

ALAI PAYUTHEY

A BLUESTATE PROPERTY





THE ESSENCE

*We shape spaces that breathe
with the lives inside them.*



BLUESTATE

THE ORIGIN OF STILLNESS

More than walls, we craft spaces that become memories.

In a world that builds faster every day, we took a moment to slow down. We asked ourselves: *Can a home feel alive? Can space respond to the people who live in it?*

Bluestate began with this curiosity. We believe homes are not fixed. They shift, hold energy, influence mood, and shape how each day unfolds. Every detail we design considers how light travels, how air moves, how rooms connect, and how life flows between spaces.

The inspiration begins with observation. Architecture, for us, is alive. And in that living system, we craft spaces that feel deeply intuitive and beautifully grounded. We exist to redefine what it means to live through environments that nurture our connections, reflect nature, and celebrate calm.

The Nilgiri Flycatcher stands as our symbol, as it's quiet, rare, and deeply present in its surroundings. Its calm posture and striking clarity reflect our own design values of being gentle, grounded, beautiful, and a presence that lingers without demanding attention.

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02

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Every home begins with a pause.

Nestled between the city and the coast is an intimate ensemble of exclusive villas shaped for refined living. **Alaipayuthey** is a celebration of living in balance with nature, family, and oneself.

Along Chennai's East Coast at Kottivakkam, mornings here arrive with sea breeze and soft light, and evenings dissolve into golden calm. Every residence is designed as a series of breathing moments, with courtyards that draw in the sky, windows that intentionally frame the landscape, and walls that carry the gentle rhythm of light. The design embraces balance between privacy and openness, elegance and ease, structure and serenity. A home that feels like a sanctuary that grows with you.

LOCATION

4th Cross Street, Lakshmana Perumal Nagar,
Kottivakkam, Chennai, Tamil Nadu 600041

TYOLOGY

Private Villas (4 Bedroom Residences)

UNITS

3 Exclusive Units

BUILT-UP AREA

3850 sqft.

LAND (UDS)

1600 sqft. (per villa)



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VIEW OF THE COURTYARD, LIVING & ELEVATED GARDEN DECK



VIEW OF THE LIVING SPACE



VIEW OF THE DINING AREA





ECR ROAD

THIRUVANMIYUR BEACH



site location

THE LOCATION

*The hum of the city meets
the calm of the sea.*

Alaipayuthey enjoys a rare equilibrium of proximity and privacy. Located in Kottivakkam, the property offers effortless access to the city's key arterial routes including East Coast Road, Old Mahabalipuram Road, and the IT Expressway. Major business hubs such as TIDEL Park and Ascendas are within minutes, while reputed educational institutions such as: Nellai Nadar, Sishya, and Shiv Nadar School, are in close reach. Healthcare, leisure, and retail conveniences, from Apollo Proton Centre and Global Hospitals to Phoenix Marketcity and boutique coastal cafés, are easily accessible. With the shoreline just a short walk away and Chennai International Airport less than thirty minutes by drive, **Alaipayuthey** stands perfectly positioned between the vitality of the city and the calm of the coast.

THIRUVANMIYUR BEACH	Within walking distance
ECR LIFESTYLE AND DINING	3 to 5 minutes
TIDEL PARK & IT PARKS	10 minutes
OMR TECH CORRIDOR	10 minutes
PROMINENT SCHOOLS	10 -15 minutes
HEALTHCARE	10 -15 minutes
RETAIL & LEISURE	20 minutes
AIRPORT ACCESS	30 minutes

01



BLUESTATE

Every room is shaped with intention.

Alaipayuthey's layouts reflect a quiet commitment to space, proportion, and ease of movement. Each level is thoughtfully arranged to create generous corridors of light, open rooms that breathe, and transitions that feel effortless.

Wide openings frame views of the garden and courtyard, while carefully placed windows draw in daylight and breeze throughout the day. Circulation is designed to feel intuitive, with rooms unfolding gradually rather than all at once, creating a sense of depth, calm, and clarity.

BALANCE

Spaces are arranged to maintain a measured transition between shared living areas and private retreats across every level.

CONTINUITY

A clear vertical spine and open connections create a smooth, uninterrupted flow through the home.

