

68th
PROJECT

K-RERA/PRJ/ERN/170/2024
www.rera.kerala.gov.in



Dream Flower Leyenda

OWN YOUR ADDRESS AT PETTA, THRIPIUNITHURA

300MTR FROM METRO STATION



SCAN FOR
LOCATION

www.dreamflower.in
93870 88144



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 organized 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.

Leyenda

Dreamflower Leyenda is the 68th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Valloor Road, just 300m from Petta Metro Station. There will be a total of 27 premium flats (8 units of 3 BHK & 19 units of 2 BHK) in 25.47 cents of land. The structure is Ground + 4 floors with ample Car Parking space in the Ground floor. The cost is inclusive of an allotted car park facility in the project, GST and Electricity connection charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

Launch : August 2024

Completion : March 2027

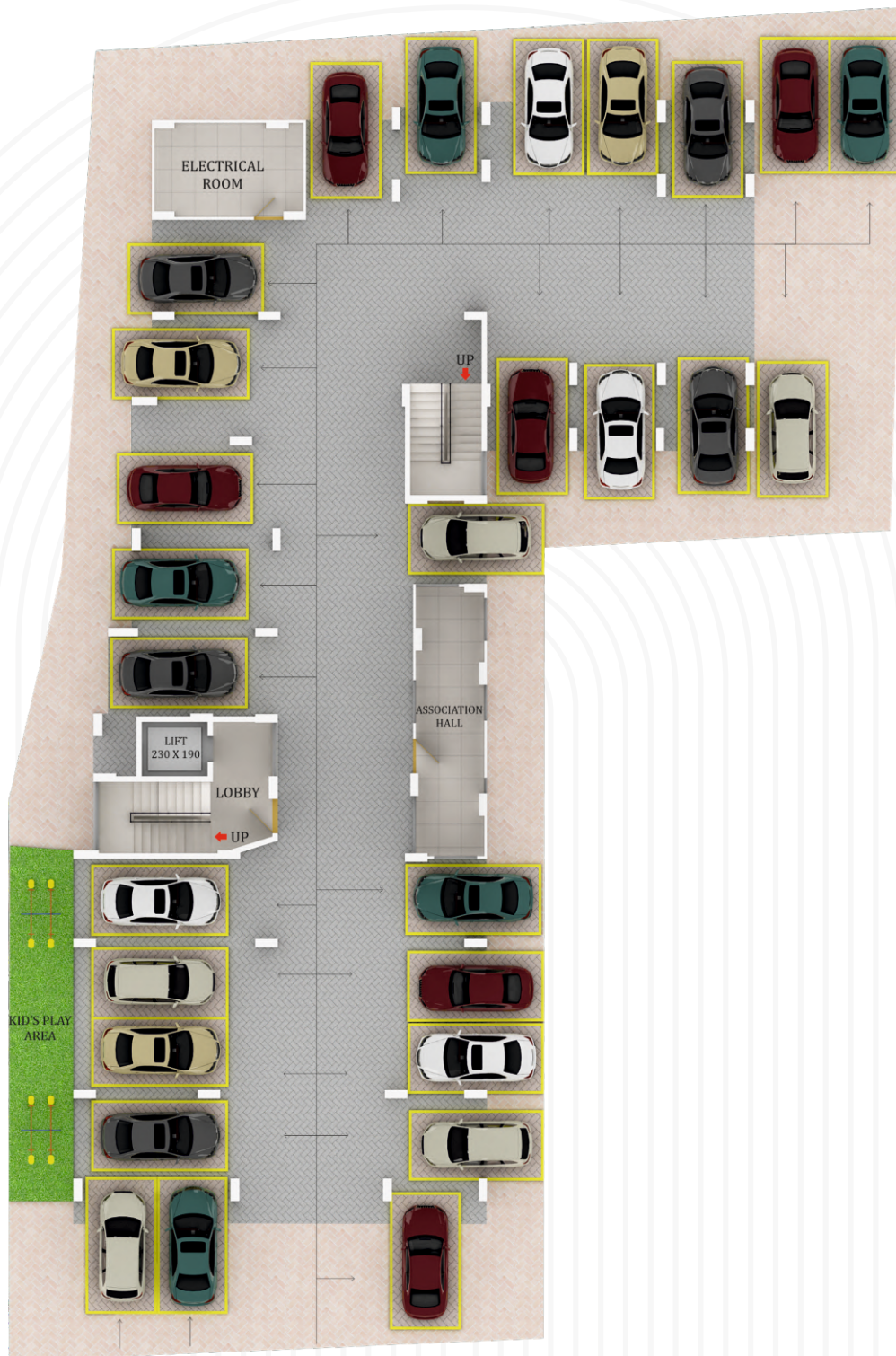


Why Dreamflower

1. Builder with a track of timely completing 63 Projects on time in Cochin City.
2. Transparency on Area. We give you a split up 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



Typical floor plan

with Setback



Typical floor plan

(1st - 3rd Floor Plan)



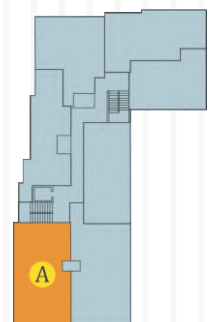
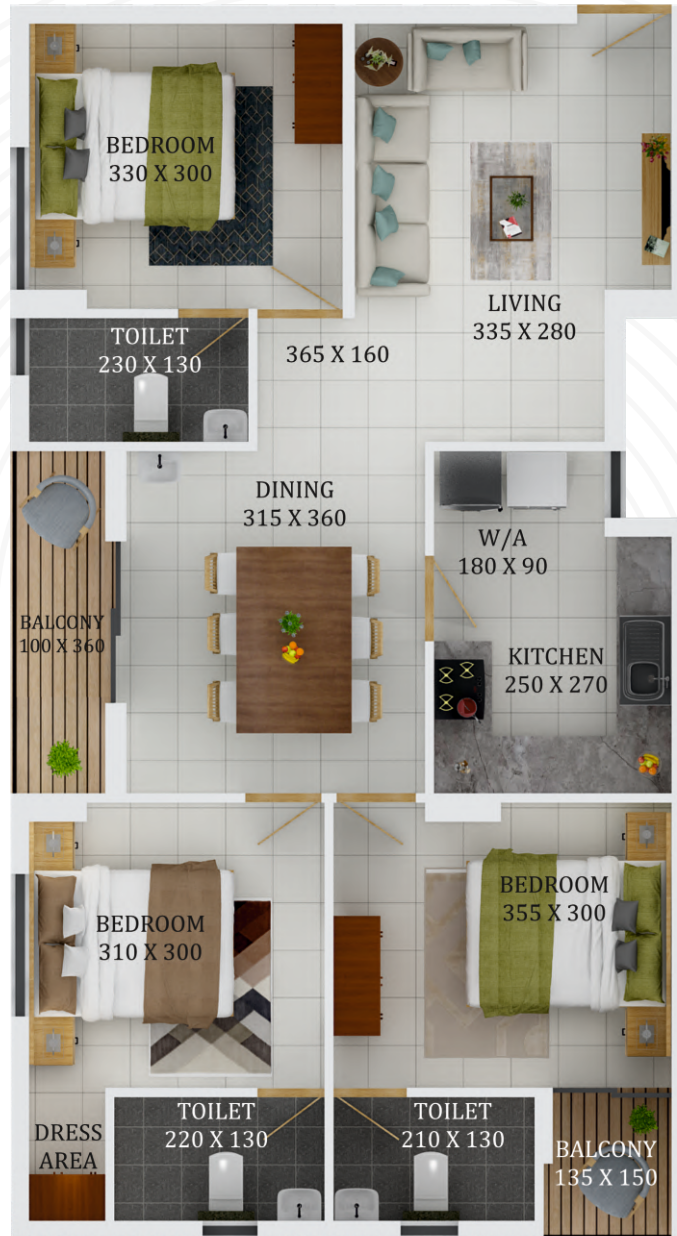
Typical floor plan

(4th Floor Plan)



Type A- 3 BHK

Total Area - 1220 Sqft.



