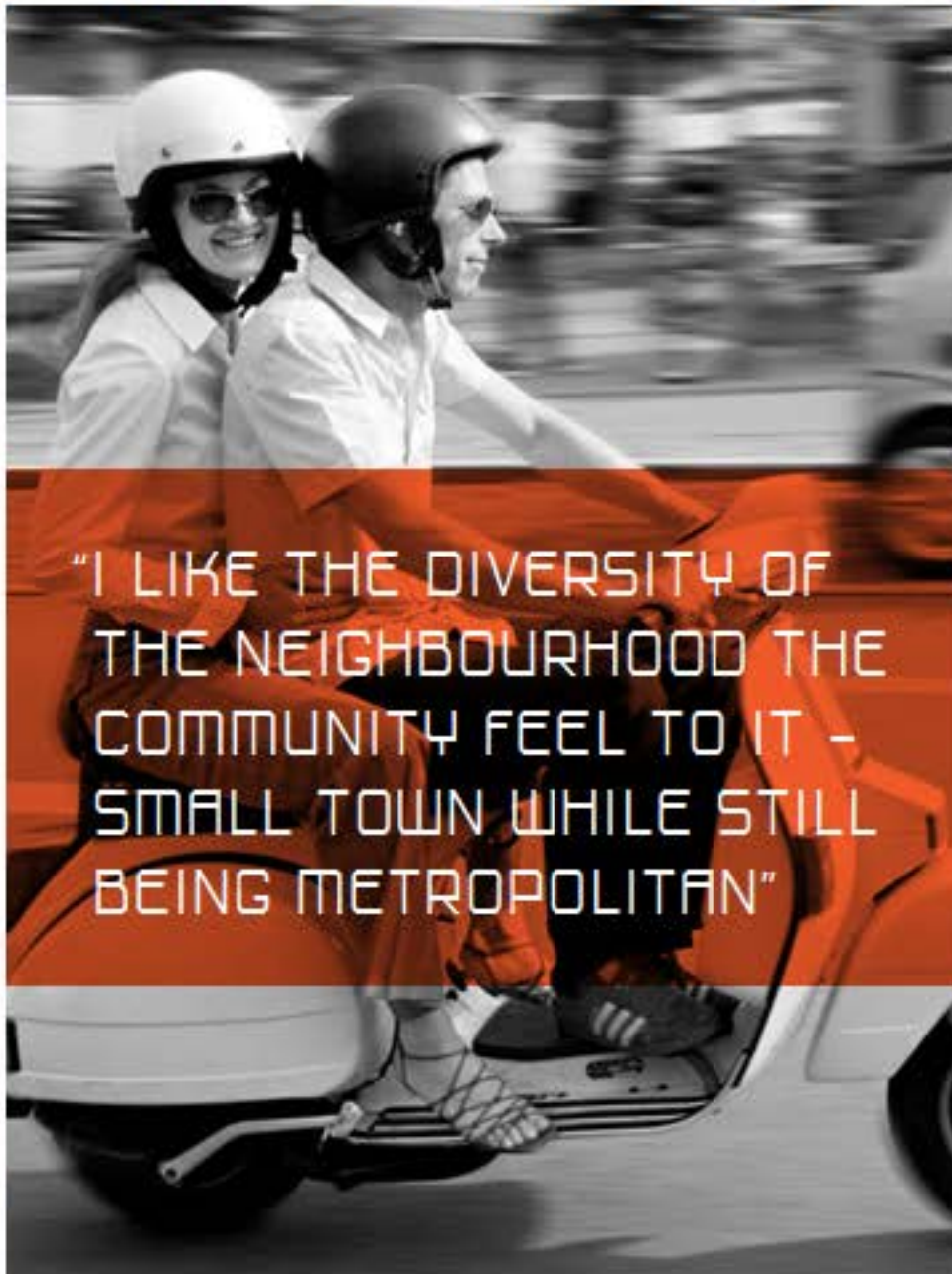


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We'd like to keep it that way.

SALES CENTRE
Opening July 7th.



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[FLOOR PLANS](#) [VIEWS](#) [INTERIORS](#) [FEATURES](#)



Alba is authentic and honest. The homes are intelligently designed with quality finishes and efficient, space-saving features. The fresh interiors include spectacular Italian galley kitchens and disappearing sliders that create flexible living spaces. Many of the homes are equipped with walk-in closets.

Alba's north facing homes on the third and fourth floors offer spectacular panoramic views of the North Shore Mountains and Burrard Inlet, while second floor homes feature charming decks and terraces overlooking the entire neighbourhood. Alba's south-facing homes are notable for their variety of interesting space plans, private terraces and affordability.

Alba is the rising sun in the emerging enhancement of the traditional Hastings Sunrise neighbourhood.

WELCOME TO ALBA.

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FEATURES

Alba (Italian for Dawn and a beautiful town in Italy) brings a new presence to historic Hastings Sunrise. Designed by award winning architects, Rositch Hemphill & Associates and False Creek Design, the building offers bold new open plan interiors within a classic West Coast building form. The highly experienced project team has created a truly high quality masterpiece to invigorate the community, while still respecting its roots. The exterior features classic brick facades with high technology, energy efficient vinyl windows. Large overhangs and decks provide protection from weather. The exterior is built with "rain screen" technology and protected by an approved "2yr/5yr/10yr" National Warranty.

