

69th
PROJECT

K-RERA/PRJ/ERN/086/2025



Dream Flower Proxima

AT KAKKANAD

400m from Seaport Airport Road and Kochi Metro Phase II



Scan for
Location

www.dreamflower.in

+91 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 hand 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 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; 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 Shreeranta Award by Kerala Kalakendram.



Dream Flower Proxima

Dreamflower Proxima is the 69th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Kakkanad, just 400m from Seaport Airport Road. There will be a total of 15 flats (4 units of 3 BHK, 11 units of 2 BHK) in 15.2 cents of land. The structure is Ground + 4 floors with ample Car Parking space in the Ground floor. The cost is inclusive of Car Parking, GST and Electricity Connection charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

Start : August 2025

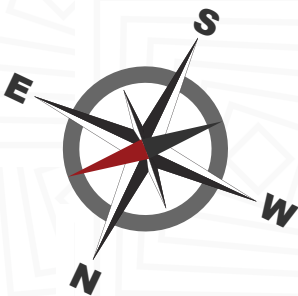
Completion : September 2027



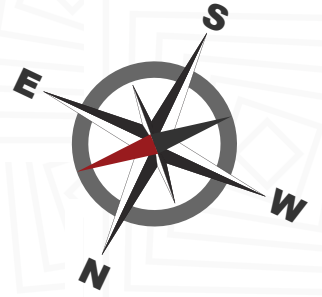
Why Dreamflower

1. Builder with a track of timely completing 64 projects on time in Cochin City.
2. Transparency on Area. We give you split 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 projectmanagement.
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 (Ground Floor)



First floor plan

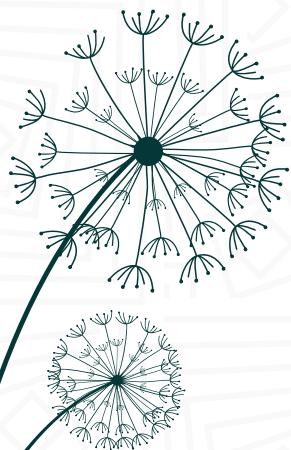
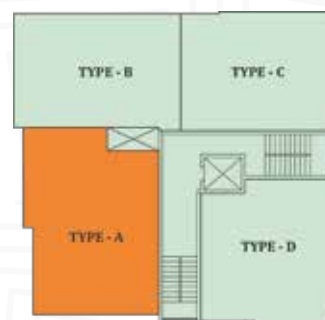
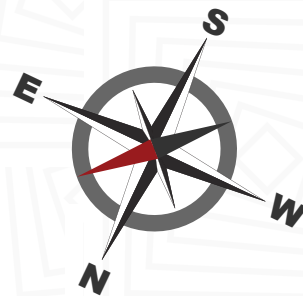


Typical floor plan (Second - fourth floor)



Type A (3 BHK)

Total Area 1265 Sqft.



Area Details - Type A



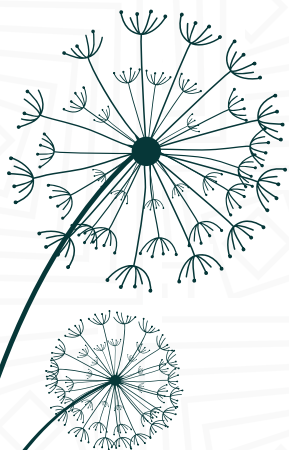
Type
Area
Model
Direction
Front Facing

A
1265 Sqft
3 BHK
Northeastern
West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	425	300	14	10	137
Dining	380	290	12	10	118
Balcony	100	280	3	9	30
Bedroom 1	350	300	11	10	113
Toilet 1	210	130	7	4	29
Bedroom 2	300	330	10	11	106
Toilet 2	300	140	10	5	45
Bedroom 3	285	325	9	11	100
Toilet 3	130	225	4	7	31
Kitchen	300	305	10	10	98
W/A	145	160	5	5	25
Plinth Area					938
Common Area (26%)					327
Total Area					1265

Type B (2 BHK)

Total Area 990 Sqft.



