

18 YEARS
58 PROJECTS
DELIVERED
ON TIME.

Own Your Address
700m from Changampuzha
Park **Metro Station**

Dream Flower
**MAGNA
IATROS**
K-RERA/PRJ/030/2021

93870 88144
www.dreamflower.in
sales@dreamflower.in

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





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.



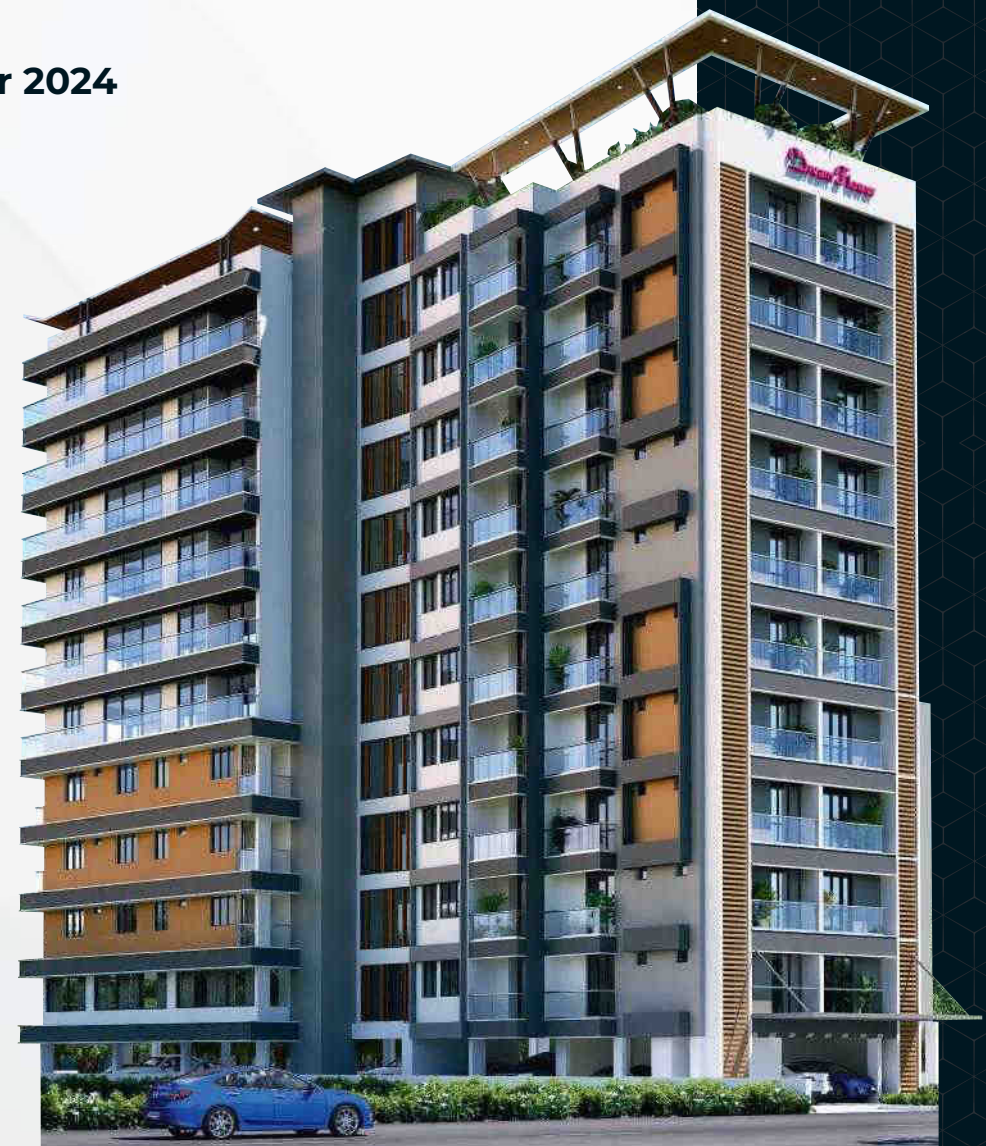
Dreamflower Magna Iatros is the 61st project of Dreamflower Housing Projects Pvt. Ltd. It is located near Changampuzha Park Metro Station. There will be a total of 39 luxury flats (11 units of 3 BHK, 28 units of 2BHK) in 30 cents of land. All flats are semi furnished. The structure is a Basement + Ground + 10 floors with ample Car Parking space in the Basement and Ground floor. The cost is inclusive of Car Parking, GST, Electricity and Water connection charges. There are no hidden charges except Registration, thus offering you absolute safeguard against any price hikes.

