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Creston
The royal Lifestyle



ANNAMALAIYAR

Welcome to CRESTON – Where Royal Living Begins

Introducing CRESTON, a signature residential project by Annamalaiyar Constructions Pvt. Ltd., one of Chennai's most trusted builders with a legacy of excellence. Set in the fast-growing locality of Madhavaram, Creston offers just 12 exclusive 3BHK residences spread across two elegant blocks, thoughtfully planned on a spacious 6,400 sq. ft. (80 × 80) property.

Each home is crafted with spacious layouts, Neo-Classical architectural elevation, and is positioned along wide 50- & 40-ft roads, enhancing the sense of space and sophistication. More than just a home, Creston is a thoughtfully designed living experience for families who value privacy, comfort, and a touch of royalty in everyday life.

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Built on Trust – Powered by Legacy

Annamalaiyar Constructions Pvt. Ltd. is known for delivering timely, high-quality projects that stand the test of time. Our foundation is built on trust, craftsmanship, and the belief that every home should reflect its owner's dreams. Creston continues this legacy—a rare offering in a prime location, backed by a developer who values quality over quantity and people over projects.





A Royal First Impression

The majestic elevation of Creston blends Neo-Classical elegance with modern sophistication. Crafted with premium finishes and architectural finesse, this facade is designed to impress—because your home should make a lasting impression.

The Royal Lifestyle You Deserve

Creston offers more than just a home it offers a sense of pride and peace. With grand elevation, wide roads, and spacious, well-ventilated interiors, every detail is designed for comfort, elegance, and a touch of royalty. Set in a calm, family-friendly layout, Creston is where your family's next chapter begins -secure, serene, and surrounded by everything you need. Live the lifestyle you've earned. Live Royal at Creston.





A Royal Future, A Timeless Investment

Creston isn't just a home it's a long-term asset in a fast-growing zone.



Madhavaram is emerging as one of Chennai's top residential hubs, backed by metro expansion and infrastructure growth.



