

THE CENTRE OF IT ALL



☎ **778 885 3261**

Bob Zhong 鍾博
地產 商業 管理 BZ
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ALL LIFE REVOLVES AROUND THE SUN

The sun is the energy force that powers our world. Put yourself at that centre, where the best of daily life is within easy reach. In the heart of Metrotown, Sun Towers is a beacon of cosmopolitan sophistication; the crowning glory of Metrotown's "Golden Row" of contemporary residences.

Directly across from the Metrotown Skytrain Station, this true comprehensive development pairs modern residences with retail, office, restaurant and daycare space to fulfill every facet of your daily needs and deliver the best of luxury urban living.

This is your moment in the sun.

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THE NEW CENTRE OF LUXURY

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CONNECTED TO IT ALL

Living at the very heart of vibrant Metrotown puts you at the centre of the Lower Mainland. From here the level of urban connectivity is outstanding. Major driving routes are easily accessed, and the convenience of transit options is second to none. SkyTrain, and it's increasing system reach, is steps away, and major bike routes are right outside your front door.



A: Metropolis - BC's Largest Shopping Mall	N/A	N/A	2 min
B: Central Park	1 min	2 min	4 min
C: Deer Lake Park	13 min	15 min	13 min
D: BCIT	20 min	15 min	15 min
E: SFU	35 min	25 min	60 min
F: Waterfront Station	19 min	30 min	65 min
G: YVR Airport	60 min	25 min	70 min



Walk Score: 94
 Bike Score: 93
 Transit Score: 90

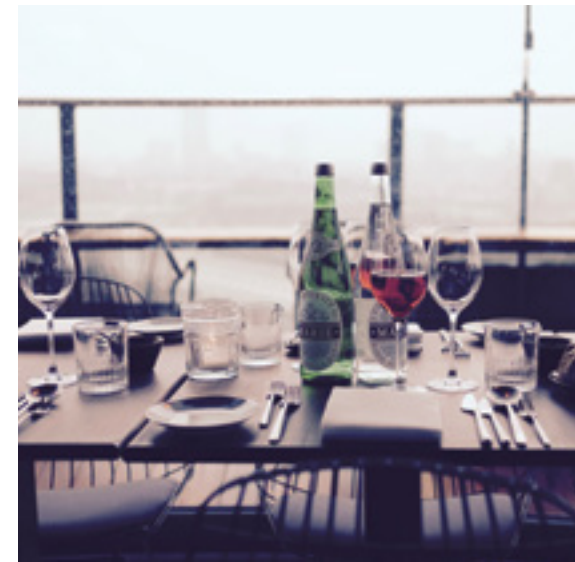


A TRUE ENERGY CENTRE

The cosmopolitan city centre of Metrotown is a vibrant hub of activity, with beautiful parks, extensive services, entertainment and more. At the heart of it all is the magnetic energy of this dynamic community.

HUNDREDS OF LOCAL AMENITIES

- Six grocery stores
- Dozens of restaurants
- Major banks
- SilverCity Theatres
- T&T Supermarket
- Medical & dental services
- Drug Stores
- Central Park
- Public library
- Schools
- Metrotown SkyTrain Station
- Metropolis at Metrotown
- Crystal Mall
- Bonsor Recreation Complex
- Tennis Courts
- Pitch & Putt golf
- Swangard Stadium





ELEGANT LIVING & IMPECCABLE SERVICE

DESIGNED FOR MODERN LIVING

Step inside Sun Towers and enter the elegant sophistication of the grand hotel-inspired lobby, where you will be welcomed home with friendly and attentive concierge service.



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CONCIERGE & FIRSTSERVICE

FirstService Residential, industry leaders in Concierge services and Strata Property Management, will elevate the ownership and living experience at Sun Towers. Owners expect a level of personal service reflecting the prestige of their exclusive addresses. FirstService Residential's Five-Star Concierge Service does just that, providing residents with the highest levels of care and attention, while fostering a sense of community among residents.

Beyond the regular day-to-day duties that include building security checks, strata administration, scheduling of maintenance and more, customized concierge programs have been developed for Sun Towers:

PACKAGE RECEIVING & TRACKING

Signing for package deliveries, emailing residents of arrival and tracking of pick-up by resident.

DRYCLEANING SERVICE

Drop-off and pick-up for ease and convenience.

COMMUNITY PROGRAMS

Concierge programmed and administered social activities that may include games night, sport viewing, children play-dates, wine-tastings, barbeques, parties and more.

