Dream Flower
HOUSING PROJECTS PRIVATE LIMITED

Dream Flower

# MAGNA IATROS

K-RERA/PRJ/030/2021

## Own Your Address 700m from Changampuzha Park Metro Station


**93870 88144**
www.dreamflower.in
sales@dreamflower.in

# 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**

# MAGNA IATROS

Dreamflower Magna Iatros is the 61st project of Dreamflower Housing Projects Pvt. Ltd. It is located near Changampuzha Park Metro Station. There will be a total of 29 luxury flats (12 units of 3 BHK, 16 units of 2BHK & 1 unit of 1 BHK) in 30 cents of land. The structure is a Basement + Ground + 12 floors with ample Car Parking space in the Basement and 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 : July 2021**

**Completion : July 2024**

## 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.

**Basement**
Floor Plan

**Ground**
Floor Plan

## 1st Floor

## 2nd - 7th Floor

## 8th Floor

## 9th Floor

## 10th Floor

# **11th** Floor

# **12th** Floor

# Type A ( 3BHK )

Total Area 1459 Sqft

# Area Details

| | |
|---|---|
| **Type** | **A** |
| **Area** | **1459 Sqft** |
| **Model** | **3 BHK** |
| **Direction** | **Eastern** |
| **Front Facing** | **West** |

| Room | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|---|---|---|---|---|---|
| **Living** | 338 | 343 | 11 | 11 | 125 |
| **Dining** | 338 | 332 | 11 | 11 | 121 |
| **Wash Area** | 122 | 210 | 4 | 7 | 28 |
| **Balcony** | 210 | 235 | 7 | 8 | 53 |
| **Bedroom 1** | 338 | 340 | 11 | 11 | 124 |
| **Balcony 1** | 288 | 180 | 9 | 6 | 56 |
| **Toilet 1** | 276 | 150 | 9 | 5 | 45 |
| **Bedroom 2** | 362 | 360 | 12 | 12 | 140 |
| **Toilet 2** | 228 | 150 | 7 | 5 | 37 |
| **Bedroom 3** | 362 | 331 | 12 | 11 | 129 |
| **Toilet 3** | 228 | 150 | 7 | 5 | 37 |
| **Passage** | 122 | 102 | 4 | 3 | 13 |
| **Kitchen** | 360 | 300 | 12 | 10 | 116 |
| **Work Area** | 276 | 126 | 9 | 4 | 37 |
| **Plinth Area** | | | | | 1211 |
| **Common Area (17%)** | | | | | 248 |
| **Total Area** | | | | | 1459 |

# Type A1 ( 3BHK )

Total Area 1459 Sqft

Terrace Area 710 Sqft

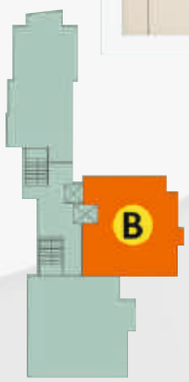
# Area Details

| | | | |
|---|---|---|---|
| **Type** | **A1** | **Model** | **3 BHK** |
| **Area** | **1459 Sqft** | **Direction** | **Eastern** |
| **Open Terrace** | **710 Sqft** | **Front Facing** | **West** |

| Room | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|---|---|---|---|---|---|
| **Living** | 338 | 343 | 11 | 11 | 125 |
| **Dining** | 338 | 332 | 11 | 11 | 121 |
| **Wash Area** | 122 | 210 | 4 | 7 | 28 |
| **Balcony** | 210 | 235 | 7 | 8 | 53 |
| **Bedroom 1** | 338 | 340 | 11 | 11 | 124 |
| **Balcony 1** | 288 | 180 | 9 | 6 | 56 |
| **Toilet 1** | 276 | 150 | 9 | 5 | 45 |
| **Bedroom 2** | 362 | 360 | 12 | 12 | 140 |
| **Toilet 2** | 228 | 150 | 7 | 5 | 37 |
| **Bedroom 3** | 362 | 331 | 12 | 11 | 129 |
| **Toilet 3** | 228 | 150 | 7 | 5 | 37 |
| **Passage** | 122 | 102 | 4 | 3 | 13 |
| **Kitchen** | 360 | 300 | 12 | 10 | 116 |
| **Work Area** | 276 | 126 | 9 | 4 | 37 |
| **Plinth Area** | | | | | 1211 |
| **Common Area (17%)** | | | | | 248 |
| **Total Area** | | | | | 1459 |
| **Terrace Area** | | | | | 710 |

