



Dreamflower
Santa Maria
Padivattom



 **Dream Flower**
HOUSING PROJECTS PRIVATE LIMITED

93870 88144 / 98470 58220

www.dreamflower.in

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 Shreeratna Award by Kerala Kalakendram.

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



Dreamflower Santa Maria Padivattom

Dreamflower Santa Maria is the 56th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Padivattom, just 50 m from the main road. There will be a total of 24 luxury flats (12 units of 3 BHK & 12 units of 2 BHK) in 27.15 cents of land. All flats are semi furnished and there are only 6 units per floor. 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 2019

Completion: August 2021



15 YEARS
49 PROJECTS
DELIVERED
ON TIME

WHY DREAMFLOWER?

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED

- Builder with a track of completing 49 Projects on time in Kochi City.
- Transparency on area with split of Carpet Area, Plinth Area, Common Area and 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 and return on investment.
- No additional costs except registration which safeguards you against increase in cost or statutory charges.
- After sales service support for rental, resale and house keeping.
- A lifetime relationship and responsibility that continues even after the handing over of the project.



CAR PARKING PLAN

Dreamflower
Santa Maria
Padivattom



TYPICAL FLOOR PLAN

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED



TYPE A (3BHK)
TOTAL AREA: 1500 sq. ft.

Dreamflower
Santa Maria
Padivattom



AREA DETAILS

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED

Type	A
Area	1500 sq. ft.
Model	3 BHK
Direction	Southeastern
Front Door Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	440	440	14	14	208
Dining	560	380	18	12	229
Balcony	120	270	4	9	35
Bedroom 1	300	330	10	11	106
Toilet 1	120	220	4	7	28
Passage	130	100	4	3	14
Bedroom 2	330	320	11	10	114
Balcony 1	340	90	11	3	33
Toilet	145	210	5	7	33
Bedroom 3	330	300	11	10	106
Balcony	350	90	11	3	34
Toilet 3	230	120	8	4	30
Kitchen	275	380	9	12	112
Work area	120	220	4	7	28
Plinth Area					1241
Common Area					17% 259
Total Area					1500

TYPE B (2BHK)
TOTAL AREA: 965 sq. ft.

Dreamflower
Santa Maria
Padivattom



AREA DETAILS

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED

Type	B
Area	965 sq. ft.
Model	2 BHK
Direction	Centre towards southern side
Front Door Facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	400	310	13	10	133
Dining	360	290	12	10	112
Balcony	195	120	6	4	25
Bedroom 1	300	300	10	10	97
Balcony	75	320	2	10	26
Passage	130	90	4	3	13
Toilet 1	120	200	4	7	26
Bedroom 2	330	285	11	9	101
Utility area	150	70	5	2	11
Toilet 2	130	205	4	7	29
Kitchen	360	235	12	8	91
Plinth Area					799
Common Area	17%				166
Total Area					965

TYPE C (3BHK)
TOTAL AREA: 1200 sq. ft.

Dreamflower
Santa Maria
Padivattom



AREA DETAILS

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED

Type	C
Area	1200 sq. ft.
Model	3 BHK
Direction	Southwestern
Front Door Facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	400	400	13	13	172
Dining	470	240	15	8	121
Balcony	200	120	7	4	26
Bedroom 1	300	270	10	9	87
Passage	130	130	4	4	18
Toilet 1	120	200	4	7	26
Bedroom 2	300	300	10	10	97
Balcony	420	90	14	3	41
Toilet 2	120	230	4	8	30
Bedroom 3	270	300	9	10	87
Balcony	450	90	15	3	44
Toilet 3	120	200	4	7	26
Kitchen	360	230	12	8	89
Plinth Area					994
Common Area					17% 206
Total Area					1200

TYPE D (2BHK)
TOTAL AREA: 1000 sq. ft.

Dreamflower
Santa Maria
Padivattom



AREA DETAILS

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED

Type	D
Area	1000 sq. ft.
Model	2 BHK
Direction	Northwestern
Front Door Facing	South

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	375	440	12	14	177
Dining	270	330	9	11	96
Balcony	270	90	9	3	26
Bedroom 1	320	300	10	10	103
Balcony	340	90	11	3	33
Toilet 1	220	120	7	4	28
Bedroom 2	300	330	10	11	106
Passage	135	100	4	3	15
Toilet 2	125	210	4	7	28
Kitchen	210	320	7	10	72
Work Area	210	90	7	3	20
Plinth Area					824
Common Area					17%
Total Area					1000

TYPE E (2BHK)
TOTAL AREA: 900 sq. ft.

Dreamflower
Santa Maria
Padivattom



AREA DETAILS

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED

Type	E
Area	900 sq. ft.
Model	2 BHK
Direction	Centre towards northern side
Front Door Facing	South

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Living	360	350	12	11	135
Dining	300	350	10	11	113
Balcony	320	100	10	3	34
Passage	90	160	3	5	15
Bedroom 1	310	270	10	9	90
Balcony	90	270	3	9	26
Toilet 1	240	120	8	4	31
Bedroom 2	280	300	9	10	90
Passage	130	90	4	3	13
Balcony	90	320	3	10	31
Toilet 2	120	200	4	7	26
Kitchen	210	335	7	11	76
Plinth Area					744
Common Area					17% 156
Total Area					900

TYPE F (3BHK)
TOTAL AREA: 1510 sq. ft.