COMFORT

Rooms are proportioned for ease, offering both openness and a sense of quiet refuge.

COHERENCE

Each floor follows a unified logic, linking indoor spaces with gardens, balconies, and terraces in a seamless relationship.



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01



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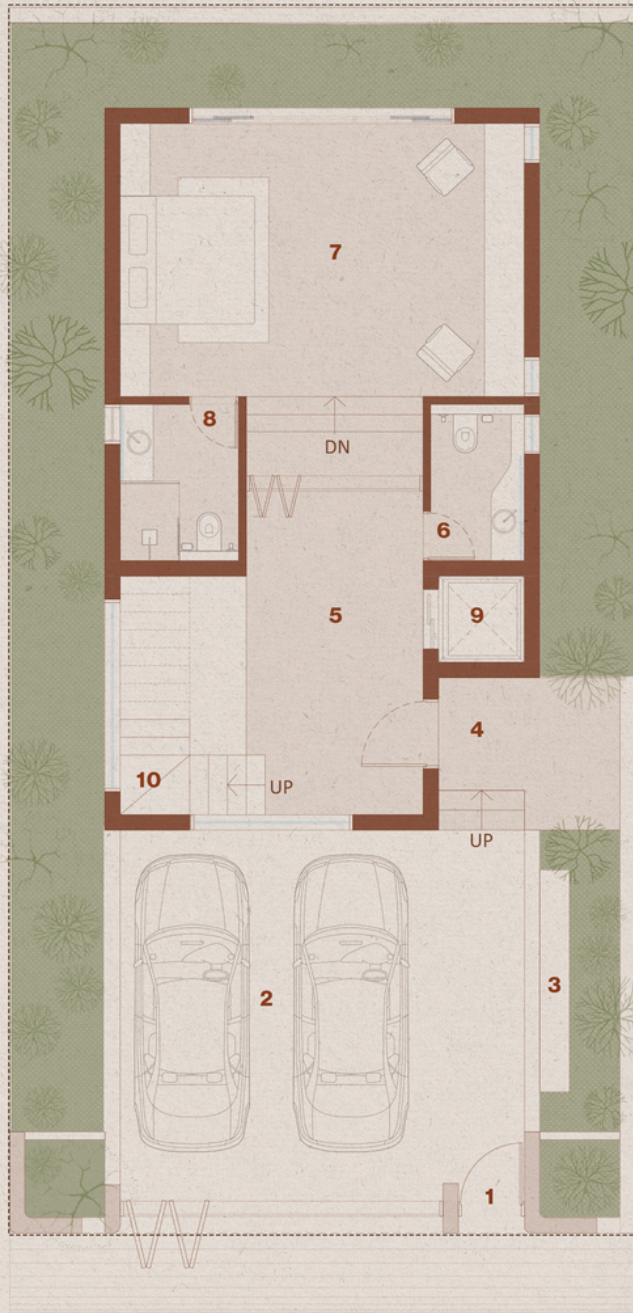


