



A TOUCH ABOVE THE REST.





TOUCH WHERE COMFORT MEETS CONSCIOUS LIVING

In the realm of fine living, some experiences can only be felt, not described. A breeze across your face, the warmth of sunlight on your palm, the softness of silk beneath your fingers — these are not seen, they are touched.

Noel Touch draws its soul from this invisible sensation — a gentle presence that elevates every moment. It's in the graceful flow of design, the thoughtful textures of spaces, the ease of movement through carefully curated architecture. With every detail, Touch reflects our commitment to creating homes that connect — to nature, to wellness, to joy.

Just like a mother's hand on a child's forehead, or the reassuring tap on the back from a friend, Noel Touch is a signature of care, craftsmanship, and comfort.

This is not just a home.
This is a home that touches your life.

Touch 

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FEEL SAFE. FEEL WARM. FEEL HOME. FEEL THE NOEL TOUCH.

In the tapestry of life, it's the subtle touches that leave the most profound impressions. A gentle breeze on a warm day, the soft rustle of leaves, or the comforting embrace of a loved one—these are the moments that resonate deeply within us.

Noel Touch is conceived with this philosophy at its core. It's more than just a residence; it's an experience that gently intertwines with your daily life, offering serenity, elegance, and a sense of belonging. Every corner is meticulously designed to provide not just comfort, but a tactile connection to your surroundings. Here, architecture meets emotion, and every space is a testament to thoughtful living.

Welcome to Noel Touch—where every detail is a gentle caress, and every moment is imbued with grace.





COMFORT.
SAFETY. PEACE
OF MIND. BUILT
INTO EVERY
BRICK



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INTELLIGENT DESIGN

Every square foot speaks of purpose. Open layouts, ergonomic flow, and intuitive placement of fixtures make living effortlessly refined.

SUSTAINABLE LIVING

Noel Touch is a step towards conscious urbanism. From construction materials to long-term energy efficiency, sustainability is woven into the DNA of this project.

CENTRAL YET SERENE

Nestled in a well-connected yet quiet neighborhood, Noel Touch offers the best of both worlds — quick access to city essentials and an atmosphere of calm.

BUILT BY TRUST

From the house of Noel, known for quality, integrity, and timely delivery — a name that's touched the lives of thousands of happy families.

FUTURE-READY HOMES

With adaptable interiors, and tech-savvy infrastructure, Noel Touch is designed to stay relevant for generations.



