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AN ELEVATED LIVING EXPERIENCE
SUFFUSED WITH GLAMOUR, WHIMSY AND
NUANCE, YET THOROUGHLY ROOTED IN
STYLE FUNCTION AND FORM.



LIVE
DEEP
INTO
THE

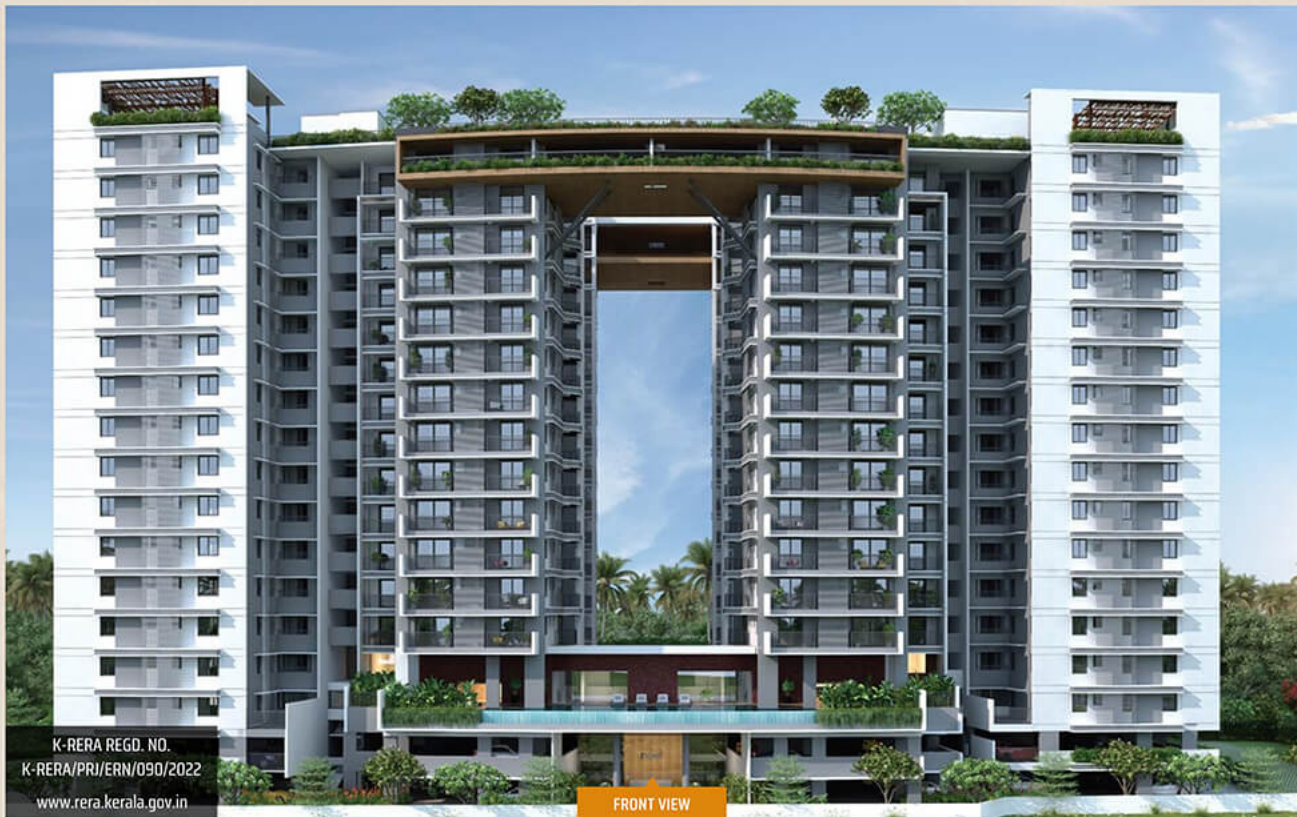



CLOUDWALK

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Noel proudly brings to Kochi an iconic landmark-CloudWalk, featuring a one-of-a-kind sky bridge that enjoins the twin towers, for a unique experience.


CloudWalk by Noel will rise to the finest luxury living expectations of millennials, offering unmatched views of the city, tastefully designed spaces, and experiential amenities like our rooftop jogging track! We offer you a quintessentially modern lifestyle that will lend a new dimension to complete living.



