

COMPLETION SPRING 2013

NOW SELLING
A MODERN & UNIQUE
10-STOREY CONCRETE BUILDING

STUDIO / 1 BEDROOM / 1 BEDROOM + DEN / 2 BEDROOM

PRICES FROM \$169,900 INCL. NET HST

PRESENTATION CENTER / 729 HUMBOLDT ST
DAILY 1:00 PM TO 5:00 PM (EXCEPT FRIDAYS)



YOUR NEIGHBORHOOD:

A FEW BLOCKS FROM COOK ST. VILLAGE, DOWNTOWN, AND THE OCEAN.



CAFÉS

- | | |
|--------------------|------------------|
| 1 Habit | 6 Serious Coffee |
| 2 Macchiato | 7 Moka House |
| 3 Mirage Coffee | 8 Dolce Vita |
| 4 The Dutch Bakery | 9 Sumeria Caffe |
| 5 Caffe Fantastico | 10 Cafe 932 |

RESTAURANTS

- | | |
|----------------------------|------------------------|
| 11 Zambri's | 19 Cafe Brio |
| 12 Shine Cafe | 20 Sen Zushi |
| 13 The Office | 21 Blue Fox Cafe |
| 14 Cactus Club | 22 Spice Jammer |
| 15 Pho Vy | 23 Floyd's Diner |
| 16 Pizza Primastrada | 24 Bin 4 Burger Lounge |
| 17 Bubby's Kitchen | 25 Moxie's |
| 18 J&J Wonton Noodle House | 26 Pluto's |

FOOD

- | | |
|--------------------|----------------------|
| 27 Market on Yates | 30 Oxford Foods |
| 28 Wildfire Bakery | 31 London Drugs |
| 29 Tomley's Market | 32 Wellburn's Market |

LIFESTYLE

- | | |
|----------------------|----------------------|
| 33 Studio 4 Athletic | 36 Iyengar Yoga |
| 34 GoodLife Fitness | 37 Bikram's Hot Yoga |
| 35 YMCA | 38 Firece Studio |

Located at the corner of Johnson and Cook, The Mondrian is in the middle of it all.

With cafés and restaurants only steps away, the ocean a few blocks south, and parks in every direction, it's easy to forget that you're in the city but also a joy when you're ready to remember again.

FEATURES & FINISHES /

INTERIOR VIEWS



Inspired by the now classic modernist paintings of Piet Mondrian, this ten storey residential building is a playful composition of rectangular forms, coloured glass, and metal railing.

Each floor of The Mondrian offers a variety of affordable unit types, ranging from efficient studio, one bedroom, one bedroom + den, and two bedroom apartments.

INTERIOR

- Overheight ceilings in living/bedrooms (main floor: 10'-2", typical suites: 8'-6", penthouse suites: 9'-6")
- Smooth finished ceilings
- Laminate flooring in entry hall, den, bedroom, & living/dining areas
- Closet organizers in master bedrooms
- Bypass mirrored closet doors in all bedrooms
- Frosted glass sliding dividers in dens
- Solid-core 7" high wood entry doors with polished chrome lever sets
- Elegant interior doors with lever sets in polished chrome finish
- 4" flat profile baseboards throughout
- Electric baseboard heaters with individually controlled thermostats
- Ariston 24" COMBO washer/condensing dryer units with shelving above
- 2" horizontal venetian blinds

KITCHENS

- Laminate wood flooring
- Polished Caesarstone quartz full 3cm thick counters
- Quartz and ultra bright glass mosaic Muretto tile backsplash
- Pendant lighting over breakfast bars in some units
- Stainless steel appliance package including:
 - Electrolux 12 cu ft bottom mount fridge
 - Stainless steel Frigidaire 30" slide in range with black ceran top
 - Stainless steel Frigidaire 18" dishwasher
 - Stainless steel Samsung micro hood fan combo
- In-sink disposal unit
- European style high gloss solid kitchen cabinet doors with German made hardware
- Soft-closers on kitchen cabinet doors
- Kitchen drawers with soft-closing Innotech German glides
- Under mount stainless steel sinks with polished chrome pull-out spray faucets

BATHROOMS

- 12" X 24" Porcelain tile flooring
- Ceramic tile tub & shower surrounds
- Polished Caesarstone quartz full 3cm thick vanity tops and 2cm backsplash
- Moen faucets in polished chrome
- Curved polished chrome shower curtain rod in main bathrooms
- Frameless glass shower partitions in 2nd bathrooms
- Foremost Essex one piece High Efficiency Toilet with top mounted flush

