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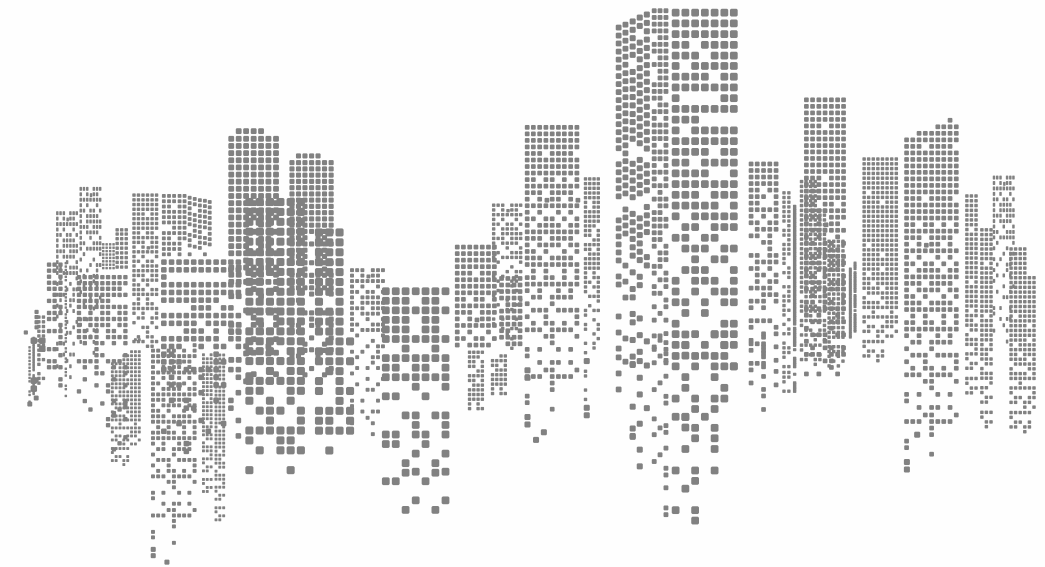
A PROJECT BY

WINSPACE
REALTY

Site & Sales Office: Winspace Amelio, Bldg no. 3 & 4,
Near Barfiwala School, D. N. Nagar,
Andheri (W) – 400 053.
Phone No.: 8655004450
www.winspacerealty.com

DESIGNED BY MOMANTRA

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WINSPACE
AMELIO



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A FEELING OF PRIDE

Lifestyle takes a turn for the better at Amelio. A redefining moment, a feeling of pride, and an experience that gradually interweaves into your daily life, watch your dream home come true at Andheri West. The unveiling of a priceless gem polished to perfection, this is where you begin a new life, put the covers on the obsolete, and bid a goodbye to the ordinary. The good life awaits at Andheri West, are you ready?



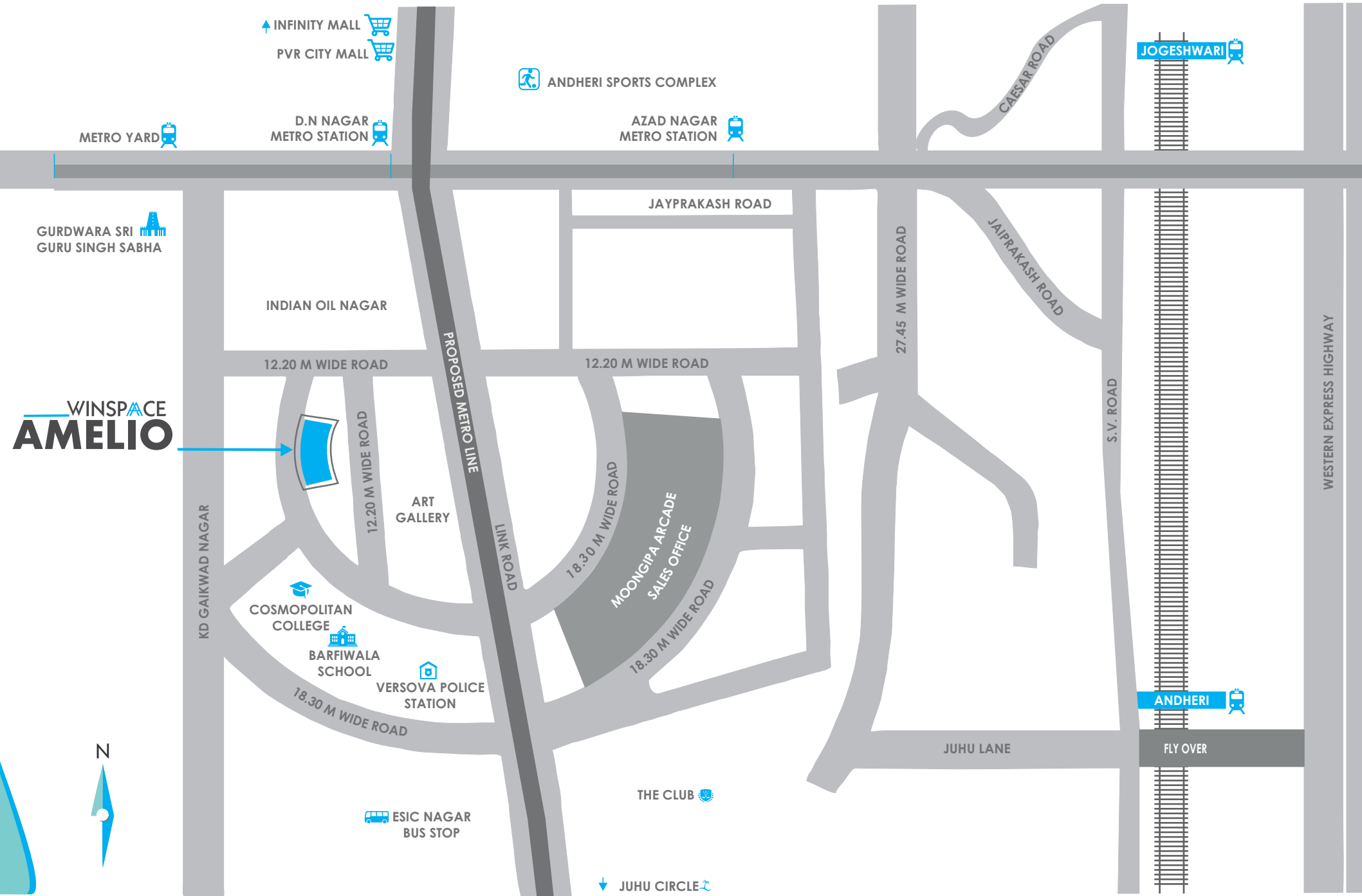
YOUR ABODE OF DREAMS

Luxury at your behest – rainbows, sunshine, and cocktails by the terrace garden. Everything you've ever envisioned your future home to be, await at Amelio.