# Type B ( 2BHK )

Total Area 1306 Sqft



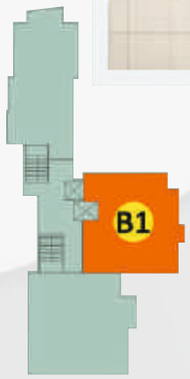

## Area Details

| | |
|---|---|
| **Type** | **B** |
| **Area** | **1306 Sqft** |
| **Model** | **2 BHK** |
| **Direction** | **Northern** |
| **Front Facing** | **South** |

| Room | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|---|---|---|---|---|---|
| **Living** | 350 | 225 | 11 | 7 | 85 |
| **Living** | 276 | 137 | 9 | 4 | 41 |
| **Dining** | 479 | 300 | 16 | 10 | 154 |
| **Bedroom 1** | 460 | 330 | 15 | 11 | 163 |
| **Dress Area** | 177 | 161 | 6 | 5 | 31 |
| **Balcony 1** | 340 | 169 | 11 | 6 | 62 |
| **Toilet 1** | 270 | 150 | 9 | 5 | 44 |
| **Bedroom 2** | 390 | 350 | 13 | 11 | 147 |
| **Balcony 2** | 207 | 177 | 7 | 6 | 39 |
| **Toilet 2** | 244 | 150 | 8 | 5 | 39 |
| **Kitchen** | 300 | 300 | 10 | 10 | 97 |
| **Work Area** | 150 | 300 | 5 | 10 | 48 |
| **Plinth Area** | | | | | 1083 |
| **Common Area (17%)** | | | | | 223 |
| **Total Area** | | | | | 1306 |

# Type B1 ( 2BHK )

Total Area 1306 Sqft
Terrace Area 930 Sqft




# Area Details

| | | | |
|---|---|---|---|
| **Type** | **B1** | **Model** | **2 BHK** |
| **Area** | **1306 Sqft** | **Direction** | **Northern** |
| **Open Terrace** | **930 Sqft** | **Front Facing** | **South** |

| Room | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|---|---|---|---|---|---|
| **Living** | 350 | 225 | 11 | 7 | 85 |
| **Living** | 275 | 137 | 9 | 4 | 41 |
| **Dining** | 479 | 300 | 16 | 10 | 154 |
| **Bedroom 1** | 460 | 330 | 15 | 11 | 163 |
| **Dress Area** | 177 | 161 | 6 | 5 | 31 |
| **Balcony 1** | 340 | 169 | 11 | 6 | 62 |
| **Toilet 1** | 270 | 150 | 9 | 5 | 44 |
| **Bedroom 2** | 390 | 350 | 13 | 11 | 147 |
| **Balcony 2** | 207 | 177 | 7 | 6 | 39 |
| **Toilet 2** | 244 | 150 | 8 | 5 | 39 |
| **Kitchen** | 300 | 300 | 10 | 10 | 97 |
| **Work Area** | 150 | 300 | 5 | 10 | 48 |
| **Plinth Area** | | | | | 1083 |
| **Common Area (17%)** | | | | | 223 |
| **Total Area** | | | | | 1306 |
| **Terrace Area** | | | | | 930 |

