



**NAVIN'S**



**Hillview**  
— a v e n u e —

📍 **Thirumudivakkam**



# MAGIZHCHI

Happiness is a serene life but in the **middle of everything.**



# Magizhchi. மகிழ்ச்சி Happiness, Joy

What does Happiness mean to you?

Waking up in the lap of nature with birds chirping and temple bells tolling every morning, as the sun's rays bathe your beautiful home?

Watching your children and elders smiling their hearts out in the company of friends and loved ones, amidst open spaces and lush green parks?

Enjoying tranquillity and peace, in an abode that blends convenience with luxury and elegance?

## **Welcome to Navin's Hillview Avenue**

A serene home we have meticulously designed just for you in the picturesque locales of Thirumudivakkam, where you get to enjoy opulent lifestyle, state-of-the-art amenities and comforts that you have always wanted in a home.

*That's Magizhchi for you!*





# Happiness in the lap of sublime divinity

Nestled in rejuvenate locales adjacent to Thiruneermalai, Navin's Hillview Avenue is a stone's throw away from 2000 years of rich tradition, where Maha Vishnu, as Neervanna Perumal sits in this revered shrine, one of the 108 Divya Desams (Divine Abodes).

The community, surrounded by seven serene hills breathes positivity and grace, and as the divine chants from the temple waltz their way into your homes, you are sure to feel the spiritual energy and goosebumps, only a spiritual experience can guarantee. In short, more oxygen and positivity per square foot.

*That's Magizhchi for you!*





Actual site image



## Happiness on the road to modernity

Navin's Hillview Avenue affords you a life of convenience and comfort, being situated a mere 15 minutes drive from the Chromepet Shopping District and a mere 15 minutes away from GST Road, located in close proximity to the IT hubs, schools, hospitals and higher educational institutions - in short, an address that guarantees you convenience in your commutes and daily needs.

Importantly, Navin's Hillview Avenue is located just a few hundred metres from Outer Ring Road, the new lifeline of Chennai's industry & transportation, which offers easy connectivity and faster access to rest of Chennai and beyond.

*That's Magizhchi for you!*

## Happiness - today and forever!

Buy a home at Navin's Hillview Avenue and you're not just part of an exclusive community of spacious and elegantly crafted homes, spread across 11 acres, you are also embracing life with people where living becomes more meaningful and enjoyable.

Modern amenities like extra wide black topped roads, luxurious clubhouse, multi-sports court, kid's play area, mini-theatre, senior citizen's corner & more have been stylishly designed for your comfort and entertainment. Phase I apartments spread across three magnificent blocks - Amethyst, Coral and Emerald, have large rooms, generous windows that afford fantastic views and cross ventilation, wide corridors and large balconies\* add to the charm. In short, gems of happy living.

*That's Magizhchi for you!*

\*Not in Coral block



# Location advantage

Navin's Hillview Avenue is an address that spells convenience, easy commute and connectivity, while offering the advantages of a peaceful and picturesque location.

The Project with its quick access to the Industrial and IT hubs of Chennai, and a host of educational institutions, hospitals, shopping centres and entertainment zones is ideally positioned in terms of connectivity. Key transportation hubs of Chennai – Airport, Outer Ring Road and Bus terminus are a stone's throw away.

