

Live in Perfect Harmony
at downtown Victoria's newest luxury high-rise

NOW SELLING
Watch & Explore
Legato and The Harris Green District

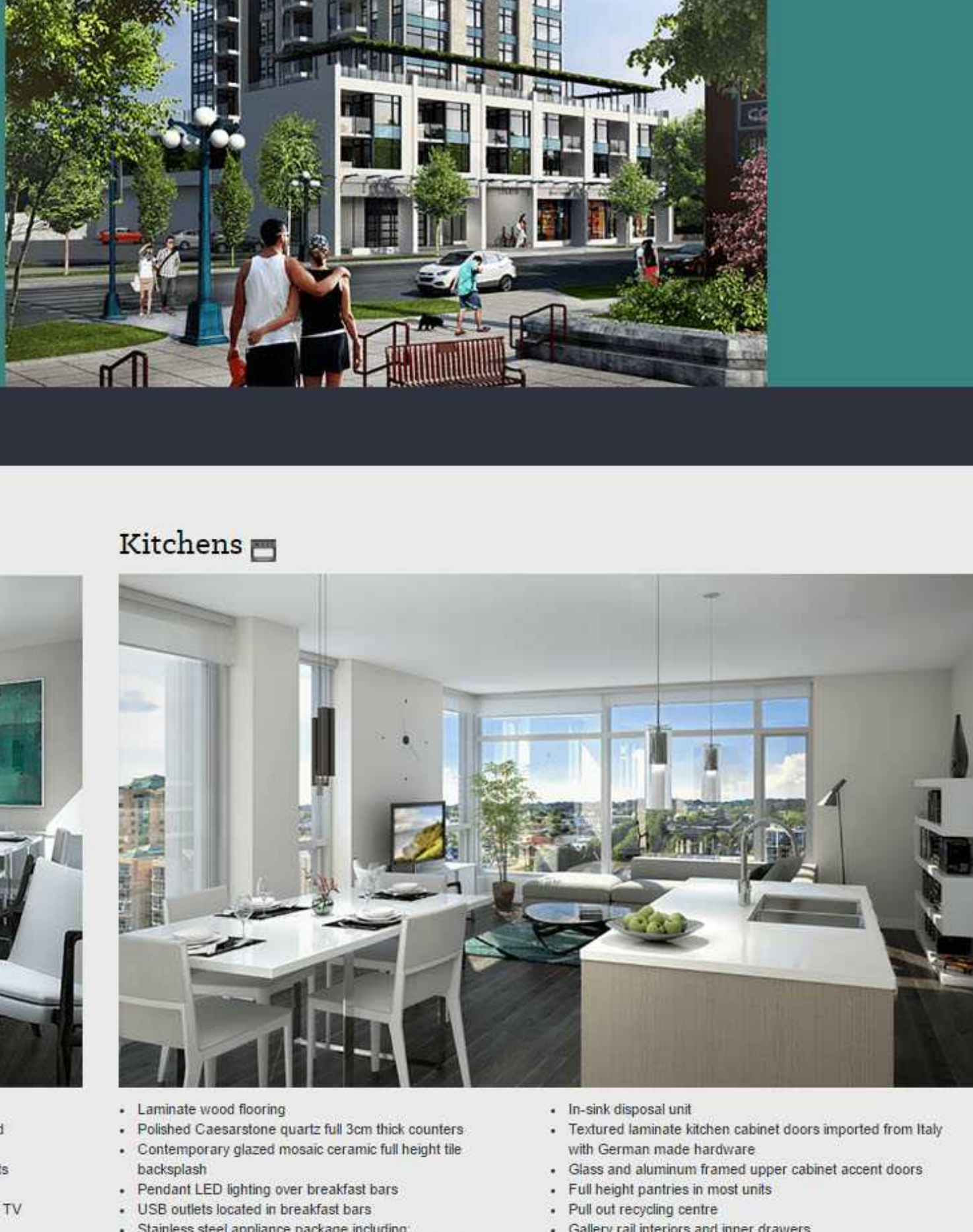
Visit Our Sales Centre | 931 Fort Street - Visits By Appointment Only | 250-590-1607

About the Building

Live in Perfect Harmony.

