



Dream Flower  
**yashwi**  
AZAD ROAD, KALOOR



52<sup>nd</sup>  
project

**Dream Flower**  
HOUSING PROJECTS PRIVATE LIMITED  
*Building Dreams. Blooming Happiness!*

14 YEARS  
46 PROJECTS  
DELIVERED  
ON TIME

93870 88144 98470 58220

[www.dreamflower.in](http://www.dreamflower.in)



## CHAMPIONS OF CHANGE

Mrs. Priya Fazil, Managing Director of Dream Flower 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 Bhartiya 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 Yashwi is the 52nd project of Dreamflower Housing Projects Pvt. Ltd. It is located at Azad Road, just 200 m from Metro Pillar No. 575. There will be a total of 16 Flats (8 units of 3 BHK & 8 units of 2 BHK) in 15.5 cents of land. It is situated at Cherupilly Road adjacent to Cherathrikovil Auditorium and Cherathrikovil Sreekrishna Temple. All flats are semi furnished and there are only 4 units per floor giving ample lighting & ventilation. 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: December 2018**

**Completion: December 2020**





## WHY DREAM FLOWER?



- Builder with a track of completing 47 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 sqft 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

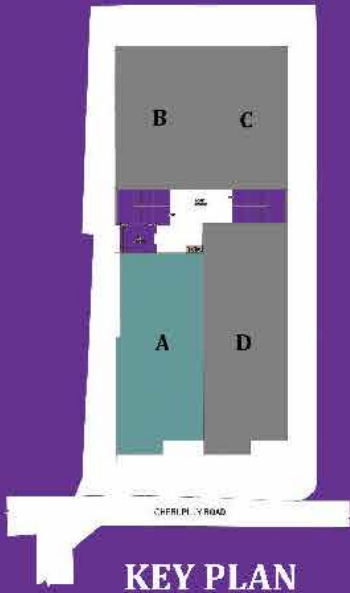
**Dream Flower**  
HOUSING PROJECTS PRIVATE LIMITED



**TYPE A (3BHK)**  
**TOTAL AREA: 1200 Sqft**



MD



**KEY PLAN**



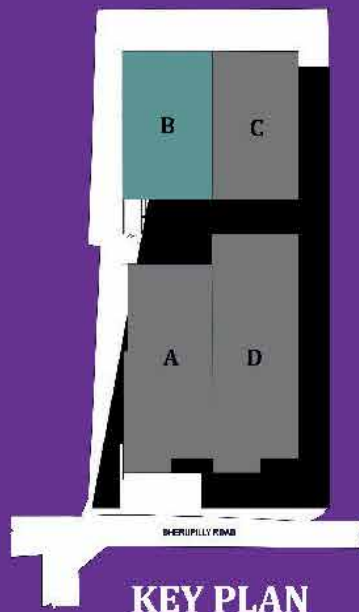
## AREA DETAILS



Type	A
Area	1200 Sqft
Model	3 BHK
Direction	North Eastern
Front Door Facing	South

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	285	440	9	14	135
Dining	300	370	10	12	119
Balcony	225	170	7	6	41
Bedroom 1	300	300	10	10	97
Toilet 1	300	120	10	4	39
Bedroom 2	315	360	10	12	122
Balcony	345	100	11	3	37
Toilet 2	215	120	7	4	28
Bedroom 3	300	360	10	12	116
Toilet 3	140	180	5	6	27
Kitchen	315	250	10	8	85
Plinth Area					1011
Common Area	15%				189
Total Area					1200