Amelio means work – Nothing less than a work of miracle itself, Amelio translates to work and effort. It is the fruit of persevered thinking and the rarest gem refined by many hands put together.

Launched by Winspace Realty, Amelio ranks amongst the premium housing projects in the up class vicinity of Mumbai's Andheri – West. The ambitious project has been conceptualised by a team of experts and veterans in the real estate industry. Amelio is aimed at turning the tables on the real estate scenario of metros by integrating luxury and comfort into spacious residential hubs. High-end designs and technology-inspired spaces cocooned by rooftop landscaped gardens, a state-of-the-art gym, and paved compounds make your dream home a reality. But, that's not it, you get to enjoy the perks of modern living all under one roof without having to go on another house hunting spree. Besides, you can be spared the suburban rush and overwhelming crowds, thanks to Amelio's proximity to supermarkets, reputed schools, colleges, banks, and fine-dining restaurants.

LOCATION PLAN



MATCHING UP PACE WITH THE MAXIMUM CITY!

Amongst the finely developed hubs in the city, Andheri-West resounds the city's lively spirit with a touch of class and sophistication. Besides, a friendly neighbourhood and people who share the same values as you are some of the finer things to look forward to.

Get limitless access to all the central points of interest in the city. These include larger than life malls, plush multiplexes, multi-cuisine restaurants, and possibly everything to match up to the perfect lifestyle.

And it is not just the mundane, wake, work, sleep, routine; you get plenty of opportunities for wellness and play. Enter the Andheri Sports Complex (Shahaji Rajee Krida Sankul), your gateway to 360-degree fitness.

Strategically located just a stones throw away from the D.N. Nagar metro station, Off. Link Road, maybe occasionally taking the metro wouldn't be a bad idea when you're trying to skip the weekend traffic.

In terms of proximity to major roads and highways, it's a checklist that's ticked right off. Close to the Western Express Highway? Check. The Jogeshwari-Vikhroli Link Road? Check. The Andheri-Kurla Link Road? Absolutely! It's simply a case of many roads to one place!

With the Mumbai International Airport and the Domestic Airport only a few miles down the road, there's nothing coming in the way of quality time with your folks.



- Bhavans College 1.9kms
- NMIMS 2.5kms
- Mithibai College 2.5kms
- Jamnabai Narsee School 1.8kms



- Mainland China 2.5kms
- China Gate 2.4kms
- Garden Court 2.7kms
- Urban Tadka 1.7kms



- Andheri Railway Station 2.5kms
- Azad Nagar Metro Station 0.8kms
- D N Nagar Metro Station 0.2kms



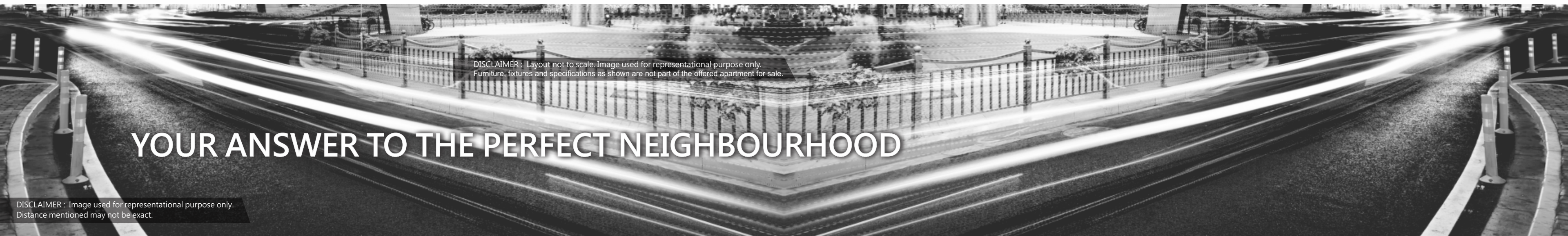
- ISKCON Temple 2.2kms
- Jagannath Temple 3.5kms
- Gurudwara 0.5kms
- Jain Temple 2.2kms



- Kokilaben Dhirubhai Ambani Hospital 2kms
- Seven Hills Hospital 3kms
- Criti Care Hospital 1.5kms



- Domestic Airport 7kms
- International Airport 6kms



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YOUR ANSWER TO THE PERFECT NEIGHBOURHOOD

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THE METRO LIFE - 16 STORIES UP

Amelio is built on the foundations of luxury and class. Not to mention, it's almost like your gateway to experiencing the maximum city in all its glory. Giving you company through your journey are Amelio's state-of-the-art infrastructure. Look 16 stories up or the other way down, either way, it's a scenic image worth a thousand words. Down below – landscaped gardens and the twinkling city lights and up you see the glorious and imposing presence of Amelio, your brand new home.