High appreciation potential due to strategic location and limited availability



Low-density project with only 12 units = exclusivity, peace & better value



Rental demand rising from professionals seeking premium homes near metro access



Strong resale value backed by brand trust and location advantage

Project Highlights

Discover what makes Creston a class apart

Project Type

Premium 3 BHK Residential Apartments

Total Units

12 exclusive homes

Configuration

2 Blocks | 3 Floors | 6 Units per Block

Unit Sizes

Ranging from 1316 sq.ft. to 1366 sq.ft

Road Access

50 ft and 40 ft wide layout roads for a grand approach

Architectural Style

Neo classic elevation with elegant facade finish





Location Advantage

Just 1 km

from Metro Station

Close to 100 ft

NH Road, schools, hospitals & shopping hubs

Vastu Compliant

Designed with positive energy flow and harmony

Premium Living

Spacious interiors, cross-ventilation, natural light

Limited Edition Living

Only 12 homes – private, peaceful, and secure

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A Royal Lifestyle

A Grand Living Experience



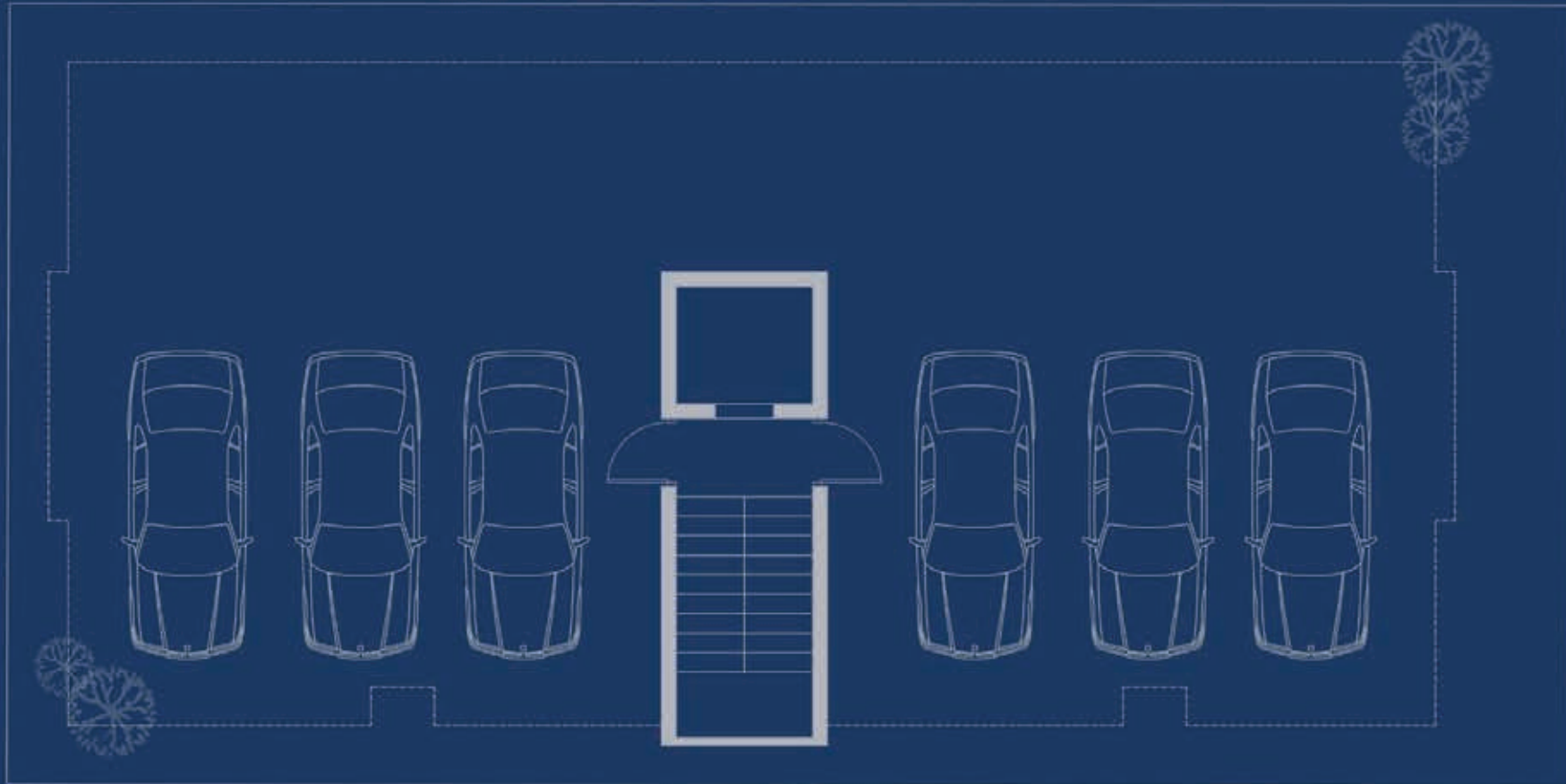
Ownership Opportunity

BLOCK – A

S.NO	FLATS.NO	BHK	FACING	UDS	SQFT
1	F-1	3BK	South	543	1366
2	F-2	3BK	North	523	1316
3	S-1	3BK	South	543	1366
4	S-2	3BK	North	523	1316
5	T-1	3BK	South	543	1366
6	T-2	3BK	North	523	1316

