

70th
Project

K-RERA/PRJ/ERN/025/2026
www.rera.kerala.gov.in



Dream Flower
SACRO ESQUINA

The Sacred Corner

At Edappally, Near Changampuzha Park



93870 88144
www.dreamflower.in

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED



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 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

SACRO ESQUINA

The Sacred Corner

Dreamflower Sacro Esquina is the 70th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Madam Junction, just 600m from Changampuzha Park Metro Station. There will be a total of 18 luxury flats (6 units of 3 BHK, 12 units of 2 BHK) & 3 commercial units in 23.10 cents of land. The structure is Basement + Ground + 7 floors with ample Car Parking space in the Basement and 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.

Launch: February 2026

Completion: December 2028



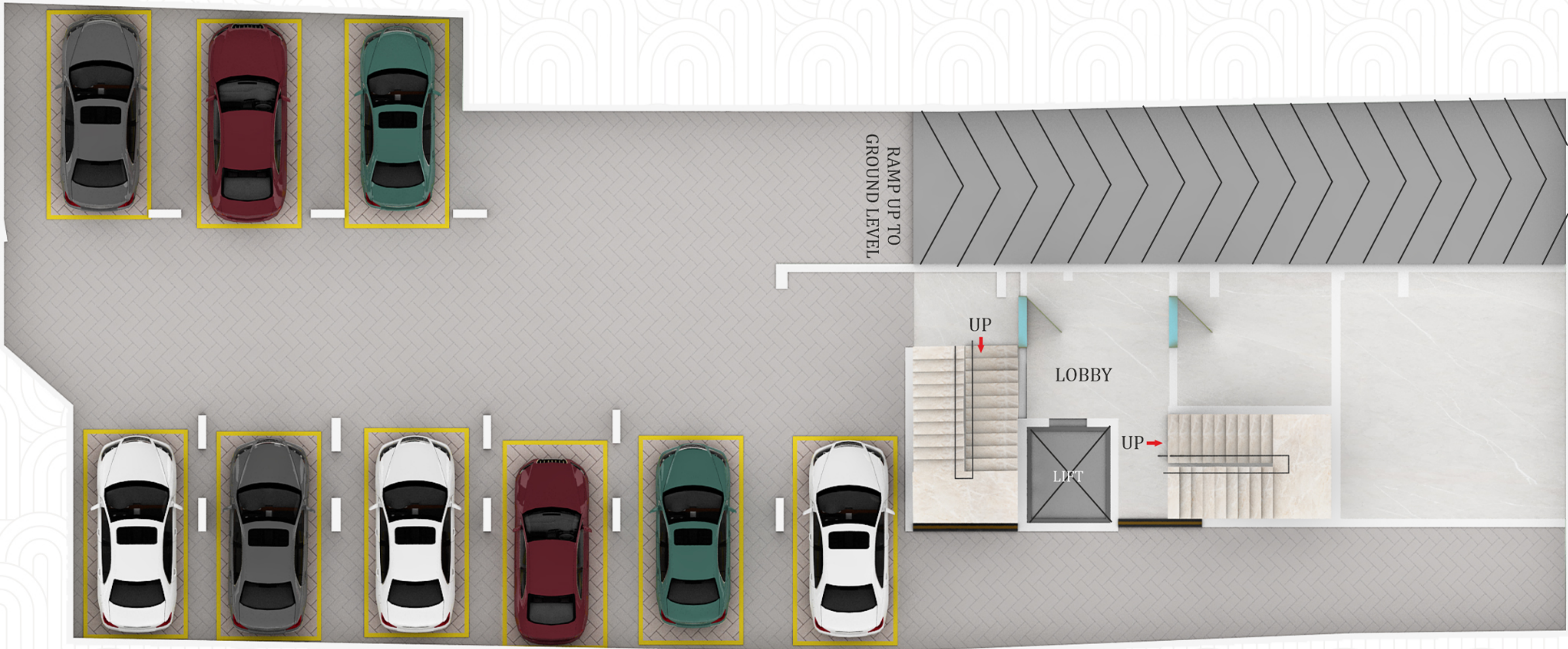
WHY DREAMFLOWER

1. Builder with a track of timely completing 66 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 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.



