



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.*



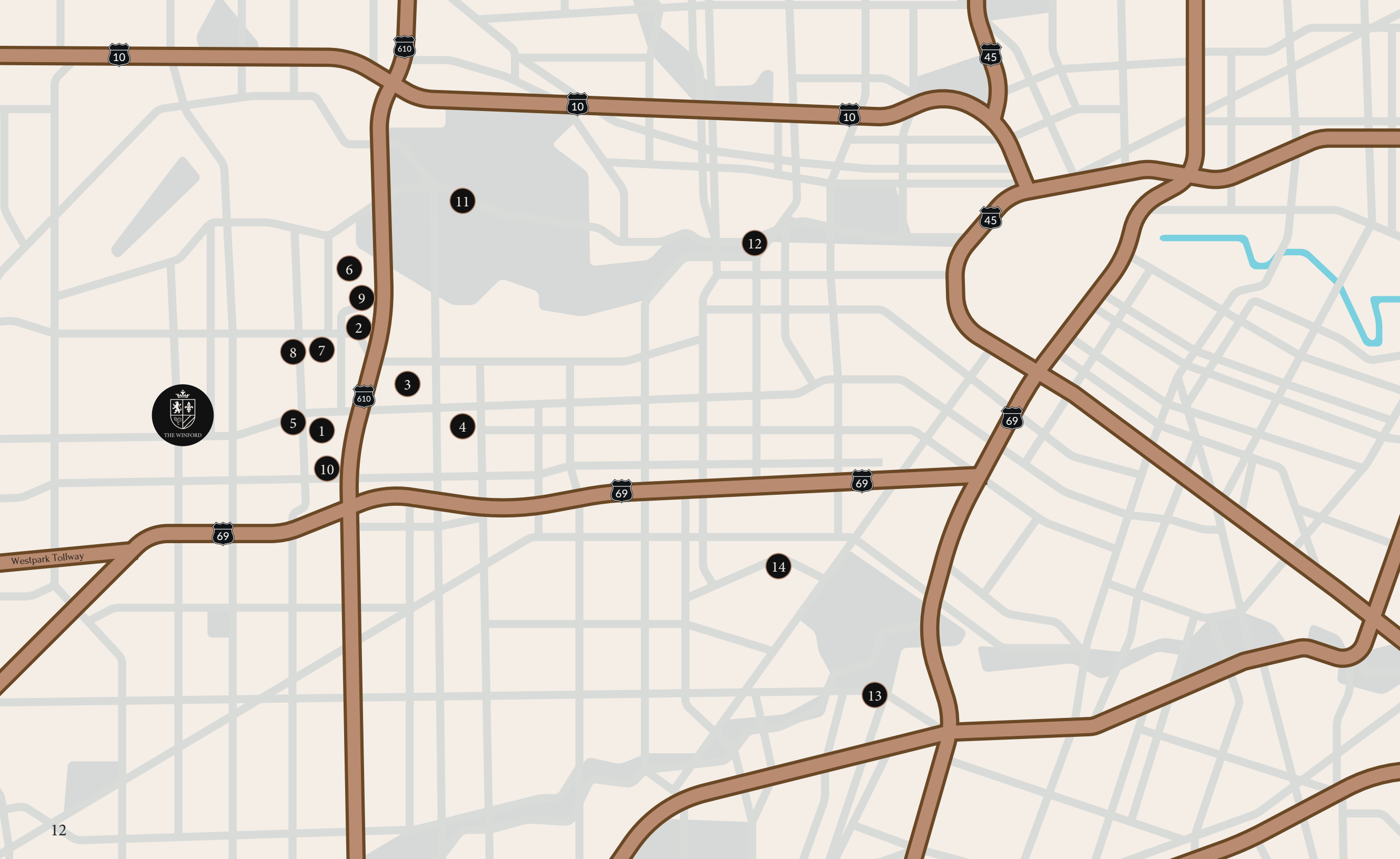
Own the Address, Not the Commute

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





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

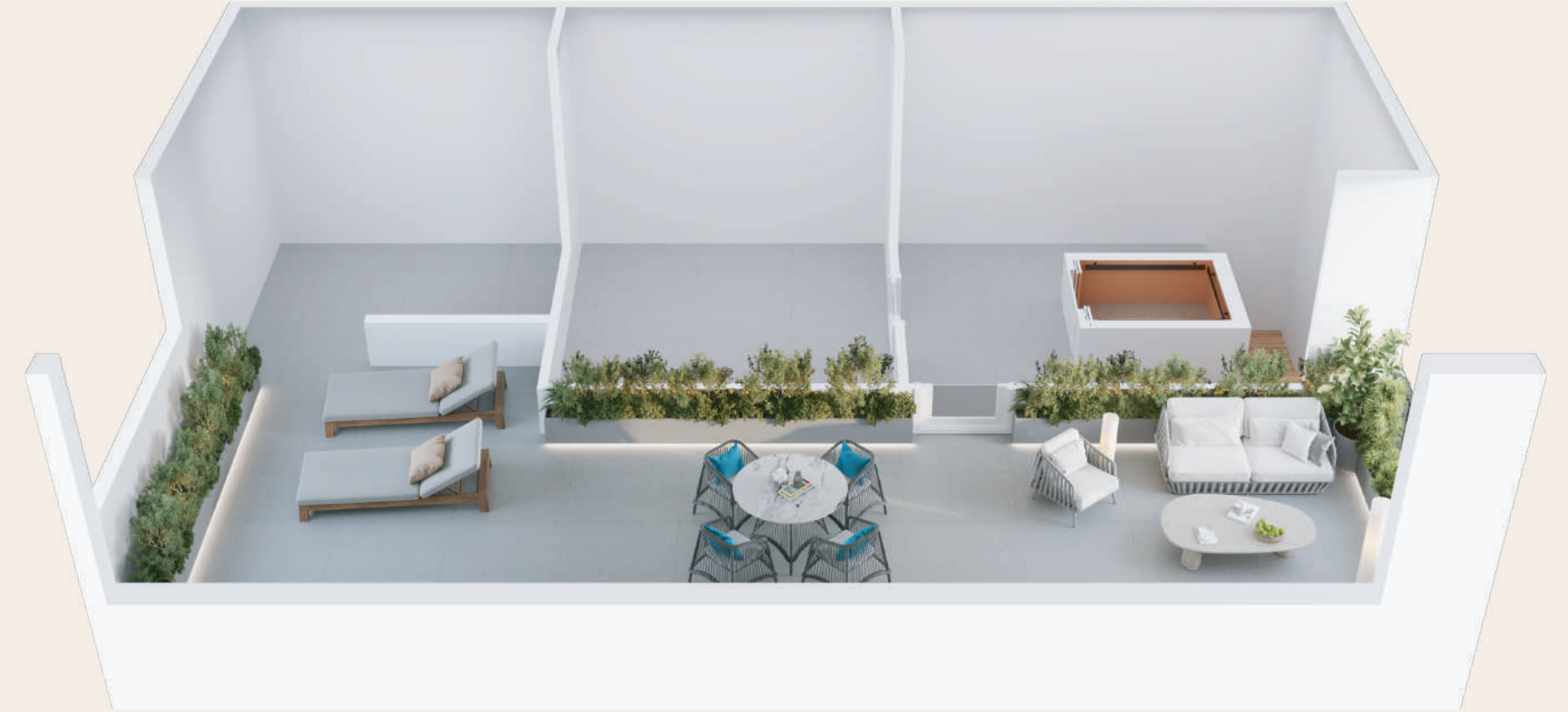


Floor 2



Floor 3



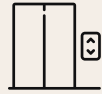








What Makes Winford Different



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.

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 ft² 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