PERFECT INSIDE OUT

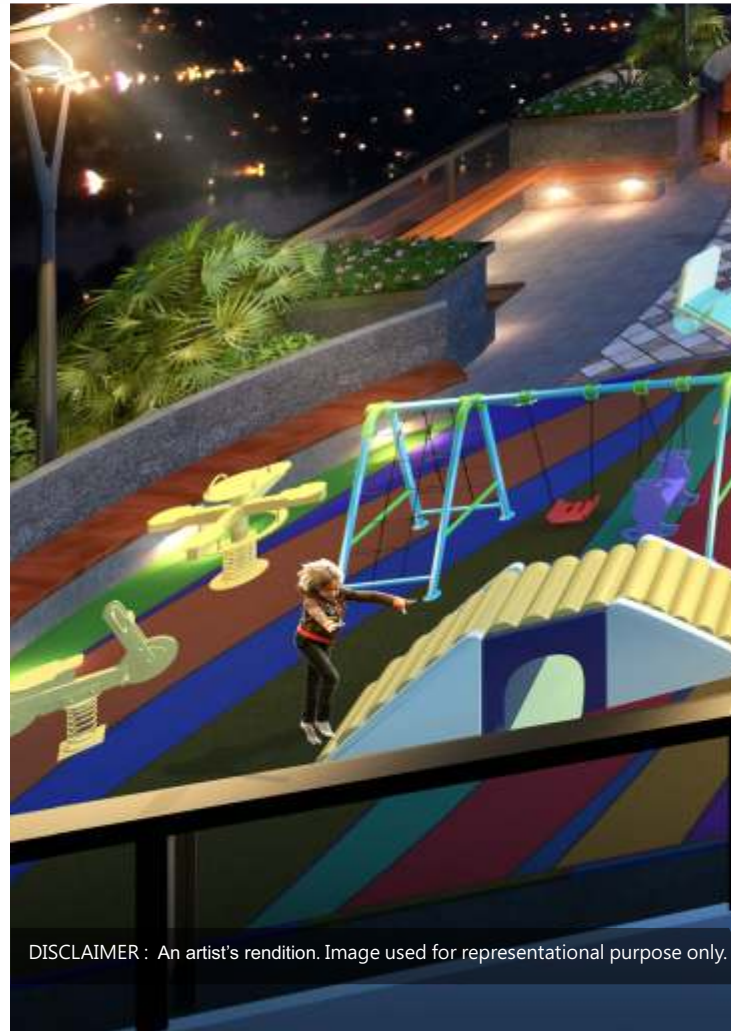
- Amelio comprises two massive wings. Both feature high-tech automated car parking facilities.
- A robust RCC construction makes Amelio highly resistant to earthquakes or natural calamities of the kind.
- Incorporation of world-class elevator systems makes for faster travel between floors. More elevators mean no queuing up!
- Availability of Mahanagar gas system.
- Security facilities at every touchpoint in the premises ensure round-the-clock safety.
- Access to a stylish lobby - Read a book, sip hot brew, or have a friendly chat with your neighbour, all in the pleasant environs of this tastefully designed space.
- Miss the green spaces? Wait till you see the lush landscape and the expansive terrace gardens at Amelio.

WHAT'S AROUND

At close quarters with the beauty inside you won't say it, but a feeling of pride fills you when guests smile in envy, mesmerized by the slick interiors, perfected by the best craftsmen. A feeling only Amelio brings to you.

IN NATURE'S LAP

Reclaim those moments of uninterrupted companionship and that rendezvous with nature. Go ahead; you deserve it in Amelio's impeccably mowed terrace garden. A bench, the pleasant birdsongs, and views so hypnotic; cheers to an experience within the great outdoors!



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WORK HARD, PLAY HARD

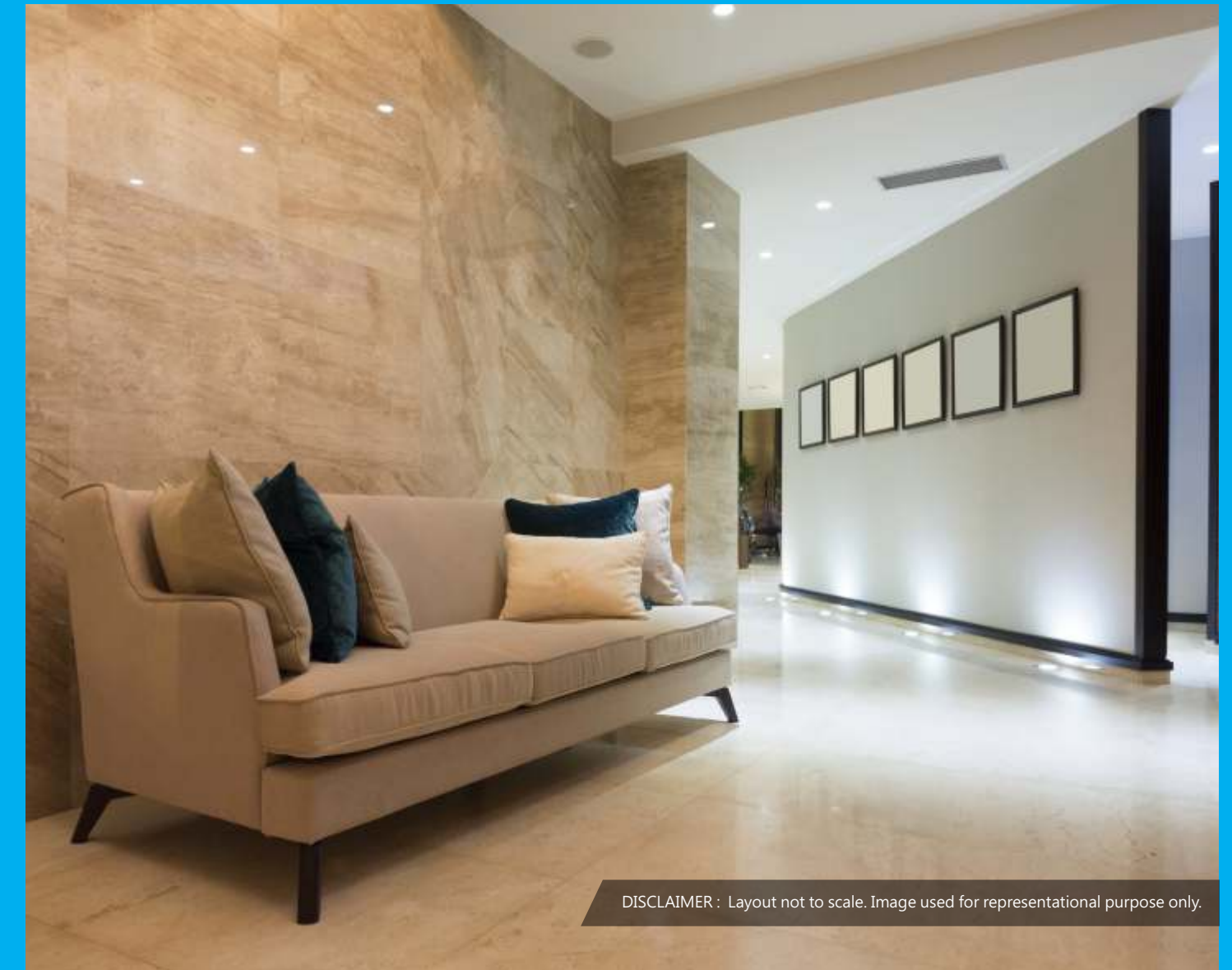
To fresh beginnings and new fitness goals – the air-conditioned gym at Amelio shows you the way. Whether it's catching up on news with your gym buddies every day at 7 or pumping iron to a pulsating track by yourself, you'll find oodles of motivation and inspiration here. Better still, combine work and play at the indoor games room. Get your daily fitness fix at the gym, located on the mezzanine floor. Uncompromised fun, calories burnt, mission accomplished!