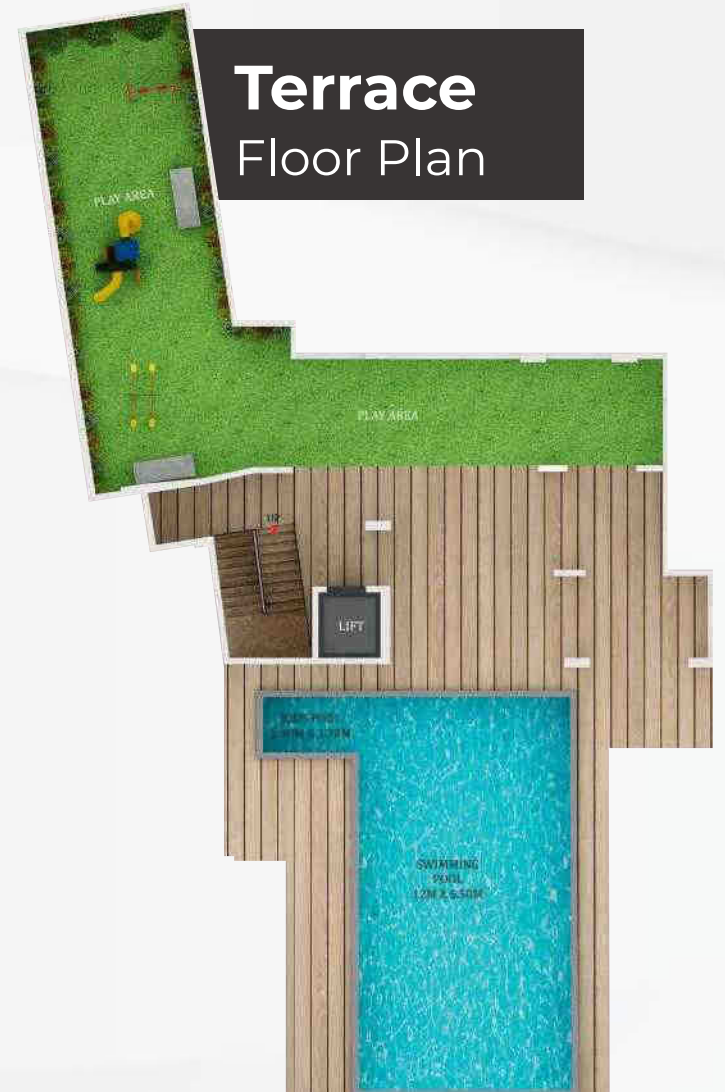
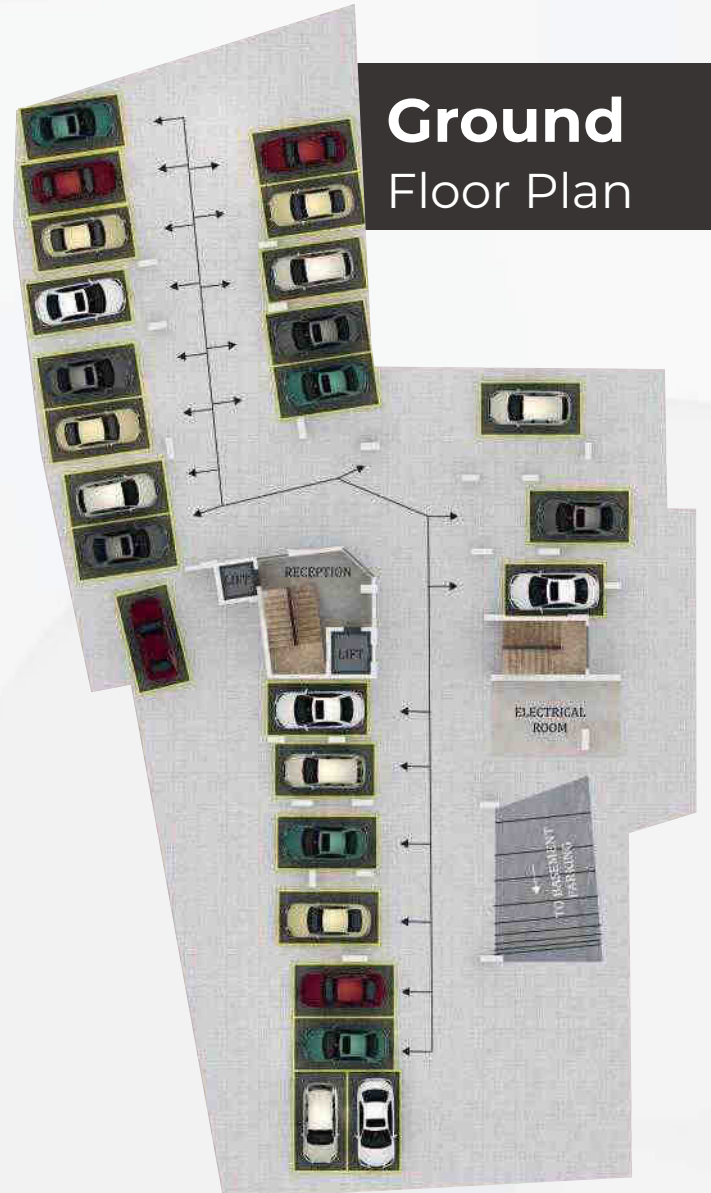
Launch : June 2022

