

# ITALIA

## UNA BELLA CASA | A BEAUTIFUL HOME

Italia has been designed from the inside out. Each home has been carefully considered to optimize its individuality, functionality, efficiency and livability. Given the limited number of homes at Italia, these exclusive homes are designed with the utmost attention to the very last detail. Each home at Italia is unique and precious.

### WALKABLE NEIGHBOURHOOD

- Within minutes, immerse yourself in all that South Granville has to offer: shopping, dining, art galleries, every day amenities, and more are just a quick stroll away
- Enjoy the liveliness that is Granville Island and culture at the Museum of Vancouver and Vancouver Maritime Museum
- Take in the beautiful mountain and ocean views from Kitsilano's parks and beaches
- A few minutes walk away, the upcoming South Granville Station Block stop (part of the Broadway Subway Project) with future expansion to UBC in the west and connection to other major Skytrain lines in the east

### A SIGNATURE HOME

- Two distinct designer colour schemes inspired by the essence of two Italian cities – Amalfi and Firenze
- Elegant smooth ceilings
- Solid core interior doors with Italian made Colombo Design door hardware
- Wide plank, wire brushed oak engineered hardwood flooring
- Oversized windows provide brilliant, natural light
- Roller window shades throughout, with blackout roller shades in the bedrooms
- Spacious, open-air balconies or terraces for outdoor enjoyment and relaxation

### TRULY ONE-OF-A-KIND | EXCLUSIVELY ITALIA

What makes each and every residence at Italia unique is the seamless integration of exclusively designed kitchen and bathroom cabinetry, closet millwork and smoked glass pivot doors. Each element is meticulously designed to accentuate the functionality and beauty in every home and hand crafted by Solterra's design partner in Northern Italy to provide the best craftsmanship.

The precious, final touch in each home are the CRISTINA Rubinetterie faucets and shower fittings in every kitchen and bathroom. These faucets and fittings are truly "Made in Italy" – from hot molding and galvanizing to the mechanical processing of brass, production from beginning to end is kept in-house in order to maximize quality control.

### SOLTERRA CUCINE | GOURMET KITCHEN

- Sleek and modern design with dual tone cabinetry of rich wood grain veneer and lacquer
- Easy touch, motorized upper cabinetry with soft close hardware
- Under cabinet lighting provides both ambient and task illumination
- Auto illumination in lower drawer cabinetry
- Soft close door and drawers throughout
- Full height slab quartz backsplash with matching countertop
- Sink faucet and vegetable spray are a part of the Contemporary Collection from CRISTINA Rubinetterie

- Chrome finish in Amalfi colour scheme
- Brushed Old Brass finish in Firenze colour scheme

- Large deep single bowl stainless steel undermount sink with bottom grid insert to protect from scratches
- Sink accessory cutting board
- Under sink recycle system
- Kitchen island with quartz slab waterfall design\* provides additional counter space and seating
- Premium appliance package:
  - Gaggenau® 30" 5 Burner Gas Cooktop
  - Gaggenau® 30" Single Wall Oven with handleless / automatic door opening
  - Gaggenau® 30" Integrated Refrigerator and Bottom Freezer with opening assist
  - Gaggenau® 24" Integrated Dishwasher with 3rd rack for cutlery
  - Liebherr 24" under counter wine fridge – (two bedroom homes)
  - Panasonic® 20" stainless steel microwave with Eurotrim Kit
- All Gaggenau® appliances have Wi-Fi smart appliance capabilities with personalized control, notifications, and remote diagnostics via Home Connect app

\*In selected homes

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## SPA-INSPIRED BATHROOMS

- Sleek and modern design with dual tone cabinetry of rich wood grain veneer and lacquer
- Floating vanity with custom millwork arch frame with inset medicine cabinet – one bedroom main bathroom and two bedroom ensuite
- Floating vanity with custom millwork framed mirror with shelf and decorative light fixture – two bedroom main bathrooms
- Cabinetry features soft close hardware and under cabinet ambient lighting
- Quartz countertop with apron front and large undermount sink
- Sink faucets and shower/tub fittings are a part of the Italy series from CRISTINA Rubinetterie
  - Chrome finish in Amalfi colour scheme
  - Brushed Old Brass finish in Firenze colour scheme
- Showers feature extra-large rain head showerhead, handheld wand and body sprays
- Soaker tub and shower combo\*
- Freestanding soaker tub with wall-mounted taps and handheld wand\*
- Frameless shower glass door for a clean, modern look\*
- Curbless showers with continuous tile flooring throughout
- Custom niches with glass shelf in shower and tub areas
- Large format tile on both floor and walls
- Heated flooring in all bathrooms
- Sleek dual flush toilet
- Bidet seat for ensuite toilets – two bedrooms

## COMFORT AND CONVENIENCE

- Custom millwork, designed with user experience in mind for all bedroom closet, with automatic ambient lighting when opened, hanging rods, drawers and pull out shoe shelf
- Tiled laundry closets/rooms are equipped with a front load washer and electric stacking vented dryer, convenient custom millwork for storage\* and custom smoked glass pivot doors\*
- All homes equipped with a hassle-free smart learning thermostat with an integrated solution for controlling temperature, humidity, and air quality
- Air conditioning in all homes
- Telephone/cable/data outlets and high-capacity CAT-5 wiring maximize internet speeds and enable the ultimate digital entertainment experience
- USB outlets in convenient thoughtful areas of every home for charging electronic devices
- All residential parking stalls are EV ready – *see sales team for details*

## PEACE OF MIND

- Secured garage and lobby entrances with controlled access for underground owner(s) and separate visitor parking
- Third Party Warranty includes 10-year structural coverage; 5-year water penetration coverage; and 2-years materials and labour coverage
- Secured FOB access to all building amenity areas

## BUILDING AMENITIES

- Cinema e Bar | Movie Theatre and Wet Bar
- Salotto e Cucine | Sitting Room and Kitchens
  - Full gourmet indoor kitchen, dining table with large TV and sitting area
  - Dine al fresco outside with a BBQ kitchen and dining table
- La Palestra | Fitness Room
  - Equipped with cardio machines, free weights and benches
- 8 Hour Concierge
- Outdoor Children's Play Area
- Pet Spa
- Bike Repair Station
- Urban Garden Plots



\*In selected homes