AN A-Z PARKING EXPERIENCE

Moving on from cramped parking spaces, Amelio's Puzzle Parking is a refreshing change. Ample lighting, smooth turns, and constant surveillance mean no worries and barely any second thoughts about parking constraints.



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LUXURY AT THE FIRST STEP

They say the first impression is the last impression. And, we can vouch that Amelio wouldn't disappoint in this regard. A walk through the entrance lobby will cast a hypnotizing spell on you as the luxurious ambiance coupled with warm lighting and plush interiors weave a story of skilled craftsmanship and timeless architectural elements.

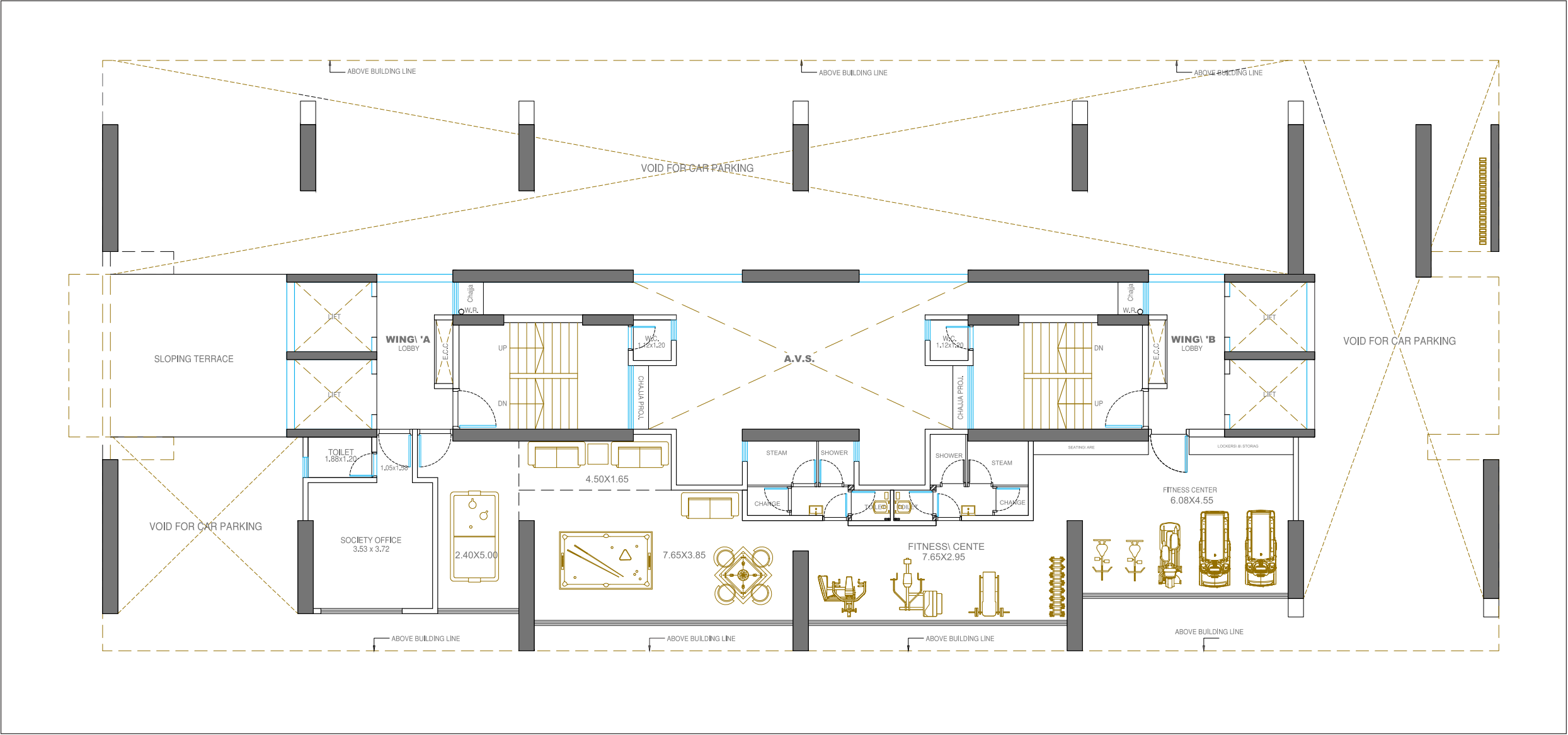


MASTER LAYOUT



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AMENITY AREA



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A SNEAK-PEEK INTO YOUR HOME

We've retained the age-old emphasis on space in designing homes. Amelio is a clear cut specimen of the philosophy, albeit with a touch of sophistication. Integrated into the larger than life living spaces are amenities that speak the language of convenience and effortless functionality.

A PLACE TO CALL HOME AND MORE!

- Vitrified tiles that are easy to maintain; a sheer reflection of your personal style.
- Interior-expert-approved sanitary ware and fittings that complement your home.
- Granite platforms, ceramic tiles, and stainless steel sinks in kitchen spaces for easy maintenance.
- Seamlessly integrated electrical points for television sets and telephones.
- Flawless plumbing that renders a clutter-free look, introducing the concept of negative spacing for a subtle appearance.
- Sleek anodized aluminium sliding windows enhanced with tinted glass for UV protection.
- Walls brought to perfection with P.O.P finish.
- Inbuilt intercom facilities in all apartments for added convenience.

THE HEART OF YOUR HOME

Staring at the ravishing skyline, devouring the sights just as much as the spiced tea in your hand, and a book that adds just as much meaning as the thrilling sights themselves - simply another excerpt from your living room at Amelio.