Completion : December 2024

Why Dreamflower ?

- 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.







ASSOCIATION/GYM
HALL

1st Floor



2nd - 4th Floor





5th Floor



6th to 10th Floor



Type A (2BHK)

Total Area 1070 Sqft



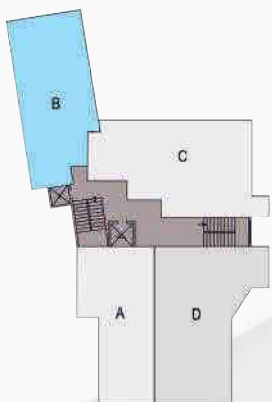
Area Details

Type	A
Area	1070 Sqft
Model	2 BHK
Direction	Southeastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	310	300	10	10	100
Dining	485	285	16	9	149
Balcony	165	285	5	9	51
Passage	106	220	3	7	25
Bedroom 1	345	300	11	10	111
Toilet 1	145	195	5	6	30
Bedroom 2	305	400	10	13	131
Toilet 2	145	195	5	6	30
Kitchen	330	280	11	9	99
Plinth Area					840
Common Area (21%)					230
Total Area					1070

Type B (3BHK)

Total Area 1220 Sqft



Area Details

Type	B	Direction	Southwestern
Area	1220 Sqft	Front Facing	East
Model	3 BHK		

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	160	260	5	9	45
Living	385	250	13	8	103
Dining	385	320	13	10	132
Bedroom 1	325	280	11	9	98
Dress	185	120	6	4	24
Balcony 1	140	100	5	3	15
Toilet 1	225	130	7	4	31
Bedroom 2	300	300	10	10	97
Toilet 2	200	130	7	4	28
Passage	200	130	7	4	28
Bedroom 3	310	300	10	10	100
Toilet 3	200	130	7	4	28
Kitchen	225	320	7	10	77
Work area	225	100	7	3	24
Plinth Area					959
Common Area (21%)					261
Total Area					1220

Type C (3BHK)

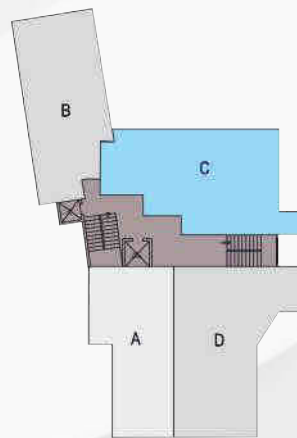
Total Area 1430 Sqft



Area Details

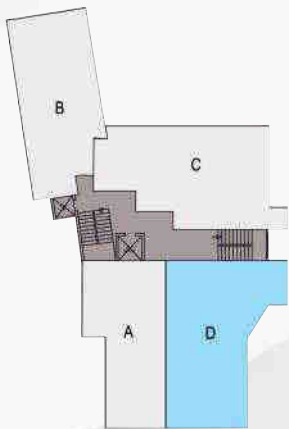
Type	C	Direction	Northwestern
Area	1430 Sqft	Front Facing	East
Model	3 BHK		

