



Dream Flower

Melodium

Luxury 2 & 3 BHK Flats

Near Kadavanthra



CHAMPIONS

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.



Dream Flower
Melodium



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

Melodium

Dreamflower Melodium is the 63rd project of Dreamflower Housing Projects Pvt. Ltd. It is located at New Link Road, Kadavanthra, just 100 m from Elamkulam Metro Station. There will be a total of 12 premium flats (4 units of 3 BHK & 8 units of 2 BHK) in 10.5 cents of land. All flats are semi furnished and there are only 3 units per floor giving ample lighting & ventilation. 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: July 2022

Completion: July 2024

Why Dreamflower ?

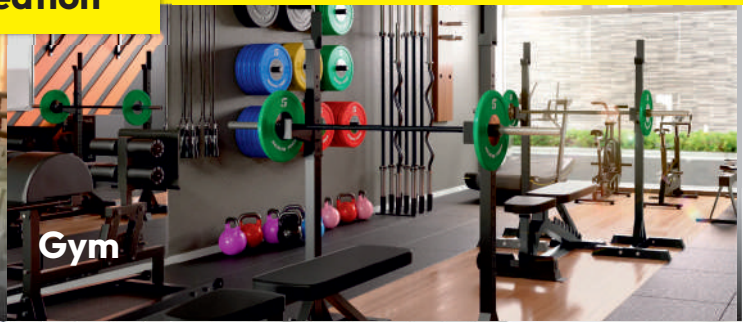
- Builder with a track of completing 58 Projects on time in Kochi City.
- Transparency on area with split of Carpet Area, Plinth Area, Common Area & Total Area separately. We don't increase on common area to give you a fancy Sq.ft area pricing.
- Fully Loaded Homes customized as per buyer's desire. This 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.

