

Tunes

# Tune into Luxurious living

If life is a song, your home must resonate its melody. Which is why the finest minds in the industry have come together to create the most premium and luxurious project at Thiruvalla -Noel Tunes.

We offer a niche life to our residents so they can revel in the finest modern amenities and decadent living spaces that epitomize the best of design, aesthetics, technology and architecture.

Noel Tunes offers its residents a vast array of amenities aimed to enable a truly wholesome living experience. Unwind in the lush green lawn or break a sweat at the jogging track, air-conditioned gym or the indoor badminton court. What's moreH your guests will feel right at home too.

With every apartment exclusively designed to suit your taste, each corner at Noel Tunes provides you with an incredibly wholesome, thoughtful and fun experience to treasure every single day.

[www.noelprojects.com](http://www.noelprojects.com)







**TYPE - A**

**TOTAL AREA  
2311 SQ.FT**





**TYPE - A**

**TOTAL AREA  
2311 SQ.FT**





**TYPE - B**

**TOTAL AREA  
2311 SQ.FT**





**TYPE - B**

**TOTAL AREA  
2311 SQ.FT**





**TYPE - C**

**TOTAL AREA  
2293 SQ.FT**



**C**



**TYPE - C**

**TOTAL AREA  
2293 SQ.FT**







D



**TYPE - D**

**TOTAL AREA  
2293 SQ.FT**





**TYPE - D**

**TOTAL AREA  
2293 SQ.FT**





## GROUND FLOOR



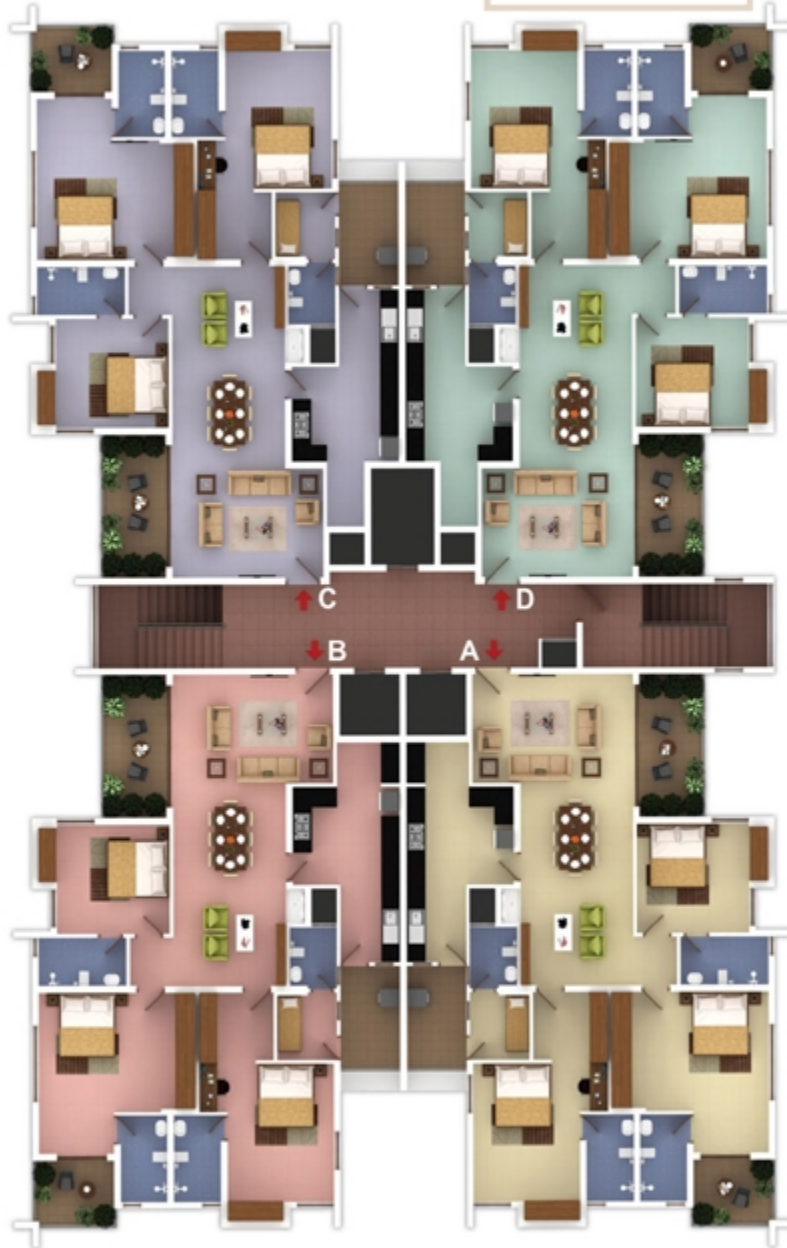
**FIRST FLOOR**



## SECOND FLOOR



## THIRD FLOOR



TYPICAL FLOOR

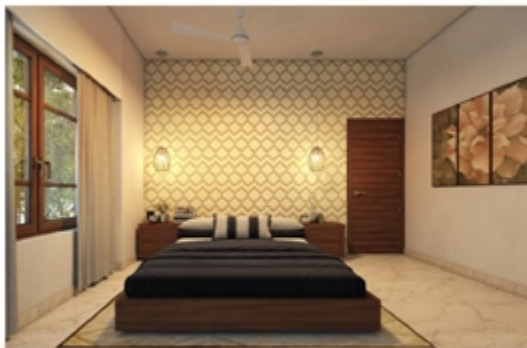
## SPECIFICATIONS

### STRUCTURE

RCC framed structure with masonry wall partitions. The wall partitions shall be with solid 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.

### FLOORING

80x80 Vitrified tile for all rooms except toilets and balconies. Ceramic wall tiles up to false ceiling height and anti skid/ceramic tiles in floors for toilets. Ceramic/Antiskid tiles for balconies. Vitrified/polished granite tiles for lobby and main staircase . Ceramic/anti skid tiles for fire staircase.



### KITCHEN

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

### DOORS AND WINDOWS

Polished veneered pre-hung door with engineered door frame/equivalent for main entrance 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. Windows and ventilators shall be powder coated Aluminum sections / UPVC with combination of fixed and open able / sliding window panels. Balcony Doors shall be powder coated Aluminum sections or UPVC sections with Sliding /fixed / openable panels.

### 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 of branded make . 750W Generator back up for lights



## SPECIFICATIONS

and fan for each apartment. Provision for TV in living/dining room and master bedroom . Provison for telephone in living/dining room and all bedrooms. Intercom in living/dining room.

