



NAVIN'S

CEDAR

AT STARWOOD TOWERS



Cedar Tower



NAVIN'S

The Home Makers Who Care



3800+
Happy Families



60+ Awards



1575+
Quality Checks



125+ Projects



IGBC National
Green Champion



Customer Centric
Approach

Welcome to

Navin's

A brand built on strong values

Since 1989, Navin's has been a beacon of excellence in real estate, crafting homes that stand as testaments to quality, trust and timeless value. For over three decades, we have meticulously shaped living spaces where childhood flourishes, aspirations take flight and families create cherished memories.

Rooted in an unwavering commitment to ethical business practices, integrity, transparency and superior craftsmanship, Navin's has earned the trust of generation of homebuyers. Our legacy is built on an uncompromising pursuit of perfection, reflected in the 1575 + quality checks we conduct for every project, ensuring nothing less than excellence.

With an astute focus on clear titles, design aesthetics, robust engineering and meticulous attention to detail, each Navin's home is more than just a residence—it is a masterpiece, offering not just perfect titles but also an enduring promise of security, sophistication and legacy.

View from Clubhouse Terrace





A Thriving Community at Navin's Starwood Towers

CEDAR is the crown jewel of Starwood Towers with its thriving, well established 9.85-acre community, that will be home to 1084 affluent families. More than just a residence, it's a place where connections flourish, relationships grow, shared spaces bring people together and every moment turn into cherished memories.

Experience the joy of living the dream.

CEDAR:

166 Units | B+S+21 Floors | Comfy 2 & 3 BHKs



Why choose Navin's Starwood Towers ?

A space designed to foster growth, offer tranquility, and ensure protection – featuring an elevated lifestyle, and eco-conscious design, all situated in a sought-after location.



Location

Strategically situated for seamless connectivity and urban conveniences.



Premium Lifestyle

100+ Thoughtfully designed amenities that elevate comfort and elegance.



Sustainable Living

Experience the greener future where smart design meets sustainability, compliant with IGBC Green Building standards. Save energy, save money and embrace a more eco-friendly lifestyle.



Security

Blue chip safety, Biometric & PIN controlled door access, enhanced safety measures for a worry-free & Peaceful Living Experience.



Play Area & Clubhouse

Actual image at site

We saved the best for you

CEDAR

at Navin's Starwood Towers

In nature, the Cedar tree stands as a symbol of strength, resilience and timeless beauty. Deeply rooted yet reaching for the skies, it embodies the perfect balance of stability and aspiration—just like the homes at CEDAR, the most premium tower of Navin's Starwood Towers. CEDAR is designed for those who seek more than just a home—it's for those who aspire to grow, evolve and create a life of meaning.

With Comfort 3 BHLK residences, CEDAR offers the flexibility to shape your space around your journey—whether it's a personal retreat, or a place to nurture creativity. The distinctive 'L' in 3 BHLK isn't just a room—it's a reflection of your lifestyle. A Library for quiet reflection, a Lounge for connection, a Leisure Room for play—or anything you imagine it to be. It's not just an extra room; it's an extension of you. CEDAR offers a rare blend of urban connectivity and peaceful living. With 100+ thoughtfully designed, ready-to-use amenities, cutting-edge smart home technology, and a deep commitment to sustainability, every detail is crafted to elevate your living experience. Like the Cedar tree, a home here is built to stand the test of time—a space where your roots grow deeper, and your aspirations reach new heights.

Welcome to CEDAR.

A home that grows with you.

Extra Room, Extraordinary Living





View from Podium
Actual image at site



View from Clubhouse Terrace

Actual image at site

Why choose CEDAR?

A home crafted for growth, comfort, and security — offering a premium lifestyle, extra room, sustainable living and the innovation of MIVAN technology, all in a prime location.



Extra Room

3BHLK Residences with a versatile 'L' - your bonus room for a Library, Lounge, or whatever you make it.



MIVAN Technology

Advanced construction ensuring durability, precision, and faster delivery.



Less Heat Transmission

The design minimizes electricity usage by using recessed windows & wardrobes to block direct sunlight with a North-South orientation to reduce harsh sunlight.



Cross Ventilation

The design enhances energy savings by utilizing ample natural lighting and cross-ventilation in the living rooms.