Amenities

Recreation



Association Hall



Gym



Clothes Drying Area

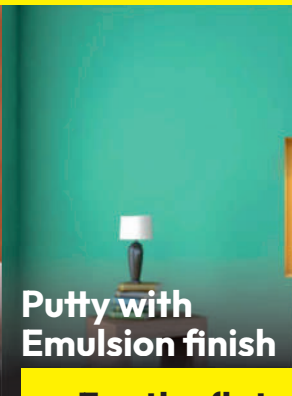


Servants Toilet

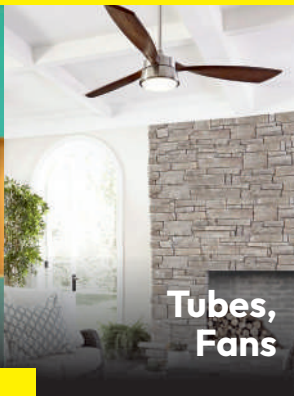
Inside the Flat



Intercom Facility



Putty with Emulsion finish



Tubes, Fans



Wardrobes



Kitchen Cabinets

For the flat



Biometric Access Control for lobby



Lobby with visitors Lounge



Lift



DG Backup

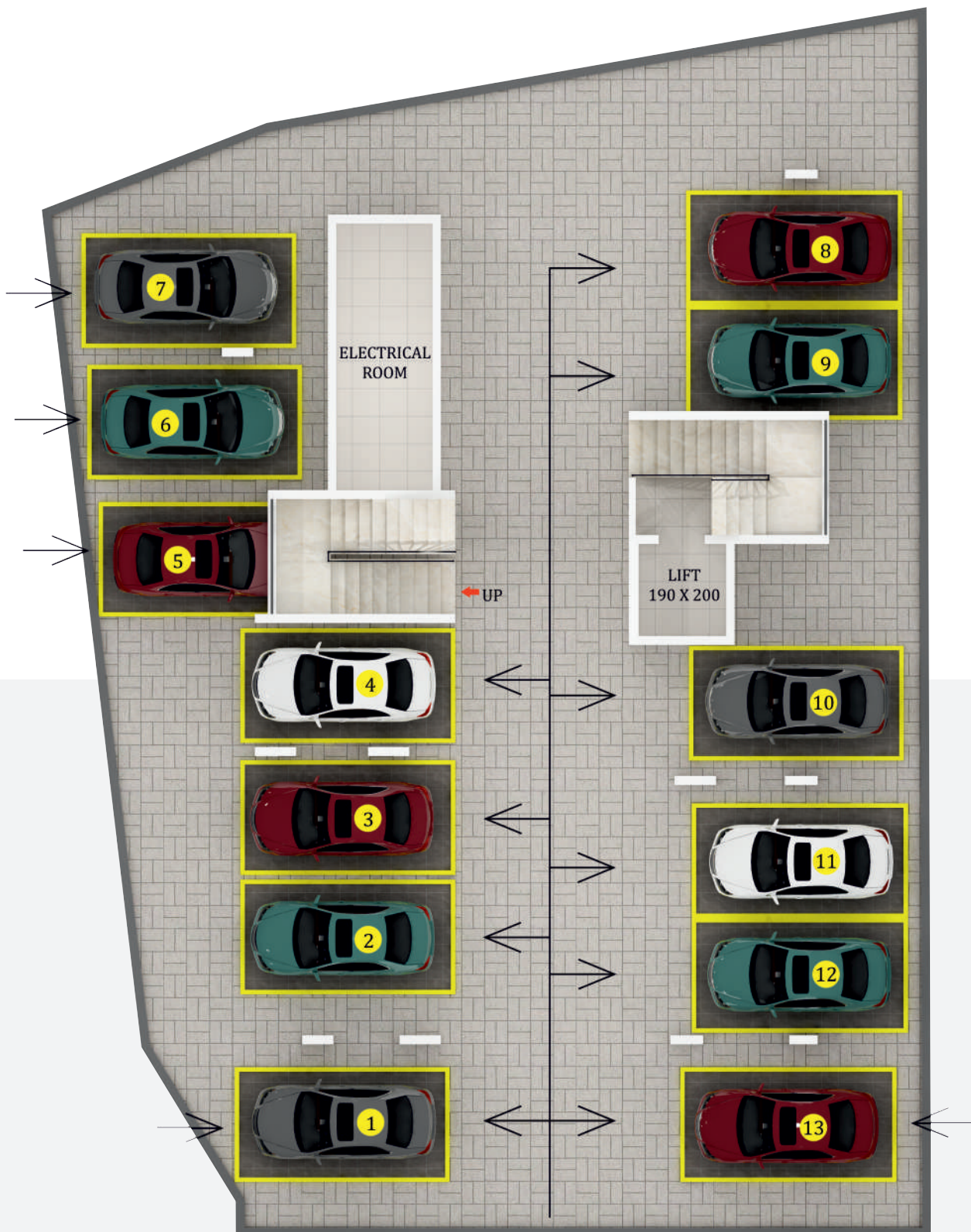
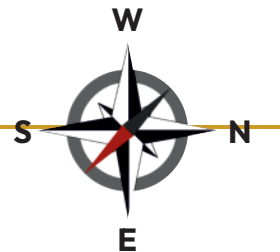


Fire Fighting System



Centralized Gas Supply

CAR PARK PLAN

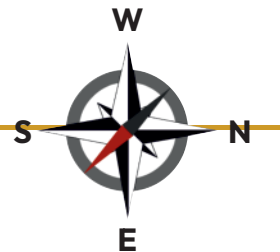


TYPICAL FLOOR PLAN



TYPE "A" 2 BHK

Total Area - 930 sqft



MD
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Area details

Type	A
Area	930
Model	2 BHK
Direction	Southeastern
Front Door Facing	West

Room	Length (in cm)	Breadth (in cm)	Length in feet	Breadth in feet	Total Area Sqft
Living	285	410	9	13	126
Dining	265	270	9	9	77
Balcony	75	208	2	7	17
Bedroom 1	300	270	10	9	87
Balcony	75	430	2	14	35
Toilet 1	130	190	4	6	27
Bedroom 2	280	330	9	11	99
Toilet 2	170	140	6	5	26
Passage	100	140	3	5	15
Balcony	520	75	17	2	42
Kitchen	265	200	9	7	57
Plinth Area					731
Common Area (21%)					199
Total Area					930

