



K-RERA/PRJ/ERN/072/2023  
www.rera.kerala.gov.in

Dream Flower  
**Aurelius**  
Near Mamangalam, Edappally



[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.



# Aurelius

**Dreamflower Aurelius** is the 66th project of Dreamflower Housing Projects Pvt. Ltd. It is located at Edappally, 700m from Mamangalam. There will be a total of 24 flats (16 units of 2 BHK and 8 unit of 3 BHK) in 24.80 cents of land. All flats are semi furnished. The structure is a Ground + 4 floors with ample Car Parking space in the Ground floor. The cost is inclusive of Car Parking, GST and Electricity connection charges. There are no hidden charges except Registration, thus offering you absolute safe guard against any price hikes.

**Launch : June 2023**

**Completion : December 2025**

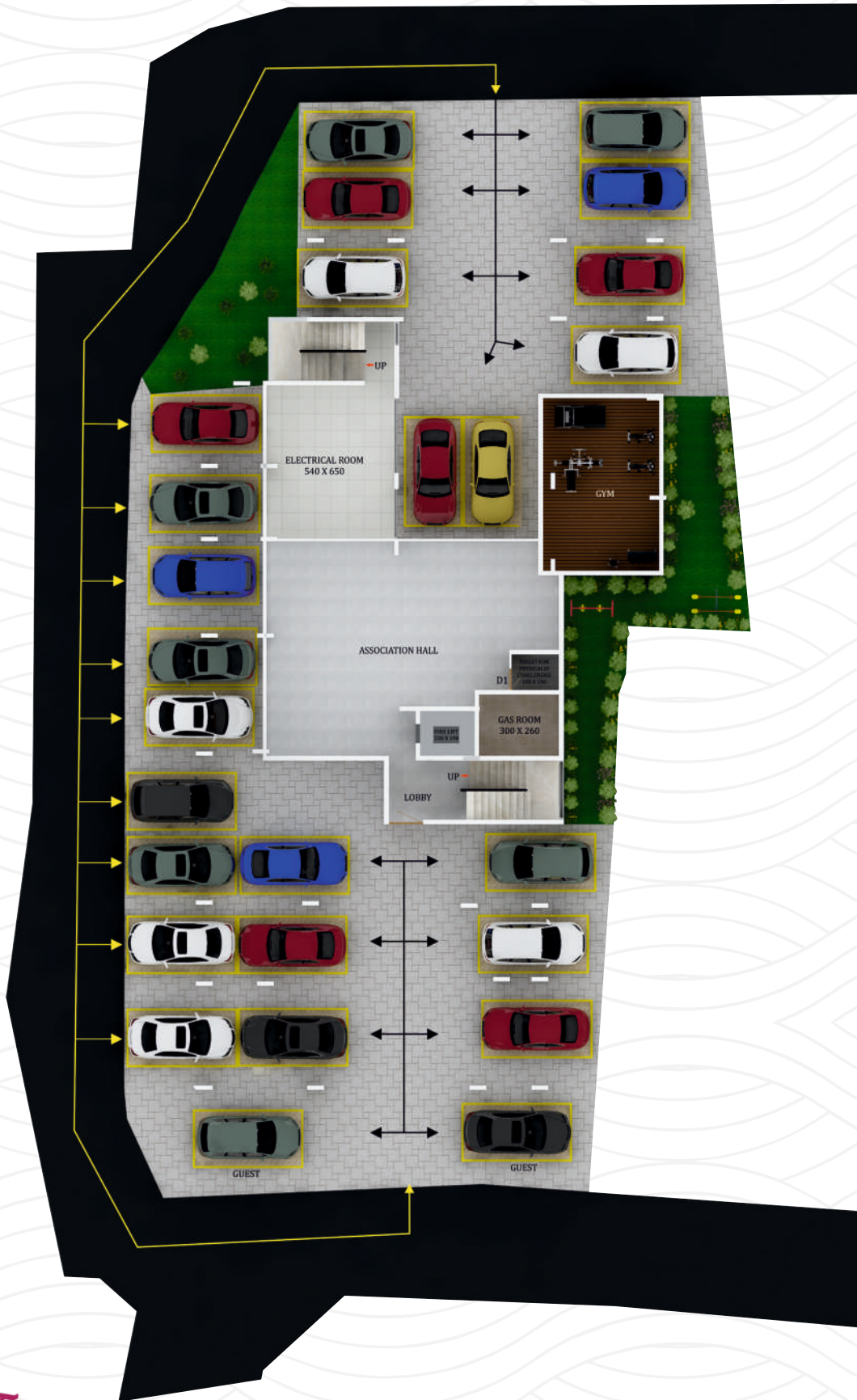




# WHY DREAMFLOWER

- Builder with a track of completing 60 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.