The developer is licensed under the Homeowners' Protection Office. The Disclosure Statement provides further details regarding these features.

AMENITIES

- Exclusive furnished entry lobby
- Large fitness room
- Private storage lockers
- Convenience: Irrigation system for outdoor planting
- Security: Carded lobby doors with enterphone
- Secure, carded elevator access
- Private and secure bike "garage" in parkade

BUILDING GREEN

- Low VOC materials
- "Ashrae 90.1" building energy design standard
- Energy and water saving quality appliances
- Water savings plumbing fixtures
- Available electric vehicle private parking spaces with (EV) charging outlets
- Garbage recycling in separate room

THE HOMES

- Wide plank laminate oak flooring in kitchen, living room and bedrooms
- Generous 8 1/2' ceilings
- Comprehensive "2yr/5yr/10yr" National

KITCHENS

- GE refrigerator with bottom mount freezer
- Fagor Black ceramic glass cooktop stove
- Stainless steel Fagor side opening wall oven
- Stainless steel hood fan
- GE stainless steel dishwasher
- Blomberg front loading clothes washer
- Blomberg stacking clothes dryer
- Designer stainless steel kitchen sink
- Pull down polished chrome faucet
- Designer engineered stone countertop
- Track lighting
- Italian inspired gloss kitchen cabinets
- European tiled backsplash
- Sliding glass pantry doors
- Upgrade dishwasher and refrigerator to integrated Fagor dishwasher and Blomberg fridge with side swing freezer door. Both with custom panel covers to match kitchen cabinetry

BATHROOMS

- Gloss ceramic wall and accent tiling
- Designer porcelain floor tiles
- Grohe Tub/Shower set (where specified)
- Luxurious 66" Maax Soaker tub (where specified)
- Polished engineered stone counters





HASTINGS ON THE RISE

ALBA

Features

Alba (Italian for Dawn and a beautiful town in Italy) brings a new presence to historic Hastings Sunrise. Designed by award winning architects, Rositch Hemphill & Associates and False Creek Design, the building offers bold new open plan interiors within a classic West Coast building form. The highly experienced project team has created a truly high quality masterpiece to invigorate the community, while still respecting its roots. The exterior features classic brick facades with high technology, energy efficient vinyl windows. Large overhangs and decks provide protection from weather. The exterior is built with "rain screen" technology and protected by an approved "2yr/5yr/10yr" National Warranty. The developer is licensed under the Homeowners' Protection Office. The Disclosure Statement provides further details regarding these features.

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- "Ashrae 90.1" building energy design standard
- Energy and water saving quality appliances
- Water savings plumbing fixtures
- Available electric vehicle private parking spaces with (EV) charging outlets
- Garbage recycling in separate room

The Homes

- Wide plank laminate oak flooring in kitchen, living room and bedrooms
- Generous 8 1/2' ceilings
- Comprehensive "2yr/5yr/10yr" National Warranty
- Convenient sliding wood screens to separate/open spaces
- Solid core entry doors (or equivalent)
- Engineered designer stone countertops in kitchen and baths
- Taymor polished chrome lever handles on interior suite and entry doors
- Wood laminate floor provided in entries
- Ceiling-mount designer lighting
- Generous pantry and storage spaces
- Optional upgrade to glass bi-pass door between sitting and living rooms

Kitchens

- GE refrigerator with bottom mount freezer
- Fagor Black ceramic glass cooktop stove
- Stainless steel Fagor side opening wall oven
- Stainless steel hood fan
- GE stainless steel dishwasher
- Blomberg front loading clothes washer
- Blomberg stacking clothes dryer
- Designer stainless steel kitchen sink
- Pull down polished chrome faucet
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Bathrooms

- Gloss ceramic wall and accent tiling
- Designer porcelain floor tiles
- Grohe Tub/Shower set (where specified)
- Luxurious 66" Maax Soaker tub (where specified)
- Polished engineered stone counters
- Designer ceramic basin
- Taymor polished chrome fixtures
- Italian inspired gloss laminate cabinets
- Toto low volume elongated water closet
- Grohe chrome, centreset faucet
- Designer vanity lighting

Bedrooms

- Sliding entry doors (some plans)
- Walk in closets (some plans)
- Wide plank laminate oak flooring
- Designer lighting fixtures



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INTERIORS

The fresh interiors include spectacular, fully equipped gourmet kitchens with premium appliance packages, engineered stone countertops and sleek, hi-gloss cabinetry. Folding panel glass and painted sliders create flexible living spaces to accommodate for individual lifestyles.

Features such as porcelain and ceramic tiling and Italian design undermount sinks add a generous touch of elegance to baths and kitchens. While laminate wood flooring throughout the homes provides an interesting mix of texture and durability.

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VIEWS

As far as accentuating the neighbourhood's many positive attributes, each of the 108 condominiums offers specific benefits and unique features.