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THE CHEF'S QUARTERS

Putting on your chef's hat, you wonder where to begin from. Your spacious kitchen hints at answers. The farm-fresh tomatoes, the sparkling kitchenware, & sprigs of fresh thyme are present at your behest and soon enough the aromatic fragrance engulfs the space, having everyone guessing.



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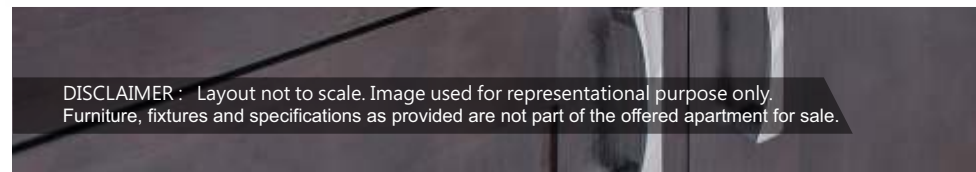


FOUR WALLS AND A COSY BEDROOM

Under the warm lights and the soft hues of your bedroom walls, you traverse along the path to slumber. You don't need a book, or calming music, you find tranquility just being there.

A SPA-LIKE FEELING

Who said bathing cannot be a luxury? Premium bath fittings, spacious interiors, and some indulgent bath oils added to the mix bring home the luxurious aura of a spa.



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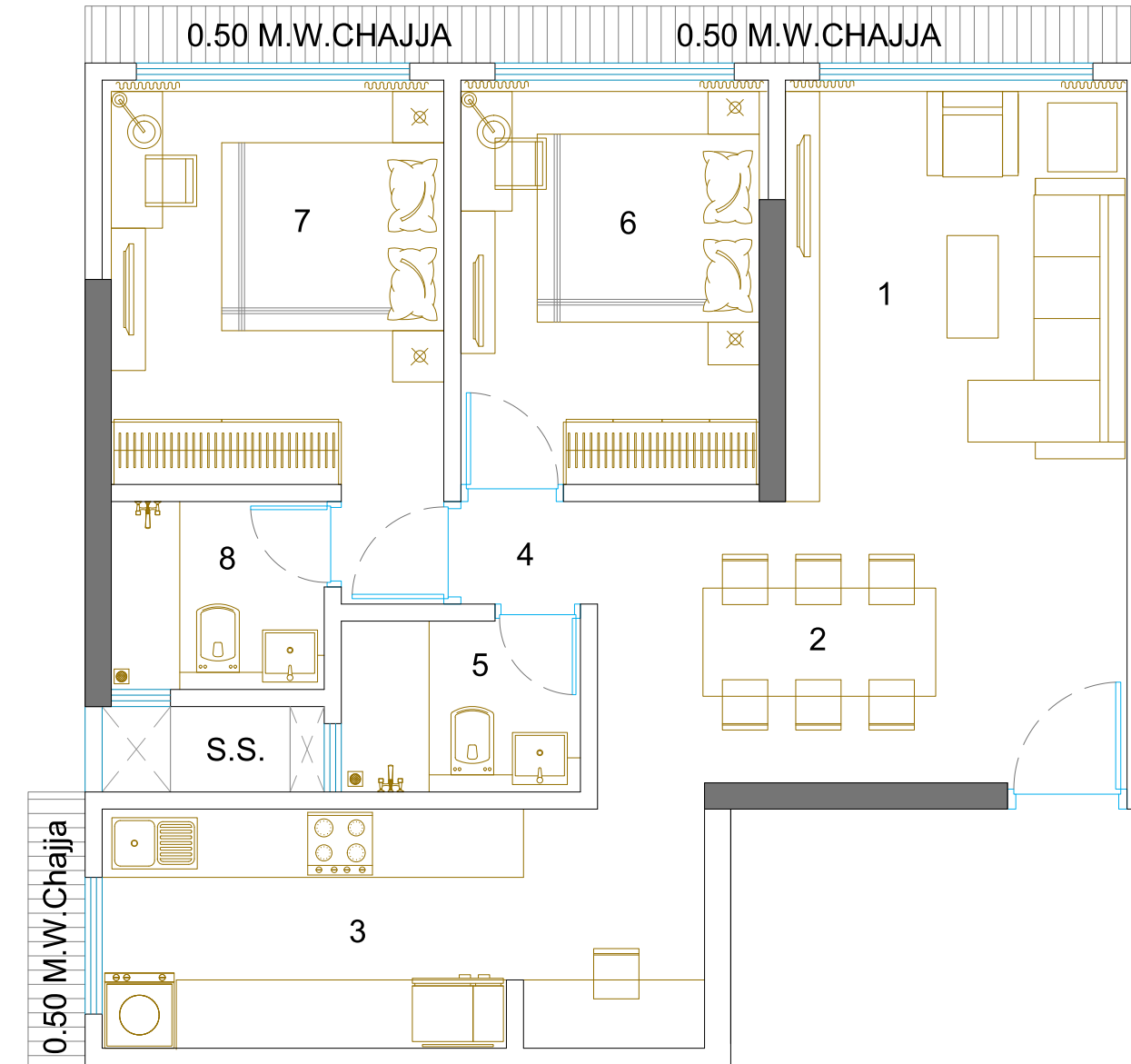


EXPERT-APPROVED UNIT PLAN

At Amelio, you discover there's more space at every corner. The terrace garden, entrance lobby, and undeniably your cosy 2BHK home! The rooms have been segregated perfectly, with interior experts providing inputs on space efficiency. The result? Rooms that leave you ample space to decorate them as per your liking. The masterfully created unit plan enables you to freely furnish your home, without worrying about space constraints.