# Type C ( 2BHK )

Total Area 1234 Sqft

## Area Details

| | |
|---|---|
| **Type** | **C** |
| **Area** | **1234 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 |
|---|---|---|---|---|---|
| **Foyer** | 203 | 150 | 7 | 5 | 33 |
| **Living** | 426 | 322 | 14 | 11 | 147 |
| **Dining** | 356 | 348 | 12 | 11 | 133 |
| **Balcony** | 232 | 141 | 8 | 5 | 35 |
| **Bedroom 1** | 310 | 378 | 10 | 12 | 126 |
| **Passage** | 90 | 164 | 3 | 5 | 16 |
| **Balcony 1** | 378 | 140 | 12 | 5 | 57 |
| **Toilet 1** | 208 | 150 | 7 | 5 | 34 |
| **Bedroom 2** | 305 | 378 | 10 | 12 | 124 |
| **Passage** | 90 | 164 | 3 | 5 | 16 |
| **Toilet 2** | 203 | 150 | 7 | 5 | 33 |
| **Kitchen** | 264 | 337 | 9 | 11 | 96 |
| **Work area** | 194 | 170 | 6 | 6 | 35 |
| **Plinth Area** | | | | | 1028 |
| **Common Area (17%)** | | | | | 206 |
| **Total Area** | | | | | 1234 |

# Type C1 ( 2BHK )

Total Area 1234 Sqft

Terrace Area 430 Sqft

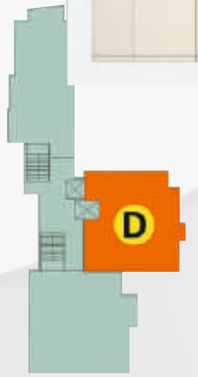
# Area Details

| | | | |
|---|---|---|---|
| **Type** | **C1** | **Model** | **2 BHK** |
| **Area** | **1234 Sqft** | **Direction** | **Western** |
| **Open Terrace** | **430 Sqft** | **Front Facing** | **East** |

| Room | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|---|---|---|---|---|---|
| **Foyer** | 203 | 150 | 7 | 5 | 33 |
| **Living** | 426 | 322 | 14 | 11 | 147 |
| **Dining** | 356 | 348 | 12 | 11 | 133 |
| **Balcony** | 232 | 141 | 8 | 5 | 35 |
| **Bedroom 1** | 310 | 378 | 10 | 12 | 126 |
| **Passage** | 90 | 164 | 3 | 5 | 16 |
| **Balcony 1** | 378 | 140 | 12 | 5 | 57 |
| **Toilet 1** | 208 | 150 | 7 | 5 | 34 |
| **Bedroom 2** | 305 | 378 | 10 | 12 | 124 |
| **Passage** | 90 | 164 | 3 | 5 | 16 |
| **Toilet 2** | 203 | 150 | 7 | 5 | 33 |
| **Kitchen** | 264 | 337 | 9 | 11 | 96 |
| **Work area** | 194 | 170 | 6 | 6 | 35 |
| **Plinth Area** | | | | | 1028 |
| **Common Area (17%)** | | | | | 206 |
| **Total Area** | | | | | 1234 |
| **Terrace Area** | | | | | 430 |

# Type D ( 2BHK )

Total Area 1289 Sqft



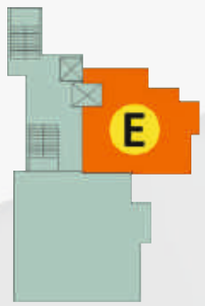

# Area Details

| | |
|---|---|
| **Type** | **D** |
| **Area** | **1289 Sqft** |
| **Model** | **2 BHK** |
| **Direction** | **Northern** |
| **Front Facing** | **South** |

| Room | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|---|---|---|---|---|---|
| **Living** | 350 | 225 | 11 | 7 | 85 |
| **Living** | 276 | 137 | 9 | 4 | 41 |
| **Dining** | 479 | 300 | 16 | 10 | 154 |
| **Bedroom 1** | 460 | 330 | 15 | 11 | 163 |
| **Dress Area** | 177 | 161 | 6 | 5 | 31 |
| **Balcony 1** | 340 | 136 | 11 | 4 | 50 |
| **Toilet 1** | 270 | 150 | 9 | 5 | 44 |
| **Bedroom 2** | 390 | 350 | 13 | 11 | 147 |
| **Balcony 2** | 207 | 177 | 7 | 6 | 39 |
| **Toilet 2** | 244 | 150 | 8 | 5 | 39 |
| **Kitchen** | 300 | 300 | 10 | 10 | 97 |
| **Work Area** | 150 | 300 | 5 | 10 | 48 |
| **Plinth Area** | | | | | 1068 |
| **Common Area (17%)** | | | | | 221 |
| **Total Area** | | | | | 1289 |