Legato, downtown Victoria's newest 18-storey high-rise condominium, is Italian for musical notes that are "tied together". The building was designed with harmony in mind, with each suite sliding away from the next to allow views from all suites.

Sleek lines and gentle curves define the structure with attention to detail and close proximity to all amenities which makes Legato more than just a place to live, it makes it a home.



Features & Finishes (Floors 1-15)

Interior



- Overhead ceilings in living/bedrooms
- Smooth finished ceilings
- German made laminate flooring in all areas
- Closest organizers in master bedrooms
- Frameless bypass rimmed closet doors in all bedrooms
- Solid-core 7" high wood entry doors with stainless steel lever sets
- Elegant 7" high interior doors with lever sets in stainless steel finish
- 5.5" flat profile baseboards throughout
- Electric baseboard heaters with individually controlled thermostats
- Frigitare Affinity full size stackable washer/dryer units
- Smart panels
- Locations outlets and in-wall conduits for wall mount TV
- Recessed panels
- Designer roller blinds

Kitchens



- Laminated wood flooring
- Polished Caesarstone quartz full 5cm thick counters
- Contemporary glazed mosaic ceramic full height tile backsplash
- Pendant LED lighting over breakfast bars
- USB outlets located in breakfast bars
- Stainless steel appliance package including:
 - JennAir counter-depth, French door fridge with internal water/ice dispensers
 - JennAir 30" electric radiant cook top with glass-touch electronic controls
 - Triplice dishwasher by JennAir with stainless steel interior
 - Indesit European 24" wall oven
 - Built in Panasonic microwave oven
 - Verner jazz chimney style hood fan

Bathrooms



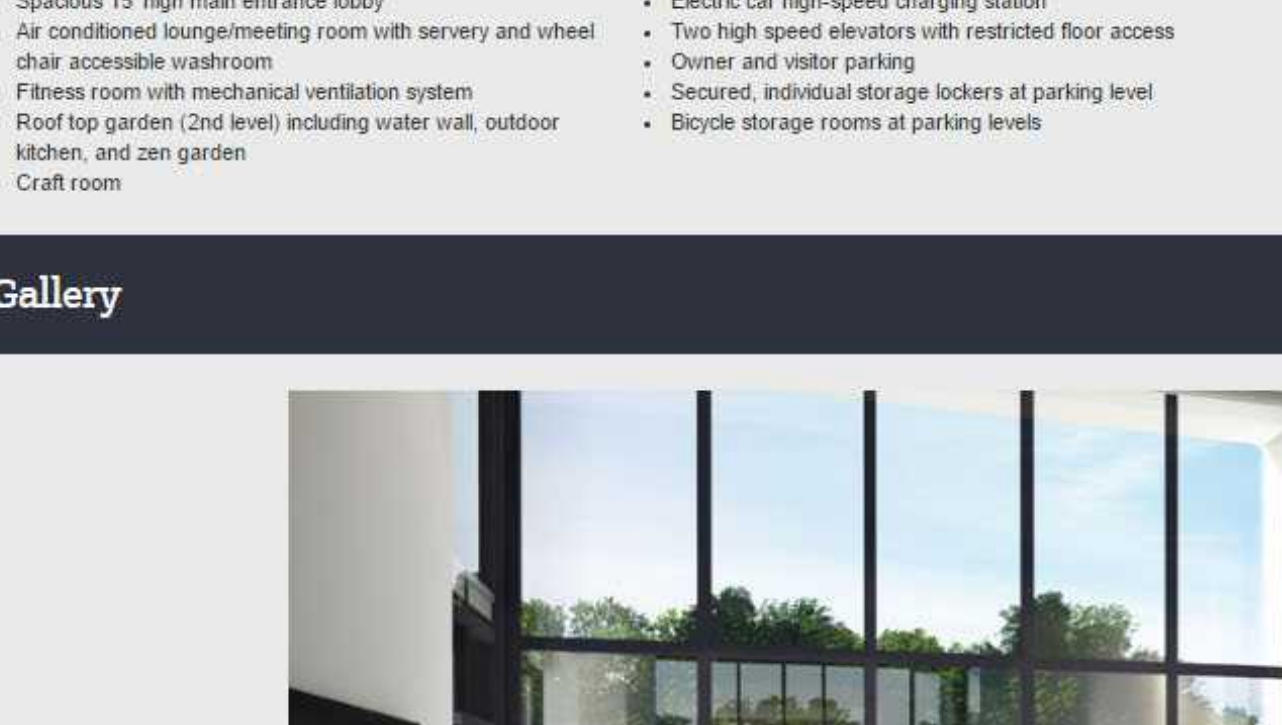
- 12" X 24" porcelain honed tile flooring
- 12" X 24" porcelain glazed tile tub & shower surrounds
- Polished Caesarstone quartz full 5cm thick vanity tops
- Grife faucets in polished chrome
- Curved polished chrome shower curtain rods in 2nd bathrooms
- Frameless glass shower partitions in ensuite bathrooms
- Under mount rectangular wash basins
- Foremost Essex one-piece high efficiency toilets with top mounted flush
- Linen towers in some ensuite bathrooms
- Wall hung German made vanities in 2nd bathrooms

