

LANDPOWER
REAL ESTATE LTD. BROKERAGE

VIVA
leisure
living

VIVA

LEISURE LIVING

*Everything you've ever aspired for
in your dream home, and more.*



Architectural precast walls and bronzed glass make a statement of distinction, while classical details on the facade add a flair of refinement.

Features & Finishes

An exceptional array of standard features and finishes.

Inspired Exterior

Award winning architects Burka Varacalli Inc. have brought an inspired vision to the design of VIVA Leisure Living. Architectural precast walls and bronzed glass make a statement of distinction, while classical details on the facade add a flair of refinement. The cupolas at the ends and barrel vault at the centre impart a remarkable accent to the overall facade.

Impressive Lobby

The grand Lobby is an example of classic European styling, with cultured limestone block walls, soaring columns and fine pediments. The polished marble floor and beam coffered ceiling show refinement, while the brass chandelier and antique lanterns provide an elegant ambience. The reception area is presided over by a welcoming 24-hour Concierge, who is as courteous as he is helpful.

Lifestyle Amenities

VIVA Leisure Living will offer its residents a full complement of health, social and leisure amenities. The VIVA Club is a multi-dimensional spa and fitness centre comprising an exercise room with state-of-the-art fitness equipment, a yoga room, a massage room, steam rooms with individual his/hers change rooms, a cool-down lounge and bar and landscaped terraces overlooking the beautiful parklands.

Social and entertainment amenities include a party room with caterer's kitchen, an executive board room, a billiards lounge and reading room. For your overnight guests, you have a luxuriously appointed guest suite.

Suite Entry Features

- Solid core, stained wood veneer front doors with mouldings, decorative hardware and security viewer
- Choose from Vendor's selection of laminate flooring or porcelain tile from Vendor's samples
- Front entry closet with single door or mirrored sliding doors (as per plans)

In the Kitchen

- European style cabinetry
- Choose from Vendor's selection of 3/4" granite countertops

- Premium high quality European appliance package – built-in dishwasher, fridge and self-cleaning range

- High capacity hood fan vented to exterior
- Choose from Vendor's selection of large scale porcelain tile or laminate flooring. Where kitchen opens into breakfast room or den, kitchen flooring to continue as shown on plans

- Stainless steel sink, with Moen faucet and adjustable hand spray

- Porcelain backsplash from Vendor's selection

In the Bathrooms (where shown on plans)

- European style vanity with 3/4" granite countertop from Vendor's samples
- Modern chrome strip lighting in all bathrooms
- Choose from Vendor's selection of porcelain tile flooring
- 5 ft soaker tub with shower and/or separate shower stall, as per plan
- All tub enclosures are porcelain tile & shower stalls complete with porcelain & glass enclosure
- White fixtures throughout

Surveillance and Monitoring Systems

- 24 hr gatehouse security and each lobby has its own concierge
- Key fob controlled elevators and amenities
- Visitors passenger elevator stops at ground floor lobby (security code needed to enter upper floors)
- Parking garage areas with high level lighting
- Ceiling mounted surveillance cameras throughout parking garage
- Emergency two way voice communications pull stations throughout garage
- Suite entry alarm panel at front door
- Heat and smoke detectors

Other Sumptuous Features

- High panoramic bronze tinted windows with balconies and terraces as per plan
- 9' high ceilings (10' high ceilings in ground floor suites and penthouse suites). Height of ceilings may vary due to height of floor finishes and noise attenuation features. Some areas will have dropped ceilings or thick walls to accommodate HVAC, plumbing and structural requirements
- Choose from Vendor's selection of 40 oz. broadloom, complete with 1/2" luxurious dense foam underpad or laminate flooring throughout
- Quality classique interior doors, painted off white
- 5.5" baseboards with matching trim & casings, painted off white
- Conveniently located pre-wired telephone outlets and pre-wired cable outlets in all main living areas
- Category 5 telephone wiring to all telephone outlets and multi-port
- RG-6 coaxial cable to all cable outlets and multi-port
- Decora switches and receptacles throughout
- Individual metered hydro service
- Vertical fan coil heating and cooling system with supplementary heating coil
- Washer with stacked dryer (white)
- Designer electrical fixtures in kitchen, closets and hallways and capped ceiling outlets in bedroom and dining room
- All walls primed and painted off-white
- Balcony electrical outlet

Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production. Vendor reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. Prices, specifications, features and finishes are subject to change without notice. E&O.E. © Solmar Development Corporation. All Rights Reserved. May 2005.



