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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 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





WHY DREAMFLOWER?

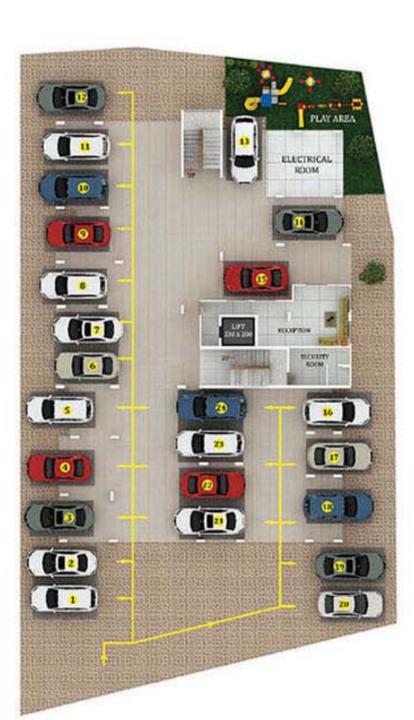


- Builder with a track of completing 49 Projects on time in Kochi City.
- Transparency on area with split of Carpet Area, Plinth Area, Common Area and Total Area separately. We don't increase on common area to give you a fancy sq. ft. area pricing.
- Fully loaded homes customized as per buyer's desire. 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







TYPICAL FLOOR PLAN







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











Туре	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 Ar	ea	17% 259				
Total Area	-		Canada		1500	

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











Туре	В
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	a				799
Common A	Area		17%		166
Total Area					965

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









Туре	С
Area	1200 sq. ft.
Model	3 ВНК
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				17	994
Common Area	a		17%		206
Total Area					1200

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











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

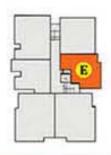
Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area sq. ft.	
Living	375	440	12	14	177	
Dining	270	330	9	11	96	
Balcony	270	90	9	3	26	
Bedroom 1	320	300	10	10	103	
Balcony	340	90	11	3	33	
Toilet 1	220	120	7	4	28	
Bedroom 2	300	330	10	11	106	
Passage	135	100	4	3	15	
Toilet 2	125	210	4	7	28	
Kitchen	210	320	7	10	72	
Work Area	210	90	7	3	20	
Plinth Area					824	
Common Ar	ea	17% 176				
Total Area		1000				

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











Туре	E	
Area	900 sq. ft.	
Model	2 BHK	
Direction	Centre towards northern sig	
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.









Туре	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	1				1249
Common A	rea	17% 261			
Total Area 1510					1510

TERRACE PLAN



AMENITIES



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Recr	(-)		n
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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	

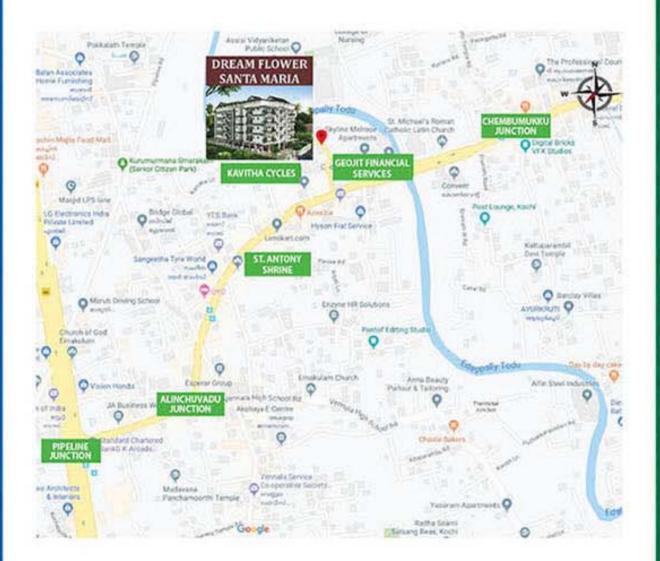
	Hospitals	5	
Ī	Varma Hospital		1.5 km
Ī	P S Mission Hospital		2.3 km
ī	Lakeshore Hospital		7 km

Place of Worship		
Church		400 m
Temple	-	900 m
Juma Masjid	140	1 km

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

Oberon Mall	- 1.4 km
Lulu Mall	- 3 km

LOCATION MAP



SPECIFICATION

Structure	RCC framed earthquake resistant structure. Foundation as per structural Requirement.	
	Walls with solid blocks.	

2x2 Vitrified tiles (Dakshinamoorthy / Zeal top nano finished polished vitrified tiles/ Flooring 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.

Godrej /Doorset/Equivalent lock for front Door, Stainless steel hinges. Branded brass Fittings

fittings and mortise lock for inside doors.

Counter with Black Granite top, wall tiling on counter top up to 45cm height. Stainless Kitchen 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.

Front Door & Inside door frames made of best quality Hard wood (Cheruteak). Masonite Joinery 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.

Putty finished walls with emulsion finish for all rooms. Asian paints /Equivalent Emulsion Painting for all walls, Lacquer finish for inside doors. Exterior painting with Asian Paints Apex.

Three phase power supply with concealed conduit wiring with copper conductor Electrical 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 Firefighting arrangements as per Kerala Building Rules and Fire Force requirement. Fighting 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 28HK and 750W for 38HK. Power plugs not connected during generator supply mode.

Concealed cable TV point in living room and master bedroom. Cable TV

Water Water supply from KWA, and purified water from open/bore well through sump and overhead tank. Separate/common plumbing line with OH & Underground tanks. Supply

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 Kaloor



MAGNUM OPUS Elamakkara

ONGOING PROJECTS



INAAYA Edappally



GEORGIUS Edappally



AVALON Kaloor



ZEPHYR Palarivattom



YASHWI Kaloor

COMPLETED PROJECTS



MISTLETOE Tripunithura



CASA GARDENZA Kadavanthra



MON PARADIS Kalamassery



AKADEMIA Kalamassery



ESTELLA Kalamassery



SANDFORD Aluva



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