



EMBRACE THE BEAUTY OF LIFE
la passeggiata



EMBRACING BEAUTY

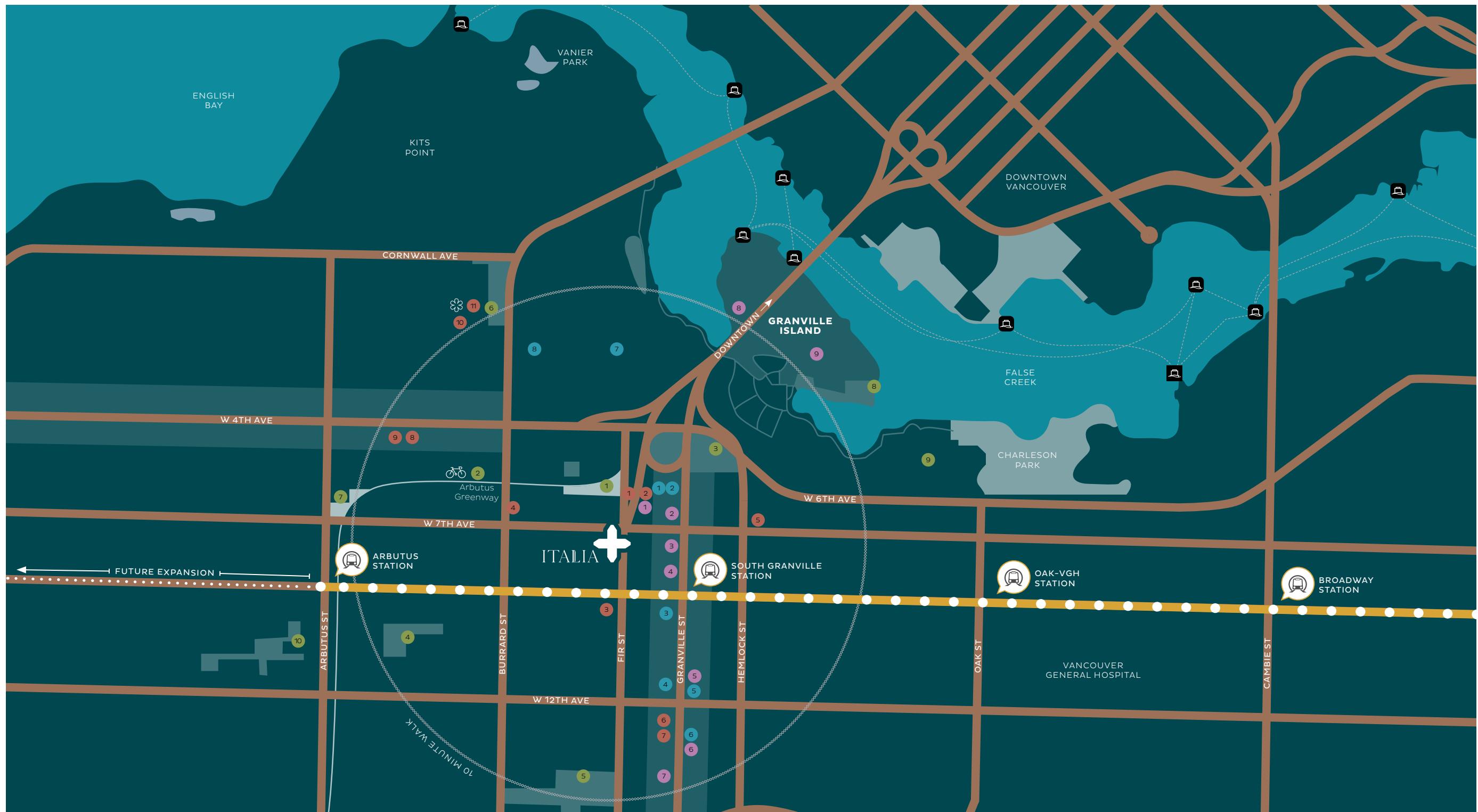
Il bello della vita — the beauty of life. Inspired by this Italian sensibility, Italia captures the essence of taking pleasure in the moment and in beautiful things. Here, elements of classic Italian style marry minimalist forms, where every detail has been carefully considered for its beauty and to optimize functionality, efficiency, and livability.

Enjoy meticulously designed, Italian-made smoked glass pivot doors and cabinetry, open-air terraces with spacious outdoor entertaining spaces, oversized windows that bathe each home in natural light, and gourmet kitchens offering streamlined, modern design.