Breathtaking Views

21 storey CEDAR offers breathtaking skyline views. Enjoy city's skyline, view of two beautiful lakes and greenery from the comfort of your home



Active Community

Navin's Starwood Towers is a flourishing residential enclave, already home to 1,084 discerning families.

Live in the Heart of Connectivity

Quick Access

Only 15 minutes from Velachery, ensuring easy access to key city hubs.

Strategic Position

Situated at the crossroads of OMR, GST Road, and the 100-ft Radial Road—experience seamless connectivity at its finest.

Connectivity

Easy Connectivity Metro stations near Medavakkam and OMR, along with the airport close by, make commuting smooth and hassle-free.

Tranquil Surroundings

Escape to the peaceful ambiance of Nanmangalam's reserve forest, while staying connected to the city's energy.



Schools

- St. John's School – 3.5 km
- Vellamal New Gen School – 4.3 Km
- Sri Chaitanya Techno School – 4.8 Km
- VELS Global School – 1.7 Km
- Ravindra Bharathi Schools – 1.6 Km



Colleges

- Sathyabama University - 5.5 Km
- Jeppiaar Engineering College – 6 Km
- KCG College of Technology - 6 Km
- Balaji Dental College - 6 Km
- Mohammed Sathak College - 7 km



Hospitals

- Global Hospital – 3.5 Km
- Kamatchi Hospital - 6 Km
- New Life Hospital – 6 Km
- Radial Ortho Clinic - 2 Km
- Arun Hospital - 3 Km

