

**69<sup>th</sup>**  
PROJECT

K-RERA/PRJ/ERN/168/2024  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)



*Dream Flower*

**LA-CASITA 2**

**AT CHEMBUMUKKU**

Near Kochi Metro Phase II



Scan for  
Location

[www.dreamflower.in](http://www.dreamflower.in)  
**93870 88144**

# MD'S MESSAGE

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**





# 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 organized 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.

# Dream Flower LA-CASITA 2

Dreamflower La Casita - 2 is the 67th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Pulikillam East Road, just 400m from Metro Phase II. There will be a total of 33 luxury flats (15 units of 3 BHK, 4 units of 2 BHK + Study & 14 units of 2 BHK) in 35.6 cents of land. The structure is Ground + 4 floors with ample Car Parking space in the Ground floor. The cost is inclusive of an allotted car park facility in the project, GST & Electricity Connection charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

Launch : August 2024

Completion : October 2027



# WHY DREAMFLOWER

1. Builder with a track of timely completing 63 Projects on time in Cochin City.
2. Transparency on Area. We give you a split up 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.
3. Fully loaded homes customized as per buyer's desire this is feasible due to stringent project management.
4. On time delivery gives you realistic appreciation and return on investment.
5. No extra cost except registration which gives you safeguard against any increase in cost or statutory charges.
6. After sales service support for rental, resale and housekeeping.
7. Our responsibility and relationship continues even after handing over of your dream home.



# CAR PARK PLAN

( GROUND FLOOR )



# TERRACE FLOOR PLAN



# TYPICAL FLOOR PLAN

( First to Third Floor )





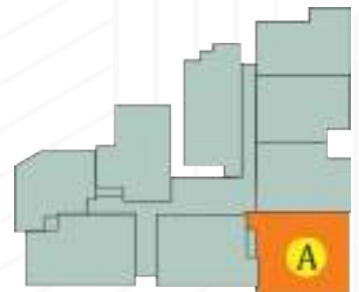
# TYPICAL FLOOR PLAN

( Fourth Floor )



# TYPE A (3BHK)

Total Area 1405 Sqft



Key Plan

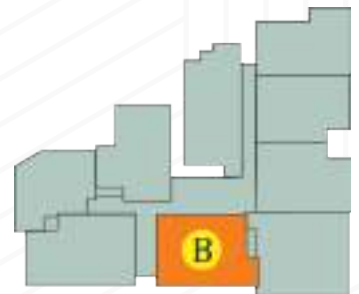
# AREA DETAILS

Type	A
Area	1405 Sqft
Model	3 BHK
Direction	South-eastern
Front facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	140	150	5	5	23
Living	390	370	13	12	155
Dining	380	300	12	10	123
Dining	240	210	8	7	54
Balcony	240	110	8	4	28
Bedroom 1	340	300	11	10	110
Toilet 1	200	130	7	4	28
Balcony	360	110	12	4	43
Bedroom 2	300	370	10	12	119
Toilet 2	130	200	4	7	28
Balcony	460	110	15	4	54
Bedroom 3	300	300	10	10	97
Toilet 3	200	130	7	4	28
Kitchen	330	300	11	10	106
Plinth Area					1143
Common Area (19%)					262
Total Area					1405

# TYPE B (2BHK+STUDY)

Total Area 1185 Sqft



Key Plan

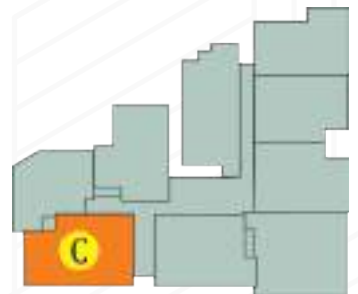
# AREA DETAILS

Type	B
Area	1185 Sqft
Model	2 BHK + Study
Direction	Southern
Front facing	North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	400	355	13	12	153
Dining	470	290	15	10	147
Balcony	260	140	9	5	39
Bedroom 1	300	440	10	14	142
Toilet 1	200	130	7	4	28
Bedroom 2	340	300	11	10	110
Toilet 2	200	130	7	4	28
Study room	250	335	8	11	90
Kitchen	320	335	10	11	115
Plinth Area					961
Common Area (19%)					224
Total Area					1185

# TYPE C (3BHK)

Total Area 1285 Sqft



Key Plan

# AREA DETAILS

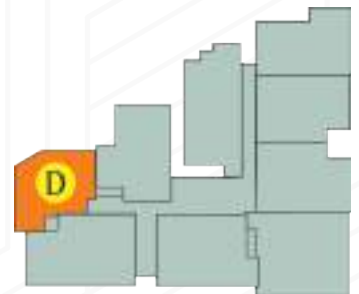
Type  
Area  
Model  
Direction  
Front facing

