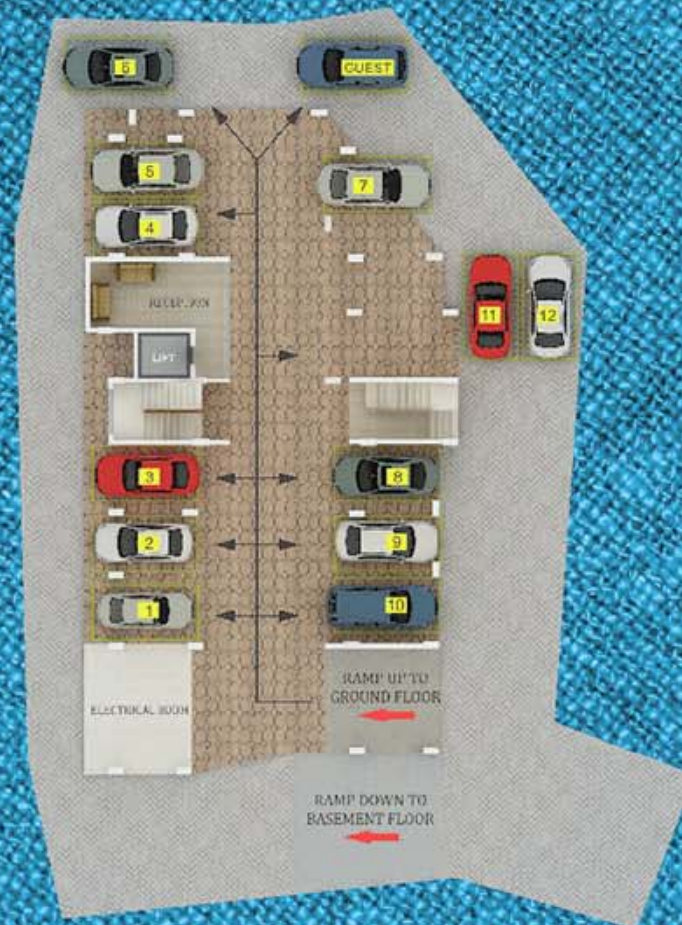
- Builder with a track of completing 43 Projects on time in Kochi City.
- Transparency on area with split of Carpet Area, Plinth Area, Common Area and Total Area separately. We don't increase on common area to give you a fancy sqft area pricing.
- Fully loaded homes customized as per buyer's desire. 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.



**BASEMENT FLOOR PLAN**



**GROUND FLOOR PLAN**



**TYPICAL FLOOR PLAN**

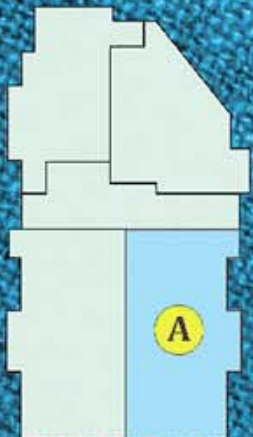




Georgius

## Type A (1435 Sqft - 3BHK)

**Dream Flower**  
HOUSING PROJECTS PRIVATE LIMITED



### TYPE A

|              |              |
|--------------|--------------|
| Area         | 1435 Sq.ft.  |
| Model        | 3 BHK        |
| Direction    | Northwestern |
| Front Facing | South        |

### TYPE A

| Room              | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|-------------------|--------------|---------------|----------------|-----------------|-----------------|
| Foyer             | 120          | 310           | 4              | 10              | 40              |
| Living            | 320          | 260           | 10             | 9               | 89              |
| Family living     | 320          | 300           | 10             | 10              | 103             |
| Dining            | 380          | 300           | 12             | 10              | 123             |
| Balcony           | 100          | 430           | 3              | 14              | 46              |
| Bedroom 1         | 380          | 300           | 12             | 10              | 123             |
| Dress             | 195          | 120           | 6              | 4               | 25              |
| Toilet 1          | 180          | 170           | 6              | 6               | 33              |
| Balcony           | 85           | 180           | 3              | 6               | 16              |
| Bedroom 2         | 320          | 300           | 10             | 10              | 103             |
| Dress             | 120          | 150           | 4              | 5               | 19              |
| Toilet 2          | 215          | 140           | 7              | 5               | 32              |
| Balcony           | 250          | 100           | 8              | 3               | 27              |
| Bedroom 3         | 370          | 300           | 12             | 10              | 119             |
| Dress             | 125          | 150           | 4              | 5               | 20              |
| Toilet 3          | 210          | 140           | 7              | 5               | 32              |
| Balcony           | 385          | 100           | 13             | 3               | 41              |
| Kitchen           | 370          | 250           | 12             | 8               | 99              |
| Plinth Area       |              |               |                |                 | 1207            |
| Common Area (16%) |              |               |                |                 | 228             |
| Total Area        |              |               |                |                 | 1435            |