Area Details - Type B

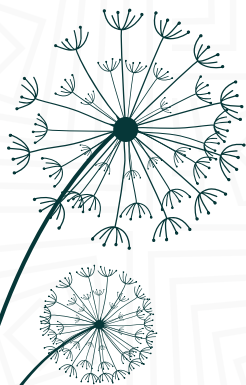
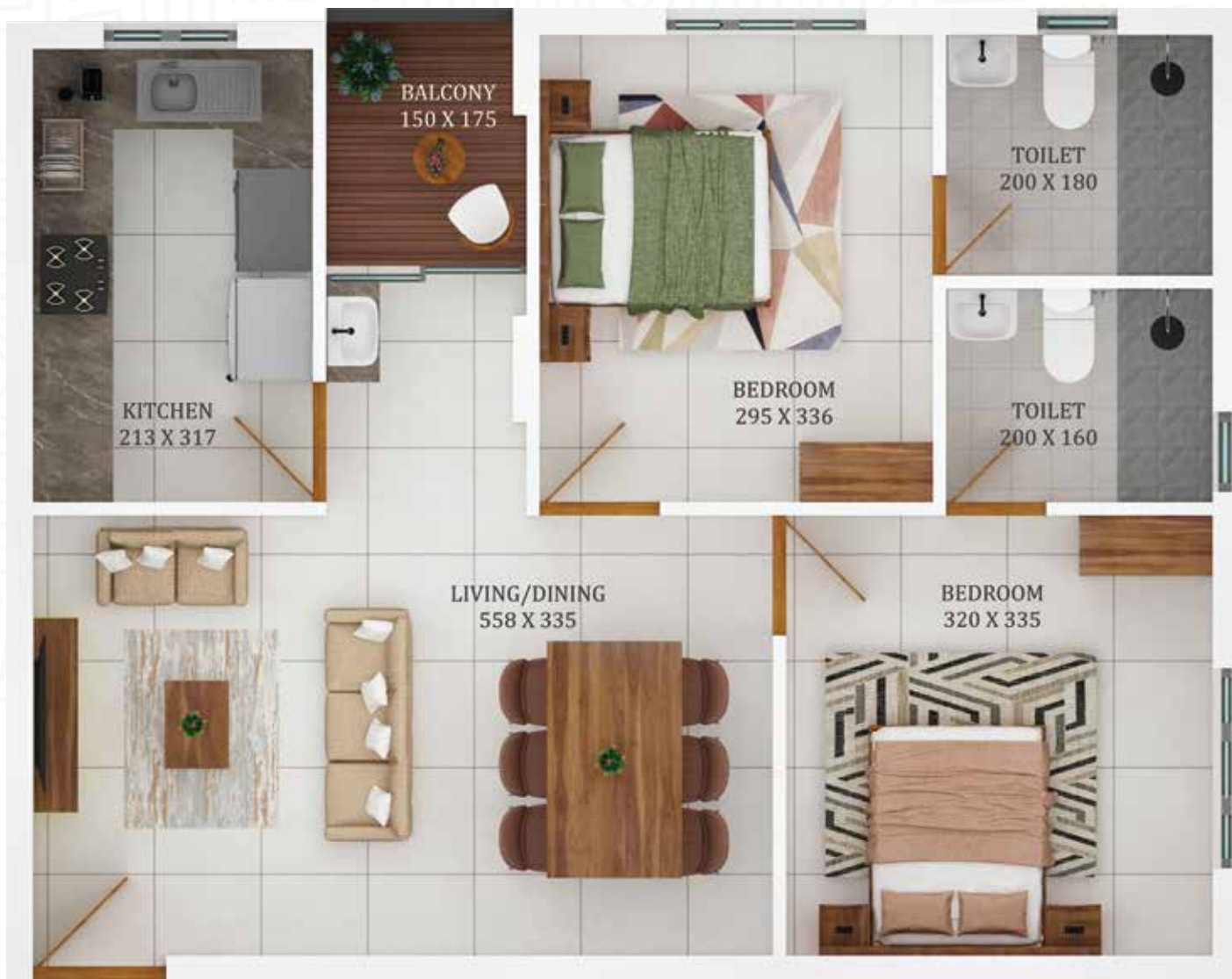
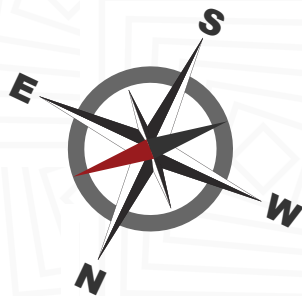


