



A New Beginning. Forever Kerrisdale.

1, 2 & 3-Bedroom
Concrete Residences

1 bedroom starting from \$993,900
2 bedroom starting from \$1,449,900

NOW SELLING

Refined concrete residences where Kerrisdale,
Southlands and Dunbar connect.

LOCATION



This is elegance without pretense.

ARCHITECTURE

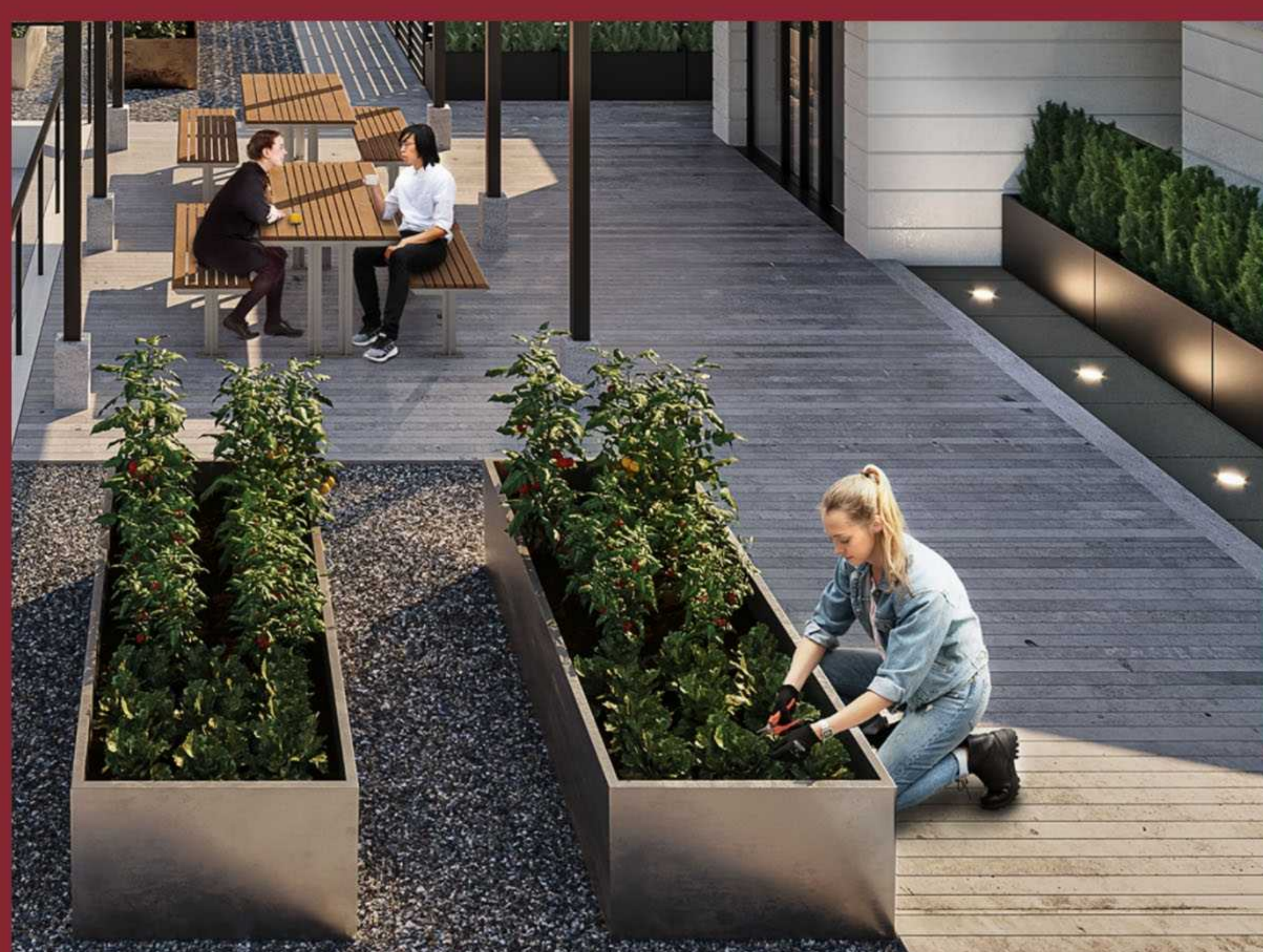
Sophisticated homes with
thoughtful details.

RESIDENCES



Spaces designed to enrich
and inspire.

AMENITIES



A collaboration to create
meaningful homes.