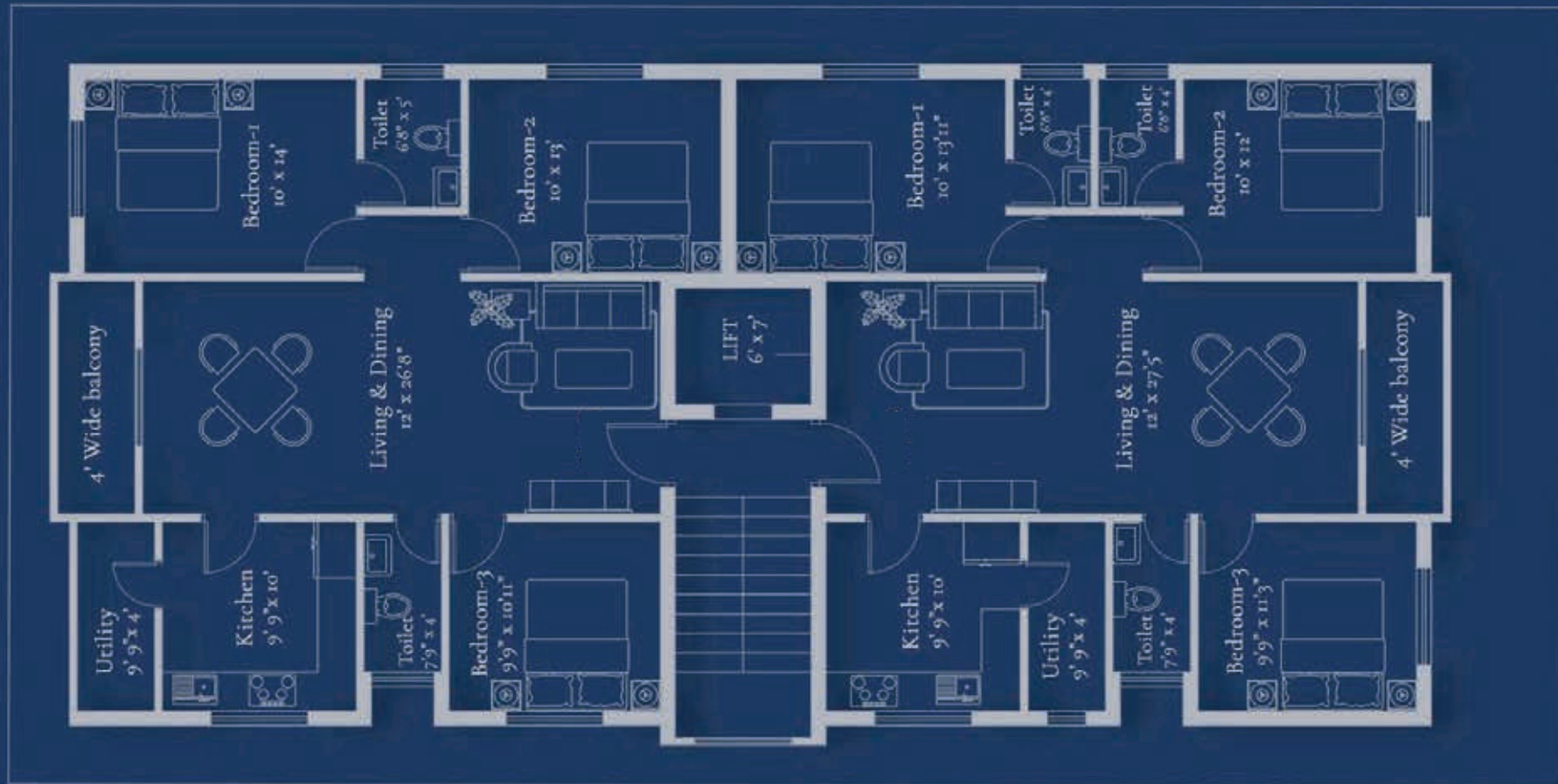
Floor Plan

Stilt – Block A



Floor Plan

Typical Plans for First, Second & Third floor Block A



F1, S1, T1

F2, S2, T2



A Royal First Impression (Block B)

The majestic elevation of Creston blends Neo-Classical elegance with modern sophistication. Crafted with premium finishes and architectural finesse, this facade is designed to impress—because your home should make a lasting impression.



