

www.dreamflower.in

K-RERA "Registration not required"
No. of apartments not exceeding 8 units



Luxury 2 & 3 BHK Flats

Near Kadavanthra



sales@dreamflower.in

93870 88144

www.dreamflower.in

98470 58220

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 Kadavanthra just 100 m from Elamkulam Metro Station. There will be a total of 8 Luxury units (4 units of 3 BHK & 4 units of 2 BHK) in 10.5 cents of land. It is situated at New Link Road. All flats are semi furnished and there are only 2 units per floor giving ample lighting & ventilation. The structure is a Ground+4 floors with two ample Car parking spaces 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

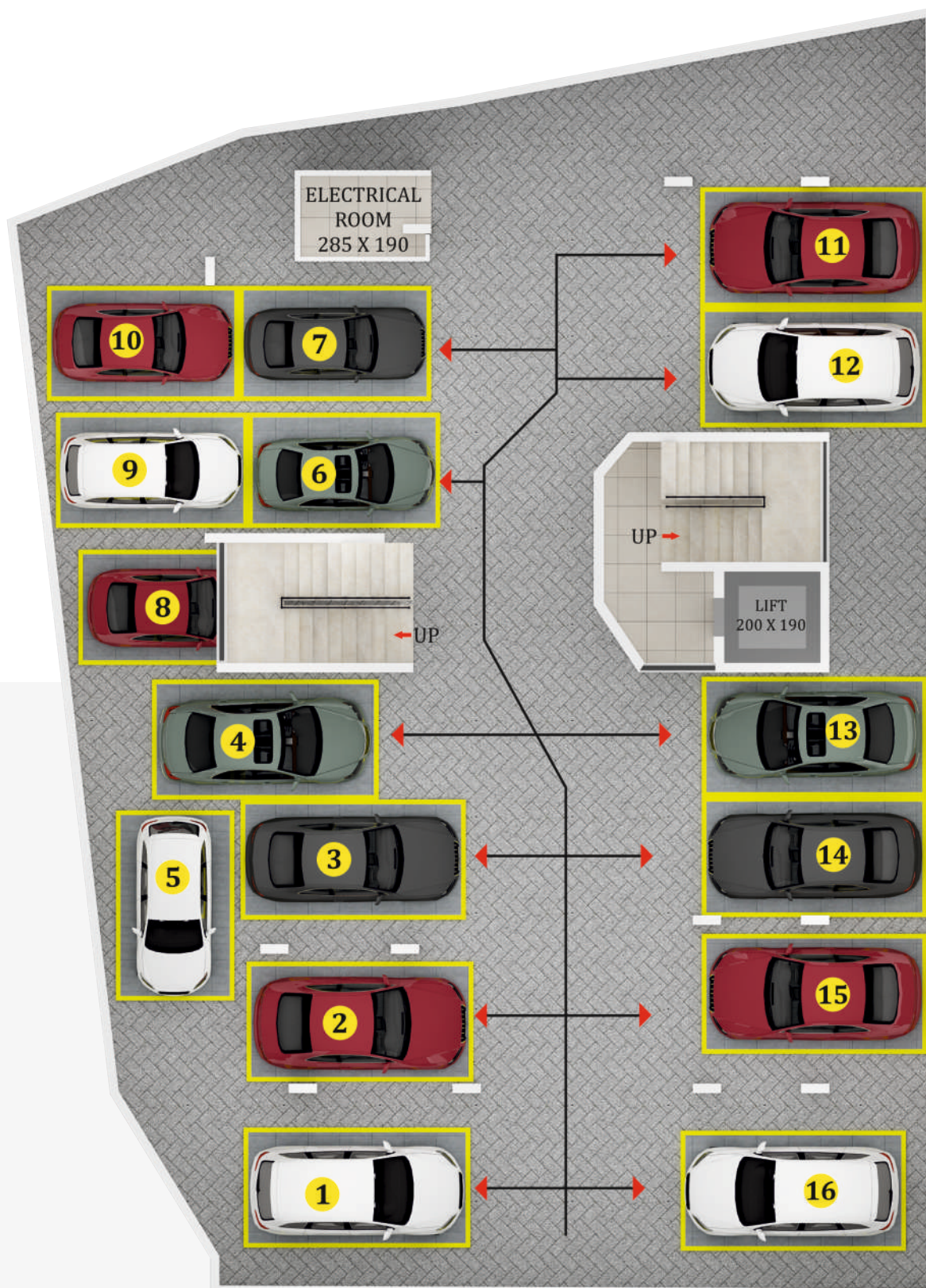
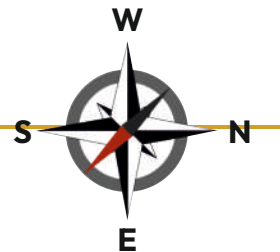
Launch: January 2022