AMENITIES



Presentation Centre

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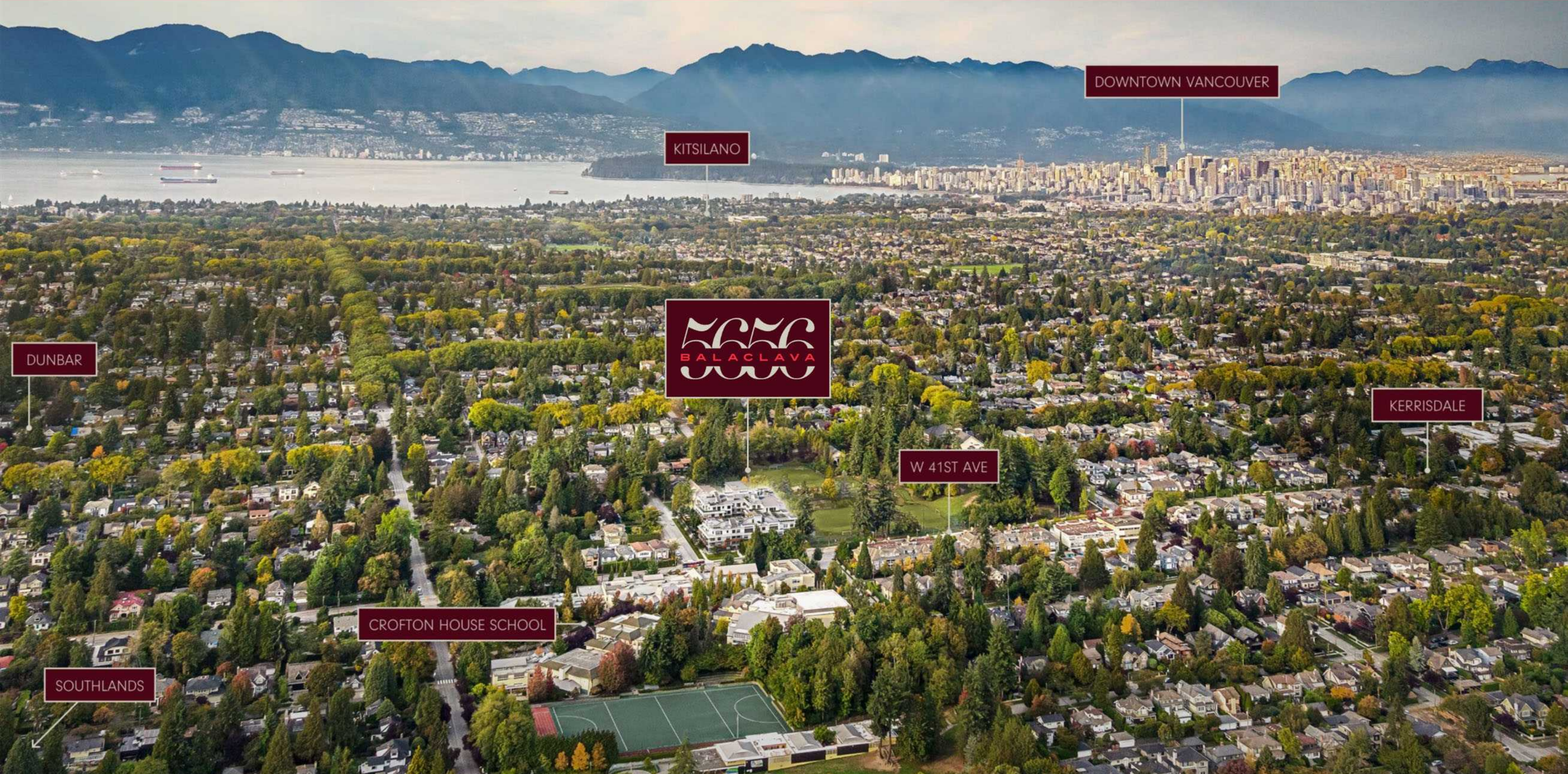
By Appointment Only.
3130 Arbutus St, Vancouver, BC V6J 3Z2

T 604 566 6606
E info@5656balclava.ca
Parking available on W 15th Ave.

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magnum
projects inc.



At the heart of prestige

In this peaceful enclave, residents will enjoy close access to everything they need for effortless daily living. Bordered by the well-established neighbourhoods of Kerrisdale, Dunbar and Southlands, the homes are just moments from quality schools, parks, shops, services, groceries, dining, cafes, community amenities and so much more.



