



THE AMBROSE CONDOS

**ELITE'S AFFORDABLE BOUTIQUE CONDO
LAUNCHING THIS SPRING**

The Ambrose Condos is an 11-storey boutique condominium launching in spring 2021 in Brantford. Developed by Elite Developments, the 198-unit residence features suites with spacious floorplans and expansive balconies and terraces. The Ambrose is conveniently located within proximity to transportation, universities, parks, trails, beaches, shops and restaurants.

"With affordable pricing starting from the \$300,000s, in Canada's sixth best city to live in, this development offers an incredible opportunity to have a higher quality of life, for a fraction of the cost in the GTA," says Kim Kopyl, vice-president of sales and marketing at Elite Developments. "Southwestern Ontario recently experienced the largest increase in sales in 2020, as people began working from home and relocating. The overall importance of a home has changed. Having more interior

and exterior space with thoughtful amenities is no longer a need of homebuyers but a requirement. The Ambrose delivers on this."

Located at 401 Shellard Lane, residents of The Ambrose Condos will benefit from being minutes to the Colborne Common Shopping Center, which has a Sobeys, Shoppers Drug Mart, Starbucks and banks. Also close by are medical centres, restaurants and the Wayne Gretzky Sports Centre – the largest sports centre in Canada – to help keep you healthy and fit. Brantford is a historical city ignited by innovation, filled with art galleries and museums. Natural greenspaces are right at your fingertips. Enjoy weekends at the Brant Conservation Area and canoeing down the Grand River. With the Brantford-Cambridge Trails running along the Grand River, you will have 77 kms of the best hiking and biking trails in Ontario.

Within the development,

thoughtfully curated amenities await. Featuring a contemporary lobby enveloping natural surroundings of stone, water and fire, welcoming you home with a living green wall. Green features complement the surrounding property, featuring a community garden with garden plots, a seasonal sports field to be used for soccer and as a rink during the winter months for family skating and hockey. A state-of-the-art indoor and outdoor fitness centre, featuring an outdoor running-track, yoga area and outdoor calisthenics is located on the sixth-floor terrace. A spectacular rooftop party room boasts a chef's kitchen, games area and an outdoor oasis with breathtaking views, featuring barbecue niches, cabanas, water feature, and outdoor dining. The development also respects four-legged family members, and provides a convenient off-leash dog park and wash area.

The Connectivity Lounge provides a safe space for students, entrepreneurs, and empty nesters to work and connect in. This amenity space is filled with the latest technology so residents can study together, host Zoom meetings, and Skype with family members while enjoying a latte. Feel free to enjoy the fresh air while surfing the net on the lounge's outdoor terrace. Other features include a socially distanced theatre, expansive expanded parcel room, bicycle and locker storage areas and electric vehicle charging stations.

Suites at The Ambrose range in size from 590 to 1,050 sq. ft. Available floorplans include a collection of spacious one- and two-bedroom units with open-concept layouts, functional living spaces, impressive finishes and stunning standard colour palettes designed by Raphael Gomes Interiors.

Elite Developments has built its foundation with 50 years of combined building experience. The company has built a reputation for delivering premier residential and commercial properties throughout Ontario, acquiring locations for communities to improve quality of life. It focuses on providing homes with thoughtful amenities, spacious layouts, health and wellness, and leading innovative features throughout. This strategy is executed by a dream team of experienced professionals specializing in real estate, who deliver homes that are affordable and enjoyable, while maximizing investment value.

"We respect the surrounding landscapes and build homes that complement existing environments, while our team choreographs a premier lifestyle for our



homeowners," says Kopyl. "All our homes are focused on health, wellness, and have leading innovative features throughout. We build every home as if we would live in it ourselves."

"There is a lot of time given to ensure we deliver a sustainable product for the future, anticipating the needs of our homebuyers," adds Sam Sakhi, president of Elite Developments. "We understand the importance of a home and look forward to building communities of excellence, with convenient amenities, surrounded by nature."

Stay tuned for Elite's upcoming launches: Woodland Country Estates in Hagersville; Electric Avenue and Steeltown in Hamilton; 86 James in St. Catharines; Victory Tower in Vaughan; Station Sixty Lofts in Brantford; and The Fonhill, in Fonthill. Register now at elitedevelopments.com.

"Our passion in real estate is evident by delivering superior quality, leading-edge designs and wellness-derived homes," says Hamid Hakimi, CEO of Elite Developments. "We build homes inspired by you, with innovative living for life."

To learn more about The Ambrose Condos, register at theambrosecondos.com.