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	200	150	7	5	32
Living	500	275	16	9	148
Dining	325	270	11	9	94
Passage	130	120	4	4	17
Balcony	325	100	11	3	35
Bedroom 1	320	380	10	12	131
Balcony 1	230	100	8	3	25
Toilet 1	130	240	4	8	34
Bedroom 2	390	300	13	10	126
Balcony 2	150	140	5	5	23
Toilet 2	270	140	9	5	41
Passage	160	90	5	3	15
Bedroom 3	295	335	10	11	106
Toilet 3	295	140	10	5	44
Kitchen	270	265	9	9	77
Work area	270	100	9	3	29
Plinth Area					1126
Common Area (21%)					304
Total Area					1430



Type D (3BHK)

Total Area 1390 Sqft



Area Details

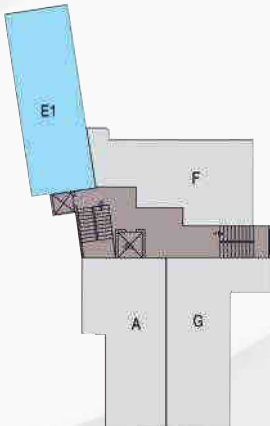
Type	D	Direction	Northeastern
Area	1390 Sqft	Front Facing	West
Model	3 BHK		

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	350	350	11	11	132
Dining	350	435	11	14	164
Balcony	220	180	7	6	43
Bedroom 1	415	315	14	10	141
Passage	165	105	5	3	19
Toilet 1	155	200	5	7	33
Bedroom 2	300	510	10	17	164
Toilet 2	150	200	5	7	32
Bedroom 3	310	300	10	10	100
Toilet 3	150	200	5	7	32
Kitchen	300	260	10	9	84
Plinth Area					1096
Common Area (21%)					294
Total Area					1390

Type E1 (2BHK)

Total Area 1020 Sqft

Open Terrace 160 Sqft



Area Details

Type	E1	Direction	Southwestern
Area	1020 Sqft	Front Facing	East
Model	2 BHK	Open Terrace	160 Sqft

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	405	300	13	10	131
Dining	260	400	9	13	112
Balcony	75	300	2	10	24
Passage	110	360	4	12	43
Bedroom 1	350	300	11	10	113
Toilet 1	130	200	4	7	28
Bedroom 2	330	360	11	12	128
Toilet 2	130	200	4	7	28
Kitchen	200	270	7	9	58
Work area	200	110	7	4	24
Plinth Area					802
Common Area (21%)					218
Total Area					1020
Open Terrace					160

Type F1 (2BHK)

Total Area 1000 Sqft

Open Terrace 350 Sqft



Area Details

Type	F1	Direction	Northwestern
Area	1000 Sqft	Front Facing	East
Model	2 BHK	Open Terrace	350 Sqft

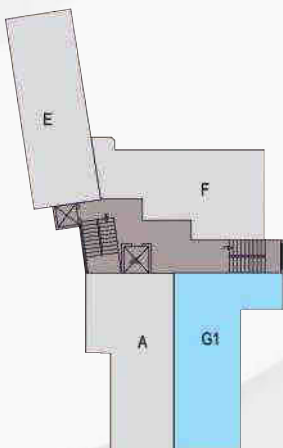
Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	355	10	12	114
Dining	300	325	10	11	105
Bedroom 1	330	310	11	10	110
Passage	140	100	5	3	15
Toilet 1	130	200	4	7	28
Bedroom 2	330	330	11	11	117
Toilet 2	130	200	4	7	28
Balcony	170	100	6	3	18
Kitchen	280	225	9	7	68
Work area	280	90	9	3	27
Plinth Area					788
Common Area (21%)					212
Total Area					1000
Open Terrace					350



Type G1 (2BHK)

Total Area 1040 Sqft

Open Terrace 275 Sqft



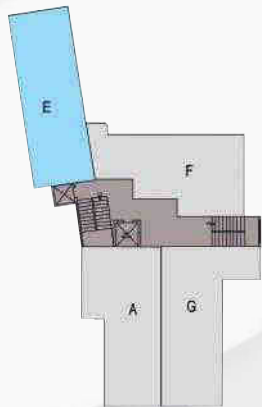
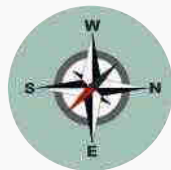
Area Details