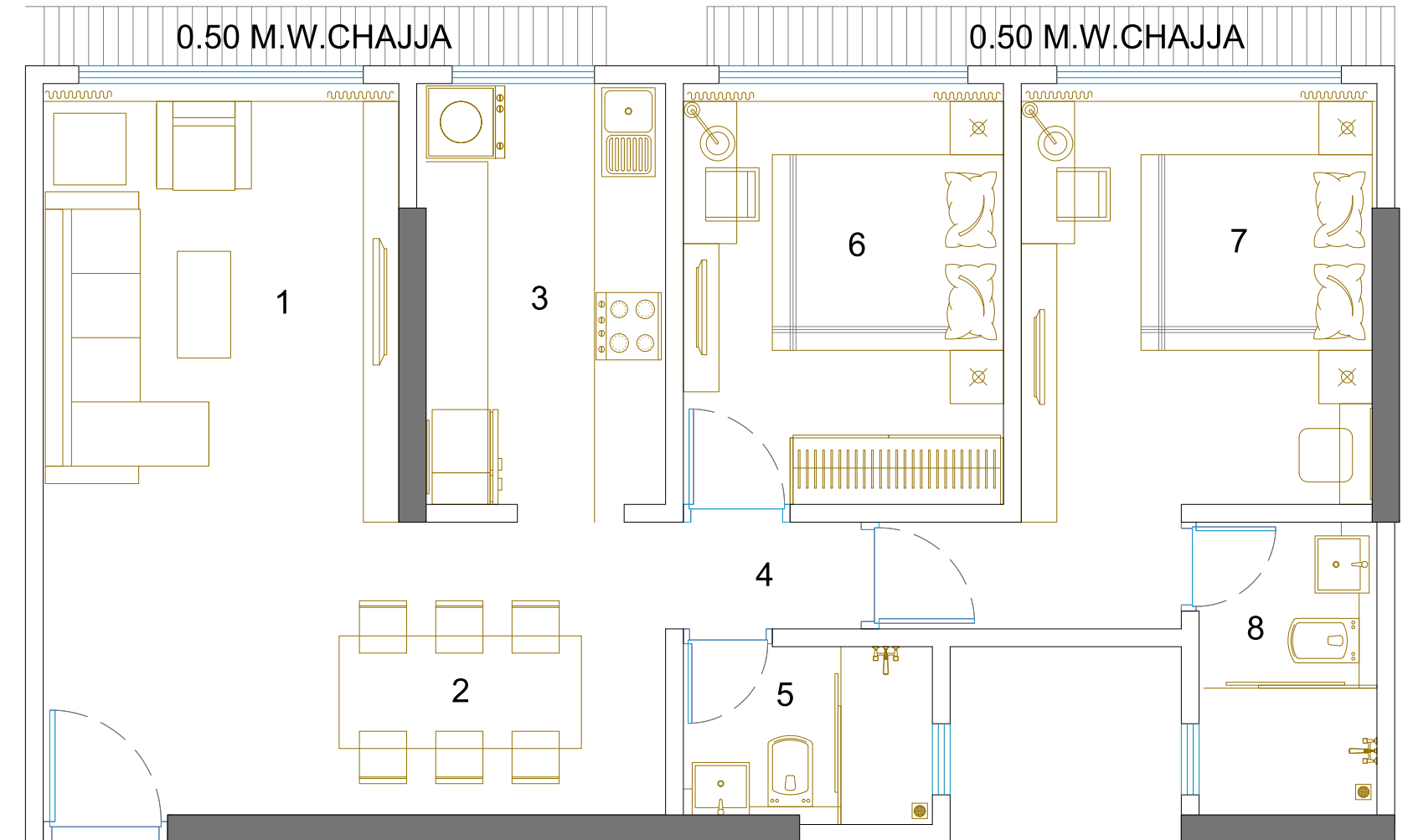
TYPICAL UNIT (TYPE 1)

	(area in sq.mt.)	(area in sq.ft.)
1.LIVING	3.00 X 6.17	10 X 20
2.DINING	1.65 X 2.47	5.5 X 8
3.KITCHEN	5.29 X 2.10	17 X 7
4.PASSAGE	1.20 X 0.90	4 X 3
5.BATHROOM	1.95 X 1.65	6 X 5.5
6.BED ROOM	2.70 X 3.55	9 X 11.5
7.MASTER BED ROOM	3.00 X 3.55	10 X 11.5
PASSAGE	0.90 X 1.05	3 X 3.5
8.BATHROOM	2.10 X 1.50	7 X 5
TOTAL CARPET AREA AS PER BMC	63.27	681
TOTAL CARPET AREA AS PER RERA	65.84	709



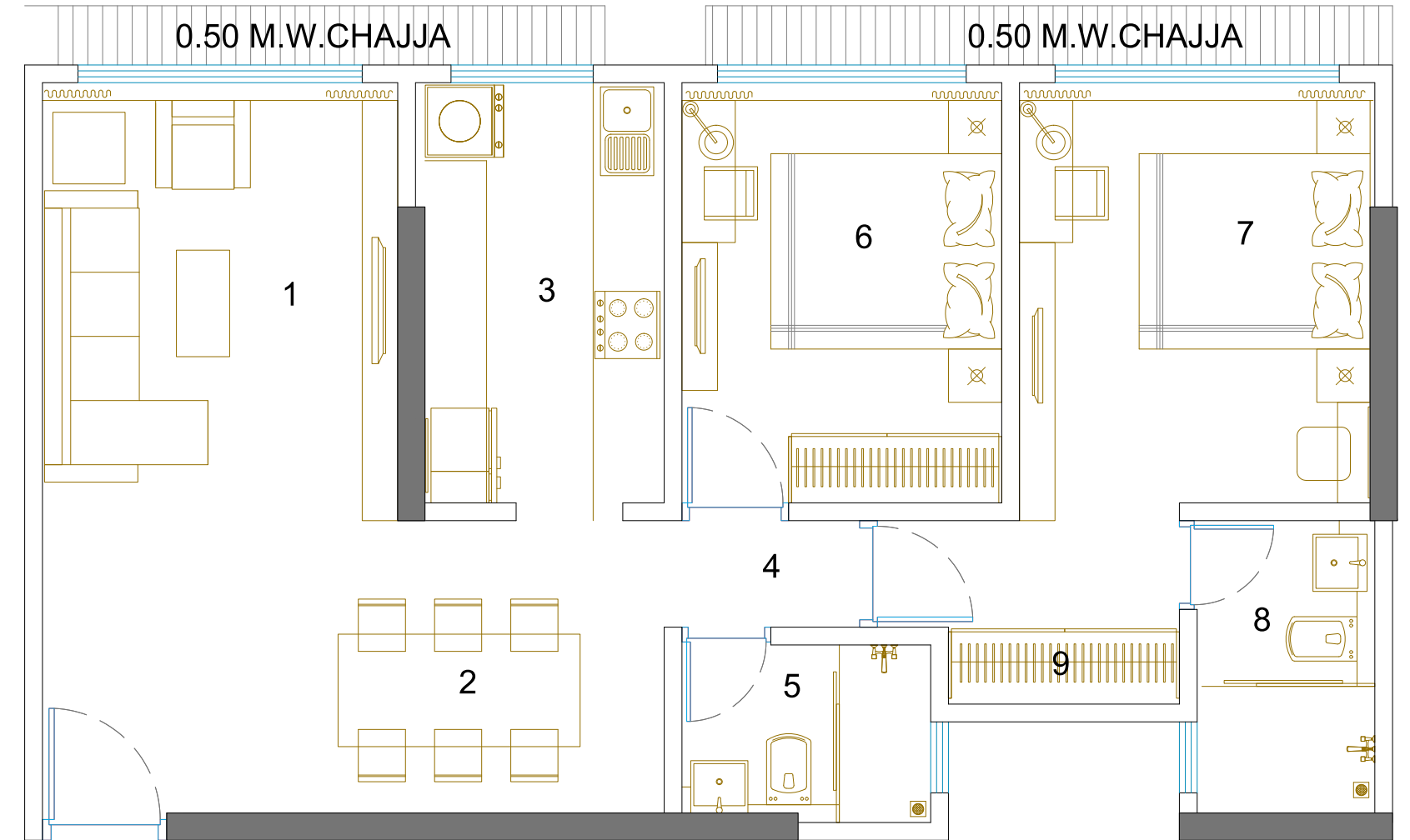
TYPICAL UNIT (TYPE 2)

