



ZINIA-2

2 & 3 BHK FLAT, EDAPPALLY

Just 400m from Metro Station



www.dreamflower.in



Call : 93870 88144
98470 58220

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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 help 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 & 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 hold track record for timely completion and handing over of all our projects. Key success factor has been the trust, support and encouragement extended by all our customers.

Thanks You

Regards

Priya A. S



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Zinia 2 - Own the city dweller's delight!

Dreamflower Mistletoe is the 45th project of Dreamflower Housing Projects Pvt. Ltd. It is located near Edappally High School Junction just 500m from Changampuzha Park Metro Station. There will be a total of 20 Flats (12 units of 2BHK and 8 units of 3BHK) in 20 Cents of land. All flats are semi furnished and there are only 5 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, Taxes, Electricity and Water connection charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

Start : January 2016

Completion : January 2019

AMENITIES

Recreation	For the Flat	Inside the Flat
Health Club	Lift	Wardrobes
Association Hall	DG Backup	Kitchen Cabinets
Kids Play Area	Centralized Gas Supply	Tubes, Fans
	Lobby with Visitors Lounge	Putty with Emulsion finish
	Fire Fighting System	Intercom Facility
Unique Feature: Pure Well Water Availability		

DISTANCE TO THE PROMINENT PLACES

School		College	
Bhavan's Vidya Mandir	1.5 km	CUSAT	5 km
Campion School	1.5 km	Gov. model Eng. College, Thrikkara	5 km
Shopping		Transportation	
Lulu Mall	2 km	Metro Station	500 m
Oberon Mall	2.8 km	Bus Stop	350 m
Place of worship		Hospital	
Temple	600 m	Renai Medicity	650 m
Church	600 m	KIMS	5 km
Juma Masjid	2.2 km	AIMS	5.5 km

LOCATION MAP



ZINIA

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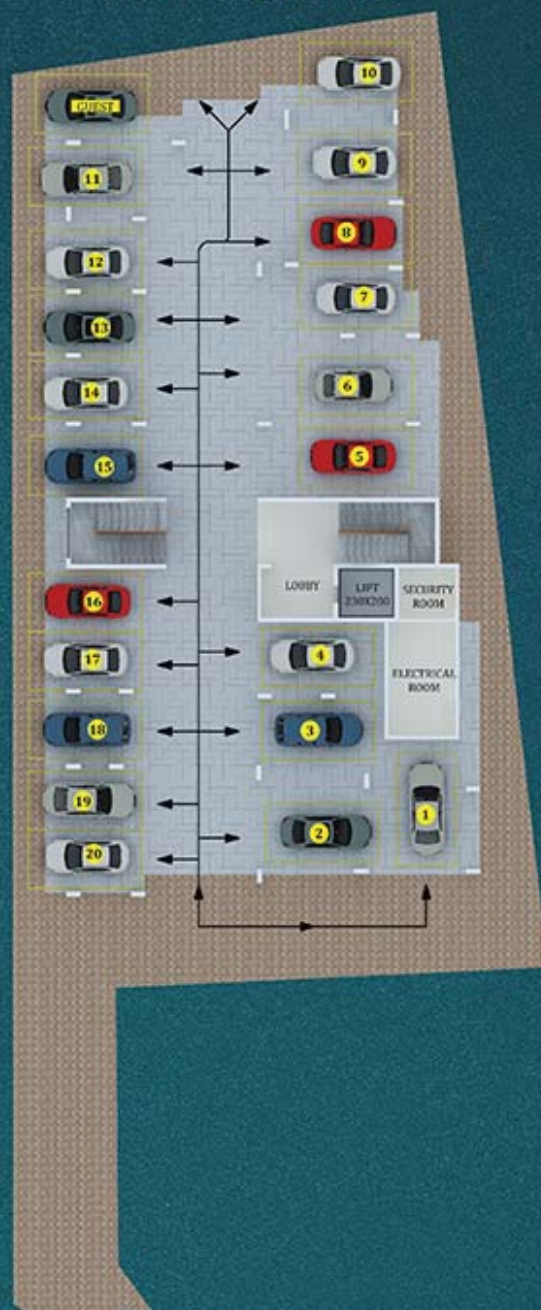
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TYPICAL FLOOR PLAN





CAR PARKING



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TYPE - A (3 BHK)
AREA - 1465 SQFT