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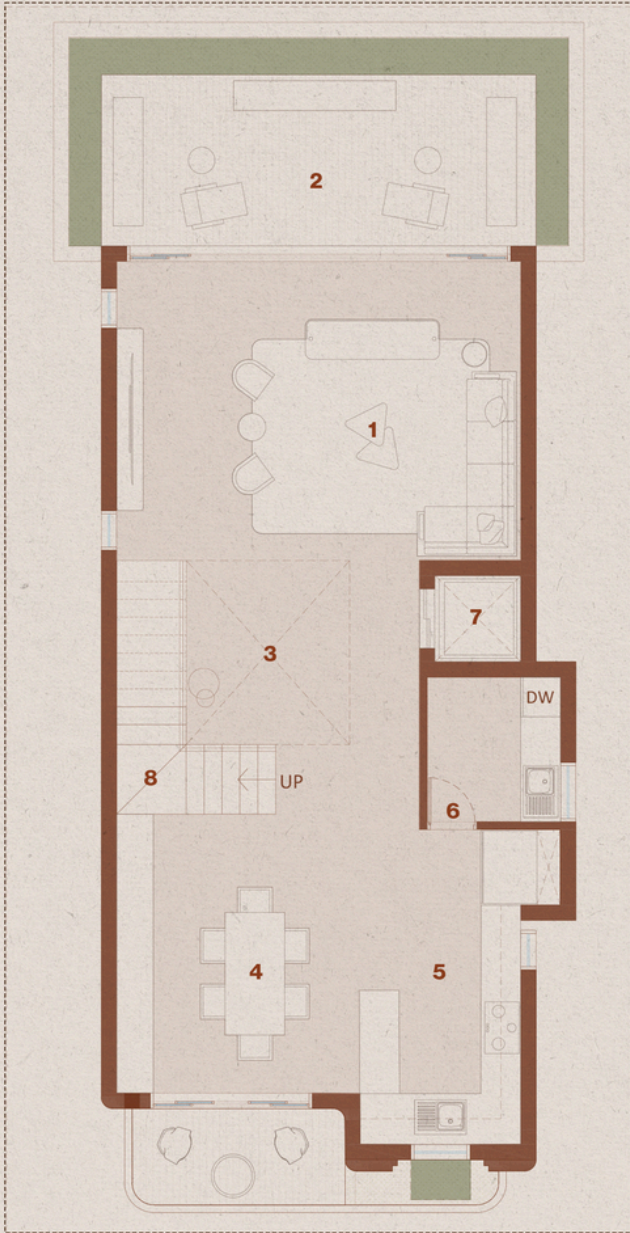


GROUND LEVEL

- 1** ENTRANCE GATE
- 2** COVERED PARKING
Parking for 2 cars
- 3** ZEN GARDEN
- 4** ENTRANCE FOYER
- 5** COMMON AREA
8'9" X 20'9"
- 6** POWDER ROOM
4'9" X 7'9"
- 7** GUEST BEDROOM
20'0" X 13'".6
- 8** EN-SUITE BATH
5'9" X 7'9"
- 9** LIFT
- 10** STAIRS TO FIRST LEVEL



The ground level begins with a gentle transition between the built and the unbuilt, leading into a common area and a guest bedroom designed as a dynamic space. From welcoming guests to even functioning as a study, office, or formal living room with equal ease.