400 Feet ORR - 2 mins

Thiruneermalai - 5 mins

Kundrathur Bus Terminus - 10 mins

Chromepet Railway Station - 15 mins

Meenambakkam Airport - 20 mins

Pallavaram GST road – 15 mins

Sriperumbudur – 30 mins

Porur – 25 mins

Via ORR

Poonamallee Metro - 20 mins

The Gateway Office Park - 20 mins

Koyambedu - 35 mins

Upcoming Kilambakkam Bustand - 20 mins



## Schools

Jain Public School - 3 mins

Shanthi Anand Vidyalaya School - 4 mins

Maharishi Vidya Mandir School - 4 mins

Srimathi Sundaravalli Memorial CBSE - 15 mins



## Colleges

Madha Engineering College - 10 mins

Tagore College of Arts & Science - 15 mins

Madras Christian College - 25 mins

MIT - 20 mins

National Institute of Siddha - 20 mins



## Transport

MTC & State Transport Bus stops - 1 mins

Suburban Railway Station - 15 mins

Airport Metro Station - 20 mins

Chennai International Airport - 20 mins



## Health

Sri Venkateshwara Hospital - 15 mins

Sugam Hospital - 15 mins

Shree Balaji Medical College & Hospital - 15 mins

Dr. Rela Institute & Medical Centres - 20 mins

Parvathy Hospital - 20 mins



## IT Hubs

MEPZ, SIDCO, Thirumudivakkam Industrial Estate, SIPCOT

**The Gateway Office Park**

Accenture | Airtel | CTS | Embassy IT Park



## Shopping & Entertainment

**Retail:** Saravana Stores | Pothys | Nalli Silks

Reliance Trends | Megamart | Nike | Adidas

**Jewellery:** GRT Jewellers | Tanishq | Lalitha Jewellery

**Restaurant:** A2B | KFC | Pizza Hut | Buhari

Thalappakatti Biriyan







Rendered images

# Clubhouse amenities\*

High-style living with all modern conveniences.



MINI THEATRE



MULTI-PURPOSE HALL



GAMES



GUEST ROOM



TABLE TENNIS



GYM



LIBRARY



ENTRANCE LOBBY



Bank | ATM | Clinic | Pharmacy | Laundry  
Super Market | Beauty Parlour

## UPCOMING ESSENTIALS



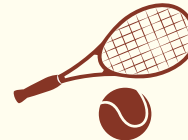
Energy Efficient | Water Efficient | Avenue Trees  
Street Lighting | Central Landscaped Median  
Amphitheatre | Use of Eco-friendly Materials

## GREEN BUILDING



Wide Landscaped Streets | Pedestrian Friendly Pathways  
Facade & Entrance Lighting | Feature Wall  
OSR Park | Kid's Play Area | Senior Citizens' Corner | Gazebo

## LANDSCAPING



Multi Sports Court to play Tennis | Badminton  
Basketball | Futsal | Swimming pool\*

## OUTDOOR GAMES



Generator Backup in Common Areas  
Essential Points Inside the Apartments  
RWH Water Supply Arrangements | Sewage Treatment Plant  
Ample Parking Space | Visitor Parking | Fire Fighting Arrangements  
Earthquake Resistant Structure | EV Charging