Type	G1	Direction	Northeastern
Area	1040 Sqft	Front Facing	West
Model	2 BHK	Open Terrace	275 Sqft

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	355	260	12	9	99
Dining	470	335	15	11	169
Bedroom 1	350	290	11	10	109
Toilet 1	145	195	5	6	30
Bedroom 2	315	400	10	13	135
Toilet 2	145	195	5	6	30
Kitchen	310	240	10	8	80
Work area	105	240	3	8	27
Plinth Area					821
Common Area (21%)					219
Total Area					1040
Open Terrace					275

Type E (2BHK)

Total Area 1020 Sqft



Area Details

Type	E
Area	1020 Sqft
Model	2 BHK

Direction	Southwestern
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	405	300	13	10	131
Dining	260	400	9	13	112
Balcony	75	300	2	10	24
Passage	110	360	4	12	43
Bedroom 1	350	300	11	10	113
Toilet 1	130	200	4	7	28
Bedroom 2	330	360	11	12	128
Toilet 2	130	200	4	7	28
Kitchen	200	270	7	9	58
Work area	200	110	7	4	24
Plinth Area					802
Common Area (21%)					218
Total Area					1020

Type F (2BHK)

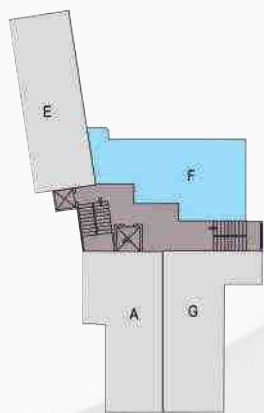
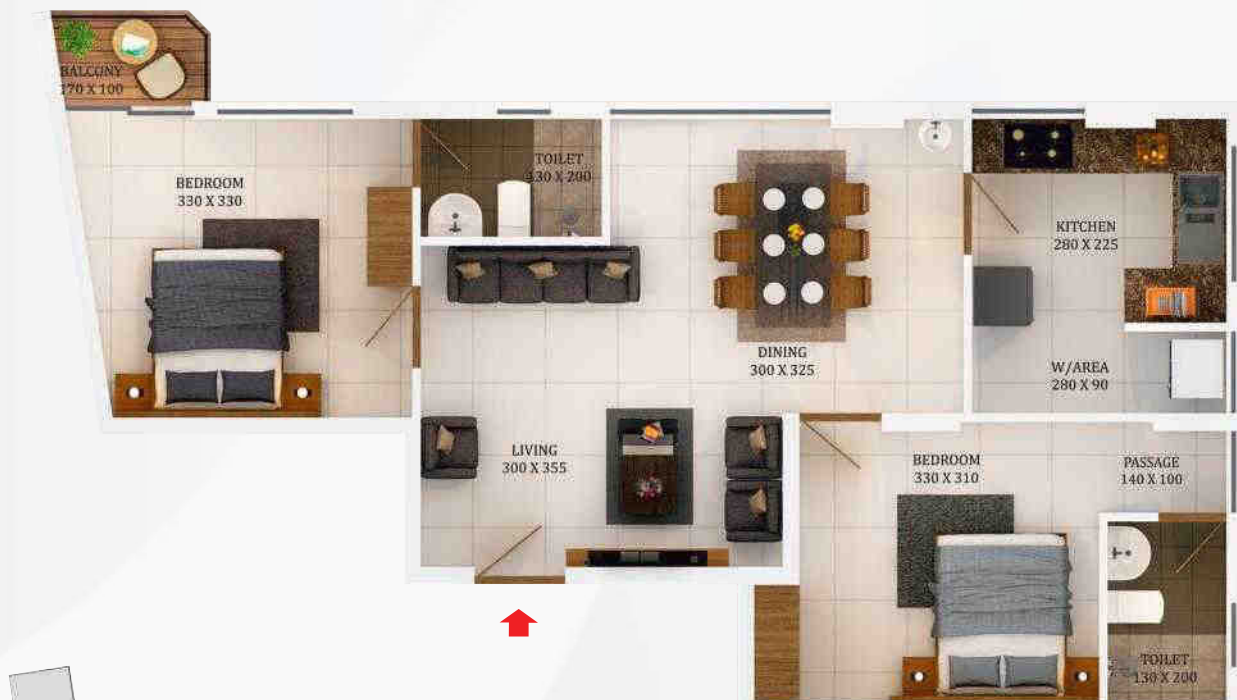
Total Area 1000 Sqft