Georgius

## Type B (1435 Sqft - 3BHK)

**Dream Flower**  
HOUSING PROJECTS PRIVATE LIMITED



### TYPE B

|              |              |
|--------------|--------------|
| Area         | 1435 Sq.ft.  |
| Model        | 3 BHK        |
| Direction    | Northeastern |
| Front Facing | South        |

### TYPE B

| Room              | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|-------------------|--------------|---------------|----------------|-----------------|-----------------|
| Foyer             | 120          | 310           | 4              | 10              | 40              |
| Living            | 340          | 260           | 11             | 9               | 95              |
| Family living     | 340          | 300           | 11             | 10              | 110             |
| Dining            | 360          | 300           | 12             | 10              | 116             |
| Balcony           | 100          | 430           | 3              | 14              | 46              |
| Bedroom 1         | 380          | 300           | 12             | 10              | 123             |
| Dress             | 195          | 120           | 6              | 4               | 25              |
| Toilet 1          | 180          | 170           | 6              | 6               | 33              |
| Balcony           | 85           | 180           | 3              | 6               | 16              |
| Bedroom 2         | 345          | 390           | 11             | 13              | 145             |
| Dress             | 120          | 160           | 4              | 5               | 21              |
| Toilet 2          | 215          | 150           | 7              | 5               | 35              |
| Bedroom 3         | 345          | 300           | 11             | 10              | 111             |
| Dress             | 120          | 150           | 4              | 5               | 19              |
| Toilet 3          | 215          | 140           | 7              | 5               | 32              |
| Balcony           | 275          | 100           | 9              | 3               | 30              |
| Kitchen           | 350          | 250           | 11             | 8               | 94              |
| Plinth Area       |              |               |                |                 | 1207            |
| Common Area (16%) |              |               |                |                 | 228             |
| Total Area        |              |               |                |                 | 1435            |





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## Type C (1010 Sqft - 2BHK)

**Dream Flower**  
HOUSING PROJECTS PRIVATE LIMITED



### TYPE C

|              |              |
|--------------|--------------|
| Area         | 1010 Sq.ft.  |
| Model        | 2 BHK        |
| Direction    | Southeastern |
| Front Facing | North        |

### TYPE C

| Room              | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|-------------------|--------------|---------------|----------------|-----------------|-----------------|
| Living            | 300          | 310           | 10             | 10              | 100             |
| Dining            | 300          | 320           | 10             | 10              | 103             |
| Utility           | 305          | 180           | 10             | 6               | 59              |
| Balcony           | 100          | 180           | 3              | 6               | 19              |
| Bedroom 1         | 300          | 300           | 10             | 10              | 97              |
| Toilet 1          | 140          | 210           | 5              | 7               | 32              |
| Balcony           | 100          | 310           | 3              | 10              | 33              |
| Bedroom 2         | 300          | 320           | 10             | 10              | 103             |
| Toilet 2          | 210          | 130           | 7              | 4               | 29              |
| Balcony           | 100          | 335           | 3              | 11              | 36              |
|                   | 190          | 140           | 6              | 5               | 29              |
| Kitchen           | 300          | 300           | 10             | 10              | 97              |
| Workarea          | 155          | 155           | 5              | 5               | 26              |
| Plinth Area       |              |               |                |                 | 851             |
| Common Area (16%) |              |               |                |                 | 159             |
| Total Area        |              |               |                |                 | 1010            |



# Georgius

## Type D (1065 Sqft - 2BHK)

**Dream Flower**  
HOUSING PROJECTS PRIVATE LIMITED



| TYPE D       |              |
|--------------|--------------|
| Area         | 1065 Sq.ft.  |
| Model        | 2 BHK        |
| Direction    | Southwestern |
| Front Facing | North        |

### TYPE D

| Area Model        |              | 1065 Sqft. 2 BHK |                |                 |                 |
|-------------------|--------------|------------------|----------------|-----------------|-----------------|
| Room              | Length in cm | Breadth in cm    | Length in feet | Breadth in feet | Total Area Sqft |
| Living            | 300          | 215              | 10             | 7               | 69              |
| Family living     | 400          | 360              | 13             | 12              | 145             |
| Dining            | 385          | 270              | 13             | 9               | 112             |
| Bedroom 1         | 320          | 275              | 10             | 9               | 95              |
| Dress             | 245          | 125              | 8              | 4               | 33              |
| Toilet 1          | 225          | 140              | 7              | 5               | 34              |
| Balcony           | 75           | 310              | 2              | 10              | 25              |
| Bedroom 2         | 300          | 330              | 10             | 11              | 106             |
| Toilet 2          | 200          | 170              | 7              | 6               | 37              |
| Balcony           | 220          | 165              | 7              | 5               | 39              |
| Kitchen           | 340          | 235              | 11             | 8               | 86              |
| Work Area         | 110          | 200              | 4              | 7               | 24              |
| Plinth Area       |              |                  |                |                 | 898             |
| Common Area (16%) |              |                  |                |                 | 167             |
| Total Area        |              |                  |                |                 | 1065            |