ARBUTUS GREENWAY



KERRISDALE SHOPS



KERRISDALE ELEMENTARY SCHOOL



SOUTHLANDS STABLES



STONG'S MARKET ON DUNBAR



DUNBAR SHOPS

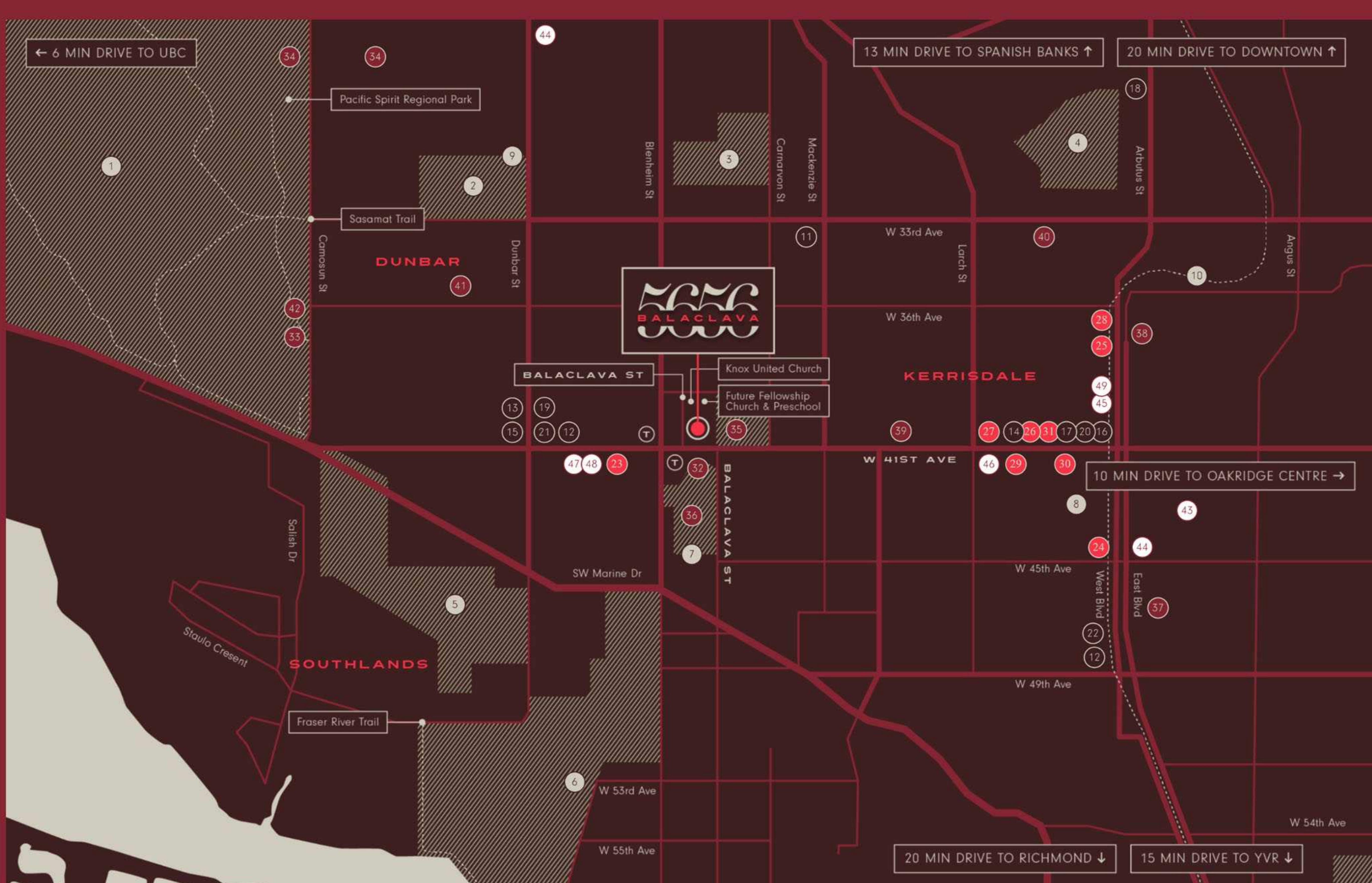


SOUTHLANDS



CROFTON HOUSE SCHOOL

Everywhere you love to be



- PARKS & RECREATION**
 - 1 Pacific Spirit Park
 - 2 Memorial West Park
 - 3 Balaclava Park
 - 4 Prince of Wales Park
 - 5 Musqueam Park
 - 6 Point Grey Golf & Country Club
 - 7 Malin Park
 - 8 Kerrisdale Community Centre
 - 9 Dunbar Community Centre
 - 10 Arbutus Greenway
- SHOPPING**
- CAFÉS & RESTAURANTS**
- EDUCATION**
- MEDICAL & WELLNESS**



