



Dream Flower
VIVALDI

**400m From NH Bypass
Palarivattom**

K-RERA/PRJ/ERN/004/2022



93870 88144

E-mail: sales@dreamflower.in

98470 58220

Web: 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; & 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.





Dear Customer,

Thank you for the interest shown in our company & 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 & 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 & punctuality ensured through systematic & 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 & handing over of all our projects. Our key success factors have been the trust, support & encouragement extended by all our customers.

Thanking you,

**Regards,
Priya A S
Managing Director**



Dreamflower Vivaldi is the 62nd project of Dreamflower Housing Projects Pvt. Ltd. It is located at Palarivattom, just 400 m from Bypass. There will be a total of 16 premium flats (4 units of 3 BHK & 12 units of 2 BHK) in 16 cents of land. All flats are semi furnished and there are 4 units per floor. The structure is Ground + 4 floors with ample Car Parking space in the Ground floor. The cost is inclusive of Car Parking, GST, Water & Electricity connection charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

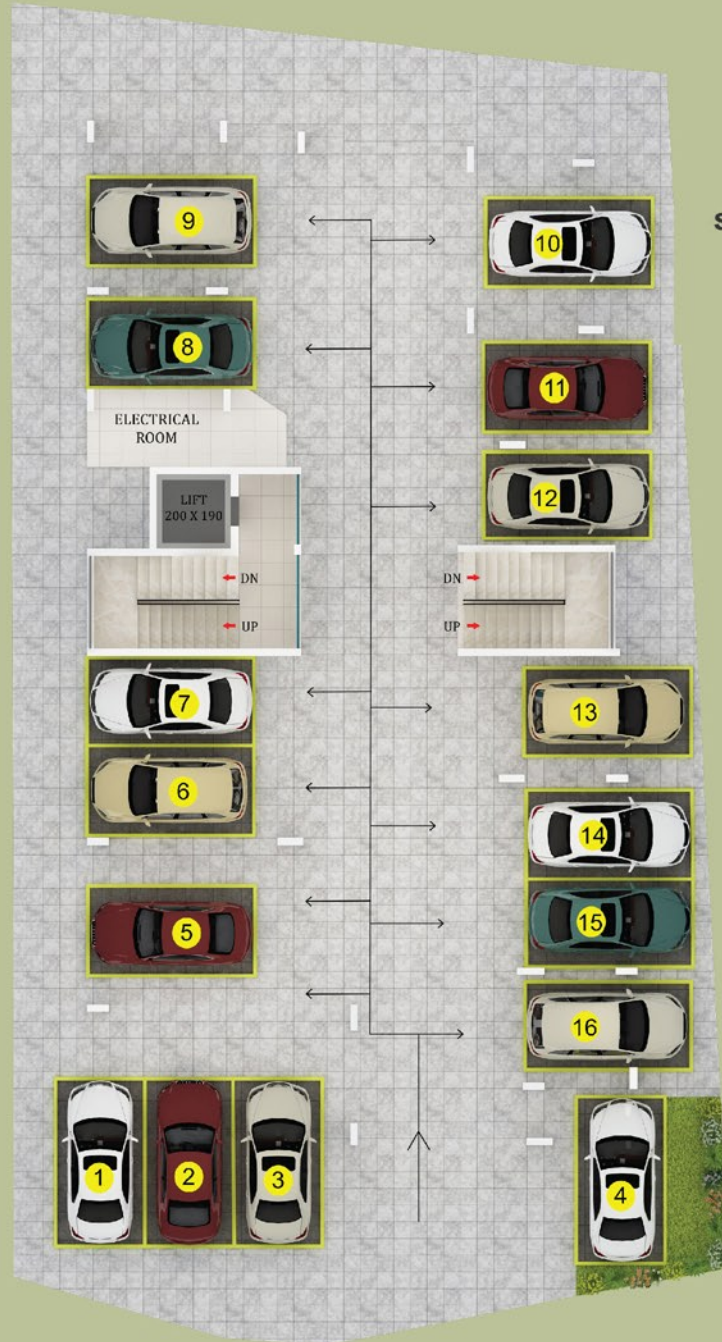
Launch: January 2022

Completion : December 2023



- 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.