Exterior



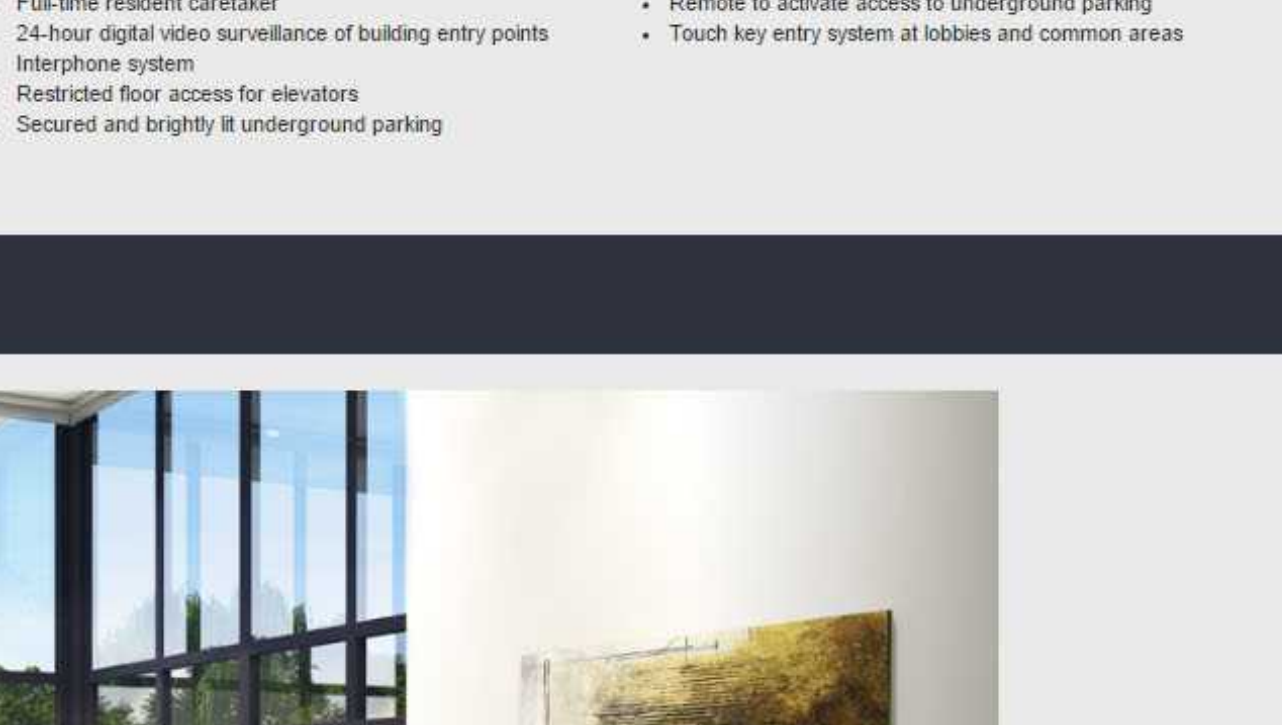
- Balcony or patio/terrace railings
- Thermally efficient low-e glazed windows and patio doors
- Concrete & steel stud construction finished with glass, painted concrete, limestone veneer
- Rainscreen system for complete weather protection
- 25/10 new home warranty coverage provided by National Home Warranty Program