**TYPE B (2BHK)**  
**TOTAL AREA: 910 Sqft**



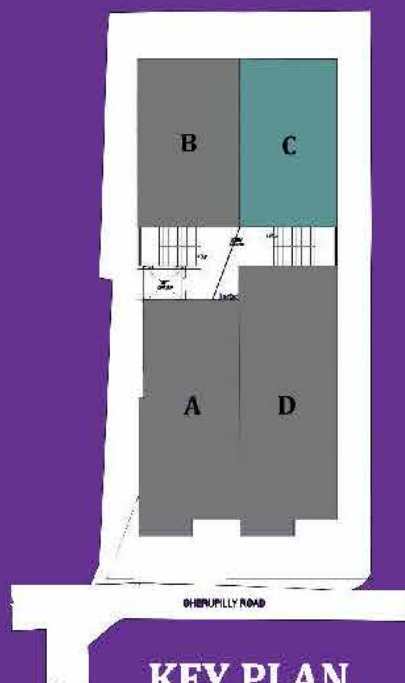


## AREA DETAILS

Type	B
Area	910 Sqft
Model	2 BHK
Direction	South Eastern
Front Door Facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	325	580	11	19	203
Dining	310	300	10	10	100
Balcony	100	300	3	10	32
Bedroom 1	300	300	10	10	97
Balcony	110	155	4	5	18
Toilet 1	200	135	7	4	29
Bedroom 2	325	300	11	10	105
Balcony	100	155	3	5	17
Toilet 2	215	135	7	4	31
Kitchen	300	270	10	9	87
Plinth Area					769
Common Area	15%				141
Total Area					910

**TYPE C (2BHK)**  
**TOTAL AREA: 855 Sqft**



**KEY PLAN**



↑  
MD



## AREA DETAILS



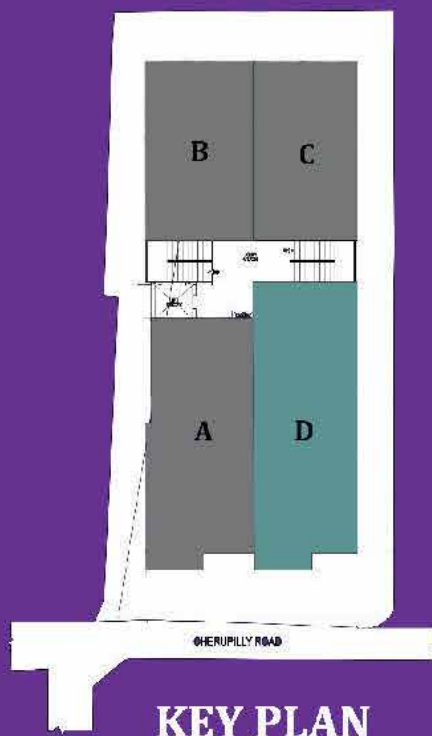
Type	C
Area	855 Sqft
Model	2 BHK
Direction	South Western
Front Door Facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	580	10	19	187
Dining	255	300	8	10	82
Balcony	100	300	3	10	32
Bedroom 1	300	300	10	10	97
Balcony	100	155	3	5	17
Toilet 1	190	135	6	4	28
Bedroom 2	285	300	9	10	92
Balcony	110	155	4	5	18
Toilet 2	185	135	6	4	27
Kitchen	285	270	9	9	83
Plinth Area					723
Common Area	15%				132
Total Area					855

