




NAVIN'S
 Bayview
Privé

 Besant Nagar

A Legacy Crafted with Values.

Homes That Feel Like Family.

Over 36 years, Navin's has quietly shaped enduring landmarks, earning the trust of 3,800+ families across generations, with a consistent focus on quality, integrity, and timeless design.



NAVIN'S

The Home Makers Who Care

36

Years Of
Commitment



128+
Projects



3800+
Happy Families



1575+
Quality Checks



60+
Awards



IGBC National
Green Building Champion



Three residences. Three entire floors. Each 3 BHK home spans 2,115 sq. ft. in Besant Nagar's quietest enclave.

One residence per floor: your own rhythm, your own relationship with light and air. Maritime minimalism defines the design through clean geometry, subtle detailing, and coastal generosity. Ventilation flows like a sea breeze. Natural light lingers and transforms.

This isn't beachfront living. It's beach souled living. Essence without excess, calm without compromise.

Navin's Bayview Privé. Where the tide of everyday life finds its perfect ebb.



Brayview
PULSE

NAVIN'S

10 Thoughtful Touches. One Private Luxury Experience.



Exclusive Floor Privacy

One residence per floor—your entire sanctuary, unshared and uncompromised, always.



Prime Coastal Connectivity

Just a minute from Besant Nagar Beach, with easy access to premium schools, hospitals, and dining.



Premium Parking Comfort

Stilt-floor parking and a driveway finished with natural stone and pavers.



Complete Security System

CCTV surveillance and an intercom system for comprehensive security.



Uninterrupted Power Supply

A private 7 kW DG per residence, with full backup for all common areas—because true luxury never pauses.







Assured Water Pressure

Pressurized water supply to all residences ensures a consistent flow throughout your home.



Sustainable Green Living

Rainwater harvesting and solar-powered lighting for an energy-efficient, eco-conscious living experience.



Ventilated Design

Cross-ventilation thoughtfully engineered to enhance natural airflow across every residence.



Private Lift System

A high-grade private lift with direct access to the residence and terrace, complemented by landscaped sea views.



Future-Ready EV Charging

Every residence comes with a dedicated electric vehicle (EV) charging point.



19th Cross Street - 30' Road

Super Built-Up Area in sq.ft.	Carpet Area in sq.ft.		
	RERA Carpet Area	Exclusive Balcony Area	Total
2115	1462	60	1522



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Specifications



Structure & Walls

- RCC framed structure designed as per Seismic Zone III regulations for structural safety, along with anti-termite treatment.
- Autoclaved aerated blocks with Smart fix or Equivalent Adhesive



Doors

Main Door: 8'0" × 4'0" Teakwood frame with 50 mm thick designer shutter, polished on both sides, fitted with branded digital lock

Bedroom Doors: 7'6" × 3'3" good-quality wooden door frame with a 35 mm thick modular veneer shutter, polished on both sides.

Toilet / Utility Doors: WPC door frames with NFC (Natural Fibre Composite), with shutters finished in veneer on dry side and laminate on wet side



Windows & Ventilators

- Every residence features good-quality aluminium tall-format windows and ventilators.



Kitchen

- Provision for a modular kitchen with necessary electrical and plumbing connections for the sink and dishwasher.



Flooring

Large-format vitrified tiles in the living room, dining area, bedrooms, and kitchen.

Toilets: Ceramic tile flooring and tile dadoing up to false ceiling height.

Ground floor entrance lobby and staircase: Granite flooring.



Plumbing & Sanitary Installations

- All sanitary and C.P. fittings will be of Jaquar or an equivalent make.
- CPVC concealed water lines, wall-hung closets and health faucets in all bathrooms.
- Single-lever high-flow concealed diverter with overhead shower and spout in all bathrooms.
- Pressurized water supply arrangements for all flats.



Power

- Generator (DG) power backup provided for 100% of the common areas.
- 7 kW DG power backup for each flat.
- Earthquake-resistant flexible water and electrical conduits.



Electricity

- Three-phase electrical power supply with concealed FRLS copper wiring and circuit breakers.
- AC points in the living room, dining area, and all bedrooms.
- Modular switches and sockets of a reputed make.
- Electrical point for TV in the living room and master bedroom.
- Data point in the living room and master bedroom.
- USB-C power port in the living room and master bedroom.
- Geyser and exhaust fan points in all bathrooms.
- Electrical points for refrigerator, washing machine, dishwasher, chimney, water purifier, and all other kitchen appliances.



Finishing

Internal walls and ceilings finished with putty and premium emulsion paint (Navin's Oyster White)

Exterior walls finished with premium anti-fungal emulsion paint.



Water Supply

- Borewell/open well for tapping groundwater, with a sump to store water and arrangements for pumping it to the overhead tank.



Lifts

- Automatic SS 316 grade six-passenger lift of reputed make with card access and ARD (Automatic Rescue Device)



Staircase

- Staircase with granite flooring and SS 316 grade handrails



Parking & Security

- EV charging point per flat.
- Stilt-floor parking and driveway finished with natural stone and pavers.
- Security intercom facility.
- CCTV surveillance with IP security cameras.



Eco Features

- Rainwater harvesting system.
- Solar panels on the terrace for common area lighting.
- Heat reflective roof tiles on the terrace to reduce solar heat gain and improve thermal comfort in the upper floors.

Eastern Side View



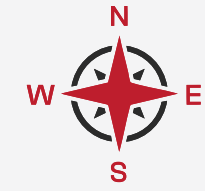
Schedule of Payments

On booking	10%
Within 30 days of booking	50%
Upon laying of foundation stage	15%
Upon laying respective roof slab	15%
Upon commencement of internal plastering	5%
Before handing over	5%

Other Charges:

- Registration Charges (as per Govt. norms)
- Legal Fees, Documentation Charges, and Incidental Expenses
- Infrastructure charges
- Corpus Fund
- Miscellaneous expenses
- Solar Panel charges
- Service connection charges, fees, deposits & incidental expenses
- Government fees, charges & Incidentals
- GST

Location Map



NAVIN'S
Bayview
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Scan for Location
in Google Maps

Upward Perspective View



 Bayview
Prive

 NAVIN'S



NAVIN'S
The Home Makers Who Care

For Bookings Contact: +91 8870 065 065.

Promoter: Navin Builders







Site Address:

Plot no. E-53/B, 19th cross street, Besant Nagar, Chennai 600 090, Tamil Nadu.

Registered & Corporate Office:

Navin's Triumph, No. 802 & 804, Anna Salai, Nandanam, Chennai - 600 035, Tamil Nadu, India.

TEL : 044-4320 7777 — Email : sales@navins.in

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PPA/WDCN13/08530/2025 - (RERA Not Applicable)

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