



ALBERNI



2

LETTER FROM LANDA

On behalf of the Landa team, we are honoured to unveil the residences at 1818 Alberni, a collection that represents one of the most significant achievements in our history as a community builder.

Defined by striking contemporary architecture by Foad Rafii, the residences are the culmination of a profound collaboration by designers, artisans, craftspeople, smarthome innovators and premiere global brands such as Rolls-Royce and Bang & Olufsen. With Stanley Park and dynamic Vancouver at your door, 1818 Alberni offers an inspiring integration of parkside and cityside living.

This book highlights the exceptional design and careful attention to detail that is evident throughout the collection. From the distinct design to the best-in-class amenities to the state-of-the-art integrated building technology, 1818 Alberni will be a landmark community by Stanley Park for generations. We hope you enjoy the residences as much as we have enjoyed creating them.

Sincerely,

KEVIN CHEUNG
CEO
Landa Global Properties

3

Elegant and expansive. Striking and sophisticated. Inspiring and intelligent. 1818 Alberni is a multilayered experience in elevated luxury living. The parkside and cityside location is simply unsurpassed, offering the best of both worlds—peaceful nature and urban convenience—right at your door. In one direction is Stanley Park, offering invigorating walks amid towering trees and plentiful park space to explore and admire ...

EXCLUSIVELY

PARKSIDE

INTIMATELY

CITYSIDE

... In the other direction are Vancouver's unlimited urban experiences, with a world-class array of exciting excursions and everyday essentials. Boutiques and beaches. Parks and pain au chocolat. Seawall and social life. You'll be inspired by every element of this multifaceted setting.



INTIMATE RESIDENCES WITH ELEGANCE AND INTELLIGENCE

The boutique collection of thoughtfully designed residences seamlessly weaves iconic contemporary architecture, interior finishes of the highest quality and ingenious design details for harmonious living in perfect balance. State-of-the-art smart building features provide cutting-edge convenience, while premium amenities offer ample opportunities to enrich your life, from social spaces to club-calibre fitness and more.

LIVELY AND LUSH

1818 Alberni is a coveted address nestled in an inviting downtown neighbourhood where stylish urban Vancouver mingles with the wild, wondrous nature of Stanley Park. Bask in spectacular city and ocean views, serene sunset strolls, and a lifestyle of comfort and convenience in the most livable city in the world.





SOPHISTICATED STYLE

The collection of residences is nestled on the doorstep of a premium retail shopping district. Just minutes from home along tree-lined Alberni Street is a collection of boutiques by beloved global brands. Spend the afternoon among icons such as Hermès, Louis Vuitton, Prada, Burberry, Rolex and Tiffany, promising the latest in sophisticated style. Or stroll one street over to Robson for additional offerings and everyday essentials. Browse the shops, take in the upscale atmosphere, then pause for a patisserie or lunch on the patio of one of the many celebrated gourmet cafes and restaurants in the neighbourhood. It's all in a day's shopping.

WHERE VANCOUVER LIVES

1818 Alberni rises above lush Lost Lagoon and sprawling Stanley Park, with a thousand acres of old growth forest, blooming gardens and winding trails to wander. Take a stroll through the park in the morning, soak up the sun at English Bay in the afternoon, then visit one of your favourite restaurants for a delicious dinner—a perfect full-course day. Vancouver's most animated and enriching adventures are all just steps from home.

CONVENIENCE:

- 1 Whole Foods Market
- 2 Equinox
- 3 Urban Fair

ENTERTAINMENT:

- 4 Vancouver Art Gallery
- 5 Queen Elizabeth Theatre
- 6 Parq Casino
- 7 Shangri-La & Chi the Spa
- 8 Rosewood Hotel Georgia
- 9 Fairmont Pacific Rim
- 10 Royal Vancouver Yacht Club

SHOPPING:

- 11 Prada
- 12 Hermes
- 13 De Beers Jewellers
- 14 Louis Vuitton
- 15 Saint Laurent
- 16 Holt Renfrew
- 17 Nordstrom
- 18 Gucci
- 19 Hublot
- 20 Vacheron Constantin
- 21 Jaeger-LeCoultre
- 22 Rolex
- 23 Thom Browne
- 24 Brunello Cucinelli
- 25 Van Cleef & Arpels

RESTAURANTS:

- 26 Kingyo Izakaya
- 27 Tetsu Sushi Bar
- 28 Lift Bar & Grill
- 29 Stanley's Bar & Grill
- 30 Paul Bakery
- 31 Ladurée
- 32 Breka Bakery
- 33 Thierry
- 34 Joe Fortes Seafood & Chop House
- 35 Black & Blue
- 36 Mott 32
- 37 Hawksworth
- 38 Nightingale
- 39 Coast



IN THE HEART OF A THRIVING CITY

Your residence at 1818 Alberni provides unparalleled access to the very best the city has to offer. Start here and enjoy a lifestyle full of enriching experiences.

A STRIKING SILHOUETTE

The collection is designed by acclaimed architect Foad Rafi, known worldwide for his refined contemporary aesthetic. 1818 Alberni is poised to be a landmark addition to Vancouver's celebrated city skyline, serving as a gateway that seamlessly connects the scintillating city and Stanley Park.