Superb features that accentuate fine living



A wide selection of premium finishes

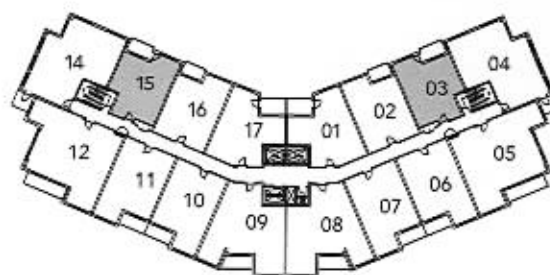


European style vanities with granite countertops



The Bergamot

1 Bedroom — 600 sq. ft.



TYPICAL FLOOR

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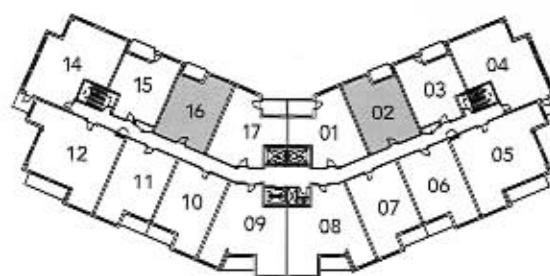
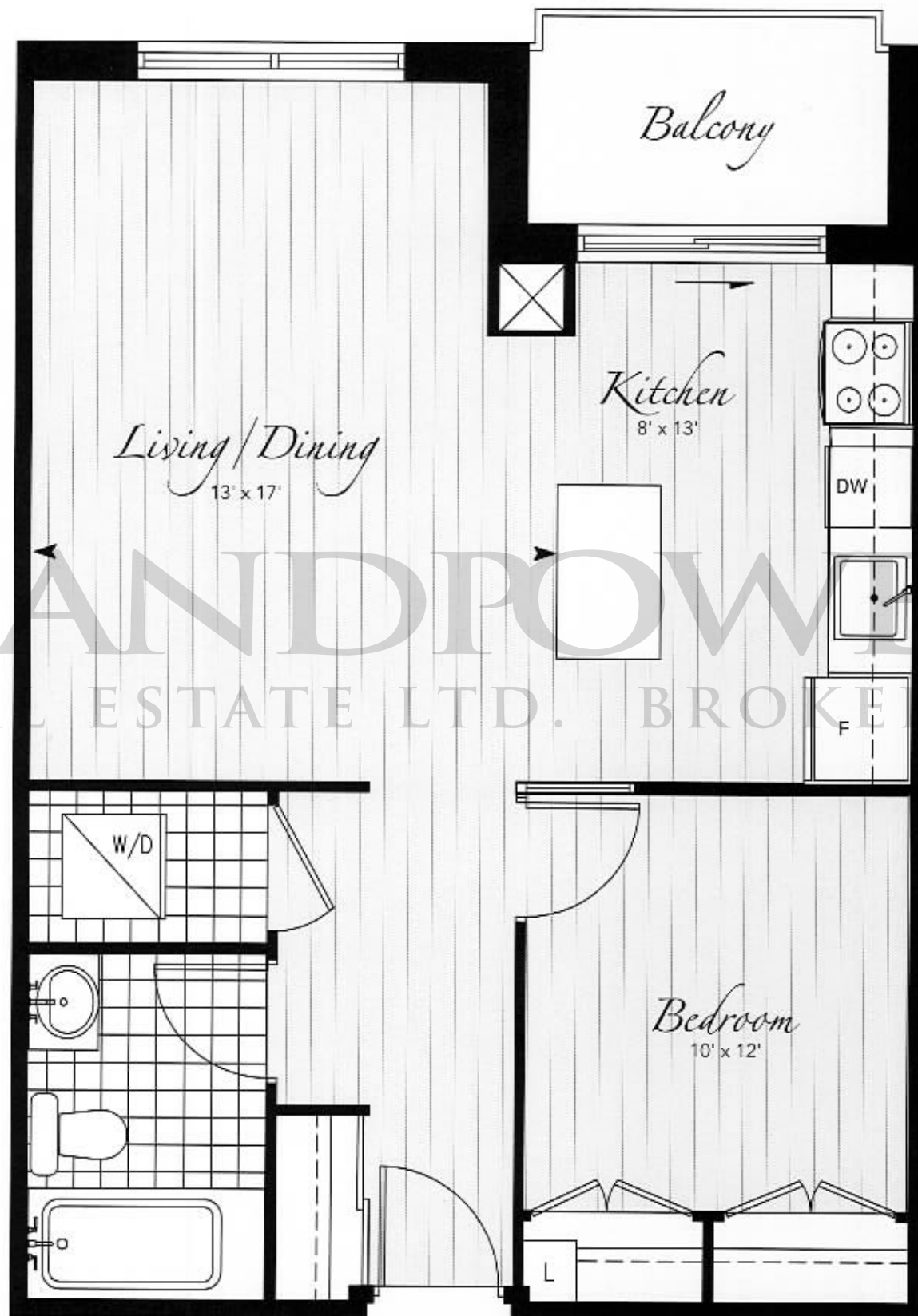
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The Daisy