Completion: December 2023

Why Dreamflower ?

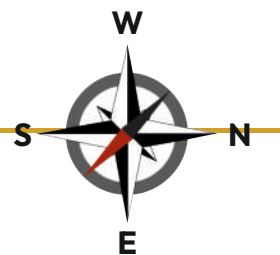
- Builder with a track of completing 58 Projects on time in Kochi City.
- Transparency on area with split of Carpet Area, Plinth Area, Common Area & Total Area separately. We don't increase on common area to give you a fancy Sq.ft area pricing.
- Fully Loaded Homes customized as per buyer's desire. This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

CAR PARK PLAN

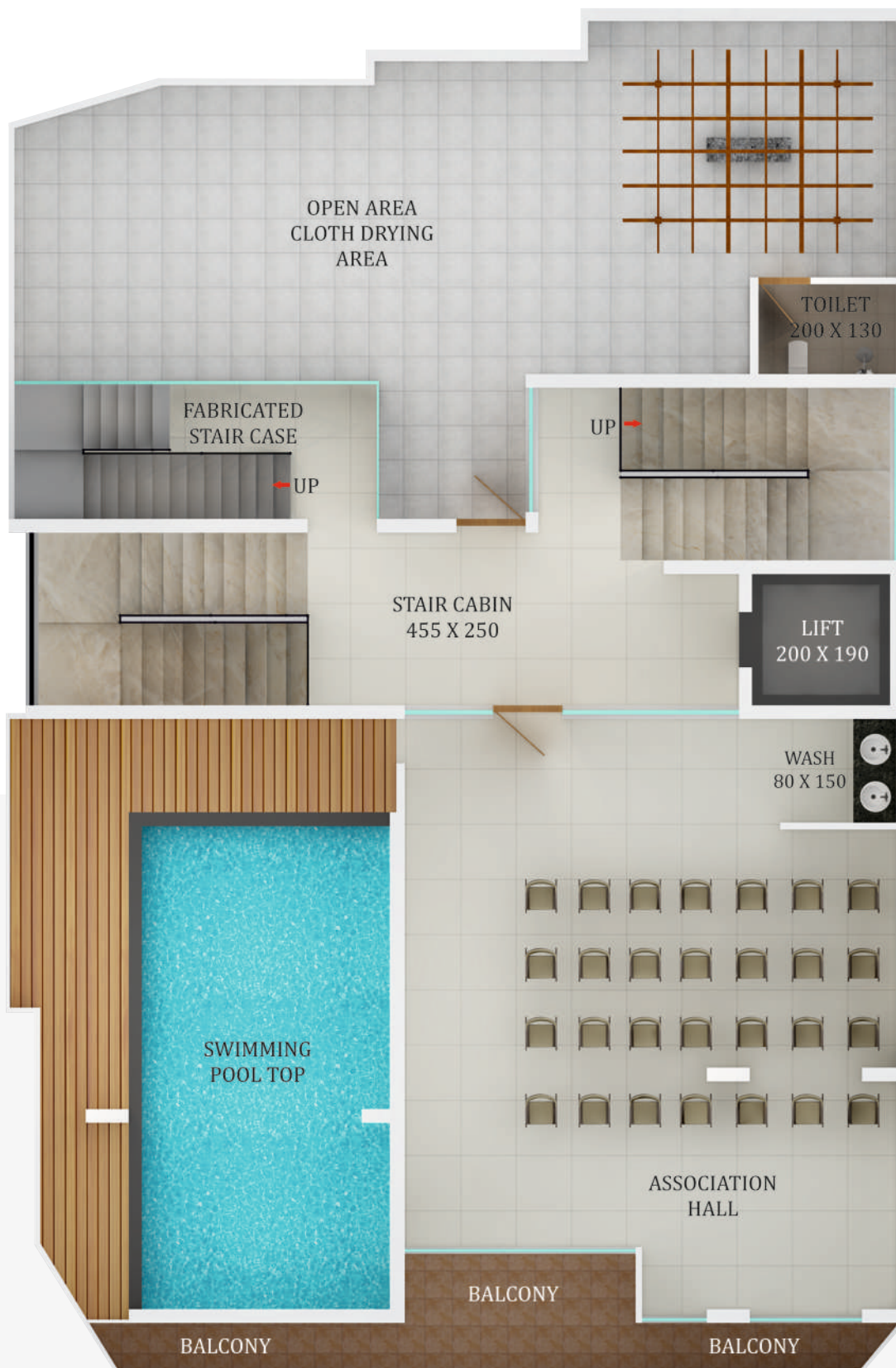
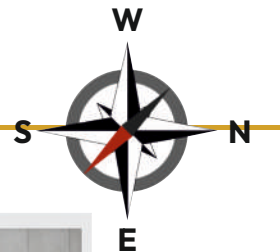