K-RERA REGD. NO.
K-RERA/PRJ/ERN/090/2022
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FRONT VIEW


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NIGHT VIEW


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PERSPECTIVE VIEW


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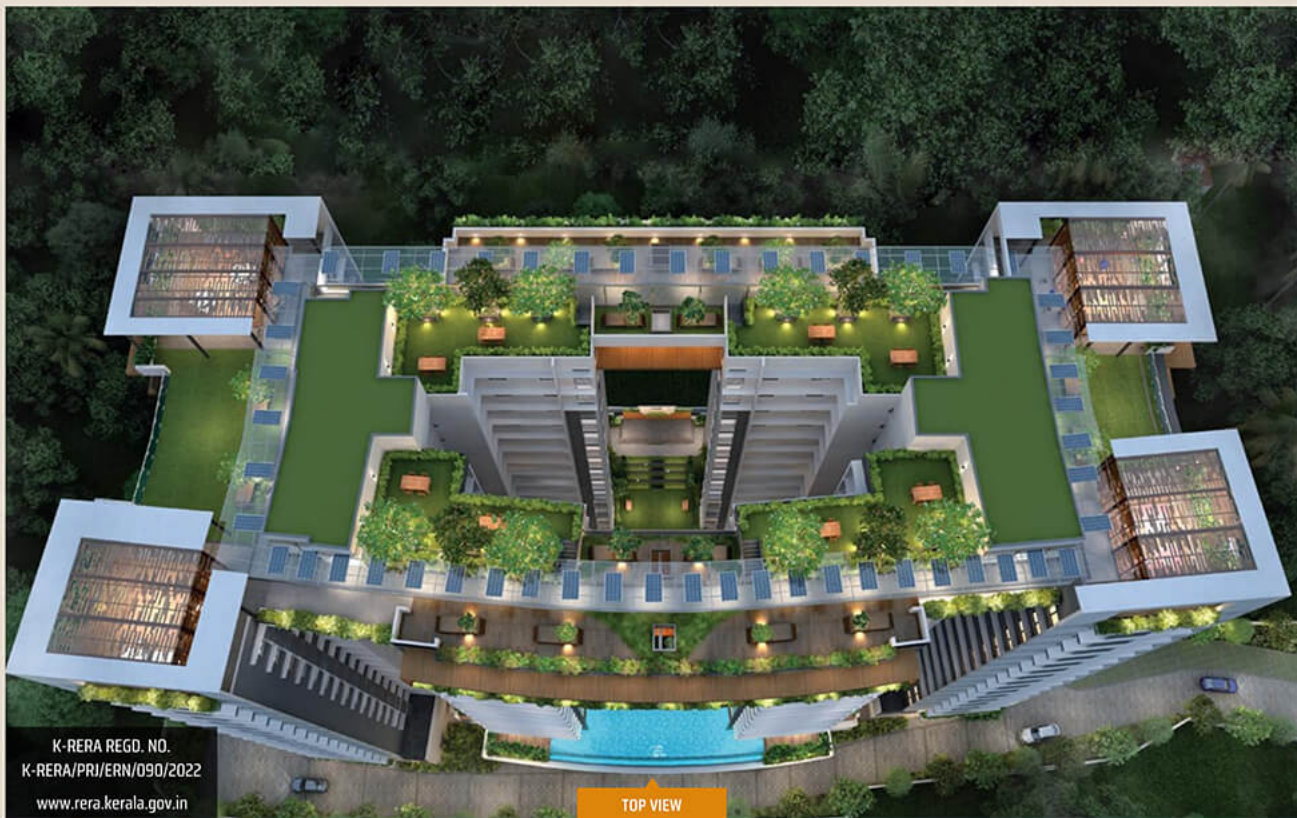
AERIAL VIEW