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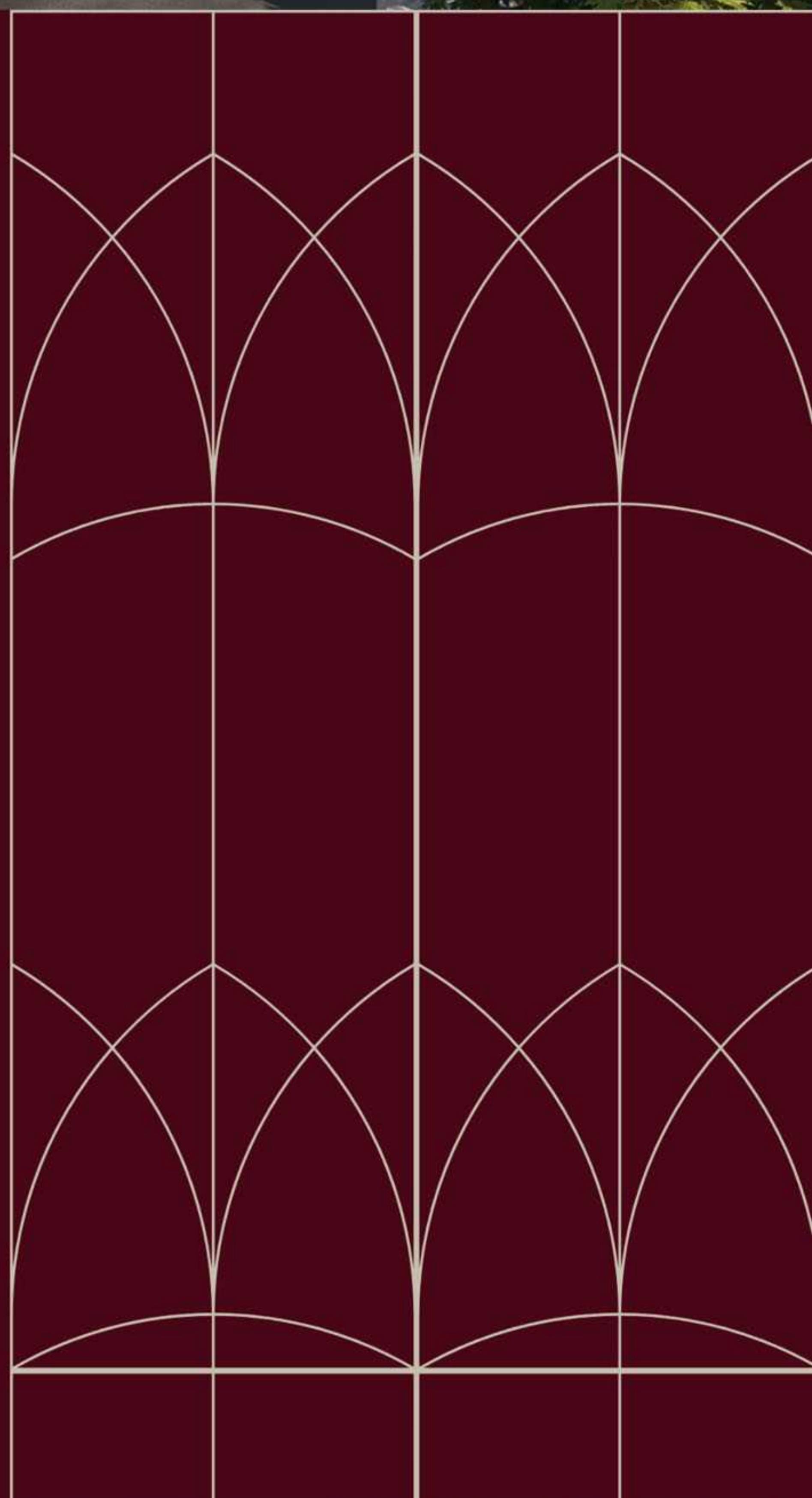
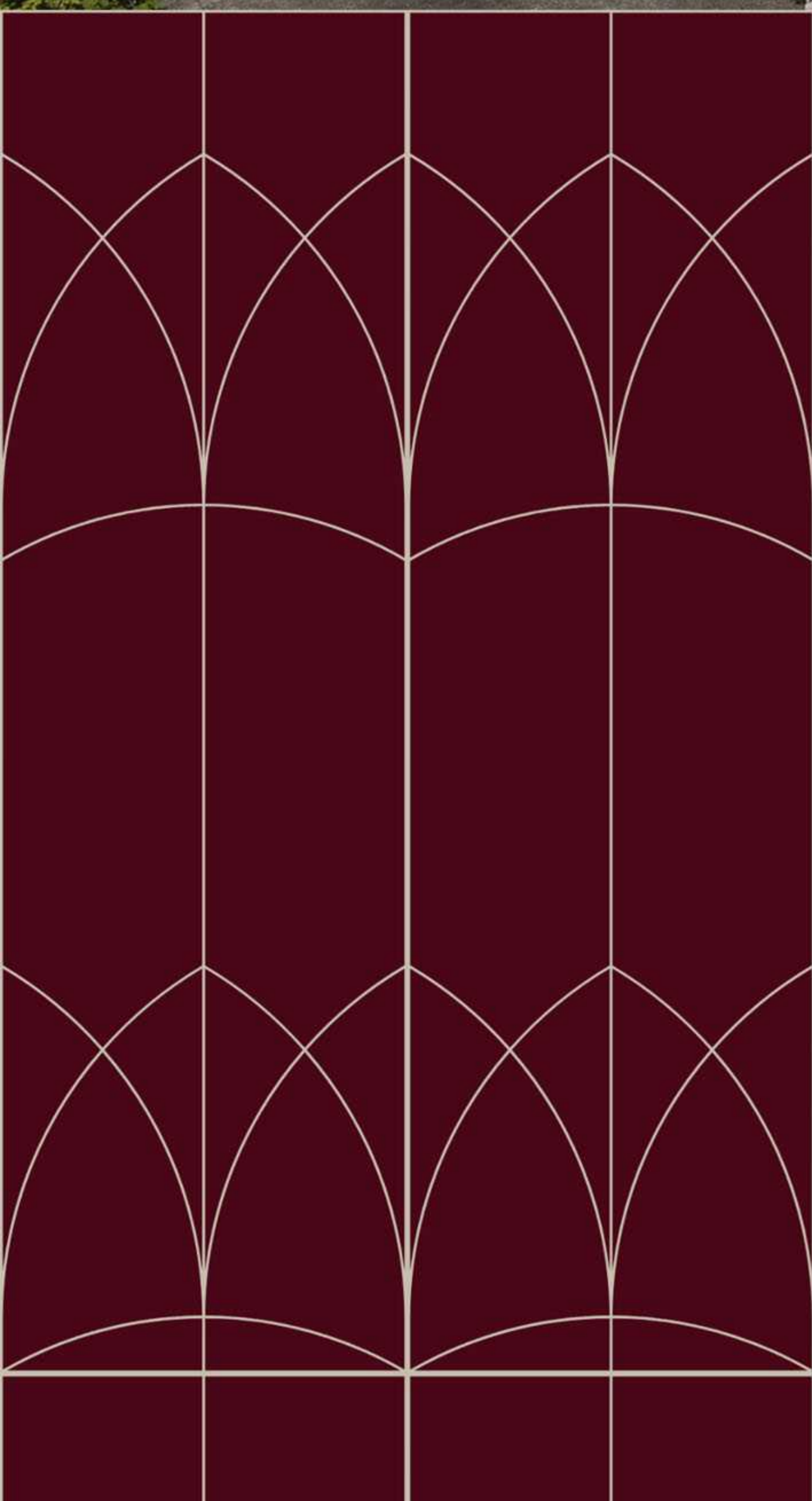
