

LUXURY
GETS
A
NEW
NAME!



What is luxury?

Luxury is a finely chiseled crystal artifact.

Luxury is a flawlessly cut diamond.

Luxury is a sleek, stylish car.

And luxury is some fine living spaces.

Like Windsor Troika.

Come, discover luxury...





CREATING HOMES FOR YOU TO CREATE MEMORIES

Family and friends. Work and career. Health and fitness. Fun and leisure. Comfort and conveniences... These are important links that together form the circle of life. And while we cannot claim to have all the links in place for you, we at Windsor Group have created an environment where you can live your life to the fullest!

Welcome to **Windsor Troika**, luxury apartments on Begur Road, South Bangalore. Responding to the physical geometry of the site, Windsor Troika was conceived as an innovative project offering living spaces in the form of two triangular towers, joined by a central block. While the project embraces an expanse of five acres, 80% of this is open space.

Windsor Troika will be home to 310 proud families who will occupy the 2, 2.5 and 3 BHK homes spread over 18 floors. Thoughtfully crafted to give you optimum space, ventilation and light, the apartments at Windsor Troika are where you will create hundreds of happy memories.

The homes are complemented by an array of lifestyle amenities and conveniences, designed for your comfort and joy.

At the heart of Windsor Troika - like all our other projects - is top-notch quality. Over the years, we at Windsor Group have developed well-tested and proven construction techniques that ensure greater quality and greater value - for a lifetime!









A LOCATION THAT PUTS YOU IN THE VICINITY OF EVERYTHING!

Windsor Troika enjoys a strategic location: Begur Main Road, just off the Bangalore-Hosur Road, in the southern part of the city.

Electronics City and Bannerghatta Road with their MNCs and Tech Companies are a short drive away, making the commute to work an easy one. Also a comfortable drive away is excellent social infrastructure: the best of healthcare facilities, educational institutions and entertainment and leisure options. The NICE Road is nearby making connectivity smooth and seamless. And even while you are close to all the happening neighbourhoods like Koramangala and Sarjapur, you will be close to Nature too!

Windsor Troika - surrounded by several reputed residential projects - promises a great investment opportunity. And as your property appreciates, you will appreciate too how life in this well-designed community is truly enriching - in more ways than one.

GIVING YOU MORE. FOR LESS!

Windsor Group employs construction techniques that are unique in the industry. Born out of our rich experience and in-depth knowledge of the construction business, these techniques ensure great value and great quality - for a lifetime. Troika - like every single project of the Windsor Group - will give you more for less!

MORE STRENGTH

The strength and durability of any concrete structure is in direct proportion to the strength of the concrete used. To ensure optimal strength of the concrete used, we keep an eagle eye on right proportions to be used as well as conduct stringent quality tests - both internally and externally. Additionally, walls are evenly and thickly plastered to prevent cracks and chipping or peeling of paint.





LESS WASTAGE

The price of steel - the primary input for construction - is constantly fluctuating. While it is solid, non-combustible and durable, the volatility of its price adds to the construction costs. Most construction companies use foremen to cut steel on site. This sometimes leads to material wastage as high as 8%. We have brought this wastage down to a nominal 1% by choosing to get cut steel, from expert sources. Digital calculation also ensures greater accuracy.

MORE SAVINGS!

Load-bearing columns are at the heart of multi-storied buildings and high rises. Made of steel and concrete, columns are joined to each other with smaller pieces of steel and rod. Totally eliminating this additional use of material, we at Windsor adopt a threading and coupling method. Every rod is threaded at both ends and joined by coupling, wherever required. This increases the strength of the column and reduces material wastage, and costs.

Wood - purchased in bulk - is processed in-house to monitor quality and reduce wastage.



ASSURED QUALITY!

Our in-house team of competent architects, engineers and contractors monitor and ensure quality at every stage of design and construction.





LET YOUR LIFE BLOSSOM!