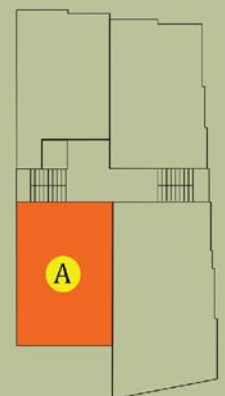


Typical Floor Plan



Type A (2BHK)

Total Area - 930 Sq.ft.



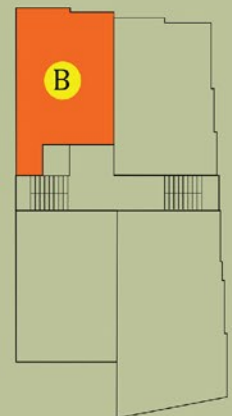
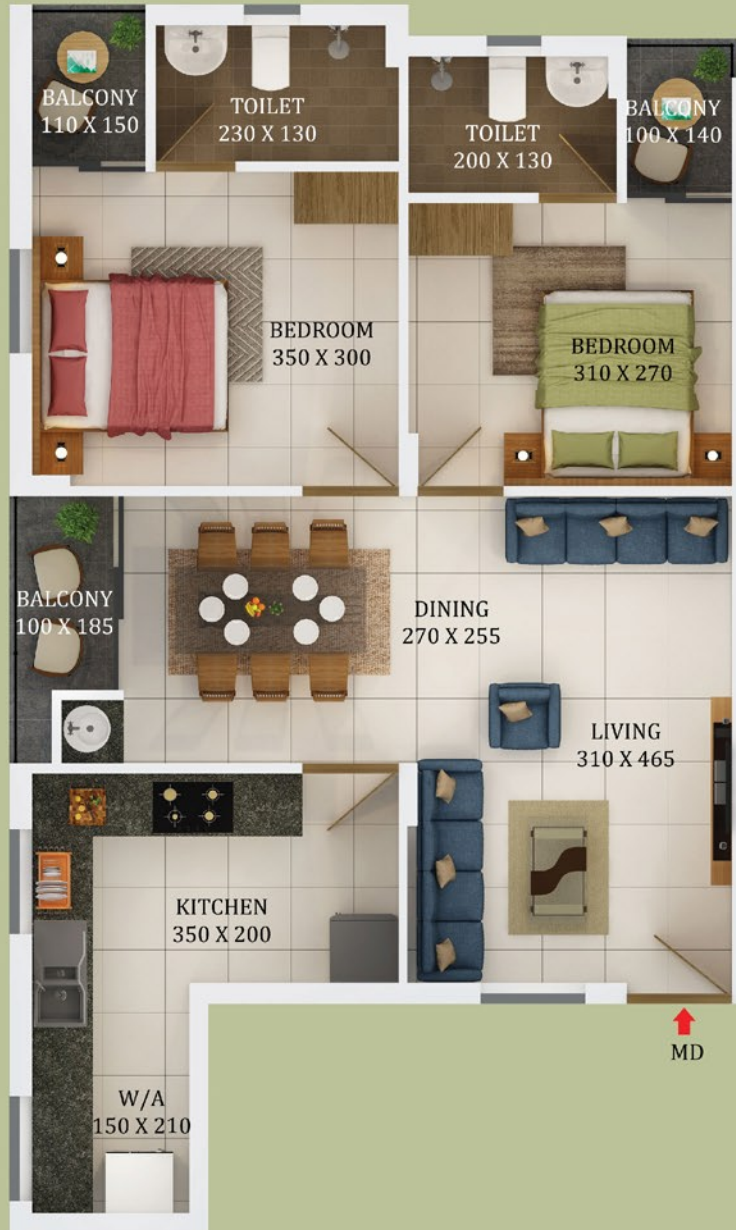
Area Details

Type	A
Area	930
Model	2BHK
Direction	South-Eastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	290	500	10	16	156
Dining	300	270	10	9	87
Balcony 1	100	270	3	9	29
Bedroom 1	350	295	11	10	111
Toilet 1	210	135	7	4	30
Balcony 2	150	155	5	5	25
Bedroom 2	330	295	11	10	105
Toilet 2	210	135	7	4	30
Balcony 3	110	155	4	5	18
Kitchen	280	220	9	7	66
Work area	100	220	3	7	24
Plinth Area					760
Common Area (18%)					170
Total Area					930

Type B (2BHK)

Total Area - 920 Sq.ft.