16

17



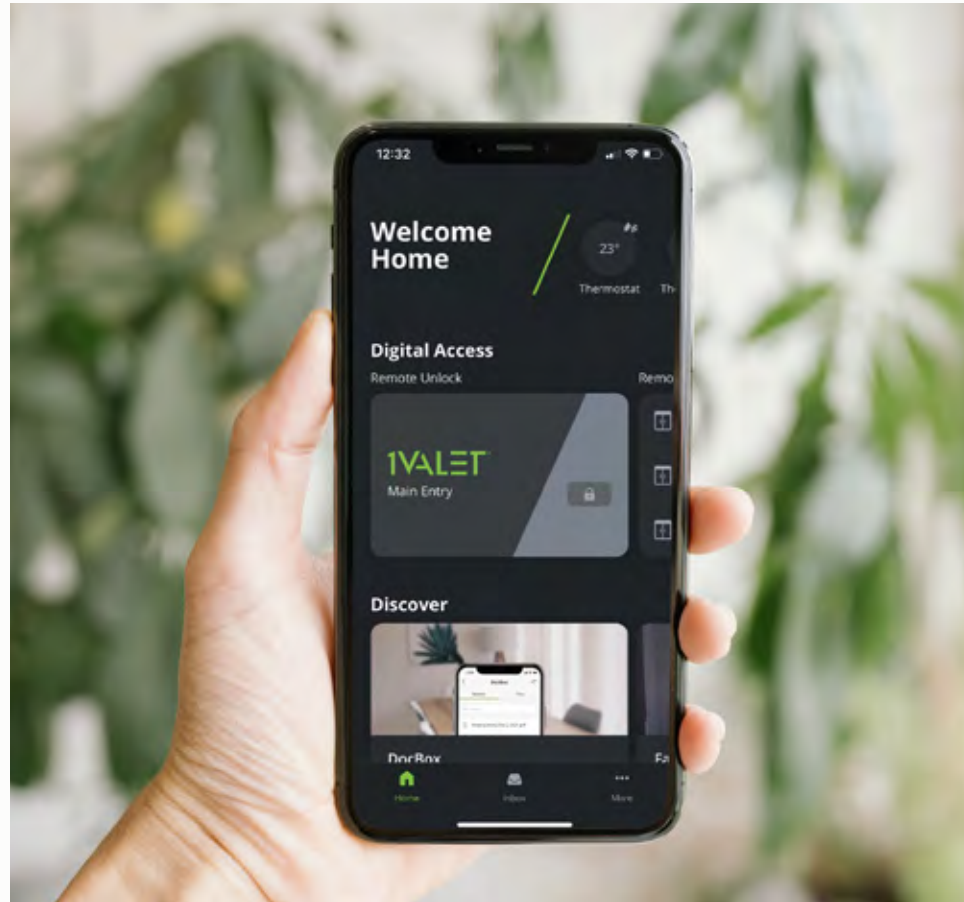
AN INSPIRING IMPRESSION

Composed of a series of geometric cubes assembled over an open central volume, the building's elegantly articulated silhouette highlights the unique character of its 54 spacious residences. Expansive windows and private patios offer a glimpse of the bright and inviting living experience inside, and every thoughtful design detail is carefully composed to craft a collection of exceptional elegance.



HIGHER LIVING

The first thing you notice at 1818 Alberni is the remarkable sense of light. Rich materials and a generous sense of space create a rare vibrance that permeate every surface. The grand entrance offers an inspired introduction. Voluminous ceilings are paired with tasteful contemporary artwork and distinctive detailing of the highest quality to create a first impression visitors won't forget.



