

# the elements of life

Windsor County,  
a creation of 500 comfort homes  
of 1, 2 & 3 BHK apartments by  
Windsor Shelters and Maple Group,  
is the place where all the elements  
of a positive life unite. And representing this,  
is a butterfly, the ultimate  
symbol of life and its vibrancy, and  
colourful hues that can each be  
related to an individual element.

Everyone dreams of a 'Home Sweet Home'! A home that saves you time & energy— because it is just minutes away from your workplace or your child's school or college. A home that keeps you refreshed — with so many entertainment options the minute you step out. A home that takes care of your comfort — with all your daily needs almost at your doorstep! When all these elements, of comfort, convenience, value and rejuvenation, come together... you get that perfect home!

At Windsor County, we have created homes that make your life beautiful with all these elements. So when you choose Windsor County, you get a home that takes care of all your needs, a home you love to come back to — your very own 'Home Sweet Home'!



Home  
Sweet  
Home

# Life at its best

Windsor County is a creation of wholesome 1, 2 & 3 BHK homes that support and enrich your lifestyle. The first impression you get when you glance upon Windsor County, is that of an inviting, welcoming community. The structures are built to project an elegant, yet cozy impression. So everytime you come home, you feel a sense of belonging and pride.



# HOMES FAVOURED BY TIME



A cosmopolitan area, blessed with abundant nature, Ambegaon has become a popular destination for urban Pune! Located on the Mumbai-Bangalore Highway, Ambegaon offers utmost connectivity along with the blessing of abundant serenity! Everything you need, be it entertainment, shopping, daily necessities or education, is close by. And what's more is that, at Windsor County, you get the element of time on your side with your workplace or your child's school or college just minutes away! So you can save all that travelling time and spend more quality time with your loved ones instead!



Proposed D. P. Road

PHASE II

A

B

C

D

E

# HOMES CRAFTED FROM SPACE



At Windsor County, we have spent a lot of time planning the entire project to the finest detail. We've even provided a beautiful terrace and dry terrace with every home so that you can enjoy that feeling of unbounded freedom of space.

Our biggest triumph with this project is the fact that we have managed to carve space in an area that is as sought-after as Ambegaon! Windsor County is your chance to get a slice of this very up-and-coming residential space!



# PLANNED TO DELIGHT!

- 1) Entrance Plaza
- 2) Meditation Zone
- 3) Clubhouse with Gymnasium & Multipurpose Hall
- 4) Palm Plaza
- 5) Party Lawn
- 6) Reflection Pool
- 7) Display Wall
- 8) Cave Entry
- 9) Jogging Track
- 10) Camping Tent
- 11) Nature Trail
- 12) Rock Climbing Wall
- 13) Water Cascade
- 14) Walk in Water Streams
- 15) Adventure Park
- 16) Amphitheater
- 17) Mount Slides
- 18) Tot Lot
- 19) Multipurpose Court
- 20) Activity Kiosk
- 21) Activity Pedestal

# HOMES MADE WITH WARMTH



The main element that makes a house a home is that aura of warmth; Warmth that puts you at ease; Warmth that creates a comfortable atmosphere for those priceless family moments! At Windsor County, we've captured the essence of this warmth through a range of thoughtful amenities and a wonderful location. These amenities and surroundings make your life easier and more comfortable so you can enjoy those delightful moments without worries.



# amenities

- Clubhouse
- Party Lawn
- Senior Citizens' Zone
- Sitting Area with Trees
- Multipurpose Court
- Shrub Bed
- Jogging Track
- Palm Groves
- Landscaped Garden
- Children's Park
- Sand Pit
- Meditation Zone
- Acupressure Park
- Amphitheater



# HOMES ADORNED BY NATURE



## SOME OF OUR ECO-FRIENDLY FEATURES INCLUDE:

- Rainwater harvesting for domestic water usage
- Recyclable construction material used to reduce carbon footprint
- Solar street lights
- Vermiculture for efficient garbage disposal
- Sewage treatment plant for non domestic water usage
- Planned optimization of natural resources like wind, sun etc. for reduced power consumption
- Tree plantation for a long lasting and ecological green cover



**GREEN**  
VALUE HOMES

At Windsor County, nature is sure to smile down on you because we have ensured that these homes have the distinction of being 'Green Value Homes'. What this means is that each unit is equipped with a select set of features that enable energy efficiency, reduce wastage, supplement recycling and have an overall eco-friendly approach. But it's not just the features; even the environs of Ambegaon are lush, green and pollution-free - giving you the best of nature!