1 Bedroom — 635 sq. ft.



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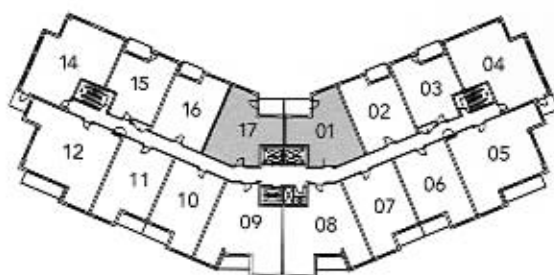
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The Primrose

1 Bedroom — 660sq. ft.



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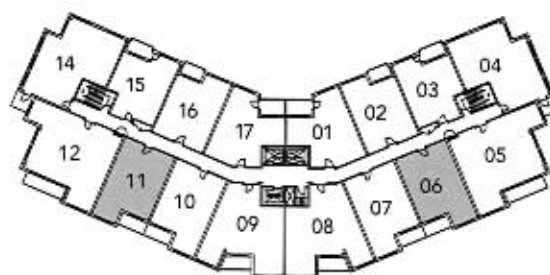
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The Jasmine

1 Bedroom + Den — 690 sq. ft.



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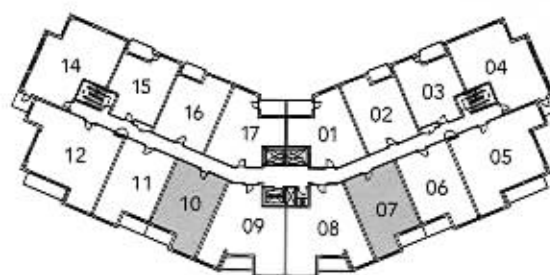
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The Chrysanthemum

1 Bedroom + Den — 710 sq. ft.



TYPICAL FLOOR



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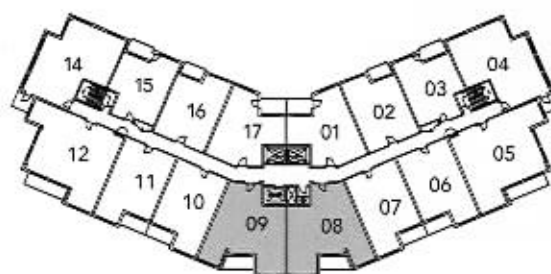
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The Marigold