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TOP VIEW


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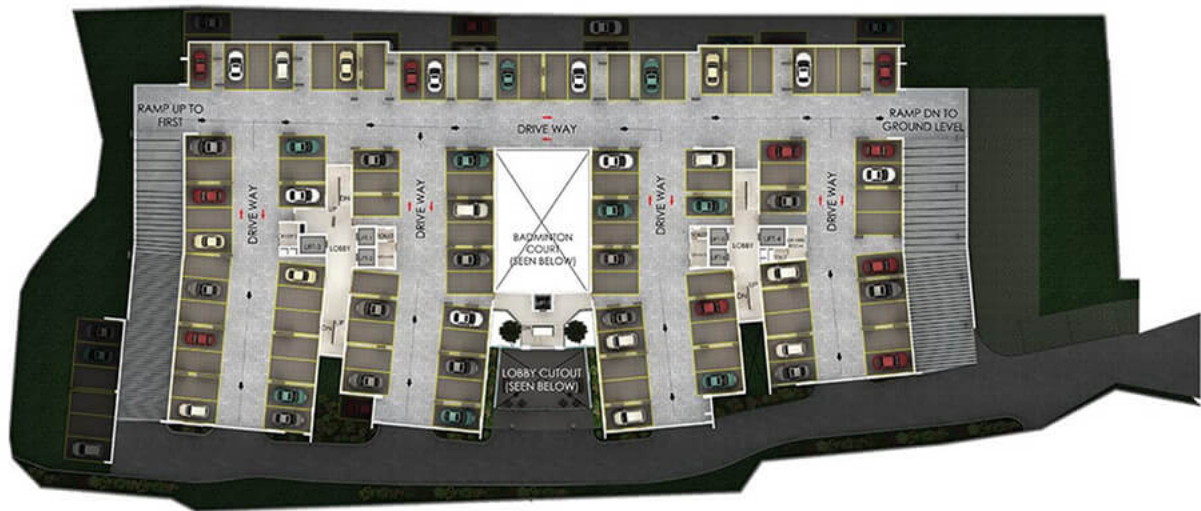
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SITE LAYOUT



GROUND FLOOR - LAYOUT



1ST FLOOR - LAYOUT



2ND FLOOR - LAYOUT - Additional open terrace in type A, B, G and H apartments



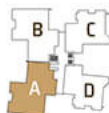
3RD FLOOR - LAYOUT - Additional open terrace in type C and F apartments



4TH FLOOR - LAYOUT

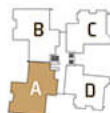


TYPICAL 5TH - 13TH FLOOR - LAYOUT



TYPE - A

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
210.12	31.40	14.65	256.17	53.74	309.91	3336



TYPE - A
PERSPECTIVE VIEW

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
210.12	31.40	14.65	256.17	53.74	309.91	3336



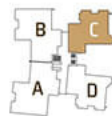
TYPE - B

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
210.12	31.40	14.65	256.17	53.74	309.91	3336



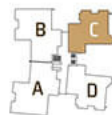
TYPE - B
PERSPECTIVE VIEW

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
210.12	31.40	14.65	256.17	53.74	309.91	3336



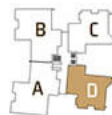
TYPE - C

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
158.36	28.23	13.12	199.71	41.90	241.61	2601



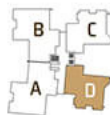
TYPE - C
PERSPECTIVE VIEW

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
158.36	28.23	13.12	199.71	41.90	241.61	2601



TYPE - D

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
158.36	28.23	13.12	199.71	41.90	241.61	2601



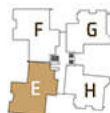
TYPE - D
PERSPECTIVE VIEW

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
158.36	28.23	13.12	199.71	41.90	241.61	2601



TYPE - E

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
158.36	28.23	13.12	199.71	41.90	241.61	2601



TYPE - E
PERSPECTIVE VIEW

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
158.36	28.23	13.12	199.71	41.90	241.61	2601



TYPE - F

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
158.36	28.23	13.12	199.71	41.90	241.61	2601



TYPE - F
PERSPECTIVE VIEW

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
158.36	28.23	13.12	199.71	41.90	241.61	2601



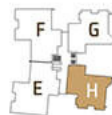
TYPE - G

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
186.63	26.99	13.96	227.58	47.75	275.33	2964



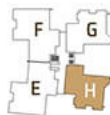
TYPE - G
PERSPECTIVE VIEW

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
186.63	26.99	13.96	227.58	47.75	275.33	2964



TYPE - H

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
187.46	27.60	13.99	229.05	48.05	277.10	2983



TYPE - H
PERSPECTIVE VIEW

Carpet Area (SQM)	Balconies (SQM)	External Wall (SQM)	Total Plinth Area (SQM)	Share of Common Area (SQM)	Total Area (SQM)	Total Area (SQFT)
187.46	27.60	13.99	229.05	48.05	277.10	2983