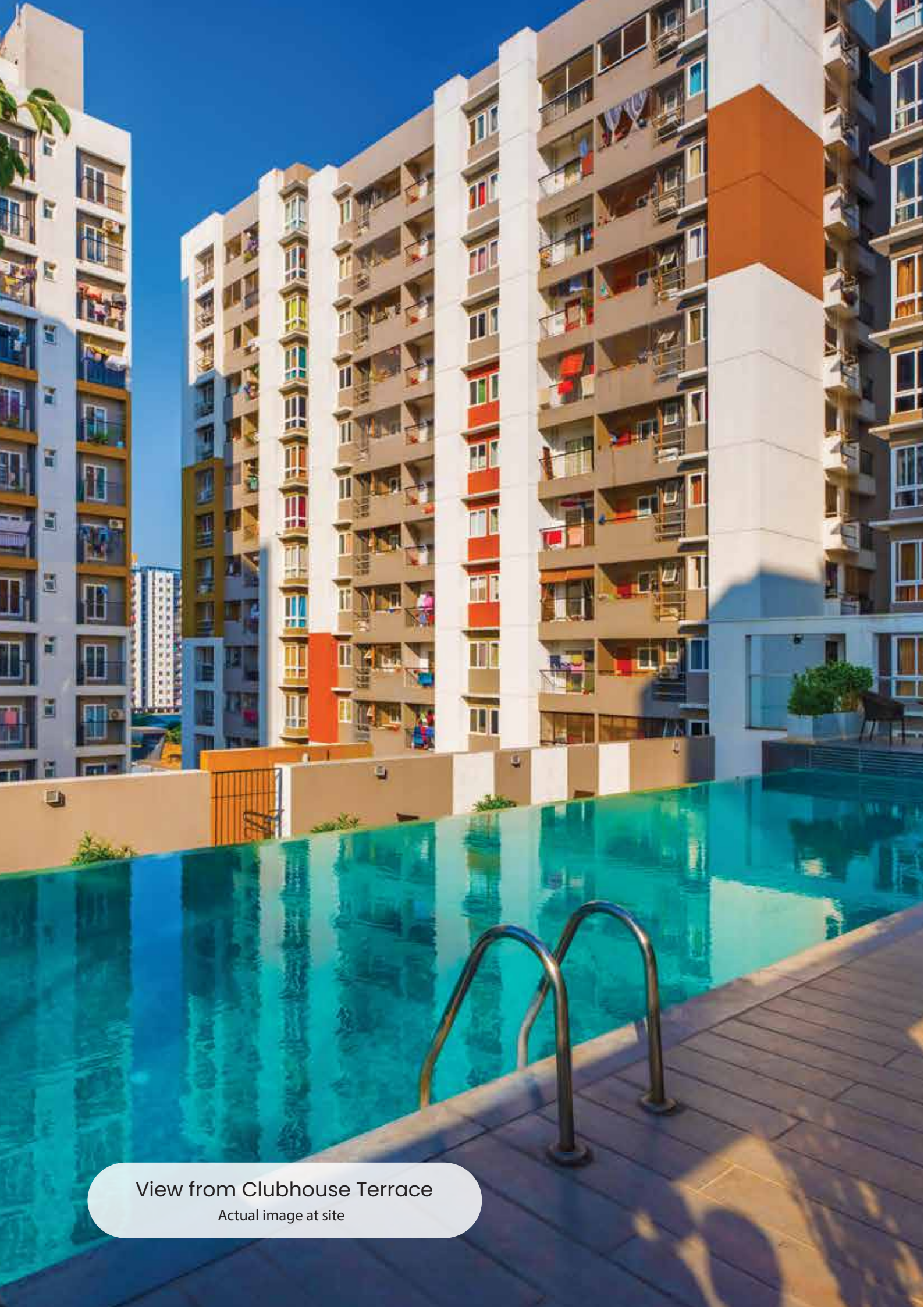


Live the life that you always wanted at CEDAR

We have carefully designed every space to ensure that each moment feels like a celebration. From an expansive clubhouse to a state-of-the-art gym to car-free play zones, we offer a wide range of communal spaces to connect and unwind. Whether you seek leisure, fitness, wellness or a strong sense of community, our inclusive spaces, smart home features and eco-friendly amenities will elevate your lifestyle to new heights.

And yes, we haven't forgotten about your furry companions! Our pet-friendly amenities are designed to ensure that they too, enjoy the comforts of a luxurious life.

Live, unwind, and connect—where life is designed for a more vibrant, fulfilling lifestyle.



View from Clubhouse Terrace

Actual image at site

Amenities

Enjoy a vibrant recreational experience housed in an already functional **18,500 sq.ft clubhouse**



Café with hot beverages & Snack vending machines



Kids' Soft Play Area with a Ball Pool and Rock Climbing Wall



Indoor games like Billiards, Automatic Cricket nets, Table tennis, Foosball, Chess, Carrom & more



Stellar Library



A versatile hall with a dedicated pre-function area for activities like Zumba, meditation, and yoga



Sweat Box Gym, Steam & Sauna



Gaming Station & VR Gaming



Galaxy Cinema



Crystal Swimming Pool with Kids Wading Pool



Sweat Box Gym
Actual image at site

Premium lifestyle as timeless as Cedar

With thoughtful and tasteful provisions at every turn, a premium lifestyle is crafted for every member of the family.



Nature's Embrace: Walk amidst lush avenue trees and enjoy serene water bodies.



Wellness & Fitness: Stay active with a walking trail, 8-shape walking area, and dedicated spaces for yoga and meditation.



Community & Celebration: Gather in the amphitheater, party lawn, and senior citizen corner for moments of joy.



Smart Infrastructure: Benefit from spacious car parks, car wash points, and exclusive visitor parking.



An expansive cricket net for cricket lovers with professional service.



Sports for All: Play your favorite games with tennis courts, basketball, futsal, volleyball, and more.



Sustainable Living: Enjoy gas pipelines with smart meter and advanced water pressure management for a seamless lifestyle.



Children's Haven: A well-equipped kids' play area designed for fun and safety.



Elevated Luxury: Experience the grandeur of a sprawling podium with sculptures, landscapes, and water features.



Galaxy Cinema
Actual image at site

Enhanced Safety features

C – Care & Comfort

Automatic sprinkler system & advanced fire-fighting zones ensure enhanced protection for every home

E – Endurance & Strength

MIVAN technology and toughened glass windows provide a strong foundation and durable safety

