

 **Dream Flower**

La-Casita

— Own Your Home —

Near Kochi Metro Phase II

K-RERA/PRJ/114/2021



93870 88144

E-mail: sales@dreamflower.in

98470 58220

Web: www.dreamflower.in



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; & 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.



Dear Customer,

Thank you for the interest shown in our company & 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 & 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 & punctuality ensured through systematic & 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 & handing over of all our projects. Our key success factors have been the trust, support & encouragement extended by all our customers.



Thanking you,

**Regards,
Priya A S
Managing Director**

Dream Flower
La-Casita

Dreamflower La-Casita is the 60th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Pulikillam East Road, Chembumukku. There will be a total of 40 premium flats (16 units of 3 BHK and 24 units of 2 BHK) in 40 cents of land. There will be 10 units per floor. The structure is Ground + 4 floors with ample Car Parking space in the Ground floor. The cost is inclusive of Car Parking & GST. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

Launch : March 2021

Completion : July 2023

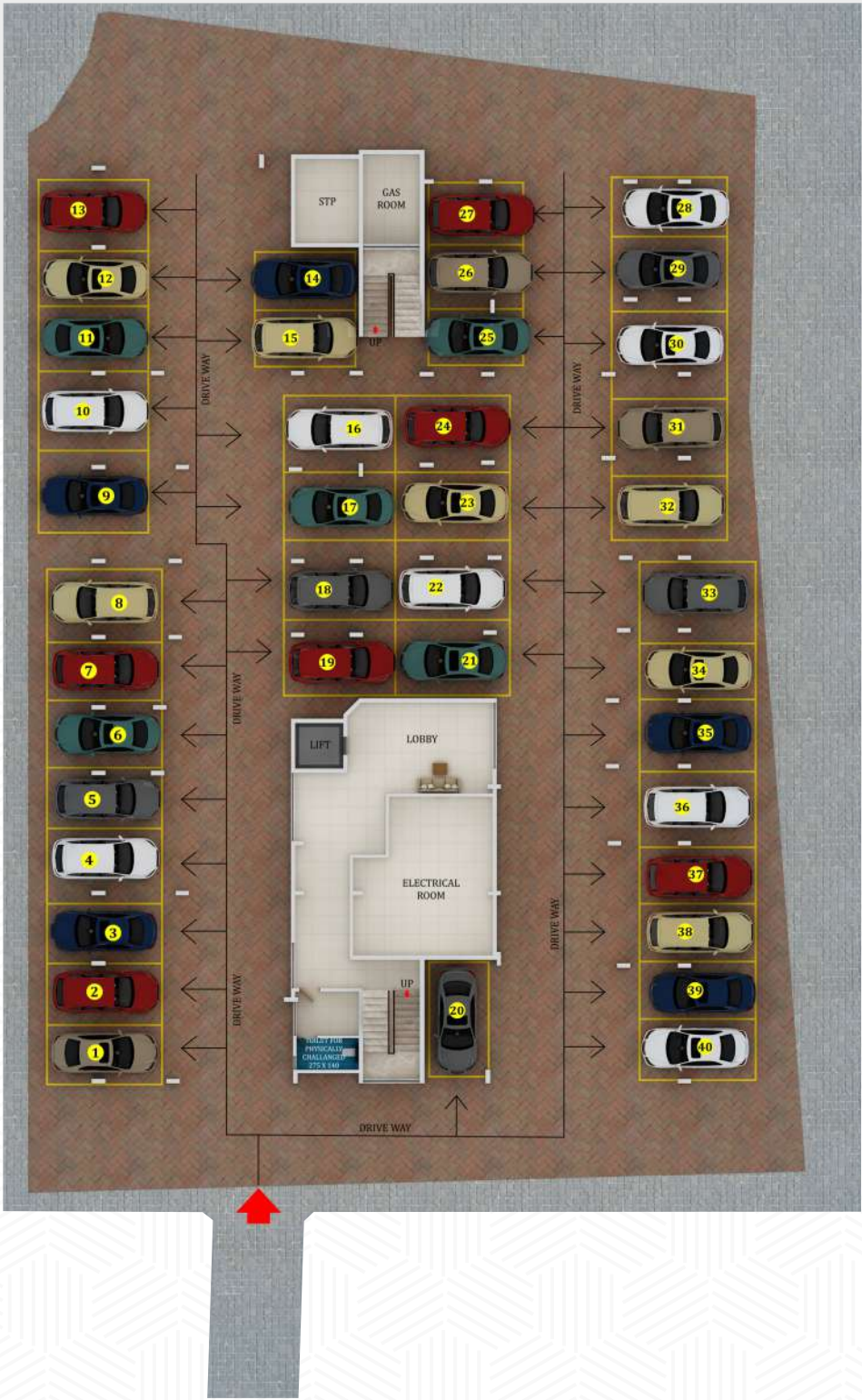


WHY DREAMFLOWER ?