ITALIA

W7TH AND FIR





DINING

1. Beaucoup Bakery
2. Grapes & Soda
3. Suika Japanese Restaurant
4. Novo Pizzeria & Wine Bar
5. Mon Pitou
6. Heirloom Vegetarian
7. The Stable House
8. Maenam
9. Fable Kitchen
10. Odd Fish Restaurant
11. AnnaLena ❀

PARKS

1. 6th and Fir Park
2. Arbutus Greenway
3. Granville Island Loop
4. Lord Tennyson Elementary School
5. Granville Park
6. Seaforth Peace Park
7. Delamont Park
8. Ron Basford Park
9. Charlson Park, 18 minute walk
10. Arbutus Greenway Park

ART

1. Pacific Wave Glass Art
2. Heffel Fine Art Auction House
3. Douglas Reynolds Gallery
4. Kurbatoff Gallery
5. Stanley Industrial Alliance Stage
6. The Art Emporium
7. Bau-Xi Gallery
8. Ukama Gallery
9. Studio 13 Fine Art

SHOPPING

1. The Wild Bunch Flower Shop
2. Atkinson's
3. RH Vancouver
4. Details by Mr. K
5. Boboli
6. The Latest Scoop
7. Provide
8. Creative Home Furnishings

BROADWAY SUBWAY PROJECT

FUTURE EXPANSION



AT THE CENTRE OF IT ALL

To say Italia is centrally located is an understatement. Situated in the established and prestigious neighbourhood of South Granville, Italia is home to an evolving community full of opportunity. Within minutes, immerse in all that the neighbourhood has to offer: Granville Island, the Seawall, Kitsilano, Fairview, and beyond. The neighbourhood is already established, with a new chapter on the horizon. Developed as an elite neighbourhood by the Canadian Pacific Railway in 1907, South Granville has been a busy shopping district ever since. Off Granville Street, grand estates, like Hycroft Manor, are secluded behind tall hedges and romantic long driveways.



ESTABLISHED NEIGHBOURHOOD

South Granville is a stylish, historic, and safe multi-block district boasting excellent restaurants, fine art galleries, and high-end shopping.