Area Details

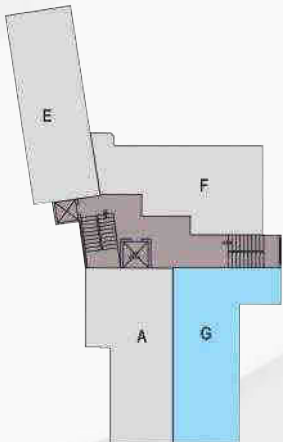
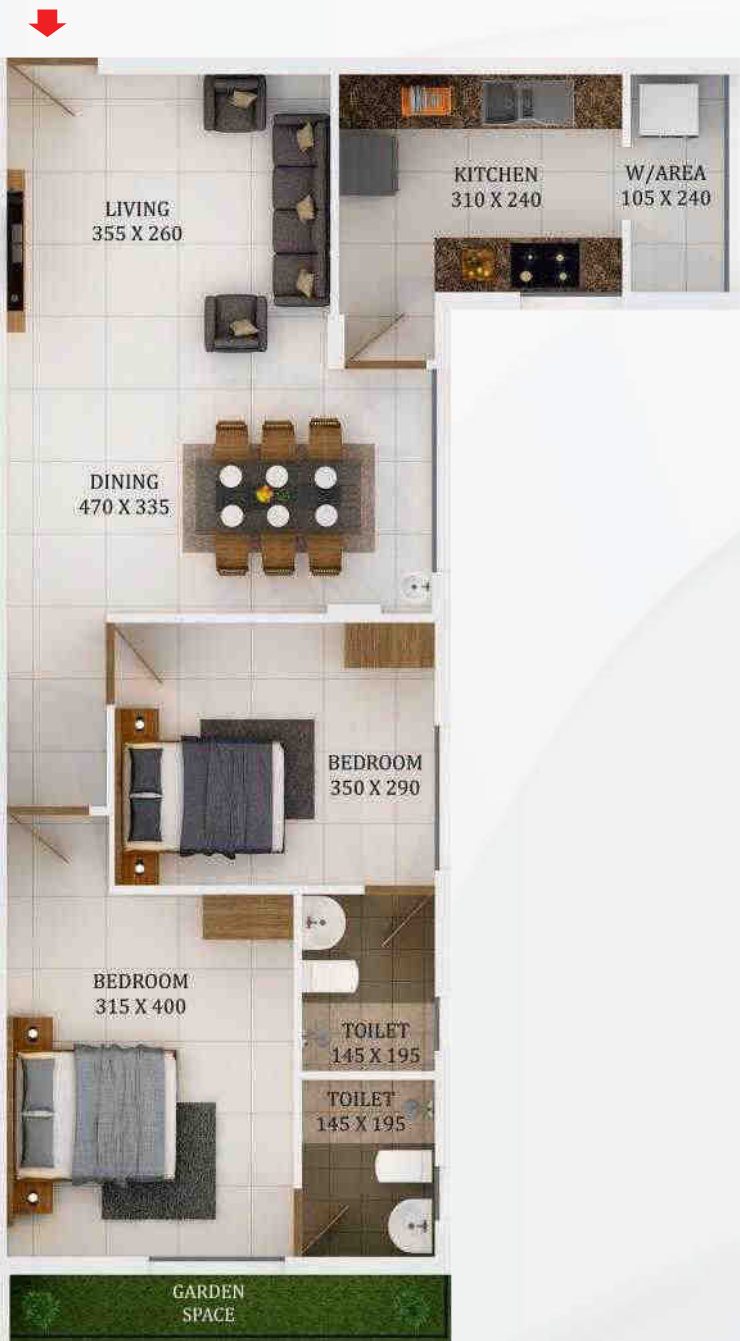
Type	F
Area	1000 Sqft
Model	2 BHK
Direction	Northwestern
Front Facing	East