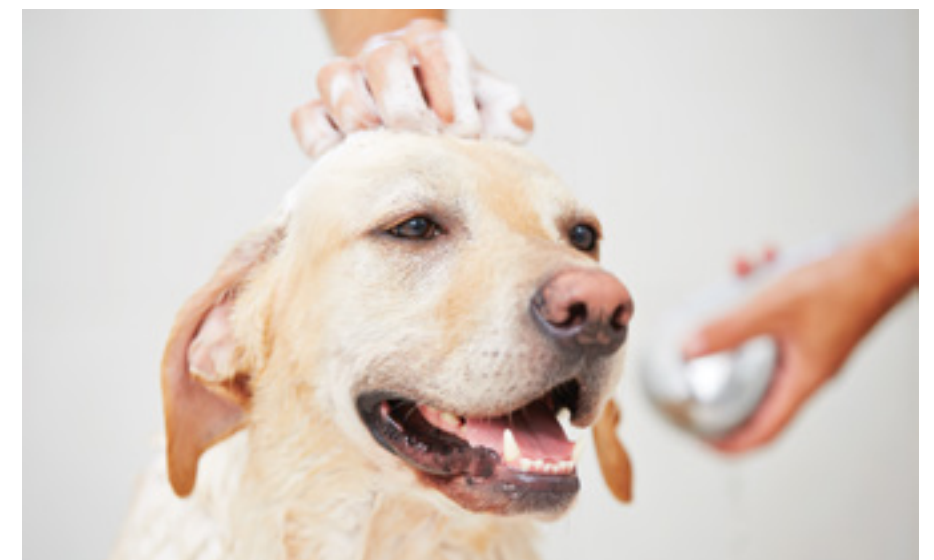
TOOL ACCESS

Tools for resident use in small home repairs and odd jobs will be kept and cared for by the concierge.

SHARING SPOT

A program where residents share books, videos, music and movies with other residents in the building.

FirstService Sun Towers Concierge will also supply and coordinate access to a selection of third-party preferred vendor services including: handyman services, personal trainers, yoga instructors, housekeeping, cooking and catering services, pet services and car wash services.



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SOPHISTICATED LIVING

The distinct interiors of each home echo a modern elegance, with thoughtfully designed floor plans; sleek, modern kitchens; and sophisticated touches at every turn. Large windows deliver views that will take your breath away.

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STYLISH KITCHENS

Our sleek, beautifully designed kitchens are the pinnacle of cutting edge efficiency and technology. German-made Bosch appliances are seamlessly integrated with custom German Nobilia® cabinetry. Nobilia® builds intelligently designed kitchens by developing unique quality guidelines and implementing strict material and product testing.

Each cabinet is equipped with soft-close German Hettich® hinges and tracks, custom cutlery drawers by Nobilia®, an iMove-intelligent upper cabinet shelf and under-cabinet LED lighting. Truly a premium quality kitchen for the heart of the home.



TOWER ONE FEATURES

BUILDING FEATURES

- Sophisticated, modern architecture designed by internationally recognized IBI Group
- Directly across the street from the newly redesigned Metrotown SkyTrain Station
- In-building restaurant and offices
- Daycare space with private entrance and dedicated outdoor space
- Tower facade and building podium feature ornamental terracotta banding
- Grand 2-storey lobby offers an impressive welcome experience
- Guest suite for visiting friends and family
- 3 high-speed elevators minimize wait times to and from your home
- Electric vehicle parking stalls available for purchase
- Car wash stations for resident use
- Carshare program offering exclusive use of three electric vehicles for residents
- Designed to meet LEED Silver Standards
- Located on the Beresford Art Walk, featuring public art by internationally recognized artists
- Adjacent to the BC Parkway bike route connecting New Westminster to Vancouver

LUXURIOUS INTERIORS

- Year-round, individual home comfort control with energy efficient heating and cooling in all homes
- Choice of two interior colour schemes: Dawn (Light) or Dusk (Dark)
- Every home features a balcony or terrace with electrical outlet
- Wide-plank laminate flooring throughout living spaces
- Custom closet organizers in main bedrooms (upgrade option)
- Roller shade window coverings
- Stainmaster® stain resistant carpet in bedrooms
- 8' 8" over-height smooth finish ceilings for most homes
- USB outlets for electronic devices in master bedroom
- Overhead light fixtures in bedroom
- Blomberg front-loading, energy efficient washer/dryer



TOWER ONE FEATURES

SLEEK & EFFICIENT KITCHENS

- Nobilia® cabinetry quality-made in Germany
 - Soft-close hardware with German Hettich® hinges and tracks
 - Custom cutlery drawer organizers by Nobilia®
 - Pull out spice and oils rack
- iMove-intelligent upper cabinet shelf
- Bosch natural gas appliance package
- Under-cabinet LED lighting
- Quartz countertop with waterfall edge detail on kitchen island
- Full-height marble slab kitchen backsplash
- Large single-bowl stainless steel under-mount sink
- Polished chrome faucet with lever handle and pull-down sprayer
- Integrated Blomberg bottom-mount counter-depth fridge
- USB outlet for powering electronic devices in kitchen area