# CAR PARK PLAN



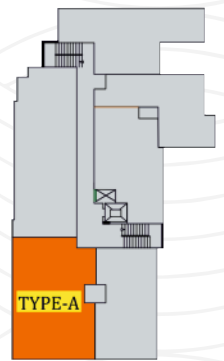


# TYPICAL FLOOR PLAN



# TYPE - A 3BHK

TOTAL AREA - 1400 Sqft





# AREA DETAILS

Type  
Area  
Model  
Direction  
Front facing

**A**  
**1400 Sqft.**  
**3 BHK**  
**Northwestern**  
**South**

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	310	120	10	4	40
Living	510	335	17	11	184
Dining	310	335	10	11	112
Balcony	120	335	4	11	43
Bedroom 1	300	310	10	10	100
Toilet 1	140	200	5	7	30
Balcony	320	120	10	4	41
Bedroom 2	360	300	12	10	116
Toilet 2	130	230	4	8	32
Bedroom3	300	300	10	10	97
Toilet 3	200	130	7	4	28
Kitchen	260	200	9	7	56
Work area	230	250	8	8	62

**Plinth Area**

**1103**

**Common Area (21%)**

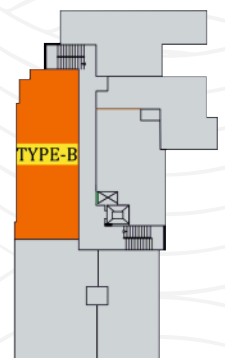
**297**

**Total Area**

**1400**

# TYPE - B 3BHK

TOTAL AREA - 1500 Sqft





# AREA DETAILS

Type  
Area  
Model  
Direction  
Front facing

**B**  
**1500 Sqft.**  
**3 BHK**  
**Northern**  
**South**

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	490	340	16	11	179
Dining	310	410	10	13	137
Balcony	120	340	4	11	44
Bedroom 1	390	300	13	10	126
Dress Area	210	160	7	5	36
Toilet 1	200	130	7	4	28
Passage	110	310	4	10	37
Bedroom 2	340	300	11	10	110
Toilet 2	130	200	4	7	28
Bedroom3	320	340	10	11	117
Dress Area	250	130	8	4	35
Balcony	110	115	4	4	14
Toilet 3	130	200	4	7	28
Kitchen	280	290	9	10	87
Work area	280	100	9	3	30

**Plinth Area**

**1180**

**Common Area (21%)**

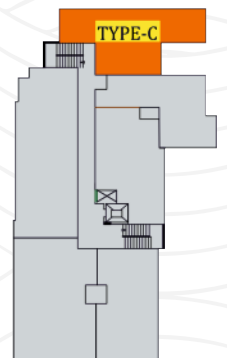
**320**

**Total Area**

**1500**

# TYPE - C 2BHK

TOTAL AREA - 1015 Sqft



# AREA DETAILS

Type  
Area  
Model  
Direction  
Front facing

**C**  
**1015 Sqft.**  
**2 BHK**  
**Eastern**  
**West**

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living/ Dining	640	420	21	14	289
Balcony	180	110	6	4	21
Bedroom 1	300	315	10	10	102
Toilet 1	130	200	4	7	28
Bedroom 2	300	310	10	10	100
Passage	150	110	5	4	18
Toilet 2	140	190	5	6	29
Kitchen	270	210	9	7	61
Work area	100	210	3	7	23

**Plinth Area**

**798**

**Common Area (21%)**

**217**

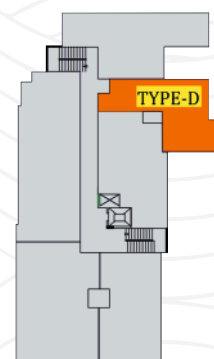
**Total Area**

**1015**



# TYPE - D 2BHK

TOTAL AREA - 1035 Sqft



# AREA DETAILS

Type  
Area  
Model  
Direction  
Front facing

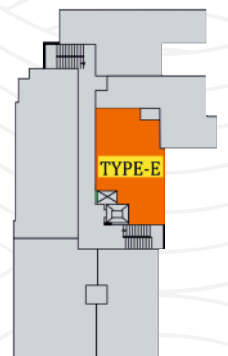
**D**  
**1035 Sqft.**  
**2 BHK**  
**Centre towards Southeastern  
North**