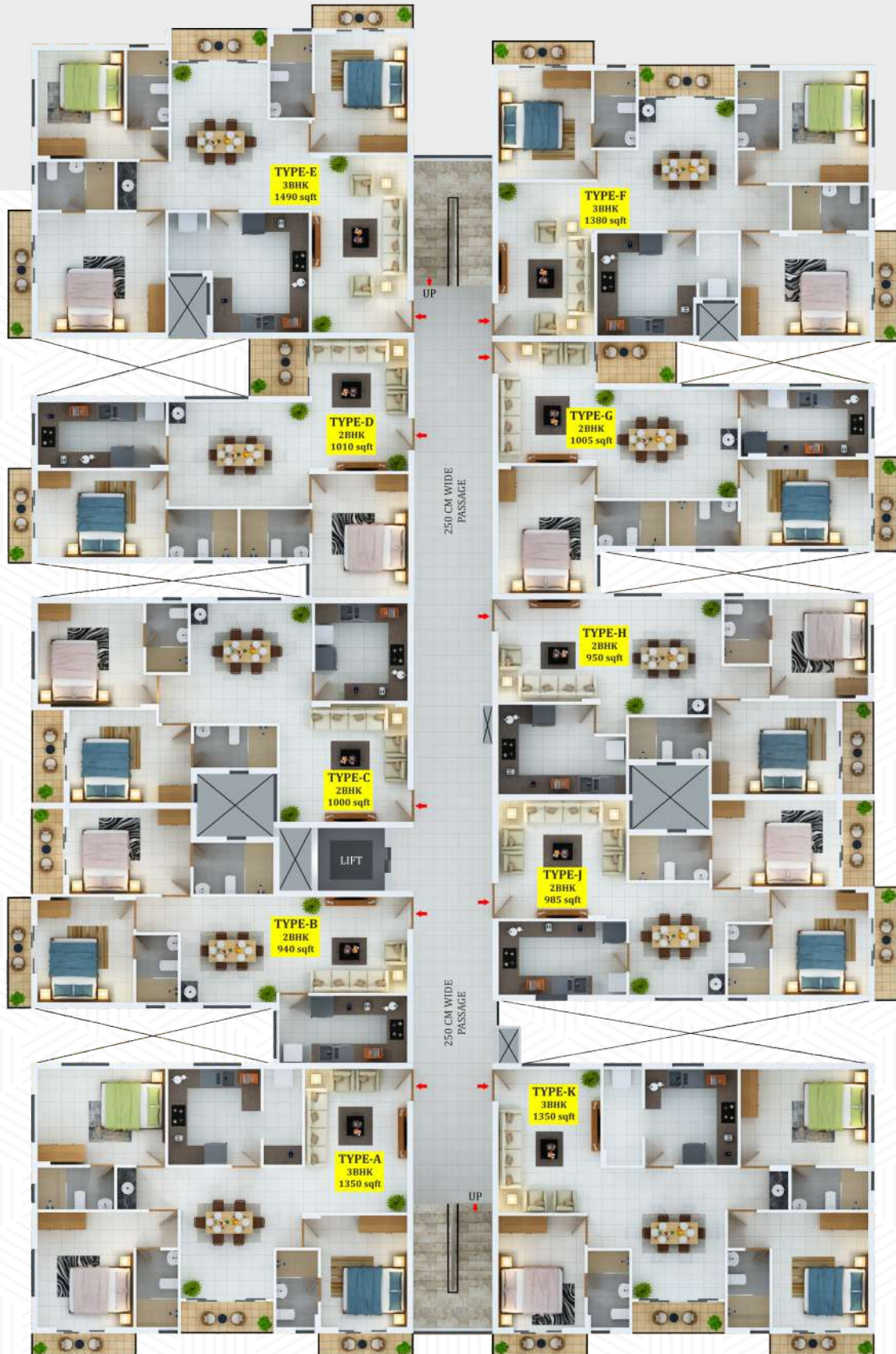
- Builder with a track of completing 55 Projects on time in Kochi City.
- Transparency on area with split of Carpet Area, Plinth Area, Common Area & Total Area separately. We don't increase on common area to give you a fancy Sq.ft area pricing.
- Fully Loaded Homes customized as per buyer's desire. This is feasible due to stringent project management.
- On time delivery provides you realistic appreciation & return on investment.
- No additional cost except registration which safeguards you against increase in cost or statutory charges.
- After Sales service support for rental, resale & housekeeping.
- A lifetime relationship & responsibility that continues even after the handing over of the project



CAR PARK PLAN

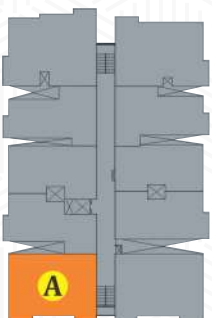
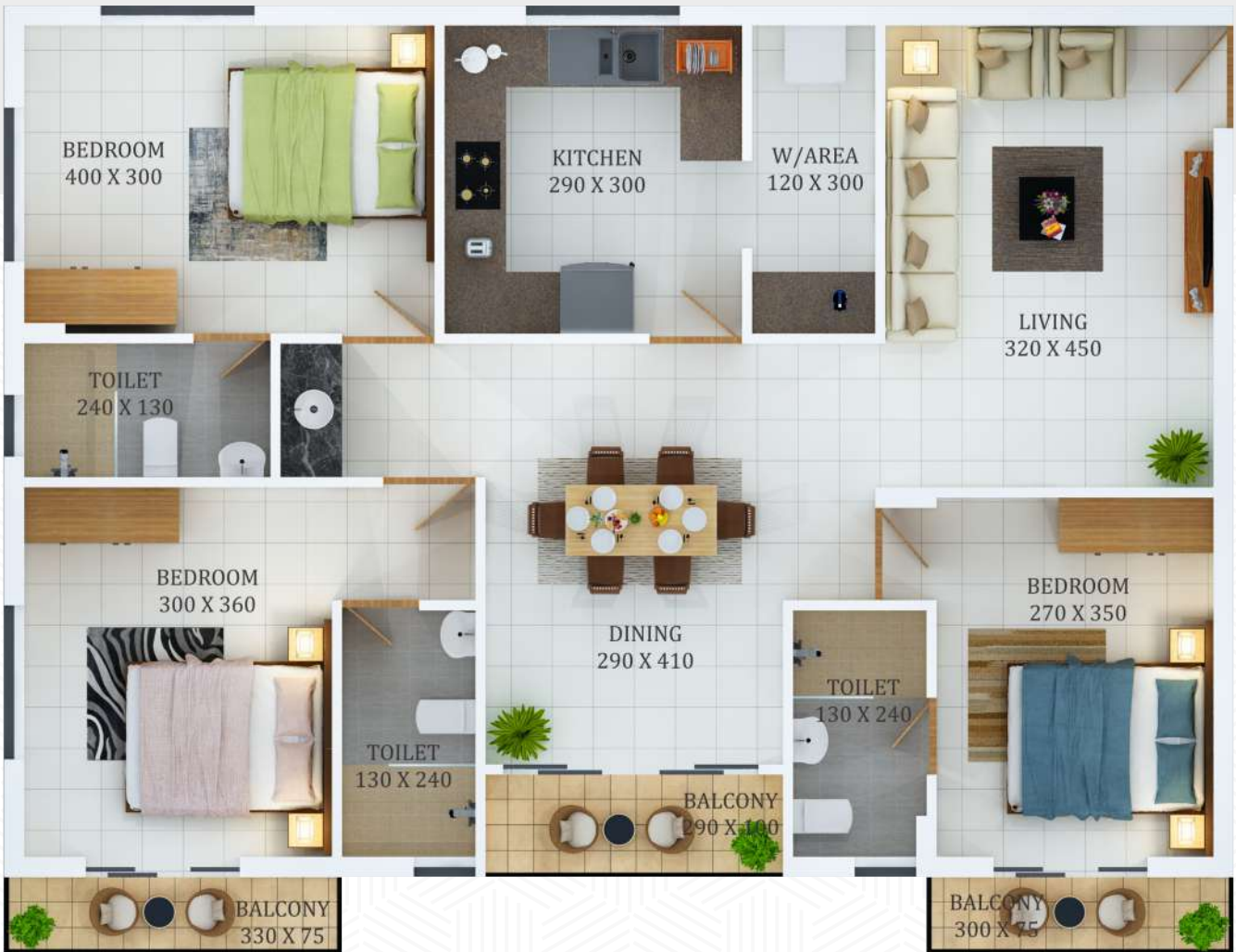


TYPICAL FLOOR PLAN



TYPE A (3BHK)

Total Area - 1350 Sq.ft.