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	300	355	10	12	114
Dining	300	325	10	11	105
Bedroom 1	330	310	11	10	110
Passage	140	100	5	3	15
Toilet 1	130	200	4	7	28
Bedroom 2	330	330	11	11	117
Toilet 2	130	200	4	7	28
Balcony	170	100	6	3	18
Kitchen	280	225	9	7	68
Work area	280	90	9	3	27
Plinth Area					788
Common Area (21%)					212
Total Area					1000



Type G (2BHK)

Total Area 1040 Sqft

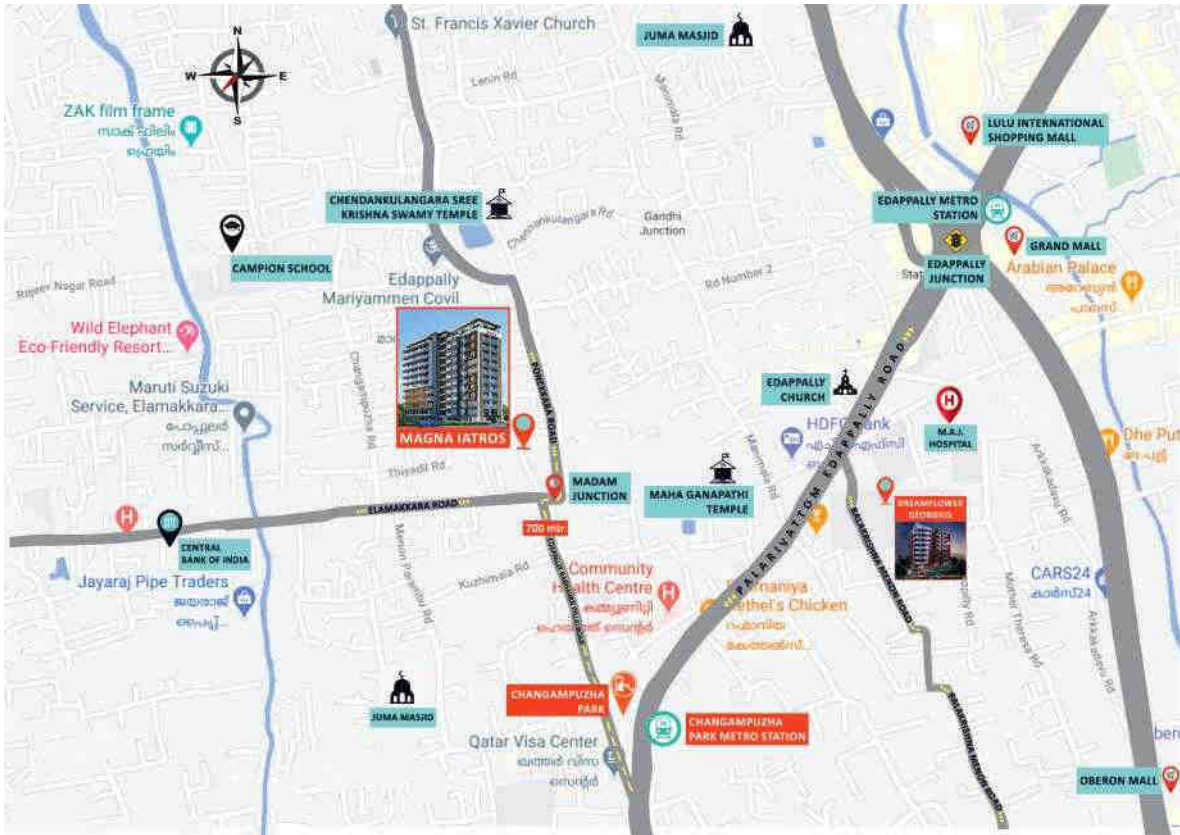


Area Details

Type	G
Area	1040 Sqft
Model	2 BHK
Direction	Northeastern
Front Facing	West

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	355	260	12	9	99
Dining	470	335	15	11	169
Bedroom 1	350	290	11	10	109
Toilet 1	145	195	5	6	30
Bedroom 2	315	400	10	13	135
Toilet 2	145	195	5	6	30
Kitchen	310	240	10	8	80
Work area	105	240	3	8	27
Plinth Area					821
Common Area (21%)					219
Total Area					1040

