



Dream Flower *Kalopsia*

KALOOR



58th
project

93870 88144
98470 58220
www.dreamflower.in

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED
Building Dreams. Blooming Happiness!

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



Dream Flower Kalopsia

KALOOR

Dreamflower Kalopsia is the 58th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Ponoth Road, just 700m from Deshabhimani Junction, Kaloor. There will be a total of 17 Premium flats (16 units of 2 BHK & 1 unit of 1 BHK) in 12.6 cents of land. There are only 4 units per floor. 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: August 2019

Completion: March 2021

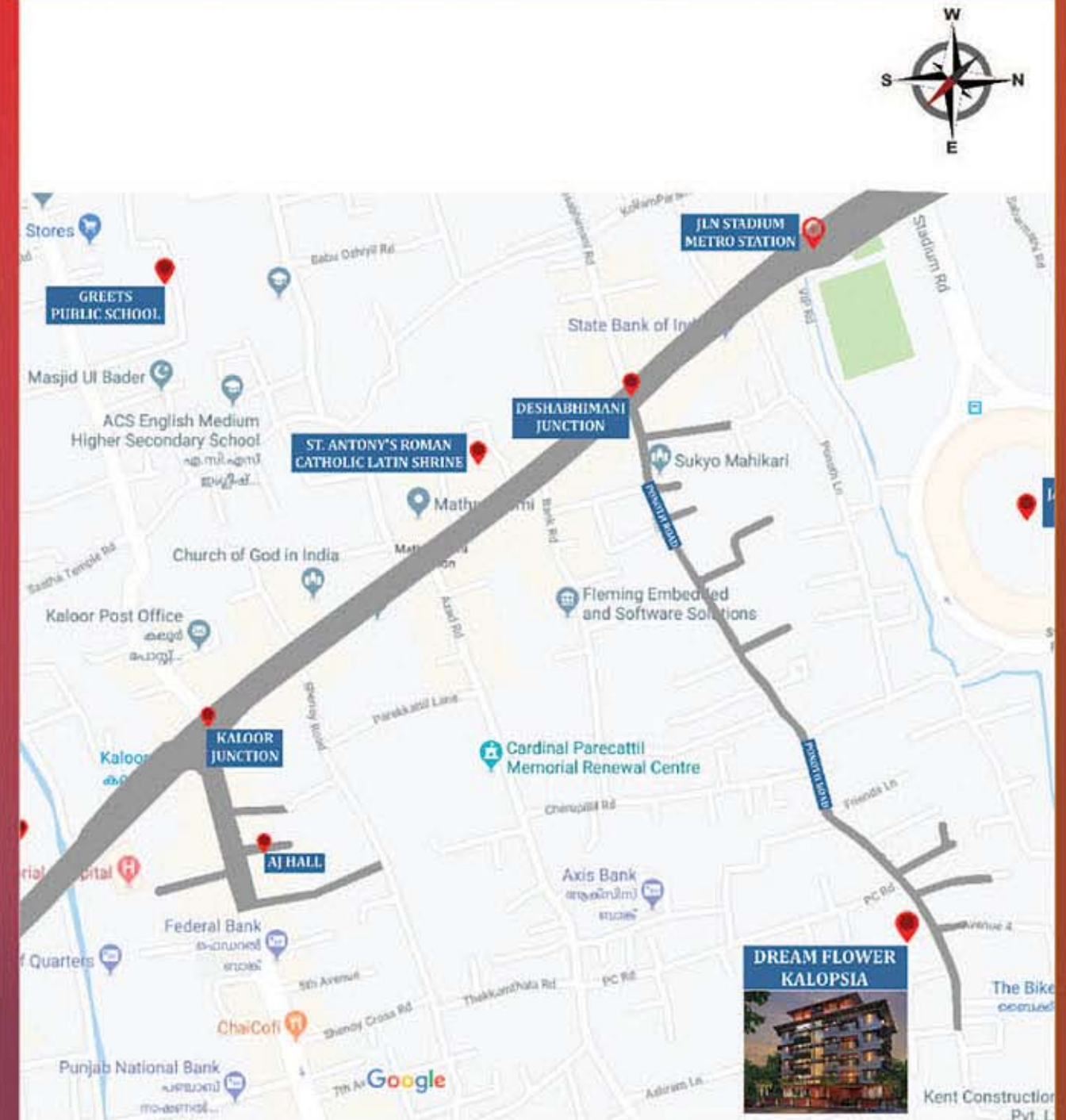
AMENITIES

Recreation	For the Flat	Inside the Flat
Health Club	Lift	Tubes & 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	- 900 m	St. Albert's College	- 3 km
North Railway Station	- 2.5 km	St. Theresa's College	- 4.7 km
Bus Stand	- 1.5 km		
Hospitals		Place of Worship	
Lisie Hospital	- 1.7 km	Church	- 1 km
Specialists' Hospital	- 3 km	Temple	- 600 m
Renai Medicity	- 2.7 km	Juma Masjid	- 1 km
School		Shopping	
Greets Public School	- 1.2 km	Bismi Hypermarket	- 1.2 km
Kendriya Vidyalaya	- 3.5 km	Centre Square Mall	- 3.7 km
Bhavans Vidya Mandir	- 3.5 km	Lulu Mall	- 4.5 km

LOCATION MAP



CAR PARKING PLAN

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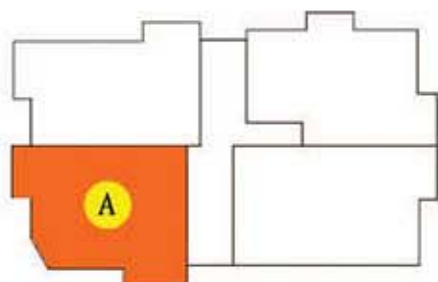