2 Bedrooms — 915 sq. ft.



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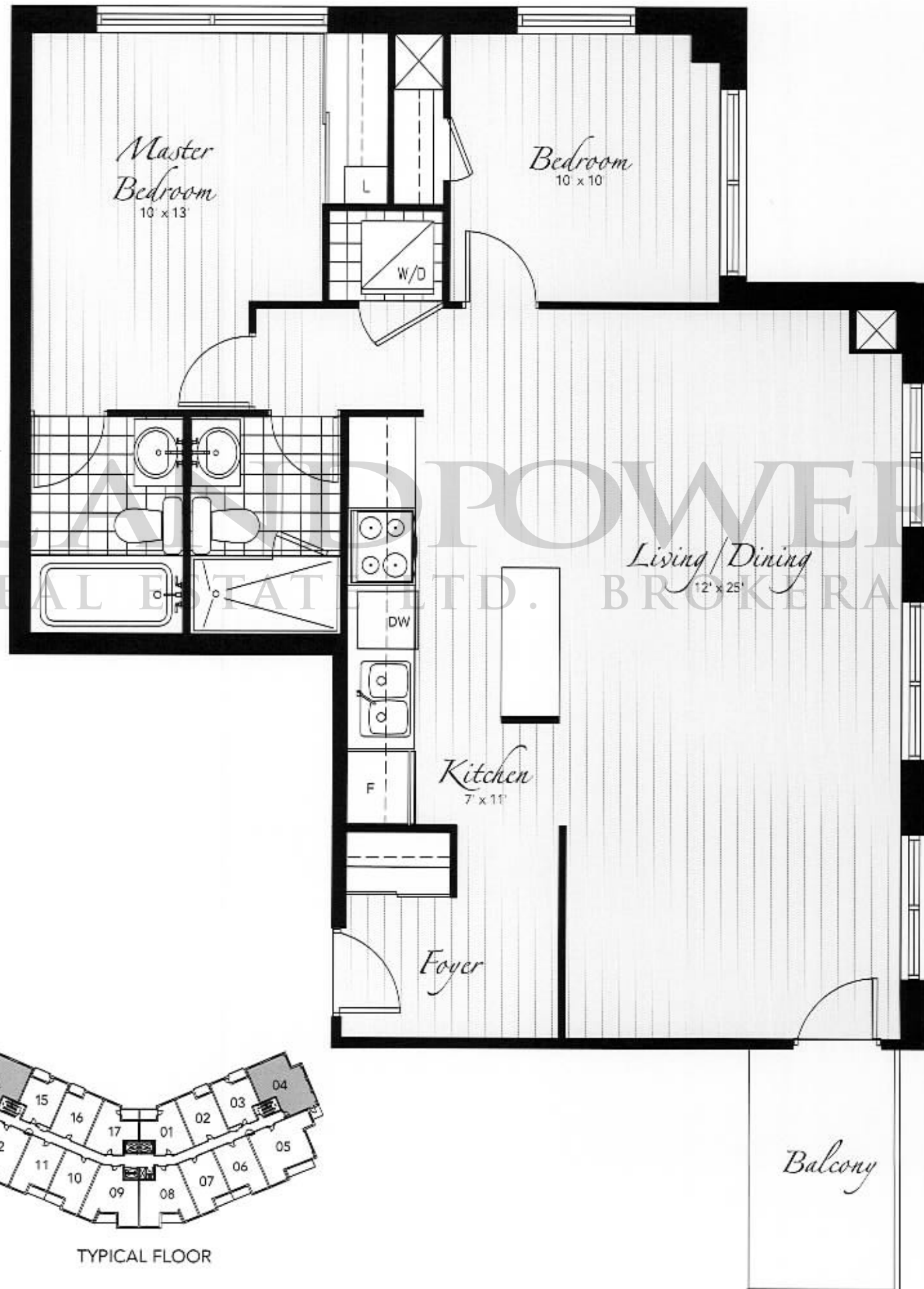
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The Hyacinth

2 Bedrooms — 940 sq. ft.



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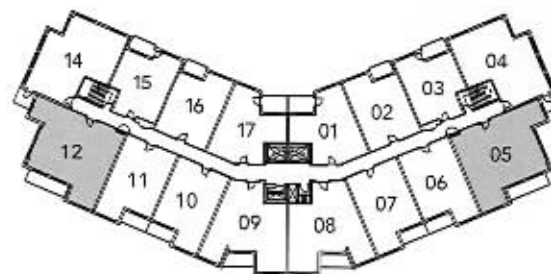
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The Geranium

2 Bedrooms — 1060 sq. ft.



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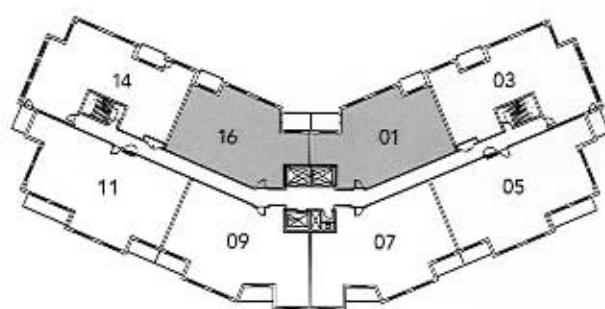
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The Signature Residence 1