All three residential floors facing north provide spectacular panoramic views of the North Shore Mountains and Burrard Inlet. Second floor homes feature charming decks and terraces overlooking the entire Hastings Sunrise neighbourhood, while south-facing homes are notable for their variety of interesting layouts, sunny exposures. Some of the homes on the third floor and all the homes on the fourth offer south facing views.



2nd FLOOR
NW VIEW

2nd FLOOR
NE VIEW

3rd FLOOR
NW VIEW

3rd FLOOR
NE VIEW

4th FLOOR
NW VIEW

4th FLOOR
NE VIEW

2nd FLOOR
SW VIEW

2nd FLOOR
SE VIEW

3rd FLOOR
SW VIEW

3rd FLOOR
SE VIEW

4th FLOOR
SW VIEW

4th FLOOR
SE VIEW

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GALLERY

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We'd like to keep it that way.

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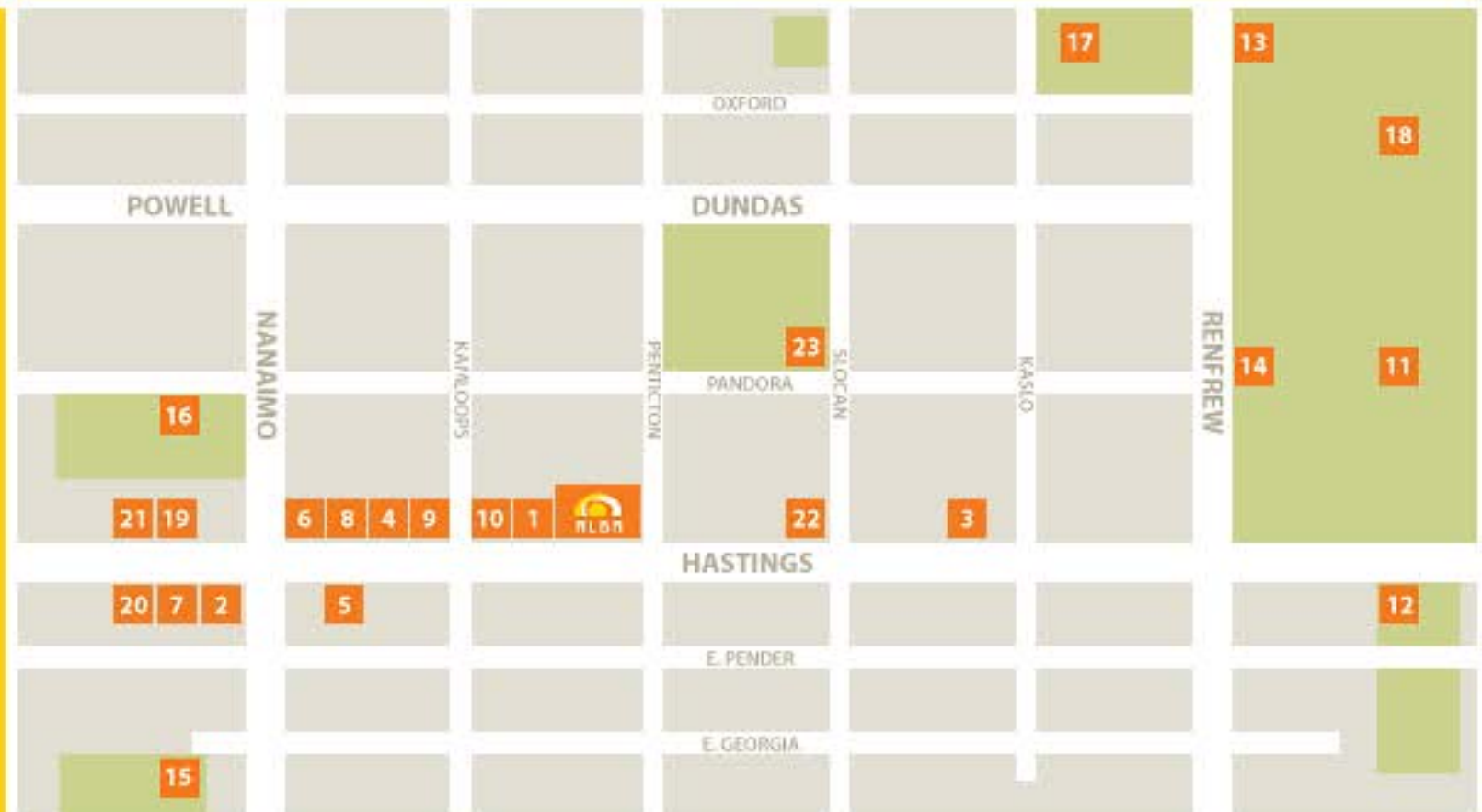
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NEIGHBOURHOOD

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- | | | |
|--------------------------|-------------------------------|---------------------------------------|
| 1. London Drugs | 9. Bianca Maria Italian Goods | 17. Callister Park |
| 2. Donald's Market | 10. Grayce Florist | 18. Hastings Park |
| 3. Hastings Liquor Store | 11. PNE | 19. Campagnolo Roma |
| 4. Roundel Café | 12. Hastings Community Centre | 20. Dayton Boots |
| 5. Lisbon Bakery | 13. Pacific Coliseum | 21. Schokolade Artisan Chocolate Café |
| 6. Sorrento Barber Shop | 14. Il Giardino Italiano | 22. Laughing Bean Coffee |
| 7. Red Wagon Café | 15. Templeton Park and Pool | 23. Hastings Community Elementary |
| 8. Como Market | 16. Pandora Park | |

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Alba is a project of Hastings Sunrise Development Limited., a wholly owned subsidiary of London Drugs Limited. Headquartered in Vancouver, and with stores in B.C., Alberta, Saskatchewan and Manitoba, London Drugs has been in business for 67 years and the Hastings Street store has been in the neighbourhood for 39 years.

