

Dream Flower

HOUSING PROJECTS PRIVATE LIMITED

Building Dreams. Blooming Happiness!

INAAYA

LBS Road, Ponekkara,
Near Amrita Hospital

14 YEARS
45 PROJECTS
DELIVERED
ON TIME

TIMES OF INDIA
BRAND ICON 2013
AWARD WINNING
BUILDER



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

Thanking you.

Regards,

Priya A S
Managing Director



INAAAYA

LBS Road, Ponekkara,
Near Amrita Hospital

Dreamflower Inaaya is the 49th project of Dreamflower Housing Projects Pvt. Ltd. It is located at L.B.S. Road, Ponekkara just 100m from Bus Stop and 1 km from Edappally Metro Station. There will be a total of 16 flats (12 units of 2BHK and 4 units of 3BHK) in 14.5 cents of land. All flats are semi furnished and there are only 4 units per floor giving ample lighting & ventilation. The structure is ground+4 floors with stilt car parking in the ground floor. 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: November 2017

Completion: August 2019





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.

CAR PARKING PLAN

INAAYA

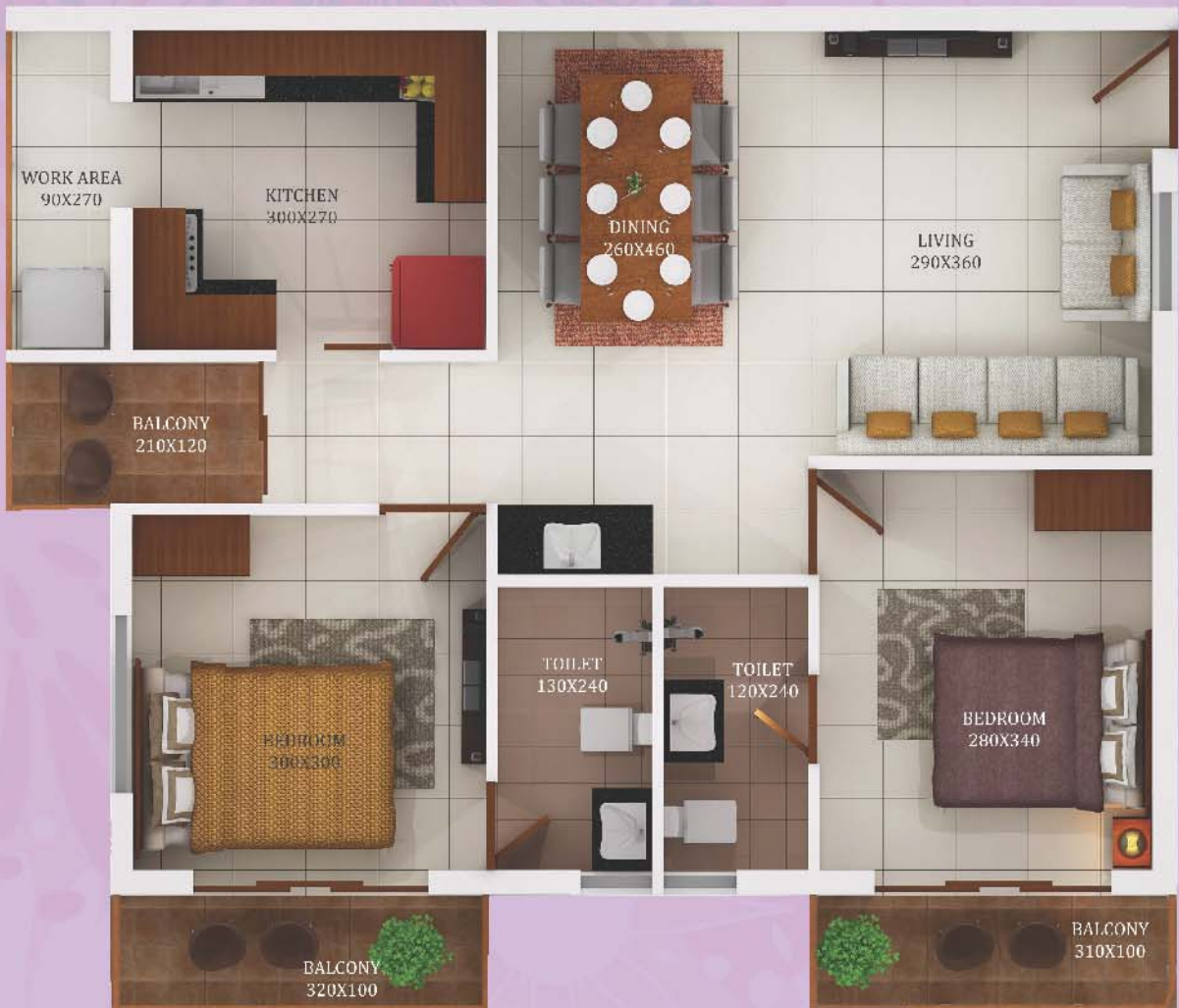


TYPICAL FLOOR PLAN



TYPE A (2BHK)
TOTAL AREA: 975 Sqft

INAAYA



AREA DETAILS



Type	A
Area	975 Sqft
Model	2 BHK
Direction	Northeastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	290	360	10	12	112