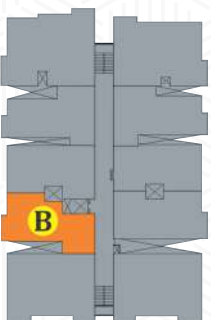
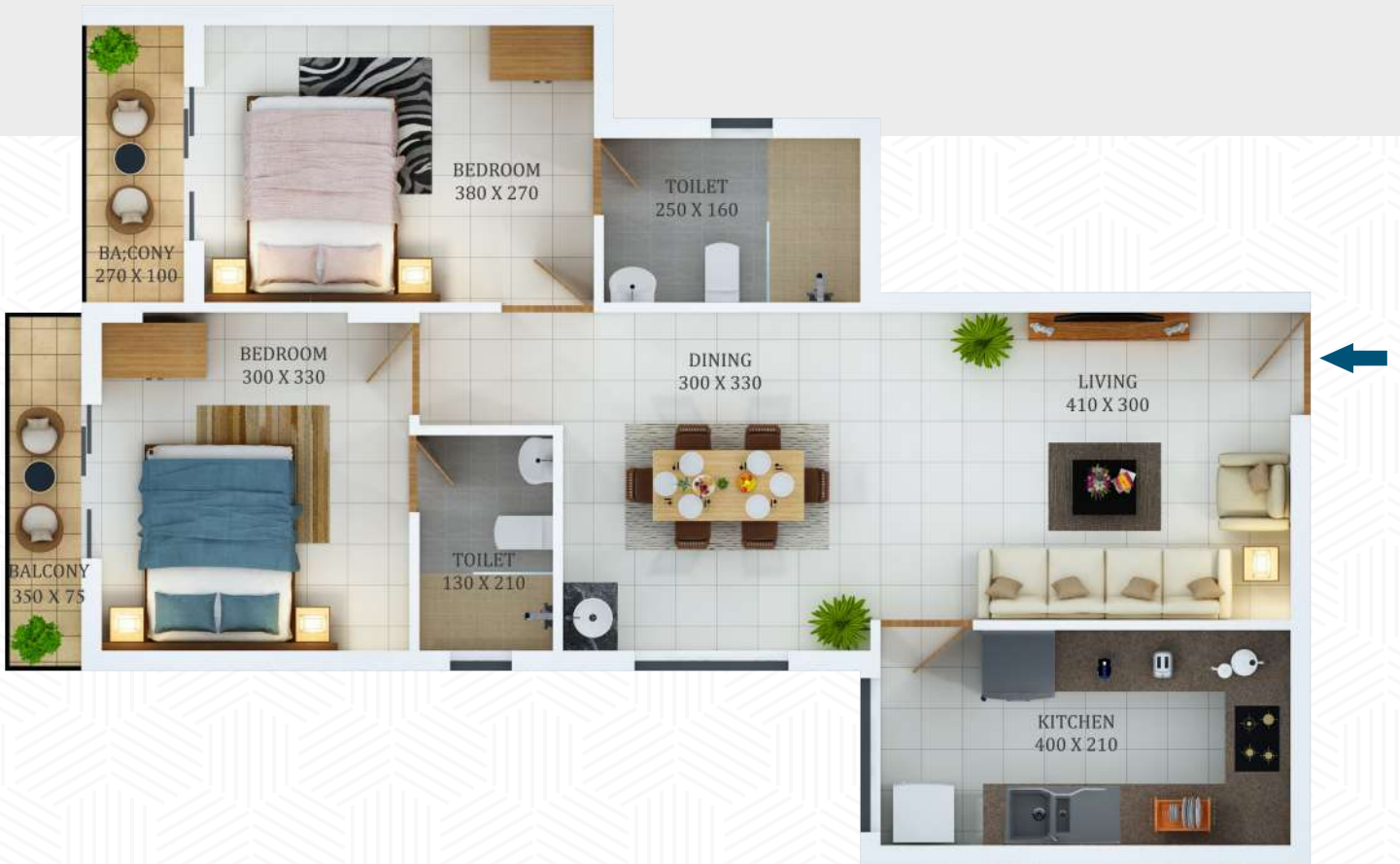
AREA DETAILS

Type	A
Area	1350
Model	3 BHK
Direction	South-Western
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	320	450	10	15	155
Dining	290	410	10	13	128
Balcony	290	100	10	3	31
Bedroom 1	300	360	10	12	116
Balcony 1	330	75	11	2	27
Toilet 1	130	240	4	8	34
Bedroom 2	270	350	9	11	102
Balcony 2	300	75	10	2	24
Toilet 2	130	240	4	8	34
Bedroom3	400	300	13	10	129
Toilet 3	240	130	8	4	34
Kitchen	290	300	10	10	94
Work Area	120	300	4	10	39
Plinth Area					1149
Common Area (15%)					201
Total Area					1350

TYPE B (2BHK)

Total Area - 940 Sq.ft.