The architecture of the Clubhouse at Windsor Troika has been inspired by the Lotus - a flower of great symbolism across cultures. It appears like a beautiful lotus unfolding its petals to the sun and promising you pure joy and rejuvenation.

LOTUS CLUBHOUSE

CLUBHOUSE AMENITIES

- Aerobics/Yoga
- Badminton Court
- Billiards
- Carrom
- Home Theatre
- Multi Gym
- Multi Purpose Hall
- Sauna, Steam & Jacuzzi
- Table Tennis
- Deck
- Swimming Pool





**Dive into a world of luxury!
Explore the amenities
in store for you.**

AMENITIES

HEALTH & WELLNESS

Multi Gym



Aerobics/Yoga Hall



Sauna, Steam, Jacuzzi



Jogging Track



Salon & Spa



Swimming Pool



Home Theatre



Multi Purpose Hall



Plaza/Amphitheatre



Sand Pit



Community Lawn



FUN & LEISURE



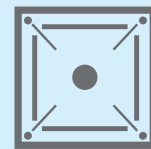
INDOOR GAMES



Table Tennis



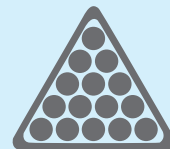
Carrom



Cards Room



Billiards



Squash Court



Tennis Court



Basket Ball Court



Skating Rink



Badminton Court



OUTDOOR GAMES

UTILITIES



Back-up Power
for common areas



Round-the-clock security



24 hours Water Supply



State-of-the-art
fire fighting system



Sewage Treatment Plant



Multi-level Car Parking



Super Market



ATM



Cyber Cafe



Creche



CONVENIENCES



- A - ENTRANCE
- B - EXIT
- C - JOGGING TRACK/CYCLING TRACK
- D - TENNIS
- E - COMMUNITY LAWN
- F - OUTDOOR SEATING
- G - WATER JET
- H - SAND PIT
- J - PLAZA
- K - AMPHITHEATRE
- M - BASKET BALL
- N - SKATING
- P - PARKING
- Q - CLUB HOUSE