Dreamflower
Santa Maria
Padivattom



AREA DETAILS

Dream Flower
HOUSING PROJECTS PRIVATE LIMITED

Type	F
Area	1510 sq. ft.
Model	3 BHK
Direction	Northeastern
Front Door Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.
Foyer	210	180	7	6	41
Living	515	300	17	10	166
Dining	410	325	13	11	143
Balcony	150	300	5	10	48
Bedroom 1	355	300	12	10	114
Balcony	100	100	3	3	11
Toilet 1	170	190	6	6	35
Passage	125	230	4	8	31
Bedroom 2	330	300	11	10	106
Balcony	350	90	11	3	34
Toilet 2	230	120	8	4	30
Passage	205	100	7	3	22
Bedroom 3	330	300	11	10	106
Balcony 1	350	90	11	3	34
Toilet	230	120	8	4	30
Kitchen	275	305	9	10	90
Work Area	120	210	4	7	27
Plinth Area					1249
Common Area					17% 261
Total Area					1510

TERRACE PLAN



AMENITIES



Recreation

Swimming Pool
Health Club
Association Hall
Clothes Drying Area
Servant's Toilet

For the Flat

Lift
DG Back Up
Centralized Gas Supply
Fire Fighting System
Lobby with Visitors Lounge
Biometric Access Control for Lobby

Inside the Flat

Wardrobes
Kitchen Cabinets
Tubes & Fans
Putty with Emulsion Finish
Intercom Facility

DISTANCE TO THE PROMINENT PLACES

Transportation

Main Road - 50 m
Palarivattom Bypass - 700 m

College

Model Engineering College, Thrikkakara - 3.5 km
Rajagiri College of Management and Applied Sciences - 6 km

Hospitals

Varma Hospital - 1.5 km
P S Mission Hospital - 2.3 km
Lakeshore Hospital - 7 km

Place of Worship

Church - 400 m
Temple - 900 m
Juma Masjid - 1 km

School

Assisi Vidyaniketan Public School - 650 m
Naipunnya Public School - 4.5 km
The Choice School - 6 km

Shopping

Oberon Mall - 1.4 km
Lulu Mall - 3 km
Gold Souk Grande Mall - 4 km

LOCATION MAP



SPECIFICATION

Structure	RCC framed earthquake resistant structure. Foundation as per structural Requirement. Walls with solid blocks.
Flooring	2x2 Vitrified tiles (Dakshinamoorthy / Zeal top nano finished polished vitrified tiles/ Equivalent) for the entire apartment, Vitrified/Granite/Marble tiles for lobby and common area
Toilets	Ceramic tiles (Dakshinamoorthy / Zeal Top/ Equivalent) for floors and glazed tiles for walls up to 6 ft height. Concealed pipes (Brand: Aster CPVC/ Equivalent) and CP fittings (Brand: CERA/Equivalent). Hot and cold water taps with overhead shower and provision for geyser. Wash basin in bathrooms and dining space. Cera/ Equivalent Wall Mount EWC.
Fittings	Godrej /Doorset/Equivalent 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 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	MDF Wardrobes (210cmx100cmx45cm) with polish/Paint finish provided for all bedrooms. Any modification can be done at extra cost.
Joinery	Front Door & Inside door frames made of best quality Hard wood (Cheruteak). Masonite USA Skin doors for inside doors. Windows using UPVC /Powder coated Aluminium. 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, Lacquer finish for inside doors. Exterior painting with Asian Paints Apex.
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 (Brand: Philips/ Equivalent) and quality Electrical wires (Brand: Finolex /Havells/RR cable/Poly Cab/ Equivalent). FANS & TUBES in Living, Dining and all bedrooms (Brand: Crompton/ Equivalent).
Lift	Passenger cum bed lift stopping on all floors. (Brand: Johnson Lift / Equivalent)
Fire Fighting	Firefighting arrangements as per Kerala Building Rules and Fire Force requirement. Every floor provided with hose reel box and hose.
Generator	For Lift, Common lights, water pumps etc. Automatic Generator Change 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 and master bedroom.
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.
AC	Wired Provision for AC in master bed rooms, Non – wired provision in other bedrooms.
Car Park	Allotted car parking in Ground floor.

JUST LAUNCHED



CASCIA
M. G. Road



BELCANTO
Petta



KALOPSIA
Kaloore



MAGNUM OPUS
Elamakkara

ONGOING PROJECTS



INAAYA
Edappally



GEORGIUS
Edappally



AVALON
Kaloore



ZEPHYR
Palarivattom



YASHWI
Kaloore

COMPLETED PROJECTS



MISTLETOE
Tripunithura



CASA GARDENZA
Kadavanthra



MON PARADIS
Kalamassery



AKADEMIA
Kalamassery



ESTELLA
Kalamassery



SANDFORD
Aluva



+91 93870 88144
+91 98470 58220
www.dreamflower.in