

# An Address That Takes You Over The Moon



# Life that sparkles like the full-moon

Welcome to a blissful living at Navin's Starwood Towers 3.0. Just **15 minutes from Velachery**, this community offers an upscale lifestyle loaded with conveniences, leisure indulgences and world class amenities with acres of greenery around.

Spread across 9.85 acres of serenity and calmness Navin's Starwood Towers is set at the confluence of Velachery, Sholingnallur (OMR) & Tambaram. Schools, Colleges, Hospitals, IT parks and Malls are a short drive away. Navin's Starwood Towers 3.0 is built on basement+ stilt + 21 floors comprising 588 elegantly designed 2 BHK homes across two towers Maple & Cedar.

The already completed five blocks of Navin's Starwood Towers phases 1 & 2 adds life to the community with thousands of neighbors to celebrate every special occasion of your life.

Come home to your own smart abode at **Navin's Starwood Towers 3.0.**





# Amenities as limitless as the galaxy

Step into Navin's Starwood Towers 3.0 and discover how great care has gone into every small detail, to make your life comfortable and joyous.



Super smart homes



Earthquake resistant homes



18,500 sq.ft. opulent club house



EV charging stations for cars & 2 wheelers



40,000 sq.ft. of lush landscaped podium



Walking trail & water channel



Daily conveniences right across your doorstep



Acres of greenery



Sensor lighting system across common areas



5 year defect liability period



Car-free play areas





# Avant-Garde intelligence to experience the glint of shining stars

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



Biometric and PIN controlled door access



Smart phone door lock,  
select light & fan control



Wi-Fi enabled community



Individual sensor lighting in  
car park



Self-cleansing garbage chutes



Automated ventilation system in the  
basement parking with CO sensors

# Blue chip safety to make life tranquil and celestial

Intricately designed safety features that provide utmost care and protection to every inhabitant.



MIVAN Technology for construction of robust buildings



Toughened glass for all external windows



Advanced zone based fire fighting systems



Automatic sprinkler system for every living & bedroom



Snorkel driveway for easy evacuation



Surge protected power supply



Grid lightning arrestor



Patrol car for security



CCTV



Elevators with ARD



Car free podiums for children & elders



Corner protection for columns in parking areas





# Strength that shines over you with MIVAN technology

- MIVAN Formwork Technology (MFE) is a revolutionary aluminium formwork construction system.
- MFE is 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, with 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 it's 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 it's build, quality and strength.
- Other salient features that make MFE Formwork Technology a brand leader is it's resistance to earthquake tremors; it's resistance to fire, rot and vermin attack; it's low noise transmission with good thermal capacity and it's proven durability, giving long life, with little maintenance.

# Opulent clubhouse that conquers the sky

An exuberant recreational time is guaranteed with exciting attractions that come with a stunning 18,500 sq.ft. clubhouse.



Grand lounge



Stellar library



VR gaming



Galaxy cinemas



Gaming station



Sweat box gym



Yoga, Meditation &  
Zumba hall



Kid's softplay area with ball pool, rock climbing wall etc...



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



Multipurpose hall with dedicated pre-function area



Crystal swimming pool with kids wadding pool



Steam & Sauna



Café with coffee, tea & snack vending machines
































# Premium lifestyle as immense as the star studded sky

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

-  Amphitheatre
-  Senior citizen corner
-  Sprawling podium with sculpture, water features & exclusive landscape
-  Party lawn
-  Spacious car parks
-  DG power backup for common area essential fan and lights in flats
-  Water bodies
-  Car wash points
-  Walking trail
-  Exclusive visitor's parking
-  Individual gas pipe line connection for each flat
-  Avenue trees
-  Well-equipped kids play areas
-  Advanced pressure management systems for water lines
- 

## Play court to keep you in stellar strength!

The community is equipped with many sports courts along with other games keeping you delightfully active.

-  Tennis
-  Cricket nets
-  Chip golf with kids golf
-  8 Shape walking area
- Multi Sports Court**
-  Shuttle
-  Basketball
-  Futsal
-  Volleyball

# Reach for the blue skies with green building lifestyle

Shift to environment friendly homes that come with an array of green facilities.