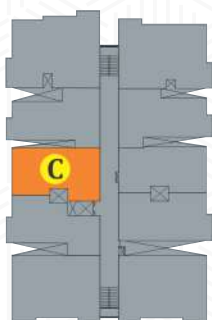
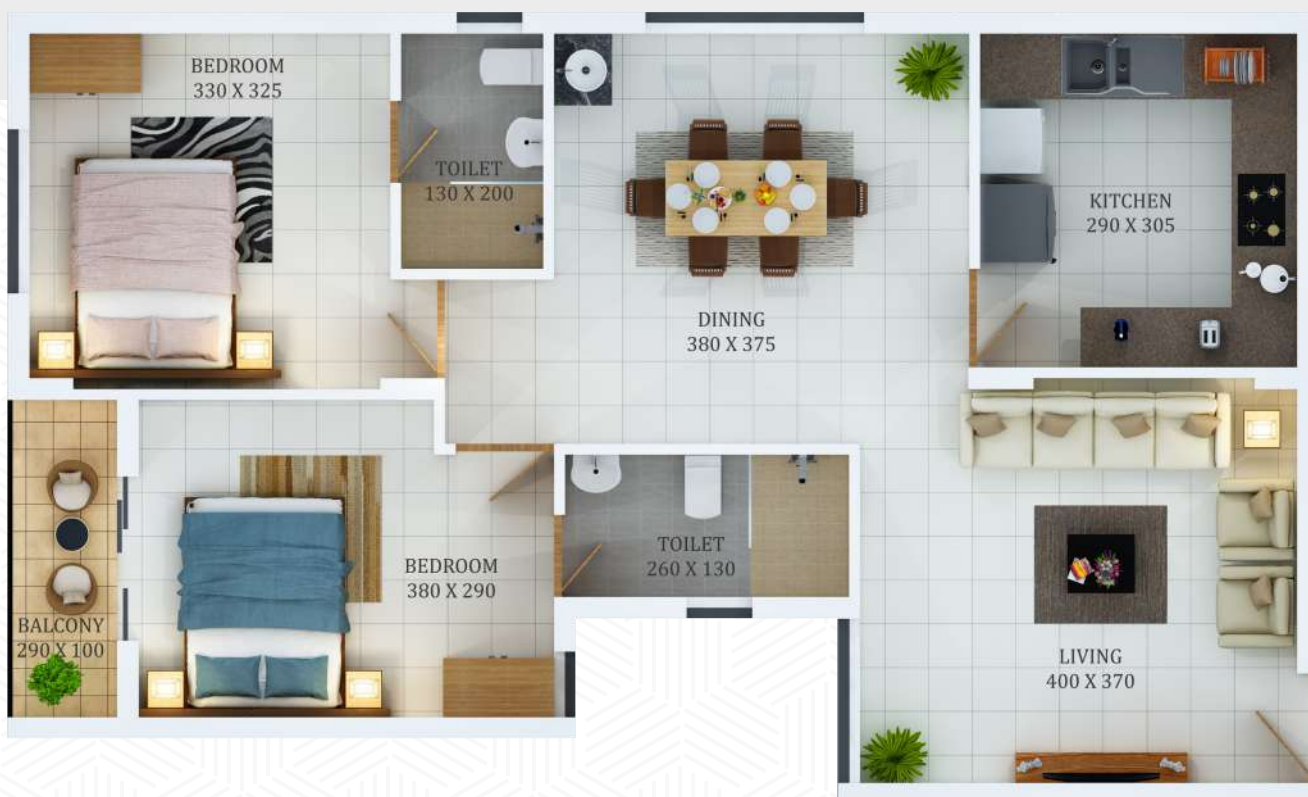
AREA DETAILS

Type	B
Area	940
Model	2 BHK
Direction	Centre towards South-Western
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	410	300	13	10	132
Dining	300	330	10	11	106
Bedroom 1	380	270	12	9	110
Balcony 1	270	100	9	3	29
Toilet 1	250	160	8	5	43
Bedroom 2	300	330	10	11	106
Balcony 2	350	75	11	2	28
Toilet 2	130	210	4	7	29
Kitchen	400	210	13	7	90
Plinth Area					800
Common Area (15%)					140
Total Area					940

TYPE C (2BHK)

Total Area - 1000 Sq.ft.



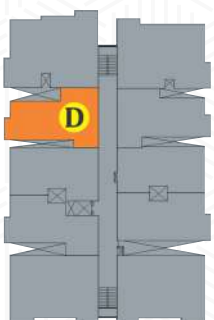
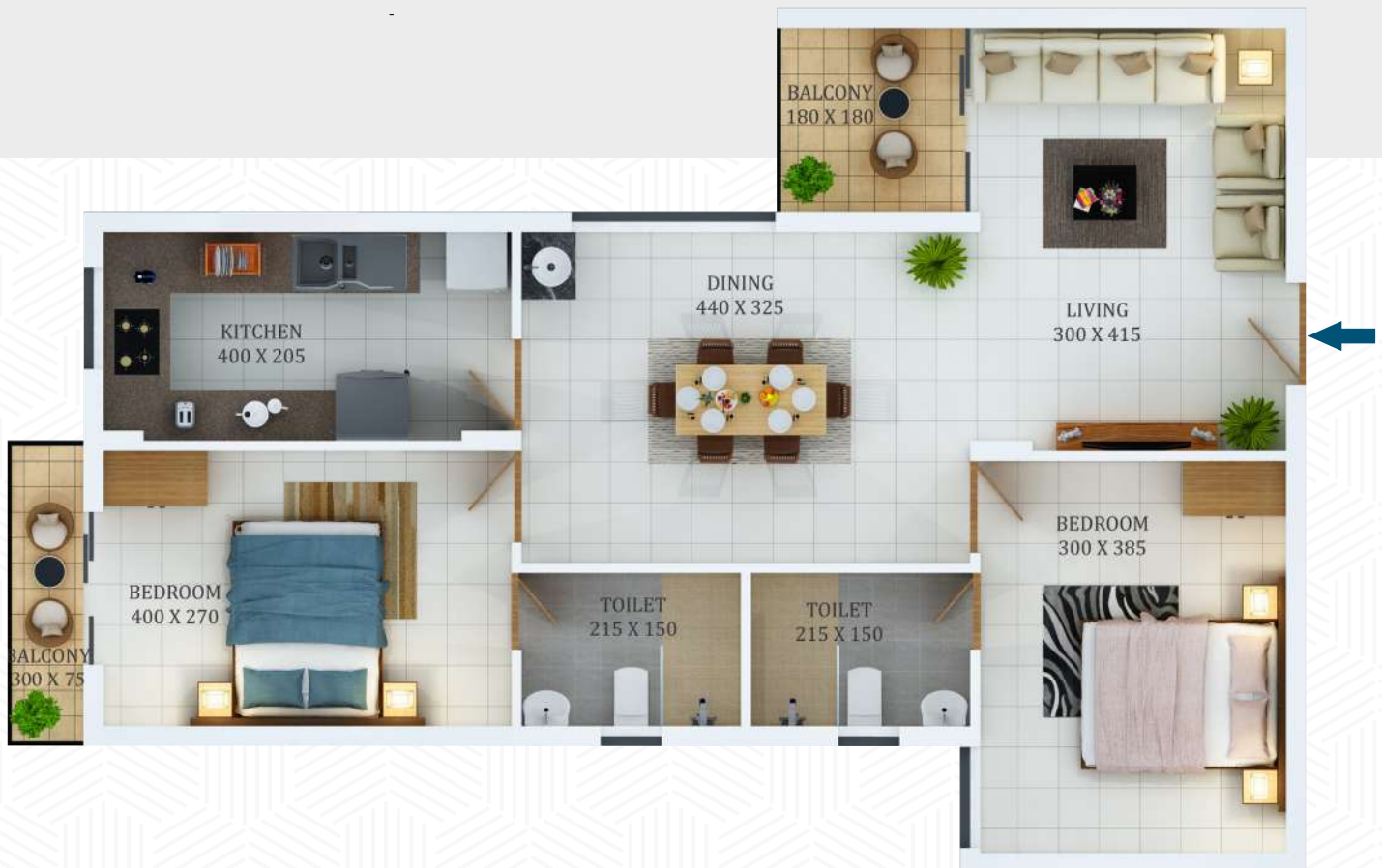
AREA DETAILS