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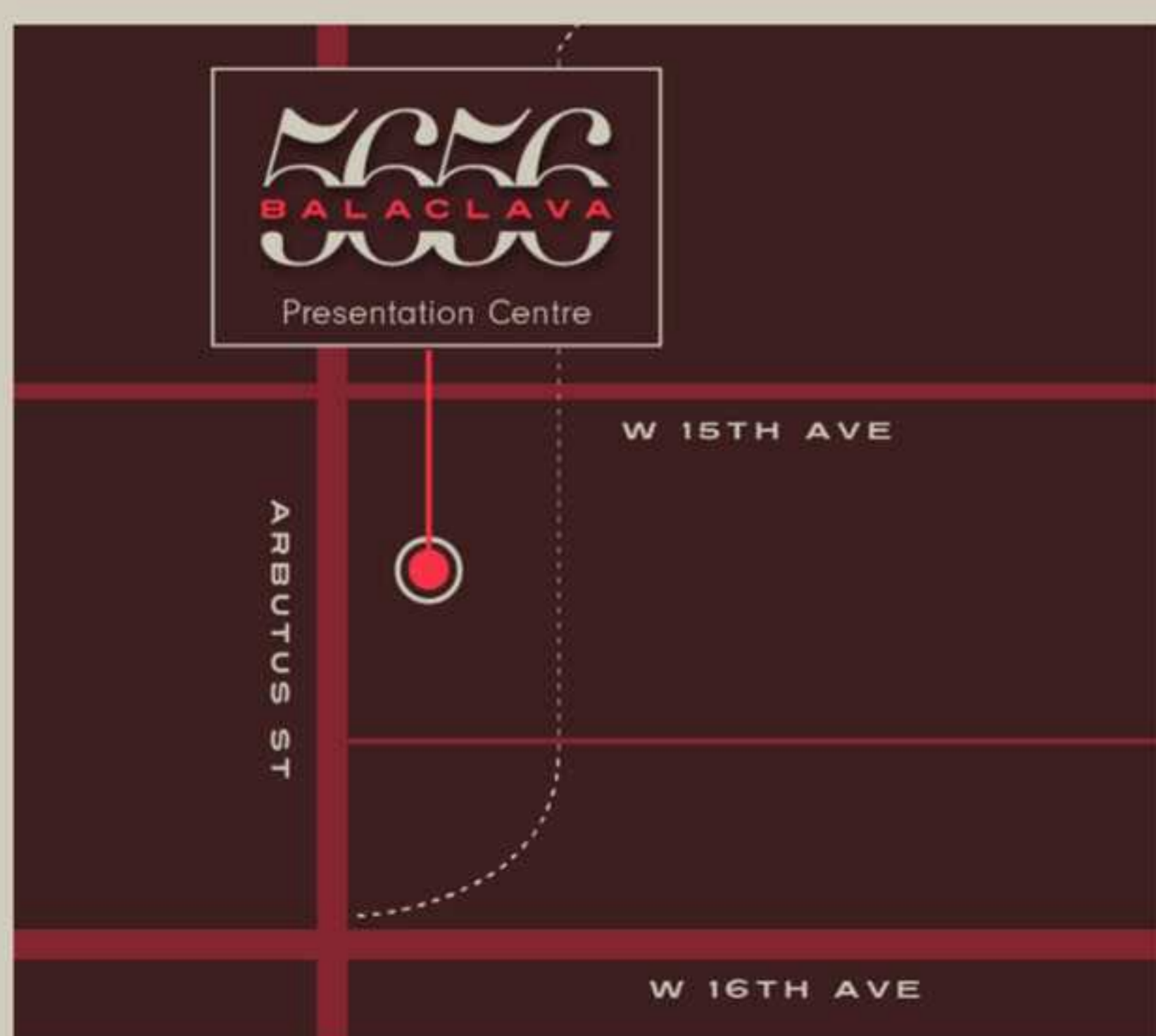
Timeless design with distinguished details

