



**SREEROSH
DEVELOPERS (P) LTD.**

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SREEROSH.COM

Member of **CREDAI**

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Architects : M/s. Stapati Architects, Calicut.

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**Celebrate
the Harmony of
Light, Space,
and Nature**



Rera No : K-RERA/PRJ/KNR/042/2025
<https://rera.kerala.gov.in>

Presenting Sreerosh Blue Bay Residences - Sea and Serenity

Discover effortless living where contemporary style meets the soothing rhythms of the sea. Seamlessly woven within its natural surrounds, Sreerosh Blue Bay offers elegant and meticulously crafted residences that showcase the ultimate indoor-outdoor lifestyle and modern apartment living. Call it your very own anchor of calm! With room to breathe, space to unwind, and a place to call your own.



SREEROSH
BLUE BAY
RESIDENCES

PAYYAMBALAM



Sreerosh Blue Bay
Near Payyambalam Beach Park
Kannur, Kerala 670 001

← Scan this QR code for Location

Sreerosh Blue Bay Residences self-expression and style

Every apartment at Sreerosh Blue Bay is designed to foster a seamless indoor-outdoor flow. Light-filled and calm, each residence embraces its unique setting for contemporary living. The interiors prioritize a balance of function and elegance with open living, dining and entertainment areas, generous kitchens, comfortable bedrooms, and well-appointed bathrooms.

The exteriors are a treat to your senses with postcard-perfect views and all things nature. Every apartment here celebrates living with its distinctive design style, giving you a home you would love to belong.





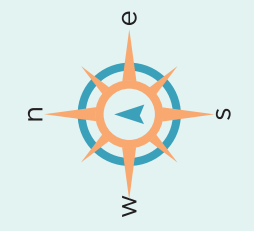
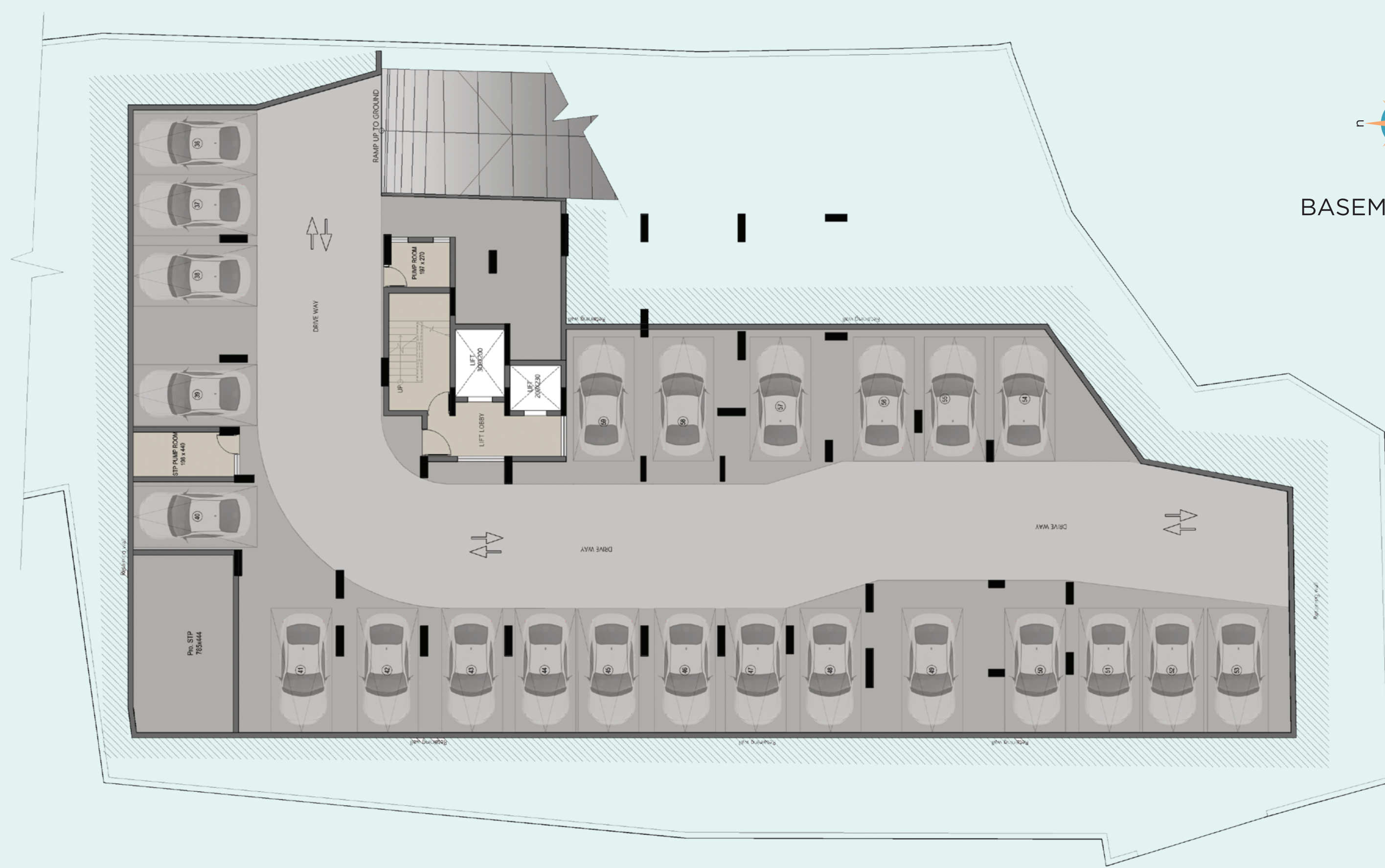
Sreerosh Blue Bay Residences