HOTEL-INSPIRED BATHROOMS

Main Bathroom

- Nobilia® soft-close cabinetry quality-made in Germany
- Custom, square-edge vanity with quartz countertop and full-height backsplash
- Under-mount porcelain sink with European-inspired chrome faucet
- Polished European-inspired chrome tub spout
- Height adjustable, removable hand shower head
- Dual-flush toilet with soft-close seat
- Oversized, high-gloss white wall tile
- Oversized, natural matte floor tile
- Under-vanity LED lighting

Ensuite Bathroom

- Nobilia® soft-close cabinetry quality-made in Germany
- Shower niche with honed marble mosaic accent tile
- Walk-in, full-length shower stall enclosed with frameless glass
- Motion-activated, under-vanity LED night lights
- Fixed-overhead rainshower plus adjustable hand-shower head with GroheTurboStat® and CoolTouch® temperature control

SECURITY & PEACE OF MIND

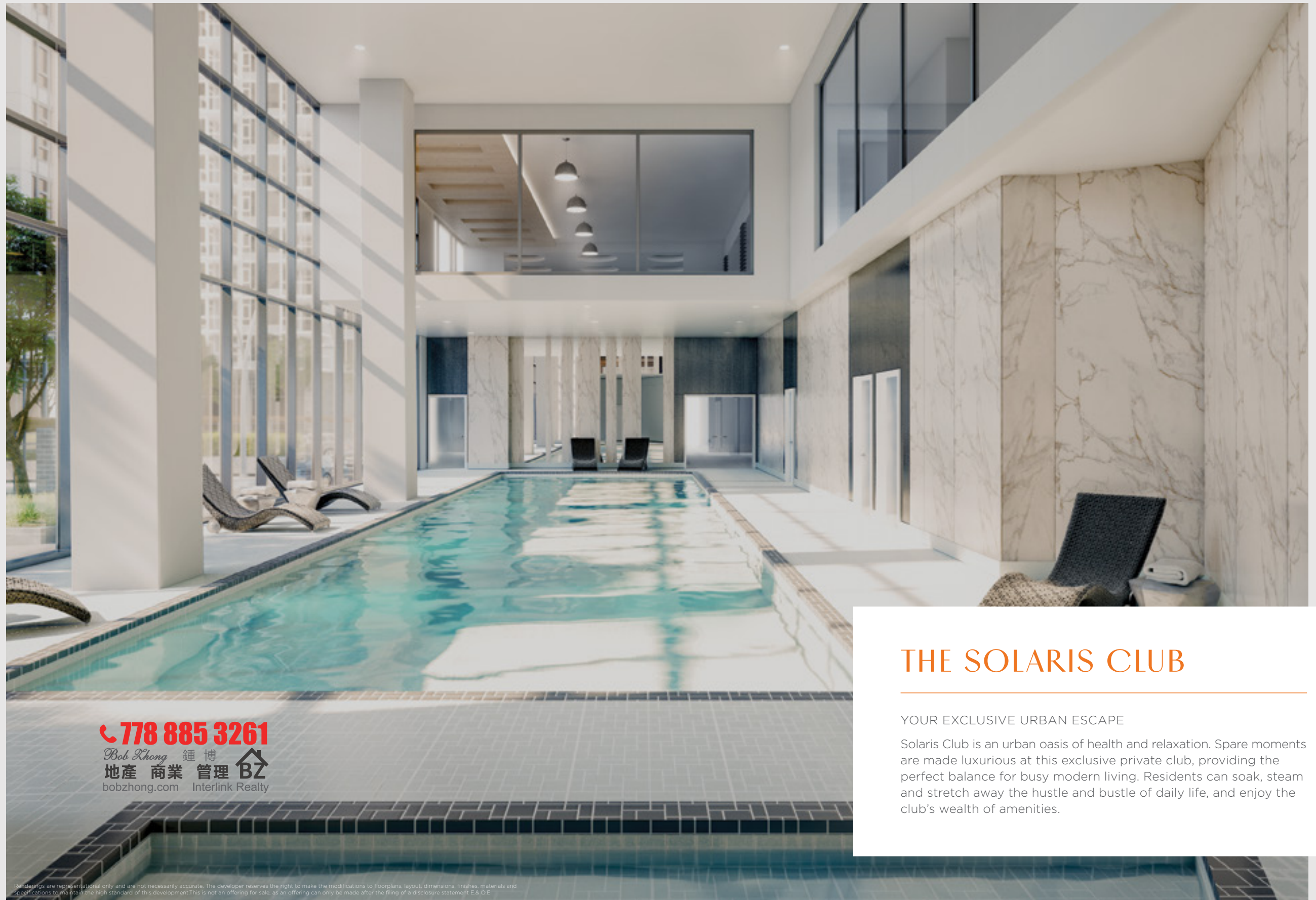
- Concierge service for residential tower and Solaris Club
- Professional strata management services by industry leading FirstService Residential
- Secured underground gated parking and bicycle storage lockers
- Fob-controlled access to main lobby and parking
- Entry phone system for guests
- Smoke detectors and sprinklers in all homes
- Solid concrete construction by Ledcor
- Pre-wired for high-speed internet and digital viewing needs
- New Home Warranty includes:
 - 2 year material and labour warranty
 - 5 year building envelope warrant
 - 10 year structural warranty





