



Specifications

Exterior

- High performance, curved double-glazed low-E coated curtainwall system with aluminium frames
- Floor-to-ceiling exterior balcony doors with seamless transition between interior and exterior spaces
- Insulated, sculptural curved pre-cast concrete panel façade in a smooth white finish, designed to mimic the ephemeral nature of the clouds in the sky, providing exceptional acoustic performance and occupant comfort
- Perforated privacy screens on East and West façade
- Parabolic cut-outs at the tower base showcase a dynamic glazing configuration
- Open breezeway lobbies with planted areas including a custom tree-planter on every third floor allow for natural ventilation while bringing nature inside.
- Oversized balconies with white concrete pavers and guardrails of honed concrete and glass complement the interior material palette, harmonizing the interior and exterior spaces

Sustainable Design and Green Innovations

- Designed to LEED Gold certification standard, the building excels in water conservation, energy reduction and storm water management
- Distinctive façade showcases a high-performance building envelope comprised of insulated pre-cast concrete panels and high-performance curved glazing to improve thermal comfort
- Unique open breezeways provide opportunities for social interaction, access to daylight and natural ventilation
- Smart-metering system

Structural Design

- Reinforced honed concrete structural panels with custom-cast columns, walls and floor slabs
- Unique structural core arrangement to accommodate the tower's slender proportions
- Column-free cantilevered balconies for view optimization

Mechanical / Electrical Design

- High efficiency heating & cooling system
- Heat recovery ventilation units
- Air conditioning with room temperature control
- Smart thermostats
- "One-Touch" master switch at front entry to conveniently operate lighting
- LED lighting throughout

Building Systems and Security

- Lobby with 24-hour concierge
- Building-wide electronic control system with encrypted fob access
- 24-hour digital video recording surveillance of building entry points
- Video enterphone system
- Destination dispatch elevators with restricted floor access

Lobby

- Double-height lobby with ceilings and walls draped in white fabric creates a cocoon-like atmosphere illuminated with soft backlighting
- Diffuser system dispenses a custom fragrance
- Plaster clad columns and floor-to-ceiling sculptural glazing overlooking lush landscaped courtyard
- White terrazzo flooring with inlay of gold and silver coloured stones
- Custom Bing Thom designed sculptural concierge desk and sculptural seating made of solid surfaces



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- Custom-designed and Italian crafted Fazioli piano designed by Bing Thom

Parkade

- Secured gated parkade entrances
- Bike elevator to secured bicycle storage rooms
- Select two-car and three-car private garages with storage
- Key-fob access secured elevator vestibules
- Cellular repeaters provide mobile phone access throughout parkade
- Refined finishes with custom metal cladding, lighting and concealed services
- Dog wash and relief area

BMW Private Car Share and Bike Share

- Three (3) BMW car-share vehicles for exclusive use of owners
- Twelve (12) BMW bicycles for exclusive use of owners

Elevators

- Destination dispatch system for reduced wait times and secure access
- Four over-height, high-performance passenger elevators operating at 1200 feet per minute
- Centre-opening doors
- Cab features glass panels, stainless steel, overhead lighting, stone flooring, televisions and integrated controls
- Cellular repeaters provide mobile phone access while in elevators

Courtyards and Breezeways

- Sculptural tree planters on every three floors and landscaped areas throughout create inviting outdoor spaces
- Screens on the Northern elevation shelters rain and wind, and ensures a comfortable outdoor environment
- Subtle cove lighting, white reflective walls and stone flooring
- Convenient garbage and recycling stations on each floor
- Integrated sound portals on every level featuring music from lobby piano & programming

Entertainment Lounge

- Wideplank hardwood flooring throughout
- Large chef's kitchen with professional-grade appliances
- Contemporary lounge and dining furniture
- Direct access to furnished outdoor space