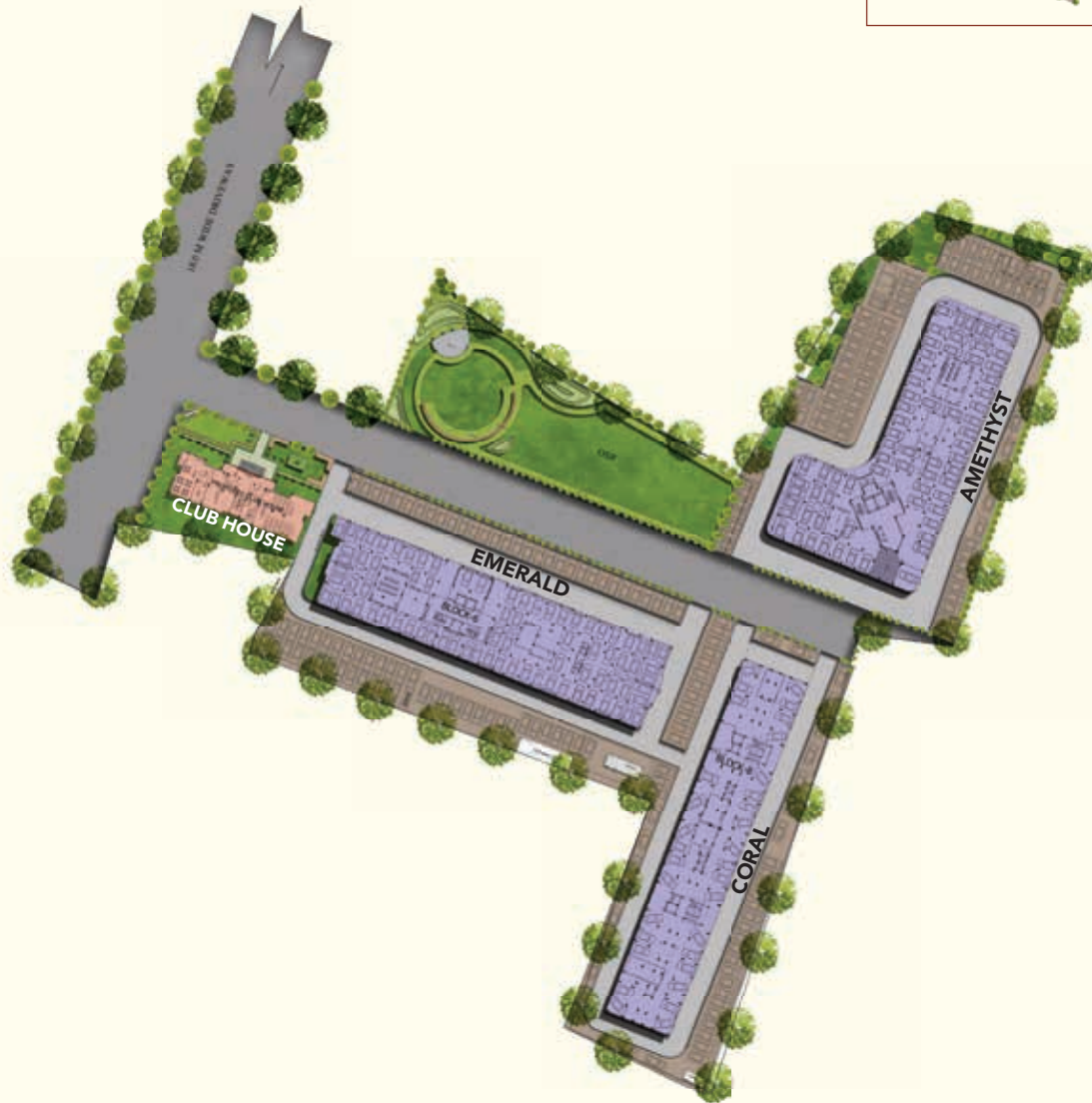
## ESSENTIALS

\*Part of future phases



# Site plan

Great amenities within your reach.



# Payment schedule

Easy, hassle-free payment scheduling.

## Schedule of payments

- On booking - 20%
- Agreement stage - 75%
- Before handing over - 5%

## Extra expenses

- Registration
- Legal fees documentation charges and incidental expenses
- Infrastructure / amenities fee
- Maintenance charges - 2 yrs
- Miscellaneous expenses
- Service connection charges, fees, deposits and incidental expenses for electricity, water supply, sewage / treatment plant etc.
- Clubhouse membership
- Corpus fund



# Specification

Top-class materials and facilities in the making of your dream home.

## Structure

RCC framed structure

## Walls

Cement blocks in cement mortar

## Windows

UPVC windows

## Main Door

Varnish sealer finish

## Other Doors

Enamel paint

## Doors

Main door in teak wood frame with skin shutters and other doors in good quality timber with flush type shutters

## Flooring

Vitrified tile flooring inside the flat

## Toilet

Ceramic tiles flooring and dadoing with good quality sanitary fittings

## Finishing

Walls with putty to take emulsion paint and ceiling plastered suitable to take cement paint