Georgius

## Type E (2870 Sqft - 4BHK)



### TYPE E



| Room              | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|-------------------|--------------|---------------|----------------|-----------------|-----------------|
| Living            | 560          | 570           | 18             | 19              | 343             |
| Family Living     | 380          | 300           | 12             | 10              | 123             |
| Dining            | 660          | 300           | 22             | 10              | 213             |
| Balcony           |              |               |                |                 |                 |
| cum Utility       | 380          | 180           | 12             | 6               | 74              |
| Balcony           | 100          | 430           | 3              | 14              | 46              |
| Bedroom 1         | 370          | 400           | 12             | 13              | 159             |
| Dress             | 120          | 160           | 4              | 5               | 21              |
| Toilet            | 240          | 150           | 8              | 5               | 39              |
| Balcony           | 85           | 180           | 3              | 6               | 16              |
| Bedroom 2         | 390          | 420           | 13             | 14              | 176             |
| Toilet            | 255          | 140           | 8              | 5               | 38              |
| Balcony           | 100          | 430           | 3              | 14              | 46              |
|                   | 385          | 100           | 13             | 3               | 41              |
| Bedroom 3         | 440          | 450           | 14             | 15              | 213             |
| Dress             | 225          | 150           | 7              | 5               | 36              |
| Toilet            | 215          | 290           | 7              | 10              | 67              |
| Balcony           | 250          | 100           | 8              | 3               | 27              |
|                   | 275          | 100           | 9              | 3               | 30              |
| Bedroom 4         | 345          | 390           | 11             | 13              | 145             |
| Dress             | 120          | 160           | 4              | 5               | 21              |
| Toilet            | 215          | 150           | 7              | 5               | 35              |
| Servant room      | 190          | 170           | 6              | 6               | 35              |
| Toilet            | 190          | 120           | 6              | 4               | 25              |
| Balcony           | 85           | 180           | 3              | 6               | 16              |
| Kitchen           | 370          | 430           | 12             | 14              | 171             |
| Work area         | 370          | 120           | 12             | 4               | 48              |
| Plinth Area       |              |               |                |                 | 2414            |
| Common Area (16%) |              |               |                |                 | 456             |
| Total Area        |              |               |                |                 | 2870            |



## 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 /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 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.   |
| 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 | : Firefighting 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 500 W for 2 BHK and 750 W for 3 BHK. 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 Basement/Ground floor   |

## TERRACE





## AMENITIES

| RECREATION       | FOR THE FLAT               | INSIDE THE FLAT            |
|------------------|----------------------------|----------------------------|
| Health Club      | Lift                       | Wardrobes                  |
| Association Hall | DG Backup                  | Kitchen Cabinets           |
| Kids Play Area   | Centralized Gas Supply     | Tubes, Fans                |
| Swimming Pool    | Lobby with Visitors Lounge | Putty with Emulsion Finish |
|                  | Fire Fighting System       | Intercom Facility          |

Unique Feature: Pure Well Water Availability

Launch: August 2017

Completion: December 2019

## DISTANCE TO THE PROMINENT PLACES

| TRANSPORTATION                    |          | SHOPPING                             |          |
|-----------------------------------|----------|--------------------------------------|----------|
| Bus Stop                          | - 30 M   | Lulu Mall                            | - 350 M  |
| Metro Station                     | - 300 M  | Oberon Mall                          | - 1.5 KM |
| SCHOOLS                           |          | COLLEGE                              |          |
| Al-Ameen Public School -          | 700 M    | Gov. Model Eng. College, Thrikkakara | - 3.5 KM |
| Bhavan's Vidya Mandir, Elamakkara | - 1.6 KM | CUSAT                                | - 3.6 KM |
| HOSPITAL                          |          | PLACE OF WORSHIP                     |          |
| MAJ Hospital                      | - 100 M  | Church                               | - 100 M  |
| Renai Medicity                    | - 1.5 KM | Juma Masjid                          | - 700 M  |
| AIMS                              | - 1.6 KM | Temple                               | - 150 M  |

## LOCATION MAP







## COMPLETED PROJECTS



ESTELLA 2 - KALAMASSERY    CYNOSURE - KADAVANTHRA



CASA GARDENZA - KADAVANTHRA



VELVETUDE - EDAPPILLY



MON PARADIS - KALAMASSERY



IBIZA - KALOOR



IBIZA 2 - KALOOR



MISTLETOE - TRIPUNITHURA

## ONGOING PROJECTS



ZINIA 2 - EDAPPALLY



VELVETUDE 2 - EDAPPALLY

 **Dream Flower**  
HOUSING PROJECTS PRIVATE LIMITED

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