

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, 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

- Three distinct designer colour schemes, inspired by the essence and lifestyle of the Italian cities – Amalfi, Firenze, and exclusive to the Private Collection, Venezia
- Elegant smooth ceilings
- Solid core interior doors with Italian made Colombo door hardware
- Wide plank, wire brushed oak engineered hardwood flooring
- Oversized windows provide brilliant, natural light
- Automated roller window shades throughout, with blackout roller shades in the bedrooms
- Beautiful stone clad fireplace in living room
- 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 dark concrete finished melamine and brushed bronze metallic 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

- Large deep single bowl stainless steel undermount sink with bottom grid insert to protect from scratches
- Sink accessory cutting board
- Under sink recycle system
- Large kitchen island, clad with quartz provides additional counter space and seating
- Premium appliance package:
 - Gaggenau® 36" 5 Burner Gas Cooktop
 - Gaggenau® 30" Single Wall Oven with handleless / automatic door opening*
 - Gaggenau® 36" Integrated French Door Refrigerator Freezer
 - Gaggenau® 24" Integrated Dishwasher with 3rd rack for cutlery
 - Gaggenau 30" Microwave Oven
 - Liebherr 24" under counter wine fridge in Sub Penthouses

All Gaggenau® appliances have Wi-Fi smart appliance capabilities with personalized control, notifications, and remote diagnostics via Home Connect app

- Penthouses – Walk-in temperature controlled wine cellar

SPA-INSPIRED BATHROOMS

ENSUITES

- Sleek and modern design with dual tone cabinetry of dark concrete finished melamine and brushed bronze metallic lacquer
- Floating vanity with custom millwork framed mirror and decorative light fixture
- Cabinetry features soft close hardware and under cabinet ambient lighting

*In selected homes

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- Quartz backsplash and countertop with apron front and large undermount sink with dual faucets
- Sink faucets and shower/tub fittings are a part of the Italy series from CRISTINA Rubinetterie and are brushed old brass with black marquinia marble knobs
- Showers feature extra-large rain head showerhead, handheld wand and body sprays
- Curbless steam shower with tiled ceiling above with frameless shower glass door**
- Tiled in-shower bench*
- Custom niches with glass shelf in shower and tub areas
- Freestanding soaker tub with wall-mounted taps and handheld wand
- Large format tile on both floor and walls
- In-floor heating
- Heated towel warmer*
- Sleek dual flush toilet with bidet seat

COMFORT AND CONVENIENCE

- Thoughtful custom millwork in all bedroom closets with hanging rods, drawers and pull out shoe shelf
- Tiled laundry closets/rooms are equipped with a front load washer and electric dryer, convenient custom millwork* 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
- Private gated garages for our Private Collection homes
- 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 Hours Concierge
- Outdoor Children's Play Area
- Pet Spa
- Bike Repair Station
- Urban Garden Plots

*In selected homes ** Primary ensuite

