



# FEATURES

## SOPHISTICATED ARRIVAL

- Designed by award-winning Francl Architecture, Fiorella is a collection of stylish apartment residences in Richmond’s City Centre neighbourhood, within walking distance of hundreds of restaurants, shops and services
- Conveniently located just steps from Aberdeen Centre, Continental Shopping Centre, Union Square, Yaohan Centre and the Canada Line network
- Quick and convenient access to Aberdeen Park, a four-acre urban oasis
- Inspired by contemporary architecture, Fiorella’s distinctive features include playful brick, concentrated glass facades with accents of colour in select locations
- Hotel-style lobby impresses with wood-panelled walls, custom ambient lighting, marble-inspired porcelain tile flooring, and inviting seating areas where residents can relax and socialize
- Enjoy the central courtyard with lush landscaping, an open lawn seating area, a firepit and community gardens
- Indulge in the comfort and convenience of the Fiorella Health Club, a clubhouse with a suite of health-club-inspired amenities to kick-start your fitness goals
- Access to the residents-only lounge, centrally located near the lobby

- Retreat to the master ensuite, rich in design and detail with a feature tile wall, contemporary floating-style vanity mirror with medicine cabinet, under-cabinet and floor lighting, and a modern soaker tub or spa shower with frameless glass door, rain shower head and bench seating
- Flat-panel cabinetry with polished chrome pulls stylishly coordinates with the marble-inspired porcelain tile flooring
- Designer-selected engineered stone countertops and dual porcelain undermount sinks (most homes, floorplan specific) bring together style and convenience
- Second bathrooms feature soaker tubs (where applicable, some homes feature showers) and engineered stone countertops with coordinating undermount sinks and marble-inspired backsplash and floor tiles
- Conserve water with high-efficiency, dual-flush toilets

## CLUBHOUSE AMENITIES

- Enjoy exclusive access to 3,900 square feet of residents-only indoor amenities:
  - Work out in the spacious Fiorella Health Club, a fitness studio equipped with free weights and cardio machines, or recharge in the dedicated yoga zone
  - Enjoy kicking back with friends and family in the residents-only lounge, featuring billiards, comfortable seating and a party kitchenette for events
- Well-appointed washrooms
- Relax or entertain in the central courtyard

## INSPIRED INTERIORS

- All apartment homes feature a flat-panel, stained-wood entry door with polished chrome lever handle welcomes you home
- Stay comfortable all year long with a built-in heating and cooling air system in your suite
- Rich wood-style laminate flooring throughout the main living areas is sophisticated and easy to care for
- Plush carpeting in bedrooms puts warmth and comfort at your feet (most homes; select ground-level homes feature wood-style laminate flooring in bedrooms)
- Smooth, modern interior doors are accented by polished chrome levers
- Choose from two carefully selected designer colour schemes to suit your furnishings and decor: Latte and Vanilla
- Enjoy outdoor living on a sundeck or ground-floor patio
- Low-E window glazing reduces UV-light damage and improves energy efficiency
- Contemporary roller blinds on all windows

## IMPRESSIVE KITCHENS

- Well-designed kitchens full of smart details inspire culinary creativity and casual entertaining
- Flat-panel custom cabinetry is complemented by sleek polished chrome pulls and under-cabinet lighting
- Engineered stone countertops are chic and durable, and include extended overhangs perfect for breakfasts and coffee breaks
- Keep your home and family safe with a carbon monoxide monitor, hard-wired smoke detectors and fire sprinklers in all homes and indoor common areas
- Suite entry doors feature heavy deadbolt locks and door viewers; a security system is standard on ground-floor homes
- Digital recording cameras in the main lobbies, above the entry phones, elevators and mailbox area offer additional assurance
- An on-site resident manager provides added service and attention to details
- Convenient key fob access to building, parkade and common areas
- Each home is built with Polygon’s New Generation Design and constructed for outstanding durability in the West Coast climate

- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
  - Materials and labour (2 years)
  - Building envelope (5 years)
  - Structural components (10 years)
- Renowned after-sales care by Polygon’s dedicated customer service team

- Enjoy the extra space and storage provided by a kitchen island (most homes, floorplan specific)
- Stunning full-height marble tile backsplash beautifully accents the cabinets and countertops
- Contemporary brand-name appliances and features for studios and home plans A to C include:
  - 24”-wide gas cooktop and electric wall oven
  - 24”-wide dishwasher integrated into custom cabinetry
  - 24” refrigerator integrated into custom cabinetry
  - Over-the-range hood fan and microwave combination
  - A sleek stainless steel 18” undermount sink with single-lever chrome faucet
- Contemporary brand-name appliances and features for home plans D to F and all townhomes include:
  - 30”-wide gas cooktop and electric wall oven
  - 24”-wide dishwasher integrated into custom cabinetry
  - 30” refrigerator integrated into custom cabinetry
  - Microwave with trim kit is elegantly integrated into cabinetry
  - Dual-speed, slim-style ventilation hood fan
  - 30” double stainless steel sink with single-lever chrome faucet
- Convenient pullout vegetable spray make cleanup a breeze
- A dual rollout recycling bin station makes it easy to care for the environment

- Homes are pre-wired for cable and internet for easy connections
- Convenient 24” in-suite stacking washer and dryer
- An electronic parcel concierge system ensures convenient and secure deliveries for your online purchases
- Outdoor children’s play area and neighbourhood community gardens
- Enjoy a public plaza near the building’s entry – walk around and soak in quality time outdoors
- Green roofs
- Outlet for electric vehicle at every parking stall
- Two studios for local artists, thoughtfully connected to a central plaza and a green space nearby
- Solar panels on the tower roof
- Designer-selected hallway wall sconces and millwork accents on every level to welcome you to your new home