WINDSOR TROIKA MASTER PLAN

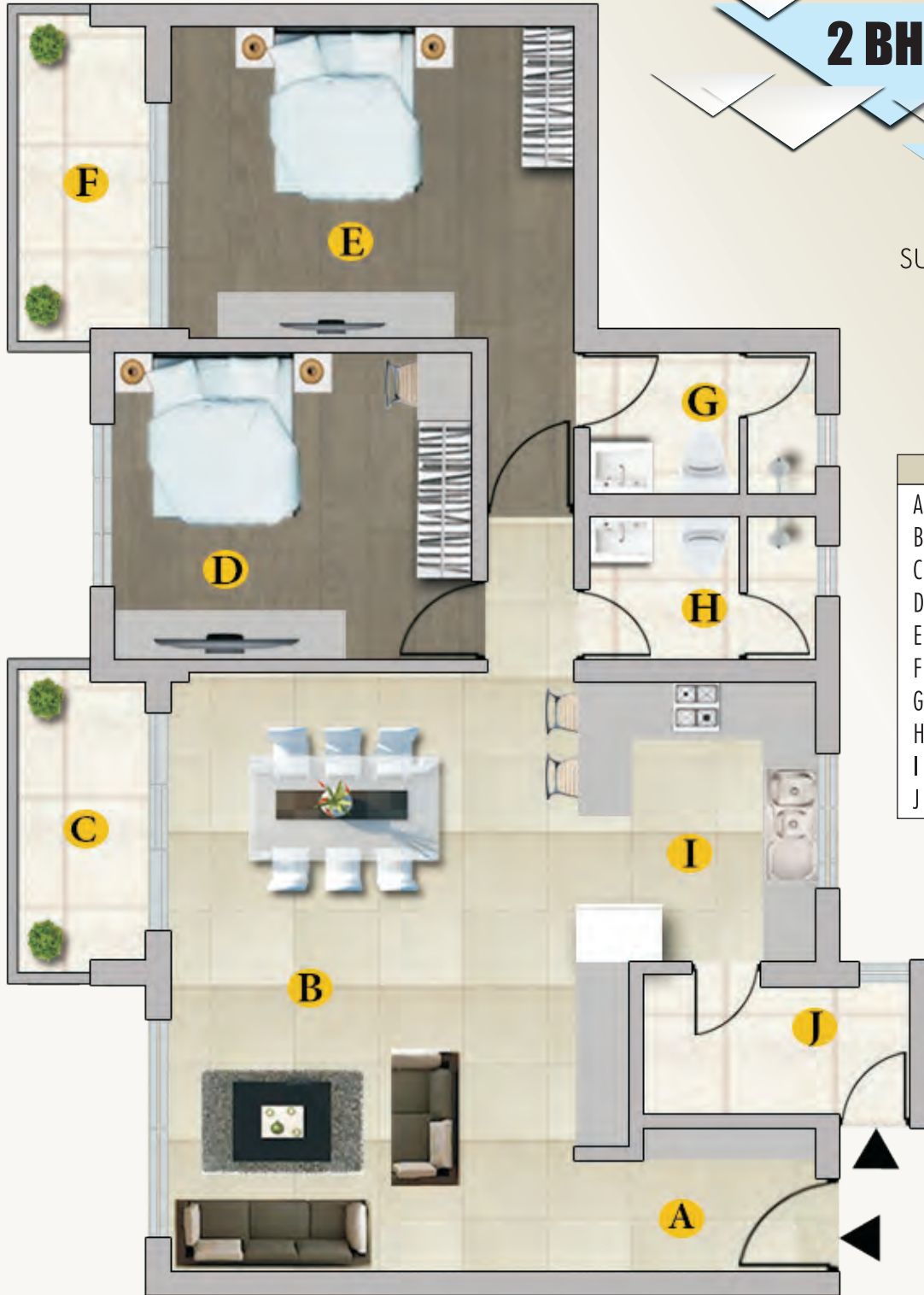




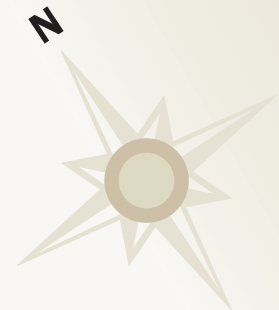
**Welcome to
your dream home!**

2 BHK

TYPE A
SUBA = 1417 SFT

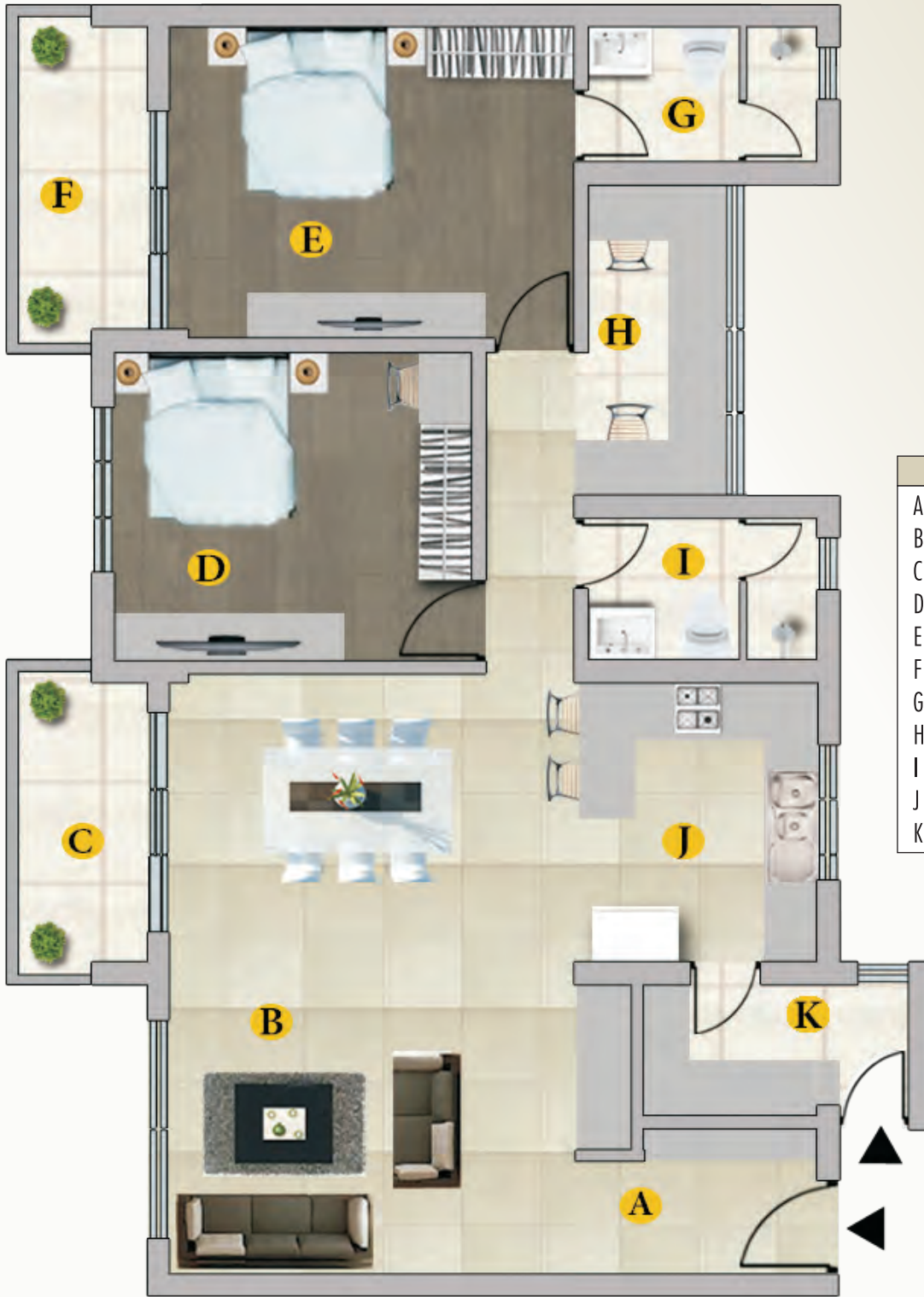


LEGEND		
A	Entrance Foyer	5'3" x 8'6"
B	Living/dining	21'4" x 14'5"
C	Balcony	11'4" x 4'11"
D	Bedroom	11'0" x 12'8"
E	Master Bedroom	11'2" x 14'5"
F	Master Bedroom Balcony	12'2" x 4'11"
G	Master Bedroom Toilet	5'2" x 8'2"
H	Common Toilet	5'2" x 8'2"
I	Kitchen	10'0" x 8'10"
J	Utility	4'5" x 9'2"

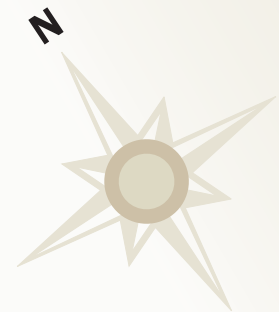


2.5 BHK

TYPE B
SUBA = 1503 SFT



LEGEND		
A	Entrance Foyer	5'3" x 8'6"
B	Living/dining	21'4" x 14'5"
C	Balcony	11'4" x 4'11"
D	Bedroom	11'0" x 12'9"
E	Master Bedroom	11'2" x 14'5"
F	Master Bedroom Balcony	12'2" x 4'11"
G	Master Bedroom Toilet	5'2" x 8'2"
H	Study	10'10" x 4'11"
I	Common Toilet	5'2" x 8'2"
J	Kitchen	10'0" x 8'6"
K	Utility	4'5" x 9'2"



