

UPBEAT RHYTHMS



MATTEETHRA
HEIGHTS

At the heart of every Noel Project, you find an unwavering adherence to sustainable building philosophies. Noel Matteethra Heights is no exception. You enjoy life here just as you enjoy your favourite melody.



A GREEN NOTE

Happily, at Noel Matteethra Heights, you find the involution of a building philosophy that integrates natural elements and modern interventions, both seamlessly and spatially



IN CONCERT WITH NATURE





< DAY VIEW

MATTEETHRA
HEIGHTS

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< NIGHT VIEW

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HEIGHTS

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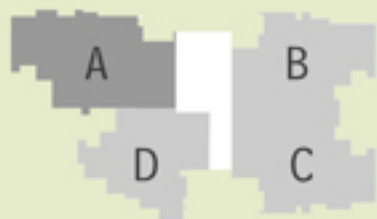
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Type - A
Area - 2342 Sq. Ft.

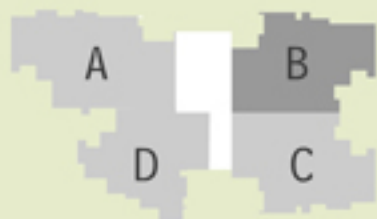




Type - A
Area - 2342 Sq. Ft.
Perspective View

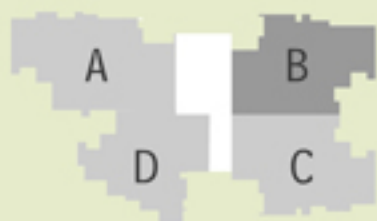


ENTRY



Type - B
Area - 2028 Sq. Ft.

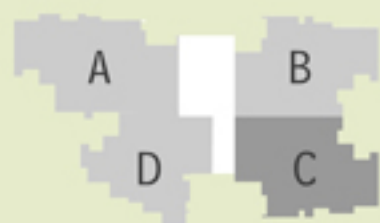




Type - B
Area - 2028 Sq. Ft.
Perspective View

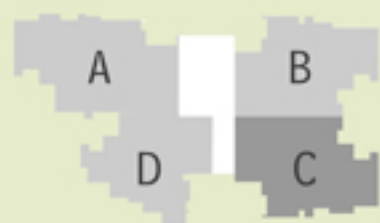


ENTRY



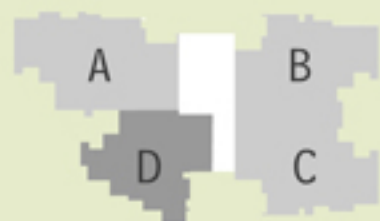
Type - C
Area - 2050 Sq. Ft.





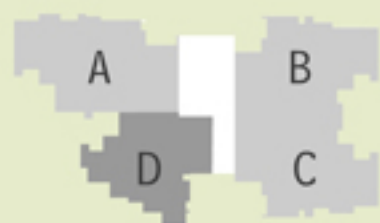
Type - C
Area - 2050 Sq. Ft.
Perspective View





Type - D
Area - 1776 Sq. Ft.





Type - D
Area - 1776 Sq. Ft.
Perspective View



1. Driveway
2. Car Parking
3. Lobby
4. Service Room
5. Pool Table
6. Party Hall / Table Tennis
7. Open Party Area
8. Passage
9. Reception
10. Office Space
11. Toilet for Handicapped
12. Guest Rooms
13. GYM
14. Letter Box Room
15. Children's Play Area
16. Swimming pool
17. Pool Deck
18. Shuttle Court
19. 2nd Basement Level



GROUND FLOOR PLAN

1. DRIVE WAY
2. CAR PARKING
3. SERVICE ROOM
4. UTILITY ROOM
5. LIFT
6. CHANGE AND LOCKER ROOM



1ST BASEMENT LVL FLOOR PLAN

1. DRIVE WAY
2. CAR PARKING
3. SERVICE ROOM
4. UTILITY ROOM
5. LIFT
6. CHANGE AND LOCKER ROOM



2ND BASEMENT LVL FLOOR PLAN



Type A - 2342 Sq. Ft.

Type B - 2028 Sq. Ft.

Type C - 2050 Sq. Ft.

Type D - 1776 Sq. Ft.