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Foyer	120	145	4	5	19
Living/Dining	630	315	21	10	213
Passage	160	130	5	4	22
Balcony	200	130	7	4	28
Bedroom1	300	320	10	10	103
Toilet 1	130	200	4	7	28
Bedroom 2	310	300	10	10	100
Toilet 2	130	190	4	6	27
Balcony	100	330	3	11	35
Kitchen	240	280	8	9	72
Work area	90	280	3	9	27

<b>Plinth Area</b>	<b>814</b>
<b>Common Area (21%)</b>	<b>221</b>
<b>Total Area</b>	<b>1035</b>

# TYPE - E 2BHK

TOTAL AREA - 985 Sqft





# AREA DETAILS

Type  
Area  
Model  
Direction  
Front facing

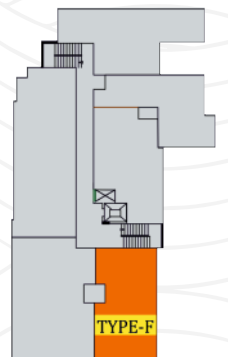
**E**  
**985 Sqft.**  
**2 BHK**  
**Centre towards southern**  
**North**

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living/Dining	330	560	11	18	199
Balcony	170	140	6	5	26
Bedroom1	300	300	10	10	97
Passage	90	140	3	5	14
Toilet 1	200	130	7	4	28
Bedroom 2	337	300	11	10	109
Dress area	120	120	4	4	15
Toilet 2	200	130	7	4	28
Kitchen	310	260	10	9	87
Work area	90	120	3	4	12

<b>Plinth Area</b>	<b>774</b>
<b>Common Area (21%)</b>	<b>211</b>
<b>Total Area</b>	<b>985</b>

# TYPE - F 2BHK

TOTAL AREA - 975 Sqft





# AREA DETAILS

Type  
Area  
Model  
Direction  
Front facing

**F**  
**975 Sqft.**  
**2 BHK**  
**Southwestern**  
**East**

Room	Length in cm	Breadth in cm	Length in feet	Breadth in feet	Total Area Sqft
Living	320	355	10	12	122
Dining	310	300	10	10	100
Balcony	100	300	3	10	32
Bedroom 1	300	300	10	10	97
Toilet 1	200	130	7	4	28
Bedroom 2	300	300	10	10	97
Toilet 2	200	130	7	4	28
Balcony	300	110	10	4	35
Kitchen	280	245	9	8	74
Workarea	280	90	9	3	27