C  
1285 Sqft  
3 BHK  
South-western  
North

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	450	315	15	10	152
Dining	380	360	12	12	147
Balcony	380	100	12	3	41
Bedroom 1	360	300	12	10	116
Toilet 1	140	190	5	6	29
Balcony	150	120	5	4	19
Bedroom 2	360	290	12	10	112
Toilet 2	140	180	5	6	27
Bedroom 3	310	320	10	10	107
Toilet 3	200	130	7	4	28
Kitchen	240	315	8	10	81
Work area	160	165	5	5	28
Plinth Area					1042
Common Area (19%)					243
Total Area					1285

# TYPE D (2BHK)

Total Area 980 Sqft



Key Plan



# AREA DETAILS

Type	D
Area	980 Sqft
Model	2 BHK
Direction	North-western
Front facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	170	180	6	6	33
Living/Dining	305	600	10	20	197
Balcony	305	130	10	4	43
Bedroom 1	300	390	10	13	126
Toilet 1	190	130	6	4	27
Bedroom 2	300	300	10	10	97
Toilet 2	200	130	7	4	28
Kitchen	300	350	10	11	113
Plinth Area					794
Common Area (19%)					186
Total Area					980

# TYPE E (3BHK)

Total Area 1065 Sqft



# AREA DETAILS

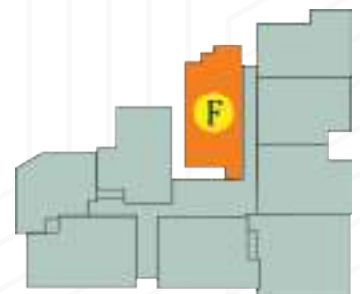
Type  
Area  
Model  
Direction  
Front facing

E  
1065 Sqft  
3 BHK  
Centre towards  
north-western  
South

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	510	300	17	10	164
Dining	270	290	9	10	84
Bedroom1	305	300	10	10	98
Toilet 1	200	130	7	4	28
Bedroom 2	300	300	10	10	97
Toilet 2	200	130	7	4	28
Bedroom 3	300	320	10	10	103
Toilet 3	200	130	7	4	28
Kitchen	230	300	8	10	74
Plinth Area					864
Common Area (19%)					201
Total Area					1065

# TYPE F (3BHK)

Total Area 1190 Sqft



Key Plan

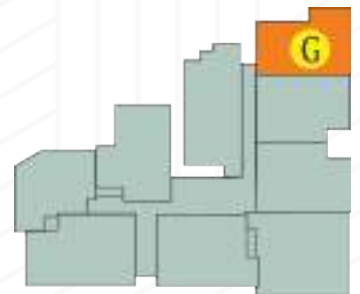
# AREA DETAILS

Type	F
Area	1190 Sqft
Model	3 BHK
Direction	Northern
Front facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	400	600	13	20	258
Balcony	100	280	3	9	30
Bedroom1	300	310	10	10	100
Toilet 1	300	130	10	4	42
Bedroom 2	300	300	10	10	97
Balcony	125	110	4	4	15
Toilet 2	190	130	6	4	27
Bedroom 3	300	300	10	10	97
Toilet 3	190	130	6	4	27
Kitchen	300	320	10	10	103
Work area	150	120	5	4	19
Plinth Area					968
Common Area (19%)					222
Total Area					1190

# TYPE G (2BHK)

Total Area 990 Sqft



Key Plan

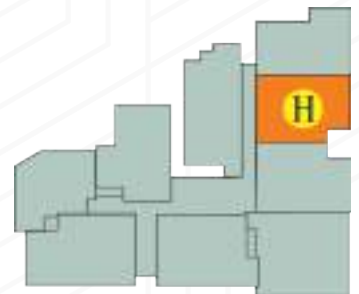
# AREA DETAILS

Type	G
Area	990 Sqft
Model	2 BHK
Direction	North-eastern
Front facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	270	145	9	5	42
Living	410	320	13	10	141
Dining	320	270	10	9	93
Bedroom1	300	300	10	10	97
Toilet 1	130	200	4	7	28
Bedroom 2	350	300	11	10	113
Toilet 2	230	130	8	4	32
Kitchen	260	325	9	11	91
Work area	260	100	9	3	28
Plinth Area					805
Common Area (19%)					185
Total Area					990