UNCOMPROMISING SERVICES AND THOUGHTFUL AMENITIES

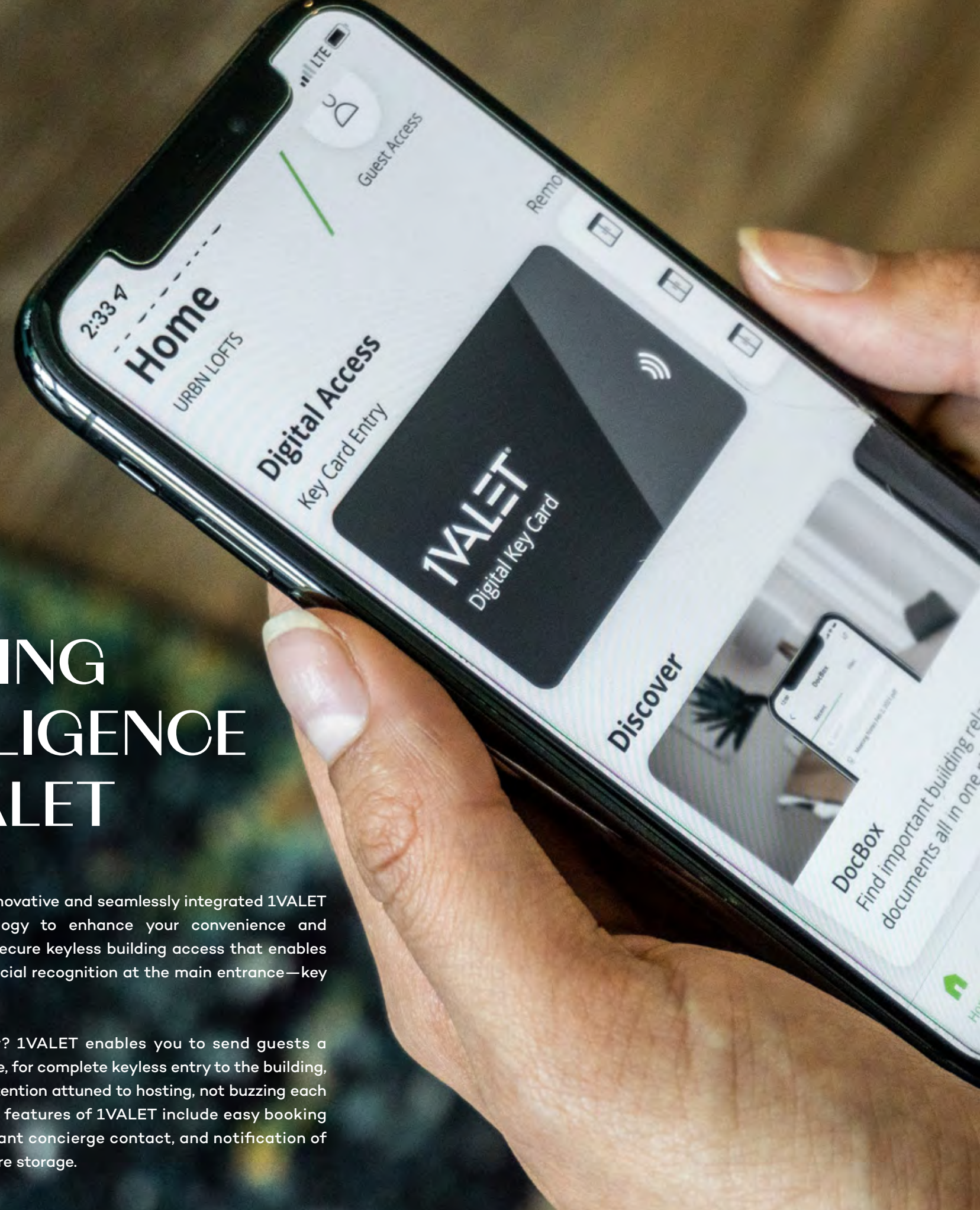


Carefully detailed amenities offer added spaces for all the essential elements of a healthy lifestyle, and you'll find ample room to explore every aspect of self-care and personal wellbeing. Enjoy an invigorating workout in the fitness facility, featuring state-of-the-art Technogym equipment, or relax with a book or a friend in the library social lounge. On-demand services, accessible via high-touch concierge, offer a rarely enjoyed degree of convenience and comfort to complement your lifestyle.

BUILDING INTELLIGENCE BY 1VALET

1818 Alberni includes innovative and seamlessly integrated 1VALET smart building technology to enhance your convenience and comfort. It starts with secure keyless building access that enables owners to enter using facial recognition at the main entrance—key and phone not required.

Hosting a dinner party? 1VALET enables you to send guests a secure link ahead of time, for complete keyless entry to the building, so you can keep your attention attuned to hosting, not buzzing each guest inside. Additional features of 1VALET include easy booking of amenity spaces, instant concierge contact, and notification of parcel delivery and secure storage.



THOUGHTFUL INTEGRATED TECHNOLOGY

LATCH SMART ACCESS SYSTEM



The touchless entry experience continues as you ascend the elevator to your floor and all the way inside your home. 1818 Alberni employs the Latch smart access system to enable secure entry through your front door without the need for a key or contacting any surface. Simply use your phone, Apple Watch, or your personal doorcode to enter with ease. You can even provide guests with temporary access, eliminating the need to share keys or create extra copies. Latch is an intuitive, thoughtfully designed system that enables a complete touchless experience to take you all the way home.

CONVENIENT CONCIERGE

We all have moments in our lives where we need a bit of assistance with important tasks. Homeowners at 1818 Alberni have access to personalized concierge service to ensure any support you require is instantly accessible. Contact the concierge to easily book from an array of exclusive services that make everyday life easier and elevate special occasions to another level.



AT YOUR SERVICE

The elevated living experience of 1818 Alberni goes beyond its exceptional architecture and smart building features. Homeowners enjoy access to a range of exclusive premium services that make life more comfortable and convenient, and may be booked via the concierge or directly through the service provider.

THE SUITE OF SERVICES INCLUDES:

- SUMMER YACHT RENTAL
- LAUNDRY DRY CLEANING AND PRESSING
- PRIVATE CHEF
- PET GROOMING, WALKING AND SITTING
- COMPLIMENTARY MOVE-IN
- CAR WASH SERVICE
- INTERIOR DESIGN CONSULTATION
- ROLLS-ROYCE CAR SERVICE WITH CHAUFFEUR

ROLLS-ROYCE

Rolls-Royce is synonymous around the world with the highest standards of design, craftsmanship and precision, not to mention legendary bespoke customer service. Since its founding over a century ago it has established a legacy of excellence, bringing inspired innovation across an impressive and evolving product line.

30



31



ARRIVE WITH ELEGANCE

Landa is pleased to partner with Rolls-Royce Motor Cars Vancouver to provide owners of 1818 Alberni with car service, pairing convenience with exceptional comfort. Our partnership makes available a vehicle and chauffeur to provide serene, sumptuous travel to local destinations at your leisure. For shopping at Holt Renfrew or Hermès, or riding to the airport carefree, you'll make your trip even more memorable. Simply contact the concierge or book a time in advance, and the car will be waiting for you.

A PERFECT PARTNERSHIP



PRIME FITNESS

Owners enjoy exclusive access to a fitness facility featuring state-of-the-art equipment by Technogym—including weight-training, cardio, spin bikes and yoga space—that enables you to personalize your workout and track your progress. Elevate your heart rate or enjoy a relaxing and restorative stretching session in a bright, comfortable and well-appointed space without ever setting foot outside.