SITE PLAN



BASEMENT 2 FLOOR PLAN



BASEMENT 1 FLOOR PLAN

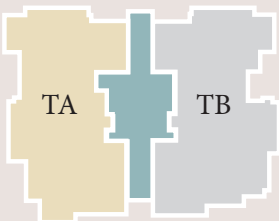




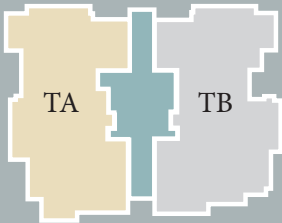
GROUND FLOOR PLAN



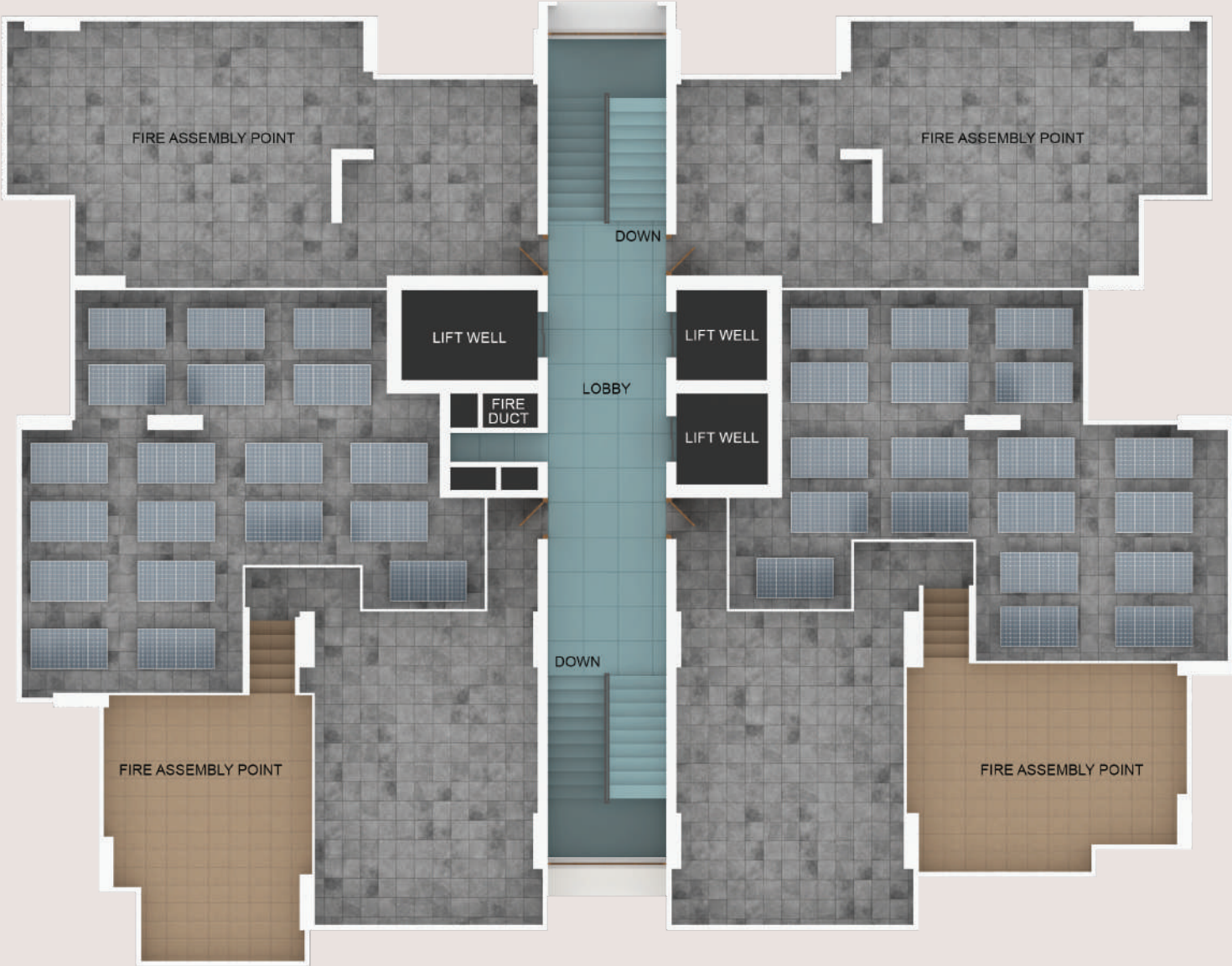




Type	Floor		Carpet Area	Balconies	External Wall	Total Plinth Area	Share of common Area	Total SBA
TA	Typical	SQM	152.64	31.34	19.32	203.3	48.59	251.89
		SQFT	1643.02	337.34	207.96	2188.32	523.02	2711.00



Type	Floor		Carpet Area	Balconies	External Wall	Total Plinth Area	Share of common Area	Total SBA
TB	Typical	SQM	152.55	31.21	19.54	203.3	48.59	251.89
		SQFT	1642.05	335.94	210.33	2188.32	523.02	2711.00



TERRACE FLOOR PLAN



AMENITIES

- Swimming pool
- Shower and change rooms
- Air conditioned Gymnasium
- Air conditioned guest room (1No)
- Lobby & Visitors lounge
- Indoor recreation
- Bio-metric access to main entry
- Video door phones and intercom
- Individual water metering for each apartment
- Centralised gas connection
- Surveillance camera at selected points

- Solar charging for common lighting load
- Lifts with braille support (2 passenger lift, 1 service/fire lift)
- Fire control room/office room
- Driver's room
- Caretaker room
- Maid's room
- Security cabin, provision for 24 hrs service
- Covered car park facility on additional cost
- Provision for EV charging upto 7 KW (AC) for individual car park shall be provided on additional cost



CRAFTING HOMES. CREATING TRUST.

Established in 1995, Noel Villas and Apartments stands tall as one of Kerala's most trusted and admired names in real estate. With an unshakable foundation built on quality, transparency, and innovation, Noel has consistently redefined urban living across Kerala through meticulously designed premium 3 & 4 BHK apartments, elegant villas, and modern commercial spaces.

Noel's legacy is deeply rooted in delivering homes that offer more than just four walls—they deliver a lifestyle. From Kochi to Kottayam and Thiruvalla, Noel developments are known for their strategic locations, superior construction standards, and sustainable design.

INNOVATION WITH A GREEN HEART

Innovation is a constant companion in Noel's design philosophy. The builder has pioneered green building practices in Kerala, most notably through IGBC-certified developments. Landmark projects like Noel Greenature, Kerala's first IGBC Gold-certified residential 3 BHK apartment project, are a testament to the brand's commitment to sustainability and energy efficiency.

Other acclaimed eco-conscious communities, such as Serenia, Ecotat, Casatierra, and Mattethra Heights, further highlight Noel's leadership in creating environmentally responsible homes without sacrificing luxury.

BEYOND RESIDENCES

Noel's expertise also extends to commercial ventures. Noel Focus, located strategically on the Seaport–Airport Road near Infopark, Kakkanad, is a thriving commercial hub offering premium office spaces tailored to the needs of Kochi's rapidly growing IT sector.

A LEGACY OF TRUST

With over two decades of excellence, Noel has earned the trust of thousands of families and investors. The builder's reputation is backed by transparent dealings, on-time delivery, and a constant drive to exceed expectations. Every Noel home is a promise—a promise of security, comfort, style, and long-term value.