Key Plan

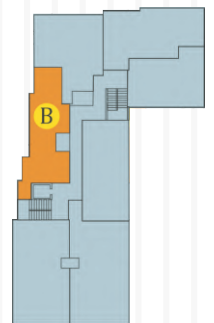
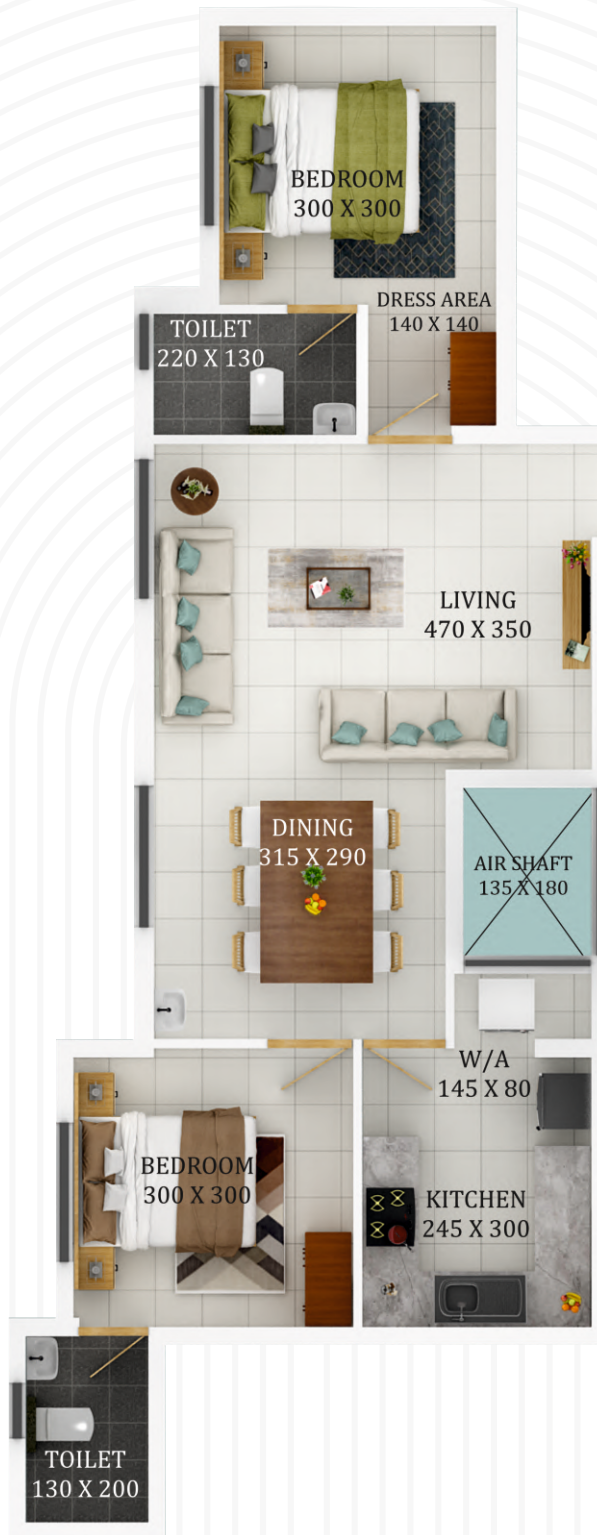
AREA DETAILS

Type	A
Area	1220 Sqft
Model	3 BHK
Direction	North-eastern
Front facing	South

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	335	280	11	9	101
Living Passage	365	160	12	5	63
Dining	315	360	10	12	122
Balcony	100	360	3	12	39
Bedroom 1	330	300	11	10	106
Toilet 1	230	130	8	4	32
Bedroom 2	310	300	10	10	100
Toilet 2	220	130	7	4	31
Bedroom 3	355	300	12	10	114
Toilet 3	210	130	7	4	29
Balcony	135	150	4	5	22
Kitchen	250	270	8	9	73
Work area	180	90	6	3	17
Plinth Area					974
Common Area (20%)					246
Total Area					1220

Type B - 2 BHK

Total Area - 925 Sqft.