BLOCK – B

S.NO	FLATS.NO	BHK	FACING	UDS	SQFT
1	F-1	4BHK	East	670	1774
2	F-2	2BHK	East	407	1107
3	S-1	4BHK	East	771	1978
4	S-2	2BHK	North	354	966
5	T-1	2BHK	South	344	936
6	T-2	2BHK	East	356	966
7	T-3	2BHK	North	356	966

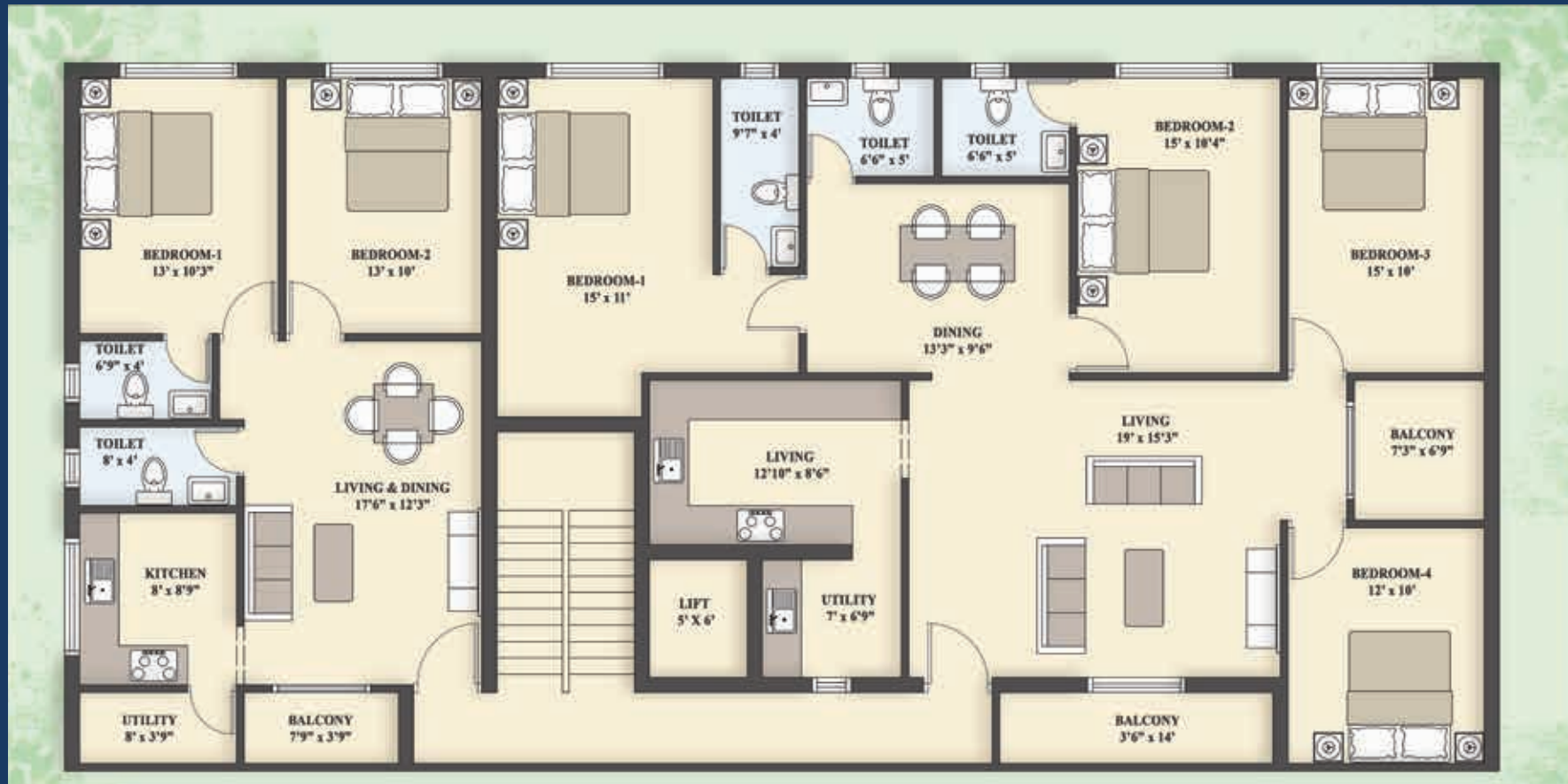
1 st Floor plan (Block B)



F1
1774 sq.ft.