Generous amount of lighting and ventilation



Enhanced indoor air quality



Solar power for common areas



Electric charging stations



Low VOC paint



Water efficient plumbing fixtures



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

# Everyday convenience to live among the brightest stars

Comprehensive conveniences cover every need, making life comfortable and enjoyable.



Supermarket



Bank



ATM



Salon



Laundry



Pharmacy



Clinic



Restaurant



Ice cream Parlor



Medical Diagnostics









# Live in an Award winning Community

Take pride in living in an award winning community. Navin's Starwood Towers Phase 1 & 2 have proved time again to be one of Chennai's finest address with the various awards it has bagged.



- 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)

# Experience a constellation of features and specifications



## Structure

Seismic zone III complaint RCC wall structure using latest MIVAN formwork technology.



## Walls

Best quality RCC walls.



## Doors

Main Doors: PIN controlled smart door lock of Yale make or similar, teak wood framed main doors with designer flush doors.

Internal Doors: Other doors with good quality wood frame with laminate shutters and good quality branded locks.

Windows: Good quality UPVC sliding windows.



## Finishing

Internal Walls: Finished with putty and Navin's Oyster white colour emulsion paint.

External Walls: Finished with premium anti-fungal emulsion paint end texture.



## Flooring

Rooms & Balcony: 600mm x 600mm size of double charged vitrified tile flooring of reputed make.



## Toilets

Flooring: 300mm x 300mm acid resistant matte finish ceramic tile.

Wall: Designer ceramic wall dadoing upto 7' ht.

Sanitary: CP and sanitary fittings of Kohler make or equivalent.



## Electricity

Three phase electrical power supply with concealed FRLS copper wiring of reputed make and circuit breakers.

AC points in all bedrooms and AC point preparation in living room. Power outlet for geyser in bathroom.

Plug points for cooking range - chimney, refrigerator, mixer/grinder in kitchen.

Plug points for television in living & bedrooms.



## Water supply arrangements

Bore well for tapping ground water. Sump to store water with pumping arrangements.



## Elevators

3 elevator for 10 passengers and 1 for 15 passengers. Automatic SS lifts in each block of reputed make.



## Home Automation

Smartphone & voice controlled access for one light & fan. Main door lock with key & passcode.



## Generator

Acoustically insulated standby generator back-up for common area and essential lights & fans in every apartment.



## Garbage Chute

Self cleansing SS garbage chute.



## Communication

Telephone point in living room.

Data point with WiFi router in living room & conduit for data line in one bedroom.

WiFi access on podium & common areas.

Security intercom for every apartment.



# Location advantages



## Schools

- Ravindra Bharathi School – 1.6 Km
- B.V.M.School – 2.5 Km
- St.John's School – 3.5 Km
- Sri Chaitanya Techno School – 5 Km



## Colleges

- Sathyabama University - 5.5 Km
- The Jerusalem College of Engineering – 6 Km
- KCG College of Technology - 6 Km
- Balaji Dental College - 6 Km



## Hospitals

- Global Hospital – 3.5 Km
- Kamatchi Hospital - 6 Km

# Payment Schedule

## Standard Scheme

On booking	10%
Within 30 days of booking	25%
On completion of foundation	20%
Upon laying of 3 <sup>rd</sup> floor roof slab	10%
Upon laying of 12 <sup>th</sup> floor roof slab	10%
Upon laying of 21 <sup>st</sup> floor roof slab	10%
Upon laying of flooring of the respective floor	10%
Before handing over	5%

## Other Charges

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

# Navin's - A brand built on strong values

Since 1989, Navin's has been curating homes with great love and care for childhood to unfold, for aspirations to grow and for families to celebrate.

With a customer centric approach 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.

Navin's conducts 1275 quality checks to ensure an infallible quality in every project we undertake.

With customer in focus, every Navin's home is created with robust engineering, exceptional sense of design aesthetics together with the same care for details and perfect titles providing timeless value.