36

37

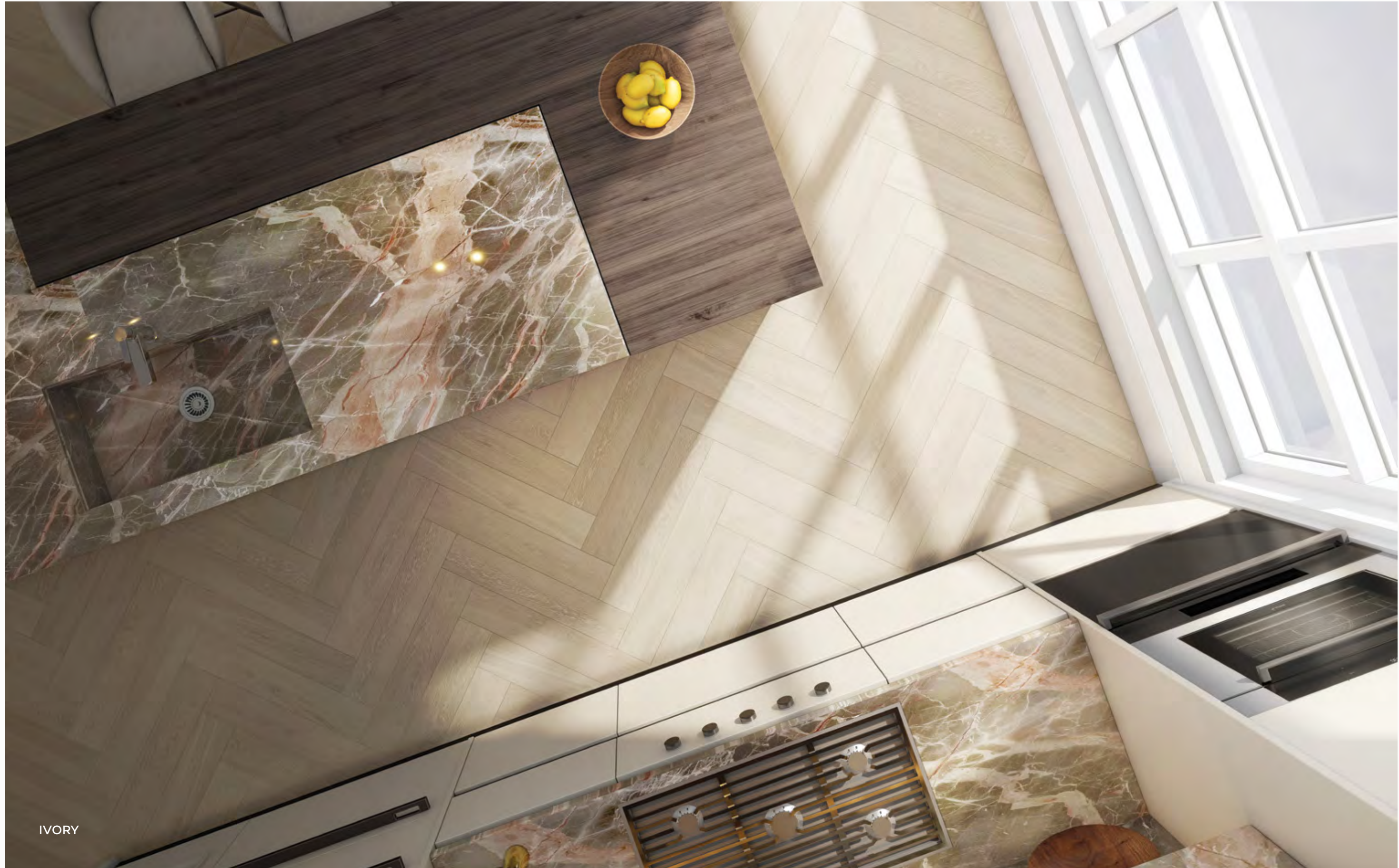
BESPOKE INTERIORS

The building's distinct contemporary architecture and refined aesthetic are further evident throughout the interiors of every residence. Premium materials and finishes of the highest quality adorn every space, while carefully planned layouts create exceptionally expansive living environments ideal for any occasion.



EYE-OPENING VIEWS

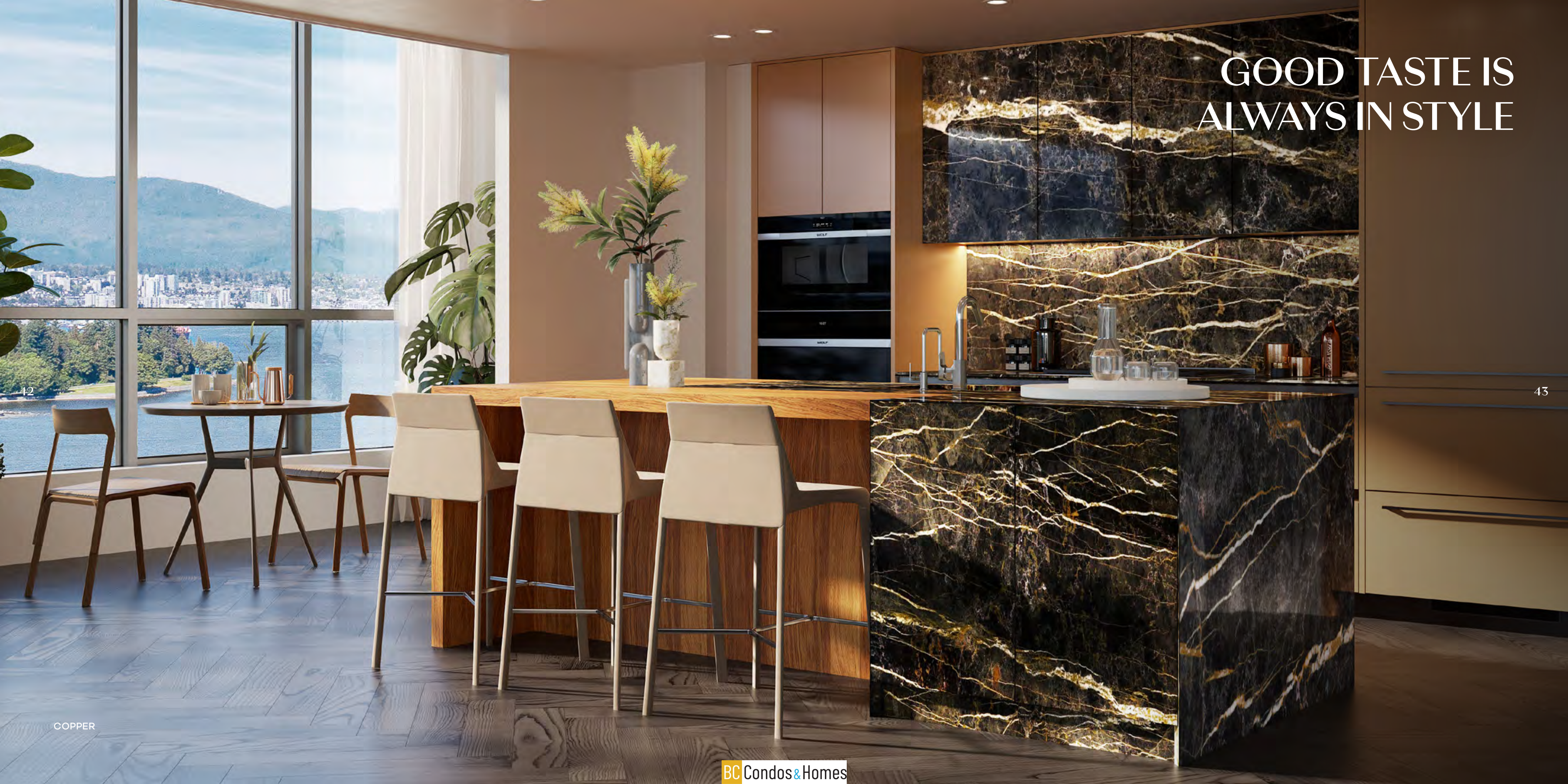
The views from 1818 Alberni are simply magical—in every season and any time of year. Select residences offer views in three directions, providing a rare perspective on the spectacular cityside and parkside setting. To the north lies Stanley Park, with the majestic North Shore Mountains framing the vivid panorama. To the southwest is English Bay, where the sunset creates a spectacular crescendo of colours over the ocean. To the south, the cityscape sparkles across the horizon, offering a taste of the electrifying cultural, culinary and creative experiences within.