**TYPE D (3BHK)**  
**TOTAL AREA: 1300 Sqft**



MD →



**KEY PLAN**



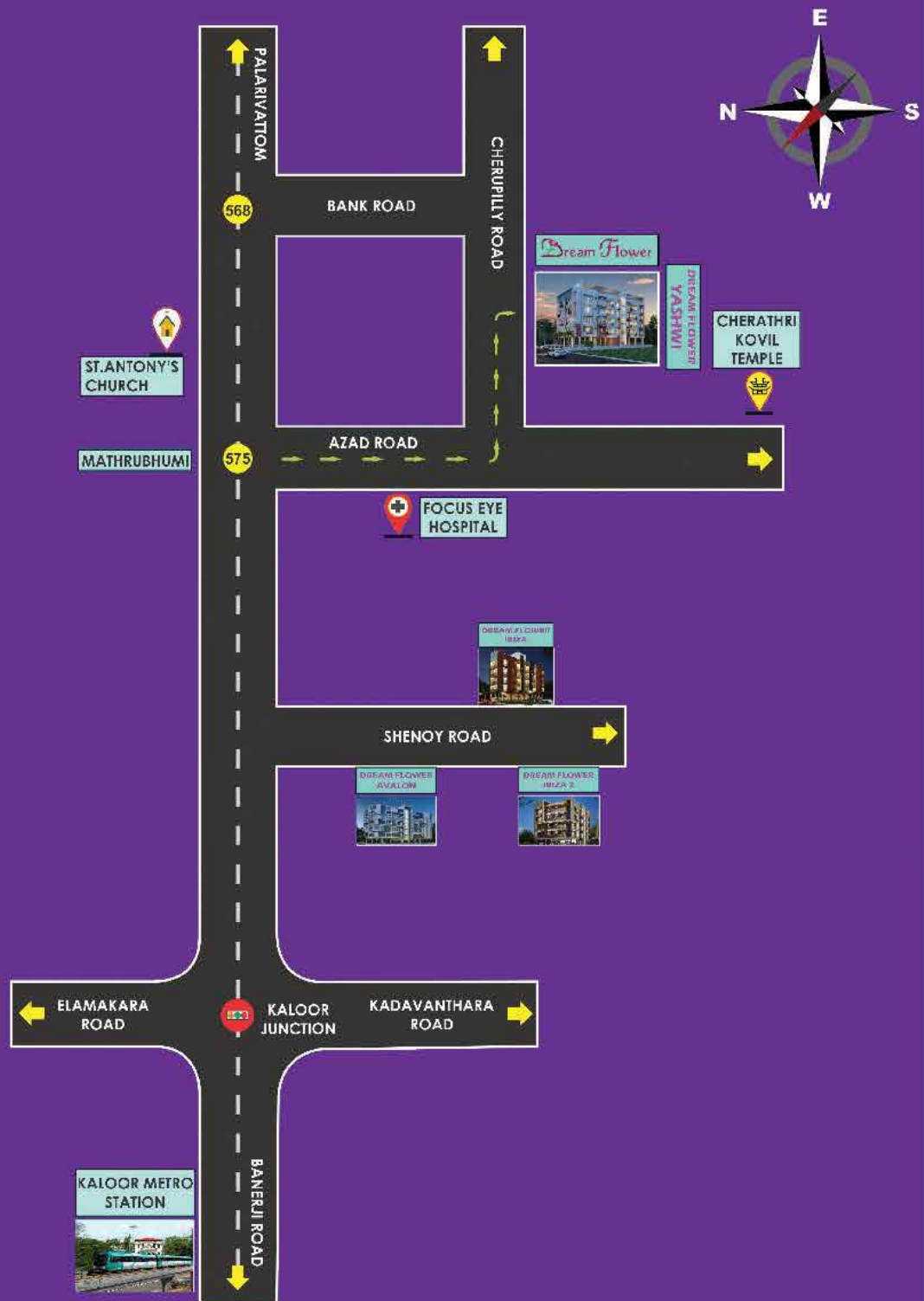
## AREA DETAILS



Type	D
Area	1300 Sqft
Model	3 BHK
Direction	North Western
Front Door Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	130	265	4	9	37
Living	465	320	15	10	160
Dining	320	475	10	16	163
Balcony	140	320	5	10	48
Bedroom 1	315	315	10	10	107
Toilet 1	120	205	4	7	26
Bedroom 2	330	460	11	15	163
Balcony	360	100	12	3	39
Toilet 2	255	120	8	4	33
Bedroom 3	300	310	10	10	100
Toilet 3	235	120	8	4	33
Kitchen	265	355	9	12	101
Plinth Area					1105
Common Area	15%				195
Total Area					1300