3000+ happy families



60+ awards



Over 120 projects

## Few of our other recent 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 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

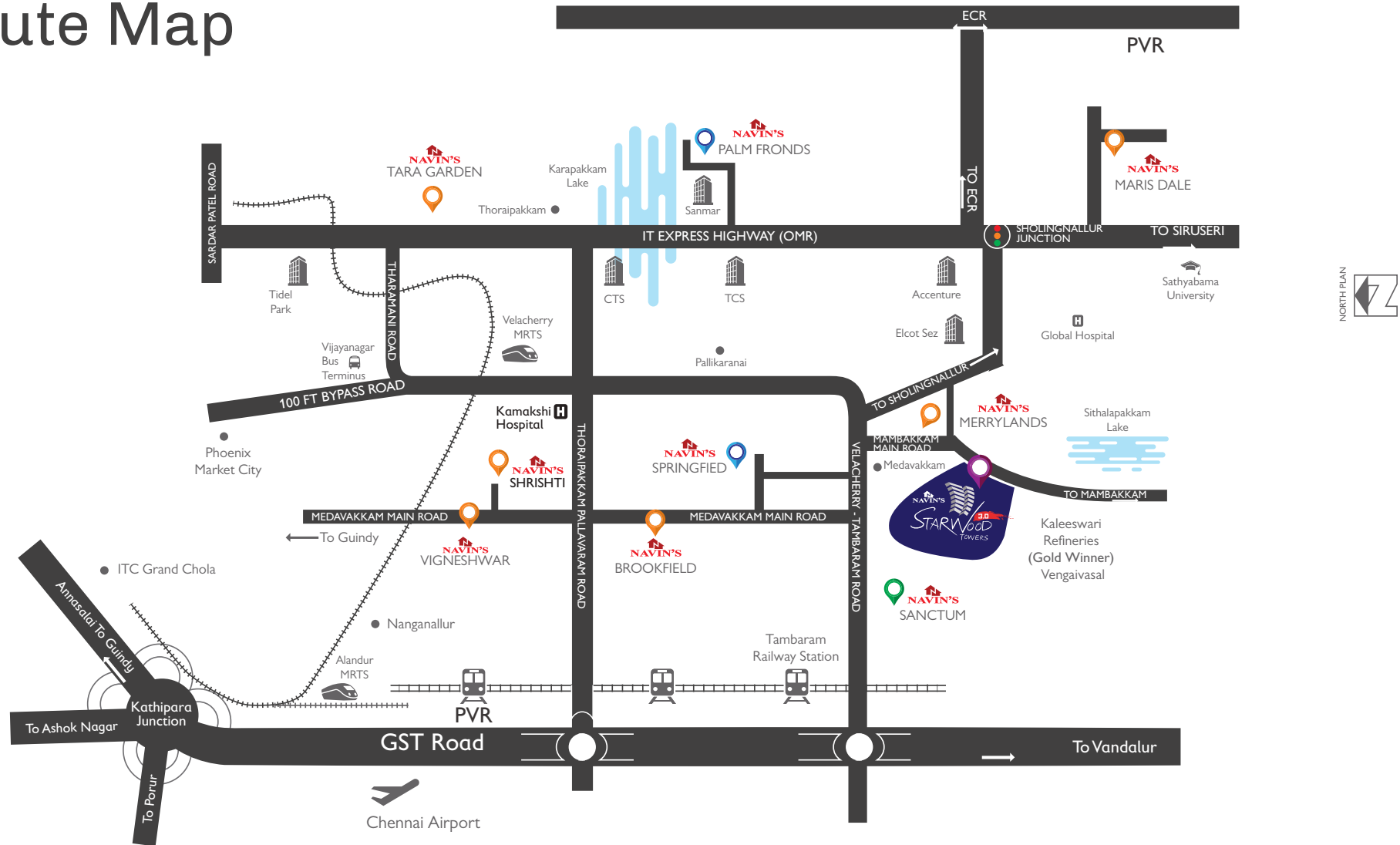
- CIDC Viswakarma Award for best construction project - Navin's Hillview Avenue, Thirumudivakkam
- Best Professionally managed company (turnover Rs.100-500 Crore)



several more awards...



# Route Map



**For bookings contact : +91 88700 65065**

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

Site Address: Navin's Starwood Towers 3.0, Medavakkam-Mambakkam Main Road, Vengaivasal, Chennai - 600 126.

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