Type	C
Area	1000
Model	2 BHK
Direction	Western
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	400	370	13	12	159
Dining	380	375	12	12	153
Bedroom 1	380	290	12	10	118
Balcony 1	290	100	10	3	31
Toilet 1	260	130	9	4	36
Bedroom 2	330	325	11	11	115
Toilet 2	130	200	4	7	28
Kitchen	290	305	10	10	95
Plinth Area					851
Common Area (15%)					149
Total Area					1000

TYPE D (2BHK)

Total Area - 1010 Sq.ft.



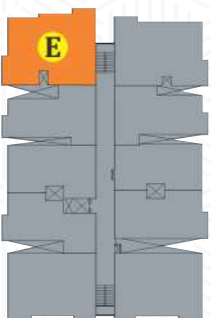
AREA DETAILS

Type	D
Area	1010
Model	2 BHK
Direction	Centre towards North-Western
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	415	10	14	134
Dining	440	325	14	11	154
Balcony	180	180	6	6	35
Bedroom 1	400	270	13	9	116
Balcony 1	300	75	10	2	24
Toilet 1	215	150	7	5	35
Bedroom 2	300	385	10	13	124
Toilet 2	215	150	7	5	35
Kitchen	400	205	13	7	88
Plinth Area					860
Common Area (15%)					150
Total Area					1010

TYPE E (3BHK)

Total Area - 1490 Sq.ft.



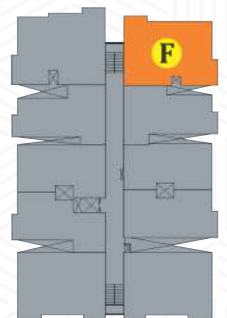
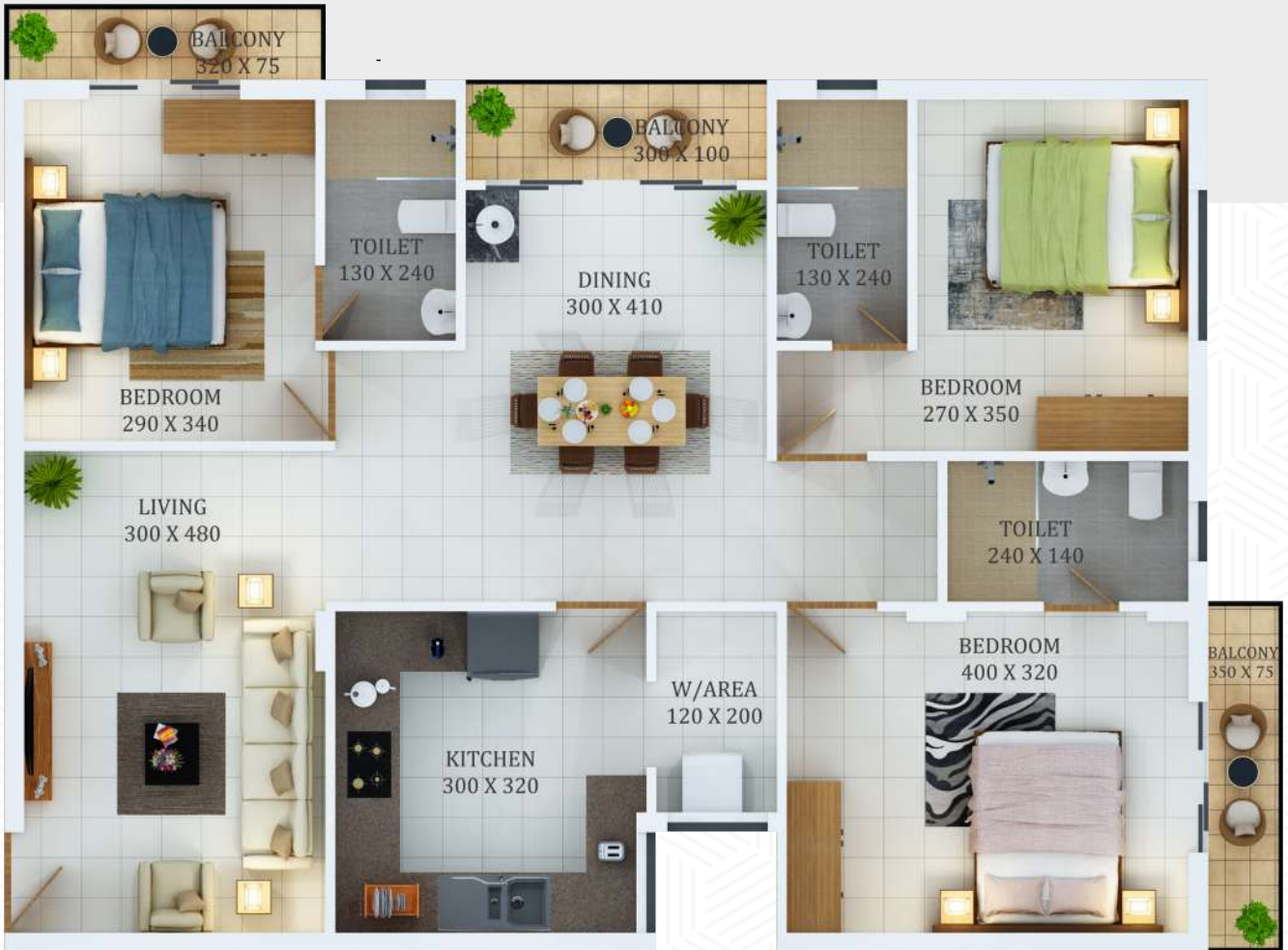
AREA DETAILS

