NAVIN'S

CEDAR

AT STARWOOD TOWERS

Cedar Tower View

NAVIN'S

The Home Makers Who Care

3500+
Happy Families

60+ Awards

1275+
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 generations of homebuyers. Our legacy is built on an uncompromising pursuit of perfection, reflected in the 1275 + 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, where 700+ families proudly call home. More than just a residence, it's a place where connections flourish —where relationships grow, shared spaces bring people together and every moment turn into cherished memories.

Experience the joy of living the dream.

166 Units | B+S+21 Floors | Spacious 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

Thoughtfully Designed spaces that elevate comfort and elegance.

Sustainable Living

Experience the greener future where smart design meet sustainability.
Save energy, save money and embrace a more eco-friendly lifestyle.

Security

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 spacious 3 BHK residences, CEDAR offers the flexibility to shape your space to match your journey—whether it's a personal retreat, a growing family, or a place to nurture creativity. 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 commitment to sustainability, every detail is crafted to enhance 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 space, 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 space, sustainable living and the innovation of MIVAN technology, all in a prime location.

Extra Space

Spacious 3 BHK Residences offering flexibility with multifunctional spaces for your evolving needs.

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.

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.

Abundant Groundwater

Enjoy the luxury of one of Chennai's few areas with ample groundwater —an exclusive advantage for urban living!

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, Crystal Swimming Pool with Kids Wading Pool
- Gaming Station & VR Gaming
- Galaxy Cinema

Kid's Play Area

Actual image at site

Sweat Box Gym
Actual image at site

usi
UNIVERSAL
WELCARE
WCE12
Propel
CU 90

Table Tennis
Actual image at site

Galaxy Cinema

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.
- 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.

Exterior View

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.

Reception
Actual image at site

Cafeteria Entrance

Actual image at site

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 unmatchedconvenience 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

Extra space, Extraordinary Living

Our extra spacious 3 BHK homes offer more than just extra space—they provide flexibility to suit your lifestyle. Multifunctional spaces woven within the unit adds a layer of versatility, whether you need a home office, a playroom for your kids, or a guest room for visiting family and friends. The spacious layout ensures that your family can grow into the space, with room to relax, entertain, and live comfortably.

This thoughtful design ensures that no matter how your needs evolve. Your home at CEDAR by Navin's Starwood towers will always have the perfect space for you.

The extra space allows you to customize your living experience, making it ideal for those who desire both luxury and functionality.

Aerial View

Actual image at site

Typical Floor Plan

2-19 FLOOR

F7
F8
OTS
OTS
OTS
OTS
CORRIDOR
LIFT
OTS
OTS
OTS
LIFT
F2
F1

Typical Unit Plan 3BHK Unit Type F1

F1

F2

F3

F4

F5

F6

F7

F8

SCAN FOR 3D

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

Ar

SCAN FOR 3D

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

SCAN FOR 3D

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

SCAN FOR 3D

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

SCAN FOR 3D

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

F1

F2

F3

F4

F5

F6

F7

F8

SCAN FOR 3D

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 wallls and Kohler (or equivalent) fittings.
Garbage Chute - Self cleansing SS garbage chute.

Lift & Generator

3 nos. of 10 passangers and 1 no. of 15 passengers automatic SS lifts.
Acoustically insulated standby generator for common areas, lights & fans, 900 watts for each apartment.

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

Three phased with FRLS copper wiring and circuit breaker.

AC points in living , dinning and all bedrooms

Power outlets and plug points for essential electronics all over the house.

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 it's 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

NAVIN'S

View from Clubhouse Entrance

Actual image at site

Payment Schedule

Standard Scheme

On booking	10%
Within 30 days of booking	50%
Upon casting of 5th floor roof slab	5%
Upon casting of 12th floor roof slab	10%
Upon casting of 21st 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

- 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)

NAVINS

Arial View

Actual image at site

Route Map

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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