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Entrance

TYPICAL FLOOR PLAN

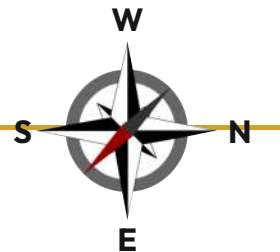


TERRACE FLOOR PLAN



TYPE "A" 3 BHK

Total Area - 1730 sqft



MD
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Area details

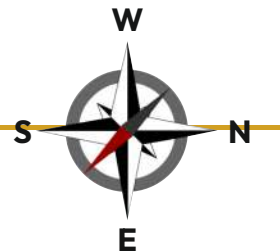
Type	A
Area	1730
Model	3BHK
Direction	East
Front Door Facing	West

Room	Length (in cm)	Breadth (in cm)	Length in feet	Breadth in feet	Total Area Sqft
Living	360	360	12	12	139
Dining	335	410	11	13	148
Balcony	335	175	11	6	63
Bedroom 1	340	415	11	14	152
Balcony	383	75	13	2	31
Toilet 1	280	150	9	5	45
Bedroom 2	320	345	10	11	119
Toilet 2	135	215	4	7	31
Passage	145	120	5	4	19
Bedroom 3	360	340	12	11	132
Balcony	983	75	32	2	79
Balcony	330	75	11	2	27
Dress	100	165	3	5	18
Toilet 3	250	150	8	5	40
Kitchen	430	270	14	9	125
Utility Room	140	150	5	5	23
Plinth Area					1320
Common Area (24%)					410
Total Area					1730