Type	E
Area	1490
Model	3 BHK
Direction	North-Western
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	555	10	18	179
Dining	300	460	10	15	148
Balcony	300	100	10	3	32
Bedroom 1	400	375	13	12	161
Balcony 1	405	75	13	2	33
Toilet 1	240	150	8	5	39
Bedroom 2	290	370	10	12	115
Balcony 2	320	75	10	2	26
Toilet 2	130	260	4	9	36
Bedroom3	270	340	9	11	99
Toilet 3	130	240	4	8	34
Kitchen	300	375	10	12	121
Work Area	120	180	4	6	23
Plinth Area					1268
Common Area (15%)					222
Total Area					1490

TYPE F (3BHK)

Total Area - 1380 Sq.ft.



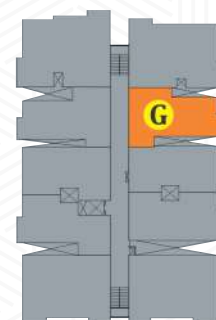
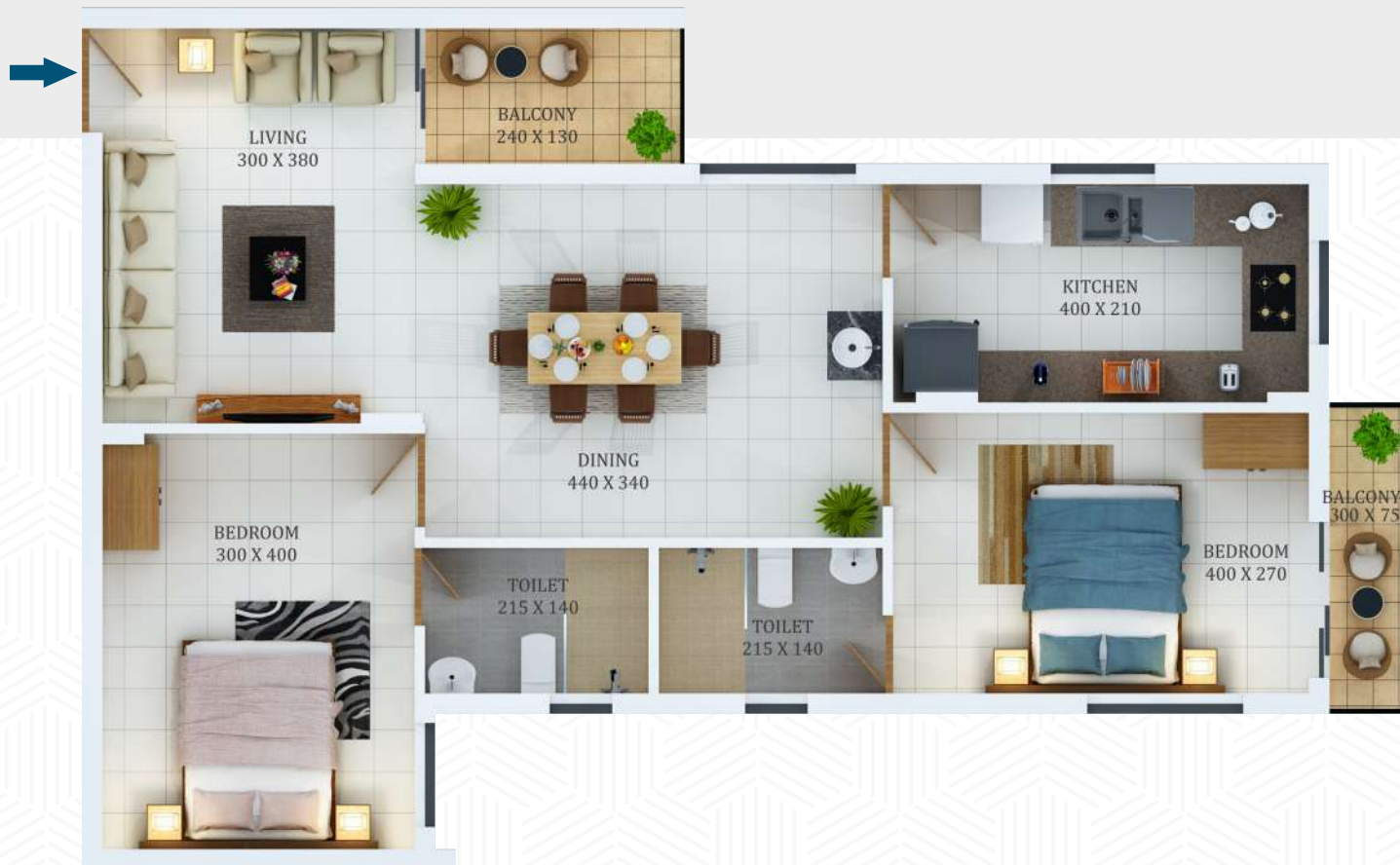
AREA DETAILS

Type	F
Area	1380
Model	3 BHK
Direction	North-Eastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	480	10	16	155
Dining	300	410	10	13	132
Balcony	300	100	10	3	32
Bedroom 1	400	320	13	10	138
Balcony 1	350	75	11	2	28
Toilet 1	240	140	8	5	36
Bedroom 2	290	340	10	11	106
Balcony 2	320	75	10	2	26
Toilet 2	130	240	4	8	34
Bedroom3	270	350	9	11	102
Toilet 3	130	240	4	8	34
Kitchen	300	320	10	10	103
Work Area	120	200	4	7	26
Plinth Area					1175
Common Area (15%)					205
Total Area					1380

TYPE G (2BHK)

Total Area - 1005 Sq.ft.