Key Plan

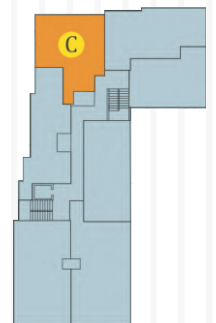
AREA DETAILS

Type B
 Area 925 Sqft
 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	470	350	15	11	177
Dining	315	290	10	10	98
Bedroom 1	300	300	10	10	97
Toilet 1	130	200	4	7	28
Bedroom 2	300	300	10	10	97
Dress Area	140	140	5	5	21
Toilet 2	220	130	7	4	31
Kitchen	245	300	8	10	79
Work area	145	80	5	3	12
Plinth Area					749
Common Area (20%)					186
Total Area					925

Type C - 2 BHK

Total Area - 990 Sqft.



Key Plan

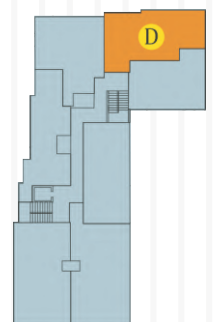
AREA DETAILS

Type	C
Area	990 Sqft
Model	2 BHK
Direction	South-eastern
Front facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	590	340	19	11	216
Balcony	240	200	8	7	52
Bedroom 1	300	300	10	10	97
Toilet 1	220	130	7	4	31
Bedroom 2	370	300	12	10	119
Toilet 2	130	200	4	7	28
Kitchen	375	280	12	9	113
Work area	135	160	4	5	23
Plinth Area					791
Common Area (20%)					199
Total Area					990

Type D - 2 BHK

Total Area - 1020 Sqft.



Key Plan

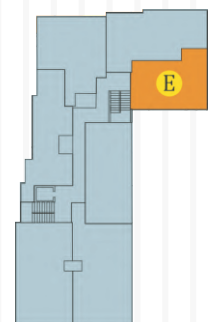
AREA DETAILS

Type D
 Area 1020 Sqft
 Model 2 BHK
 Direction South-western
 Front facing North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	295	340	10	11	108
Dining	615	270	20	9	179
Balcony	165	225	5	7	40
Bedroom 1	300	300	10	10	97
Toilet 1	130	240	4	8	34
Bedroom 2	300	296	10	10	95
Toilet 2	210	130	7	4	29
Kitchen	295	345	10	11	109
Plinth Area					816
Common Area (20%)					204
Total Area					1020

Type E - 2 BHK

Total Area - 860 Sqft.



Key Plan

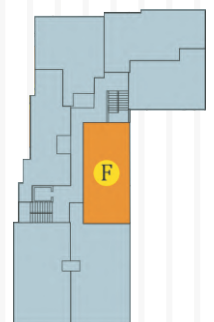
AREA DETAILS

Type E
 Area 860 Sqft
 Model 2 BHK
 Direction Center towards southwestern
 Front facing East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	605	300	20	10	195
Balcony	155	135	5	4	22
Bedroom1	300	285	10	9	92
Toilet 1	130	220	4	7	31
Bedroom 2	300	300	10	10	97
Toilet 2	200	130	7	4	28
Kitchen	300	280	10	9	90
Plinth Area					687
Common Area (20%)					173
Total Area					860

Type F - 2 BHK

Total Area - 995 Sqft.