Type B
Area 990 Sqft
Model 2 BHK
Direction Southeastern
Front Facing North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	100	160	3	5	17
Living	430	305	14	10	141
Dining	275	320	9	10	95
Bedroom 1	303	297	10	10	97
Toilet 1	130	210	4	7	29
Bedroom 2	310	305	10	10	102
Toilet 2	217	130	7	4	30
Balcony	230	165	8	5	41
Kitchen	250	320	8	10	86
Plinth Area					732
Common Area (26%)					258
Total Area					990

Type C (2 BHK)

Total Area 970 Sqft.



Area Details - Type C

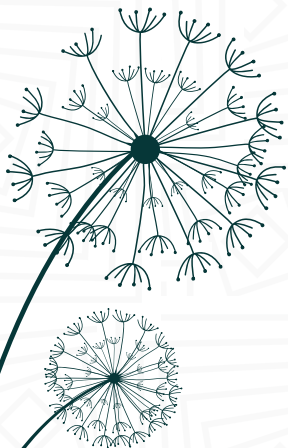
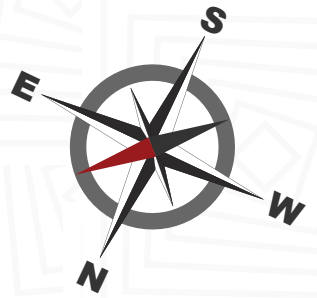


Type C
 Area 970 Sqft
 Model 2 BHK
 Direction Southwestern
 Front Facing North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	558	335	18	11	201
Balcony	150	175	5	6	28
Bedroom 1	295	336	10	11	107
Toilet 1	200	180	7	6	39
Bedroom 2	320	335	10	11	115
Toilet 2	200	160	7	5	34
Kitchen	213	317	7	10	73
Plinth Area					718
Common Area (26%)					252
Total Area					970

Type D (2 BHK)

Total Area 1015 Sqft.



Area Details - Type D



Type D
Area 1015 Sqft
Model 2 BHK
Direction Northwestern
Front Facing East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	290	395	10	13	123
Dining	340	290	11	10	106
Balcony	100	290	3	10	31
Bedroom 1	335	305	11	10	110
Toilet 1	130	200	4	7	28
Bedroom 2	325	352	11	12	123
Toilet 2	130	216	4	7	30
Kitchen	300	240	10	8	77
Plinth Area					752
Common Area (26%)					263
Total Area					1015

WE DO THINGS DIFFERENTLY

21 years  Projects

Delivered On Time in Cochin City



Amenities

Recreation



Health Club



Association Hall



Clothes drying area

Inside the flat



Intercom Facility



Putty 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 prominent places

TRANSPORTATION

Seaport Airport Road	400 m
Proposed Metro	800m

COLLEGE

Rajagiri College, Kakkanad	3.5 km
Model Engineering College, Thrikkakara	4 km

SCHOOL

Bhavan's Adarsha Vidyalaya	2 km
Naipunnya Public School	3.5 km
Assisi Vidyaniketan Public School	3.7 km

PLACE OF WORSHIP

Temple	1.1 km
Church	1.1 km
Juma Masjid	350 m

SHOPPING

Oberon Mall	6.5 km
Lulu Mall	8 km

HOSPITALS

Sunrise Hospital	2.5 km
Ernakulam Medical Centre	5.2 km

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 level.
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	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. Honeywell/ Equivalent 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 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.
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.
KSEB	Individual KSEB connection will be provided for the particular apartment.

Ongoing Projects



La-Casita-2
at Chembumukku



Velvetude-4
at Pathadipalam



Aurelius
at Mamangalam



Leyenda
at Petta, Thripunithura

Completed Projects



La-Casita
at Chembumukku



Valentia
at Vazhakkala



Magnum Opus
at Elamakkara



Magna Intros
at Edappally

 **Dream Flower**
HOUSING PROJECTS PRIVATE LIMITED
Since 2004

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