This intimate collection of residences is defined by well-planned design and architecture that fit seamlessly into the fabric of its leafy residential surroundings. The exterior features an engaging terracotta detail that draws the eye and invites interest. Wide-open school grounds to the east ensure ongoing access to space, light and verdant views, which are enhanced by thoughtful perennial landscaping.



An inviting first impression

Complementing the collection's thoughtful design and architecture, a unique porte cochere-style entrance offers an intimate point of arrival, leading into a tastefully designed lobby.



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Amenities tailored to the way you live

The amenities at 5656 Balaclava are designed to complement owners' active and social lifestyles, featuring a mix of indoor, outdoor and hybrid spaces that encourage connection and community.

AMENITIES INCLUDED:

- A workshop and bike repair room
- Sauna and fitness centre with space for yoga
- Rooftop terrace with a community garden
- Indoor dog wash station
- Owners' utility room with a commercial washer-dryer
- Inviting Lobby with seating and water station
- Lushly landscaped private courtyard
- Residents' Lounge



All homes include easy access to a unique and expansive common rooftop gathering space. It's the perfect place to catch up with friends and neighbours while enjoying unobstructed views over the lush green surroundings.



An exclusive residents' social lounge, connected to the courtyard, expands owners' living areas, providing space for gatherings and celebrations. Featuring comfortable seating, a kitchenette, flat-screen TV and more, it's ideal as a meeting space by day and for entertaining in the evening.



The entrance lobby offers an inviting first impression, with a comfortable and well-appointed seating area, filtered water station and ample space for greeting guests and awaiting deliveries.