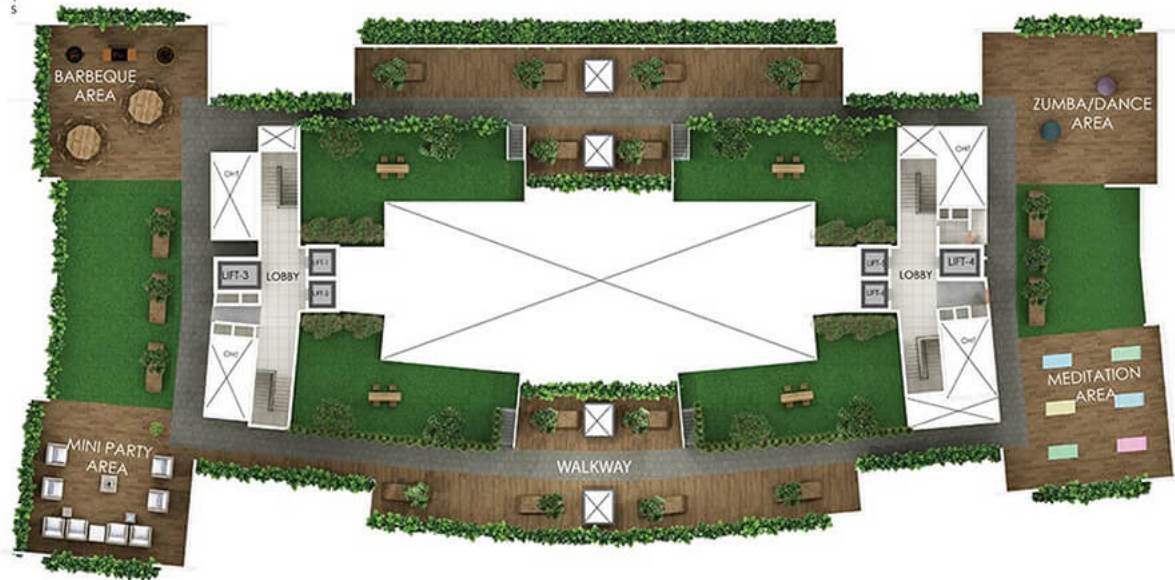
14TH FLOOR - LAYOUT - Additional area in type A, B, G and H apartments



15TH FLOOR - LAYOUT - Additional area in type A, B, G and H apartments



16TH FLOOR - LAYOUT - Additional area in all type of apartments



TERRACE LAYOUT - Terrace with open Lounges and walkway

SPECIFICATIONS

FOUNDATION

- › DMC piles inserted into dense sand as per the design of Structural Engineer

STRUCTURE

- › RCC framed structure with masonry wall partitions.
- › The wall partitions shall be with solid cement blocks. The structure surface including masonry walls shall be cement plastered. The structure shall be designed and built as Earthquake resistant structure coming in Zone 3 as per IS 1893.
- › No core cutting or tampering or demolition of the structural member shall be permitted without the prior sanction of the Structural Engineer.
- › In compliance with the rules and regulations, balconies shall not be enclosed in whatsoever manner, at any point of time.



FLOORING

- › 80x80 Vitrified tiles with spacers for all rooms except toilets and balconies.
- › Ceramic/ Vitrified wall tiles up to false ceiling height and matt finish Ceramic/ Vitrified floor tiles with spacers for toilets.

ELECTRICAL

- › Concealed wiring with superior quality PVC insulated copper cables, adequate light, fan, 6/16A power plug points controlled by ELCB and MCB, Independent Energy meter for each apartment. Switches shall be modular switches. Warranty Period for DB, wires, switches shall be 1 year from the date of purchase from the Supplier.
- › 1000W Generator back up for lights and fan for each apartment.
- › Provision for TV in living and main bedrooms.
- › Provision for telephone in living and master bedroom.
- › Video door phone/Intercom in living or dining room.
- › Provision to fit, Split type air conditioner shall be provided for main bedrooms, living and dining with energized power point.
- › Provision for exhaust fan in toilets and kitchen.



PLUMBING AND SANITARY

- › Sanitary ware shall be of white colour.
- › Water efficient wall hung EWC with concealed cistern for all toilets except maid's toilet

SPECIFICATIONS

- › Matt finish Ceramic/Vitrified tiles with spacers for balconies.
- › Matt / Glazed Vitrified or Granite tiles for lobbies and staircases.

PAINTING

- › Putty and acrylic emulsion with low VOC content for internal walls and ceilings. Exterior emulsion for exterior walls. Enamel paint for grills and handrails.

KITCHEN & WORK AREA

- › Kitchen and Work area shall be bare (without any RCC slab/steel structure, counter top, kitchen sink and faucet).
- › Inlet points for sink cock and water purifier shall be provided.
- › Provision for washing machine and dish washer shall be provided.