Which one is yours?

Total land Area	63 Cents
Total Saleable Area	84240 SQ.FT.
Number of Apartments	51
Residence Types	2 BHK & 3 BHK Apartments
Number of Floors	Basement + Ground Floor + 13 floors

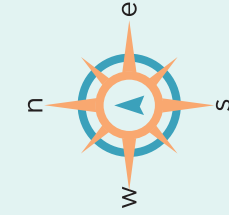
Apartment Sizes

	Apartments	BHK	Saleable Area	Carpet area as per RERA
TYPE A	12	3 BHK	1690 SQ.FT.	1172 SQ.FT.
TYPE B	13	2 BHK	1325 SQ.FT.	916 SQ.FT.
TYPE C	13	3 BHK	1895 SQ.FT.	1315 SQ.FT.
TYPE D	13	3 BHK	1700 SQ.FT.	1172 SQ.FT.

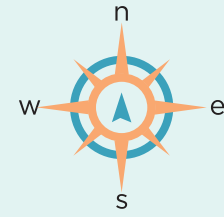


BASEMENT PLAN





TYPICAL FLOOR PLAN



TYPE A

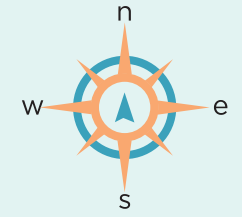
2 TO 13 FLOOR



SALEABLE AREA : 1690 SQ.FT