area
details

TYPE "B" 2 BHK

Total Area - 935 sqft



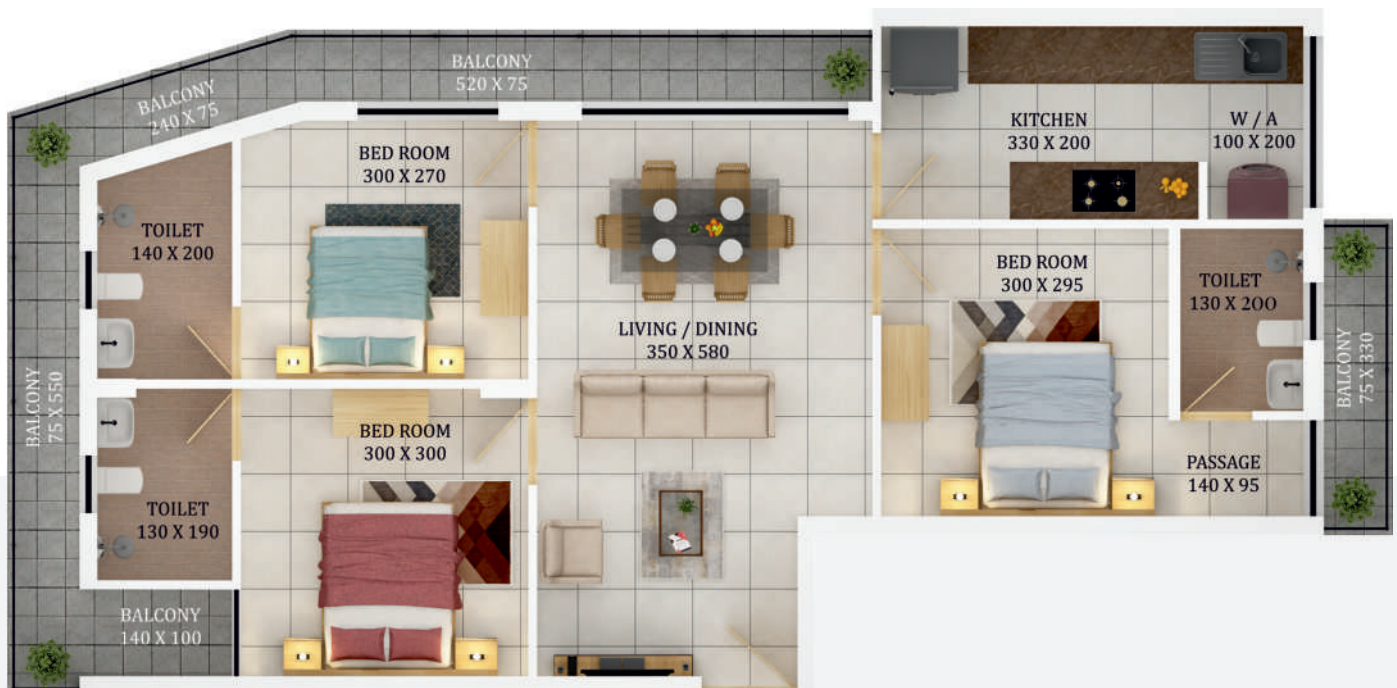
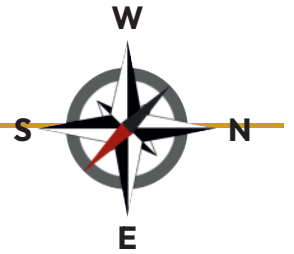
Area details

Type	B
Area	935
Model	2 BHK
Direction	Northeastern
Front Door Facing	West

Room	Length (in cm)	Breadth (in cm)	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	280	650	9	21	196
Passage	140	200	5	7	30
Balcony	590	75	19	2	48
Bedroom 1	280	295	9	10	89
Balcony	75	320	2	10	26
Toilet 1	160	210	5	7	36
Bedroom 2	280	295	9	10	89
Balcony	75	640	2	21	52
Toilet 2	130	190	4	6	27
Kitchen	280	240	9	8	72
Plinth Area					740
Common Area (21%)					195
Total Area					935