	(area in sq.mt.)	(area in sq.ft.)
1.LIVING	3.00 X 6.17	10 X 20
2.DINING	2.25 X 2.47	7.5 X 8
3.KITCHEN	2.10 X 3.55	7 X 12
4.PASSAGE	2.85 X 0.90	9 X 3
5.BATHROOM	1.50 X 2.47	5 X 8
6.BED ROOM	2.70 X 3.55	9 X 12
7.MASTER BED ROOM	3.00 X 3.55	10 X 12
PASSAGE	0.90 X 1.05	4.5 X 3.5
8.BATHROOM	2.10 X 1.50	7 X 5
TOTAL CARPET AREA AS PER BMC	63.54	684
TOTAL CARPET AREA AS PER RERA	66.35	714



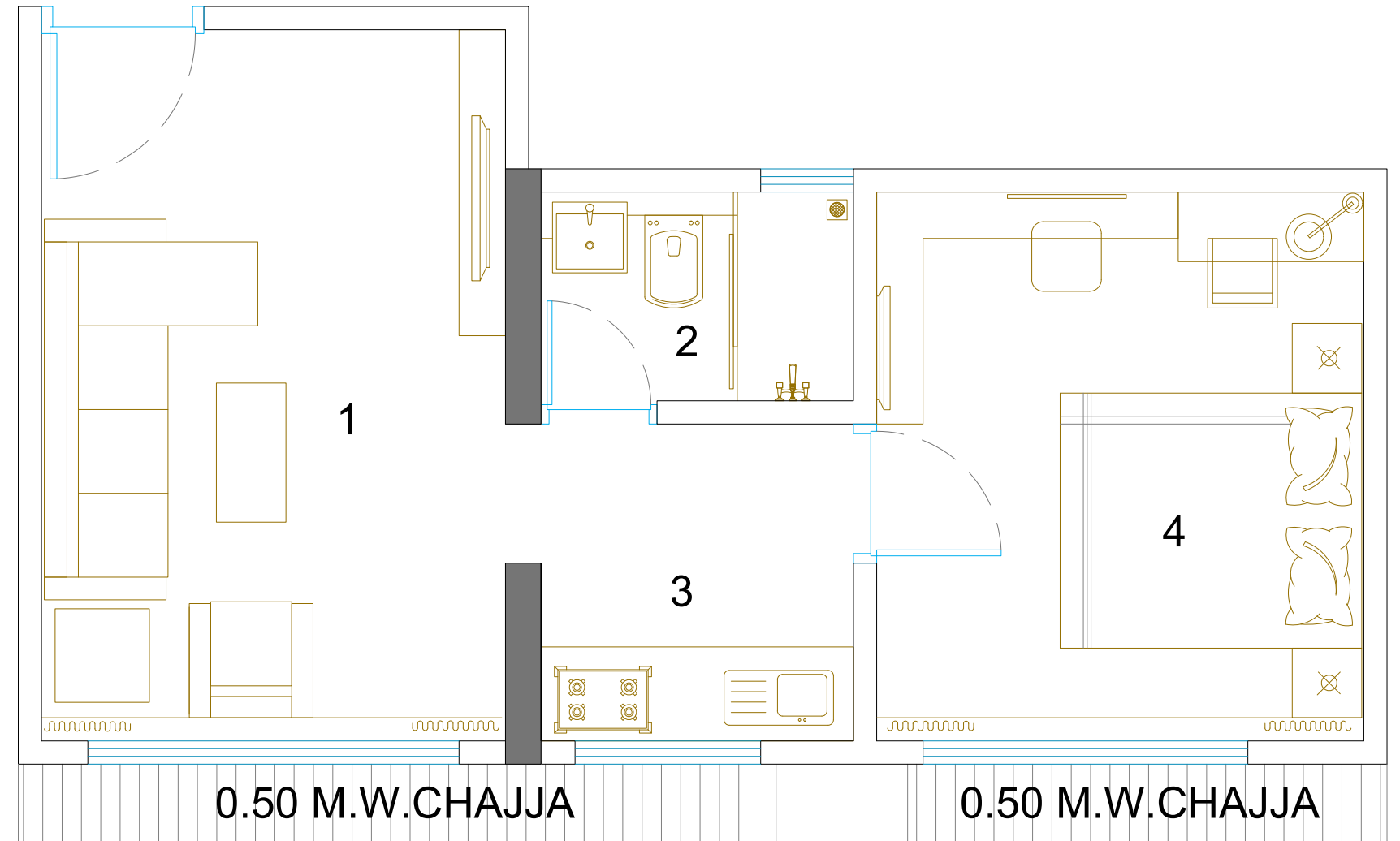
TYPICAL UNIT (TYPE 3)