RERA CARPET AREA : 1172 SQ.FT

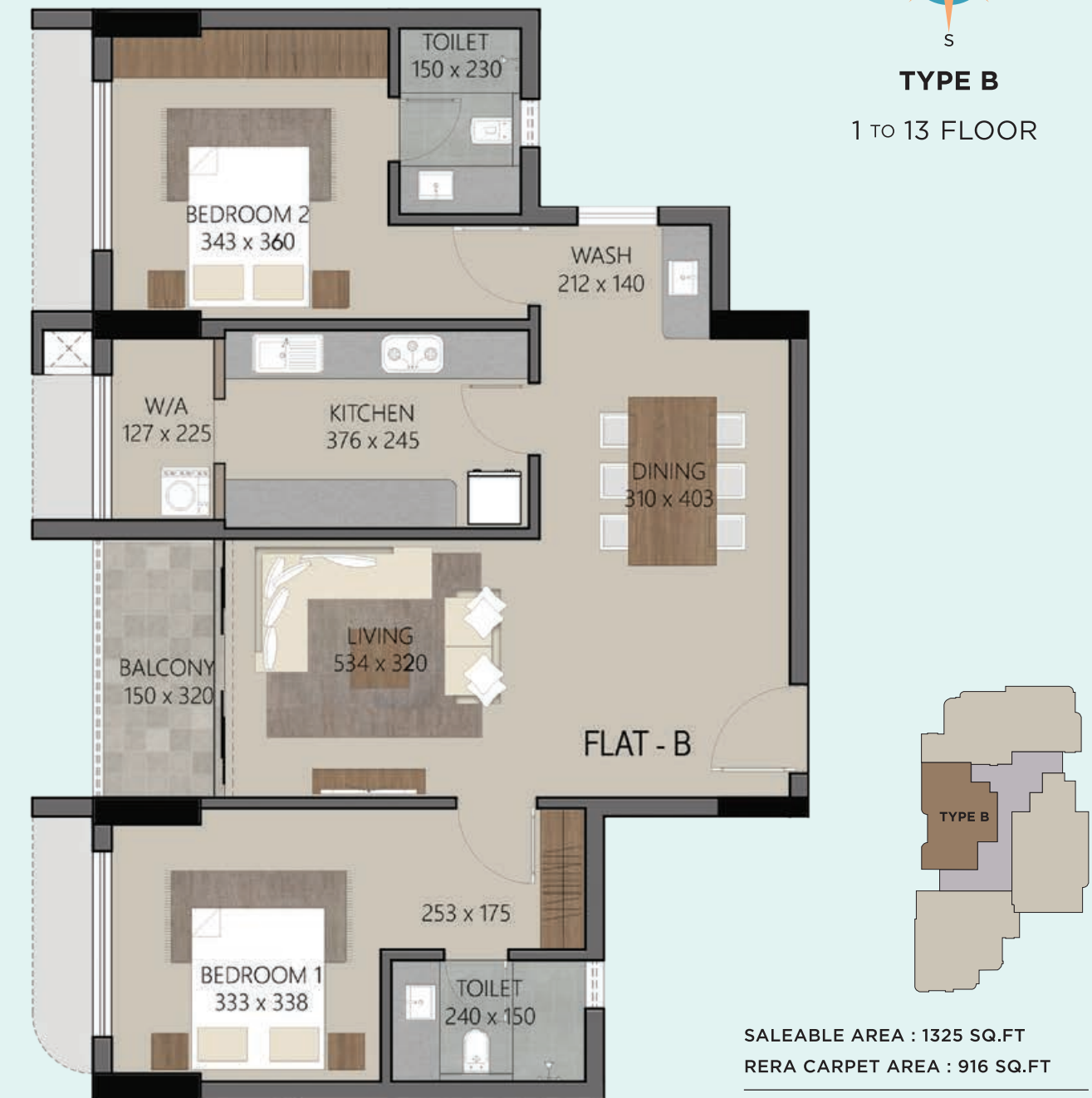
Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.

The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions.



TYPE B

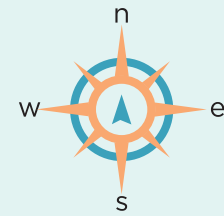
1 TO 13 FLOOR



SALEABLE AREA : 1325 SQ.FT
RERA CARPET AREA : 916 SQ.FT

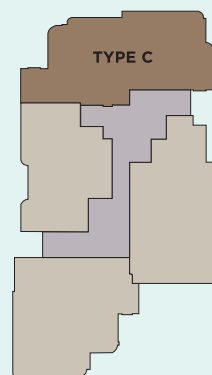
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TYPE C

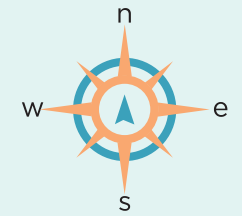
1 TO 13 FLOOR



SALEABLE AREA : 1895 SQ.FT
RERA CARPET AREA : 1315 SQ.FT

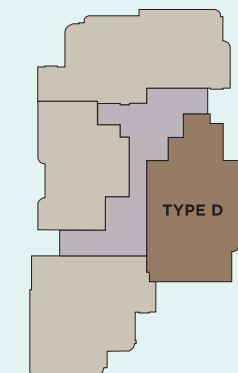
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TYPE D