2 Bedrooms — 1280 sq. ft.



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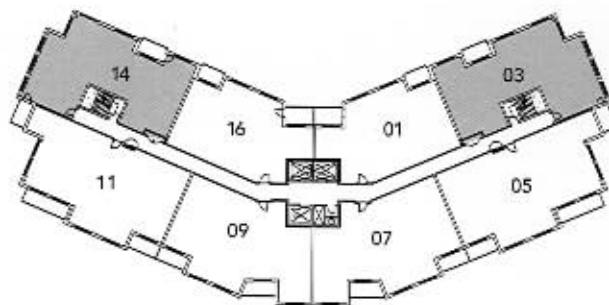
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The Signature Residence 2

2 Bedrooms + Den — 1520 sq. ft.



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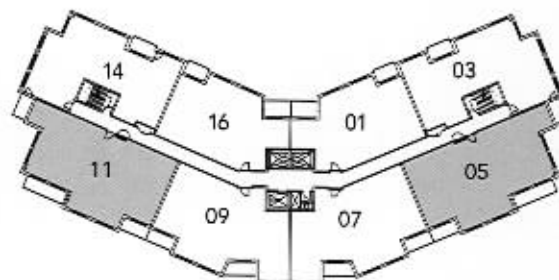
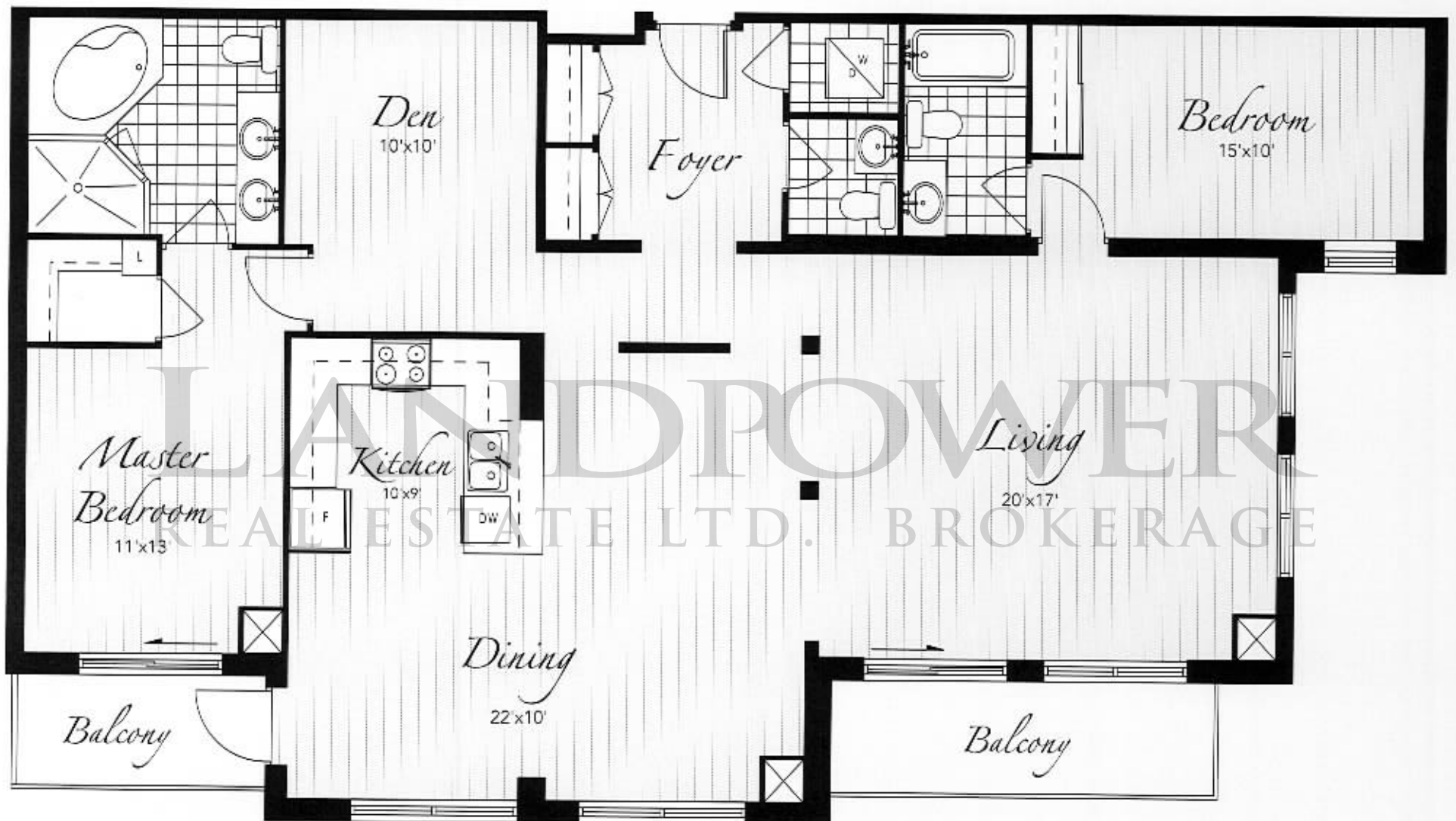
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The Signature Residence 3