Amenities



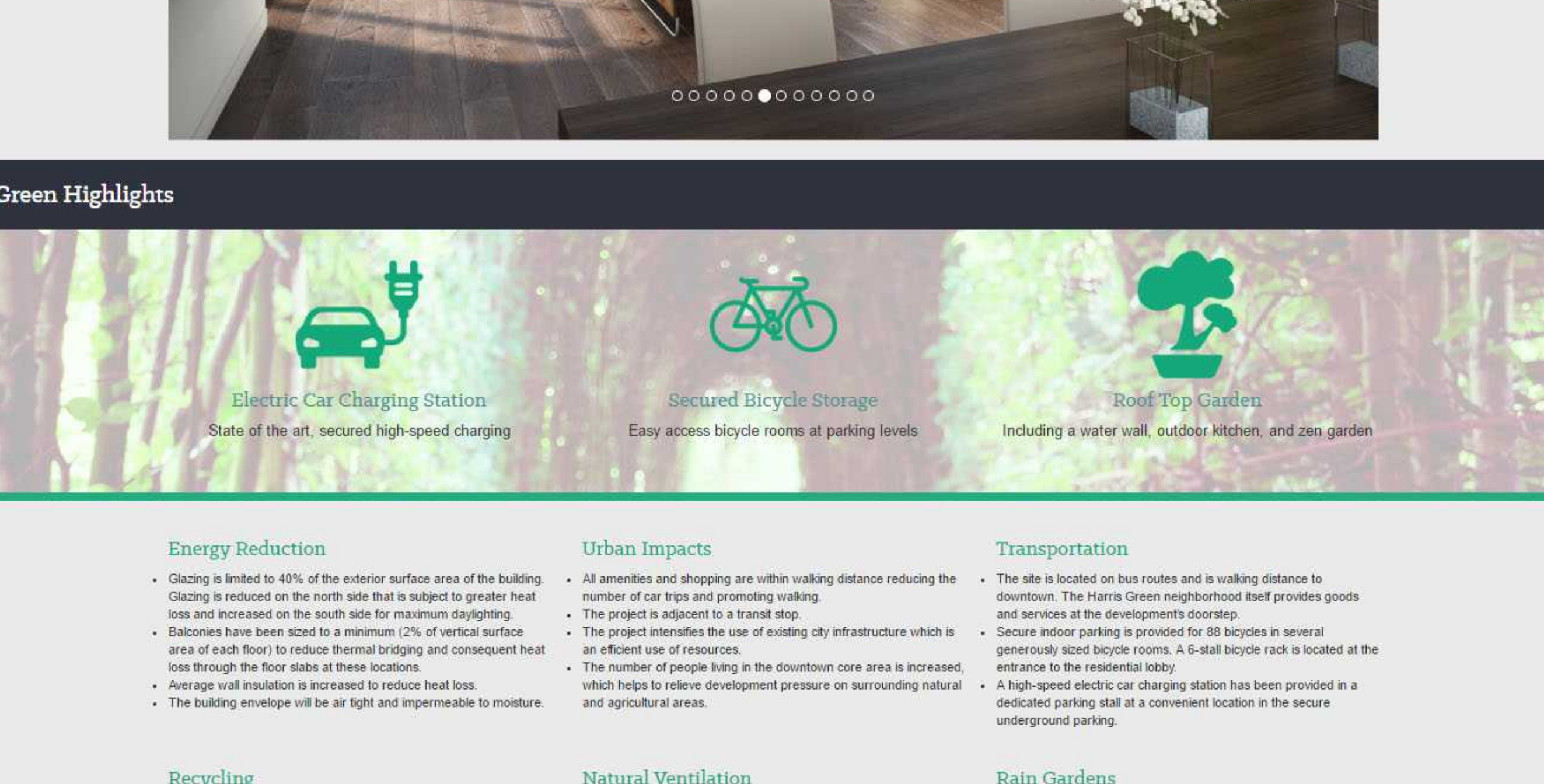
- Spacious 15' high main entrance lobby
- Air conditioned lounge/meeting room with server and wheel chair accessible washroom
- Fitness room with mechanical ventilation system
- Roof top garden (2nd level) including water wall, outdoor kitchen, and zen garden
- Craft room
- Electric car high-speed charging station
- Two high speed elevators with restricted floor access
- Owner and visitor parking
- Secured, individual storage lockers at parking level
- Bicycle storage rooms at parking levels

