



MALKIN REAL ESTATE GROUP

MOVING FORWARD

VANCOUVER HOUSE | \$4,398,800

ESTATE 4702 3 BED + FAMILY | 3 BATH | 2,071 SQ.FT.



GLOBAL
LUXURY

DEPOSIT STRUCTURE

10% of the Purchase Price
upon execution of Contract of
Purchase and Sale

10% of the Purchase Price
payable 60 days after
execution of Contract of
Purchase and Sale

Balance upon completion





At the summit of luxury, taking advantage of the voluptuous and expanding architecture at the very top floors, we have created a small collection of large homes that we call the Estates. Their every feature offers residents the ability to take full advantage of living on top of one of Vancouver’s tallest and best located residential towers. The Estates offer forever views and incredible outdoor terraces, but luxuriate in the living space of a single family home.

VANCOUVER HOUSE OVERVIEW

Number of Homes	388	Number of Floors	59
Architect Series (Floors 2 - 46)		Overall Height	515 feet
Studio/One Bedroom Flex	52	Lockers (approx. 40sf)	389
One Bedroom	121	Cellars (200sf)	64
Two Bedroom	143	Bicycle Stalls	485
Three Bedroom	17	Bicycle Lockers	92
Estates (floors 47 - 57)		Parking	7 levels 440 stalls
Two Bedrooms	20		
Three Bedrooms	28		
Four Bedrooms	2		
Penthouse (floors 58 - 59)	5		



INTERIORS

Designed by Bjarke Ingels Group (BIG). Vancouver House's interiors are conceived in deep relation to the overall architecture and materiality. The combination of cool and warm – created by the gray tones of the exterior panels coupled with copper dotting the balconies on the balconies of the South, West and East facades – imbues the project with a depth and personality that infiltrates the interior. Entrance door to homes are custom designed by BIG with hidden door handle (similar to a luxury

car) created as a distinctive element. The door represents, for residents, a metallic vault, there to shut out the world beyond.

Generous balconies and terraces – twice as large as is typically allowed in Vancouver – double as outdoor living rooms. Many are lined with a copper feature wall or soffit that defines a jewel box in the sky. Terraces boast ceramic tiled flooring, rather than bare concrete. Furniture packages will be available within one year of the purchase of a home at Vancouver House.





AMENITIES & SERVICE

The Art Gallery Lobby establishes a clear material hierarchy beginning with the relationship to the exterior and architectural materiality – the cool colors of the exterior glazing frame inverts to the warm colors on the inside. The concrete structure is left exposed as an expression of the impressive structure.

Library and resident's lounge with custom BIG-designed furniture

Golf simulator

Landscaped terrace with outdoor seating, water feature and urban agriculture 25m heated outdoor pool with lounge area perfect for sunbathing

Access to a 10,000 sf state-of-the-art fitness facility

Access to a fleet of BMW vehicles including the latest i3 and i8 models

24-Hour concierge services trained by Fairmont Pacific Rim Hotel, ensuring a 5-star level of service

Two years of asset and rental management services

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SUSTAINABILITY

Vancouver House will be a showcase for leading edge sustainability features. The plan is to achieve LEED Platinum, the first for a residential highrise of this scale, including a linkage to Creative Energy's district energy system.

ACTIVE TECHNOLOGIES

Active technologies include heat recovery ventilation, low temperature hydronic heating and cooling, standby generator set for base building backup, water conservation plumbing fixtures, and highly efficient LED Lighting



PASSIVE FEATURES

Vacuum-insulated composite wall panels custom-produced by Dow Corning, ensuring a comfortable living environment while reducing energy costs