TYPICAL FLOOR PLAN

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TYPE A (2BHK)
TOTAL AREA: 830 sq. ft.

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AREA DETAILS

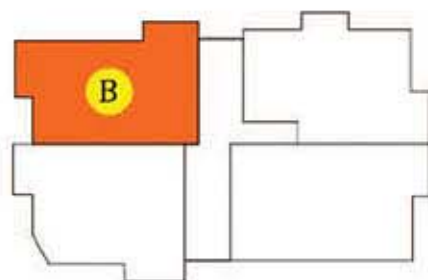
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Type	A
Area	830 sq. ft.
Model	2 BHK
Direction	Southeastern
Front Door Facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	320	325	10	11	112
Dining	300	325	10	11	105
Balcony	100	125	3	4	13
Bedroom 1	280	300	9	10	90
Balcony	350	90	11	3	34
Toilet 1	120	200	4	7	26
Bedroom 2	300	270	10	9	87
Balcony	90	285	3	9	28
Toilet 2	200	120	70	4	26
Kitchen	300	225	10	7	73
Plinth Area					682
Common Area					18% 148
Total Area					830

TYPE B (2BHK)
TOTAL AREA: 820 sq. ft.

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AREA DETAILS

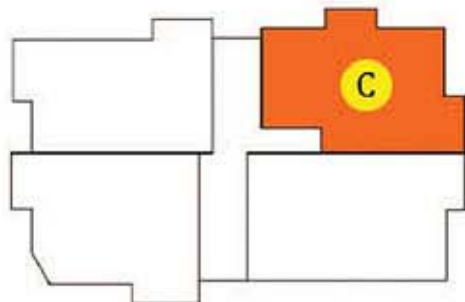
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Type	B
Area	820 sq. ft.
Model	2 BHK
Direction	Southwestern
Front Door Facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	420	270	14	9	122
Dining	300	270	10	9	87
Balcony	190	125	6	4	26
Bedroom 1	270	290	9	10	84
Balcony	90	320	3	10	31
Toilet 1	180	135	6	4	26
Bedroom 2	280	290	9	10	87
Balcony	310	90	10	3	30
Toilet 2	120	200	4	7	26
Kitchen	200	290	7	10	62
Plinth Area					674
Common Area	18%				146
Total Area					820

TYPE C (2BHK)
TOTAL AREA: 800 sq. ft.