## Outer Walls

Exterior emulsion

## Electricity

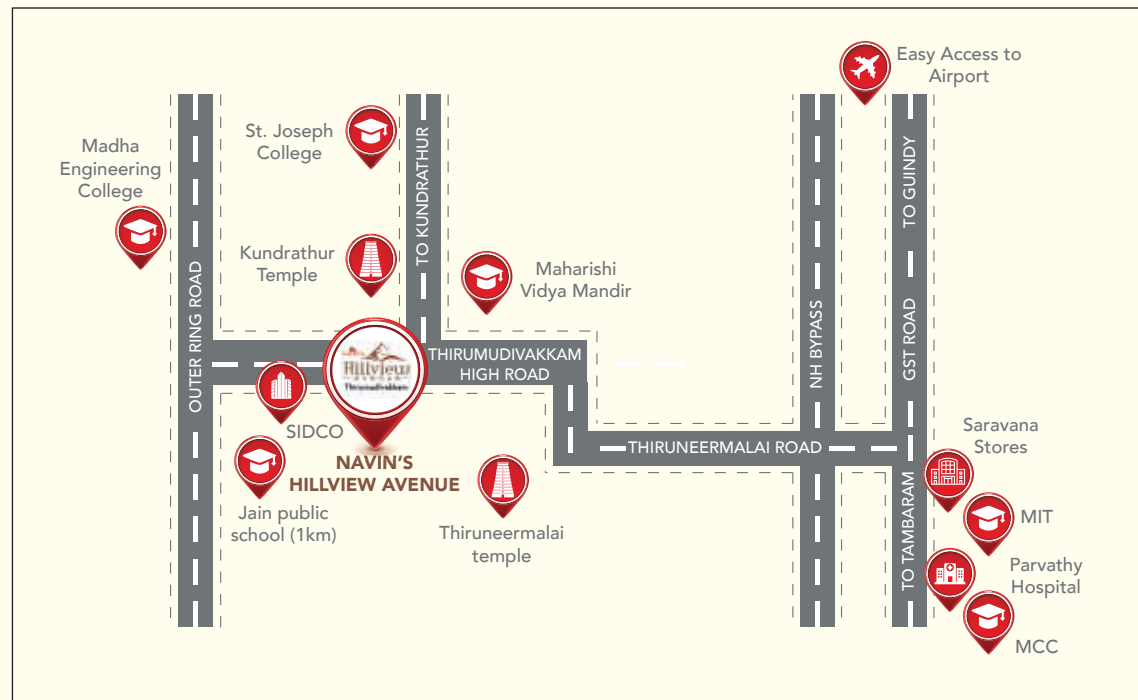
Three phase electric supply and A/C points in all bedrooms

## Lifts

10 Passenger lifts of reputed make

## Water Supply Arrangements

Bore / open well for tapping ground water sump to store water with arrangements for pumping water to overhead tank, lines run from these tanks to each apartment



Maps not to scale





We at Navin's believe that building homes is an art, and an exercise of intellect, careful precision, and passion. We have driven ourselves tirelessly, since 1989, to achieve the culmination of architectural brilliance and highest value-for-price in our projects. With a customer centric approach, the Navin's brand is built on strong foundations of excellence in quality, trust, clean business ethics and transparency, earning home buyers' trust over the last 3 decades.

Every Navin's project goes through 1275 quality checks to ensure impeccable quality in every project we undertake. We bring to the table, clear titles, excellent locations, perfect constructions, strict adherence to rules and regulations, care for customer needs, and above all, ethical business practices.

### Navin's - Solid, Sound & Upright

**125+**  
Projects

**3400+**  
Happy Families

**60+**  
Awards

**34**  
Years in Business

### What the world thinks of us...

- CWDB - Stalwarts of the South - Chennai 2023
- PMAY Award 2022 - Starwood Towers 2.0
- Best HR Practices Award - FICCI HR 2021  
Awards hosted by FICCI Tamil Nadu with IIM-Trichy
- ET Now Real Estate Award 2019  
Most Trusted Developer | Most Innovative  
Marketing Campaign | Smart Residential Project  
- Starwood Towers
- CIDC Viswakarma Award for Best Construction  
Project - Navin's Hillview Avenue
- CIDC Viswakarma Award for Best Construction  
Project - Navin's Whiteberry
- IGBC National Green Champion Award
- PMAY Award 2019 - Starwood Towers



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

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