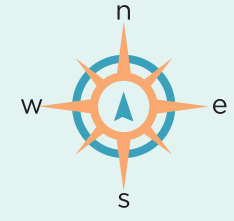
1 TO 13 FLOOR



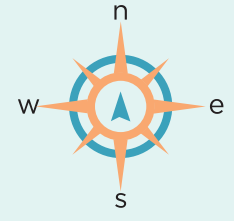
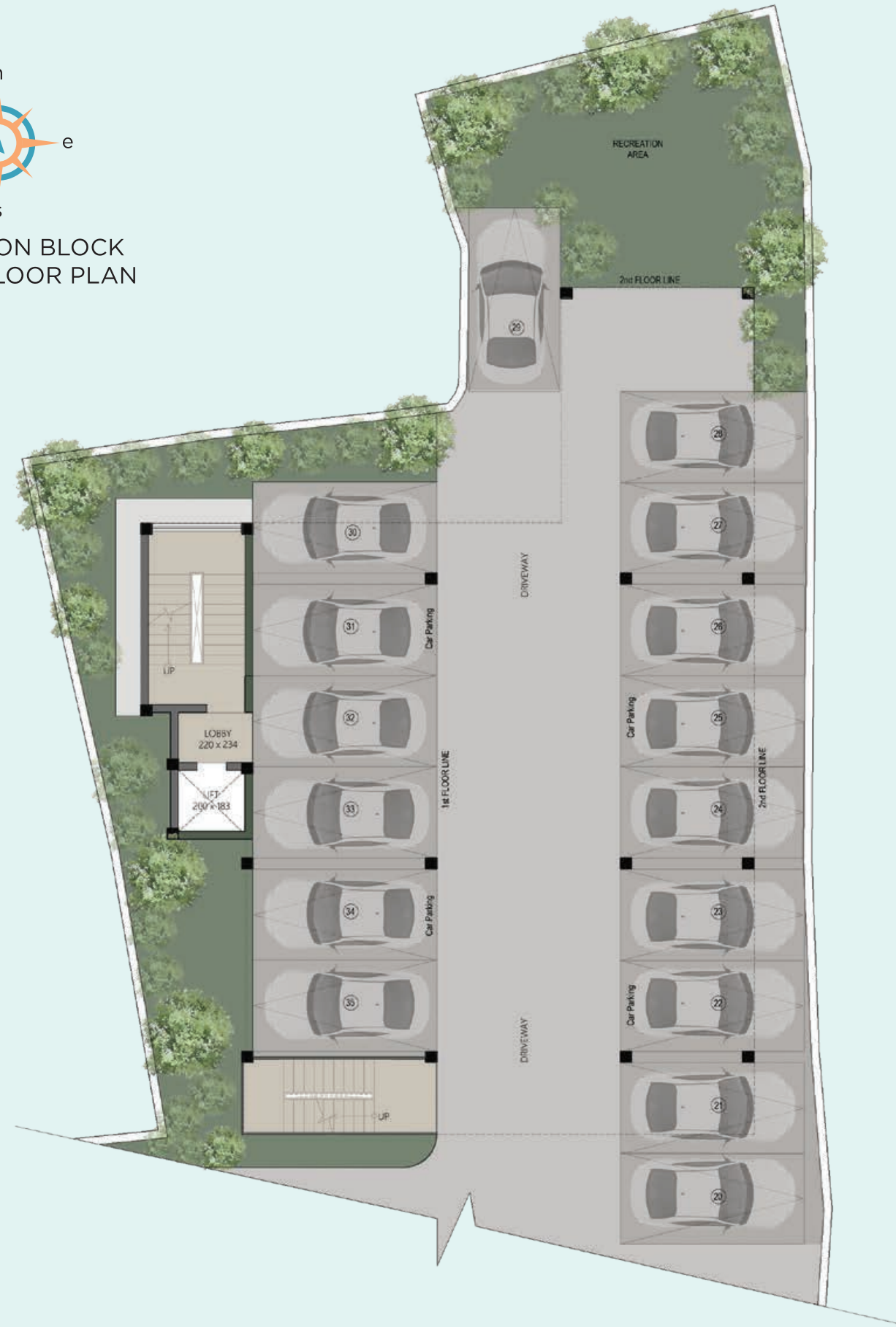
SALEABLE AREA : 1700 SQ.FT
RERA CARPET AREA : 1172 SQ.FT

Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.