area details

TYPE "B" 2 BHK

Total Area - 1270 sqft



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MD

Area details

Type	B
Area	1270
Model	2 BHK
Direction	West
Front Door Facing	East

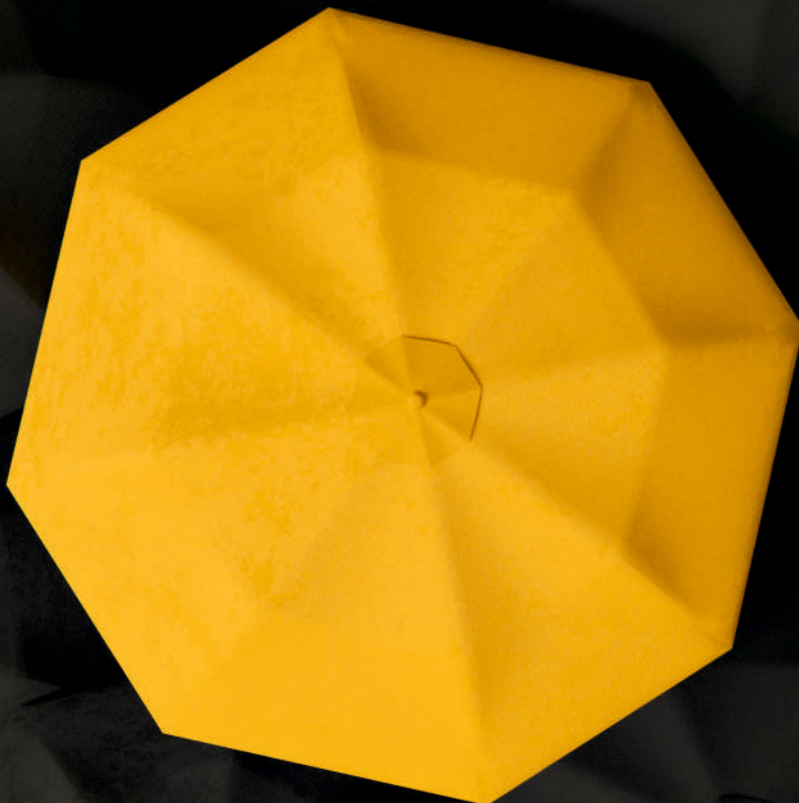
Room	Length (in cm)	Breadth (in cm)	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	630	345	19	11	215
Balcony	175	345	6	11	65
Balcony	75	195	2	6	16
Bedroom 1	300	307	10	10	99
Balcony	310	75	10	2	25
Dress	140	156	5	5	23
Toilet 1	130	200	4	7	28
Bedroom 2	300	360	10	12	116
Balcony	120	160	4	5	21
Toilet 2	140	190	5	6	29
Kitchen	400	270	13	9	116
Work Area	90	218	3	7	21
Balcony	300	75	10	2	24
Balcony	300	75	10	2	24
Plinth Area					980
Common Area (24%)					290
Total Area					1270