F2
1107 sq.ft.

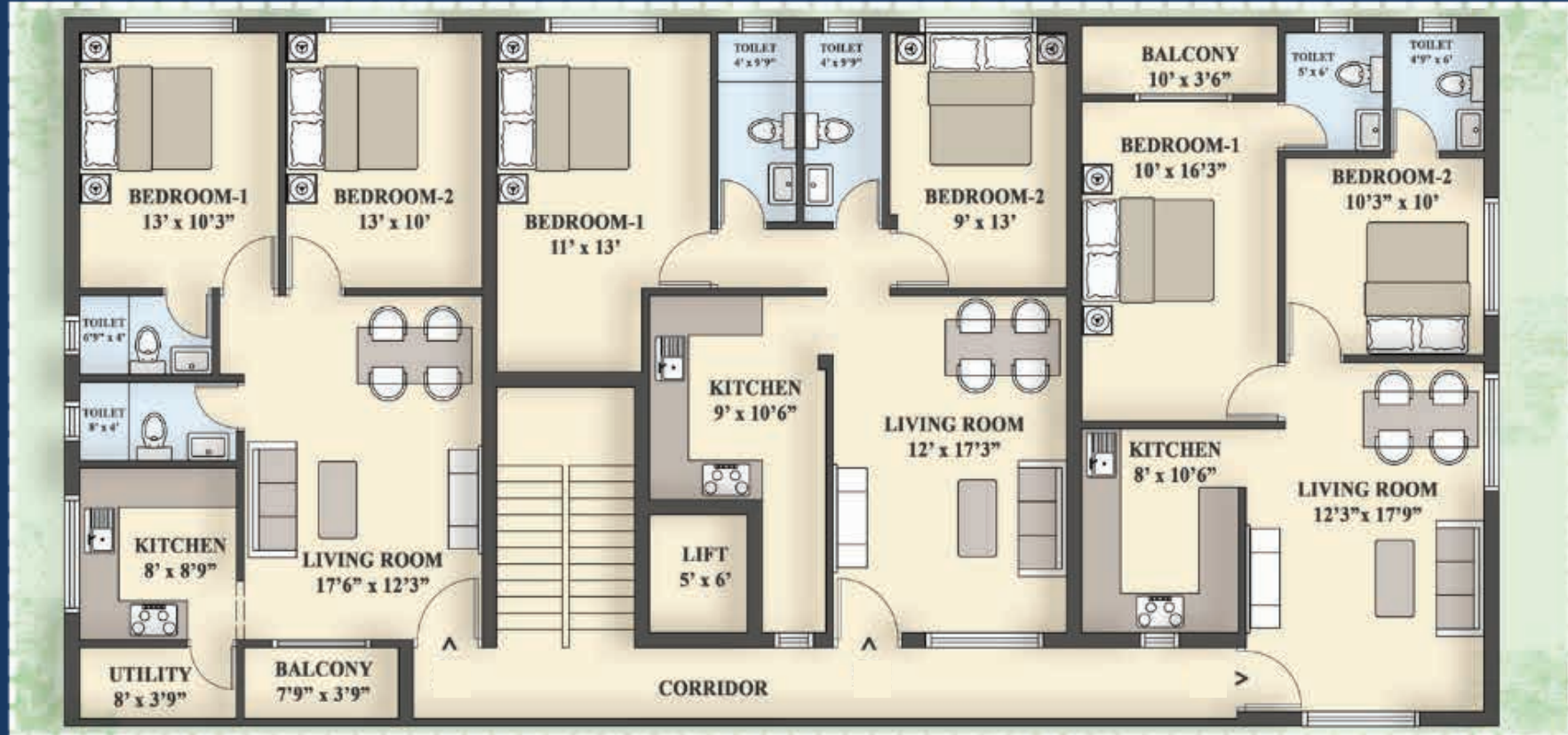
2 nd Floor plan (Block B)



S1
1978 sq.ft.