D – Defense & Security

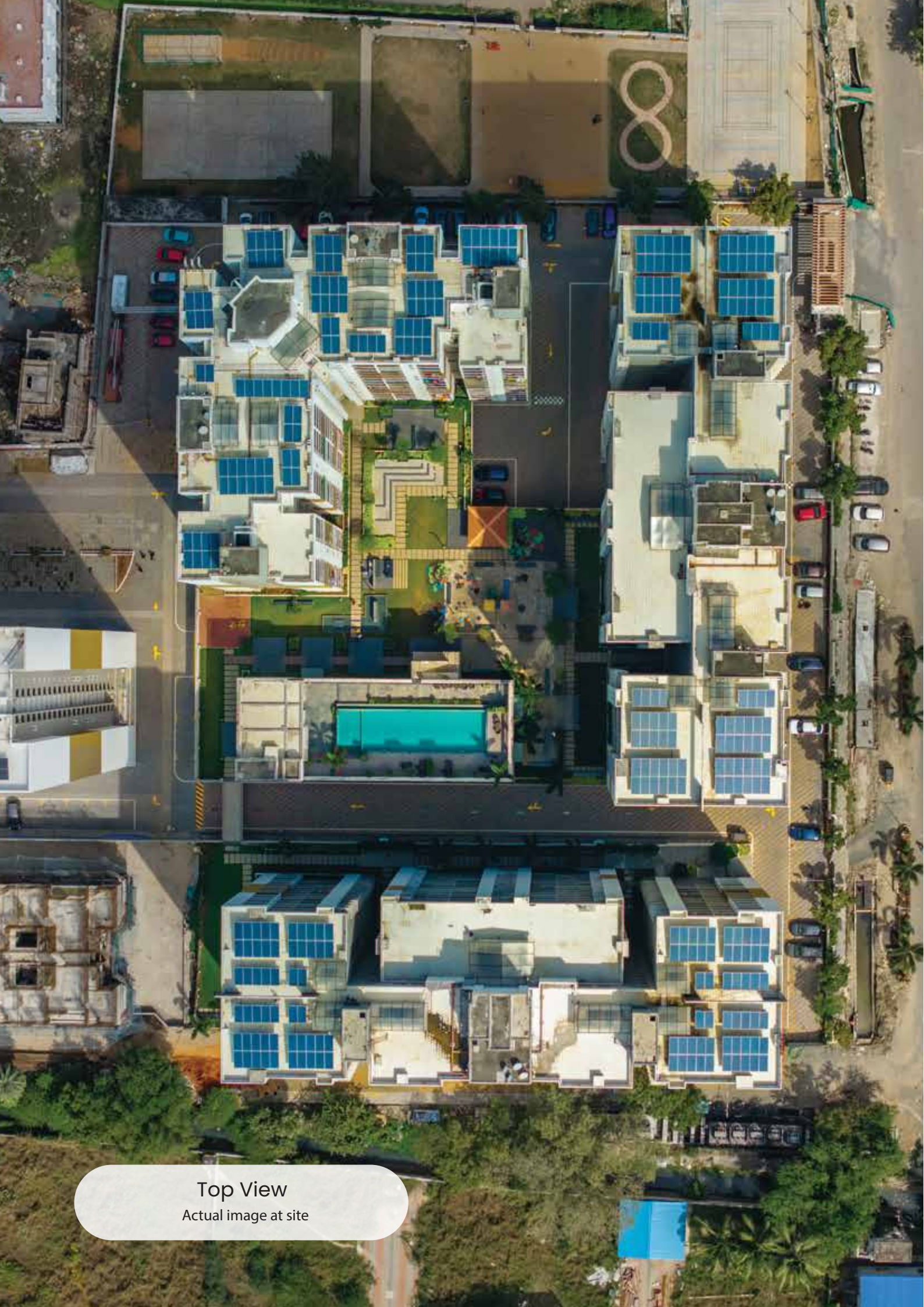
CCTV surveillance & security patrols keep your home safe 24/7

A – Accessibility & Safety

Elevators with ARD & car-free podiums for elders and kids promote effortless mobility and safety

R – Resilience & Readiness

Surge-protected power & corner protection in parking areas safeguard against unexpected incidents