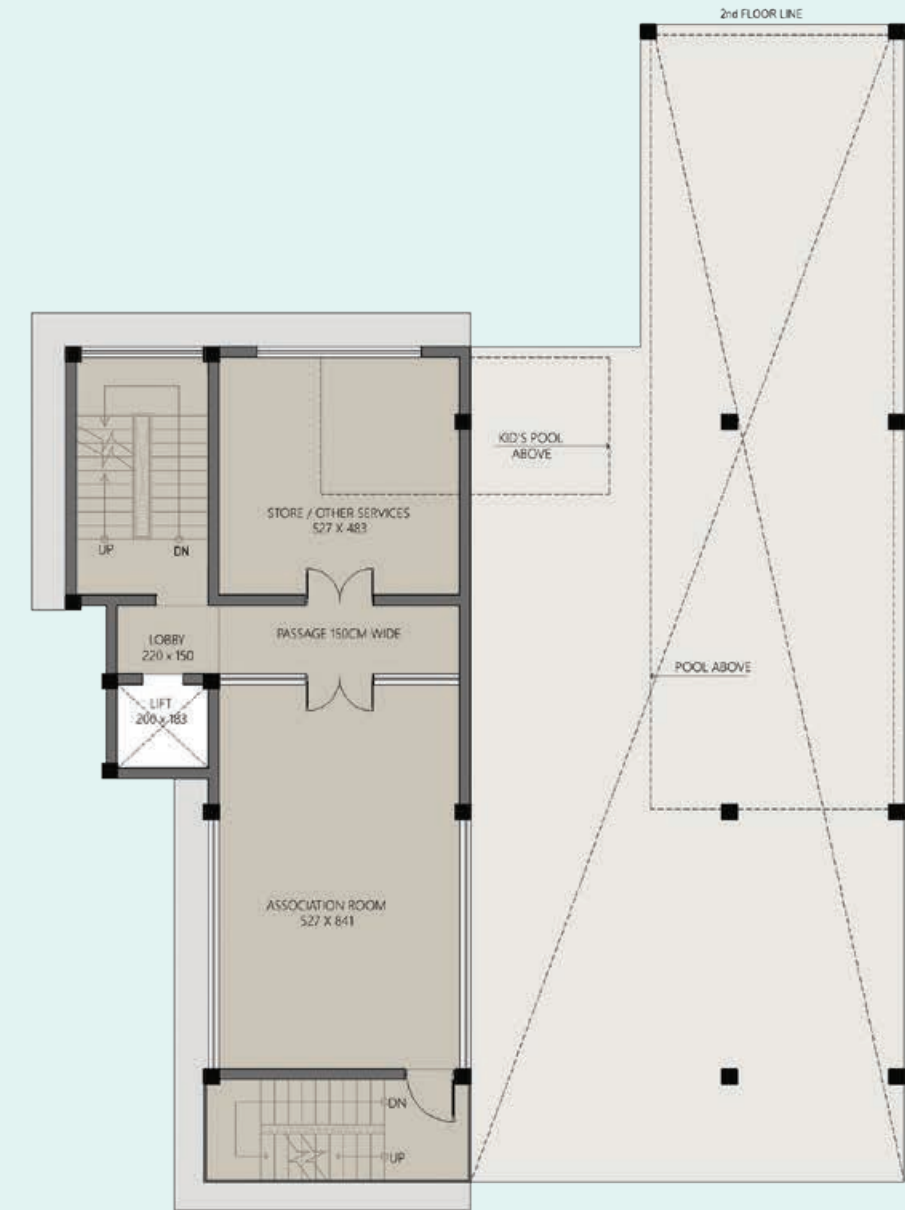
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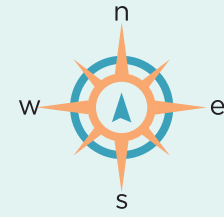