EXTERIOR

- Balcony or patio/terrace suites
- Thermally efficient low e glazed windows and patio doors
- Concrete & steel stud construction finished with glass, metal & composite panels
- Rainscreen system for complete weather protection
- 2/5/10 new home warranty coverage provided by National Home Warranty Program

SECURITY

- Full-time resident caretaker
- 24-hour digital video surveillance of building entry points
- Interphone system
- Restricted floor access for elevators
- Secured and brightly lit underground parking
- Remote to activate access to underground parking
- Touch key entry system at lobbies and common areas

AMENITIES

- Spacious 12' high main entrance lobby
- Lounge/meeting room with wet bar
- Shaw EXO, The Ultimate Network, offering the highest HD picture quality, most HD content & Canada's fastest Internet
- Two high speed elevators with restricted floor access
- Owner and visitor parking
- Secured, individual storage lockers at parking level
- Bicycle storage rooms on all parking levels

UNITS /

Click a unit number below to see its respective floor plan.

STUDIO

205 to 1005
206 to 1006

ONE BEDROOM

201 208 to 1008
202 301 to 1001
210 303 to 1003
211 310 to 1010

ONE BEDROOM + DEN

203 309 to 1009
209

TWO BEDROOM

101 207 to 1007
102 302 to 1002
204 304 to 1004





HOME

LOCATION

FEATURES & FINISHES

UNITS

IEWS

MEET THE DEVELOPERS

CONTACT

VIEWS / 5TH FLOOR



↑ DRAG AND SCROLL TO VIEW



VIEWS / 8TH FLOOR



↑ DRAG AND SCROLL TO VIEW

MEET THE DEVELOPERS /

The Alpha Project Developments Ltd. team has more than 30 years experience, successfully launching numerous residential and commercial development projects throughout British Columbia.

We offer innovative and well appointed townhomes & condominiums, conveniently located; affordably priced; and impeccably managed.

Making the cosmopolitan lifestyle more accessible and affordable, Alpha Project Developments Ltd. is building a better future, today.

> [Click here to visit Alpha Project Developments' website.](#)

ARIA / 737 HUMBOLDT



THE CITYPLACE / 827 FAIRFIELD



THE MONTEREY / 1011 JOHNSON



Building a better future, *today.*

CONTACT /



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THE MONDRIAN 729 Humboldt St., Victoria A 93-unit, 10-storey residential mid-rise building

Downtown mid-rise building will feature strong lines and coloured glass panels on balconies

Suzanne Morphet

Sun

Saturday, July, 21, 2012



The Mondrian will be located at Johnson and Cook streets in Victoria. Renderings of the project's exterior and interior are shown here



THE MONDRIAN

Location: Downtown Victoria

Project size/scope: A 93-unit, 10-storey residential mid-rise building of concrete and steel stud construction.

Price: from \$169,900 - \$389,900, including net taxes

Monthly Strata fees: estimated at \$0.31 per sq. ft.

Presentation Centre telephone: 250-590-7290

Address: 729 Humboldt St., Victoria

Email: info@mondrianvictoria.com

[Facebook.com/mondrianvictoria](https://www.facebook.com/mondrianvictoria)

Developer: Alpha Project Developments Ltd.

General Contractor: Campbell Construction Ltd.

Architect: De Hoog & Kierulf Architects

Occupancy: June 2013

Victoria is known for its British-flavoured afternoon tea, but it'll soon have a little bit of Dutch-inspired architecture.

A new residential mid-rise going up in the city's downtown will capture the bold colours and lines of famous Dutch painter Piet Mondrian, as well as his name.

Mondrian lived at the turn of the 20th century and was part of the De Stijl art movement, which advocated abstract design using squares, rectangles and primary colours, along with black and white.

The Mondrian will pay homage to the artist in strong vertical and horizontal lines, as well as the laminated red, blue and yellow glass on each of the balconies.

The building's architect, Peter de Hoog of de Hoog and Kierulf architects in Victoria is an admirer of the Dutch artist, but it was the site's dimensions that led him to consider incorporating Mondrian's style of artwork.

"When we mapped out all the requirements for setbacks on the site and height limitations, the building ended up being pretty nearly a cube, 10 storeys tall. It was about as tall as it was wide and long, and that's an interesting proportion to start working with."

That cube lent itself to being divided into eye-pleasing proportions, like the ones Mondrian painted. "That's how we ended up with these dark black strips and the different colour on the glass and some of the proportioning of the elements," de Hoog adds.



The Mondrian condominium project in Victoria is scheduled for completion in mid 2013



While the design influence comes from a long way away in both time and place, the building is decidedly local in other important respects.