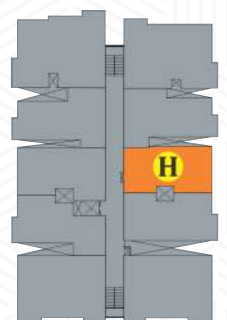
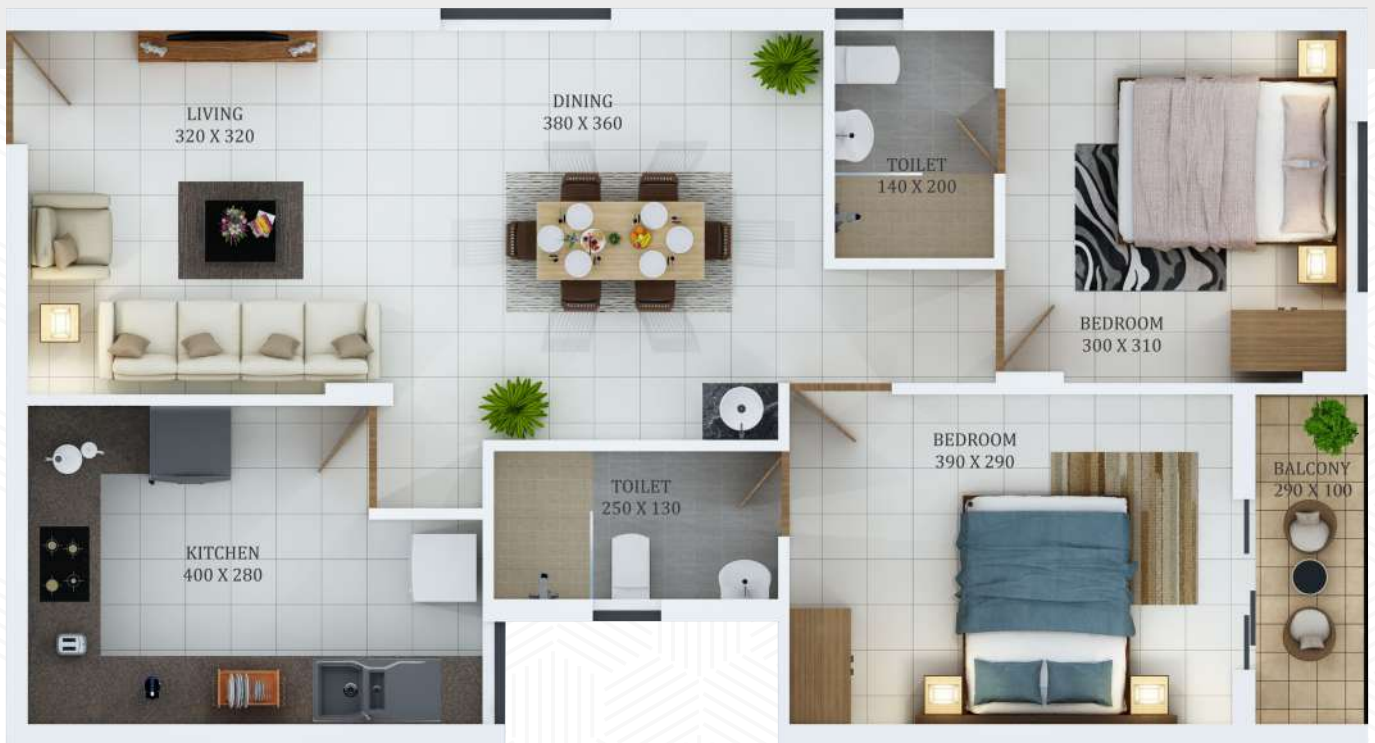
AREA DETAILS

Type	G
Area	1005
Model	2 BHK
Direction	Centre towards North-Eastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	380	10	12	123
Dining	440	340	14	11	161
Balcony	240	130	8	4	34
Bedroom 1	400	270	13	9	116
Balcony 1	300	75	10	2	24
Toilet 1	215	140	7	5	32
Bedroom 2	300	400	10	13	129
Toilet 2	215	140	7	5	32
Kitchen	400	210	13	7	90
Plinth Area					855
Common Area (15%)					150
Total Area					1005

TYPE H (2BHK)

Total Area - 950 Sq.ft.



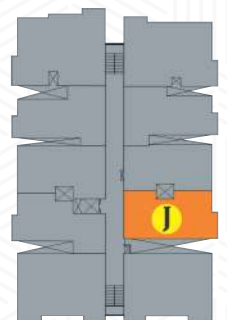
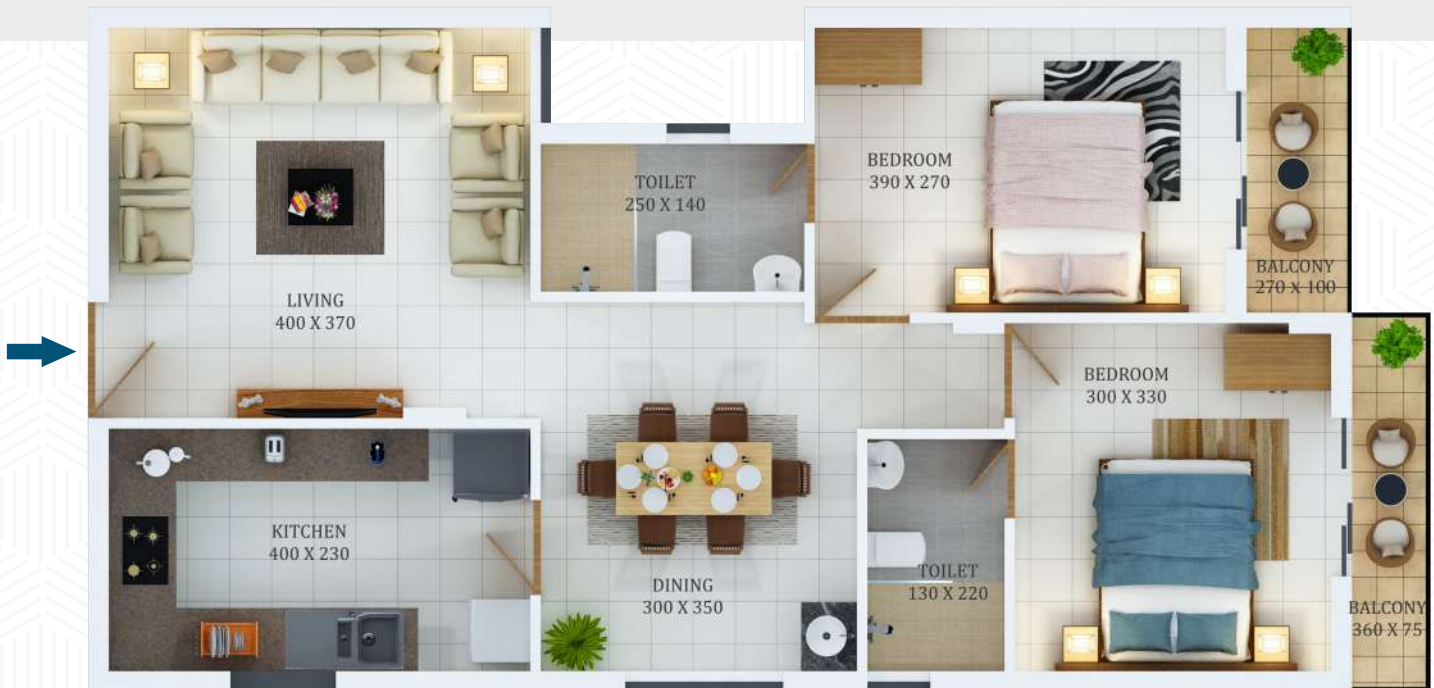
AREA DETAILS