RECREATION BLOCK
GROUND FLOOR PLAN

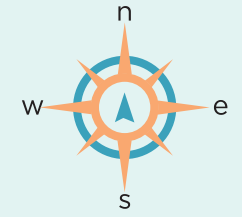


RECREATION BLOCK
FIRST FLOOR PLAN



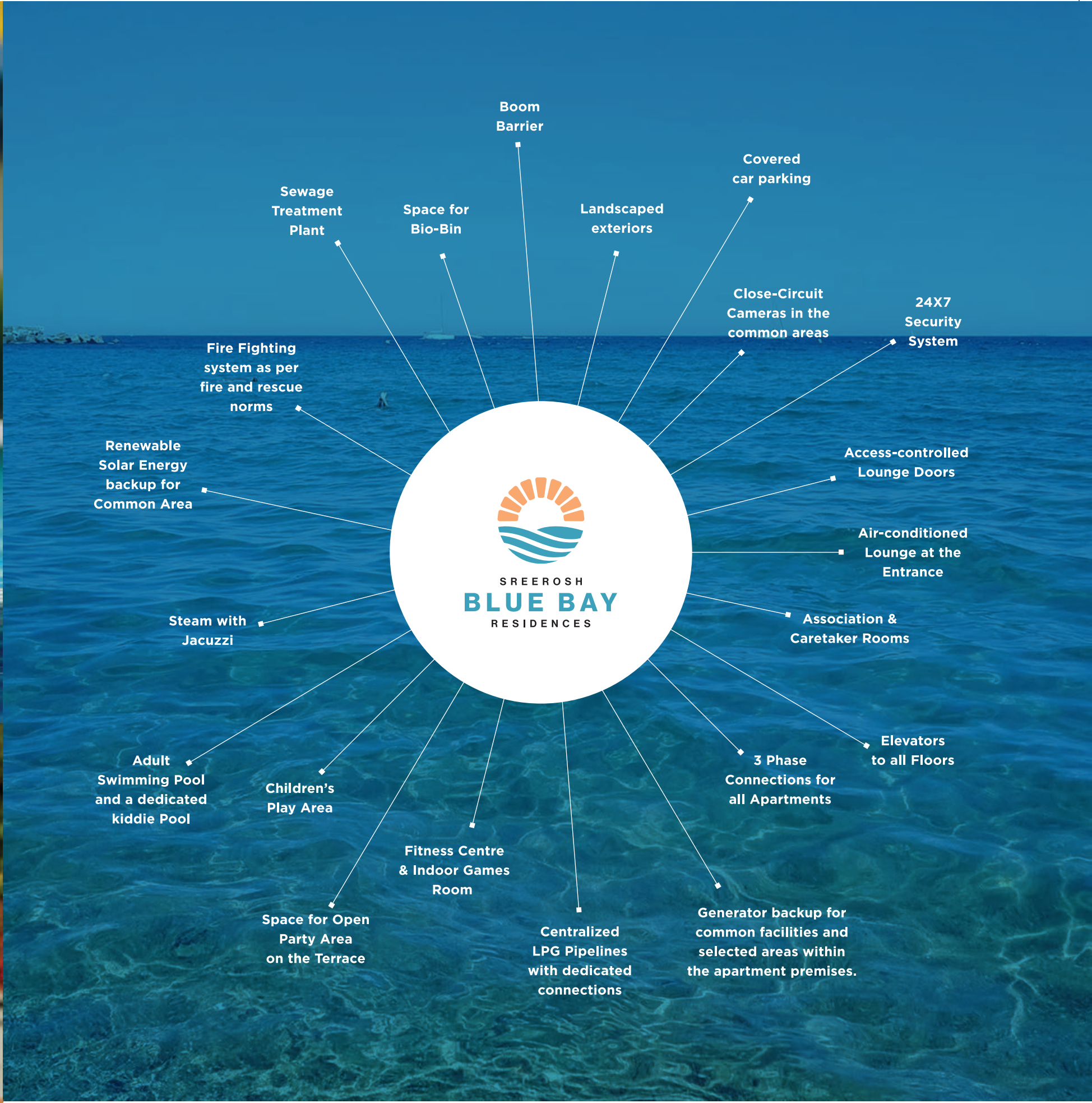


RECREATION BLOCK
SECOND FLOOR PLAN



RECREATION BLOCK
THIRD FLOOR PLAN





Sreerosh Blue Bay Residences

Distinct by Design

The disciplines of architecture, interior, and urban design come together at Sreerosh Blue Bay. Contemporary, inviting, and evocative, they have been designed by the renowned Architectural Firm **M/s. Stapati Architects, Calicut.**

Technical Specifications

EXTERIOR

- Landscaped Exteriors.
- Designer yard pavers.

INTERIOR

Structure

- Reinforced Concrete Framed Structure on Pile Foundation.
- Laterite/cement blocks masonry for external and internal walls.
- RCC frame structure is designed for earthquake resistance (Zone 3).
- Smooth plastered and painted walls.