ESTERNO

e-stèr-no | exterior





ARTIST IMPRESSION

EXTERIOR

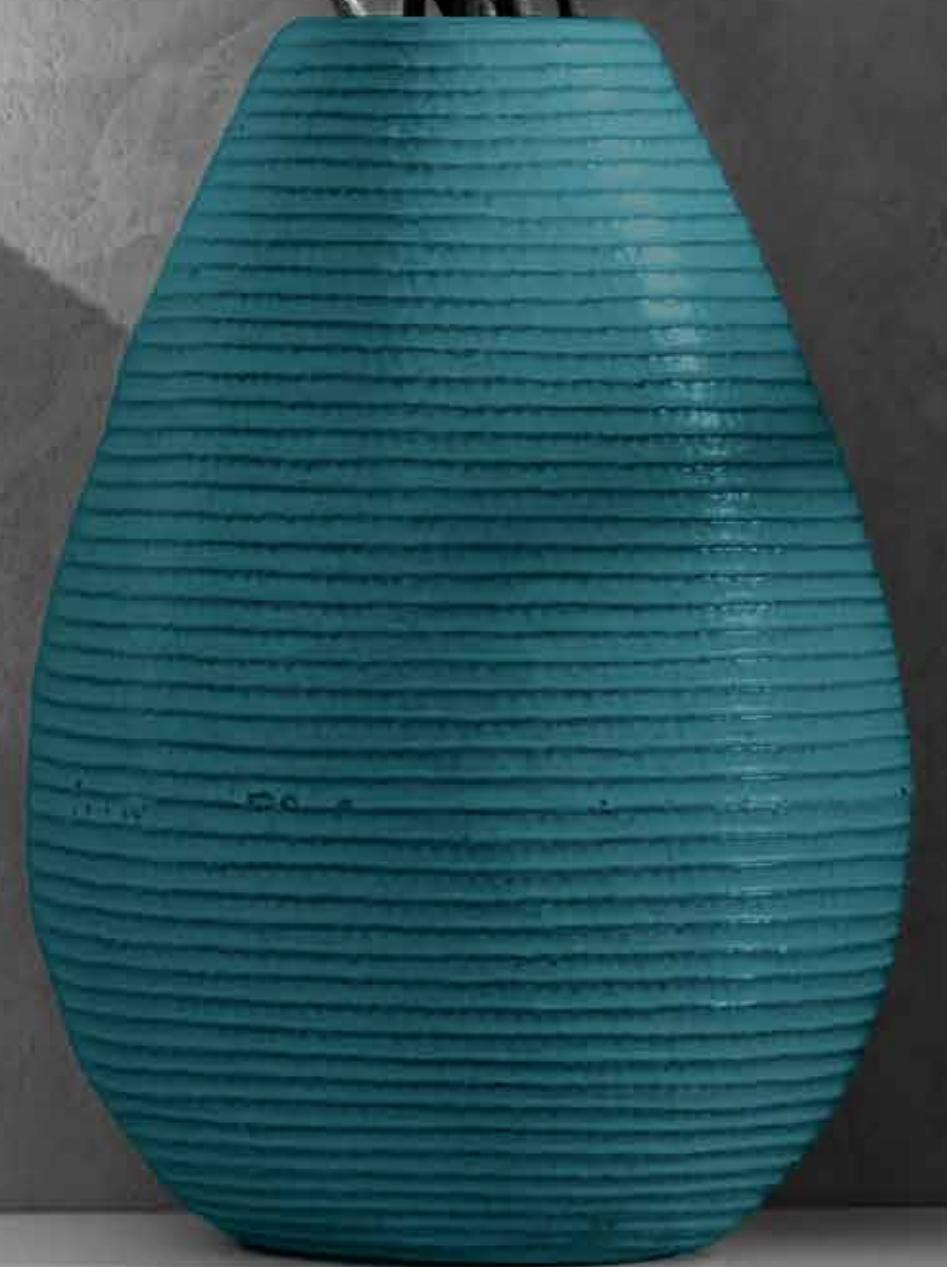


ARCHITECTURE

Bold, modern angles harmonize with rhythmic vertical panels for a sleek yet nuanced exterior.

INTERIORE

in-te-riō-re | interior





GRACE AND REFINEMENT IN EVERY DETAIL

With a nod to Italian luxury, the refined, contemporary interiors at Italia make everyday living beyond elegant. Every detail, every touchpoint has been thoughtfully hand-picked to maximize beauty and encourage effortless functionality.

From the seamless, Italian-crafted millwork to the CRISTINA Rubinetterie kitchen and bath fixtures, Italia reflects the finest of craftsmanship — for homes worthy of their South Granville address.





URBAN COLLECTION



ARTIST IMPRESSION



BATHROOM | ARTIST IMPRESSION

LUXE FINISHES
ARE OFFSET BY
FRESH, OPEN
LAYOUTS THAT
MAKE THE MOST
OF ABUNDANT
OUTDOOR LIGHT.



PRIVATE COLLECTION

HEIGHTS ABOVE

Italia's penthouse and sub penthouses celebrate the beauty of life with extra options and features. Choose from three, Italian-inspired colour schemes: Amalfi, Firenze, and Venezia. Indulge the gourmand with an expanded Premium appliance package. Please the self-styled sommelier with a walk-in, temp-controlled wine cellar (in penthouses only), and rest in cozy elegance by a stately stone-clad fireplace.





