

## The Residences on Marine offers prime location, single-family luxury



*The Residences on Marine is one of the first multi-family concrete developments by Atti Group, which has focused on single-family homes in the past.*

When you're moving from a large, single-family home in West Vancouver, possibly one that you've been living in for many years and where you raised your children, it's natural for you to think very carefully about your next move. Atti Group, a family company behind a new development of 16 homes in West Vancouver, is targeting just this type of discerning homebuyer.

The Residences on Marine is a three-storey building of 16 luxury condos and four retail spaces at 13th Street and Marine Drive in the heart of Ambleside and just a block from the beach. The homes that are still available have two or three bedrooms and range in size between 950 and 1,321 square feet.

"There's not a single investor or speculator in this building — not with this type of product in this location," said Greg Zayadi, a senior vice-president at Rennie Marketing who is leading the



*The building at 13th Street and Marine Drive will have a central courtyard, allowing residents to walk straight into their homes.*



*Kitchens will be fitted with imported flat-panel Italian cabinetry, polished quartz stone countertops and full-height marble backsplashes.*

sales and marketing of the project on behalf of Atti Group. "These buyers are, for the most part, downsizers from the local area and they're taking their time. They will come and visit us two or three times over before making a decision."

Zayadi said that Atti Group — led by father Siamak Tehrani and his two sons Arman and Sasan — has built dozens of multi-million-dollar, single-family homes in West Vancouver and on the North



*The Residences on Marine, comprising 16 two- and three-bedroom condos in West Vancouver, is targeting discerning downsizers who will visit the site "two or three times over" before buying.*

Shore.

According to Zayadi, The Residences on Marine is one of their first multi-family concrete developments and this is the type of project the company is looking to focus on going forward.

"As single-family homebuilders, they are used to building these incredibly luxurious homes and they're taking that same approach when it comes to the level of detail and the finishes on in this development," Zayadi said. "There are some incredible details that you would really only do if you are a builder with the history that these guys have. It's also because there's only 16 homes.



*The Residences on Marine offers 16 luxury condos at 13th Street and Marine Drive in West Vancouver.*

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## Luxury residences in the heart of 'such a livable urban community'



Each home at The Residences on Marine will have north- and south-facing windows and soaker tubs and in-floor heating in all bathrooms.



An artist's rendering of the streetfront of The Residences on Marine, which will comprise 16 luxury condos and four retail spaces in the heart of Ambleside with an underground parkade.

"You would never do this if you had 100 or 200 homes, so it's a really exclusive offering."

So what exactly are these unique details and high-end luxuries? In the kitchens, there's imported flat-panel Italian cabinetry with soft-close drawers from Arclinea, polished quartz countertops and full-height marble backsplashes.

You'll also get a professionalgrade appliance package by Wolf and Sub-Zero.

This includes a refrigerator with double freezer drawers and icemaker, a stainless steel fourburner gas cooktop, a black and stainless-steel hood fan, stainlesssteel wall and steam ovens and an Asko high-efficiency dishwasher.

In the bathrooms, the vanities are made in Italy and entirely clad in marble. You'll also get mirrored Italian medicine cabinets with integrated LED lighting, solid polished marble countertops, chrome Kohler faucets and rain shower heads with hand showers. There are Ital-

ian marble mosaic-tiled shower bases in master ensuites, soaker tubs with Italian marble base surrounds and Nuheat in-floor heating in all bathrooms.

"The site for this development is near and dear to the Tehranis' hearts because they drive by it every day," Zayadi said. "They've been working with a very local team. Karl Gustavson, the architect, is on the North Shore, Cristina Oberti, the interior designer, lives in West Vancouver and so do I as the lead on sales and marketing."

The development will be built on a slight incline and all the homes will be on one level. The building will have an underground parkade, as well as a central courtyard in the middle at the level of the lane behind, allowing residents to walk straight into their homes. This also means that all the units will have windows on both sides, facing north and south. In addition, most homes will have skylights over the kitchens to provide natural light.

"We can talk about all the luxury, of course, but the main thing is that this is an incredible location that's hard to ever replicate," Zayadi said. "You're right in the middle of Ambleside with Meinhardt, Earls, Heirloom and so many amenities opening up, along with the continuing development of Park Royal, which is about a 10-minute walk away." Ambleside Beach is just a block from this development. Known as West Vancouver's gateway park, Ambleside provides spectacular views of Stanley Park and downtown Vancouver.

"The location is what really makes it truly worth the money," Zayadi said. "You could paint the thing in gold and that wouldn't really impact the overall value because really people are buying the opportunity to be in such a livable urban community. That's really what's driving this — 13th and Marine Drive is an incredible spottobein."

The sales centre for The Residences on Marine is at 1347 Marine Dr. and it's open by appointment only.

Prices for the homes that are still available start at \$1,795,900 for a two-bedroom and two-bathroom home of 950 square feet and top out at \$2,795,900 for a southfacing three-bedroom and twobathroom home.

### The Residences on Marine

**Project location:** 1347 Marine Drive, West Vancouver

**Project size:** 16 two- and three-bedroom condos ranging in size from 950 to 1,321 square feet, with prices starting from approximately \$1,795,900

**Developer:** Atti Group

**Architect:** Karl Gustavson

**Interior designer:** Cristina Oberti Interior Design

**Sales centre:** 1347 Marine Drive, West Vancouver

**Sales phone:** 604-281-1878

**Website:**  
<https://residencesonmarine.com>