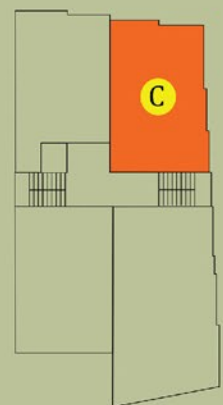
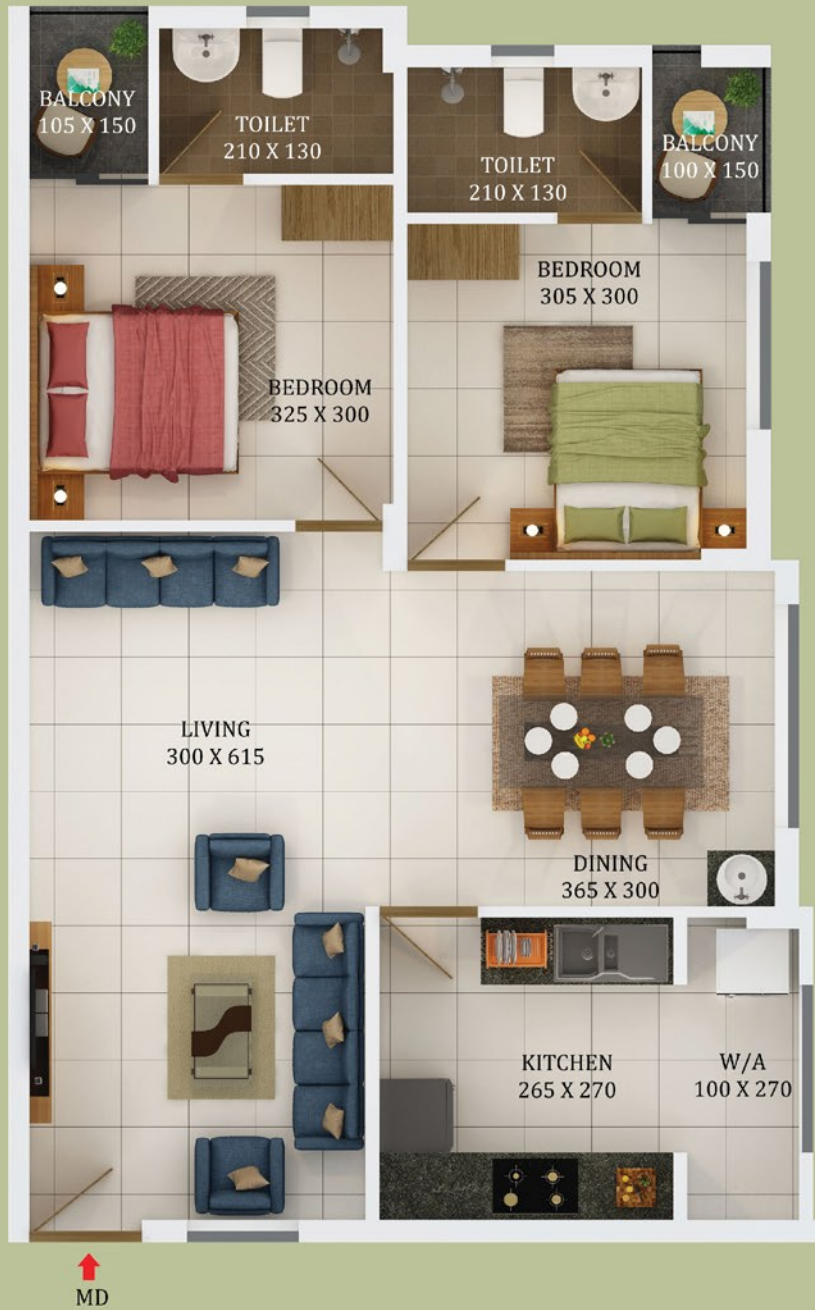


