

B

ONE BEAR MOUNTAIN

VICTORIA B.C.



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



SOMETHING
BIG
IS HAPPENING IN
VICTORIA B.C.



BCCONDOS.NET



VICTORIA FACTS

2.6% Condo Sales
Price increase
April 2020-2021
despite Covid

\$1,070 - \$1,500 Average Downtown
Condo Price
per sq. ft.



4M
Tourists
annually

7th
in Tech Talent
across Canada
Source: CBRE/TIMES COLONIST, NOV. 2019



\$968K
2021 Median price
for Victoria home

CNN names Vancouver Island
TOP TRAVEL
destination for 2020

\$2.3B
in tourism 2019
www.victoriastourism.com

#8 of TOP 20
Best Cities in the World,
Condé-Nast Traveler Readers'
Choice Survey 2020



\$10B BY 2030
Expected tech sector impact on Victoria

300
days of sunshine annually
2X sunny days
vs Vancouver

201%
NO INVENTORY!
May 2021 sales year over year





SOMETHING
BIG
IS COMING TO
BEAR MOUNTAIN!



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



BEAR MOUNTAIN EXCLUSIVITY BY THE NUMBERS

ALREADY
1,300
ecstatic homeowners!



8.8°C
average winter temperature

1st FIRST CONCRETE
& STEEL CONDO
IN 15 YEARS!

LANGFORD
REAL ESTATE
MARKET IS
ON FIRE!