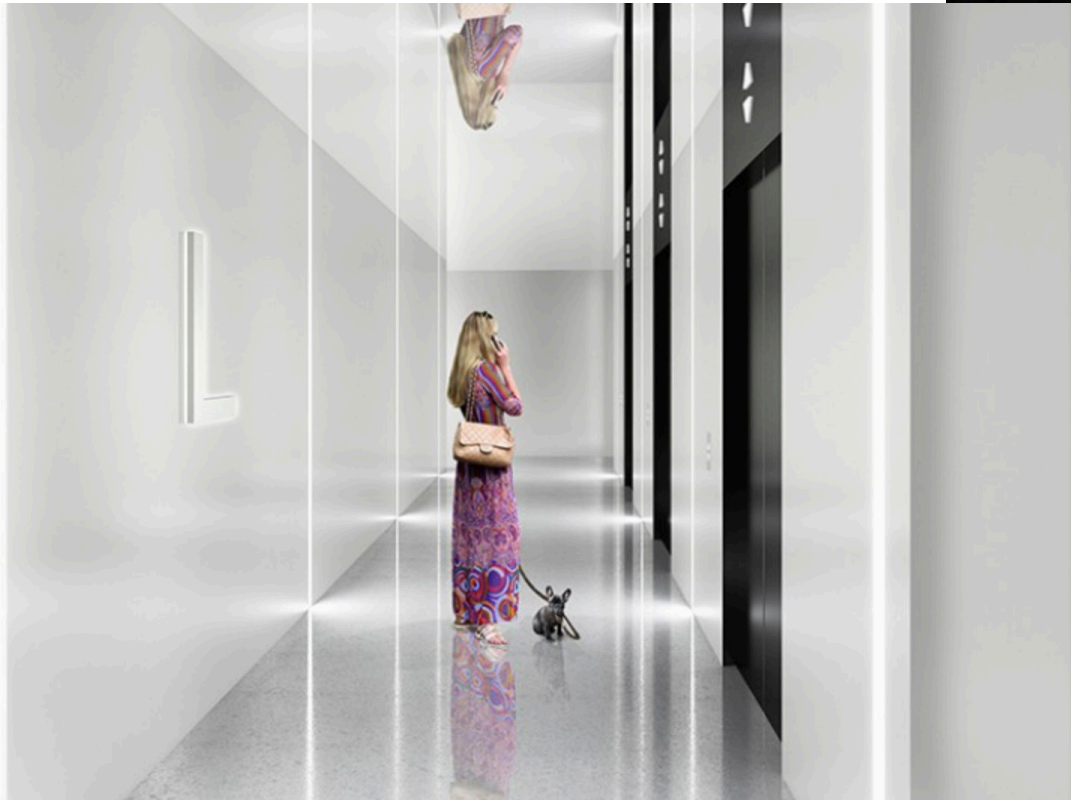
COMFORT & WELNESS

UV treated & carbon-filtered air purifiers and drinking water faucet with reverse osmosis water filtration system which eliminates contaminants found in standard City water



TECHNOLOGY

Vancouver House will offer its residents a complimentary consultation to select a state-of-the-art technology package from the project's technology consultant one year prior to closing*. *Packages will be at an additional cost One year free TV, phone and internet services "One-Touch" master switch at front entry to conveniently turn off all lighting Roller blinds with electric rough-in



ELEVATORS & SECURITY

The high-rise elevators are the fastest in Canada, with speeds up to 1,600 ft per minute. Security features include advanced biometric security systems, 24 hour digital video recording surveillance of building entry points, restricted floor access, and underground parkade panic buttons.



PUBLIC ART

“Spinning Chandelier,” by Vancouver artist Rodney Graham is a kinetic sculpture that will transform the vast, cathedral-like spaces under the Granville Bridge. A second installation of public art will also reside on the underside of the bridge, helping to enliven the nighttime streetscape of lower Granville Street – these are called ‘light boxes.’

EXTERIOR

High performance, triple-glazed curtain wall glazing system which reduces heating demand by approximately 34% and cooling by 28%, and drops noise transmissions by approximately 50%. Anodized aluminum balconies with copper-cladded wall and soffit accents

STRUCTURAL DESIGN

High strength cast-in-place concrete structure

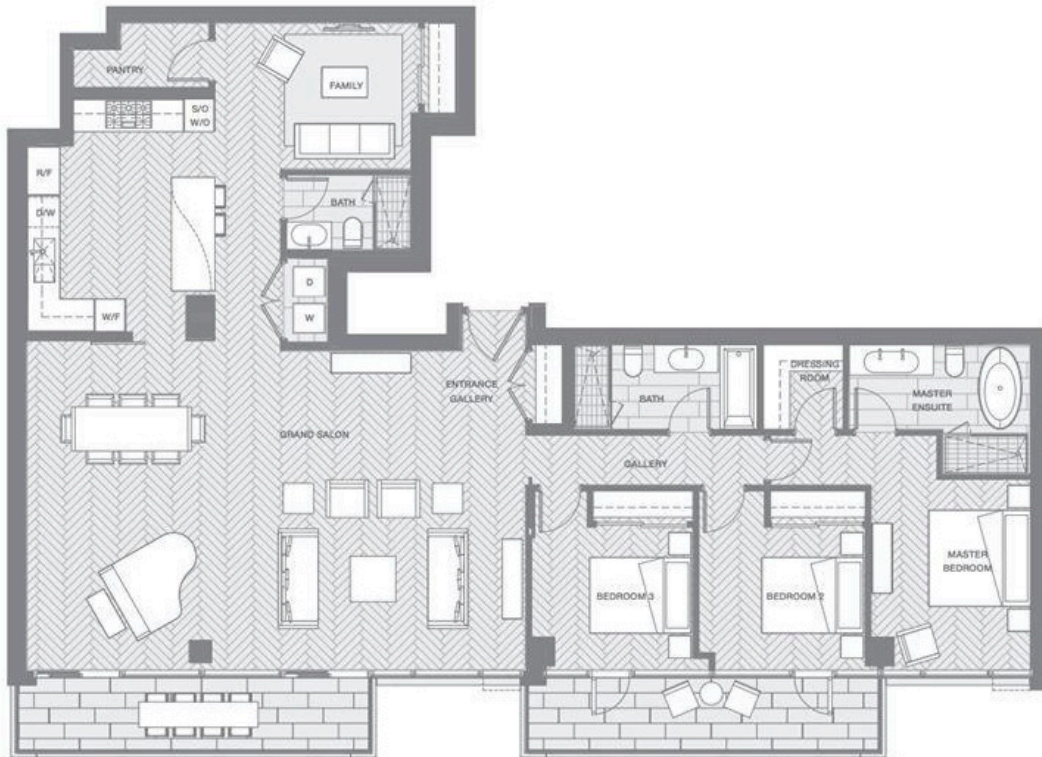
Horizontal post-tension cables, and vertical post-tension rods to reduce the internal and external forces of the tower

Wind design based on specialized wind tunnel study



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Floors
47 - 57