Area Details

Type	B
Area	920
Model	2BHK
Direction	South-Western
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	310	465	10	15	155
Dining	270	255	9	8	74
Balcony 1	100	185	3	6	20
Bedroom 1	350	300	11	10	113
Toilet 1	230	130	8	4	32
Balcony 2	110	150	4	5	18
Bedroom 2	310	270	10	9	90
Toilet 2	200	130	7	4	28
Balcony 3	100	140	3	5	15
Kitchen	350	200	11	7	75
Work area	150	210	5	7	34
Plinth Area					754
Common Area (18%)					166
Total Area					920

Type C (2BHK)



Area Details

Type	C
Area	990
Model	2BHK
Direction	North-Western
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	615	10	20	198
Dining	365	300	12	10	118
Bedroom 1	325	300	11	10	105
Toilet 1	210	130	7	4	29
Balcony 1	105	150	3	5	17
Bedroom 2	305	300	10	10	98
Toilet 2	210	130	7	4	29
Balcony 2	100	150	3	5	16
Kitchen	265	270	9	9	77
Work area	100	270	3	9	29
Plinth Area					809
Common Area (18%)					181
Total Area					990

Type D (3BHK)

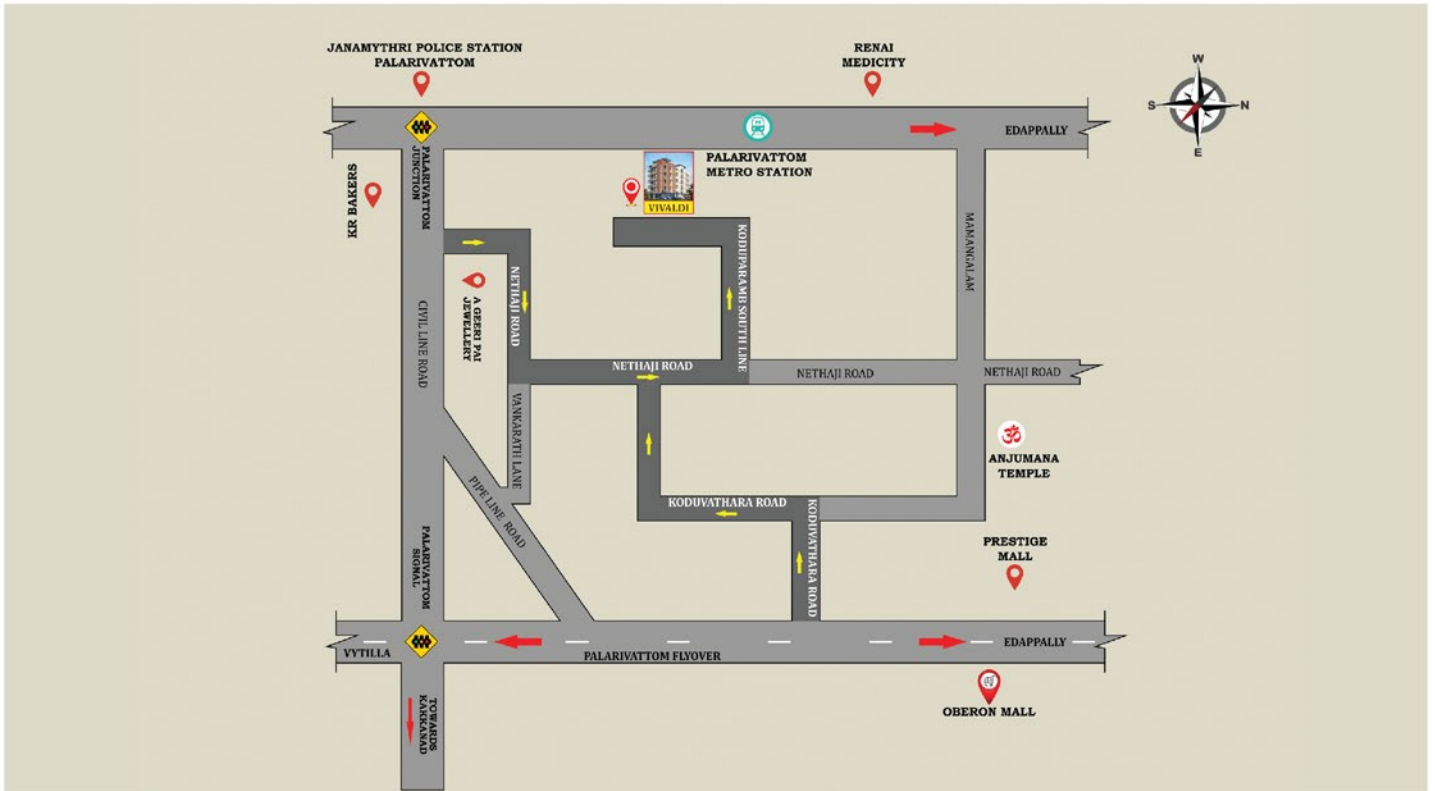


Area Details

Type	D
Area	1355
Model	3BHK
Direction	North-Eastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	270	350	9	11	102
Dining	430	500	14	16	231
Balcony 1	285	130	9	4	40
Bedroom 1	270	330	9	11	96
Toilet 1	130	220	7	4	31
Balcony 2	150	100	5	3	16
Bedroom 2	330	300	11	10	106
Toilet 2	210	130	7	4	29
Balcony 3	110	160	4	5	19
Balcony 4	350	80	11	3	30
Bedroom 3	395	300	13	10	127
Toilet 3	240	130	8	4	34
Balcony 5	145	135	5	4	21
Kitchen	275	260	9	9	77
Work area	275	100	9	3	30
Plinth Area					1113
Common Area (18%)					242
Total Area					1355

Location Map



Distance to the Prominent Places

TRANSPORTATION

- ▶ Palarivattom Bypass - 400 m
- ▶ Metro station - 900 m

SHOPPING

- ▶ Oberon Mall - 1.2 Km