TYPICAL FLOOR
2nd basement, ground floor & 17 floors



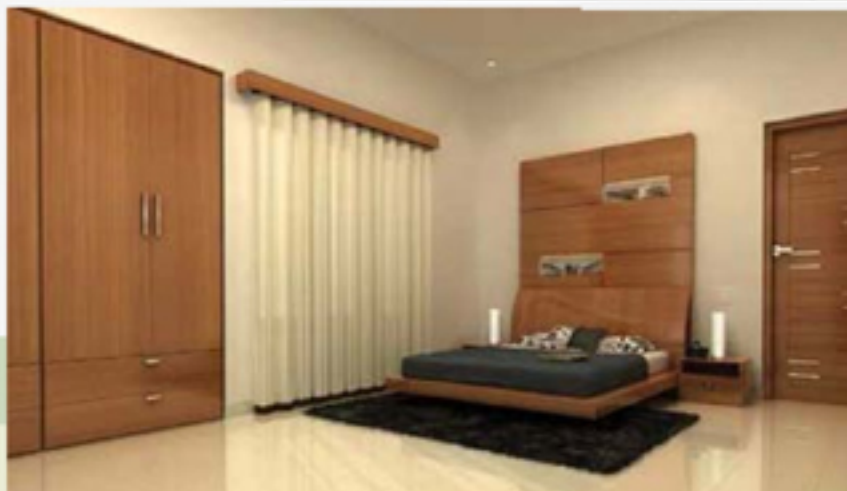
SPECIFICATIONS

Structure	: RCC framed structure. Structure designed as Earthquake resistant structure as per IS-1893. Wall partitions with cement concrete solid blocks or equivalent.
Flooring	: 80x80 double charged vitrified tiles for the entire apartment except toilets and balconies. Ceramic tiles of premium quality for toilets and balconies. Vitrified/Granite tiles for lobby, staircase and common areas.
Painting	: Putty and two coats acrylic emulsion with low VOC content for internal walls and ceiling. Cornice in living and dining rooms. Exterior emulsion for external walls.
Joinery	: Polished teak veneered pre-hung door with engineered door frame/equivalent for main door. Polished veneered pre hung flush door with engineered door frame for internal doors. Both side laminate flush door with PVC wrapped door frame for toilet doors. French windows, windows and ventilators with powder coated aluminum sections. Window and French window shutter shall be fixed and openable/sliding UV resistant glass panels. MS grills for windows.
Electrical	: Three phase power supply with concealed conduit wiring of superior quality PVC insulated copper cables, adequate light and fan points, 6A/16A plug points controlled by ELCB and MCB's with independent energy meter. Elegant modular switches of premium make. Concealed cable TV point in living/dining room and master bed room. Concealed conduit wiring for telephone in living/dining room and master bed room. Provision for AC in all bed rooms. Video Door Phone in living/dining room. Three phase power supply with concealed conduit wiring of superior quality PVC insulated copper cables, adequate light and fan points, 6A/16A plug points controlled by ELCB and MCB's with independent energy meter. Elegant modular switches of premium make. Concealed cable TV point in living/dining room and master bed room. Concealed conduit wiring for telephone in living/dining room and master bed room. Provision for AC in all bed rooms. Video Door Phone in living/dining room.
Toilets	: Ceramic tiles up to ceiling height in all toilets. Sanitary ware shall be of premium quality snow white colour. Water efficient wall hung EWC with conealed cistern of premium make in all toilets except servant's toilet. Floor mounting EWC in servant's toilet. Wash basin with built in counter in toilets except servant's toilet. Chrome plated water efficient plumbing fixtures of premium make. Diverter with overhead shower and piping for geyser in all toilets except servant's toilet. Provision for exhaust fan in all toilets.
Kitchen	: Bare kitchen with one inlet point each for sink cock, water purifier and washing machine. Single Bowl Single Drain Board sink and sink cock shall be supplied. Provision for exhaust fan.
Reticulated LPG	: Provision for reticulated gas supply with individual meter subject to government rules prevailing.
Generator	: For lifts, common lights, water pumps etc. 750W power for each apartment on lighting points.
Lifts	: Three lifts stopping on all floors – Two passenger lifts and one service/stretchers lift.
Water supply	: Water supply through UG sump tank and OH water tank with adequate storage capacity.
Fire fighting	: Fire fighting arrangements as per National Building Code requirements. Each apartment provided with fire sprinkler . Every floor provided with hose reel box and hose.

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AMENITIES

MATTEETHRA
HEIGHTS



- Party Hall and Table Tennis
- Swimming Pool
- Gymnasium
- Two Guest Rooms
- Recreation Space
- Pool Room
- Badminton Court
- Kids Play Area
- Surveillance Camera & Access Control at Main Entrance Lobby and Visitor's Lounge
- Store Room
- Care Taker's and Driver's Rest Room
- Maid's Room
- Space for Ironing
- Three Lifts (2 for passengers & 1 for service)
- Generator for Backup Power
- Provision for Centralised Gas
- Intercom or Audio & Video Door Phone Facility
- Security Cabin with 24hrs Service
- Fire Protection as per Kerala Building Rules
- Visitor's Car Parking & Two Wheeler Parking

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Head Post Office

Thirunakkara Maithanam

Thirunakkara Maithanam

Central Jn.