Finishing and Fixtures

- Granite/Marble/Vitrified.
- Vitrified tiles for living and dining area/ bedrooms/ kitchen areas. (Basic Price Rs. 80/- per sqft.).
- Vitrified tiles for washrooms and balconies (Basic Price Rs. 80/- per sqft.).
- Stairway at the entrance area-Granite Slab/ Vitrified.

Walls

- Laterite Stone/Concrete Hollow or Solid Blocks/Bricks.
- Smooth Plaster painted and finished with Acrylic emulsion.

Ceiling

- Gypboard false ceiling with acrylic emulsion paint in the common area.

Electrical

- Premium light fittings in the common areas.
- Optimal balance of natural and artificial lighting.

Main Door

- First Quality wooden Frame with factory-made panels designed.
- Polished/laminated /veneered flush door.

Other Doors

- Premium quality wooden frame with veneered commercial flush main door and enamel painted internal doors.

Fixtures/Fitting

Premium furniture and furnishing in the common area.

Joinery /Windows

- French windows without grills with toughened glass.
- UPVC/ Aluminum windows with MS grills.

Kitchen

- Adequate power sockets for home appliances.
- Electrical and plumbing provisions for sink, sink mixer, dishwasher, water purifier, and washing machine.

Bath & Washrooms

- Premium quality vitrified tiles on floors and coloured glazed tiles at a basic price of Rs.80/- per sq.ft. on walls up to 8 ft. height.
- Premium quality white sanitary fittings.
- Reputed Brands CP fittings.
- Single lever diverter with shower heads in all the bathrooms.
- Wall - mounted sanitary fixtures with a concealed cistern in all washrooms.

Painting

External walls

Premium emulsion 2 coats of Ultima Protek/equivalent.

Internal walls and ceiling

2 coats of premium emulsion over 1 coat of primer.

Electrical

- Concealed conduit wiring with copper conductor.
- Adequate lighting /fan points.
- Provision for geyser and exhaust fan points in all the washrooms and Kitchen.
- Premium quality Fire Retardant (FR) wiring.
- PVC conduits for TV/antenna/ telephone.
- 6/16amps socket points controlled by ELCB and MCBs with independent KSEB meters.

FLAT ENTRANCE

- Call Bell Point - 1 No.
- Light Point – 1 No.

HALL/LIVING

- Light Point - 2 Nos.
- Fan Point - 1 No.
- 5 Amps plug – 1 No.
- T.V. Point 5 Amps Plug –1 No.
- Telephone 5 Amps plug – 1 No.
- AC Point - 1 No.

DINING

- Light Point - 2 Nos.
- 5 Amps Plug - 1 No.
- Fan Point - 1 No.

KITCHEN

- Light Point - 1 No.
- 5 Amps Plug - 2 Nos.
- 15 Amps Plug - 3 Nos.
- Exhaust Fan - 1 No.

KITCHEN UTILITY AREA

- Light Point - 1 No.
- Washing Machine - 1 No.

MASTER BEDROOM

- Light Point - 2 Nos.
- 5 Amps Plug - 2 Nos.
- Fan Point - 1 No.
- A/c Point 15 Amps - 1 No.
- TV point 5 Amps - 1 No.
- Telephone point 5 Amps - 1 No.

BEDROOMS

- Light Point - 2 Nos.
- 5 Amps Plug - 1 No.
- Fan Point - 1 No.
- A/c Point 15 Amps - 1 No.

WASHROOMS

- Light Point - 2 Nos.
- 15 Amps Plug - 1 No.
- Exhaust fan plug point - 1 No.

BALCONY

Light Point - 1 No

Plumbing and Sanitation

- CPVC /PVC water lines.
- PVC waste-water and soil lines.
- Common water sump and open well/bore, overhead tanks.

Elevators to all floors

One Passenger Elevator and One Bed Elevator-fully automated with an Automatic Rescue Device.

Standby Electrical Sources

- Generator and Solar backup for common facilities.
- Generator backup inside the apartment premises - limited to 750 W for each apartment.

Water

- Well, Tubewell and KWA connection.
- Groundwater supply from open wells or Tubewell depending on availability.
- KWA water supply - subject to rules and regulations.
- Water meter for water consumption for each apartment.