# Type E ( 1BHK )

Total Area 903 Sqft



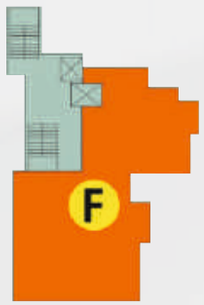

# Area Details

| | |
|---|---|
| **Type** | **E** |
| **Area** | **903 Sqft** |
| **Model** | **1 BHK** |
| **Direction** | **Northern** |
| **Front Facing** | **South** |

| Room | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|---|---|---|---|---|---|
| **Living** | 350 | 225 | 11 | 7 | 85 |
| **Dining** | 479 | 300 | 16 | 10 | 154 |
| **Balcony** | 265 | 298 | 9 | 10 | 85 |
| **1 A** | 185 | 161 | 6 | 5 | 32 |
| **Bedroom 1** | 390 | 350 | 13 | 11 | 147 |
| **Toilet 1** | 165 | 240 | 5 | 8 | 43 |
| **Kitchen** | 360 | 300 | 12 | 10 | 116 |
| **Plinth Area** | | | | | 747 |
| **Common Area (17%)** | | | | | 156 |
| **Total Area** | | | | | 903 |

# Type F ( 3BHK )

Total Area 1950 Sqft




# Area Details

| | | | |
|---|---|---|---|
| **Type** | **F** | **Direction** | **NorthEastern** |
| **Area** | **1950 Sqft** | **Front Facing** | **West** |
| **Model** | **3 BHK** | | |

| Room | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|---|---|---|---|---|---|
| **Foyer** | 168 | 120 | 6 | 4 | 22 |
| **Living** | 452 | 330 | 15 | 11 | 160 |
| **Balcony** | 210 | 234 | 7 | 8 | 53 |
| **Passage** | 160 | 234 | 5 | 8 | 40 |
| **Dining** | 350 | 525 | 11 | 17 | 198 |
| **Balcony** | 265 | 198 | 9 | 6 | 56 |
| **1 A** | 185 | 161 | 6 | 5 | 32 |
| **1 B** | 304 | 100 | 10 | 3 | 33 |
| **Bedroom 1** | 350 | 288 | 11 | 9 | 108 |
| **Passage** | 190 | 216 | 6 | 7 | 44 |
| **Balcony** | 262 | 192 | 9 | 6 | 54 |
| **Dress Area** | 250 | 150 | 8 | 5 | 40 |
| **Toilet 1** | 250 | 150 | 8 | 5 | 40 |
| **Bedroom 2** | 420 | 300 | 14 | 10 | 135 |
| **Toilet 2** | 190 | 277 | 6 | 9 | 57 |
| **Bedroom 3** | 390 | 350 | 13 | 11 | 147 |
| **Toilet 3** | 154 | 229 | 5 | 8 | 38 |
| **Kitchen** | 300 | 300 | 10 | 10 | 97 |
| **Workarea** | 166 | 300 | 5 | 10 | 54 |
| **Plinth Area** | | | | | 1624 |
| **Common Area (17%)** | | | | | 326 |
| **Total Area** | | | | | 1950 |