17 YEARS
58

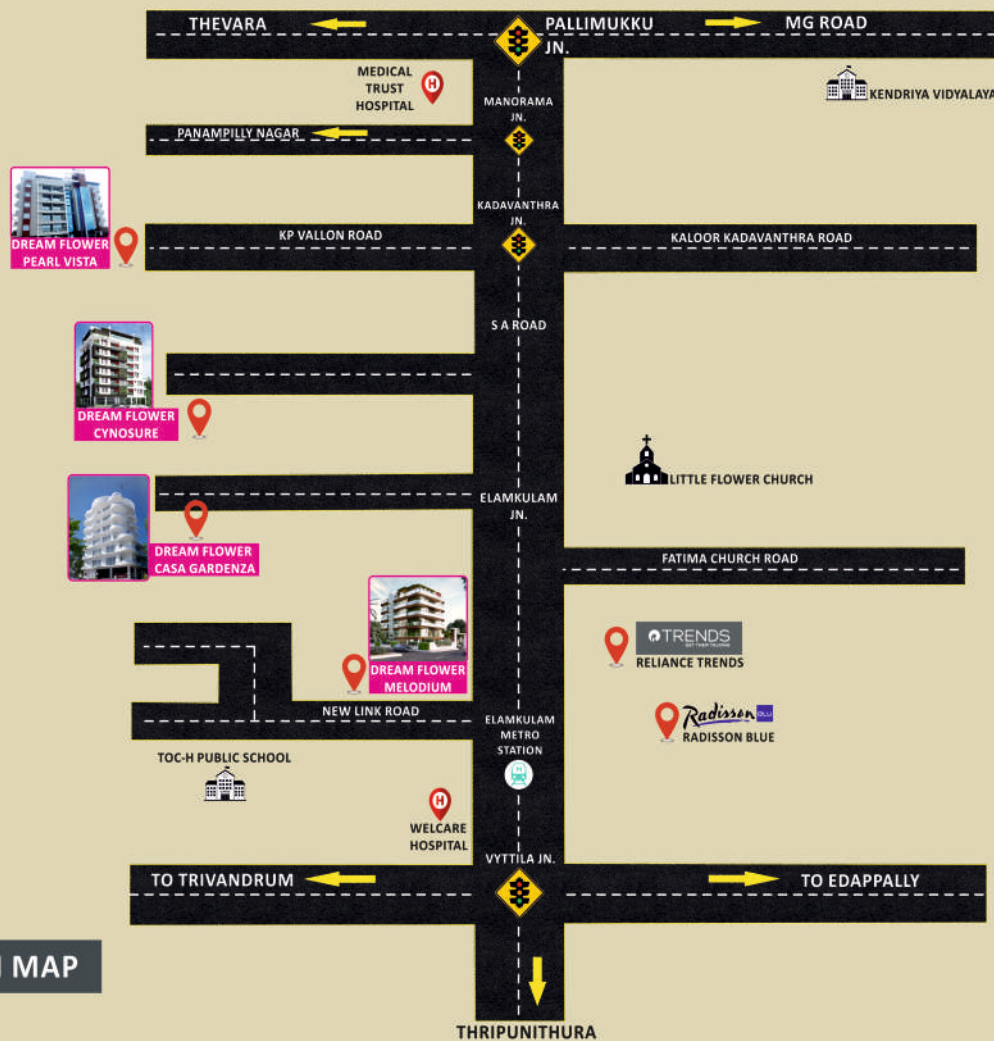
PROJECTS
Delivered on Time

WE DO THINGS
differentl

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



Dream Flower
Melodium



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



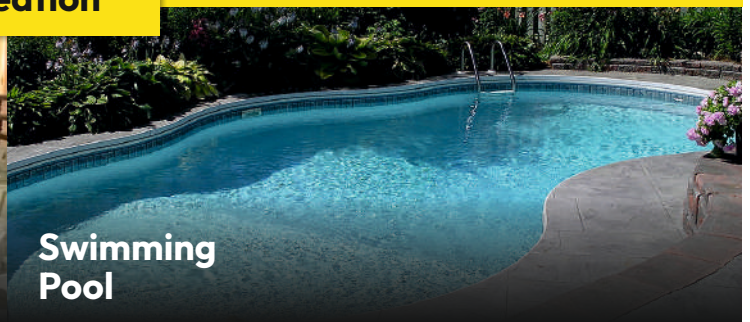
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Amenities

Recreation



Association
Hall



Swimming
Pool



Clothes
Drying Area

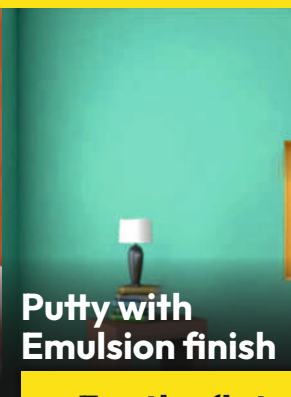


Servants
Toilet

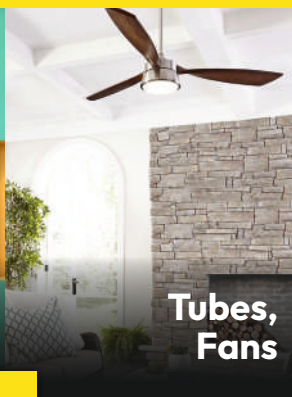
Inside the Flat



Intercom
Facility



Putty with
Emulsion finish



Tubes,
Fans



Wardrobes



Kitchen
Cabinets

For the flat



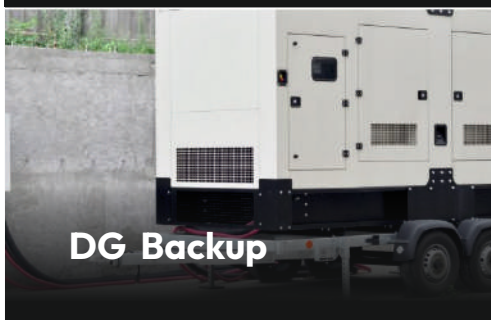
Biometric Access
Control for lobby



Lobby with
visitors Lounge



Lift



DG Backup



Fire Fighting
System



Centralized
Gas Supply

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.

Ongoing Projects



La-Casita
Chembumukku



Vivaldi
Palarivattom



Magnum Opus
Elamakkara



Dream Flower

Melodium

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Completed Projects



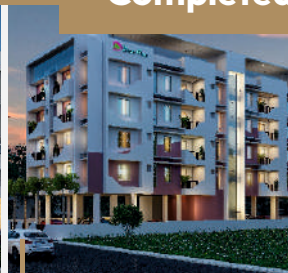
Santa Maria
Padivattom



Avalon
Kaloor



Zephyr
Palarivattom



Yashwi
Kaloor



Kalopsia
Kaloor