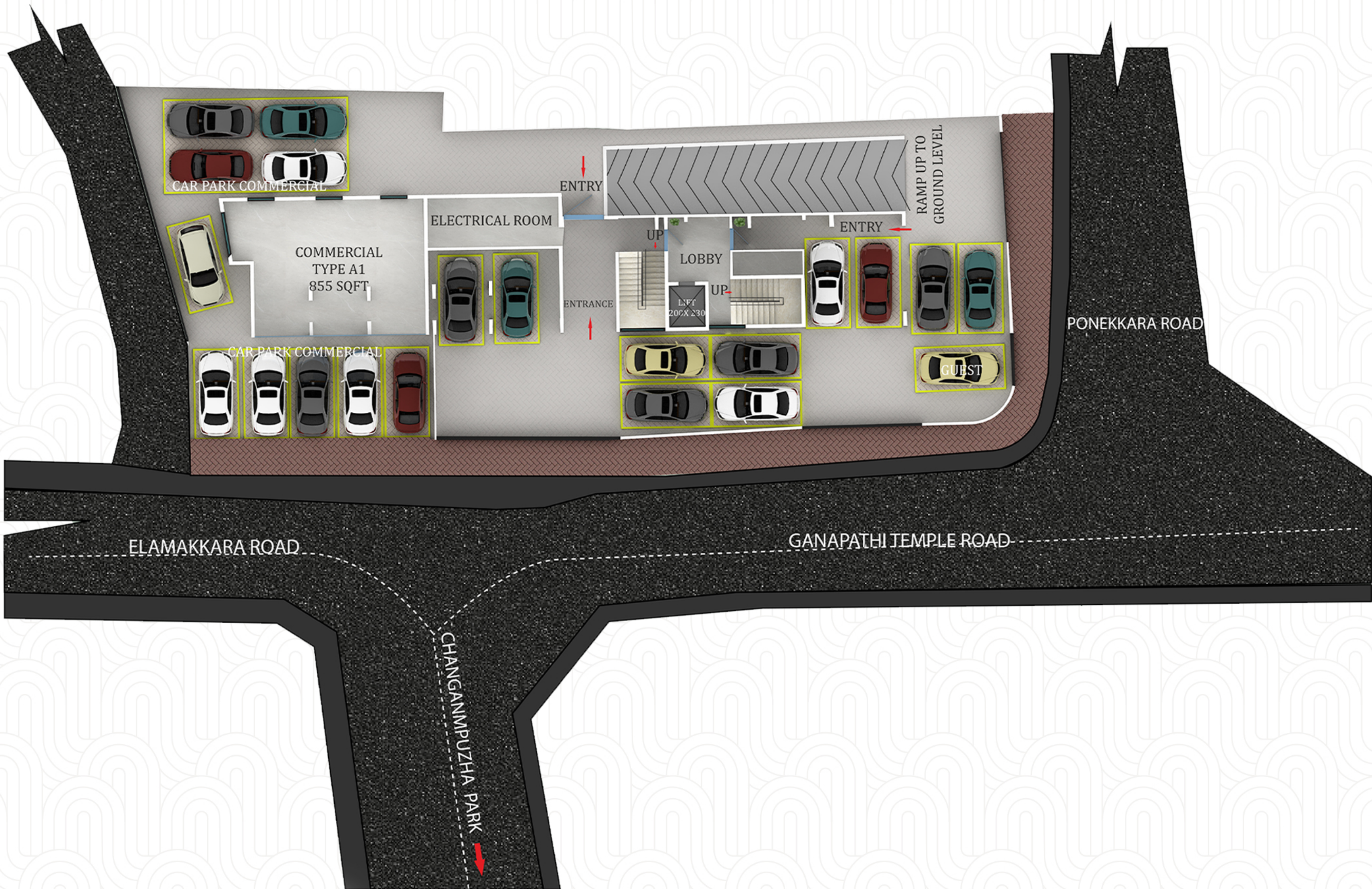
CAR PARK PLAN

BASEMENT FLOOR



CAR PARK PLAN

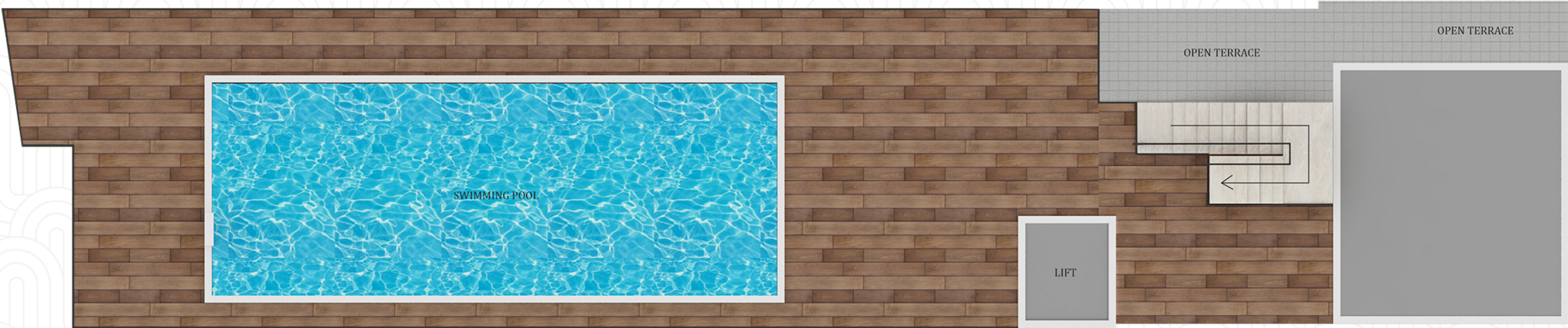
GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

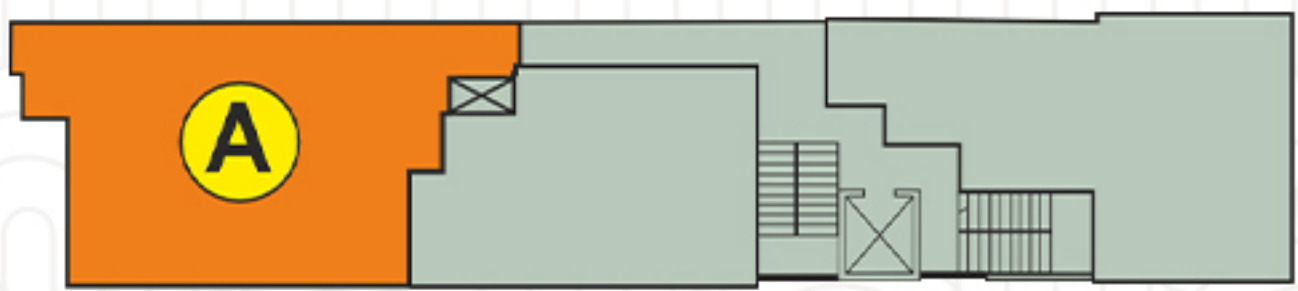


TYPICAL FLOOR PLAN



TYPE A (3 BHK)

Total Area 1400 Sqft



Key Plan

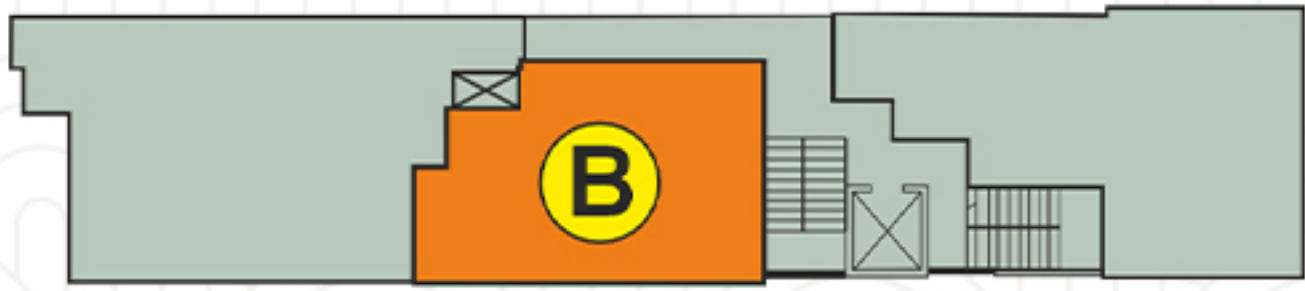
AREA DETAILS

Type	A
Area	1400 Sqft
Model	3 BHK
Direction	Western
Front Facing	East

ROOM	LENGTH in CM	BREADTH in CM	LENGTH in FEET	BREADTH in FEET	TOTAL Area Sqft
Foyer	350	110	11	4	41
Living	290	320	10	10	100
Utility	265	95	9	3	27
Dining	310	325	10	11	108
Balcony	310	100	10	3	33
Bedroom 1	330	300	11	10	106
Toilet 1	155	230	5	8	38
Bedroom 2	310	300	10	10	100
Toilet 2	200	130	7	4	28
Bedroom 3	340	300	11	10	110
Dress	175	80	6	3	15
Toilet 3	130	190	4	6	27
Kitchen	300	290	10	10	94
Plinth Area					963
Common Area (31%)					437
Total Area					1400