London Drugs has a long-standing history of community involvement wherever they are. In recent years, its subsidiaries have become even more involved in the local community, developing residential/retail projects in Kerrisdale, Kitsilano and now, in Vancouver's Hastings Sunrise.



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Alba is the rising sun in the emerging enhancement of the traditional Hastings Sunrise neighbourhood.

Welcome to Alba.



HASTINGS ON THE RISE

ALBA



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SALES CENTRE Opening July 7th.

Hours of Operation:

Open Monday to Thursday 1 - 6pm

Saturday and Sunday 12 - 5pm

Closed Fridays

2642 East Hastings
Vancouver, BC V5K 1Z6

Google Map link >

Call 604 251 2522

Email info@liveatalba.com

FOCUS
REAL ESTATE MARKETING SYSTEMS LTD.

[CLICK HERE TO PRIORITY REGISTER](#)

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HASTINGS ON THE RISE

ALBA

PRESENTATION CENTRE

2642 East Hastings
Vancouver, BC V5K 1Z6
604 251 2522
info@liveatalba.com

Opening Early This Summer

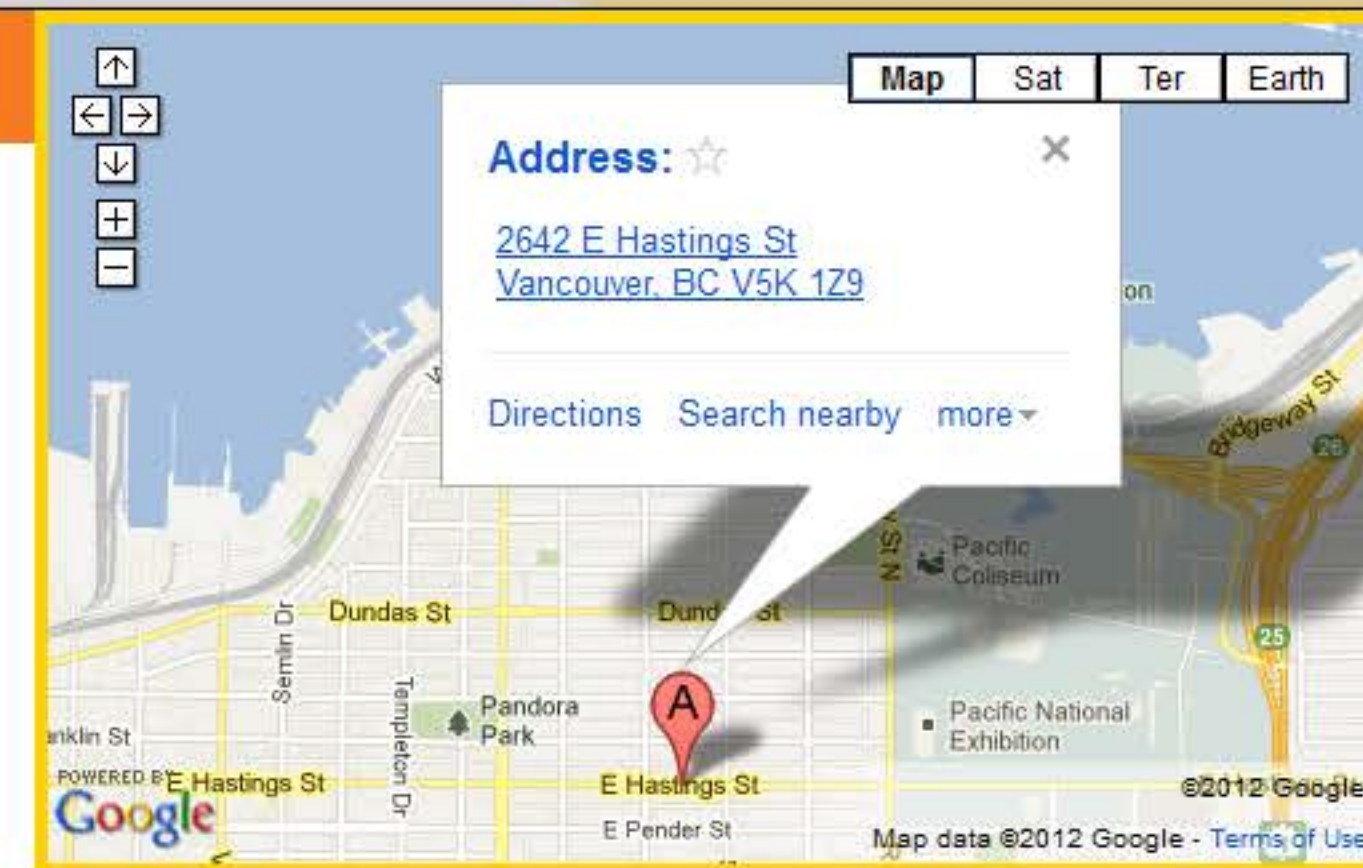
Title	
First Name *	
Last Name *	
Email *	
Phone	

Are you purchasing as a ...?

