

A NEW STANDARD

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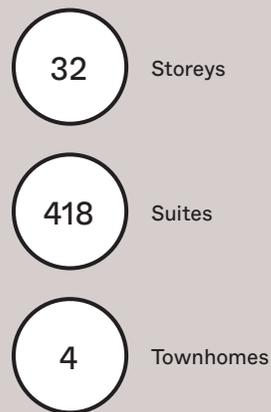
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Alba is a new residential community in Downtown Mississauga, situated on the corner of Hurontario Street and Fairview Road East, offering unobstructed views overlooking Lake Ontario to the south, the skyline of Downtown Toronto to the east, and the Mississauga skyline to the north.

Conceived in collaboration with Core Architects and Cecconi Simone, the building's 25-storey tower rises atop a 7-storey black and white clad podium. The tower features elegantly curved balconies perfect for experiencing breathtaking sunrise and sunset vistas.

Across both the private and communal spaces, Alba's sophisticated interiors are inspired by a Scandinavian aesthetic, designed to evoke a sense of warmth and tranquility, with enduring appeal.



Alba is a 32-storey podium and tower structure, comprising 418 suites including 4 townhomes.

Located at the intersection of Hurontario Street and Fairview Road East in Downtown Mississauga, Alba boasts over 20,000 square feet of connected amenity spaces over three floors, thoughtfully conceived by Cecconi Simone.

AMENITY FEATURES

Ground Floor

- 24-7 concierge for peace of mind
- Hotel-style lobby with soaring double-height ceilings and architectural louvers framing a lounge area centred on a sleek, chimneyed fireplace
- Secure parcel storage and mail room
- Wellness centre with connected yoga studio, fitness area, and water fill station

Second Floor

- Two hotel-appointed guest suites
- The spin lounge features oversized washers and dryers for laundering extra-large items such as pillows and duvets, and lounge seating allows residents to read a book or get some work done while their items are being laundered

Seventh Floor

- East fireside lounge with dining areas connected to the landscaped terrace lounge with seating, dining areas, and barbecues
- Large demonstration kitchen connected to the east fireside lounge
- Spacious co-working lounge with open and private work areas, and boardrooms
- Bookable dining area with lounge and kitchen for hosting private events
- Kids' play area with connected outdoor recreation space
- Pet spa with attached outdoor dog run
- Makers' studio for creative projects
- Games room with entertainment lounge complete with a large-screen television

BUILDING FEATURES

Alba is a LEED Certified Candidate development, dedicated to achieving increased environmental and sustainability measures and lower operating costs.

Alba will feature a geothermal energy system. Geothermal power is clean, cost effective, reliable, sustainable, and environmentally friendly. The system is simple and low maintenance, which keeps repair costs to a minimum. Because geothermal energy doesn't rely on fossil fuel as an energy source, owners are protected against future costs, such as carbon taxes and heating and cooling system retrofitting.

Alba will also utilize dedicated Energy Recovery Ventilators (ERV) to serve all the amenity spaces and suites throughout the building. The value of an ERV system is that it exhausts stale air and replaces it with filtered outdoor air. Additionally, during the winter months an ERV system transfers the heat and humidity from the air being extracted to the incoming fresh (and dry) air, to help keep the ambient internal temperature and humidity level at a reasonable value at all times. In summer, the heat and humidity transfer in an ERV reverses, and a large portion of humidity and heat in outside air is removed before it is drawn into your home. This saves energy by reducing the load on air conditioning systems, and therefore reduces energy costs while contributing to maintaining indoor air quality.

As a further clean air measure, HEPA filtration systems will be included in key, high-traffic areas such as the wellness centre and co-working spaces.

SUITE FEATURES

- Choice of designer-selected, high-performance laminate flooring in kitchen, dining, living, bedroom(s), and den(s), as per builder's samples
- 9' – 10' smooth-finished ceilings, excluding bulkhead areas, as per plan
- Solid-core entrance door with digital, keyless entry
- Framed, glass wall for interior bedroom(s), where indicated
- Paint-finished interior door casings and baseboards
- Recessed pot lights, where indicated
- Floor-to-ceiling, aluminum-framed, double-glazed windows
- Sliding doors to balconies, as per plan
- GFI (ground fault interrupter) electrical outlet on balconies
- ENERGY STAR stacked, in-suite washer dryer, with heavy-duty wiring and receptacle

KITCHEN FEATURES

- Luxuriously crafted kitchen in a variety of colours, as per builder's samples
- Distinct, integrated storage behind countertop
- Soft-close drawer and door hardware
- Recessed, LED valence and cabinetry lighting
- Contemporary track lighting system
- Integrated oven and premium induction cook top delivers fast heat for safe, cool-touch cooking, and energy savings
- Extra drawer below cooktop for cooking utensils or spice storage
- Over-the-range microwave with integrated hood fan vented to exterior
- High-performance stone countertop
- Stainless-steel, single-basin under-mount sink, with polished chrome, single-lever faucet with pull-down spray
- Cutting board that fits over sink to extend work surface
- Optional upgraded, custom-designed kitchen island