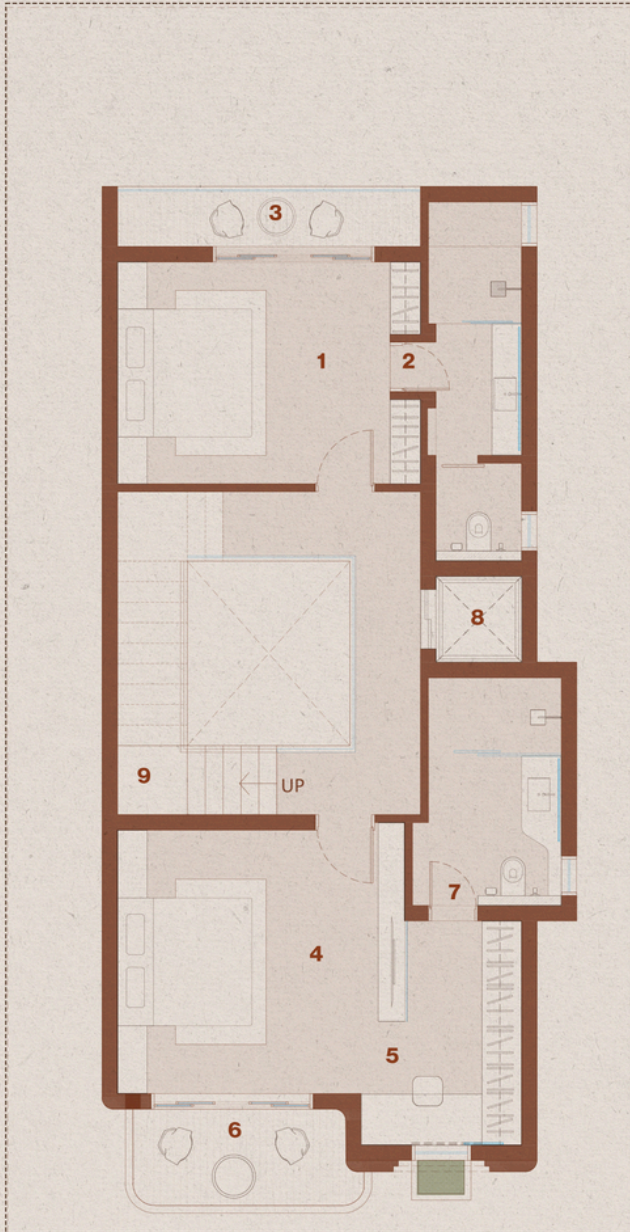


FIRST LEVEL

- 1** LIVING LOUNGE
20'0" X 14'10"
- 2** ELEVATED GARDEN DECK
24'9" X 10'4"
- 3** SKY-LIT COURTYARD
11'6" X 12'7"
- 4** DINING AREA
10'2" X 14'0"
- 5** KITCHEN
7'11" X 15'7"
- 6** UTILITY AREA
6'6" X 7'1"
- 7** LIFT
- 8** STAIRS TO SECOND LEVEL

The first level is shaped as an open floor plan, intentionally designed for effortless flow. A space made for those who love to host, with living, dining, and kitchen areas unfolding seamlessly into the elevated garden deck and balcony connecting with nature at ends.



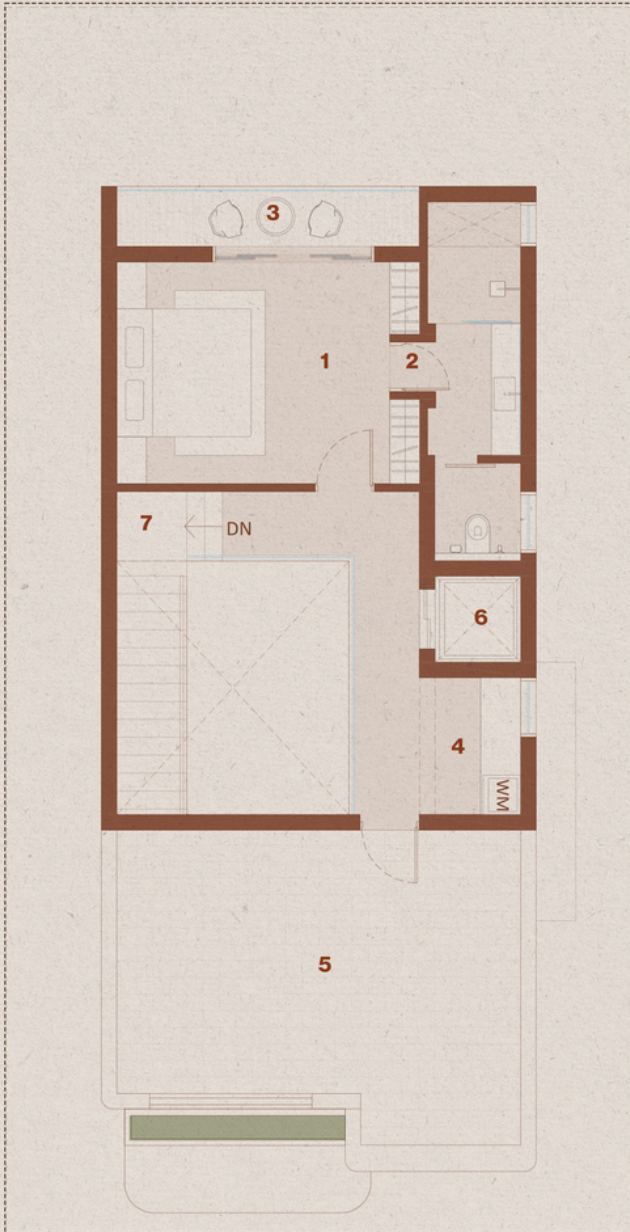


SECOND LEVEL

- 1** BEDROOM 3
15'0" X 11'0"
- 2** EN-SUITE BEDROOM 3 BATH
4'8" X 17'9"
- 3** BALCONY BEDROOM 3
15'0" X 3'0"
- 4** MASTER BEDROOM
14'3" X 13'1"
- 5** WALK-IN WARDROBE
5'8" X 11'1"
- 6** BALCONY MASTER
10'6" X 4'9"
- 7** EN-SUITE MASTER BATH
6'7" X 11'3"
- 8** LIFT
- 9** STAIRCASE TO THIRD LEVEL



The second level forms a quiet private zone, with all the bedrooms offering the scale and comfort of master suites. Spacious and complemented with private balconies that open to light and air.