SOLARIS
CLUB

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THE SOLARIS CLUB

YOUR EXCLUSIVE URBAN ESCAPE

Solaris Club is an urban oasis of health and relaxation. Spare moments are made luxurious at this exclusive private club, providing the perfect balance for busy modern living. Residents can soak, steam and stretch away the hustle and bustle of daily life, and enjoy the club's wealth of amenities.

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STATE OF THE ART FITNESS FACILITY



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6,700 SQ FT SKY GARDEN



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MEMBERS' LOUNGE



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UNSURPASSED AMENITIES

Complimentary Solaris Club membership gives residents access to the widest range of amenities available in Metrotown:

- Elegant spa-inspired, 60-foot indoor swimming pool with accompanying hot tub
- European-inspired sauna and steam room
- Fitness centre with state-of-the-art cardio and training equipment
- Wellness room for yoga, meditation or dance
- Badminton court with high-performance, low-impact flooring
- Indoor golf room with multi-course simulator
- Dedicated music room
- Private study room with wifi
- Private Member's Lounge featuring television, complimentary wifi, games area, kitchen and dining space
- Private street entrance and concierge desk
- 6,700 sq ft fully landscaped Sky Garden featuring fire lounge, ping-pong, hammocks, outdoor kitchen and dining with trellis shade canopy, play area with soft fall flooring, and zen retreat area with sculpture feature



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SUN TOWERS

TYPICAL FLOORPLATE

Floorplate 9 - 17

Floorplate 30 - 39

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J PLAN
597 sq ft

A PLAN
619 sq ft

DRAFT

H PLAN
855 sq ft

B PLAN
794 sq ft

G PLAN
518 sq ft

C PLAN
814 sq ft

F PLAN
894 sq ft

E PLAN
577 sq ft

D PLAN
619 sq ft



BERESFORD STREET

METROTOWN MALL

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TYPICAL FLOORPLATE

Floorplate 19 - 29

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PROGRESS TOGETHER

A great project like Sun Towers is the end result of meticulous planning and review by city, park and transit planners, as well as community groups, architects, designers and builders – people who have dedicated their working lives to the goal of building better cities, neighbourhoods and homes.

For Sun Towers, each detail has been carefully considered by a triple-A team of industry-leading professionals to deliver Metrotown's premier real estate property.

IBI ARCHITECTS

Stunning design and intelligent engineering by IBI Architects. One of the world's largest firms, and visionaries behind Three Harbour Green, One Burrard Place and Hotel Georgia Residences.

GLOTMAN · SIMPSON

For over 50 years, Glotman · Simpson has provided innovative structural engineering services for some of the most iconic buildings in Vancouver and across North America, including Vancouver House, Station Square, The Erikson and Jameson House.

STANTEC

Over 22,000 employees around the globe, with decades of innovation and experience in building technologies, energy, and environmental performance.

NEMETZ & ASSOCIATES

Industry-leading specialist in design and delivery of cost-efficient power, communication, security and lighting systems for more than 50 years in the Lower Mainland.

CRISTINA OBERTI DESIGNS

Luxurious lobbies, interiors and expressive spaces by Cristina Oberti Designs, creators of the beautiful interiors of Jewel Metrotown, and Solo District.

LEDCOR

Expert construction by North American leader Ledcor, builders of Three Harbour Green, River Green and Shangri-La Hotel Vancouver.

FIRSTSERVICE

North America's Strata property management leader, delivering expertise and service with a local touch, resulting in enhanced property value and lifestyle.



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SunTowersMetrotown.com

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Sales and Marketing by Key Marketing.