TYPE "C" 3 BHK

Total Area - 1210 sqft



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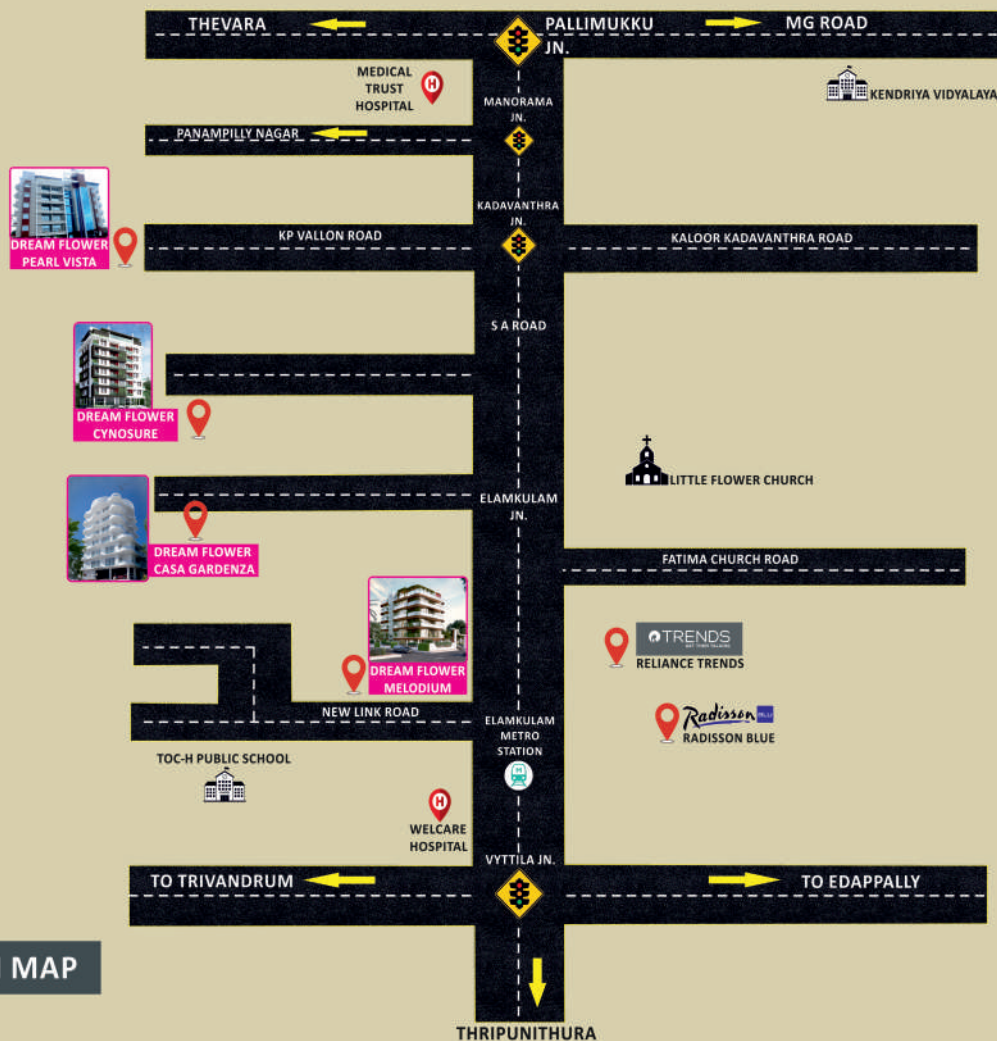
Area details

Type	C
Area	1210
Model	3 BHK
Direction	Western
Front Door Facing	East

Room	Length (in cm)	Breadth (in cm)	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	350	580	11	19	218
Balcony	520	75	17	2	42
Balcony	240	75	8	2	19
Bedroom 1	300	270	10	9	87
Toilet 1	140	200	5	7	30
Bedroom 2	300	300	10	10	97
Balcony	140	100	5	3	15
Balcony	75	550	2	18	44
Toilet 2	130	190	4	6	27
Bedroom 3	300	295	10	10	95
Balcony	75	330	2	11	27
Passage	140	95	5	3	14
Toilet 3	130	200	4	7	28
Kitchen	330	200	11	7	71
Work Area	100	200	3	7	21
Plinth Area					958
Common Area (21%)					252
Total Area					1210

Specification

ITEM	SPECIFICATION
Structure	RCC framed earthquake resistant structure. Foundation as per structural Requirement. Walls with solid blocks.
Car park	Allotted car parking in ground floor.
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.
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.
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.
Reticulated Gas	Centralized gas with separate meter for each apartment.
Plumbing	ISI brand pipes and materials for bathroom.
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 .
AC	Provision for AC in Master Bedroom.
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 6 ^{ft} 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.
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.
Joinery	Front Door Veneered Prehung Flush Door. Masonite USA Skin doors for inside doors. Windows using Powder coated Aluminum clear glass.
Fittings	Dorset lock/ Equivalent set 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 cupboard 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.



LOCATION MAP

Distance to the prominent places

TRANSPORTATION

Main Road	50 M
Metro Station	100 M
South Railway Satation	2 KM

SCHOOLS

Bhavan's Vidya Mandir	1 KM
Kendriya Vidyalaya	1.2 KM
Toc-H Public School	1.2 KM

COLLEGE

Maharaja's College	3.3 KM
Govt. Law College	3.9 KM
St. Teresa's College	4 KM
Sacred Heart College	4.3 KM

HOSPITALS

Medical Trust	2 KM
Lisie Hospital	3.9 KM
Ernakulam Medical Centre	4.5 KM

PLACE OF WORSHIP

Church	500 M
Juma Masjid	900 M
Temple	1 KM

SHOPPING

Centre Square Mall	3.3 KM
Reliance Trends	1 KM

Ongoing Projects



La-Casita
Chembumukku



Vivaldi
Palarivattom



Magnum Opus
Elamakkara



Magna latros
Edappally



Valentia
Vazhakkala



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WE DO THINGS
differentl

18 YEARS

58

PROJECTS DELIVERED ON TIME