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TECHNICAL SPECIFICATIONS

FOUNDATION

- The foundation shall be as per the design of the 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 Earth quake- 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

- Drawing and Dining Room - 120x60 Vitrified tiles.
- Bed Rooms and Kitchen - 80x80 or 100x100 Vitrified tiles.
- Toilet wall - Vitrified tiles up to false ceiling height, size 30x60 or above.
- Toilet Floor - Matt finish Vitrified tiles , size 60x60 or above.
- Balconies - Matt finish Ceramic / Vitrified tiles, size 60 x 60 or above.
- Lobbies and staircases - Matt / Glazed Vitrified or Granite tiles.

PAINTING

- Putty and acrylic emulsion with low VOC content for internal walls and ceilings.
- Exterior emulsion for exterior walls.
- Enamel Paint for grills and hand rails.

KITCHEN & WORK AREA

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

DOORS AND WINDOWS

- Main Entrance Door - Polished veneered pre-hung door with hard wood door frame/equivalent.
- Internal Doors - Polished veneered pre-hung flush door with hard wood door frame / equivalent.
- Toilet & Maids Room - Both side laminated flush door with PVC wrapped door frame.
- 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 fully glazed Aluminium sections with Sliding /fixed / openable panels.

GRILLS AND RAILINGS

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

ELECTRICAL

- Concealed wiring with superior quality FRLS copper cables, adequate lights and fan points, Indian standard 6/16A power plug points controlled by ELCB and MCB. Independent Energy meter for each apartment. Switches shall be modular switches .
- 2000 W Generator back up for lights and fans for each apartment.
- Provision for TV in living and two 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. Out door unit of the air conditioner shall be kept in builder approved locations only.
- Provision for exhaust fan in toilets and kitchen.

GENERATOR & UNITISED SUB STATION

- Generator – CPCB approved Three Phase DG set with Acoustic enclosure.
- Unitised Sub Station – 11KV/440V, dry type cast resin transformer.

PLUMBING AND SANITARY

- Sanitary fixtures shall be in white colour.
- Water efficient wall hung WC with concealed cistern for all toilets except maid's toilet.
- Wash basins shall be Wall hung / Vanity type in all toilets including common wash 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 provision for geyser in main bathrooms .

WATER SUPPLY

- Water Supply through underground sump tank and over-head tank of sufficient storage capacity.
- Individual water metering facility shall be provided for each Apartment.

FIRE FIGHTING

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

RETICULATED LPG

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

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



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.



Touch

A GENTLE
TOUCH OF LUXURY,



A LASTING FEELING
OF BELONGING.



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LIFE. CURATED THOUGHTFULLY.

Where every space is more
than a feature—it's a feeling.

Imagine a home where the advantages don't just tick boxes - they tell stories. A sunrise swim that becomes your morning ritual, a quiet corner in the garden that knows your silence, a play area echoing with your child's laughter, or an evening breeze on the terrace that carries away the day's weight. At Noel Touch, every feature is intentionally designed not just to serve, but to soothe, uplift, and connect. This is a place where wellness flows through architecture, where technology empowers daily comfort, and community is built into the walls. It's not just a gym, it's where you recharge. Not just a hall, but a memory-maker. Here, life doesn't happen in the margins—it flourishes in every curated detail. Because at Noel Touch, amenities are not additions—they're extensions of you.

WELLNESS & RECREATION

- Swimming Pool
- Shower and Change Rooms
- Air conditioned Gymnasium
- Air conditioned Guest Room (1No)
- Lobby & Visitors Lounge
- Indoor Recreation

SECURITY & CONVENIENCE

- Biometric Access to Main Entry
- Surveillance Cameras at Selected Common Areas
- Video Door Phones & Intercom for Each Apartment
- Lifts with Braille Support (2 Passenger and 1 Service Lift)
- Caretaker's Room, Drivers' Room, and Maids' Room

SUSTAINABILITY & UTILITIES

- Solar Power for Common Lighting Load
- Individual Water Metering for Each Apartment
- Reticulated Gas Connection (as per specification)
- Electric Vehicle Charging Facility (optional, as per specification)
- Generator for Backup Power

COMMUNITY SPACES

- Lobby & Visitors' Lounge
- Landscaped Garden
- Rainwater Harvesting System
- Sewage Treatment Plant

LOCATION ADVANTAGES

Situated in Mavelipuram, the heart of Kakkanad, Noel Touch offers seamless connectivity to:

- Infopark and SmartCity
- Renowned Educational Institutions
- Leading Hospitals and Healthcare Centers
- Shopping Malls and Entertainment Hubs
- Major Transportation Networks

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Prime Location, Unmatched Connectivity



Location Map



Noel Touch is perfectly positioned to give you the best of Kochi's urban lifestyle while maintaining serene privacy. Situated in Mavelipuram, Kakkanad, it's just minutes away from:

- Off to Seaport - Airport Road, Kochi.
- Near to Kochi's city centre.
- Near to IT hub - Info Park of Kakkanad.

Prestigious schools, hospitals, shopping malls, and entertainment hubs.
Live in a neighbourhood that keeps you connected to work, leisure, and life."

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