	(area in sq.mt.)	(area in sq.ft.)
1.LIVING	3.00 X 6.17	10 X 20
2.DINING	2.25 X 2.47	7.50 X 8
3.KITCHEN	2.10 X 3.55	7 X 11.5
4.PASSAGE	2.85 X 0.90	9 X 3
5.BATHROOM	1.50 X 2.47	5 X 8
6.BED ROOM	2.70 X 3.55	9 X 11.5
7.MASTER BED ROOM	3.00 X 3.55	10 X 11.5
PASSAGE	1.35 X 1.05	9 X 3
8.BATHROOM	2.10 X 1.50	7 X 5
9.CUPBOARD	1.95 X 0.65	6.50 X 2
TOTAL CARPET AREA AS PER BMC	64.81	698
TOTAL CARPET AREA AS PER RERA	67.84	730



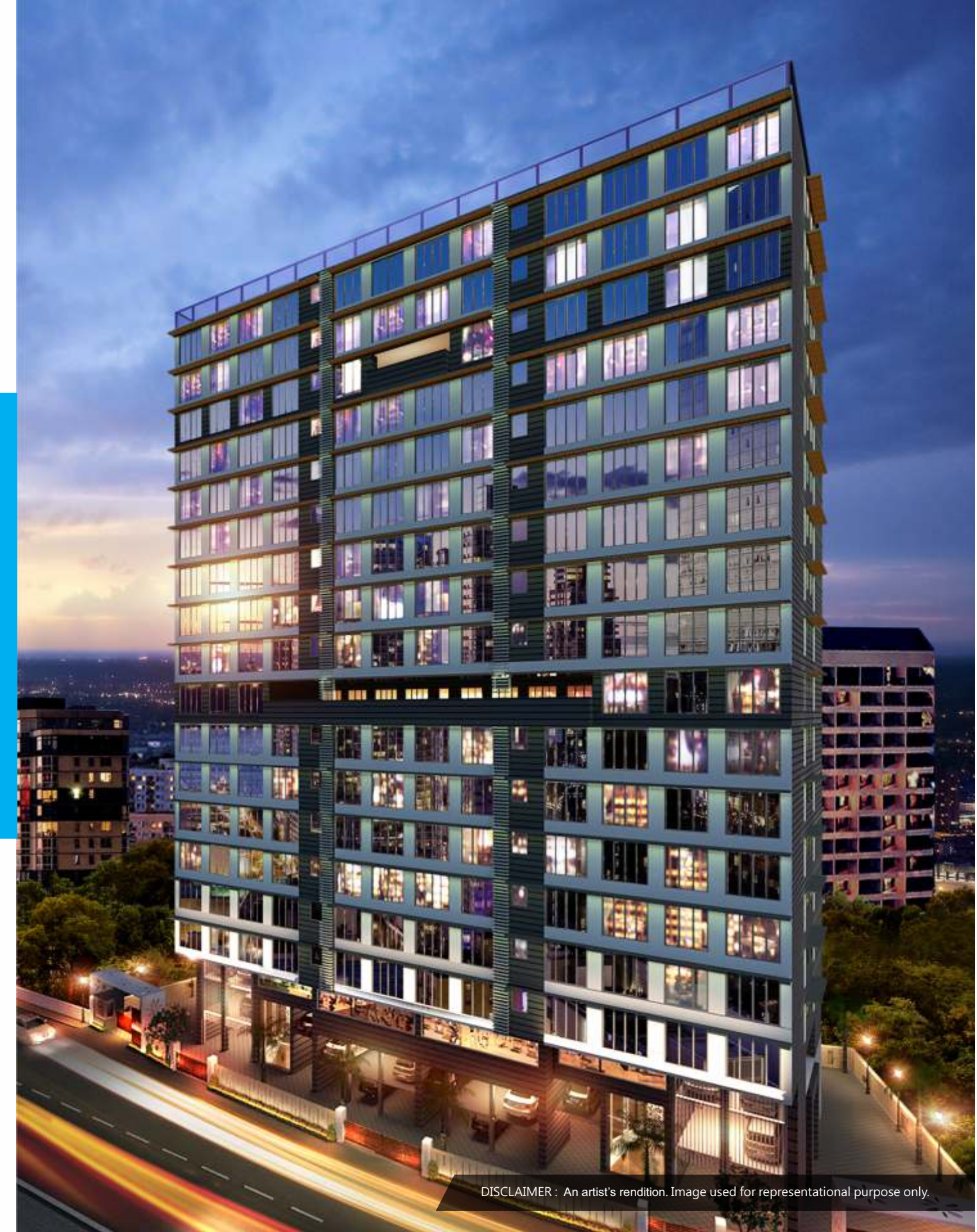
TYPICAL UNIT (TYPE 4)

	(area in sq.mt.)	(area in sq.ft.)
1.LIVING	3.00 X 4.60	10 X 15
2.TOILET	2.10 X 1.35	7 X 4.5
3.ALCOVE	2.10 X 2.05	7 X 6.5
4.BED ROOM	3.15 X 3.55	10 X 11.5
<hr/>		
TOTAL CARPET AREA AS PER BMC	32.71	352
TOTAL CARPET AREA AS PER RERA	33.71	363



SPLENDID UNDER THE NIGHT SKY

The night view elevation of the residence makes for a spectacular vision. Its brilliance in the night sky draws all eyes to its magnetic architecture. Not just its structure, but the subtler elements like the lush compound look as beautiful after dark as they would under the glaring sun.



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BANKING & FINANCE:

PROJECT FINANCED BY:



HOME LOANS APPROVED BY:



Winspace has witnessed the changing face of the real estate sector over the years. Taking forward the design brilliance of India's best architects and adding to the city's noteworthy skyline are things that Winspace does best. Our core architectural philosophies centre on our clients, who look for residential spaces that still resonate the holistic aspects of life. Our team focuses on developing bespoke residential solutions, with a focus on quality before quantity. As veterans in the industry, Winspace has mastered the art of understanding the specific residential needs of urban clients. We build credibility by not just building a home for clients but guiding and encouraging them towards weaving an entire life around these properties.

WINSPACE
R E A L T Y