Not only is de Hoog based in Victoria, but so too is the developer, Alpha Project Development, as well as the building contractor, Campbell Construction.

The president of Alpha Project Development, Bijan Neyestani, believes being local gives him an edge with potential buyers. "The purchasers know they're not dealing with an absentee developer. I think that creates a comfort zone for them."

Architect de Hoog agrees that a local team can mean the difference between success or failure.

He cites the example of a two-storey retail mall between Government Street and the Inner Harbour in the 1980s.

The architects were from out of town and decided to locate the main doors on the water side.

"Well, if you lived in Victoria, you would know that you have to put the front door on Government Street," he says. "No one walks along the water side, everybody walks along Government Street, so the whole building failed miserably - and it had to be converted."

Neyestani, whose company completed downtown Victoria's largest multi-family building - Aria, with 178 units - three years ago, says this latest building will be the first of several residential projects now underway in downtown to be finished.

He's aiming to turn keys over to buyers in June 2013.

Neyestani says his company took a risk breaking dirt ahead of everyone else, but believes finishing first will pay off. "A lot of people want to see the actual, physical building and go and see the unit."

What they'll see at The Mondrian are 93 modest-sized units with price tags to match. Homes range from 400-square-foot studios to two-bedroom, two-bathroom units, the largest of which is 850 square feet. Prices range from \$169,900 to \$389,900, including net taxes.

Floor plans don't change; there are 10 units per floor and they are the same on each floor. It's part of building an efficient, practical building, says Neyestani, who keeps a close eye on the bottom line.

"It's very essential in this business to deliver a project on time and on bud-get," he says, adding that now is not the time for a lot of amenities that may be popular in places like Vancouver.

"Some of these big projects you see in Vancouver, you know, lap pools, spas, exercise rooms, lounge, theatres. At the end of the day, who's paying for these? The purchasers, and the purchaser has to pay the maintenance cost of these amenities in terms of strata fees. At Mondrian, we've kept amenities to a minimum."

Architect Peter de Hoog toed Neyestani's budget line by refraining from any design that would require going to the city for zoning changes. "If you have variance, the approval process just gets a lot more complex, and that's what takes time.

"Time is important, you want to keep it as simple an approval process, as clean as possible, without variances."



The architect also looked for other ways to make the building efficient. "We were very careful to stay within building code parameters for glass. It looks glassy, but in fact, it has a lot less glass than you might get on a Vancouver building. What that does is it gives you more wall space, which has insulation, which reduces a lot of the energy cost."

Neyestani didn't cut any corners in the units themselves. They boast overheight ceilings in the living and bedrooms, quartz countertops in the kitchen and on the bathroom vanities, stainless steel energy efficient appliances, undermount sinks, soft-closers on kitchen cabinet doors and laminate flooring throughout.

"Finishings are pretty good compared to the prices we're asking," he says, modestly.

The developer also believes in helping new owners build their vertical community by finding and hiring a building manager and a strata management company.

"We try to set up everything," he says, acknowledging that a strata corporation can be challenging with new owners who have no experience in strata living.

"It's not easy, but it can be easier if the developer is cooperative and helps them to get it started."

He points to his company's success in that regard at Aria, where 55 of the building's occupants volunteer, some of whom are not even owners, simply tenants.

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The Mondrian

By [Alpha Project Developments Ltd.](#)

1090 Johnson St [Victoria](#)

From CAD\$169,900



The Mondrian is a new condo project by [Alpha Project Developments Ltd.](#) currently in preconstruction at 1090 Johnson St in [Victoria](#). The project is scheduled for completion in 2013. Available condos start at CAD\$169,900.

Project Details

DEVELOPMENT NAME The Mondrian



DEVELOPER(S) [Alpha Project Developments Ltd.](#)
PROJECT TYPE Condominium
ADDRESS 1090 Johnson St
NEIGHBOURHOOD/CITY Victoria
STATE/PROVINCE British Columbia
POSTAL CODE V8V 3N8
SALES CENTRE PHONE # 250-590-7290
SALES CENTRE ADDRESS 729 Humboldt St., Victoria BC
SALES CENTRE HOURS Wednesday to Sunday: 1-4pm
CONSTRUCTION STATUS Preconstruction
ESTIMATED COMPLETION Winter/Spring 2013
SELLING STATUS Selling
NUMBER OF STOREYS 10 storeys
UNIT SIZES From 400 to 800 Square Feet

\$ Prices

PRICES (AVAILABLE UNITS) From CAD\$169,900
COST TO PURCHASE PARKING \$15,750.00 to purchase