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AREA DETAILS

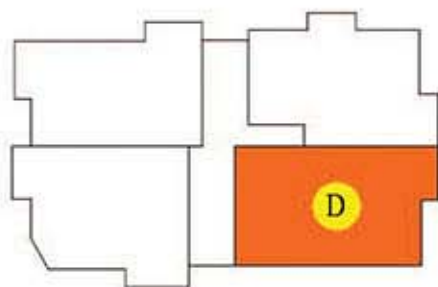
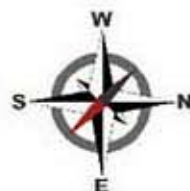
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Type	C
Area	800 sq. ft.
Model	2 BHK
Direction	Northwestern
Front Door Facing	South

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	300	300	10	10	97
Dining	245	315	8	10	83
Balcony	265	90	9	3	26
Bedroom 1	280	285	9	9	86
Passage	105	130	3	4	15
Toilet 1	190	120	6	4	25
Bedroom 2	300	280	10	9	90
Balcony	90	290	3	10	28
Toilet 2	200	120	7	4	26
Kitchen	330	200	11	7	71
Plinth Area					657
Common Area					18% 143
Total Area					800

TYPE D (2BHK)
TOTAL AREA: 850 sq. ft.

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AREA DETAILS

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Type	D
Area	850 sq. ft.
Model	2 BHK
Direction	Northwestern
Front Door Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	410	205	13	7	90
Dining	330	335	11	11	119
Balcony	330	100	11	3	35
Bedroom 1	320	295	10	10	101
Toilet 1	200	120	7	4	26
Bedroom 2	300	280	10	9	90
Balcony	90	290	3	10	28
Toilet 2	200	120	7	4	26
Kitchen	300	210	10	7	68
Plinth Area					698
Common Area					18%
Total Area					850

TYPE A1 (1BHK)
TOTAL AREA: 470 sq. ft.

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AREA DETAILS

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Type	A1
Area	470 sq. ft.
Model	1 BHK
Direction	Northwestern
Front Door Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living/Dining	280	425	9	14	128
Bedroom 1	270	325	9	11	94
Toilet 1	120	200	4	7	26
Open Kitchen	210	325	7	11	73
Open Veranda	925	75	30	2	75
Plinth Area					386
Common Area					18% 84
Total Area					470

SPECIFICATION

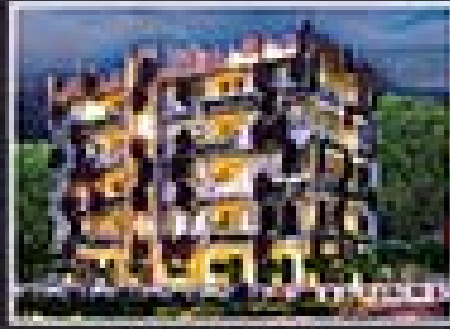
Structure	RCC framed earthquake resistant structure. Foundation as per structural Requirement. Walls with solid blocks.
Flooring	2*2 Vitrified tiles for the entire apartment, Vitrified/Granite/Marble tiles for lobby and common area
Toilets	Ceramic tiles for floors and glazed tiles for walls up to 6ft 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.

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.



JUST LAUNCHED



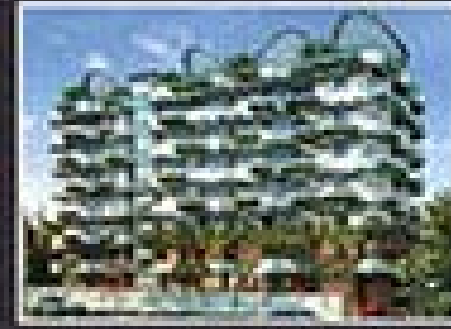
CASCIA
M. G. Road



SANTA MARIA
Padivattom



BELCANTO
Petta



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
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ESTELLA
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