TYPE B (2 BHK)

Total Area 930 Sqft



Key Plan

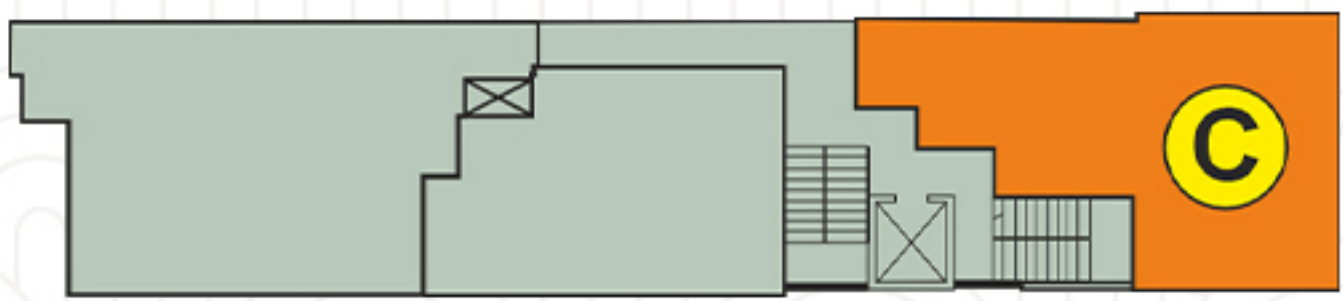
AREA DETAILS

Type	B
Area	930 Sqft
Model	2 BHK
Direction	Center towards Southern
Front Facing	East

ROOM	LENGTH in CM	BREADTH in CM	LENGTH in FEET	BREADTH in FEET	TOTAL Area Sqft
Living	300	290	10	10	94
Utility	140	210	5	7	32
Dining	230	320	8	10	79
Balcony	230	100	8	3	25
Bedroom 1	300	300	10	10	97
Toilet 1	200	130	7	4	28
Bedroom 2	300	300	10	10	97
Toilet 2	130	200	4	7	28
Kitchen	370	210	12	7	84
Plinth Area					638
Common Area (31%)					292
Total Area					930

TYPE C (2 BHK)

Total Area 1200 Sqft



Key Plan

AREA DETAILS

Type	C
Area	1200 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	300	450	10	15	145
Dining	320	330	10	11	114
Balcony	320	100	10	3	34
Bedroom 1	300	320	10	10	103
Toilet 1	130	200	4	7	28
Bedroom 2	390	300	13	10	126
Toilet 2	130	250	4	8	35
Kitchen	210	320	7	10	72
Work Area	210	100	7	3	23
Plinth Area					828
Common Area (31%)					372
Total Area					1200

Location Map



DISTANCE TO THE PROMINENT PLACES

Transportation		Place of Worship		Shopping	
Main Road	- 10 M	Church	- 500 M	Lulu Mall	- 1.8 KM
Bus Stop	- 10 M	Temple	- 50 M	Oberon Mall	- 2.5 KM
Metro Station	- 500 M	Juma Masjid	- 700 M	Grand Mall	- 1.7 KM
Schools		College		Hospital	
Campion School	- 500 M	STAS Edappally	- 280 M	M.A.J Hospital	- 1.4 KM
Bhavans Vidyamandir	- 1.3 KM	KMM College	- 5 KM	Amrita Hospital	- 2.3 KM
Al- Ameen Public School	- 2 KM	CUSAT	- 5 KM	Renai Hospital	- 1.6 KM

