



## SEVEN EDGE MINI CONDOS





1

## LIVE WHERE THE CREAM OF CHENNAI LIVES

Address is everything in any city. It's the most eloquent statement you can make about how you wish to be seen. It defines your worldview, grooming, values and most importantly, whom you choose to hang out with. Septem from Navin's is at the cusp of Adyar and Besant Nagar, the intellectual and cultural capitals of Chennai. Ensnconced in Indira Nagar, off Lattice Bridge Road, it offers the best of both worlds. Any Chennaiite would give an arm and a leg to live here. Fortunately, we serve it to you on a platter.



## 2

### GO PLACES WITHOUT BREAKING A SWEAT

Septem is very centrally located in the central business district of Chennai that everything feels utterly accessible. In the race to reach TIDEL Park, or any glitzy software park on OMR, our residents have a headstart over the rest of the city. Everything from the beach, to malls like Phoenix City, are within driving distance. Kalakshetra is a stone's throw away. Elite educational institutions like Sishya, Bala Vidya Mandir, The School-KFI, IIT Madras, CEG, NIFT and a slew of restaurants are within proximity.





3

### OWN A GLOBAL STYLE HOME AT A FRACTION OF THE COST

How does one live in prime real estate in the best of cities? The solution is not-too-big, not-too-small dwellings called mini-condos. New York, Hong Kong and London pioneered this concept a decade ago. Septem was the first to replicate the idea in Chennai. The thought behind a mini-condo is simple: To give the upper middle class, a prestigious home that packs maximum luxuries per square feet without blowing a hole in their wallets. And Septem lives up to this promise with aplomb. Our mini condos offer the same lifestyle at a price that will surprise the NRIs and expats.



4

## ENJOY THE AMENITIES OF AN ENCLAVE

Building a classy residential complex in prime real estate is what evolved builders do. Navin's Septem went one step further. We garnished our offering with the most useful features from a plush gated community. Features like:

- Fitness Studio
- Terrace Party Area
- Covered Car Park
- Children's Play Area
- Standby Generator
- Security Intercom
- Machine room-less lifts

# 5

## GET SPECS THAT EARN YOU RESPECT

Septem is all about the little, little touches that earns high praise from connoisseurs of fine living. The best of both worlds, that's just perfect for your family



### STANDARD SPECIFICATIONS

#### Structure / Walls

- Earthquake resistant RCC framed structure
- Solid blocks in cement mortar

#### Doors

- Elegant looking teakwood framed Maindoor with designed solid core teak finished flush shutters with PU polish
- Bedroom doors with teakwood frame and both side polished imported moulded skin shutters
- Toilet doors with teak wood frame and FRP shutters

#### Windows

- Good quality UPVC framed openable tinted glazed shutters and with sliding shutters; for kitchen and common areas

#### Kitchen

- Polished granite counter with stainless steel sink and drain board with 2'ht ceramic tiles dadoing

#### Toilet

- Ceramic Tiles flooring and designer wall dadoing upto 7'0"ht
- CP & Sanitary Fittings
- Attached and common toilet with Kohler mixer taps, counter top basins and sanitary ware

#### Flooring

- Matt finish vitrified tile flooring for all rooms inside the flat except toilets

#### Electricity

- Three phase Electric supply with concealed FRLS Copper Wiring
- Circuit breaker and A/C points in Living-Dining and all Bedrooms
- High end Anchor brand Modular switches

#### Finishing

- Internal walls plastered and finished with putty and Emulsion paint
- Ceiling plastered and finished with Emulsion paint
- Outer Walls: Combinations of Matt texture putty and Exterior Emulsion paint

#### Lifts

- Automatic elevators

#### Staircase

- Granite flooring with elegant modular S.S Handrails

#### Water Supply Arrangements

- Bore/open well for tapping ground water, and sump to store water
- Water supply through pneumatic pressure pump system

#### Features & Fittings:

- Covered car park
- CCTV with security cameras
- Pleasing landscaping
- Fitness training studio
- Rainwater harvesting
- Strict adherence to approved plan
- Standby generator for common areas and all light, fan and fridge points inside the flats (except A/C and geyser) with auto panel
- Driveway and open parking with interlocking pavers
- Entrance lobby with granite flooring
- Children's play area
- DTH service connectivity
- Restroom for servants & drivers
- Terrace party area





6

## CHOOSE A BUILDER WHO'S AS CLASSY AS YOU

The thing about Navin's is that we're finicky like you. Everything from the locale, design, floor plans, documentation, landscaping, interiors, down to the plumbing and wiring has passed over 1275 quality checks. Naturally, we are the trust magnet for the choosy. And the first port of call for those who want a world class home. Septem is one of our iconic projects. We've brought over 28 plus years of experience to the table and have fine crafted an abode of excellence worthy of your presence.



7

## READY TO ROLL THE GOLD CARPET FOR YOU

The beautiful aspect of our mini condos is that they are ready for occupation the moment you decide to move in. With just two mini condos in a floor, a quirky touch of angular walls, plenty of space and sunshine, they are more than worth your while. Come to Septem. Experience luxury up close.

- 7 Blocks of Stilt + 4 Floors
- 56 Units of Cozy 2 Bed Condos
- 929 to 942 sq. ft
- Covered Car Park
- Terrace Party Area
- Fitness Training Studio
- Standby Generator

*and much more...*



## UNIT PLAN A2 AND B2, D2, F2, G2



## UNIT PLAN E1, G1, E2



### AREA STATEMENT

CORE & FLAT NO.	SALEABLE AREA	CARPET AREA	WALL AREA	PLINTH AREA	COMMON AREA
A2	938	705	88	793	145
B2, D2, F2, G2	941	715	80	795	146
E1, G1, E2	942	716	80	796	146





— ❁ — 28+ Years of Trust, Excellence and Care. Over 115 Projects Completed. ❁ —

**Promoter: Navin Housing & Properties Pvt. Ltd.**

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