What is your age group?

What is your current living status?

Which type of residence are you interested in?



[View Larger Map](#)





HASTINGS ON THE RISE

ALBA

Hastings Sunrise like
you've never seen it
before.

Only minutes from downtown,
Hastings Sunrise is a community
full of character. Designed to
embrace the traditional,
family-oriented and multicultural
neighborhood setting, we would
like to introduce you to ALBA.

Real.

Convenient.

Comfortable.

ALBA's 108 homes are
intelligently designed with quality
finishes and efficient, space-saving
features. Located conveniently
close to downtown Vancouver,
ALBA's neighborhood is known
for its well-established specialty
businesses, impressive variety of
local restaurants and many
accessible services. With excellent
schools, transit options and an
abundance of convenient
amenities nearby, ALBA is the
perfect place to be.

Register or call today for more
information. ALBA Presentation
centre opening Summer 2012.

604-251-2522

www.liveatalba.com

info@liveatalba.com

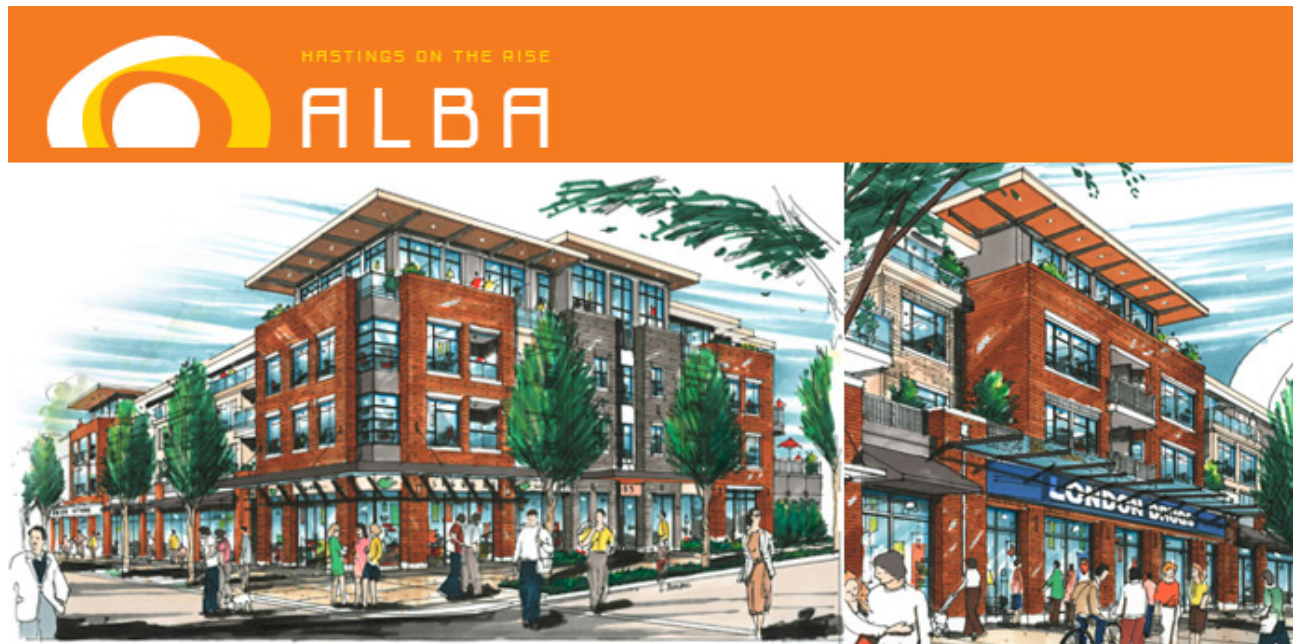
**Alba is the rising sun in the emerging enhancement of
the traditional Hastings Sunrise neighbourhood.**



B C C O N D O S . N E T



AMAZING DEALS at The ALBA Vancouver Apartments in Hastings Sunrise Community! Italian Inspired Residences in Low-Rise at the Pre-Construction Vancouver ALBA Condos!



