

# THE AMBROSE

## NEW LUXURY CONDO IN BRANTFORD BY, ELITE MD DEVELOPMENTS

The Ambrose, an 11-storey boutique condominium, is launching this summer in Brantford. Developed by Elite MD Developments, the 198-unit, luxury residence is conveniently located within proximity to transportation, universities, parks, trails, beaches, shops and restaurants.

"With affordable pricing starting from the \$300,000s, the 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, sales and marketing. "Southwestern Ontario recently experienced the largest increase in sales in 2020, as people began working from home and relocating. Working from home, being surrounded by nature with added equity, never sounded better."

This location is perfect for first-time homebuyers, students, young families, and empty nesters. Located at 401 Shellard Lane, residents of the Ambrose will benefit from proximity to transportation, local amenities, attractions, universities and an abundance of green spaces.

Colborne Common Shopping Centre, for example, is five minutes east and features Sobeys, Shoppers Drug Mart, Starbucks, banks, medical centres and restaurants. The Wayne Gretzky Sports Centre in Brantford is the largest sports centre in Canada, with everything to 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'll have more than 77 kms of the best hiking and biking trails in Ontario.

Within the development, endless private amenities await, all custom curated by the award-winning design firm Raphael Gomes Interiors. Featuring a contemporary lobby lounge enveloping natural surroundings, state-of-the-art fitness centre, rooftop oasis with outdoor barbecue niches, fireplace, outdoor dining, outdoor lounge and exercise

path. This development also respects four-legged family members, with a convenient off-leash dog park and dog wash area.

The Connectivity Lounge provides a safe space for students, entrepreneurs, and empty nesters to work and connect. 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 Connectivity Lounge's outdoor terrace. Other amenities include a socially distance theatre, expansive party room, an outdoor rooftop exercise path, expanded parcel room,



bicycle and locker storage areas and electrical car charging stations.

Suites at The Ambrose range in size from 545 to 1,045 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 colour palettes designed by Raphael Gomes.

Elite MD Developments has built its foundation with more than 50 years of combined building experience. The company has attained a superior reputation in delivering premier quality commercial and residential properties throughout the GTA, southern Ontario, eastern Canada and the U.S.

The residential properties at Elite MD Developments focus on high-, mid- and low-rise condos, master-planned developments including adult-lifestyle, urban towns, and single-detached homes.

"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 the most current technologies, with health, wellness and leading innovative features throughout."

"There is a lot of time, thought and care given to ensure we deliver a sustainable product for the future, anticipating the needs of our homebuyers" adds Sam Sakhi, co-founder of Elite MD Developments.



"This reflective precision is executed by a dream team of experienced professionals specializing in real estate, who deliver homes that are enjoyable to live in, while maximizing value for investments in real estate. We understand the importance of a home and look forward to building communities of excellence, with convenient amenities, surrounded by nature. We are excited about our upcoming launches of landmark communities."

Elite MD Developments will soon launch other developments – Woodland Country Estates in Hagersville, Station Sixty Lofts in Brantford, and The Fonthill Luxury Residences in Fonthill.

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



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