# Type F1 ( 3BHK )

Total Area 1950 Sqft

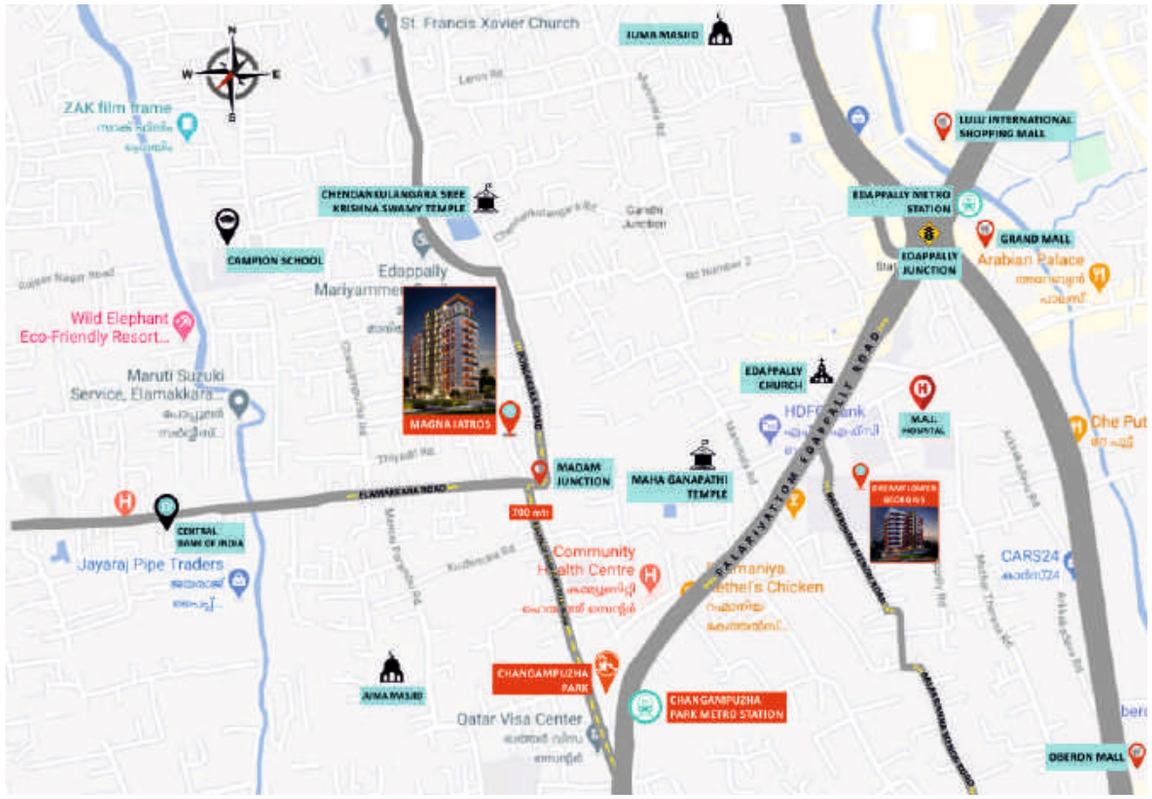
Terrace Area 310 Sqft

# Area Details

| | | | |
|---|---|---|---|
| **Type** | **F1** | **Model** | **3 BHK** |
| **Area** | **1950 Sqft** | **Direction** | **Northeastern** |
| **Open Terrace** | **310 Sqft** | **Front Facing** | **West** |

| Room | Length in cm | Breadth in cm | Length in feet | Breadth in feet | Total Area Sqft |
|---|---|---|---|---|---|
| **Foyer** | 168 | 120 | 6 | 4 | 22 |
| **Living** | 452 | 330 | 15 | 11 | 160 |
| **Balcony** | 210 | 234 | 7 | 8 | 53 |
| **Passage** | 160 | 234 | 5 | 8 | 40 |
| **Dining** | 350 | 525 | 11 | 17 | 198 |
| **Balcony** | 265 | 198 | 9 | 6 | 56 |
| **1 A** | 185 | 161 | 6 | 5 | 32 |
| **1 B** | 304 | 100 | 10 | 3 | 33 |
| **Bedroom 1** | 350 | 288 | 11 | 9 | 108 |
| **Passage** | 190 | 216 | 6 | 7 | 44 |
| **Balcony** | 262 | 192 | 9 | 6 | 54 |
| **Dress Area** | 250 | 150 | 8 | 5 | 40 |
| **Toilet 1** | 250 | 150 | 8 | 5 | 40 |
| **Bedroom 2** | 420 | 300 | 14 | 10 | 135 |
| **Toilet 2** | 190 | 277 | 6 | 9 | 57 |
| **Bedroom 3** | 390 | 350 | 13 | 11 | 147 |
| **Toilet 3** | 154 | 229 | 5 | 8 | 38 |
| **Kitchen** | 300 | 300 | 10 | 10 | 97 |
| **Workarea** | 166 | 300 | 5 | 10 | 54 |
| **Plinth Area** | | | | | 1624 |
| **Common Area (17%)** | | | | | 326 |
| **Total Area** | | | | | 1950 |
| **Terrace Area** | | | | | 310 |