Location Map



Distance to the Prominent Places

Transportation	Place of Worship	Shopping
Main Road - 10m	Church - 500 m	Lulu Mall - 1.8 km
Bus Stop - 50m	Temple - 50 m	Oberon Mall - 2.5 km
Metro Station - 700m	Juma Masjid - 900 m	Grand Mall - 1.7 km

Schools

Campion School	-	900 m
Bhavans Vidyamandir	-	1.3 km
Al- Ameen Public School	-	2 km

Hospitals







Renai Medicity	-	1.6 km
Amrita Hospital	-	2.3 km
M.A.J Hospital	-	1.4 km

College

Model Engineering College Thrikkakara	-	4 km
Cochin University of Science and Technology	-	5 km
Albertian Institute of Science & Technology	-	6 km

We do things
differently

18 YEARS
58
PROJECTS
Delivered on Time

-  Uncompromised Quality
-  Affordable Price
-  On Time Delivery
-  After Sales Support
-  No Extra Charges
Except Registration
-  Projects in Premium
Residential Locality

Specification

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 Plumbing	Centralized gas with separate meter for each apartment 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.

Amenities

RECREATION



Kids Play Area



Swimming Pool



Health Club



Association Hall



Servants Toilet



Clothes drying Area

INSIDE THE FLAT



Intercom Facility



Tubes, Fans

FOR THE FLAT



Biometric Access Control for lobby



Lobby with Visitors Lounge



Lift



Centralized Gas Supply



Fire Fighting System



DG Back up



Putty with Emulsion finish

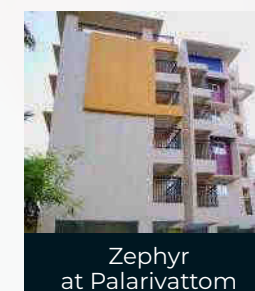
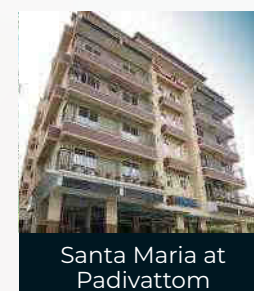
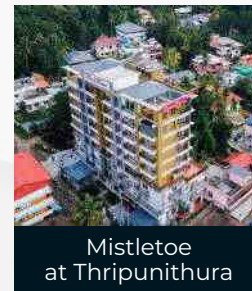
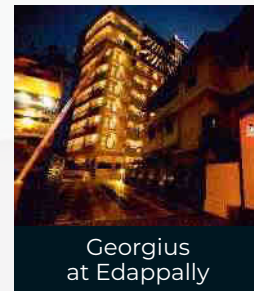


Bedroom Wardrobe & Kitchen Cabinets

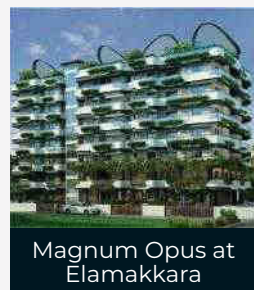


**PROJECTS
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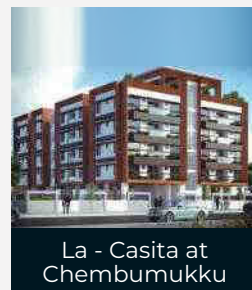
COMPLETED PROJECTS



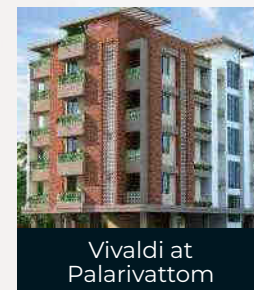
ONGOING PROJECTS



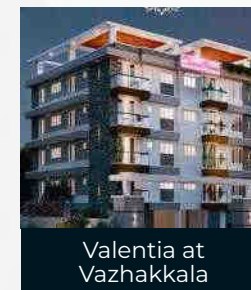
Completion Date
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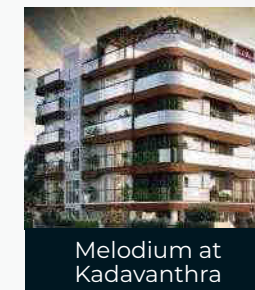
Completion Date
July 2023



Completion Date
December 2023



Completion Date
March 2024



Completion Date
July 2024

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