# TYPE H (2BHK)

Total Area 1000 Sqft



Key Plan



# AREA DETAILS

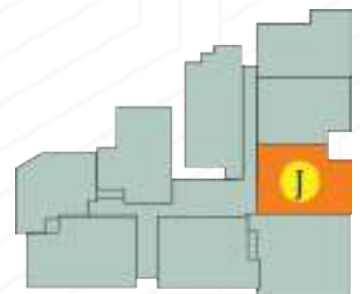
Type	H
Area	1000 Sqft
Model	2 BHK
Direction	Centre towards north-eastern
Front facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	590	310	19	10	197
Dining	300	260	10	9	84
Bedroom1	300	300	10	10	97
Toilet 1	130	190	4	6	27
Bedroom 2	300	300	10	10	97
Toilet 2	130	190	4	6	27
Kitchen	280	330	9	11	99
Work area	280	100	9	3	30

Plinth Area	811
Common Area (19%)	189
Total Area	1000

# TYPE J (2BHK)

Total Area 1030 Sqft



Key Plan

# AREA DETAILS

Type	J
Area	1030 Sqft
Model	2 BHK
Direction	Centre towards south-eastern
Front facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	590	360	19	12	228
Balcony	200	175	7	6	38
Dining	340	260	11	9	95
Bedroom1	300	300	10	10	97
Toilet 1	130	190	4	6	27
Bedroom 2	300	300	10	10	97
Toilet 2	130	190	4	6	27
Kitchen	240	300	8	10	77
Work area	240	125	8	4	32
Plinth Area					834
Common Area (19%)					196
Total Area					1030

We Do Things  
**DIFFERENTLY**

**21 YEARS**

**63 PROJECTS**

**DELIVERED ON TIME**



# COMMON AMENITIES INCLUDE

## Recreation



Health Club



Association Hall



Swimming Pool

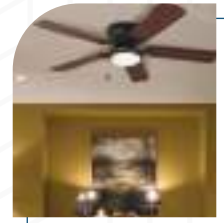
## Inside the Flat



Bedroom wardrobes



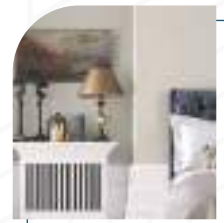
Kitchen cabinets



Tubes, Fans



Intercom Facility



Putty with Emulsion finish



Clothes drying Area



Servants Toilet



Kids Play Area

## For the flat



Lift



DG Back up



Centralized Gas Supply



Lobby with Visitors Lounge



Fire Fighting System



Biometric Access Control for lobby



## DISTANCE TO PROMINENT PLACES

### TRANSPORTATION

Proposed Metro	- 400 m
Palarivattom Bypass	- 1.5 km

### COLLEGE

Model Engineering College, Thrikkakara	- 3.7 km
Rajagiri College, Kakkanad	- 6 km

### SCHOOL

Assisi Vidyaniketan Public School	- 1 km
Naipunnya Public School	- 4.6 km
Bhavan's Adarsha Vidyalaya	- 5.1 km

### PLACE OF WORSHIP

Temple	- 300 m
Church	- 800 m
Juma Masjid	- 1.5 km

### SHOPPING

Oberon Mall	- 2 km
Lulu Mall	- 3.5 km

### HOSPITALS

Ernakulam Medical Centre	- 2 km
Sunrise Hospital	- 3.5 km

# 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/Parryware Wall Mount EWC.
Fittings	Dorset lock/ Equivalent set lock for front Door, Stainless steel hinges. Branded brass fittings and mortise lock for inside doors.
Joinery	Front Door Veneered Prehung Flush Door. Masonite USA Skin doors for inside doors. Windows using Powder coated Aluminum clear glass.
Painting	Putty finished walls with Emulsion finish for all rooms. Asian paints/ Equivalent Emulsion for all walls. Exterior painting with Asian Paints Apex.
Electrical	Three phase power supply with concealed conduit wiring with copper conductor, adequate light & fan points, 6/16A plug points etc. controlled by ELCB & MCB's with independent energy meter. Elegant switches & quality Electrical wires. Tubes & fans in all bedrooms, Hall & Living Room.
Plumbing	ISI brand pipes, EWC washbasin, Taps for bathroom.
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.
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.
Water Supply	Filtered water from open/bore well through sump and overhead tank. Separate/common plumbing line with OH & underground tank.
AC	Provision for AC in Master Bedroom.
Reticulated Gas	Centralized gas with separate meter for each apartment
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



Leyenda  
at Petta, Thripunithura



Aurelius  
at Mamangalam



Valentia  
at Vazhakkala



Velvetude 4  
at Pathadipalam

## Completed Projects



Melodium  
at Kadavanthra



Magna Iatros  
at Edappally



La-casita  
at Chembumukku



Magnum Opus  
at Elamakkara



49/1295 E, Dreamflower, Ponekkara Road, Edappally, P.O. Kochi - 682024

Phone : +91 484 2334 134

E-Mail : [sales@dreamflower.in](mailto:sales@dreamflower.in) | [www.dreamflower.in](http://www.dreamflower.in)

**95626 88777 | 81138 88144**