S2
966 sq.ft.

3 rd Floor plan (Block B)



T1
936 sq.ft.

T2
966 sq.ft.

T3
966 sq.ft.

Specification

Every inch of Creston is thoughtfully built to offer lasting value, comfort, and style

Structure

- | RCC Framed Structure
- | Load-Bearing Walls
- | Earthquake-Resistant Design
- | Designed for Long-Term Durability

Joineries

- | Main Door: Teakwood
- | Internal Doors: Moulded Flush Doors
- | Balcony Doors: UPVC
- | Windows: UPVC with Grills
- | Toilet Doors: WPC for moisture resistance

General Features

- | Elegant Neo-Classical Elevation
- | As per Vastu Principles
- | Cross Ventilation for All Rooms
- | Covered Car Parking
- | Rainwater Harvesting System

Flooring

- | Living, Dining, Bedrooms: Vitrified Tiles
- | Kitchen, Toilets, Balcony, Utility: Anti-Skid Tiles
- | Kitchen Counter: Polished Granite
- | Staircase: Granite Flooring
- | Terrace: Cool Roof Tile

Amenities

- | 24/7 CCTV Surveillance
- | Power Backup for Common Areas
- | Vastu-Compliant Layout
- | Secure Gated Community

Plumbing

- | Branded CP Fittings with Ceramic Sanitaryware
- | Diverters in one Bathrooms
- | Wall Mixer in alternative bathrooms
- | Single basin sink with Sink Mixer in Kitchen

Electrical

- | Three Phase Power Supply
- | Individual DB with MCBS
- | Modular Switches with Metallic Boxes
- | FRLS Wiring in PVC Conduits (Fire Retardant Low Smoke)
- | AC Points in Living & Bedrooms
- | TV & Telephone Provision in Living Room

Painting

- | Interior: Premium Emulsion Paint
- | Exterior: Weather-Coat Emulsion
- | Main Door: Melamine Finish
- | Grills: Satin Enamel Paint

At the Heart of Connectivity – Madhavaram

Creston places you right where it matters – in a thriving, well-connected neighborhood with every daily need just minutes away
Enjoy the perfect balance of peaceful living and urban convenience

Location Advantages

Top Schools Nearby

Sri ChaiTanya School – 1.47 km
St. Joseph's Matriculation
Higher Secondary School – 1.8 km
Bosco Academy Matric Higher
Secondary School – 1.2 km
Jain Vidyashram
Senior Secondary School – 2.8 km
Everwin Matriculation
Higher Secondary School – 2.43 km
Agarwal Agarsen College – 2.1 km
St. Anne's Arts and Science College – 4.2 km

Easy Connectivity

Anna Nagar – 11.8km
Perambur – 7.4km
Koyambedu – 12.9km
Padi Flyover – 8.4km
Moolakadai Junction – 7.3km
Villivakkam – 7.8km
Vyasarpadi – 7.7km
Madhavaram Milk Colony – 3.2km
Madhavaram Bus Depot – 3.0km

Hospitals & Healthcare

Maaya Sepeciality Hospitals – 4.4km
Prashanth Hospital – 3.0km
Meridian Hospital – 3.5km
St. Antony's Hospital – 2.8 Km
K.M. Hospital – 7.5 Km

Metro & Transport Access

Madhavaram City Bus Depot – 1.0 Km
Madhavaram Mofussil Bus Terminus – 3.0 Km
Madhavaram Milk Colony Metro – 3.0 Km