Charging Points

Common EV charging point.



KANNUR

Hailed as the most influential seaport, Kannur was christened by Marco Polo as a ‘Great Emporium of Spice Trade’. Legend has it that Kannur had interactions and trade relations with the rest of the world since the time of King Solomon to the Greeks, Arabs and Romans. Dotted with forts, temples, beaches and wildlife sanctuaries, Kannur is famous for its magnificent art form- Theyyam.

Sreerosh Blue Bay Residences Neighbourhood

Community and connectivity intertwine at Sreerosh Blue Bay. Call it an enviable address to live, work and play.

Moving Around

Kannur International Airport	27 km.
Kannur Railway Station	1.9 km.
Kannur Old Bus Stand	2 km
Kannur New Bus Stand	2.6 km

Entertainment, Shopping & Recreation

Payyambalam Beach	500 m
Payyambalam Park	65 m
Savitha Film City	1.7 km
City Centre	1.9 km
G Mall	3.9 km
Capitol Mall	4.5 km

Places of Worship

Sree Muneeshwaran Kovil	1.6 km
Juma Masjid	2.1 km
St. Antony's Roman Catholic Church	1.2 km

Healthcare

KIMS Sreechand Specialty Hospital	1.1 km
Kottakkal Arya Vaidya Sala	1.3 km
Kannur District Government Hospital	2.7 km

Educational Institutions

Chinmaya Balabhavan	2.4 km
Government Town HSS	1.1 km
St. Michael's Anglo-Indian HSS	1.7 km
Kendriya Vidyalaya	1.9 km



ONGOING PROJECTS - KERALA AND CHENNAI



Sreerosh Orchard
Kannur, Kerala

READY TO OCCUPY
LAST FEW
APARTMENTS
AVAILABLE



Sreerosh Symphony
Payyanur, Kerala



Sreerosh Laurels
Kannur, Kerala



Sreerosh Citadel
Kannur, Kerala



Sreerosh Petunia
Taylors Road, Kilpauk, Chennai.



Sreerosh Karuna
Gill Nagar, Chennai



Sreerosh Aurelia
Royapettah High Road, Chennai



Sreerosh Kimberly Greens
Harrington Road, Chennai.

FEATURED COMPLETED PROJECTS - KERALA



Sreerosh Sea Breeze
Thalassery, Kerala



Sreerosh Iris
Kannur, Kerala



Sreerosh Springdale
Kannur, Kerala



Sreerosh Green Acres
76 Villas in 12 Acres, Kannur, Kerala



Sreerosh Sea Scape
Thalassery, Kerala



Sreerosh Sreepadmam
Kannur, Kerala



Sreerosh Bay Heights
Payyambalam, Kannur, Kerala



Sreerosh Emerald Heights
Payyambalam, Kannur, Kerala



Sreerosh Willow Heights
Kannur, Kerala



SREEROSH DEVELOPERS (P) LTD.

Forging new neighbourhoods, or transforming properties and the environment, **Sreedharan Payani** has always been known for his deep understanding of the evolving real estate ecosystem, land use, and industry expertise. He founded **Sreerosh Properties** in 1994 to deliver connected urban living spaces and maximum asset value for homeowners. Today, Sreerosh Properties is an award-winning Company with a proven track record of high performance and success which has translated to a combined development portfolio of more than **3.5 million square feet** - residential and commercial projects across Chennai, Coimbatore, Kozhikode, and Kannur with new Projects in the execution phase.

Sreerosh Blue Bay is a Project by **Sreerosh Developers (P) Limited** - A company that caters exclusively to the realty market in Kerala and its unique sensibilities. Dedicated to the core value of excellence, integrity, and value creation - a Sreerosh legacy, Sreerosh Developers (P) Limited is co-managed by **Reji A P**, Civil Engineer and Real Estate Specialist with extensive expertise in Kerala's property sector. Associated with the parent company, Sreerosh Properties, since 2006, he brings invaluable leadership and commitment to Sreerosh Developers (P) Limited as a Director.



THE
ART OF LIVING
PERFECTED


SREEROSH
ORCHARD
KANNUR

A brand new vibrant community of
standalone villa homes and your
invitation to an exceptional lifestyle of
work, wellness, and everyday luxury.

VISIT : SREEROSH.COM