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

Gallery



Green Highlights

Electric Car Charging Station
State of the art, secured high-speed charging

Secured Bicycle Storage
Easy access bicycle rooms at parking levels

Roof Top Garden
Including a water wall, outdoor kitchen, and zen garden

Energy Reduction

- Glazing is limited to 40% of the exterior surface area of the building
- Glazing is reduced on the north side that is subject to greater heat loss and increased on the south side for maximum daylighting.
- Balconies have been sized to a minimum 2% of vertical surface area of each floor to reduce thermal bridging and consequent heat loss through the floor slabs at these locations.
- Average wall insulation is increased to reduce heat loss.
- The building envelope will be air tight and impermeable to moisture.

Urban Impacts

- All amenities and shopping are within walking distance reducing the number of car trips and promoting walking.
- The project is adjacent to a transit stop.
- The project intensifies the use of existing city infrastructure which is an efficient use of resources.
- The number of people living in the downtown core area is increased, which helps to relieve development pressure on surrounding natural and agricultural areas.

Transportation

- The site is located on bus routes and is walking distance to downtown. The Harris Green neighborhood itself provides goods and services at the development's doorstep.
- Secure indoor parking is provided for 88 bicycles in several generally sized bicycle rooms. A 6-stall bicycle rack is located at the entrance to the residential lobby.
- A high-speed electric car charging station has been provided in a dedicated parking stall at a convenient location in the secure underground parking.

Recycling

- Demolition of existing building will be controlled to maximize re-use and recycling of construction products.
- The new building provides a comprehensive recycling facility in the underground.

Natural Ventilation

- Each suite will be equipped with 100% fan assisted fresh air ventilation. The fresh air promotes healthy indoor air quality and reduces the potential for moisture build-up and condensation especially in the winter months when windows tend to be kept shut.

Rain Gardens

- The building features a roof top rain garden on the second floor. Rain gardens are lushly planted landscape features that receive stormwater runoff from the roof and patios of the building. When it rains, water pools on the surface, creating a rainwater feature. The rain garden cleans the stormwater as it infiltrates through the soil. The stormwater system requires no energy to operate it - it works by gravity.