2 Bedrooms + Den — 1755 sq. ft.



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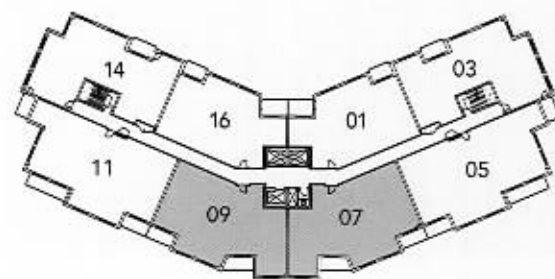
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The Signature Residence 4

3 Bedroom + Den — 1600 sq. ft.



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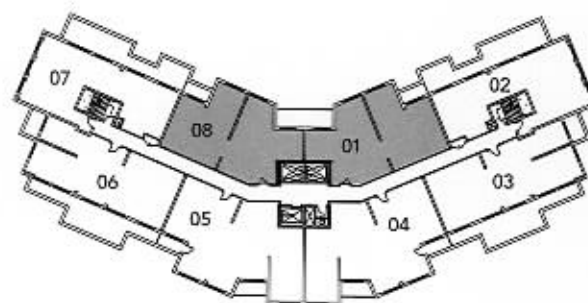
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The Penthouse Residence 1

2 Bedrooms + Den — 1240 sq. ft.



PENTHOUSE FLOOR

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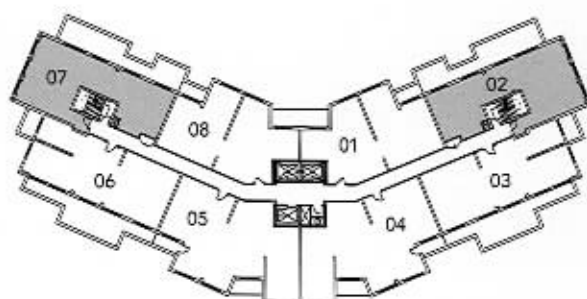
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The Penthouse Residence 2

2 Bedrooms — 1180 sq. ft.



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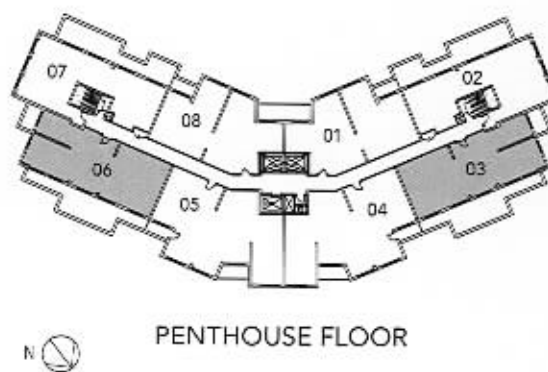
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The Penthouse Residence 3

2 Bedrooms — 1275 sq. ft.



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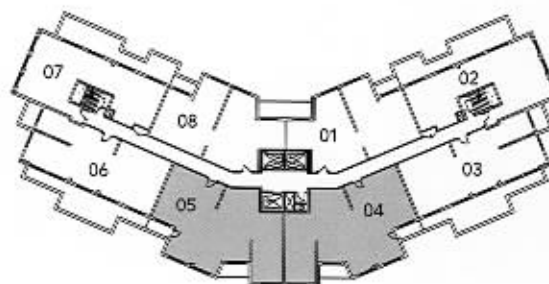
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The Penthouse Residence 4

2 Bedrooms + Den — 1570 sq. ft.



PENTHOUSE FLOOR

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