# Location Map




## Distance to the Prominent Places

| Transportation | | | Place of Worship | | | Shopping | | |
|---|---|---|---|---|---|---|---|---|
| Main Road | - | 10m | Church | - | 500 m | Lulu Mall | - | 1.8 km |
| Bus Stop | - | 50m | Temple | - | 50 m | Oberon Mall | - | 2.9 km |
| Metro Station | - | 700m | Juma Masjid | - | 900 m | Grand Mall | - | 1.7 km |

| Schools | | | Hospitals | | |
|---|---|---|---|---|---|
| Bhavans Vidyamandir | - | 1.3 km | Renai Medicity | - | 2.3 km |
| Campion School | - | 900 m | Amrita Hospital | - | 5.5 km |
| Al- Ameen Public School | - | 2 km | M.A.J Hospital | - | 1.4 km |

| College | | |
|---|---|---|
| Model Engineering College Thrikkakara | - | 4 km |
| Albertian Institute of Science & Technology | - | 6 km |

17 YEARS

55 PROJECTS

Delivered on Time

- Uncompromised Quality
- Affordable Price
- On Time Delivery
- After Sales Support
- No Extra Charges Except Registration
- Projects in Premium Residential Locality

# 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/Granite/Marble tiles for lobby and common area |
| Toilets | Ceramic tiles for floors and glazed tiles for walls up to 7$^{ft}$ height. Concealed pipes and CP fittings. Hot and cold water taps with overhead shower and provision for geyser. Wash basin in bathrooms & dining space. Cera/Parryware/Equivalent 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 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 /equivalent. |
| Electrical | Three phase / Single 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 | Water supply from KWA/ Ground Water/Rainwater Harvesting, through sump and overhead tank. Common plumbing line for each flat with separate control valves. |
| AC | Wired Provision for AC in Master Bedroom & Non Wired Provision for Ac in Living room & other bedrooms. |
| Car park | Allotted 1 car parking in ground floor or Basement. |

# Amenities

## RECREATION

Kids Play Area

Swimming Pool

Health Club

Association Hall

Servants Toilet

Clothes drying Area

## FOR THE FLAT

Biometric Access Control for lobby

Lobby with Visitors Lounge

Lift

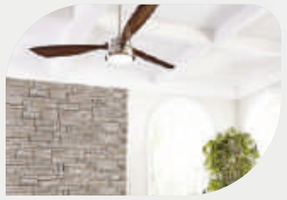
Centralized Gas Supply

Fire Fighting System

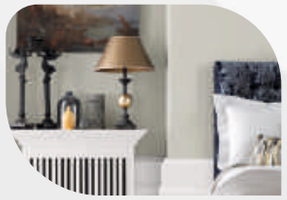
DG Back up

## INSIDE THE FLAT

Intercom Facility



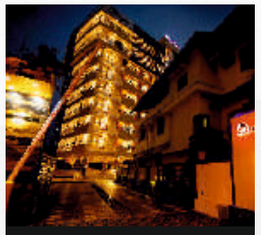
Tubes, Fans



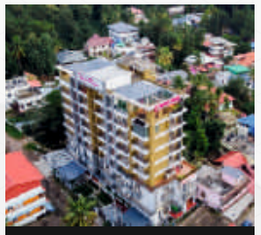
Putty with Emulsion finish

# Dream Flower
## HOUSING PROJECTS PRIVATE LIMITED

## COMPLETED PROJECTS



Georgius
at Edappally



Mistletoe
at Thripunithura

Avalon
at Kaloor

Yashwi
at Kaloor

Zephyr
at Palarivattom

## ONGOING PROJECTS

Magnum Opus at
Elamakkara

Completion Date
June 2022

Santa Maria at
Padivattom

Completion Date
August 2021

Cascia at
M. G. Road

Completion Date
September 2021

Belcanto at Petta
Thripunithura

Completion Date
September 2021

Kalopsia
at Kaloor

Completion Date
June 2021

La - Casita at
Chembumukku

Completion Date
July 2023

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**E-mail: sales@dreamflower.in | www.dreamflower.in**