

THE WINFORD

BOUTIQUE RESIDENCES

# Welcome to The Winford

A rare collection of just 26 boutique residences in the heart of Houston's Galleria district. Thoughtfully designed to offer the space of a private home with the convenience of city living, Winford is where timeless architecture meets modern functionality.





## Privacy. Space. No Compromises.

The Winford reimagines vertical living. With just 26 homes and no shared hallways, this community offers a uniquely private and peaceful urban experience.

- Elevator-equipped four-story homes
- Rooftop terraces made for sunset dinners
- Low-maintenance lifestyle without giving up space or comfort

*It's boutique by design—  
not by accident.*





# Own the Address, Not the Commute

Located just minutes from The Galleria, Memorial Park, Winford offers direct access to Houston's best:

- 10 min to Fortune 500 offices
- Michelin-rated restaurants at your doorstep
- Elite schools and healthcare within easy reach
- Quick access to Loop 610, US-59, and I-10

Uptown is where Houston lives, works, and thrives. With wide sidewalks, and walkable blocks, this neighborhood blends urban energy with residential calm.





**SHOPPING & LIFESTYLE**

- 1 The Galleria Mall  
5015 Westheimer Rd, Houston, TX 77056
- 2 Uptown Park  
1101 Uptown Park Blvd, Houston, TX 77056
- 3 River Oaks District  
4444 Westheimer Rd, Houston, TX 77027
- 4 Highland Village  
4055 Westheimer Rd, Houston, TX 77027

**RESTAURANTS & ENTERTAINMENT**

- 5 Nobu Houston  
5115 Westheimer Rd, Houston, TX 77056
- 6 Mastro's Steakhouse  
1650 West Loop S, Houston, TX 77027
- 7 North Italia  
1700 Post Oak Blvd, Houston, TX 77056
- 8 True Food Kitchen  
1700 Post Oak Blvd, Houston, TX 77056
- 9 Bloom & Bee (The Post Oak Hotel)  
1600 W Loop S, Houston, TX 77027

**SHOPPING & LIFESTYLE**

- 10 Gerald D. Hines Waterwall Park  
2800 Post Oak Blvd, Houston, TX 77056
- 11 Memorial Park  
6501 Memorial Dr, Houston, TX 77007
- 12 Buffalo Bayou Park  
1800 Allen Pkwy, Houston, TX 77019

**BUSINESS & EDUCATION**

- 13 Texas Medical Center  
2450 Holcombe Blvd, Houston, TX 77021
- 14 Rice University  
6100 Main St, Houston, TX 77005

**ACCESS & CONNECTIVITY**

- I-610 Loop  
Direct access to Downtown Houston (15 minutes)
- I-69 / US-59  
Key artery to the south (Sugar Land) and north
- George Bush Intercontinental Airport (IAH)  
30 minutes
- William P. Hobby Airport (HOU)  
25 minutes



## Modern. Elegant. Built for Life.

Every Winford home is designed to live like a private residence—inside and out. Clean architectural lines, timeless materials, and generous proportions define the aesthetic.

- 4 stories + rooftop terrace
- 3-4 bedrooms / 2.5-4.5 bathrooms
- Private elevator can be installed in every home
- Oversized windows & high ceilings for natural light
- Attached 2-3 car garage with EV-ready setup





Winsome Ln  
1007 A

1008 A



# Tailored for Real Life

Each home is built to support multigenerational living, remote work, and effortless entertaining. Choose from flexible layouts:

- From 2,793 to 3,394 sq ft
- Dual primary suites in select plans
- Flex rooms for office, gym, or guest suite
- Indoor-outdoor living with terrace and rooftop



Floor 1



Floor 2



Floor 3



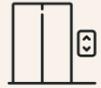








# What Makes Winford Different



**Private elevators**  
can be installed  
in every home



**Rooftop-ready terraces**  
perfect for BBQs, family nights, or skyline views



**Walking distance**  
to Galleria Shopping  
Center



**Smart-home prewiring**  
and energy-efficient construction



# Made for Houston's Movers & Shapers



## Young Professionals & Families

Tired of long commutes and aging homes in the suburbs? The Winford offers you space, schools, and style—right in the city.



## Empty Nesters & Rightsizers

Downsize the maintenance, not the lifestyle. Elevator-ready homes with garage and rooftop views offer comfort, ease, and lock-and-leave peace of mind.



## Investors

New construction in a blue-chip submarket, with rare features like elevators and rooftop terraces = higher rental yield and strong resale value.