BATHROOM FEATURES

- Custom-designed vanity with soft-close drawers, integrated tower storage with exposed exterior shelving and hidden interior shelving
- Vanity mirror from backsplash to ceiling
- Contemporary under-mount sink, with polished chrome, single-lever faucet
- High-performance composite stone countertop
- Choice of porcelain floor tiles, as per builder's samples
- 5' acrylic tub, as per plan
- Frameless glass shower with acrylic base, as per plan
- Chrome shower head and handles
- Single-piece, high-efficiency, comfort-height toilet, with soft-close lid
- Recessed ceiling pot lights, where indicated
- Quiet exhaust fans vented to exterior
- Privacy locks on all bathroom doors

ENERGY EFFICIENT FEATURES

- Individual suite metering of electricity, cold, and hot water
- Premium, on-demand, year-round hydronic heating and cooling
- ENERGY STAR rated appliances
- Energy Recovery Ventilation (ERV) provides a source of filtered air directly into your suite, and recovers heat energy from exhausted air
- Low-flow, water-saving aerators on taps and shower heads
- High-efficiency building automation system for energy savings

ELECTRICAL AND MECHANICAL FEATURES

- Fibre-optic cable installed throughout the building and directly to your suite ensures a reliable and secure technology infrastructure
- Switched ceiling light fixture in kitchen and hallway
- Recessed ceiling pot lights in bathroom(s) where indicated
- Switched receptacles in living, kitchen, dining, bedroom(s), and den(s)
- White decora-style switches and electrical receptacles throughout
- Counter-level, ground fault circuit interrupter (GFCI) outlets in bathroom(s) and kitchen

Structural requirements, finished floor height, and built-in noise attenuation measures may cause ceiling heights to be lowered in some areas.

Choose from an exciting variety of builder's samples available in pre-arranged, coordinated design packages to ensure harmony and compatibility. Please note, no mixing or substitution of samples between or outside of coordinated packages is permitted.

All materials and other selections, for which the purchaser is entitled to make a selection, are to be chosen from builder's samples and are per builder's specifications. Purchaser shall only be entitled to make such selections provided the items are not already ordered or installed. Materials, specifications, features, and finishes are subject to change, and any substitute changes are of at least comparable quality.

E. & O. E.



Connectivity



Peace of Mind



Sustainability



Convenience

Edenshaw Elevated is a state-of-the-art collection of Smart Home and Smart Building features, designed to empower owners with features that make life easier, more efficient, more convenient, and more connected.

Accessed through your in-suite touch pad or smartphone, the Edenshaw Elevated App allows you to control your smart home technology anywhere, anytime.

CONNECTIVITY

For optimal security and reliability, Edenshaw Elevated provides a dedicated network for your smart home and community solution. By having a dedicated hard-wired network, the system is not vulnerable to external attacks, and will continue to work even in the event of an Internet outage, thereby providing the greatest reliability, privacy, and security.

Enjoy digital, keyless access to your suite and throughout the building – use the Edenshaw Elevated App on your smartphone to gain access to all secure building amenities and your suite. Lock and unlock your suite with a user-programmable access code. Digital locks offer customization capabilities, which allow you to create and manage access codes for family, friends, and service providers such as cleaners and dog walkers.

Communicate with visitors via live, one-way video from the lobby and parking garage to your suite, and grant access with your smartphone or in-suite touch pad. An integrated voice-control feature is built into your in-suite touch pad for additional convenience.

Enjoy Rogers extreme-speed 1 Gigabyte Internet for a fraction of the normal cost, which provides the ultimate connected home with the latest technology and the ability to connect more than 16 devices at one time for marathon streaming, gaming, and multi-tasking.

PEACE OF MIND

Enjoy worry-free, secure parcel storage, with instant notifications sent directly to your smartphone when your delivery arrives.

All suites include the Eddy Solutions Water Leak Detection System, which provides minute-by-minute, real time data regarding any water leaks and potential flooding, to immediately mitigate water damage to protect your home. As an added peace-of-mind measure, notification of leaks is also sent to your 24-7 concierge.

Investor Protect is an opt-in system that allows owners to monitor in-suite emergencies, while respecting the privacy of tenants. Real-time leak notification, smoke detection, HVAC service condition monitoring, live access to community cameras and messaging are available via this feature. Set and monitor your security alarm from your in-suite touch pad or from your smartphone. Your phone, and all paired devices, will receive a notification when the suite alarm is activated.

SUSTAINABILITY

Homeowners can manage and conserve energy use by a programmable thermostat. Thermostat settings can be customized to automatically lower when you set your alarm to leave for work or vacation. The Edenshaw Elevated App will also provide energy reporting data so homeowners can monitor their energy usage for even greater control and cost savings.

CONVENIENCE

The Edenshaw Elevated advanced license plate recognition system automatically grants residents, and their registered guests, access to the parking garage, for a seamless and hassle-free building entry experience.

Check the weather, get building updates and notifications from property management, book facilities, or access suite manuals, all from your in-suite touch pad or your smartphone via the Edenshaw Elevated App. A master control switch for your home is conveniently located next to the in-suite touch pad to enable the quick shut off of all power.

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A Community by Edenshaw
in Partnership with Windsor Private Capital

albacondos.com