SIGNATURE ITALIAN KITCHENS

The hand-crafted kitchens are where the magic happens. Three-bedroom residences feature marble stone upper cabinets (available as an upgrade in two-bedroom homes), along with matching marble counters and backsplash. Premium lacquered lower cabinets create a stunning backdrop while offering generous storage. A spacious marble island offers ample territory for dinner party hors d'oeuvres and champagne flutes.

A best-in-class appliance package by Wolf and Sub-Zero reinforces the refined ambiance, while integrated LED lighting casts a gentle glow that highlights every stunning surface and flawless fixture.



GOOD TASTE IS
ALWAYS IN STYLE

42

43

COPPER



LIVE IN FULL COLOUR

Select from three distinct colour and texture palettes, each featuring complementary contemporary hues. The generous sense of space and style of the interior design is enhanced by high ceilings and broad windows that invite natural light inside and frame picture-perfect views. In three-bedroom residences, engineered hardwood flooring in a timeless herringbone pattern anchors the interiors with a natural warmth. Available as an upgrade in two-bed residences.

BANG & OLUFSEN

Bang & Olufsen is one of the world's most respected home technology brands, known for its distinctive design and innovative technology. From audio solutions to intuitive electronics and beyond, B&O creates products that function flawlessly, making every day more exceptional and truly tailored to your tastes. From your favourite music to the ideal interior environment, B&O puts it all instantly within reach.

INNOVATION AT WORK



SMARTHOME SOLUTIONS BY B&O

We are pleased to be partnering with Bang & Olufsen, integrating their innovative smarthome system into your residences for exceptional control over your environmental and entertainment systems. It's an innovative, customized complement to the building's intelligent 1VALET technology, resulting in a home in which every element of the environment is in your hands.

With Bang & Olufsen, your ideal environment is created with just the touch of a button. A convenient in-wall touchscreen offers unified control of your environment, allowing you to create an ambiance tailored to your preferences. Choose from predefined lighting scenes, including vibrant Welcome or gently lit Romantic, ensure an ideal climate in every season, and adjust the multiroom audio to set just the right level for any occasion or event. Best of all, the integration of the B&O smart home system enables owners to continue to work with Bang & Olufsen to integrate their latest offerings and tailor your residence to your evolving needs over time.

1400 ALBERNI



OVAL



CHATEAU LAURIER



ENHANCE LIVE PROSPER

RAPHAEL



CASCADE CITY



1650 ALBERNI



LANDA
GLOBAL PROPERTIES

Landa homes are distinguished by their capacity to reflect the character of their communities. That's because every project, no matter the scope or scale, is distinct, carefully crafted to enrich its neighbourhood through inspiring architecture and sensitive design. As evident with 1818 Alberni, we work with exceptional, highly acclaimed architects and designers to create homes that are sophisticated and significant, comfortable and creative, culminating in residences that feel like home from the moment you move in.

WE CAN'T WAIT TO WELCOME YOU HOME



Known as one of the architects who has shaped Vancouver, whas an exceptional portfolio of significant residential and mixed-use projects that celebrate refined contemporary architecture in urban settings across North America.

MARKETING BY
rennie

For over 40 years, rennie has worked with Western Canada’s top developers to deliver exceptional homes in countless communities. They bring expert knowledge, trusted experience and a uniquely human approach to real estate.

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. Dimensions, sizes, areas, specifications, layout and materials are approximate only and subject to change without notice. E&OE.



1818

SPECIFICATIONS

2 BEDROOM RESIDENCES

A COVETED ADDRESS

PARKSIDE

An incomparable Downtown Vancouver location at Stanley Park, overlooking Lost Lagoon and Coal Harbour.

CITYSIDE

Steps from the downtown core and Alberni Street’s luxury shopping district, plus celebrated restaurants and cafés.