Top View

Actual image at site

Where convenience meets exceptional design



Supermarket



Bank



Pharmacy



Laundry



ATM



Restaurant & Ice cream parlour



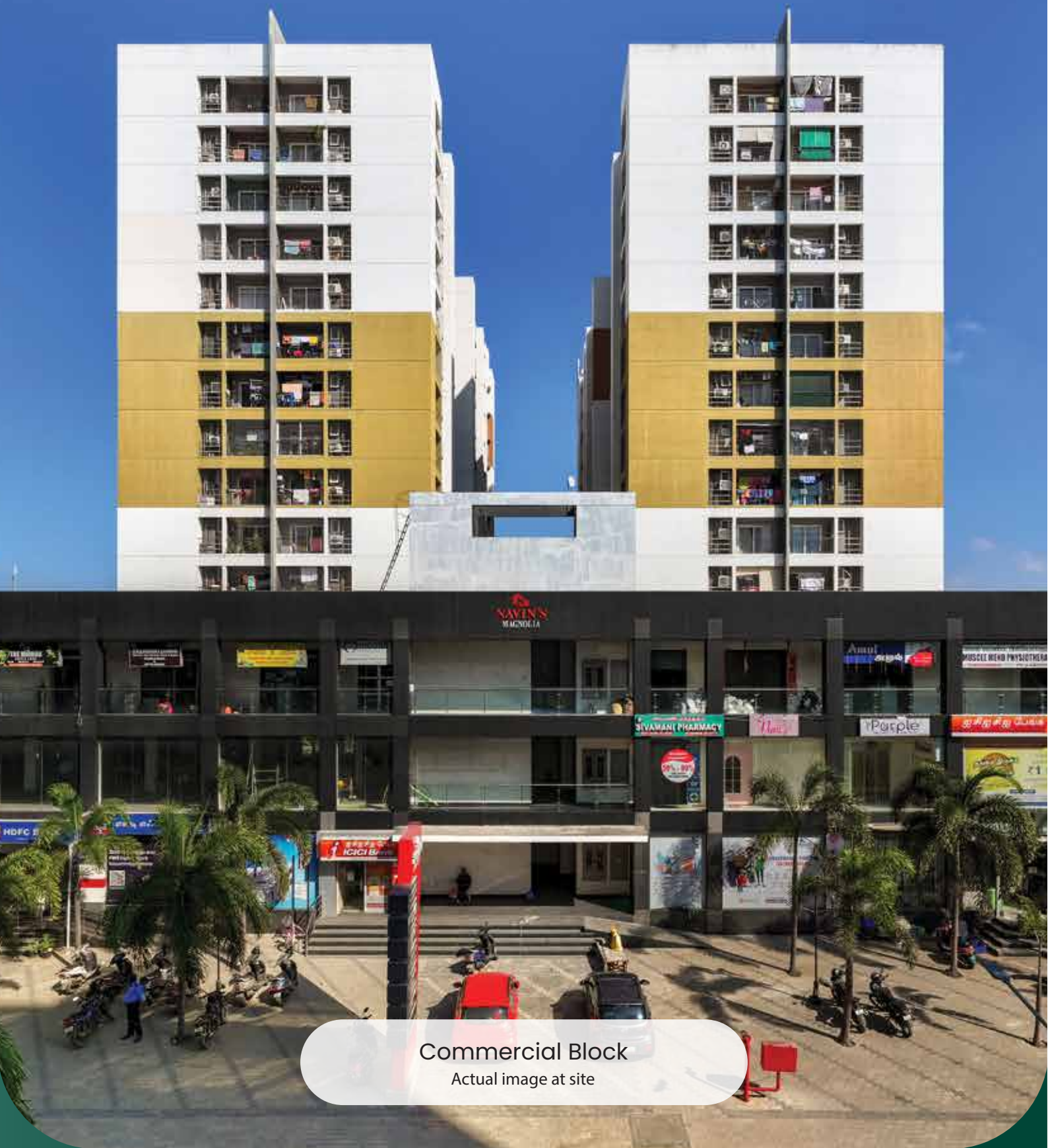
Clinic



Medical Diagnostics



Salon



Commercial Block
Actual image at site

Comprehensive convenience covers every need making life comfortable and enjoyable.

An exemplary range of smart innovations which are functional and futuristic.

Beyond walls and windows, discover a living space that responds, evolves, and redefines modern comfort, where enhanced security, effortless maintenance and unmatched convenience shape your everyday living.



Biometric & PIN controlled door access



Smart phone door lock, select light & fan control



Wi-Fi enabled community



Individual sensor lighting in car parks & common areas



Self-cleansing garbage chutes



Automated ventilation system in the basement parking with CO sensors

View of Play Area

Actual image at site



Sustainability Leadership

We believe luxury and sustainability go hand in hand. Our IGBC Gold-certified Green Buildings reflect our commitment to both energy efficiency and superior indoor air quality. We've designed every corner with care, from solar-powered common areas and water-efficient fixtures to heat-reflective tiles that keep your home cool and comfortable. From EV charging stations to eco-friendly paints, we're taking steps toward a cleaner, greener tomorrow. It's more than just building homes—it's about building a future, where living well means living sustainably.