Type	H
Area	950
Model	2 BHK
Direction	Eastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	320	320	10	10	110
Dining	380	360	12	12	147
Bedroom 1	390	290	13	10	122
Balcony 1	290	100	3	10	31
Toilet 1	250	130	8	4	35
Bedroom 2	300	310	10	10	100
Toilet 2	140	200	5	7	30
Kitchen	400	280	13	9	120
Plinth Area					809
Common Area (15%)					141
Total Area					950

TYPE J (2BHK)

Total Area - 985 Sq.ft.



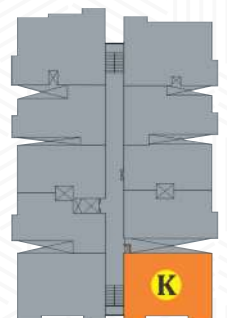
AREA DETAILS

Type	J
Area	985
Model	2 BHK
Direction	Centre towards South-Eastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	400	370	13	12	159
Dining	300	350	10	11	113
Bedroom 1	390	270	13	9	113
Balcony 1	270	100	3	9	29
Toilet 1	250	140	8	5	38
Bedroom 2	300	330	10	11	106
Balcony2	360	75	12	2	29
Toilet 2	130	220	4	7	31
Kitchen	400	230	13	8	99
Plinth Area					838
Common Area (15%)					147
Total Area					985

TYPE K (3BHK)

Total Area - 1350 Sq.ft.



AREA DETAILS

Type	K
Area	1350
Model	3 BHK
Direction	South-Eastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	320	450	10	15	155
Dining	290	410	10	13	128
Balcony	290	100	10	3	31
Bedroom 1	300	360	10	12	116
Balcony 1	330	75	11	2	27
Toilet 1	130	240	4	8	34
Bedroom 2	270	350	9	11	102
Balcony 2	300	75	10	2	24
Toilet 2	130	240	4	8	34
Bedroom3	400	300	13	10	129
Toilet 3	240	130	8	4	34
Kitchen	290	300	10	10	94
Work Area	120	300	4	10	39
Plinth Area					1149
Common Area (15%)					201
Total Area					1350

WE DO THINGS DIFFERENTLY



Uncompromised Quality



On Time Delivery



No Extra Charges
Except Registration



Affordable Price

—16 YEARS—
55

—PROJECTS—
Delivered On Time



After Sales Support



Projects In Premium
Residential Locality



AMENITIES

RECREATION



Health Club



Association Hall



Kids Play Area



Servants Toilet



Clothes Drying Area

INSIDE THE FLAT



Intercom Facility



Putty with Emulsion Finish



Tubes & Fans

FOR THE FLAT



Biometric Access Control
for lobby



Lobby with Visitors Lounge



Lift



Centralized Gas Supply



Fire Fighting System



DG Back up

LOCATION MAP



DISTANCE TO THE PROMINENT PLACES

TRANSPORTATION

- Main Road - 400 m
- Palarivattom Bypass - 1.5 Km

COLLEGE

- Model Engineering College, Thrikkakara - 3.7 Km
- Rajagiri College of Management & Applied Sciences - 6 Km

SHOPPING

- Oberon Mall - 2 Km
- Lulu Mall - 3.5 Km
- Gold Souk Grande Mall - 5 Km

PLACE OF WORSHIP

- Church - 800 m
- Temple - 300 m
- Juma Masjid - 1.5 Km

SCHOOLS

- Assisi Vidyaniketan Public School - 1 Km
- Naipunnya Public School - 4.6 Km
- Toc H Public School - 8.2 Km

HOSPITALS

- Ernakulam Medical Centre - 2.2 Km
- Vijayalakshmi Medical Centre - 3.5 Km
- Sunrise Hospital - 3.5 Km

ITEM	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 & common area.
Toilets	Ceramic tiles for floors & glazed tiles for walls up to 6 ^{ft} height. Concealed pipes & CP fittings. Hot & cold water taps with overhead shower and provision for geyser. Wash basin in bathrooms & dining space. Cera/Parryware Wall Mount EWC.
Fittings	Dorset lock/ Equivalent set lock for front Door, Stainless steel hinges. Branded brass fittings & mortise lock for inside doors.
Joinery	Front Door & Inside door frames made of best quality Hard wood. Masonite USA Skin doors for inside doors. Windows using Powder coated Aluminum Saint Gobain Plain glass used to provide privacy, cooling & 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 & 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 & Fire Force requirement. Every floor provided with hose reel box & hose.
Generator	For lifts, common lights, water pumps etc. Automatic generator changes over cum load limiter with a power allocation of 500W for 2BHK & 750W for 3BHK. Power Plugs not connected during generator supply mode.
Cable TV	Concealed cable TV point in living room.
Water Supply	Ground Water through sump & overhead tank. Common plumbing line for each flat with separate control valves.
AC	Provision for AC in Master Bedroom.
Car park	Allotted car parking in ground floor.

ONGOING PROJECTS



Magnum Opus at
Elamakhara



Santa Maria at
Padivattom



Cascia at
M. G. Road



Kalopsia
at Kaloor



Belcanto at Petta
Thripunithura

Dream Flower

HOUSING PROJECTS PRIVATE LIMITED

49/1295 E, Dreamflower, Ponekhara Road, Edappally, P.O. Kochi-682024
Phone : +91 484 2334 134
E-mail: sales@dreamflower.in | www.dreamflower.in

COMPLETED PROJECTS



Mistletoe
at Thripunithura



Avalon
at Kaloor



Zephyr
at Palarivattom



Yashwi
at Kaloor



Georgius
at Edappally

+91 93870 88144, +91 98470 58220