EXTRAORDINARY DESIGN

ARCHITECTURE

Designed by architect Foad Rafii, the tower’s geometric form rises on the skyline, creating a distinct, elegant silhouette and a gateway to the city.

INTERIORS

Brought to life via rich materials and the finest finishes. Smart home features, exclusive resident services and intelligent building technology integrate effortless ease into every delightful day.

ULTIMATE EXCLUSIVITY

ONLY 54 RESIDENCES

Three units per floor, 54 residences in total.

SPECTACULAR SIGHTS

Ocean views for most homes, plus mountains and urban cityscape.

RESIDENTS-ONLY CHAUFFEUR SERVICE WITH ROLLS-ROYCE

Complimentary service exclusive to residents.¹

ELEVATED SMART-LIVING EXPERIENCE

SECURE 1VALET BUILDING TECHNOLOGY

From entering the building and parkade, to elevator and amenity access, to concierge communication—a fully integrated digital experience.

LATCH KEYLESS HOME ENTRY

Enter your home using the app or your personal doorcode—no key required.

BANG & OLUFSEN SMART HOME INTEGRATION

Simple and seamless control over your environment and entertainment systems.

AMENITIES & SERVICES

Concierge: High-touch concierge service for coordinating on-demand services.

Fitness: State-of-the-art 1,420 sqft fitness centre with weight training, yoga area, spin bikes and cardio machines, featuring world-class equipment from TechnoGym, perfect for personalizing workouts and tracking progress.

Library Social Lounge: Resort-inspired double-height residents’ lounge and library. Featuring marble accents, elegant furnishings and ample seating, it’s perfect for hosting social events, dining, quiet reading or working, group meetings and more.

1VALET Smart Building Technology:

- Smart Entry:
 - Secure keyless building access using mobile phone-based facial recognition.
 - Convenient pre-arranged temporary guest access for parking, main entrance and elevator.
 - Enhanced security with video intercom capability.
 - License plate smart reader for automated parking access.

- Smart Parcel Delivery:
 - Never miss a package with instant delivery notification on your smart device.
- Smart Community:
 - Book amenities instantly and independently using the 1VALET app.
 - Receive notifications related to building operations and community updates.

Latch Keyless Smart Access System:

- The Latch smart access system enables secure entry to your home without the need for a key.
- Use the Latch app, your phone, Apple Watch, Key Card or your personal doorcode to enter with ease.
- Provide guests with temporary access, eliminating the need to share keys or create extra copies.

Smart Parcel Delivery by Snail Smart Lockers:

- Three fully automated Snail smart lockers integrate seamlessly into 1818’s 1VALET platform to simplify life’s tasks:
 - 1 laundry locker for hired laundry service.
 - 1 standard smart parcel locker for package delivery.
 - 1 refrigerated locker for grocery service.

EV-Ready Parking: 1 EV charging station per home.

Private Garages: Select homes.

Bike Storage: Every home.

Storage Locker: Available for purchase.

Complimentary Service Package, Including:²

- ROLLS-ROYCE CAR SERVICE WITH CHAUFFEUR: Since its founding over a century ago, Rolls-Royce has established a legacy of excellence, bringing inspiring innovation across an impressive product line. Landa is pleased to partner with Rolls-Royce to provide owners of 1818 Alberni with complimentary car service in comfort and style, perfect for a shopping excursion, meeting friends for drinks, or a ride to the airport.¹
- Summer yacht rental.
- Laundry dry cleaning and pressing.
- Private chef.
- Pet grooming, walking and sitting.
- Complimentary move-in.
- Car wash service.
- Interior design consultation.

EXCEPTIONAL EVERYDAY LIVING

- Customize your home with one of three distinct colour palettes with designer-selected stone features.
- Custom Italian closet organization systems with integrated LED lighting offer ample space for your wardrobe.
- Beautifully engineered wide-plank hardwood flooring throughout.
- Discreet and spacious laundry alcove with high performance ASKO washer and dryer.
- Automated roller shades in living & dining room for optimal convenience and comfort.
- Expansive outdoor balcony with tiled flooring.
- Fully air-conditioned throughout for all-season comfort.

THE 1818 SIGNATURE KITCHEN

- Elegant Italian kitchen cabinetry, featuring:
 - Premium lacquered cabinets.
 - Signature marble countertops and backsplash.
 - Soft-closing hardware.
- Integrated LED lighting.
- Matching marble kitchen island with lacquered cabinets.
- Designer pull-out kitchen faucet by Graff in polished nickel.
- Additional drinking faucet with water filtration system.
- Franke undermount sink.

TOP-OF-THE-LINE APPLIANCE PACKAGE

- 30" Sub-Zero Fully Integrated Fridge.
- 30" Wolf Contemporary 4-Burner Gas Cooktop.
- 30" Wolf Wall Oven.
- 24" Wolf Drawer Microwave Oven.
- 24" Asko Fully Integrated Dishwasher.
- 28" Faber Hood Fan.
- 24" Sub-Zero Under Counter Wine Storage.

THE 1818 SIGNATURE SPA ENSUITE

Primary Ensuite:

- Premium Italian floating wood veneer vanity with natural stone countertops in marble or quartzite.
- Spacious medicine cabinet with integrated lighting.
- Designer polished nickel Graff lavatory faucets and shower set.
- Sleek Villeroy & Boch wall-mounted toilet and contemporary undermount sinks.
- Marble-inspired tiled floor and floor to ceiling tile on select walls.
- Integrated in-floor heating for optimal comfort.

Additional Bathroom:

- Premium Italian floating wood veneer vanities with natural stone countertops in marble or quartzite.
- Medicine cabinets with integrated lighting.
- Designer Graff lavatory faucets in polished nickel.
- Contemporary bathtub with Graff bathtub set.
- Sleek Villeroy & Boch wall-mounted toilet and contemporary undermount sinks.
- Marble-inspired tiled floor, floor-to-ceiling tiles on select walls.