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Floor Plans

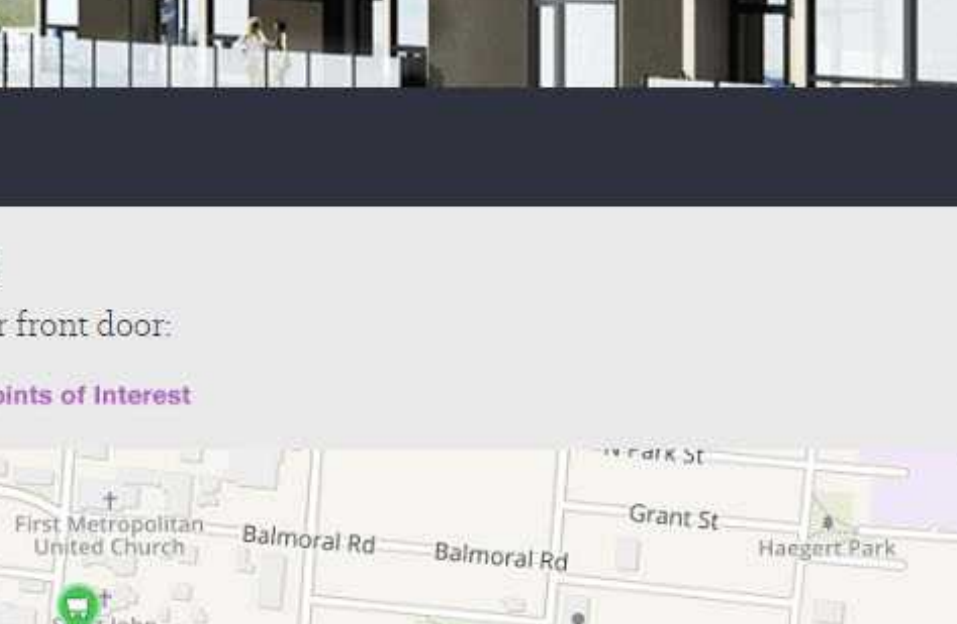
Please click a suite type below to see its respective floor plan.

- Jr. 1 Bedroom
- Type B
- Jr. 2 Bedroom
- Type A
- 1 Bedroom
- Type D
- 2 Bedroom
- Type C
- Type E
- Type G
- 3 Bedroom
- Type F
- Penthouses
- Type H

Welcome

Make Legato Your New Home

Enjoy spectacular city, ocean, and mountain views all while being close to world class shopping, dining, and entertainment.