Provision to fit Split type air conditioner shall be provided for all bedrooms and living/dining with energized power point.

Provision for exhaust fan in toilets and kitchen.

### PAINTING

Putty and acrylic emulsion with low VOC content for internal walls and ceilings. Exterior emulsion for exterior walls.

### 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.

### SEWAGE TREATMENT PLANT

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

### PLUMBING AND SANITARY

Sanitary ware shall be of premium quality snow white colour. Water efficient wall hung EWC with concealed cistern of premium make in all toilets except maid's toilet. Wash basins shall be counter type/with built in counter/wall hung 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 of premium make in toilets. Diverter with over head shower and piping for geyser in main bathrooms .

### WATER SUPPLY

Water Supply through underground sump tank and overhead tank of sufficient storage capacity.

### CAR PARK

Covered car parking at extra cost. Allotment on priority basis on booking.

### 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 meter shall be positioned in drying balcony.

## SPECIFICATIONS

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### WARDROBE AND KITCHEN CABINETS

The layout plan given in this brochure is intended to visualize the spaces provided for kitchen cabinets and wardrobe in bedrooms. However the kitchen cabinets and wardrobes are not part of this offer.

### AREA OF THE APARTMENT

The area of each apartment given in the brochure is super built up area which include proportionate share of common areas of the project. However the detailed area structure including carpet area of each type of apartment is provided in the terms and conditions attached to this brochure.



## AMENITIES



- Swimming Pool
- Party Hall/indoor Badminton Court
- Jogging Track
- Lobby and Visitors Lounge
- Indoor Recreation Area
- Kids Play Area
- Air Conditioned Gymnasium
- 2 Air Conditioned Guest Rooms
- Care Takers/Maids room/Drivers Room
- Three Lifts with Braille Support  
( 2 for passengers,1 as service/stretchers lift)
- Fire Control Room, Letter Box
- Surveillance Camera
- Video Door Phone/ Intercom for all Apartments
- Security Cabin with 24hrs Service
- Visitors Car Parking & Two Wheeler Parking



# LOCATION



## CONTACT US



### CORPORATE OFFICE

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### BRANCH OFFICES

#### KOTTAYAM

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Baker Junction  
Kottayam.

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#### THIRUVALLA

Nelluvelil Compound  
Near Chilanka Theatre  
Thiruvalla.

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