PEACE OF MIND

- Landa customer care service included with every home.
- Comprehensive 2, 5 & 10-year warranty:
 - 2-year materials and labour warranty.
 - 5-year building envelope warranty.
 - 10-year structural warranty.

BANG & OLUFSEN SMART HOME SYSTEM

- Bang & Olufsen strives to enhance living spaces by seamlessly integrating your entertainment systems within your home. All of their products uphold a proud legacy of excellence in design and engineering.
- At 1818 Alberni, the B&O Smart Home elevates daily living by providing unified control and intuitive automation of your interior environment.
 - An in-wall touchscreen provides a central hub to monitor and engage your B&O Smart Home systems.
 - Automated wireless lighting and dimming control in main area, with pre-defined lighting scenes: Welcome (all on), Goodbye (all off) and Romantic (dimmed).
 - Adjust motorized blinds in living room and dining room to control the amount of light at any time of day or night.
 - Integrated climate control for all-season comfort.
 - BeoLink multiroom integrated audio system, compatible with all B&O speakers.

Personalize Your Home:

In the future, integrate new B&O technology and products to further customize your audio-visual systems and interior environment to your evolving needs and tastes.

2 BEDROOM HOME UPGRADES

- Intricate herringbone-pattern flooring.
- Automated roller shades in bedrooms controlled via B&O Smart Home panel.
- Automated wireless lighting and dimming control in all bedrooms controlled via B&O Smart Home panel.
- Luxurious marble upper kitchen cabinets.
- In-floor heating for additional bathroom.

¹ Available for 3 years following completion of 1818, owners will receive a credit valued at \$10,000 towards exclusive access to Rolls-Royce car service. Refer to the Disclosure Statement for details.

² Some services provided by a third party. Homeowners receive credits that may be applied towards certain services. Refer to the Disclosure Statement for details.

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. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. E&O.E.

EXCLUSIVELY PARKSIDE.
INTIMATELY CITYSIDE.

1818

SPECIFICATIONS

3 BEDROOM RESIDENCES

A COVETED ADDRESS

PARKSIDE
An incomparable Downtown Vancouver location at Stanley Park, overlooking Lost Lagoon and Coal Harbour.

CITYSIDE
Steps from the downtown core and Alberni Street’s luxury shopping district, plus celebrated restaurants and cafés.

EXTRAORDINARY DESIGN

ARCHITECTURE
Designed by architect Foad Rafii, the tower’s geometric form rises on the skyline, creating a distinct, elegant silhouette and a gateway to the city.

INTERIORS
Brought to life via rich materials and the finest finishes. Smart home features, exclusive resident services and intelligent building technology integrate effortless ease into every delightful day.

ULTIMATE EXCLUSIVITY

ONLY 54 RESIDENCES
Three units per floor, 54 residences in total.

SPECTACULAR SIGHTS
Ocean views for most homes, plus mountains and urban cityscape.

RESIDENTS-ONLY CHAUFFEUR SERVICE WITH ROLLS-ROYCE
Complimentary service exclusive to residents.¹

ELEVATED SMART-LIVING EXPERIENCE

SECURE 1VALET BUILDING TECHNOLOGY
From entering the building and parkade, to elevator and amenity access, to concierge communication—a fully integrated digital experience.

LATCH KEYLESS HOME ENTRY
Enter your home using the app or your personal doorcode—no key required.

BANG & OLUFSEN SMART HOME INTEGRATION
Simple and seamless control over your environment and entertainment systems.

AMENITIES & SERVICES

Concierge: High-touch concierge service for coordinating on-demand services.

Fitness: State-of-the-art 1,420 sqft fitness centre with weight training, yoga area, spin bikes and cardio machines, featuring world-class equipment from TechnoGym, perfect for personalizing workouts and tracking progress.

Library Social Lounge: Resort-inspired double-height residents’ lounge and library. Featuring marble accents, elegant furnishings and ample seating, it’s perfect for hosting social events, dining, quiet reading or working, group meetings and more.

1VALET Smart Building Technology:

- Smart Entry:
 - Secure keyless building access using mobile phone-based facial recognition.
 - Convenient pre-arranged temporary guest access for parking, main entrance and elevator.
 - Enhanced security with video intercom capability.
 - License plate smart reader for automated parking access.
- Smart Parcel Delivery:
 - Never miss a package with instant delivery notification on your smart device.
- Smart Community:
 - Book amenities instantly and independently using the 1VALET app.
 - Receive notifications related to building operations and community updates.

Latch Keyless Smart Access System:

- The Latch smart access system enables secure entry to your home without the need for a key.
- Use the Latch app, your phone, Apple Watch, Key Card or your personal doorcode to enter with ease.
- Provide guests with temporary access, eliminating the need to share keys or create extra copies.

Smart Parcel Delivery by Snail Smart Lockers:

- Three fully automated Snail smart lockers integrate seamlessly into 1818’s 1VALET platform to simplify life’s tasks:
 - 1 laundry locker for hired laundry service.
 - 1 standard smart parcel locker for package delivery.
 - 1 refrigerated locker for grocery service.

EV-Ready Parking: 1 EV charging station per home.

Private Garages: Select homes.

Bike Storage: Every home.

Storage Locker: Available for purchase.

Complimentary Service Package, Including: ²

- ROLLS-ROYCE CAR SERVICE WITH CHAUFFEUR: Since its founding over a century ago, Rolls-Royce has established a legacy of excellence, bringing inspiring innovation across an impressive product line. Landa is pleased to partner with Rolls-Royce to provide owners of 1818 Alberni with complimentary car service in comfort and style, perfect for a shopping excursion, meeting friends for drinks, or a ride to the airport.¹
- Summer yacht rental.
- Laundry dry cleaning and pressing.
- Private chef.
- Pet grooming, walking and sitting.
- Complimentary move-in.
- Car wash service.
- Interior design consultation.