We Do Things **DIFFERENTLY**

22
YEARS

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED

**DELIVERED
ON TIME
IN KOCHI**

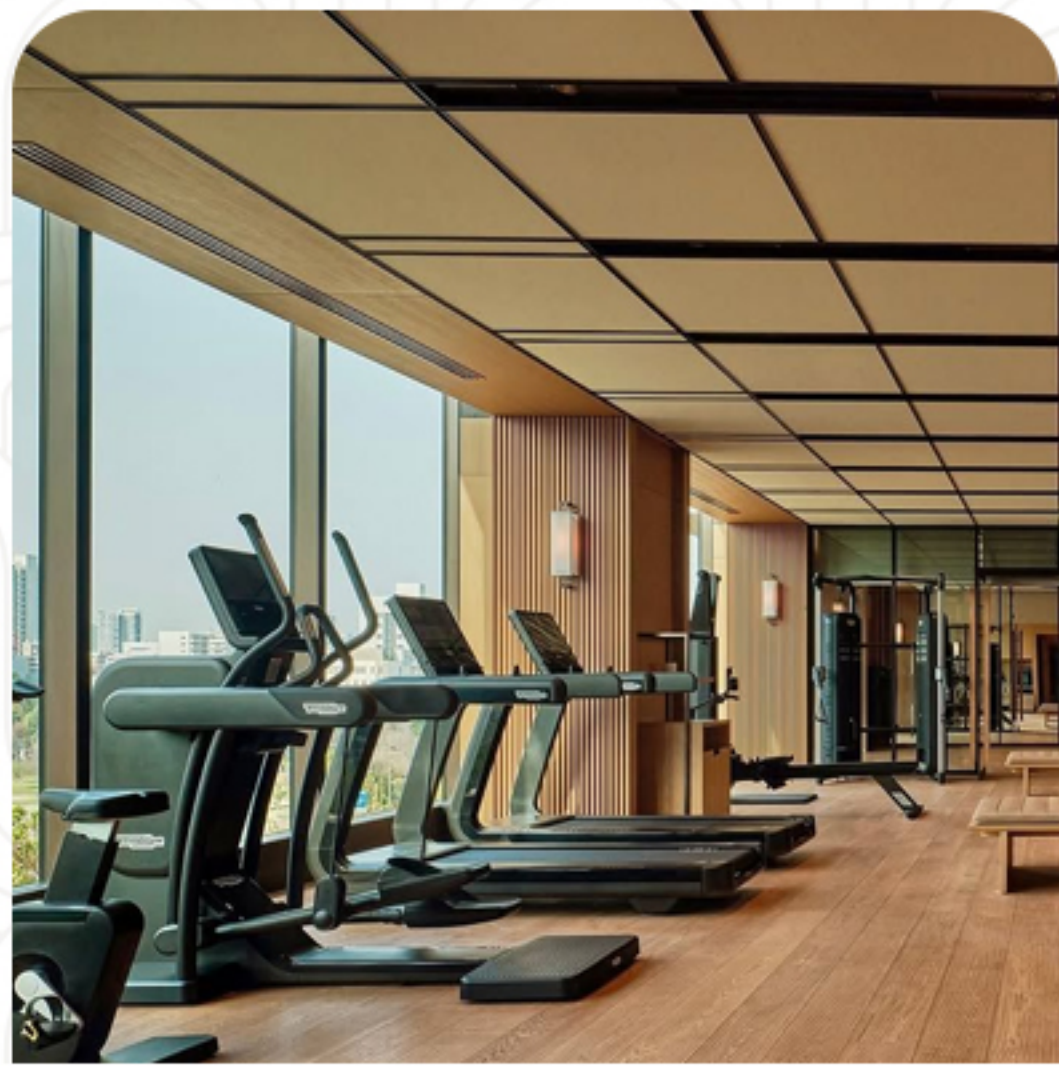
66
PROJECTS

COMMON AMENITIES

Recreation



SWIMMING POOL



HEALTH CLUB



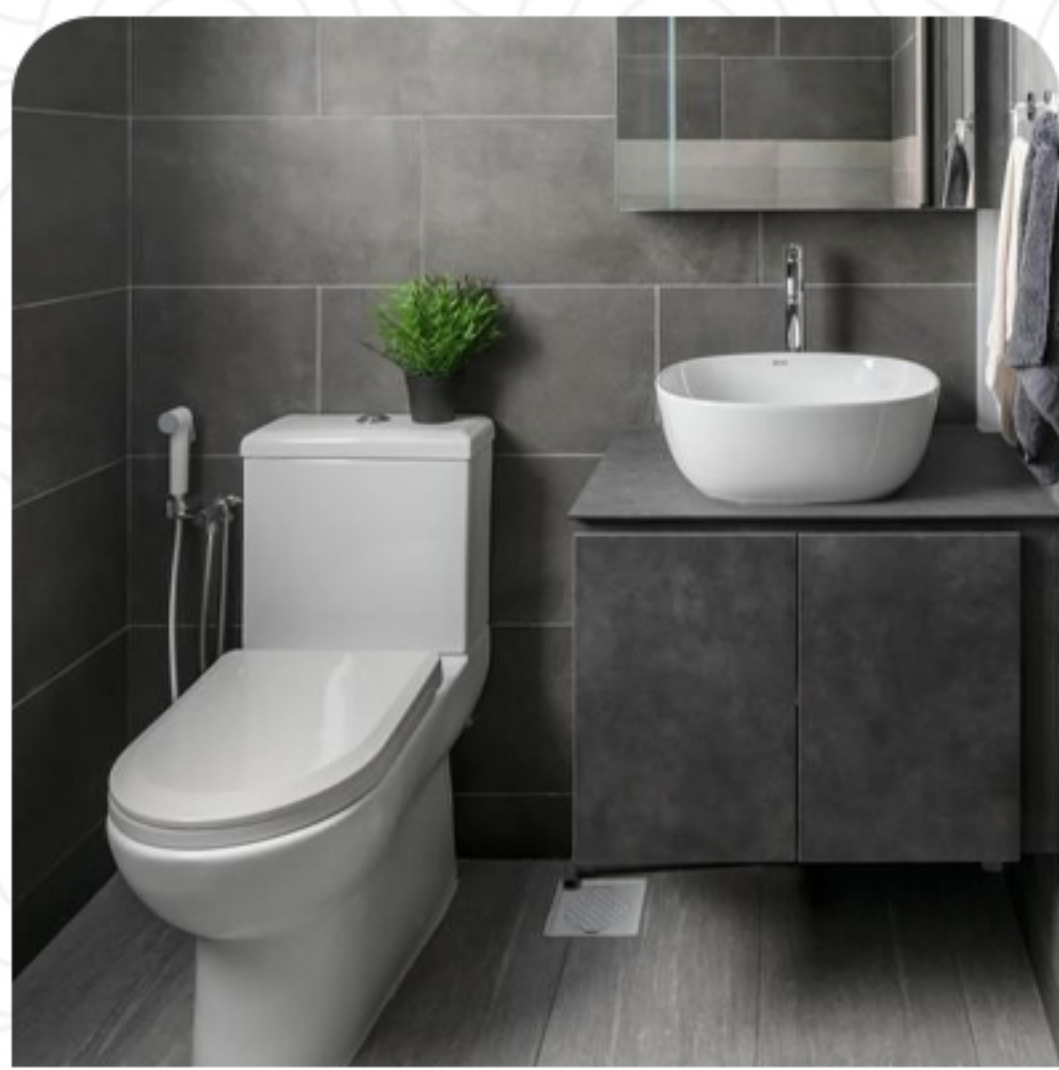
ASSOCIATION HALL



KIDS PLAY AREA



CLOTHES DRYING
AREA



SERVANT'S TOILET

Inside the flat



LIFT



DG BACK UP



CENTRALIZED GAS
SUPPLY



LOBBY WITH
VISITORS LOUNGE



FIRE FIGHTING
SYSTEM



BIOMETRIC ACCESS
CONTROL FOR LOBBY

For the flat



BEDROOM WARDROBES



KITCHEN CABINETS



TUBES, FANS



INTERCOM FACILITY



PUTTY WITH
EMULSION FINISH

SPECIFICATION

Structure	RCC framed earthquake resistant structure. Foundation as per structural Requirement. Walls with solid blocks.
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 SupplyPurified 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 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 Pre-hung Flush Door. Masonite USA Skin doors for inside doors. Windows using UPVC with Saint Gobain reflective 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



Deoserene
At Petta, Thripunithura



Proxima
At Kakkanad



La-Casita 2
At Chembumukku



Leyenda
At Petta, Thripunithura

Completed Projects



Velvetude - 4
At Pathadipalam



Aurelius
At Mamangalam



Magna Iatros
At Edappally



Valentia
At Vazhakkala



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