Live at ALBA Vancouver Apartments in Hastings-Sunrise Neighbourhood

Hastings on the Rise! Live at ALBA Vancouver apartments located in the special neighbourhood of Hastings Sunrise. Traditional, family oriented, multi-cultural and just minutes away from downtown Vancouver, the Hastings Sunrise ALBA Apartments in East Vancouver real estate market are now here! Known for its eclectic shops, restaurants and services, Hastings Sunrise Vancouver ALBA apartment locale is also home to some of the top ranked local schools as well as the exciting Hastings Community Centre. The new Vancouver ALBA Apartments for sale are located in the heart of Hastings Sunrise and will feature such things as FLEX living space that are suited for individual lifestyles as well as contemporary, gourmet ITALIAN inspired kitchens that are both high-end and functional. Also, the East Vancouver ALBA Hastings Sunrise condos for sale will feature spectacular views (for most homes) and with 1 bedroom condominiums at



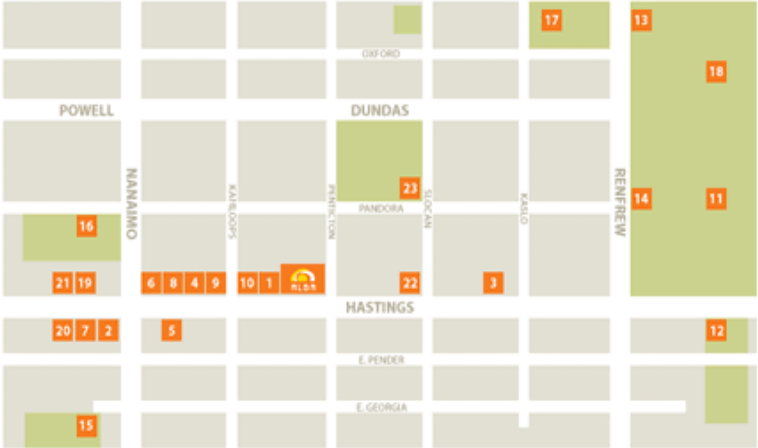
Hastings and Penticton Vancouver starting from the low \$300,000's, this represents one of the best Vancouver real estate values this year! Brought to you by Hastings Sunrise Development Limited, a wholly owned subsidiary of London Drugs Limited (headquartered in Vancouver), ALBA Vancouver apartments for sale will feature an amazing and convenient location coupled with affordable pricing for today's first time condo buyers. Visit www.liveatalba.com for more information regarding the official preview launch on July 7th at 12 noon. Don't miss out on this amazing opportunity at the new Vancouver ALBA Apartments with an exciting sales centre located at 2642 East Hastings Vancouver just three blocks west of the PNE. Here's a great quote from their marketing: "We like the diversity and community feel of the Hastings Sunrise neighbourhood - small town while still being metropolitan." We couldn't agree more with this statement!

NEIGHBOURHOOD

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8. Como Market	16. Pandora Park	

The Building Features at the Pre-Construction Vancouver ALBA Condos

Located in the heart of the up-and-coming Hastings Sunrise Vancouver East neighbourhood, the ALBA condo building will feature a landmark low-rise that will bring a new presence to this historic neighbourhood. The word "ALBA" actually means Dawn in Italian and a beautiful town in Italy is also called Alba. The architectural team behind the beautiful pre-construction Vancouver ALBA condo building is award winning Rositch Hemphill & Associates and False Creek Design Group which will feature



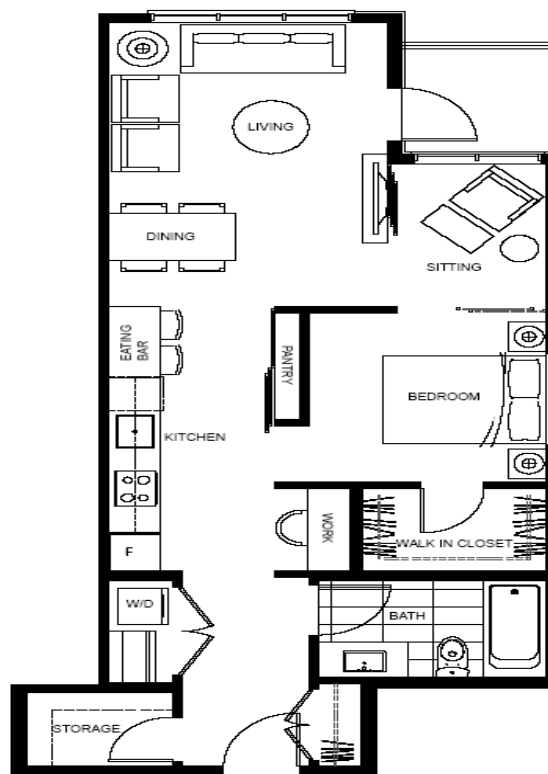
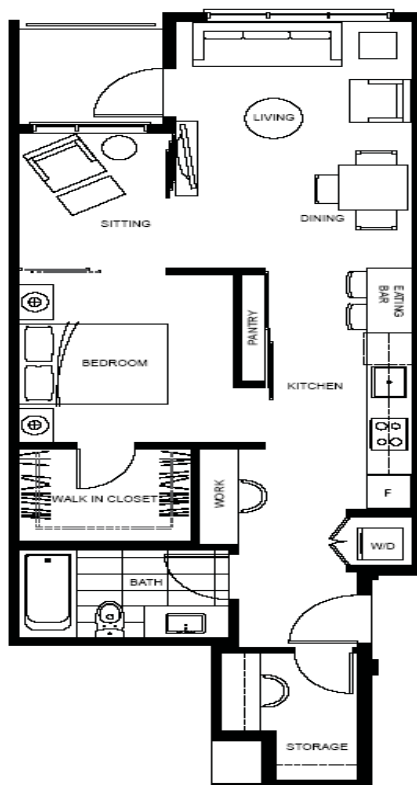
spacious, and open concept functional living spaces with a classic West Coast feel. The new building will fit seamlessly into the historic Vancouver Hastings Sunrise neighbourhood and will feature a classic brick façade (dark red in colour) as well as the latest in technological features and energy efficiency that Vancouver condo buyers are always looking for when purchasing a new home. The pre-construction Vancouver ALBA Condos for sale will also feature large overhangs and decks in addition to the latest in Rain Screen building technology. All Hastings Sunrise Vancouver ALBA condos will come with the standard 2-5-10 year home warranty which protects you well into the future. As well, the new ALBA Vancouver condos will feature an exclusive furnished entry lobby in addition to a large fitness room and private storage lockers. There is a private and secure bike garage in the parkade level as well as secure, carded elevator access. Other amenities at the new ALBA Vancouver condos include carded lobby doors with an enterphone system in addition to an irrigation system for outdoor plants for low maintenance living. The green building construction at the East Vancouver ALBA Hastings Sunrise condos includes low VOC materials throughout, garbage recycling program, electric vehicle private parking spaces with dedicated EV charging outlets, water saving plumbing fixtures in all homes as well as energy and water saving quality appliances. The ALBA Vancouver condo building will meet Ashrae 90.1 building energy design standards.