Ample ventilation
Well lit spaces with great air quality



Solar power for common areas
Efficient motion sensor lighting



Low VOC paint reduce exposure to
harmful toxins



EV charging points benefits the
residents & the environment



Grey water recycling and
rainwater harvesting



Usage of heat reflective tiles
on terrace to reduce the use of air
conditioners & electricity consumption



Water efficient plumbing fixtures



Aerial View

Actual image at site

3 BHLK

One Letter, Your World Inside

3BHLK – The 'L' Is a Space That Becomes What You Need.

Our thoughtfully designed 3BHLK homes offer more than just three bedrooms, a hall, and a kitchen - they come with an extra 'L', a room that adapts to your lifestyle. Whether you imagine it as a Library, a Leisure room, a Little studio, or simply a space for Life's possibilities, the 'L' is yours to define.

This additional room brings unmatched flexibility to your home, giving you the freedom to create what matters most - be it a work-from-home setup, a hobby zone, a guest room, or a play area for your kids. It's a future-ready layout that grows with your needs and reflects your evolving way of life.

At Navin's CEDAR by Starwood Towers, your 3BHLK home isn't just functional - it's personal, versatile, and built for the way you live. The 'L' transforms your living space into a canvas of opportunities, blending comfort and creativity in every corner.





Aerial View

Actual image at site



F7

F8



F2

F1



Typical Unit Plan

3BHK

Unit Type F1



Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Market Super Built Up Area in Sq.ft	RERA Carpet Area in Sq.ft	Exclusive Balcony Area in Sq.ft	Total Carpet Area in Sq.ft
1357	551	1908	1222	61	1283



Typical Unit Plan

2BHK

Unit Type F2 & F3

914

371

F1

F2

F3

F4

F5

F6

F7

F8



Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Market Super Built Up Area in Sq.ft	RERA Carpet Area in Sq.ft	Exclusive Balcony Area in Sq.ft	Total Carpet Area in Sq.ft
914	371	1285	817	33	850



Typical Unit Plan

3BHK

Unit Type F4

F1

F2

F3

F4

F5

F6

F7

F8



Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Market Super Built Up Area in Sq.ft	RERA Carpet Area in Sq.ft	Exclusive Balcony Area in Sq.ft	Total Carpet Area in Sq.ft
1360	553	1913	1222	61	1283



Typical Unit Plan

3BHK

Unit Type F5

F1

F2

F3

F4

F5

F6

F7

F8



Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Market Super Built Up Area in Sq.ft	RERA Carpet Area in Sq.ft	Exclusive Balcony Area in Sq.ft	Total Carpet Area in Sq.ft
1522	618	2140	1373	61	1434



Typical Unit Plan

3BHK

Unit Type F6 & F7

F1

F2

F3

F4

F5

F6

F7

F8



Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Market Super Built Up Area in Sq.ft	RERA Carpet Area in Sq.ft	Exclusive Balcony Area in Sq.ft	Total Carpet Area in Sq.ft
1402	569	1971	1271	49	1320



Typical Unit Plan

3BHK

Unit Type F8



Unit Plinth Area in Sq.ft	Common Area in Sq.ft	Market Super Built Up Area in Sq.ft	RERA Carpet Area in Sq.ft	Exclusive Balcony Area in Sq.ft	Total Carpet Area in Sq.ft
1522	618	2140	1373	61	1434

Excellence in Construction

Features rooted in strength, crafted for timeless living



Structure

Reliable MIVAN technology
Seismic Zone III compliant
RCC walls



Flooring

600mm x 600mm double charged
vitrified tile flooring.
Toilet - Ceramic tile flooring with jaguar
or equivalent fittings



Walls

Internal walls - Putty and
Navin's Oyster white emulsion paint.
External walls - Premium anti-fungal
emulsion over texture.



Home Automation

Smart phone with voice control access to
essential light & fan. USB ports and
telephone points in living room and all
bedrooms. Fibre Optic connectivity.
Piped gas connectivity with smart meter.



Water Supply

Bore well & sump to store water
with Hydroneumatic pumping
facility to maintain uniform
pressure in all flats.



Sanitation

Acid resistant matte finish ceramic tiles,
designer walls & equivalent fittings.

Garbage Chute - Self cleansing SS garbage
chute.



Lift

3 nos. of 10 passangers and 1 no.
of 15 passengers automatic SS lifts.



Communication System

Living room with data point for Wi-Fi
access & telephone point. Wi-Fi enabled
podium and common areas.
Individual security intercom.