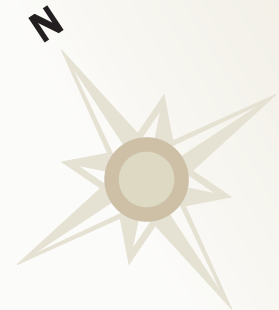
3 BHK

TYPE A
SUBA = 1745 SFT



LEGEND

A	Entrance Foyer	5'3" x 8'6"
B	Living/dining	21'4" x 14'5"
C	Balcony	11'4" x 4'11"
D	Bedroom 1	11'0" x 12'9"
E	Bedroom 2	11'7" x 12'9"
F	Bedroom 2 Toilet	5'2" x 8'2"
G	Master Bedroom	13'9" x 11'10"
H	Master Bedroom Balcony	4'11" x 9'3"
I	Master Bedroom Toilet	5'2" x 8'2"
J	Common Toilet	5'2" x 8'2"
K	Kitchen	9'10" x 8'2"
L	Utility	4'5" x 9'2"
M	Balcony	16'8" x 2'11"



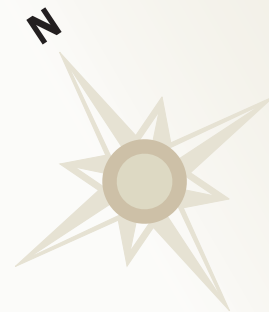
3 BHK

TYPE B
SUBA = 1814 SFT



LEGEND

A	Entrance Foyer	5'3" x 8'6"
B	Living/dining	21'4" x 14'5"
C	Balcony	11'4" x 4'11"
D	Bedroom 1	11'0" x 12'9"
E	Bedroom 2	13'10" x 11'10"
F	Bedroom 2 Toilet	5'2" x 8'2"
G	Master Bedroom	13'7" x 14'10"
H	Master Bedroom Balcony	4'11" x 9'3"
I	Master Bedroom Toilet	5'2" x 8'2"
J	Common Toilet	5'2" x 8'2"
K	Kitchen	10'0" x 8'6"
L	Utility	4'5" x 9'2"
M	Balcony	16'8" x 2'11"



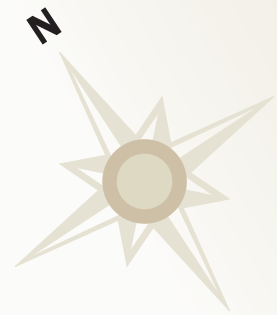
3 BHK

TYPE C
SUBA = 1814 SFT



LEGEND

A	Entrance Foyer	5'3" x 8'6"
B	Living/dining	21'4" x 14'5"
C	Balcony	11'4" x 4'11"
D	Bedroom 1	11'0" x 12'9"
E	Bedroom 2	11'7" x 12'9"
F	Bedroom 2 Toilet	5'2" x 8'2"
G	Master Bedroom	13'9" x 14'6"
H	Master Bedroom Balcony	4'11" x 11'6"
I	Master Bedroom Toilet	5'2" x 8'2"
J	Common Toilet	5'2" x 8'2"
K	Kitchen	9'10" x 8'2"
L	Utility	4'5" x 9'2"
M	Balcony	16'8" x 2'11"



SPECIFICATIONS

We believe homes should be beautiful and strong - both inside and out!

Which is why we ensure that everything that goes into making your home is superlative!