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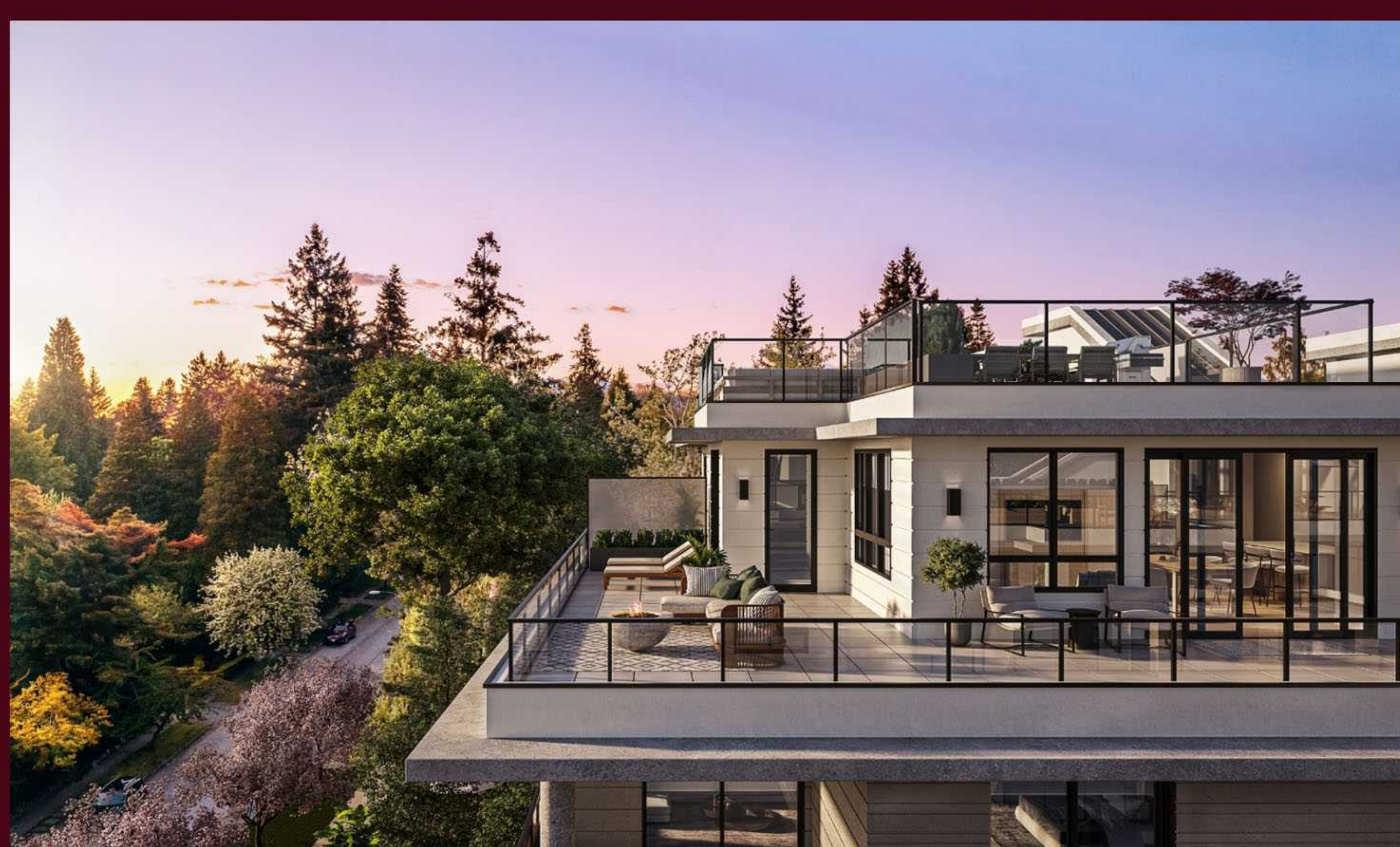
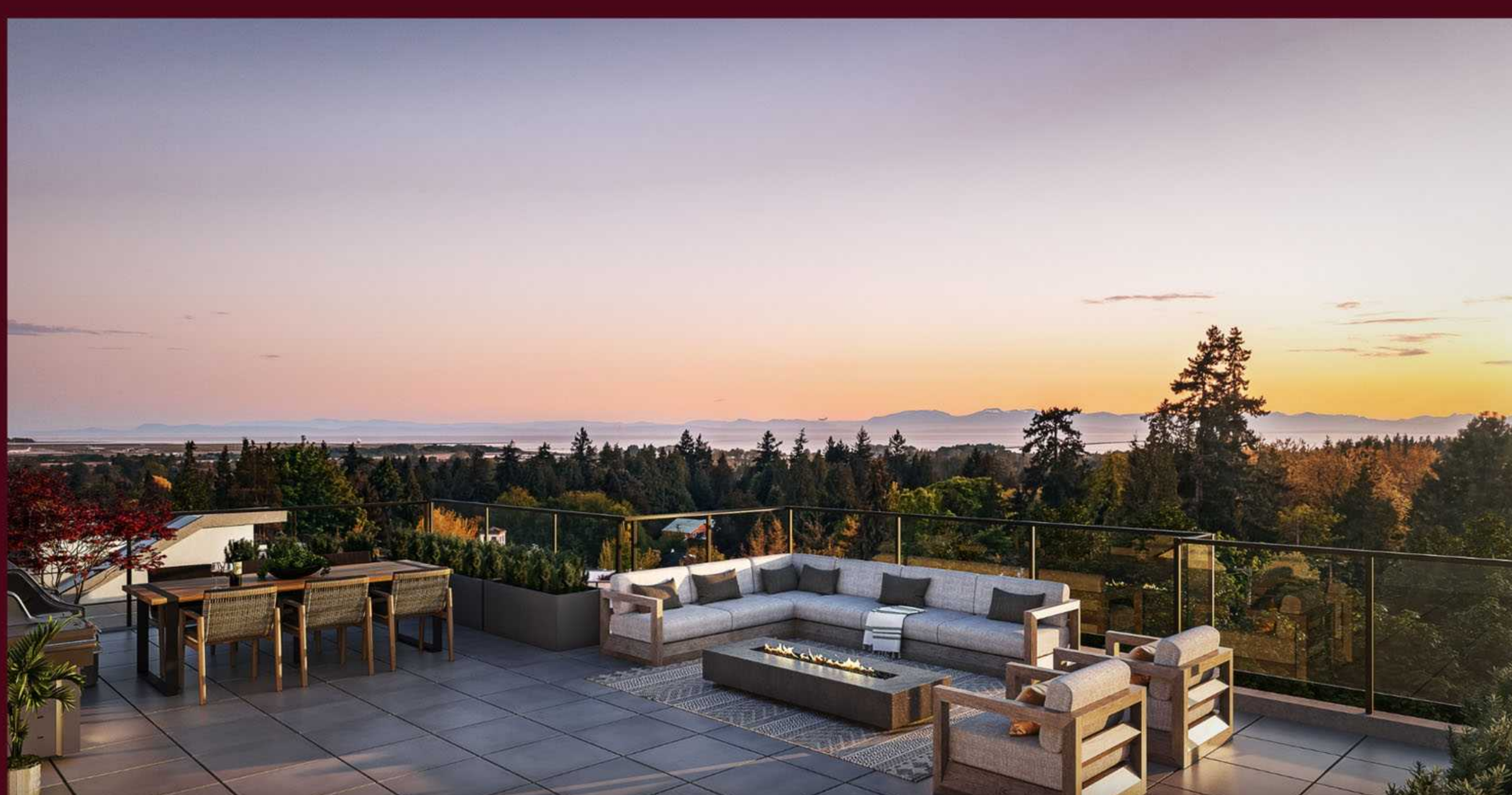