Chantha Kaval

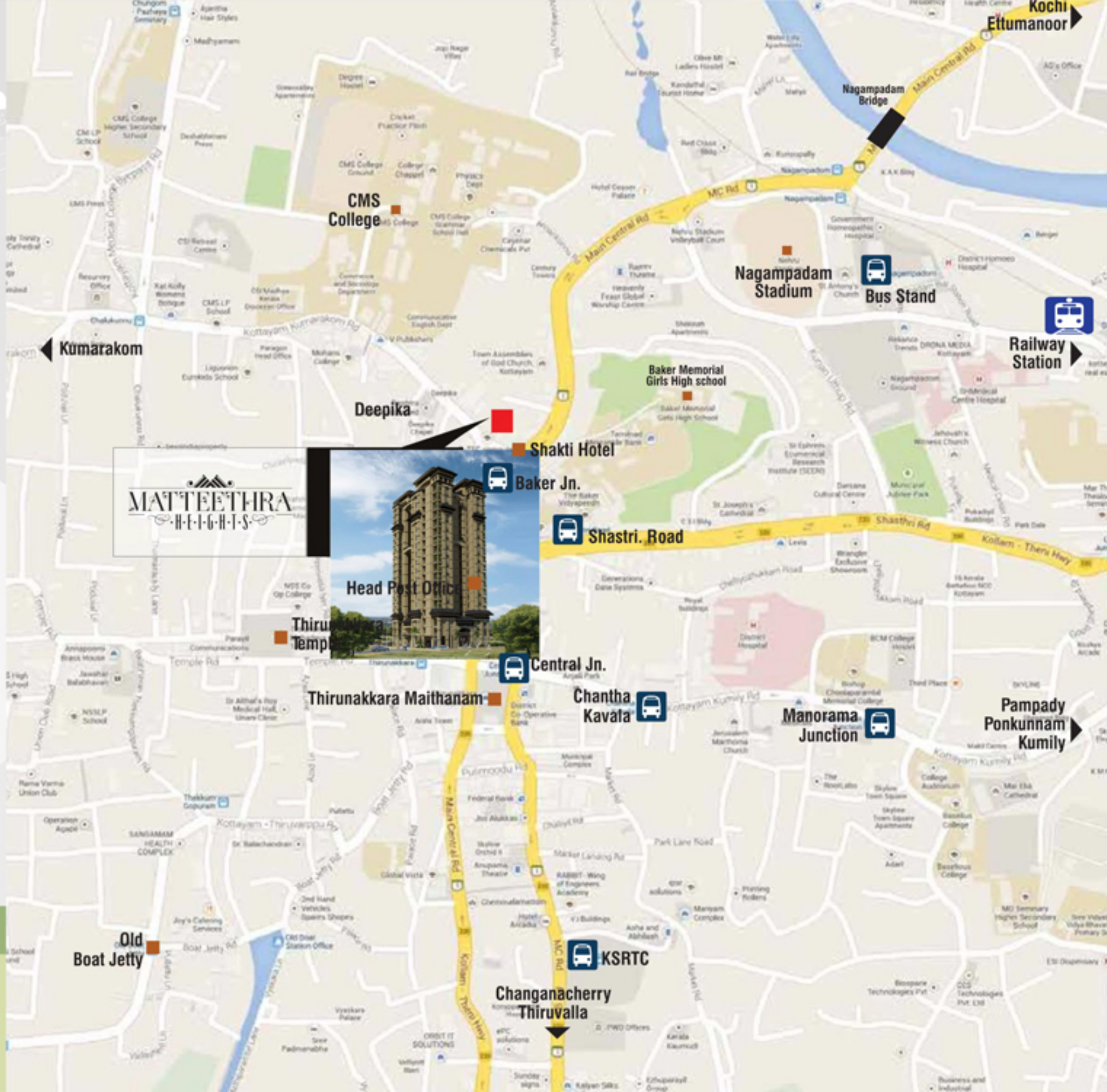
Manorama Junction

Pampady Ponkunnam Kumily

Old Boat Jetty

Changanacherry Thiruvalla

KSRTC



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CONTACT US

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design: metexcreations.com

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