\$1B
in expected Global Development Value



Home to affiliated
Canadian Athletic
Organizations

3

Home to Tennis Canada and
Tennis BC affiliated Tennis Centre



20 MINUTES
by car to Victoria via new highway

Connected to

55km
of biking trails



36 Holes of
Nicklaus
Design golf



Connected to Galloping Goose
and Mount Finlayson Trails



BCCONDOS.NET





**YOU WILL
LIVE BETTER
INDOORS & OUT!
NOW MORE
THAN EVER!**



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

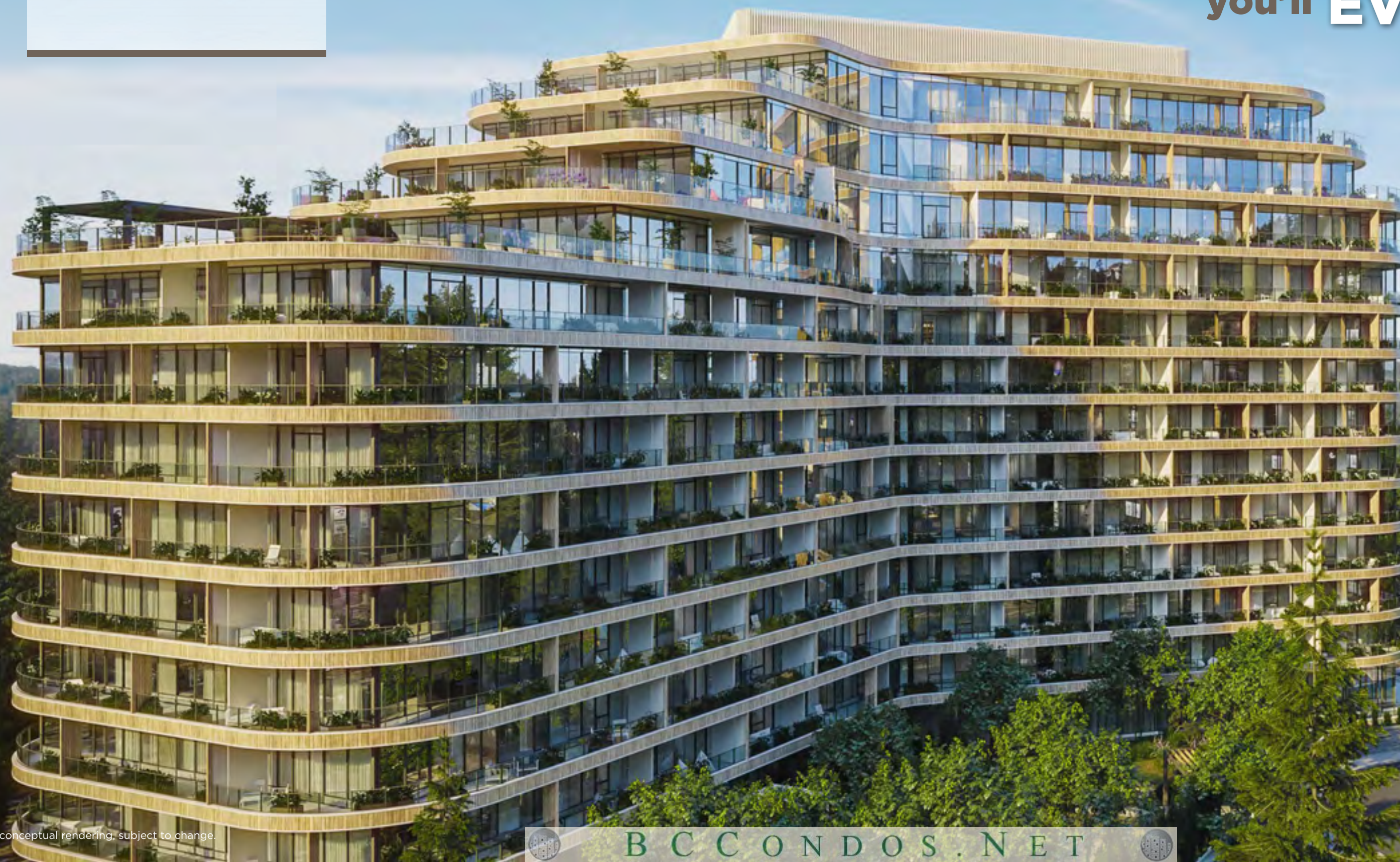


B

ONE BEAR MOUNTAIN

VICTORIA B.C.

The most
EXCEPTIONAL
Ultra Recreational Home
you'll **EVER OWN!**



Artist's conceptual rendering, subject to change.

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



A Spectacular Vision Realized

One Bear Mountain is a vision created by some of Canada's most successful master planners and real estate developers.

Conceptualized by a dream team of visionaries — 360 Pacifica and Terracap — who have thoughtfully assembled a significant team of professionals to ensure One Bear Mountain will change Victoria's and Bear Mountain's real estate landscape.

360Pacifica



A Bold Addition to Bear Mountain

One Bear Mountain rises on the horizon as the **first concrete and steel condominium at Bear Mountain in 15 years!**

Elegant and contemporary in scale with a powerful presence, this is the place where sophistication and recreation converge.



Exceptional Architecture and Design

The story of the terrain is retold in the curvilinear architecture of One Bear Mountain. Expansive fenestration offers endless views of Mount Finlayson and bathes each home with exquisite light. Ample balconies frame the full beauty of nature while advanced technology and design create a timeless sanctuary.

ACDF Architects, Zeidler Architecture, and Inside Design Studio assure every aspect of this masterfully orchestrated tower will be the most impressive recreational residence on the West Coast.

ACDF
ARCHITECTURE

zeidler

INSIDE



BCCONDOS.NET

Artist's conceptual rendering, subject to change.

ULTRA

RECREATIONAL

LIVING

FOR A NEW ERA



BCCONDOS.NET



NEW HEIGHTS OF AMENITIES

The 16th floor Grenoble SkyLounge has all the makings of a private club. Rich finishes. Thoughtful seating. Floor-to-ceiling glass walls that open to an expansive terrace. The adjacent Business Centre & Concierge make the 16th floor an icon of prestige for owners and invited guests. Whether working-from-home in the afternoon or socializing with friends in the evening, the Grenoble SkyLounge will command attention.



BCCONDOS.NET





AN ELEVATED LEVEL OF SOPHISTICATION

The dramatic 6th floor two-story Lobby welcomes you with style. Striking in design with double-height ceilings, the Lobby flows to an impressive outdoor terrace and lush gardens. By day, the Lobby is a hub for mingling and enjoying coffee on the terrace. By night, it can be transformed into a magnificent event space, hosting up to 100 guests.

The sophistication continues on the 3rd floor where a state-of-the-art fitness centre features best-in-class weights and cardio equipment as well as an intimate yoga studio. Finally, the secured ground floor lobby provides more functional needs including Mail and Parcel Services.



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



A NEW STANDARD IN RECREATIONAL LIVING

To accommodate the accoutrements that accompany a recreational life, One Bear Mountain offers each owner their own private indoor storage for bikes, golf clubs, tennis rackets and more. A secured parking garage includes assigned spaces and an outdoor bike station featuring a tech bench and bike wash station.



BCCONDOS.NET



Dive Into The Sky

Seemingly standing at the horizon's edge, your anticipation intensifies as you discover One Bear Mountain's resort-style pool located on the 15th floor. The only rooftop pool of its kind in Victoria, panoramic views add drama to the enviable, wind-protected lounge deck and adjacent spa-inspired changing facilities featuring lockers and showers.



Life Above Par

Bear Mountain reigns supreme as the only course in Canada with 36 holes of Nicklaus Design golf and home to the official Canadian training centre for Team Canada's National Junior Squad.