# Pricing & Delivery



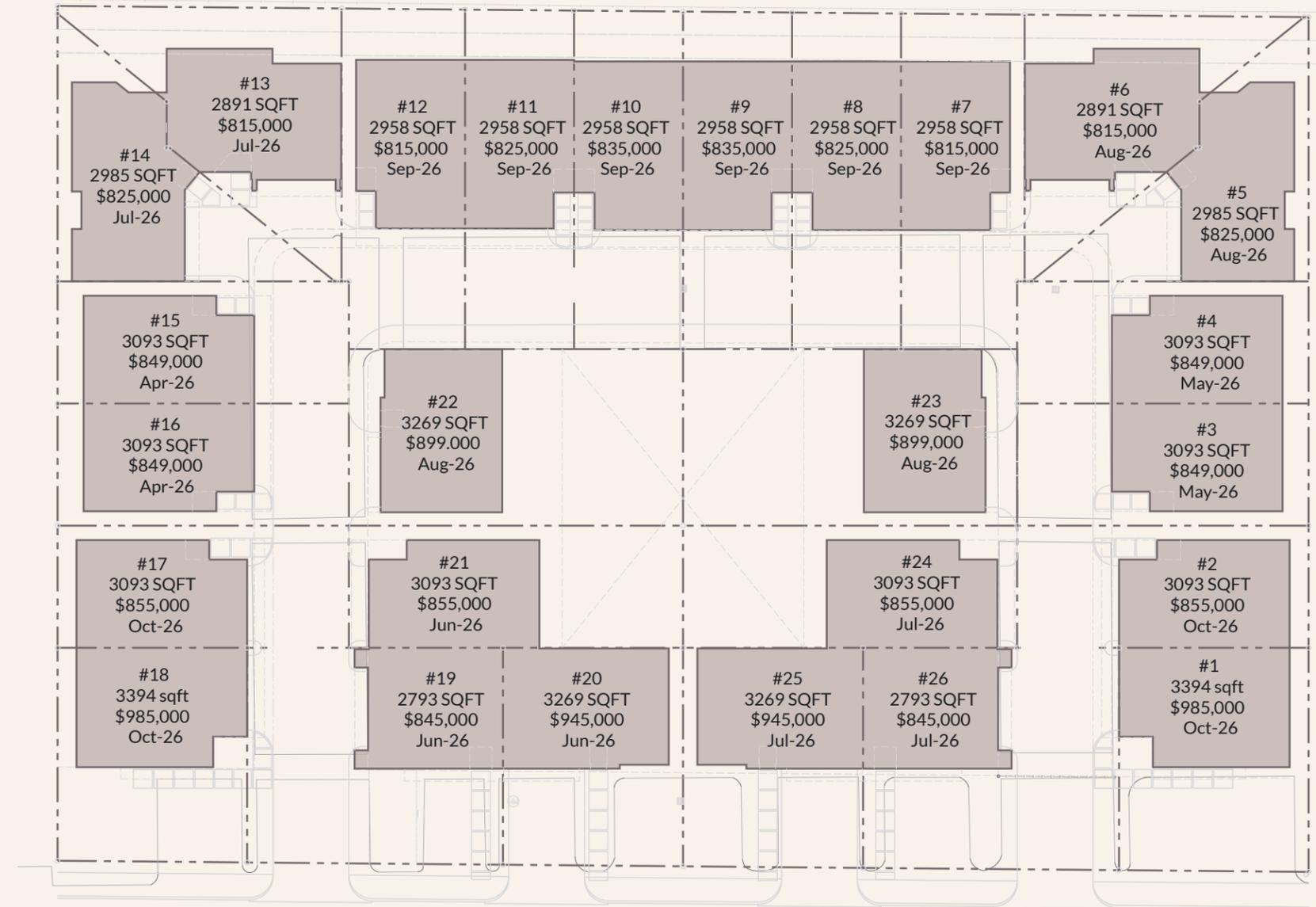
FROM **\$815,000** TO **\$985,000**

EST. PRICE PER SQ FT: **~\$282**

HOA: **\$42 PER MONTH**

COMPLETION: **MAY TO OCTOBER 2026**

**ONLY 26 HOMES** – ACT EARLY FOR BEST SELECTION



5821 Winsome Lane

# Two Developers. One Shared Vision.

The Winford is developed through a strategic partnership between BI Group USA and Vita Group – combining international excellence with deep local expertise.



- The largest real estate developer in Central Asia
- 30 years of experience across 8 countries
- Over 97 million ft<sup>2</sup> of residential and commercial real estate delivered
- Known for building not just homes, but complete communities
- Bringing global design standards, innovation, and long-term quality



- A Houston-based real estate developer, licensed broker, and property manager
- Over 11 years in the Texas market
- More than 200 projects completed in Houston, Dallas, and Austin
- Specialists in urban infill development and townhome communities
- In-house teams for construction, sales, and asset management





Your Home. Your Address.  
Your Winford.

+1 (413) 992-9189

Call now to schedule a private tour

+1 (413) 992-9189

Request detailed floorplans

**BI** GROUP<sup>USA</sup>

VITA  
GROUP