Dining	260	460	9	15	129
Balcony	210	120	7	4	27
Bedroom 1	280	340	9	11	102
Toilet 1	120	240	4	8	31
Balcony	310	100	10	3	33
Bedroom 2	300	300	10	10	97
Toilet 2	130	240	4	8	34
Balcony	320	100	10	3	34
Kitchen	300	270	10	9	87
Work area	90	270	3	9	26
Plinth Area					828
Common Area	16%				147
Total Area					975

TYPE B (2BHK)
TOTAL AREA: 975 Sqft

INAAYA



AREA DETAILS



Type	B
Area	975 Sqft
Model	2 BHK
Direction	Southeastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	440	10	14	142
Dining	300	390	10	13	126
Balcony	300	90	10	3	29
Bedroom 1	300	300	10	10	97
Toilet 1	224	130	7	4	31
Balcony	90	340	3	11	33
Bedroom 2	300	310	10	10	100
Dress	230	90	8	3	22
Toilet 2	224	130	7	4	31
Kitchen	270	300	9	10	87
Work area	310	90	10	3	30
Plinth Area					819
Common Area	16%				156
Total Area					975

TYPE C (2BHK)
TOTAL AREA: 885 Sqft

INAAYA



AREA DETAILS



Type	C
Area	885 Sqft
Model	2 BHK
Direction	Southwestern
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	280	270	9	9	81
Dining	300	270	10	9	87
Bedroom 1	405	270	13	9	118
Dress	110	175	4	6	21
Toilet 1	138	165	5	5	24
Balcony	285	75	9	2	23
Bedroom 2	300	350	10	11	113
Toilet 2	138	200	5	7	30
Balcony	90	370	3	12	36
Kitchen	240	330	8	11	85
Work Area	90	320	3	10	31
Plinth Area					745
Common Area	16%				140
Total Area					885