The Homes at the ALBA Vancouver Apartment Building

Affordability doesn't mean that home buyers won't get the ultimate high-end features at the ALBA Vancouver apartment building. On the contrary, all of the following high-end features are standard in every home at ALBA in Hastings Sunrise neighbourhood. This includes wide plank laminate oak floors in the bedrooms, living room and kitchen as well as over height 8.5 foot ceilings throughout. There are convenient sliding wood screens to separate/open spaces as well as solid core entry doors or equivalent. Other standards at the new Vancouver ALBA apartments in Hastings Sunrise includes optional upgrades to glass bi-pass door between the living and sitting rooms, generous pantries, storage space, designer lighting, wood laminate floors in the entry way and Taymor polished chrome lever handles on interior suite and entry doors. There are also engineered stone counters in both the bathroom and kitchen. The bedrooms at ALBA Vancouver pre-construction condos include designer lighting, wide plank laminate oak floors, walk in closets (in some homes) and sliding entry doors (in some homes). The bathrooms at the new Vancouver ALBA apartments



for sale will include Grohe chrome faucet, Toto low flow toilet, Italian inspired gloss laminate cabinetry, Taymor polished chrome fixtures, designer ceramic basin, polished engineered stone countertops and a luxurious 66" Maax soaker tub wherever specified in some floor plans. The new ALBA Vancouver apartments will also feature gloss ceramic wall tiles and accent tiling in addition to designer porcelain tiled floorings and Grohe tub/shower set where specified in the bathrooms. The kitchen will have a GE fridge with bottom mount freezer, Fagor black ceramic glass cooktop stove, Fagor side opening wall oven with stainless steel finish, hood fan in stainless steel in addition to a GE stainless steel dishwasher. All homes at the new Vancouver ALBA condos will have Blomberg front loading washer and stacked dryer in addition to designer stainless steel sink, track lights, engineered stone counters, pull down polished chrome faucet and Italian inspired gloss kitchen cabinetry. Other kitchen features include sliding glass pantry doors and Euro style tiled back splashes. There are numerous upgrade options available too.



The Developer reserves the right to make modifications and changes to floor plans, project design, specifications and features, floor plans and final suite sizes may vary. Refer to Disclosure Statement, May 2012. E. R.O.E.

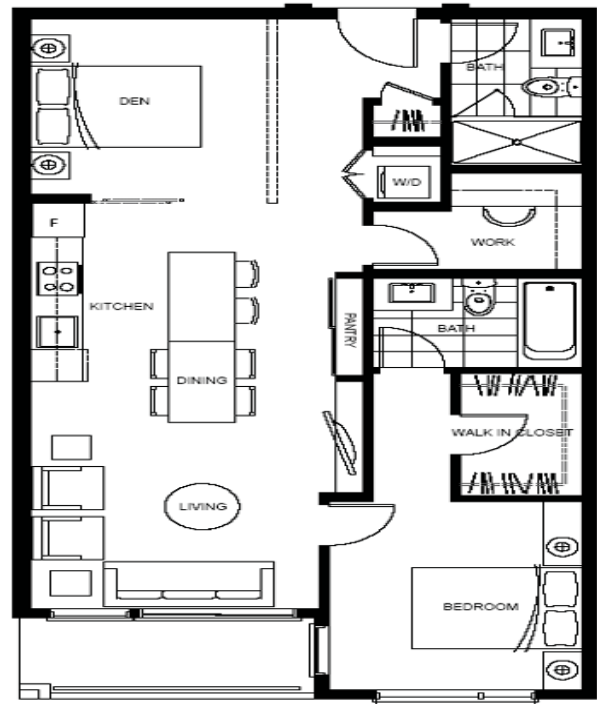
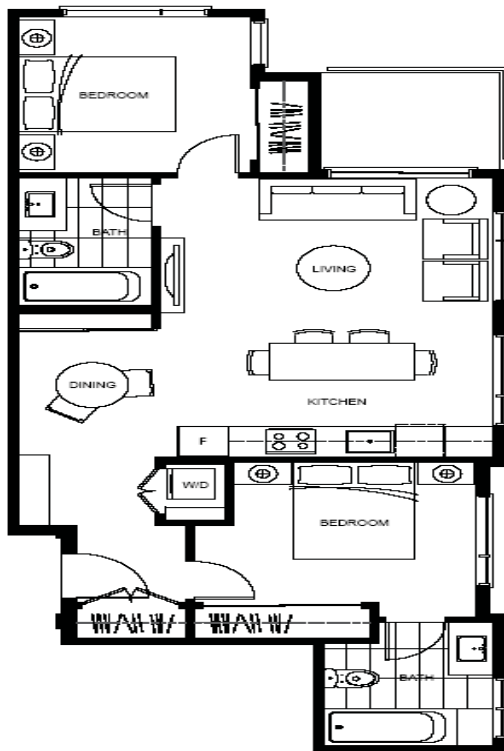
The ALBA Floor Plans