Doors & Windows

Teak wood framed main doors
with designer flush doors and
Digital lock with passcode and
key access.

Internal doors with laminate shuttered
and branded locks. Toilet door with
WPC frame with laminate shutters.

Window - UPVC sliding window.



Electricity & Power Backup

Three phased with FRLS copper
wiring and circuit breaker.

AC points in living , dinning
and all bedrooms

Acoustically insulated standby
generator for common areas, lights
& fans, 900 watts for each apartment.

Strength that stands tall, powered by MIVAN technology



MIVAN Formwork Technology (MFE) is a revolutionary aluminium formwork construction system.



MFE has been successfully used in 16 countries and developed for over 30 years, for forming cast in place reinforced concrete building structures.



Using this unique system, all walls, floor slabs, columns, beams, stairs & balconies, together with door and window openings are cast in place in a single site based operation.



The resulting building structure is very strong, accurate in dimensions and tolerances, and has a high quality of finished concrete surface.



The edge MFE offers over conventional construction methods is that it enables timely delivery of apartments with consistent quality even in a market where skilled labour is becoming scarce.



The use of this revolutionary construction technology enables Navin's to live up to, if not enhance its standards of excellence, consistency and timeliness.



The main characteristic of the MFE Formwork Technology is that it makes use of concrete as the principal building material.



Concrete in MFE Formwork Technology also brings additional benefits in terms of its build, quality and strength.



Other salient features that make MFE Formwork Technology a brand leader is its resistance to earthquake tremors, its resistance to fire, rot and vermin attack; its low noise transmission with good thermal capacity and its proven durability, giving long life, with little maintenance.



Aerial View of Starwood Towers

Actual image at site





View from Clubhouse Entrance

Actual image at site

Payment Schedule

Standard Scheme

On booking	10%
Within 30 days of booking	50%
Upon casting of 5 th floor roof slab	5%
Upon casting of 12 th floor roof slab	10%
Upon casting of 21 st floor roof slab	10%
Upon laying of flooring on the respective floor	10%
Before handing over	5%

Other Charges

- Registration charges (as per Government norms)
- Legal fees, documentation charges and incidental expenses
- GST
- Infrastructure Charges
- Corpus fund
- Maintenance Charges
- Club house
- Solar panel
- Service connection charges, fees, deposits and incidental expenses for electricity, water supply, sewage treatment plant etc.
- Miscellaneous

Navin's Accolades

– *A Legacy of Excellence*

Navin's is proud to be honoured with multiple prestigious awards, reflecting our commitment to quality, innovation and sustainability in every project we undertake. From best construction practices to our eco-friendly initiatives, our awards stand as a testament to our dedication to delivering homes that not only meet but exceed expectations.

With Navin's, you're choosing a legacy of excellence and trust, backed by industry recognition and a proven track record of success.

Few of our award & accolades

2021

- "Best HR practices Award" - FICCI HR 2021 Awards hosted by FICCI Tamil Nadu with IIM-Trichy

2019

- ET Now Real Estate Award
 - Most Trusted Developer of the year
 - Most Innovative Marketing campaign of the year
 - Smart Residential project of the year
- CIDC Viswakarma Award for The Best Construction Project - Navin's Whiteberry, Moolakadai
- IGBC National Green Champion Award

2018

- BIG FM Big Chennai Pride Award - Best Builder of the Year

2016

- CIDC Viswakarma Award for best construction project - Navin's Hillview Avenue, Thirumudivakkam
- Best Professionally managed company (turnover Rs.100-500 Crore)

Awards of Navin's Starwood Towers



PMAY – Affordable
Housing Award 2025



CIDC Vishwakarma Award for
Construction Health,
Safety & Environment (2023)



PMAY Empowering India Awards
best project in LIG category in
TamilNadu (2022)



CIDC Viswakarma award best
construction project -
Phase 2 (2021)



Residential Complex of the year &
Mid Segment project of the year in
the Realty+Conclave & Excellence
Awards - South (2021)



PMAY Empowering India Awards
best project in LIG category in
TamilNadu (2019)



CIDC Viswakarma Award Best
Construction Project -
Phase 1 (2015)