Key Plan

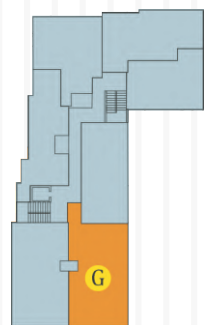
AREA DETAILS

Type F
Area 995 Sqft
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/Dining	315	500	10	16	169
Dinning Passage	135	310	4	10	45
Balcony	100	310	3	10	33
Bedroom 1	315	290	10	10	98
Passage	230	150	8	5	37
Dress Area	170	155	6	5	28
Toilet 1	220	130	7	4	31
Bedroom 2	315	270	10	9	91
Dress Area	230	130	8	4	32
Toilet 2	220	130	7	4	31
Kitchen	220	335	7	11	79
Work area	145	145	5	5	23
Plinth Area					794
Common Area (20%)					201
Total Area					995

Type G - 3 BHK

Total Area - 1330 Sqft.



Key Plan

AREA DETAILS

Type G
Area 1330 Sqft
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
Foyer	150	280	5	9	45
Living	375	440	12	14	177
Dining	335	360	11	12	130
Balcony	100	360	3	12	39
Bedroom1	330	300	11	10	106
Toilet 1	230	130	8	4	32
Bedroom 2	375	300	12	10	121
Balcony	135	150	4	5	22
Toilet 2	230	130	8	4	32
Bedroom 3	330	300	11	10	106
Balcony	120	150	4	5	19
Toilet 3	220	130	7	4	31
Kitchen	270	270	9	9	78
Work area	200	90	7	3	19
Plinth Area					1069
Common Area (20%)					261
Total Area					1330

We do things

differently

21 Years

63 Projects

Delivered on time



Amenities

Recreation



Health Club



Association Hall



Servants Toilet

For the flat



Lift



DG Back up



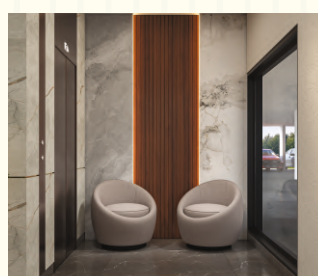
Centralized Gas Supply



Fire Fighting System



Biometric Access Control for lobby



Lobby with Visitors Lounge

Inside the Flat



Tubes, Fans



Intercom Facility



Putty with Emulsion finish



DISTANCE TO PROMINENT PLACES

TRANSPORTATION

Metro Station	300 m
Bus Stop	500 m
Vyttila Hub	3 km

COLLEGE

Chinmaya College of Arts, Commerce & Science	3.4 km
Government College Tripunithura	4 km

SCHOOL

Chinmaya Vidyalaya	3.3 km
The Choice School	3.5 km
Bhavan's Vidya Mandir, Eroor	3.9 km

PLACE OF WORSHIP

Temple	100 m
Church	500 m
Juma Masjid	900 m

SHOPPING

ABAD Nucleus Mall	2.2 km
Forum Mall	2.8 km

HOSPITAL

P S Mission Hospital	2 km
VPS Lakeshore Hospital	5 km

Specification

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 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.
Joinery	Front Door Veneered Prehung Flush Door. Masonite USA Skin doors for inside doors. Windows using Powder coated Aluminum clear glass.
Painting	Putty finished walls with Emulsion finish for all rooms. Asian paints/ Equivalent Emulsion for all walls. 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. Tubes & 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.
Water Supply	Filtered water from open/bore well through sump and overhead tank. Separate/Common plumbing line with OH & underground tanks.
AC	Provision for AC in Master Bedroom.
Reticulated Gas	Centralized gas with separate meter for each apartment

Ongoing Projects



La-casita-2
at Chembumukku



Aurelius
at Mamangalam



Valentia
at Vazhakkala



Velvetude 4
at Pathadipalam

Completed Projects



Melodium
at Kadavanthra



Magna Iatros
at Edappally



La-casita
at Chembumukku



Magnum Opus
at Elamakkara



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