EXCEPTIONAL EVERYDAY LIVING

- Customize your home with one of three distinct colour palettes with designer-selected stone features.
- Custom Italian closet organization systems with integrated LED lighting offer ample space for your wardrobe.
- Beautifully engineered herringbone hardwood flooring throughout.
- Discreet and spacious laundry alcove with high performance ASKO washer and dryer and elegant engineered stone countertops.
- Automated roller shades in living & dining room for optimal convenience and comfort.
- Expansive outdoor balcony with tiled flooring.
- Fully air-conditioned throughout for all-season comfort.
- Separate elevator lobbies create a grand arrival, with double-leaf wood entry doors opening for each home.
- Built-in safe included in primary bedroom walk-in closet.

THE 1818 SIGNATURE PREMIUM KITCHEN

- One-of-a-kind, handcrafted Italian kitchen cabinetry, featuring:
 - Signature marble upper cabinets.
 - Matching marble countertops and backsplash.
 - Premium lacquered cabinets.
 - Soft-closing hardware.
- Integrated LED lighting.
- Matching marble kitchen island with wood-veneer cabinets and breakfast bar.
- Designer pull-out kitchen faucet by Graff in polished nickel.
- Additional drinking faucet with water filtration system.
- Franke undermount sink.

TOP-OF-THE-LINE APPLIANCE PACKAGE

- 36" Sub-Zero Fully Integrated Fridge.
- 36" Wolf Contemporary 5-Burner Gas Cooktop.
- 30" Wolf Wall Oven.
- 30" Wolf Dropdown Microwave Oven.
- 24" Asko Fully Integrated Dishwasher.
- 35" Faber Hood Fan.

WOK KITCHEN

- Premium Italian cabinetry with soft-closing hardware.
- Elegant engineered stone countertops and backsplashes.
- Designer pull-out kitchen faucet by Graff in polished nickel.
- Franke undermount sink.
- Smooth porcelain tile flooring for maximum durability.
- Top-of-the-line appliance package featuring:
 - 24" Sub-Zero Fully Integrated Wine Cooler.
 - 30" Wolf 4-Burner Gas Cooktop.
 - 30" Wolf Hood Fan.

THE 1818 SIGNATURE SPA ENSUITE

Primary Ensuite:

- Premium Italian floating wood veneer vanity with natural stone countertops in marble or quartzite.
- Spacious medicine cabinet with integrated lighting.
- Designer polished nickel Graff lavatory faucets and shower set.
- Sleek Villeroy & Boch wall-mounted toilet and contemporary undermount sinks.
- Spacious Blu BathWorks freestanding stone bathtub with Graff tub filler.
- Luxurious steam shower with built-in shower curb.
- Marble-inspired tiled floor with integrated in-floor heating for optimal comfort.
- Feature shower wall with large-format natural stone in marble or quartzite.

Additional Ensuite & Bathroom:

- Premium Italian floating wood veneer vanities with natural stone countertops in marble or quartzite.
- Medicine cabinets with integrated lighting.
- Designer Graff lavatory faucets in polished nickel.
- Graff shower set in second ensuite and bathtub set in third bathroom.
- Sleek Villeroy & Boch wall-mounted toilet and contemporary undermount sinks.
- Marble-inspired tiled floor, floor-to-ceiling tiles on select walls.

Powder Room:

- Premium Italian mirrored cabinet with ample storage.
- Designer Graff lavatory faucets in polished nickel.
- Blu BathWorks freestanding basin.
- Glass mosaic-tiled feature walls.
- Sleek Villeroy & Boch wall-mounted toilet.

BANG & OLUFSEN SMART HOME SYSTEM

- Bang & Olufsen strives to enhance living spaces by seamlessly integrating your entertainment systems within your home. All of their products uphold a proud legacy of excellence in design and engineering.
- At 1818 Alberni, the B&O Smart Home elevates daily living by providing unified control and intuitive automation of your interior environment.
 - An in-wall touchscreen provides a central hub to monitor and engage your B&O Smart Home systems.
 - Automated wireless lighting and dimming control in main area, with pre-defined lighting scenes: Welcome (all on), Goodbye (all off) and Romantic (dimmed).
 - Adjust motorized blinds in living room and dining room to control the amount of light at any time of day or night.
 - Integrated climate control for all-season comfort.
 - BeoLink multiroom integrated audio system, compatible with all B&O speakers.

Personalize Your Home:

In the future, integrate new B&O technology and products to further customize your audio-visual systems and interior environment to your evolving needs and tastes.

PEACE OF MIND

- Landa customer care service included with every home.
- Comprehensive 2, 5 & 10-year warranty:
 - 2-year materials and labour warranty.
 - 5-year building envelope warranty.
 - 10-year structural warranty.

3 BEDROOM HOME UPGRADES

- 30" Wolf chef-inspired convection steam oven for the household cooking enthusiast.
- Automated roller shades in bedrooms controlled via B&O Smart Home panel.
- Automated wireless lighting and dimming control in all bedrooms controlled via B&O Smart Home panel.
- In-floor heating for additional bathroom.
- Stunning marble kitchen sink that blends naturally into surrounding countertops.

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. Separate elevator lobby is common property. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. E.&O.E.

¹ Available for 3 years following completion of 1818, owners will receive a credit valued at \$10,000 towards exclusive access to Rolls-Royce car service. Refer to the Disclosure Statement for details.

² Some services provided by a third party. Homeowners receive credits that may be applied towards certain services. Refer to the Disclosure Statement for details.

EXCLUSIVELY PARKSIDE.
INTIMATELY CITYSIDE.