TYPE D (3BHK)
TOTAL AREA: 1216 Sqft

INAAYA



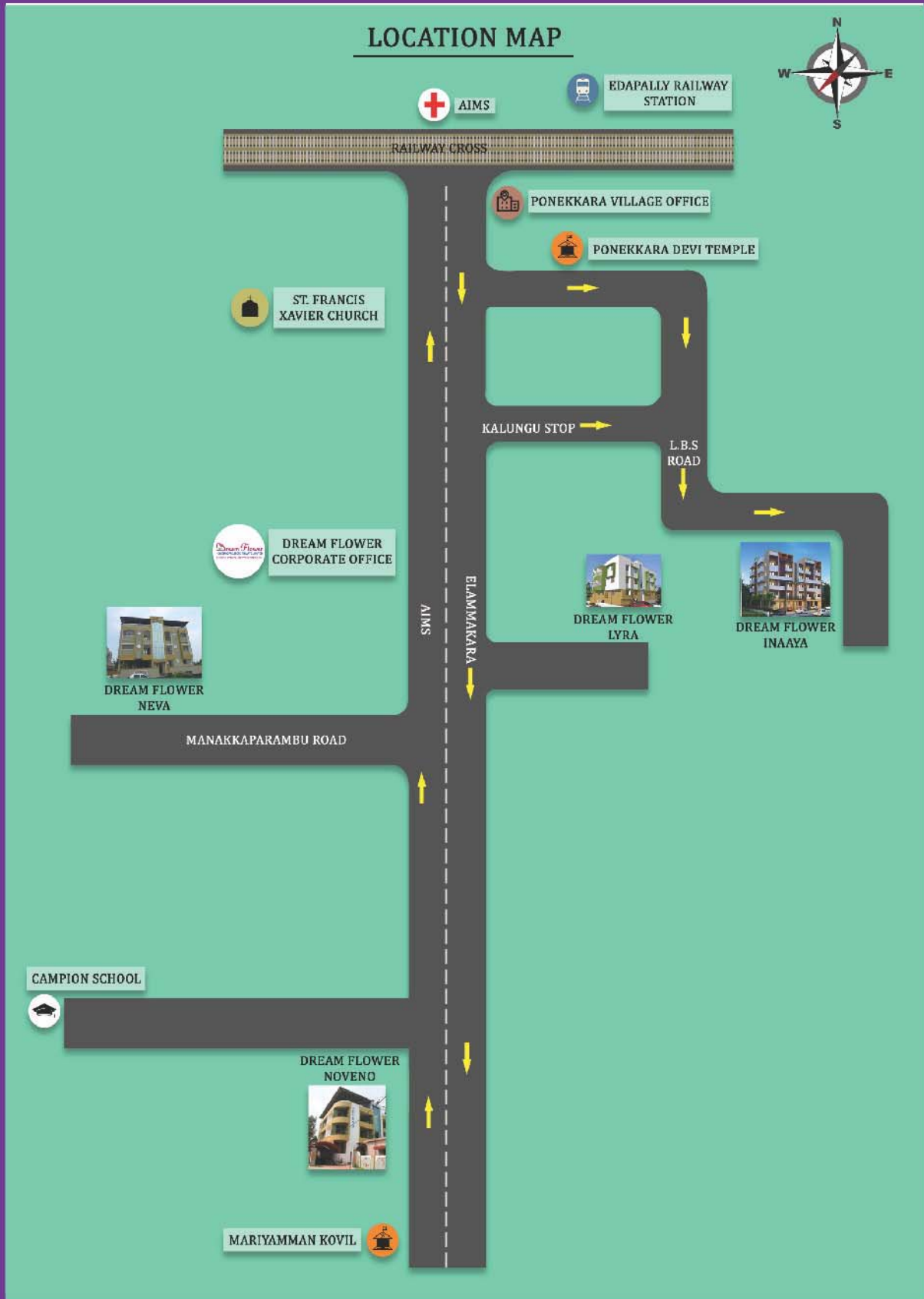
AREA DETAILS



Type	D
Area	1216 Sqft
Model	3 BHK
Direction	Northwestern
Front Facing	South

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	480	280	16	9	144
Dining	300	310	10	10	100
Balcony	320	100	10	3	34
Bedroom 1	300	300	10	10	97
Toilet 1	130	180	4	6	25
Balcony	300	100	10	3	32
Bedroom 2	305	300	10	10	98
Dress	145	165	5	5	26
Toilet 2	200	125	7	4	27
Balcony	100	75	3	2	8
Bedroom 3	310	320	10	10	107
Toilet 3	125	220	4	7	30
Balcony	340	100	11	3	37
Kitchen	350	240	11	8	90
Work area	90	240	3	8	23
Plinth Area					1024
Common Area	16%				192
Total Area					1216

LOCATION MAP



AMENITIES



Recreation
Health Club
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	
Bus Stop	- 100 M
Metro Station	- 1 KM

College	
CUSAT	- 4.2 KM
Gov. Model Eng. College, Thrikkakara	- 2 KM

Shopping	
Lulu Mall	- 1 KM
Oberon Mall	- 3.8KM

Place of Worship	
Church	- 200 M
Temple	- 200 M
Juma Masjid	- 700 M

School	
Campion School	- 500 M
Al-Ameen Public School	- 900 M

Hospitals	
Renai Medicity	- 2.3 KM
MAJ Hospital	- 1.4 KM
AIMS	- 1 KM

SPECIFICATION

INAAYA

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/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	: 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



CASA GARDENZA
KADAVANTHRA



ESTELLA 2
KALAMASSERY



CYNOSURE
KADAVANTHRA



VELVETUDE
EDAPPALLY



MON PARADIS
KALAMASSERY



VILLA RIO
VYTTILA

Nearing
Completion



IBIZA
KALOOR



IBIZA 2
KALOOR

Just
Launched



GEORGIUS
EDAPPALLY



VELVETUDE - 3
EDAPPALLY

ONGOING PROJECTS



ZINIA 2
EDAPPALLY



VELVETUDE 2
EDAPPALLY



MISTLETOE
TRIPUNITHURA

We do things
differently

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