# LOCATION MAP





## AMENITIES



Recreation
Health Club
Association Hall

For the Flat
Lift
DG Back up
Centralized Gas Supply
Fire Fighting System
Lobby with Visitors Lounge

Inside the Flat
Wardrobes
Kitchen Cabinets
Tubes, Fans
Putty with Emulsion finish
Intercom Facility

## DISTANCE TO THE PROMINENT PLACES

Transportation
Metro Station - 600 M
Bus Stand - 600 M
North Railway Station - 1.5 KM
South Railway Station - 4.5 KM

School
Model Technical H S S - 500 M
Greets Public school - 900 M
Bhavans Vidya Mandir - 3 KM
Kendriya Vidyalaya - 3 KM

College
St. Albert's College - 2.3 KM
St. Theresa's College - 4 KM

Shopping
Bismi Hyper Market - 500 M
Centre Square Mall - 3.5 KM

Hospitals
PVS Memorial Hospital - 1 KM
Lisie Hospital - 1 KM
Specialists' Hospital - 2.3 KM

Place of Worship
Church - 200 M
Juma Masjid - 700 M
Temple - 100 M

## SPECIFICATION



Structure	: RCC framed earthquake resistant structure. Foundation as per structural requirement. Walls with solid blocks.
Flooring	: 2*2 Vitrified tiles for the entire apartment, Vitrified/Granite/Marble 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/ RAK Wall Mount EWC.
Fittings	: Godrej /Dorset/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 Wood/HDF 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.
Joinery	: Front door & inside door frames made of best quality hard wood. 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. Enamel finish for external doors and windows. 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 and quality electrical wires. FANS & TUBES in Living, Dining and all Bedrooms.
Lift	: Passenger cum bed lift, stopping on all floors.
Fire Fighting	: Fire fighting 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 changeover 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 Basement / Ground floor.



## COMPLETED PROJECTS



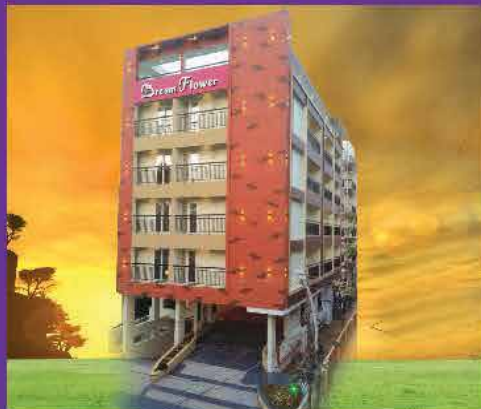
**ESTELLA  
KALAMASSERY**



**ESTELLA 2  
KALAMASSERY**



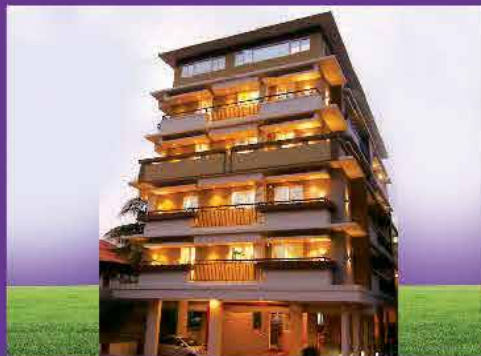
**AKADEMIA  
KALAMASSERY**



**IBIZA  
KALOOR**



**ZENOBIA  
KAKKANAD**



**BEGONIA  
PANAMPILLY NAGAR**

## NEARING COMPLETION



**ZINIA 2**  
EDAPPALLY



**VELVETUDE 3**  
EDAPPALLY

## ONGOING PROJECTS



**ZEPHYR**  
NH BYEPASS, PALARIVATTOM



**AVALON**  
KALOOR



**GEORGIUS**  
EDAPPALLY



**INAAYA**  
EDAPPALLY



**MISTLETOE**  
TRIPUNITHURA



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