DOORS AND WINDOWS

- › Polished veneered pre-hung door with hard wood door frame/equivalent for main entrance door.
- › Polished veneered pre-hung flush door with hard wood door frame for internal doors.
- › Both side laminate flush door with PVC wrapped door frame / equivalent for toilets & maids room.
- › Windows and ventilators shall be powder coated fully glazed Aluminum sections with combination of fixed and openable / sliding window panels.
- › Balcony Doors shall be powder coated double glazed Aluminum sections with sliding / fixed / openable panels.

- › Wash basins shall be Wall hung/ Vanity type in all toilets except maid's toilet.
- › Floor mounting EWC and wall hung wash basin without pedestal in maid's toilet.
- › Chrome plated water efficient plumbing fixtures in all toilets.
- › Diverter with over head shower and piping for geyser in main bathrooms.
- › Grab bar in Master Bed Room Toilet
- › Water Supply through underground sump tank and overhead tank of sufficient storage capacity.
- › Individual water metering facility shall be provided for each Apartment

RETICULATED LPG

- › Reticulated LPG supply line up to individual consumption meter for each apartment, subject to the government rules prevailing at that time. Gas meter shall be positioned in drying balcony. Gas pipe line from the gas meter position to the cooking area shall be done by the owner.

SEWAGE TREATMENT PLANT

- › Sewage Treatment Plant shall be provided as per the Kerala Pollution Control Board norms.

FURNISHINGS & FITTINGS

- › All the Cabinets, interior fittings, curtains, light fittings, fixtures, furniture and furnishing (except the item specified in the above specifications) in the model apartment, Brochure and marketing promotions are strictly for visual purpose and will not be provided. They are not part of the standard specification of the Project.



SPECIFICATIONS

GRILLS AND RAILINGS

- › MS grills for windows. For French window to balcony no grill shall be provided.
- › Railing of Mild Steel / Masonry or Combination of any of these for balcony handrails.
- › Mild Steel Handrails for Staircases.

FIRE FIGHTING

- › Fire Fighting arrangements as per the Kerala Fire Fighting Department Norms.

FINISHING

- › Colour of finishing items like tiles, walls, joineries etc shown in brochure are for visual purpose only. Actual provided may vary according to the decision of the Architect.

ROOF TERRACE

- > Terrace Walkway/ Jogging Track
- > Roof Top Open Lounges
 - Meditation Area
 - Zumba/Dance Area
 - Barbeque Area
 - Mini Party Area

OUTDOOR AMENITIES

- > Kids Play Area
- > Mini Amphitheatre
- > Elders Corner with Open Space
- > Swimming Pool with Jacuzzi

INDOOR AMENITIES

- > Air Conditioned Badminton Court / Party Area
- > Indoor Recreation Area
- > Steam & Sauna
- > Spa/Massage Room with Lounge
- > Air Conditioned Party Hall
- > Air Conditioned Gymnasium
- > Air Conditioned Pool Table Room
- > Air Conditioned Salon for Ladies and Gents
- > Room for Daycare Facility

COMMON FACILITIES

- > Biometric Access Control at Main Entry
- > 3 Nos, Air Conditioned Guest Room with Attached Toilets
- > Lobby & Visitors Lounge
- > Lifts - Three Lifts for Each Tower
- > One Lift for Recreation Area
- > Surveillance Camera at Selected Points
- > Caretaker's Room
- > Maid's Room
- > Driver's Room
- > Fire Control Room
- > Association/Office Room
- > Business Room
- > Security Cabin, Provision for 24 Hrs Service
- > 1000 W Generator Backup for Each Apartment
- > Solar Charging for Common Lighting Load
- > 16 Amp Car Charging Facility on Additional Cost
- > Covered Car Park Facility on Additional Cost

INSIDE APARTMENT

- > Video Door Phone
- > Individual Water Metering for Each Apartment
- > Reticulated LPG

AMENITIES. AT PAR WITH
GLOBAL LUXURY STANDARDS



LOCATION

HERE IS
WHERE
THE TIME
RUSHES BY,
UNSEEN.

Planted amidst the palm-fringed waterbodies of the tropical port city, this beauty hooks you with its charisma.

Living here, you find comfort in the rhythm of the deep blue sea. It lets your soul free.



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** Disclaimer : This Brochure does not constitute any legal offer. The information contained here in - The Fittings, finishes, features and other display in the floor plans or elsewhere are only indicative and are subject to change. All images are only artistic impressions **