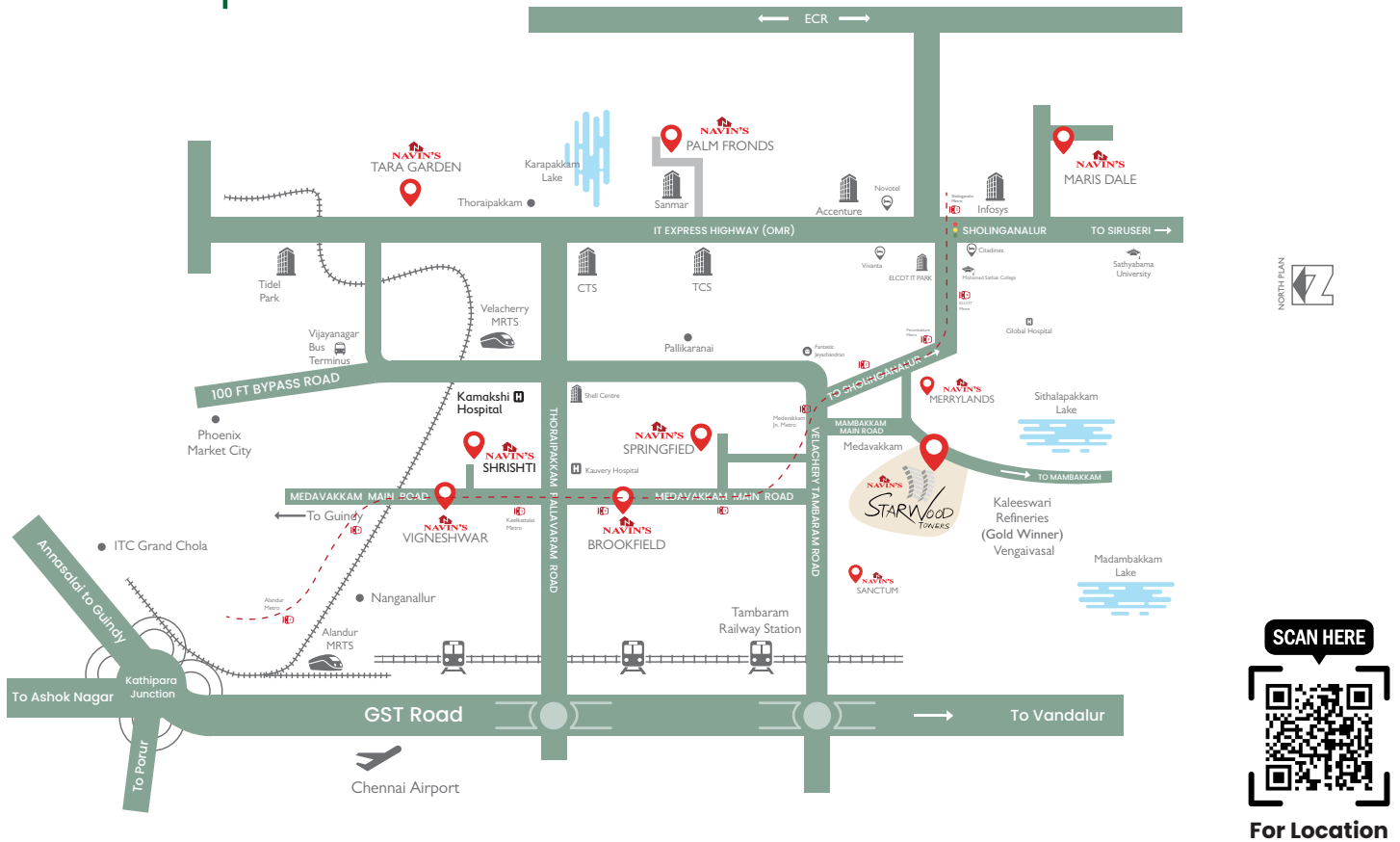
Indian Concrete Institute Ultra
Tech Award - Best built
Apartment (2015)



Award for Excellence in
Eco-friendly project - Navin's
Starwood Towers (2015)

Route Map

*Map not to scale



NAVIN'S

The Home Makers Who Care

For bookings contact : +91 8870065065

Promoter : Navin Housing & Properties (P) Ltd.,

Site Address: Navin's Cedar at Starwood Towers, Medavakkam-Mambakkam main Road, Vengaivasal, Chennai- 600126

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RERA No:
TN/35/Building/0039/2025.
For Details: www.rera.tn.gov.in

Chat With Us:



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