Adding more grandeur to the green, One Bear Mountain rises beside the majestic 18th green of the Mountain Course and features views of the first tees of both the Mountain and Valley Courses. One Bear Mountain will offer a limited number of exclusive golf memberships with select residences.



A Canadian Cycling Mecca

While your front yard features two world-class golf courses, your backyard boasts a mecca for a mountain- and road-biking. In fact, Southern Vancouver Island has attracted the country's top mountain bikers as a home and year-round training ground since the inception of the sport in the 1990s.

Thanks to Bear Mountain's proximity to hundreds of kilometres of regional trails, it's no wonder the Canadian National Mountain Bike Team has made Bear Mountain home to its High Performance Training Centre.



FROM NATIONAL ATHLETES TO EVERYDAY WELLNESS ENTHUSIASTS

ONE BEAR MOUNTAIN AND LANGFORD ARE NOT ONLY A ROBUST COMMUNITY OF WORLD-CLASS SPORTING, RECREATIONAL AND WELLNESS ENTHUSIASTS, BEAR MOUNTAIN HAS ATTRACTED CANADIAN NATIONAL SPORTS ORGANIZATIONS TO LOCATE HERE!



Golf Canada
National Junior
Squad trains here



Cycling Canada
Mountain Bike
Team trains here



A Tennis Canada
and Tennis BC
affiliated Tennis
Centre



Rugby Canada's
National Facility
located nearby in
Langford



BCCONDOS.NET



Contemporary. Connected. Perfected.

Now you can have it all.
Modern, sophisticated living
offering access to an abundance
of outdoor recreation.

**One Bear Mountain is
designed to be the ultimate
Vancouver Island address.**





At One with Nature

Whether you wish to claim Bear Mountain as your primary residence or a sporty second home, choose from a variety floorplans that will add vitality and balance to your lifestyle.

- **GRAND ROOFTOP AND GARDEN PENTHOUSES**
- **SPACIOUS 3-BEDROOMS FLOORPLANS, AVAILABLE WITH DEN**
- **IMPRESSIVE 2-BEDROOMS FLOORPLANS, AVAILABLE WITH DEN**
- **THOUGHTFULLY-DESIGNED 1 BEDROOMS AND STUDIOS**



An In-Demand Location. A Limited Edition Opportunity.

One Bear Mountain offers a unique opportunity to balance working from home, recreational pursuits and wellness in an elegant living environment.

In fact, the Langford area is experiencing astonishing growth with people moving from across Canada to take advantage of One Bear Mountain's close proximity to Victoria and Vancouver. All this, minutes from Western Canada's internationally renowned Pacific Playground.



IN SUMMARY

- 209 modern 1-, 2- and 3-bedroom Residences, with spectacular Rooftop penthouses and Garden Terrace Suites
- Overlooking the challenging 18th Fairway of the world-class Nicklaus Design Mountain Course, with spectacular views of the first tees of both the Mountain and Valley Courses
- 18 stories offering remarkable sunrise and sunset views
- New & innovative European-designed kitchens showcasing contemporary materials & modern appliances
- Dramatic Ground Floor Lobby creates a powerful sense of arrival
- 3rd Floor state-of-the-art Fitness Centre and tranquil Yoga facility
- 6th Floor elegantly landscaped water gardens
- Engaging 6th Floor Lobby Lounge for entertaining & cocktails
- 15th Floor heated Rooftop Pool with unparalleled 270° views of Mount Finlayson and Goldstream Provincial Park
- 16th Floor signature Grenoble SkyLounge with private fully-equipped Business Centre, spacious Conference Rooms and convenient Concierge and Business Support Services Centre
- Indoor assigned parking so you never have to find a space
- Private Owner Recreational Locker for all your gear
- Bike Wash area and Tech Bench to keep your equipment in top shape
- An all-concrete & steel condominium — a first at Bear Mountain in 15 years

B

ONE BEAR MOUNTAIN

VICTORIA B.C.



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



Artist's conceptual rendering, subject to change.

NO BETTER PLACE! NO BETTER TIME!

Register today to reserve your
VIP Personal Presentation or Virtual Tour

Please click or call
OneBearMountain.com
(250) 853-0333

One Bear Mountain Presentation Centre
#109 - 1335 Bear Mountain Parkway
Victoria, British Columbia, Canada V9B 6T9



ONE BEAR MOUNTAIN
VICTORIA B.C.

ULTRA RECREATIONAL LIVING



BC CONDOS . NET



Artist's conceptual rendering, subject to change.



ONE BEAR MOUNTAIN

VICTORIA B.C.



Blueprint Global

One Bear Mountain is marketed by Blueprint Global and brokered by Fifth Avenue. This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Artist's renderings and maps are representations only and may not be accurate. E & O.E.



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



FIFTH AVE