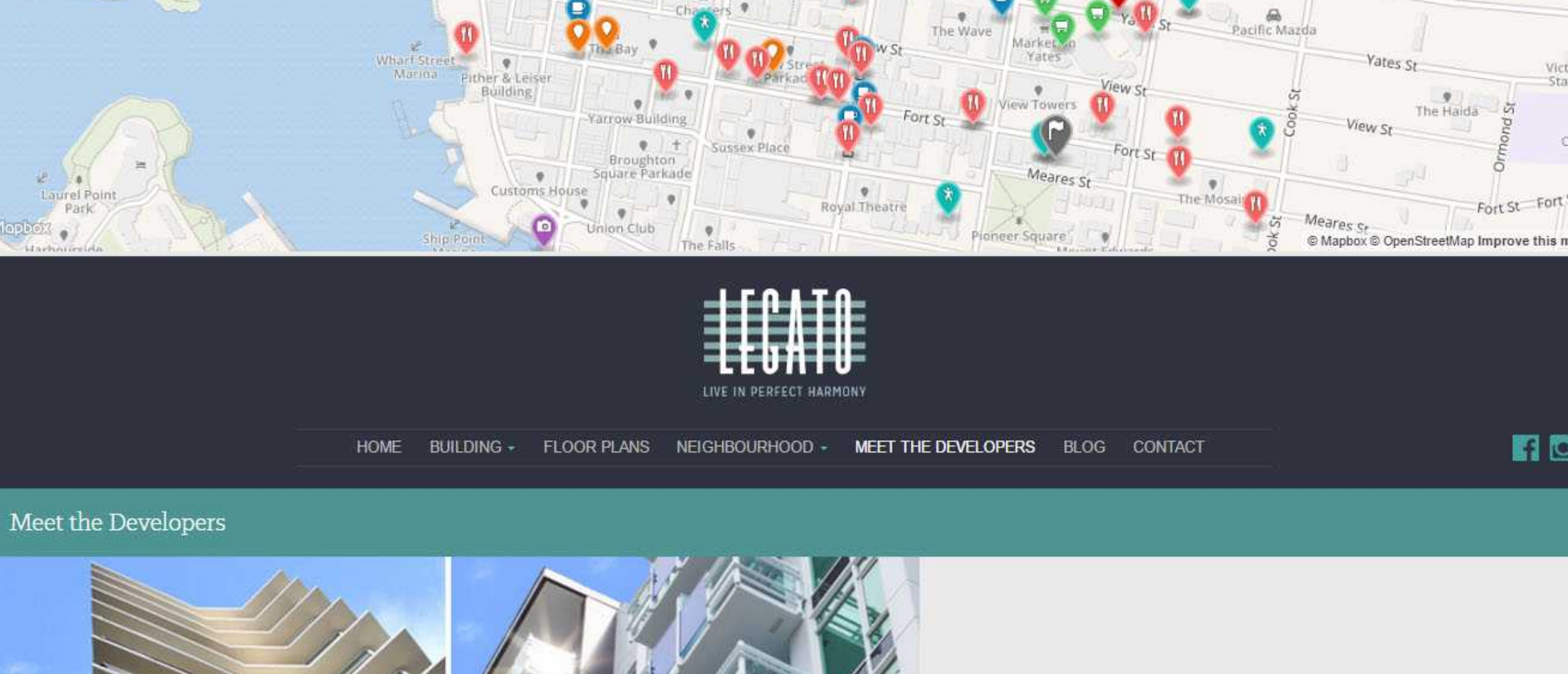


Map

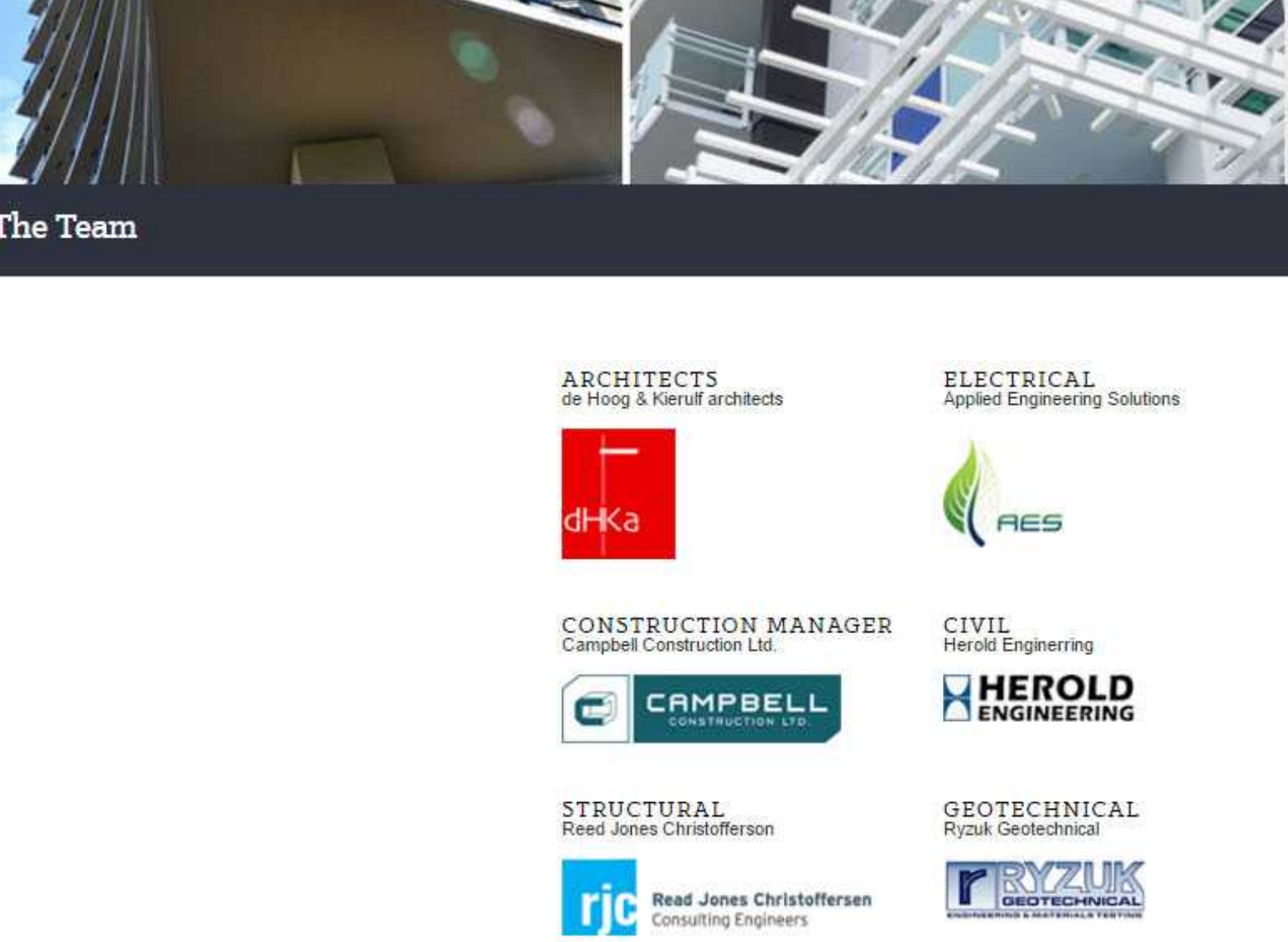
Downtown Victoria is now your backyard

Take a look at all the amenities that are steps away from your front door:

- Cafes
- Restaurants
- Grocery
- Lifestyle
- Shopping
- Points of Interest



Meet the Developers



ALPHA PROJECT DEVELOPMENTS LTD.

Alpha Project Developments Ltd. brings together the best in real estate development, offering innovative and well appointed townhouses & condominiums, conveniently located, affordably priced, impeccably managed.

The Alpha Project Developments Ltd. team has over 35 years of experience, successfully launching celebrated and award-winning developments throughout British Columbia.

Making the concept of smart living more accessible and affordable, Alpha Project Developments Ltd. is building a better future, today.

Visit Alpha's website: www.alpha developments.com

The Team

<p>ARCHITECTS Ming & Smit Architects</p>	<p>ELECTRICAL Applied Engineering Solutions</p>	<p>LANDSCAPE Murdock de Greeff Inc.</p>
<p>CONSTRUCTION MANAGER Campbell Construction Ltd.</p>	<p>CIVIL Herold Engineering Ltd.</p>	<p>ACOUSTICS Wakefield Acoustics</p>
<p>STRUCTURAL Read Jones Christoffersen Consulting Engineers</p>	<p>GEOTECHNICAL Rosa Geotechnical</p>	<p>TRANSPORTATION Boulevard</p>
<p>MECHANICAL Austin Mechanical</p>	<p>BUILDING ENVELOPE Read Jones Christoffersen Consulting Engineers</p>	<p>SURVEY Brad Curran Land Surveyor</p>
<p>WARRANTY National Home Warranty</p>	<p>VISUALIZATION Neilson Digital</p>	<p>OWNER Vale Street Project Limited Partnership</p>

Visit Our Sales Centre
931 Fort Street, Victoria, B.C.
By appointment only
250-590-1607

Email Us
Please feel free to direct any questions you may have to: info@legatovictoria.com

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Aleen Rohani
Email: 250-384-8124