Sophisticated homes with thoughtful details

Curated by the local team at Insight Design Group, the interiors at 5656 Balaclava are a perfect pairing of elegance and functionality. The living spaces feature generous views from expansive windows that frame the lush surroundings, while 9-foot ceilings in main living areas enhance the bright, open atmosphere.

Well-planned layouts maximize every square foot, ensuring easy everyday living and ample space for memorable family events. Owners can choose from two designer-curated colour palettes, Dark and Light, to tailor the home to their unique sense of style.



Welcoming well-appointed kitchens

The spacious and carefully curated kitchens take centre stage. Custom Italian-designed cabinetry is paired with refined kitchen pantry organizers to help you efficiently arrange every item and ingredient, ensuring each has its own special place. Premium Miele appliances are both attractive and efficient—including a convection oven and five-burner gas cooktop that make any recipe possible. Under-counter wine storage ensures the ideal pairing is always within reach. Sleek quartz counters and full-slab porcelain backsplashes are both stunning and simple to clean.

Soothing and serene bathrooms

Bathrooms are sophisticated and stylish, featuring thoughtful details such as soothing soaker tubs, curbless showers with linear drainage and contemporary Kohler fixtures. Rich quartz counters and oversized porcelain tile flooring enhance the elevated atmosphere, while in-floor heating in ensuites provide a refined comfort.

[DOWNLOAD FEATURE SHEET](#)



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