- ▶ Lulu Mall - 4.5 Km

SCHOOL

- ▶ Assisi Vidyaniketan Public School - 3.2 Km
- ▶ Greets Public School, Kaloor - 3.2 Km
- ▶ Bhavans Vidyamandir, Elamakkara - 3.6 Km

COLLEGE

- ▶ Model Engineering College, Thrikkakara - 4.5 Km
- ▶ Rajagiri College of Management and Applied Sciences - 8 Km

PLACE OF WORSHIP

- ▶ Church - 900 M
- ▶ Temple - 900 M
- ▶ Juma Masjid - 1.5 Km

HOSPITALS

- ▶ Ernakulam medical Centre - 1.5 Km
- ▶ Vijayalakshmi Medical Centre - 3 Km
- ▶ Renai Medicity - 1.1 Km
- ▶ AIMS - 4.3 Km



We do things Differently



On Time Delivery



Uncompromised Quality

— 17 years —

58

— Projects —
Delivered on Time



No Extra Charges
Except Registration



Affordable Price



After Sales Support



Projects In Premium
Residential Locality



Amenities

RECREATION



Health Club



Association Hall



Servants Toilet

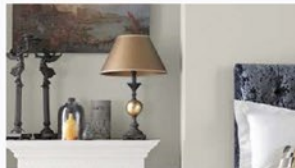


Clothes Drying Area

INSIDE THE FLAT



Intercom Facility



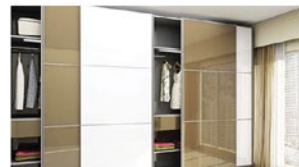
Putty with Emulsion Finish



Tubes & Fans



Kitchen Cabinets



Wardrobes

FOR THE FLAT



Biometric Access Control for lobby



Lobby with Visitors Lounge



Lift



Centralized Gas Supply



Fire Fighting System



DG Back up

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 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.
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



**Magnum Opus at
Elamakkara**



**La-Casita at
Chembumukk**

Completed Projects



**Santa Maria at
Padivattom**



**Belcanto at Petta,
Tripunithura**



**Cascia at
M.G. Road**



**Kalopsia at
Kaloor**



**Zephyr at
Palarivattom**



**Avalon at
Kaloor**