Wellness Studio and Aqua Centre

- Indoor, heated 50-metre Olympic length lap pool spans above the podium
- Overarching sculptural pre-cast concrete structure forms an exoskeleton around the pool that matches the curves and essence of the tower façade
- Change rooms with porcelain walls and flooring, wooden benches, lockers, showers and wood sauna
- Luxuriously designed spa adjacent with direct connection to the pool deck
- Fully-equipped fitness centre and yoga studio
- Resilient hardwood flooring, mirrored walls and built-in millwork



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Interior Home Design Features

- Interiors custom designed by Bing Thom Architects
- Eucalyptus veneered one & a half leaf front entrance doors with brushed stainless steel hardware, portal frame and recessed LED lighting
- Integrated suite numbering into portal frame and finished in brushed stainless steel
- Large format matte white porcelain flooring throughout all living areas, white painted interior walls and back-painted glass cladding to seamlessly integrate with kitchen cabinetry
- Exterior walls lined with honed pre-cast concrete with smooth finish, each curved to the shape of the building
- Floor-to-ceiling sheer drapery (in gold or silver colour options) along all exterior faces, with motorized controls gently following the curvature of the building
- Blackout curtains provide additional privacy layer for bedrooms, with motorized controls along all exterior faces
- Interior curved clear glass walls are appointed with curtains (gold or silver colour options) to allow for maximum daylight distribution and grand appearance.

Kitchen Design Features

- Custom designed, Italian-crafted kitchen cabinetry
- White back-painted glass cabinetry fronts for integration of appliances
- Soft-closing precision cabinet drawers and doors
- Countertops, sinks and backsplashes finished in white matte solid surface
- Faucets finished as accent pieces in polished gold or brushed silver colour options
- Custom designed kitchen island organically shaped with eucalyptus wood base, white matte solid surface countertops and integrated cantilevered dining table (in select homes)

One Bedroom Homes Appliance Package

- 24" Miele fully integrated, bottom mount fridge/freezer
- 24" Miele 4-burner gas cooktop
- 24" Miele slide out hood fan with energy-efficient LED lighting
- 24" Miele fully integrated dishwasher with cutlery tray and hidden control panel
- 24" Miele PureLine Brilliant White microwave / speed oven
- 24" Miele front load washer and condensing dryer
- Carburator

Two Bedroom Homes Appliance Package

- 30" Miele fully integrated, bottom mount fridge/freezer with icemaker
- 30" Miele 4-burner gas cooktop
- 30" Miele slide out hood fan with energy-efficient LED lighting
- 24" Miele fully integrated dishwasher with cutlery tray and hidden control panel
- 24" Miele PureLine Brilliant White microwave / speed oven
- 24" Miele PureLine Brilliant White steam oven
- 24" Sub-zero under-counter wine fridge (From level 40)
- 24" Miele front load washer and condensing dryer
- Carburator



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Bathroom / Powder Room Design Features

- Large format matte white porcelain tile flooring
- Custom white cylinder solid surface sink, wall hung toilet and concealing tank
- Contemporary fittings in polished gold or brushed silver colour finish
- In select homes:
 - Bathroom is integrated with glass encased bedroom and will feature frosted opaque glass surround for privacy
 - Walk-in shower with linear trench drain
 - In-floor heating in Estate, Sub-Penthouse and Penthouse homes

Penthouse Design Features

- Private elevator lobby forms a grand foyer and double door entry
- Expansive living and kitchen areas with skylight view of overhead glass bottom penthouse rooftop pool above
- Spacious walk-in closets for each bedroom with custom millwork shelving
- Freestanding white solid surface bathtubs in master bath
- Wine room with built-in shelving for wine display
- Access to penthouse rooftop via feature staircase and private in-suite elevator
- Privately accessed roof decks offer immaculate outdoor living and unparalleled views from the top of the city
- Roof decks feature a glass bottom pool, hot tub, outdoor kitchen, landscaping and informal outdoor lounge and dining spaces



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