AREA DETAILS

TYPE A	
Area	1465 Sqft.
Model	3 BHK
Direction	North - Eastern
Front facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	455	480	15	16	235
Dining	400	310	13	10	133
Balcony	85	330	3	11	30
Bedroom 1	300	360	10	12	116
Toilet 1	200	120	7	4	26
Balcony	85	350	3	11	32
Bedroom 2	300	355	10	12	114
Toilet 2	200	140	7	5	30
Balcony	85	420	3	14	38
Bedroom 3	315	422	10	14	143
Toilet 3	125	240	4	8	32
Balcony	460	100	15	3	49
Kitchen	355	308	12	10	118
Plinth Area					1235
Common Area (16%)					230
Total Area					1465



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TYPE - B (2 BHK)
AREA - 1000 SQFT





AREA DETAILS

TYPE B	
Area	1000 Sqft.
Model	2 BHK
Direction	Center Towards Eastern Side
Front facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	315	400	10	13	135
Dining	350	435	11	14	164
Balcony	265	140	9	5	40
Bedroom 1	305	290	10	10	95
Toilet 1	240	120	8	4	31
Balcony	85	310	3	10	28
Bedroom 2	330	290	11	10	103
Toilet 2	120	240	4	8	31
Balcony	85	300	3	10	27
Kitchen	305	250	10	8	82
Plinth Area					840
Common Area (16%)					160
Total Area					1000



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TYPE - C (2 BHK)
AREA - 1100 SQFT





AREA DETAILS

TYPE C	
Area	1100 Sqft.
Model	2 BHK
Direction	Southern
Front facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	400	335	13	11	144
Dining	400	300	13	10	129
Balcony	325	100	11	3	35
Bedroom 1	335	300	11	10	108
Toilet 1	120	245	4	8	32
Balcony	475	100	16	3	51
Bedroom 2	320	350	10	11	120
Toilet 2	130	200	4	7	28
Balcony	465	100	15	3	50
Kitchen	320	250	10	8	86
Work Area	130	250	4	8	35
Plinth Area					924
Common Area (16%)					176
Total Area					1100



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TYPE - D (2 BHK)
AREA - 930 SQFT





AREA DETAILS

TYPE D	
Area	930 Sqft.
Model	2 BHK
Direction	Center Towards Western Side
Front facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	290	295	10	11	92
Dining	325	365	11	12	128
Utility cum Balcony	310	120	10	4	40
Bedroom 1	270	285	9	9	83
Toilet 1	135	170	4	6	25
Balcony	90	435	3	14	42
Bedroom 2	375	275	12	9	111
Dress	260	105	9	3	29
Toilet 2	250	160	8	5	43
Balcony	90	250	3	8	24
Kitchen	300	235	10	8	76
Plinth Area					786
Common Area (16%)					144
Total Area					930



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TYPE - E (3 BHK)
AREA - 1350 SQFT





AREA DETAILS

TYPE E	
Area	1350 Sqft.
Model	3 BHK
Direction	North - Western
Front facing	South

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	485	300	16	10	156
Dining	490	360	16	12	190
Balcony	85	370	3	12	34
Bedroom 1	300	300	10	10	97
Toilet 1	230	200	8	7	49
Balcony	85	300	3	10	27
Bedroom 2	290	380	10	12	118
Toilet 2	120	240	4	8	31
Balcony 2	430	100	14	3	46
Bedroom 3	300	330	10	11	106
Toilet 3	140	230	5	8	35
Balcony	85	355	3	12	32
Kitchen	295	310	10	10	98
Plinth Area					1140
Common Area (16%)					210
Total Area					1350



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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/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 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.
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 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 plan	: Allotted car parking in Ground floor.



WHY DREAMFLOWER?

- Builder with a track of completing 42 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 housekeeping.
- A lifetime relationship and responsibility that continues even after the handing over of the project.



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COMPLETED PROJECTS



CYNOSURE - KADAVANTHRA



BEGONIA - PANAMPILLY NAGAR



CASA GARDENZA - KADAVANTHRA



ZENOBIA - KAKKANAD



SANDFORD - ALUVA

ONGOING PROJECTS



ESTELLA 2 - KALAMASSERY



IBIZA - KALOOR



IBIZA 2 - KALOOR



VELVETUDE 2 - EDAPPALLY

NEW LAUNCH



MISTLETOE - TRIPUNITHURA

We do things
differently

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www.dreamflower.in

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