THIRD LEVEL

- 1** BEDROOM 4
15'0" X 11'0"
- 2** EN-SUITE BEDROOM 4
4'8" X 17'9"
- 3** BALCONY BEDROOM 4
15'0" X 3'0"
- 4** UTILITY AREA
5'0" X 6'9"
- 5** OPEN-TO-SKY TERRACE
20'0" X 15'7"
- 7** LIFT
- 8** STAIRCASE



The third level serves as a functional private zone, with a well-planned utility area opening directly onto the terrace ensuring everyday convenience, practicality, and ease of use.

VIEW OF THE ELEVATED GARDEN DECK



VIEW OF THE MASTER BEDROOM WALK-IN WITH TV UNIT



VIEW OF THE MASTER BEDROOM



Project specifications

VAASTU HIGHLIGHTS

- North-open & extended
- East-facing main door
- South-west master bedroom
- South-east kitchen (East-facing hob)
- Central courtyard (with a pooja provision)

SECURITY SPECIFICATIONS

- CCTV camera covering the periphery
- Access control with digital lock

UTILITY SPECIFICATIONS

- Underground & overhead water storage tanks
- Common employee restrooms on ground level
- Rainwater harvesting & recharging
- Provision for EV charging points
- 4-passenger lift for each villa
- Exterior gas bank connection for each villa
- Dedicated Laundry zone

CIVIL SPECIFICATIONS

- Earthquake-resistant structure (seismic zone 3 compliant)
- RCC framed structure with 200mm external & 100mm internal walls

Villa specifications

FLOORING

Common Area (Living, Dining & Foyer)	Imported Marble
Kitchen & Utility	4x2 Vitrified Tile
En-suite Baths & Powder Room	2x2 Vitrified Tile (Anti-skid)
Bedrooms (Guest, Master, Bedroom 2 & 3)	4x2 Vitrified Tile
Balcony & Elevated Garden Deck	1x2 Vitrified Tile
Open-to-Sky Terrace	1x1 Vitrified Tile

DOORS & WINDOWS

Main Door	8'0" Factory-finished polished solid wood with digital lock
Bedroom Doors (Guest, Master, Bedroom 2 & 3)	8'0" Engineered doors with veneer outside
En-suite Baths & Powder Room Doors	8'0" Engineered doors with laminate inside, veneer outside
Windows	UPVC windows with sliding/openable shutters
French Doors (Balcony & Elevated Garden Deck)	UPVC & toughened glass (No grill)
Ventilators	UPVC fixed louvres

Villa specifications

PAINT

Common Area (Living, Dining & Foyer)

Kitchen & Utility

En-suite Baths & Powder Room

Bedrooms (Guest, Master, Bedroom 2 & 3)

Balcony & Elevated Garden Deck

Ceiling

Interior premium emulsion

Interior premium emulsion

Non-tiled walls finished with emulsion (False ceiling provided)

Emulsion finish on non-tiled walls

Exterior-grade paint

Premium emulsion

FITTINGS

Bathroom

Sanitary fixtures (Toto, Kohler, or equivalent)

Wall-mounted WC with concealed cistern

Hand shower, shower mixer, counter-mounted basin

Master bath with rain shower & glass partition

Villa specifications

FITTINGS

Kitchen

Engineered stone countertop
Stainless steel sink with
drainboard
Plumbing for the washing
machine

ELECTRICAL

3-phase supply with MCB/ELCB
Modular switches & sockets (Legrand or equivalent)
Finolex wiring or equivalent
TV, telephone & fibre optic points in all key rooms
Provision for split AC

DISCLAIMER

All sizes, dimensions, layouts, and specifications provided in this brochure are indicative and may be revised during the course of development. The plans and visual representations are artistic impressions shown for reference and may not reflect the final appearance of the project. Furniture, accessories, and interior elements depicted are illustrative and not part of the standard offering unless expressly stated.



BLUESTATE

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