# specifications

## STRUCTURE

R.C.C. frame structure designed for earthquake resistance

## MASONRY

External and internal fly ash brickwork / blocks

## PLASTER

Internal walls with Neeru finish / Gypsum and sand faced plaster for external walls

## FLOORING

2'X2' vitrified tiles in all rooms

12" x 12" or 16" x 16" anti-skid ceramic flooring in sit-out & dry balcony

## DOORS

Decorative entrance door with internal commercial flush door

## WINDOWS

Powder coated aluminum sliding windows with safety grills and marble sill

## PLUMBING

Concealed plumbing with premium branded fittings in toilets and kitchen

## ELECTRIFICATION

Branded switches with adequate electrical points

## BATHROOM

12" x 12" anti-skid ceramic flooring and dado up to 7' with branded sanitaryware

Hot & cold mixer unit with shower

## KITCHEN

8' long granite top kitchen platform with SS sink & glazed tiles up to top level of window

## PAINTING

Internal Oil Bond Distemper (OBD) for the entire flat, external acrylic paint for the entire project



## A ONCE-IN-A-LIFETIME LOCATION

Ambegaon has all the elements of a perfect location. Maximum connectivity, blissful peace, a fresh pollution-free environment & great infrastructure – it has everything! Moreover, it is also home to some of the best entertainment hubs, educational institutions and office spaces. With so much and more to offer, Ambegaon is a location that is perfect for your 'Home Sweet Home'!



### ENTERTAINMENT

Katraj Zoo / Snake Park	- 05 mins
Katraj Lake	- 05 mins
City Pride	- 10 mins
Abhiruchi	- 09 mins
Wonder Funkey	- 18 mins
Fun Time Multiplex	- 10 mins

### EDUCATION

Bharti Vidyapeeth	- 05 mins
Abhinav College	- 05 mins
Sun Bright School	- 08 mins
Spring Dale School	- 10 mins
PICT College	- 05 mins
Sinhgad College of Engineering	- 10 mins

### WORK

Hinjewadi IT Park	- 20 mins
Market Yard	- 11 mins
Shirwal MIDC	- 45 mins
Pirangut MIDC	- 20 mins
Khed Shivapur Industrial Belt	- 09 mins

### CONNECTIVITY

Mumbai-Bangalore Highway	- 02 mins
Chandni Chowk	- 10 mins
Bibwewadi	- 10 mins
Kondhwa	- 09 mins
Swargate	- 15 mins
Kothrud	- 12 mins



# at the foundation

## WINDSOR SHELTERS

Windsor Shelters has been creating strong foundations for almost 2 decades with a depth of experience in conceiving, developing, constructing and managing varied projects. Their philosophy is to nurture human and material resources to accomplish lasting creations, in the least turnaround time, utilizing the best methods, materials and modern equipment. Windsor Shelters lives up to the maxim of forging enduring relationships with their vendors, suppliers, contractors, architects, interior designers, bankers, financial institutions private equity partners and above all their customers! The company's strong teamwork, dedication and sheer hard work has ensured them a major industry award every year since the day they started!

## MAPLE GROUP

Enterprising acumen combined with experience has helped Maple Group make a distinct mark in the construction domain. Having constructed over 1 million sq. ft. in and around Pune and with over 3 million sq. ft under planning and construction, Maple Group has set benchmarks in customer satisfaction and providing 'Shades of Happiness'. Passionate about Mother Nature, the Group has also initiated the implementation of 'Green Value Homes' in all their upcoming projects.

# ongoing projects



MAPLE WOODZ  
Wagholi

1 & 2 BHK | 325 Green Value Homes

Call: 73506 60001 / 2



SWAPNA SANKUL  
Lohegaon - Dhanori

1 & 2 BHK | 200 Budget Homes

Call: 93733 58853 / 94223 11901



CITY SQUARE  
Shivaji Nagar

A 40,000 sq. ft. Commercial Project

Call: 94220 15745

A Commitment by



SITE: S. No. 39 / 24, Ambegaon Budruk, Datta Nagar Road,  
Near Relicon Garden Grove, Pune - 411 046.

Call: 9657 054 054 / 9657 059 059  
[www.windsorcountypune.com](http://www.windsorcountypune.com)