BC CONDOS.NET



There is a fine selection of 1 and 2 bedroom Vancouver apartment floor plans available at ALBA in Hastings Sunrise neighbourhood. All of the homes have in suite laundry closets too. The 1 bedroom ALBA apartments range from 595 square feet to 710 square feet. The 2 bedroom homes range from 666 sf to 868 square footage.



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Alba Condos

By [Hastings Sunrise Development Limited](#)

3642 E Hastings St [Vancouver](#)

From the low CAD\$300,000's



Alba Condos is a new condo project by [Hastings Sunrise Development Limited](#) currently in preconstruction at 3642 E Hastings St in [Vancouver](#). Available condos start in the low CAD\$300,000's.

Project Details

DEVELOPMENT NAME Alba Condos

DEVELOPER(S) [Hastings Sunrise Development Limited](#)

PROJECT TYPE Condominium



ADDRESS 3642 E Hastings St
NEIGHBOURHOOD/CITY Vancouver
STATE/PROVINCE British Columbia
POSTAL CODE V5K
SALES CENTRE PHONE # 604-251-2522
SALES CENTRE ADDRESS 2642 East Hastings, Vancouver BC
SALES CENTRE HOURS Mon-Thurs: 1pm-6pm
Sat/Sun: 12pm-5pm
CONSTRUCTION STATUS Preconstruction
SELLING STATUS Registration Phase
UNIT SIZES From 595 Sq. Ft. To 868 Sq. Ft.
CEILING HEIGHTS Up to 8' 5"

\$ Prices

PRICES(AVAILABLE UNITS) From the low CAD\$300,000's

Project Summary

From Alba Condos:

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Project Amenities

Fitness Centre

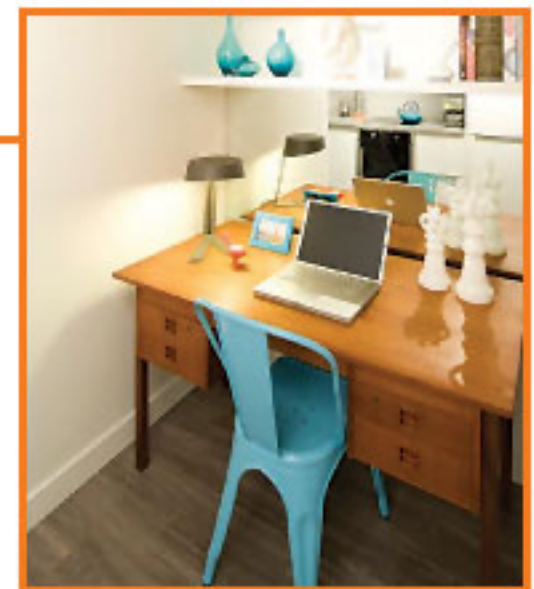


WOW, ALL THAT FOR JUST \$796 A MONTH!*

Contemporary gourmet Italian inspired kitchens with generous storage



FLEX living spaces and work spaces perfect for any lifestyle



All deals in September: **EARN AN ADDITIONAL \$7000** on top of regular commission!
Limited time offer.. hurry down today before our realtor open Tuesday, September 18 1-6pm!

LiveatAlba.com

Sales Centre- 2642 E Hastings
604.251.2522



BCCONDOS.NET



* Based on a purchase price of \$349,000 with 20% down and 5.05% interest. Please see us for specific suite details.



"HASTINGS SUNRISE IS A GREAT PLACE TO LIVE. BECAUSE EVERYTHING'S SO CLOSE. SHOPPING. RESTAURANTS. EVEN DOWNTOWN. "

THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING CAN ONLY BE MADE WITH A DISCLOSURE STATEMENT. E & O.E.



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ALBA in the heart of Hastings Sunrise. Features include:

- FLEX living space suited for individual lifestyles.
- Contemporary, gourmet ITALIAN kitchens
- Most homes offer spectacular views.

REGISTER NOW by calling 604.251.2522

LiveatAlba.com

ALBA PREVIEW - NOON JULY 7th.

FOCUS
REAL ESTATE MARKETING SPECIALISTS



Register Now!



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