STRUCTURE

- RCC framed structure
- Concrete solid block masonry 200 mm exterior walls, 100 mm interior walls



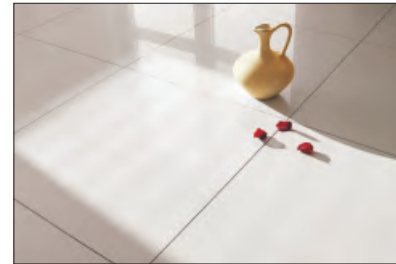
DOORS & WINDOWS

- Engineered frame with engineered wood, teak skin shutter with teak polish
- Internal Doors - Hardwood with white skin shutter with teak polish.
- 3 track Rehau UPVC sliding shutters with mosquito mesh



PAINTING

- **External Walls** - Combination of textured finish & external grade paint as per Arch Scheme/Flat Concrete Finish/Facial treatment with ACP/wood
- **Internal Walls** - Emulsion for internal walls and distemper for ceilings



FLOORING

- **Common Lobby**
 - Granite/Indian Natural Stone
- **Internal Staircase**
 - **Ground floor to first floor**
Granite
 - **First to terrace floor**
Kota stone
- **Living/dining/kitchen and all bedrooms**
Vitrified Tiles (800 x 800 mm)
- **Toilets** - Premium anti-skid Ceramic Tiles for floors, designer Ceramic Tiles for wall dadoing up to false ceiling
- **Utility** - Premium anti-skid Ceramic Tiles
- **Balcony** - Flooring similar to that of the adjoining room
- **Car Parks** - Concrete flooring



FALSE CEILING

- In toilets and corridors



SANITARYWARE/CP FITTINGS

- Sanitary fittings: Queo EWC, hot & cold shower mixer, wash basin mixer
- Granite under counter wash basins
- All CP fittings are of Queo



SECURITY SYSTEM

- Round-the-clock security with intercom facility and CCTV in all common areas



GAS CYLINDER

- Reticulated gas piping



TV, TELEPHONE POINTS & INTERNET

- TV, telephone points and FTTP in living room and all bedrooms



AIR CONDITIONING

- Provisions in all bedrooms and living room



SOLAR PROVISION

- Only for upper 2 floors (17th and 18th floors)



POWER BACK-UP

- 100% power back-up for elevators, common areas and pumps



LIFT

- OTIS Lift with Granite/Indian Natural Stone flooring/wall cladding

17 years.
Over half a dozen projects.
Hundreds of delighted customers!

Windsor Troika is brought to you by Windsor Group, a name that is causing ripples in the real estate industry. The brainchild of Mr Srinivasa Rao, Windsor Group has, over the last seventeen years, brought hundreds of happy families home. Mr. Srinivasa Rao is deeply committed to top-notch quality, timely delivery and ensuring that customers get full value for their money. And this commitment is reflected in every project that his company undertakes, whether it is plotted development, apartments or commercial spaces.

Windsor's obsession for quality is matched by its passion for innovation. The results are homes that are thoughtfully designed, flawlessly executed and come with features that make for a comfortable life.



WINDSOR AMULYAM

Exclusive 88 Units - 3 BHK apartments with lifestyle amenities
located at Kammanahalli Main Road, off Bannerghatta Road



WINDSOR HERITAGE

22 apartments, strategically located on Bannerghatta Road.
Completed in 2003.



WINDSOR AMBIKA

40 affordable apartments in Banashankari with a host of amenities. Completed in 2004.



WINDSOR CLASSIC

22 classic apartments located at Bhagavathi Temple, Hulimavu. Completed in 2005.



WINDSOR PRIME CORNER

40 spacious apartments, located in a prime corner at Kodichikkanahalli. Completed in 2006.



WINDSOR FOUR SEASONS: PHASE I & II

228 contemporary apartments with world-class landscaping and thoughtful features, located on Bannerghatta Road, close to all social infrastructure. Phase I completed in 2010 and Phase II in 2013.



WINDSOR F4

Commercial Complex at Bannerghatta Road.
Completed in 2011.



WINDSOR TOWNSHIP

BMRDA Approved, 266 Plots
located at Hoskote-Malur Main Road



DISTANCE CHART

Fortis and Apollo Hospitals - 5 minutes

Royal Meenakshi Mall - 5 minutes

Electronics City - 10 minutes

Central Silk Board - 12 minutes

MG Road - 25 minutes



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Marketing Partner



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