**Plinth Area**

**766**

**Common Area (21%)**

**209**

**Total Area**

**975**

We Do  
**things**  
**differently**

19 YEARS

**60**

**PROJECTS**

Delivered on Time

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

# AMENITIES

## Recreation



Health Club



Association Hall



Kids Play Area

## For the flat



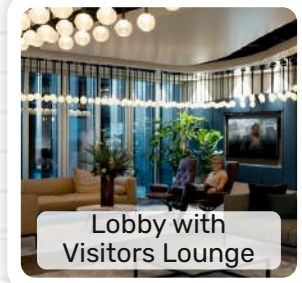
Lift



DG Back up



Centralized Gas Supply



Lobby with Visitors Lounge



Fire Fighting System



Biometric Access Control for lobby

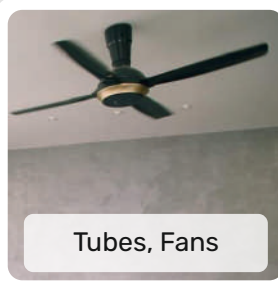
## Inside the Flat



Bedroom Wardrobes



Kitchen Cabinets



Tubes, Fans



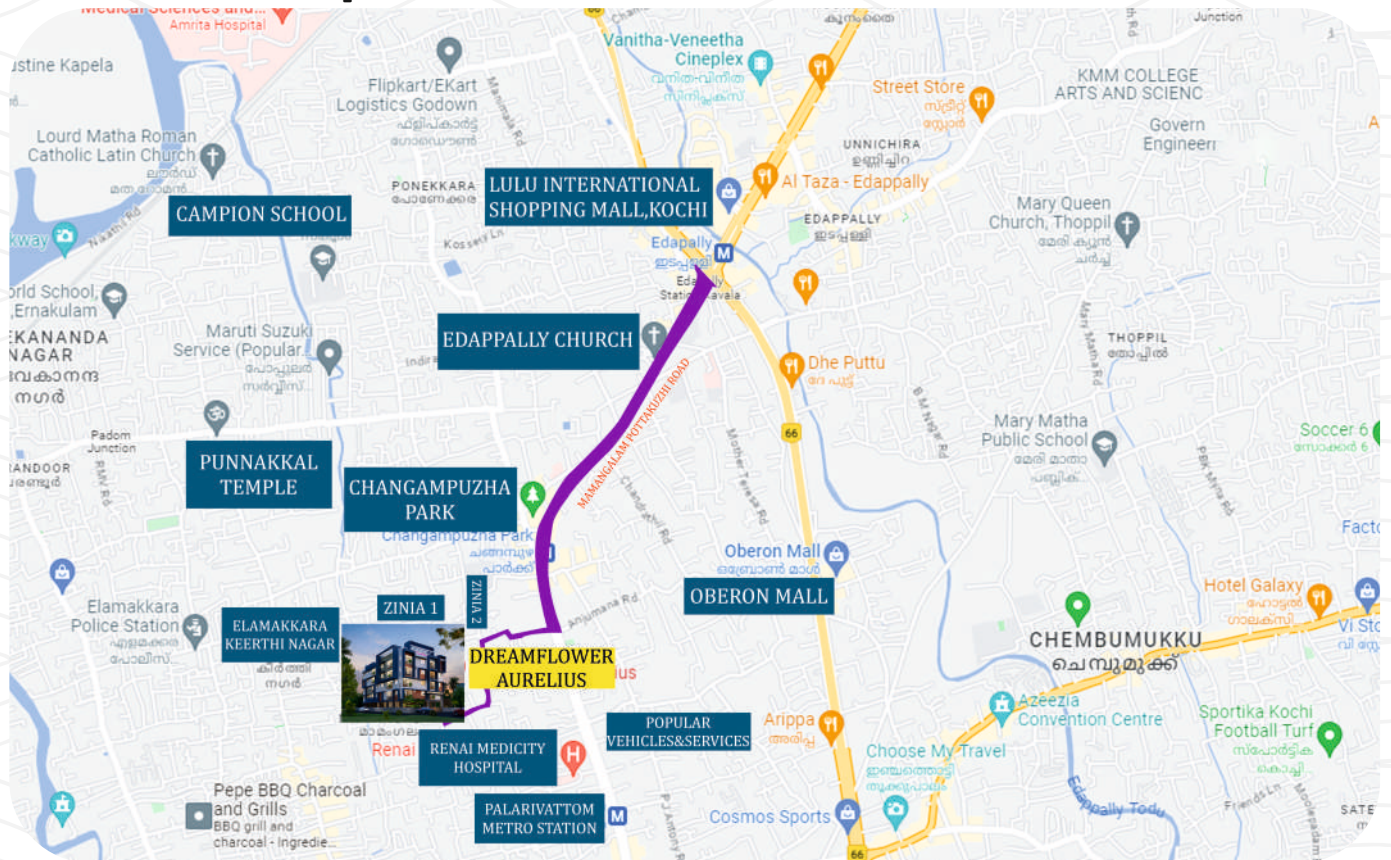
Intercom Facility



Putty with Emulsion finish



# Location Map



## Distance to the prominent Places

### TRANSPORTATION

Bus stop	700 m
Metro station	1 km

### SHOPPING

Lulu Mall	3 km
Oberon Mall	2.6 km

### SCHOOL

Bhavan's Vidya Mandir	1.5 km
Campion School	1.9 km

### COLLEGE

CUSAT	5.3 km
Gov. Model Engineering College, Thrikkakara	5.3 km

### PLACE OF WORSHIP

Temple	700 m
Church	600 m
Juma Masjid	500 m

### HOSPITAL

Renai Medicity	900 m
MAJ Hospital	1.9 km
AIMS	4 km

<b>ITEM</b>	<b>SPECIFICATION</b>
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	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.
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 & 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 Pre-hung 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.
KSEB	Individual KSEB connection will be provided for the particular apartment.
Centralized Gas	Centralized gas metering unit will be provided for the particular apartment.





Dream Flower  
**Aurelius**

## Completed Projects



**La-Casita**  
Chembumukku



**Magnum Opus**  
Elamakkara



**Santa Maria**  
Padivattom



**Georgius**  
Edappally



**Casa Gardenza**  
Kadavanthra

## Ongoing Projects



**Vivaldi**  
Palarivattom



**Valentia**  
Vazhakkala



**Melodium**  
Kadavanthra



**Magna latros**  
Edappally



**Velvetude 4**  
Edappally



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