Banks Around

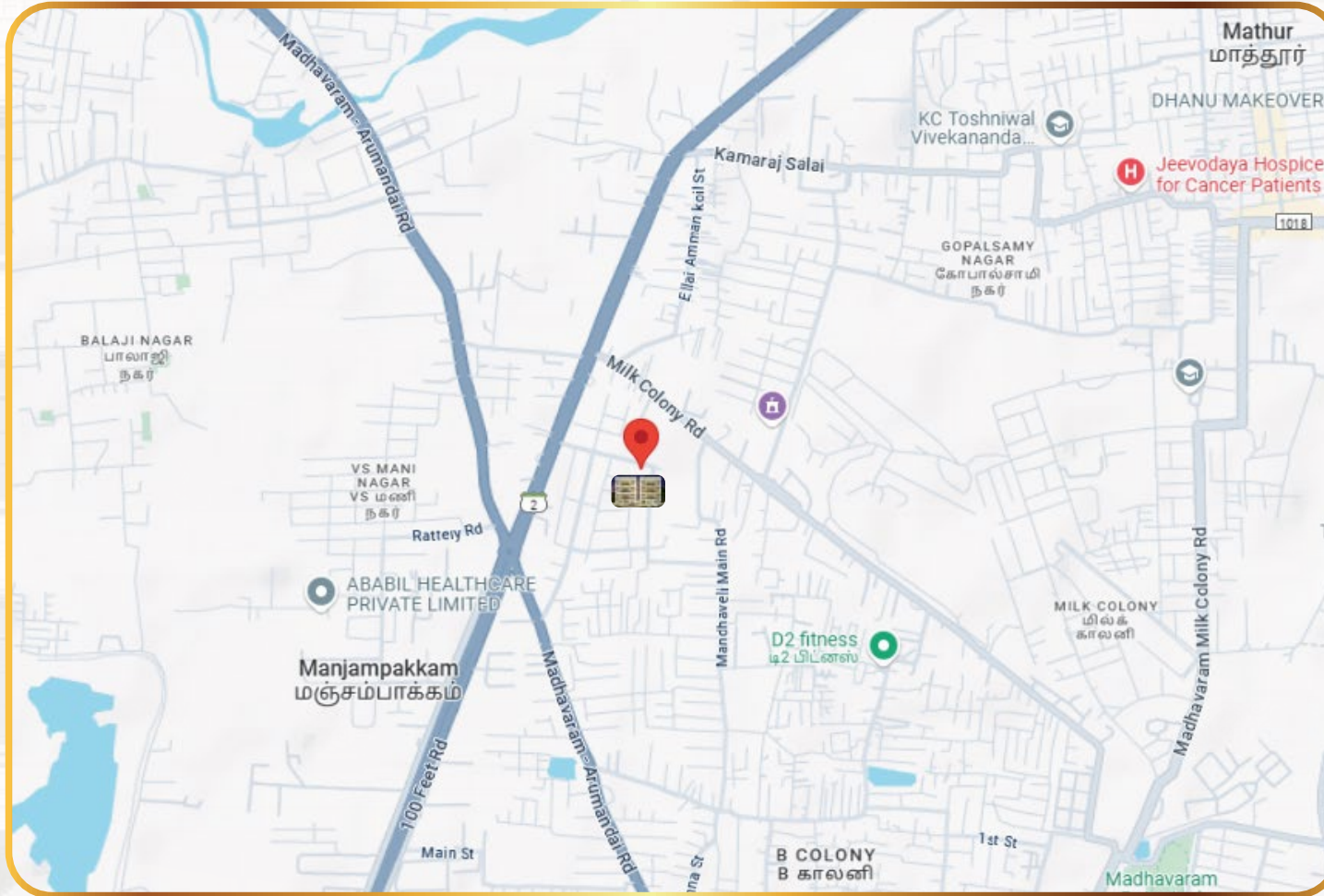
ICICI Bank – 3.0km
Axis Bank – 750m
KVB – 750m
SBI – 1.2km
HDFC – 1.2Km

Malls & Entertainment

D Mart – 2.9 km
SKLS Galaxy Mall – 7. km
VR Mall – 11.0 km
PVR Skywalk – 14.2 km
Express Avenue – 16.8 km
Marina Beach – 16.4 km
Trends – 700m

Site Location

Plot No.151 & 152, Ring Road Housing Sector,
Madhavaram, Chennai-600 060



Scan for
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Corporate Office

Address: Plot no.30, 1st floor, Arignar Anna street,
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