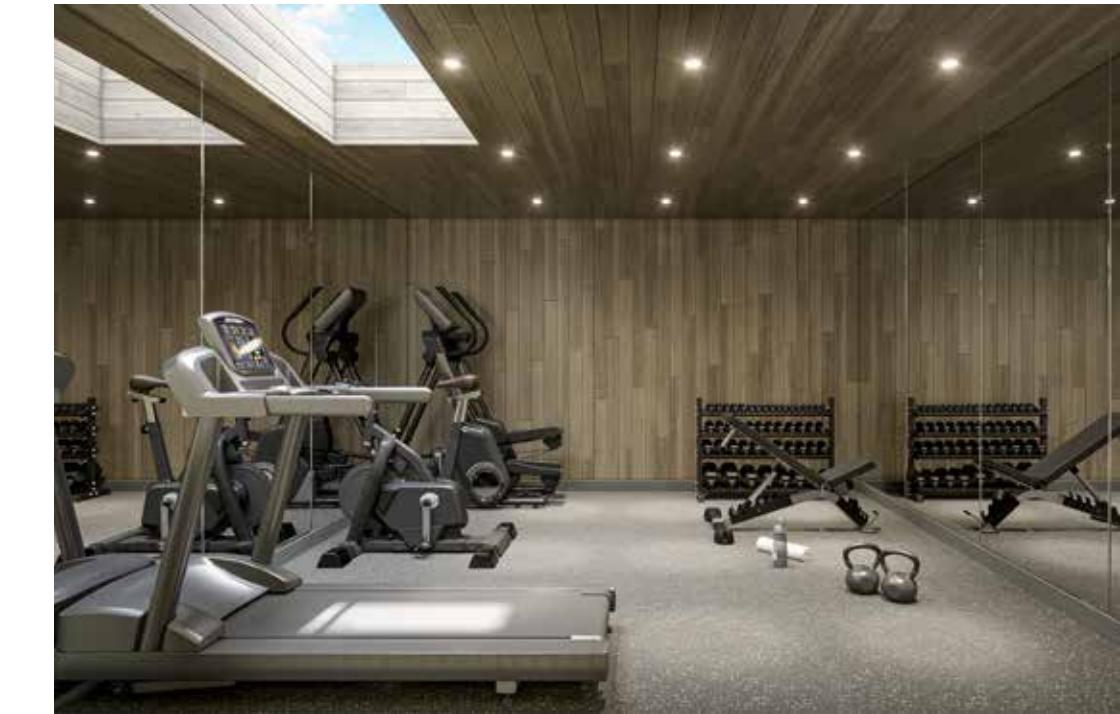
PIACEVOLEZZE

pia-cé·vo·le·si | amenities



ELEVATED LIFESTYLE BEYOND YOUR HOME

Enjoy your favourite movies in the Cinema e Bar, a private movie theatre complete with a wet bar. The building is complete with a children's outdoor play area, bike repair station, pet spa, and a state-of-the-art gym full equipped facility, titled La Palestre. On warmer nights, dine al fresco in the Salotto e Cucine, complete with a full gourmet indoor and outdoor kitchen, and ample dining seating – più siamo meglio è (the more the better).

**BUILDING EXCELLENCE**

01. La Palestra, Fitness Studio 02. Cinema e Bar, Movie Theatre with a Wet Bar
03. Salotto e Cucine, Sitting Room and Kitchens



COSTRUTTORE

co-struttore | developer

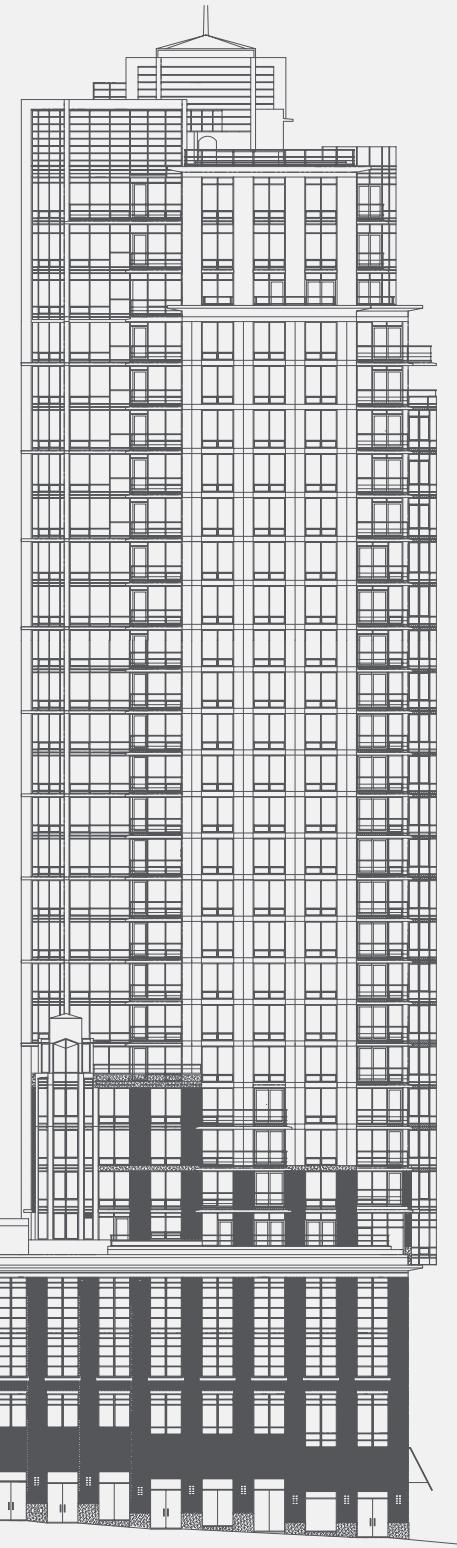
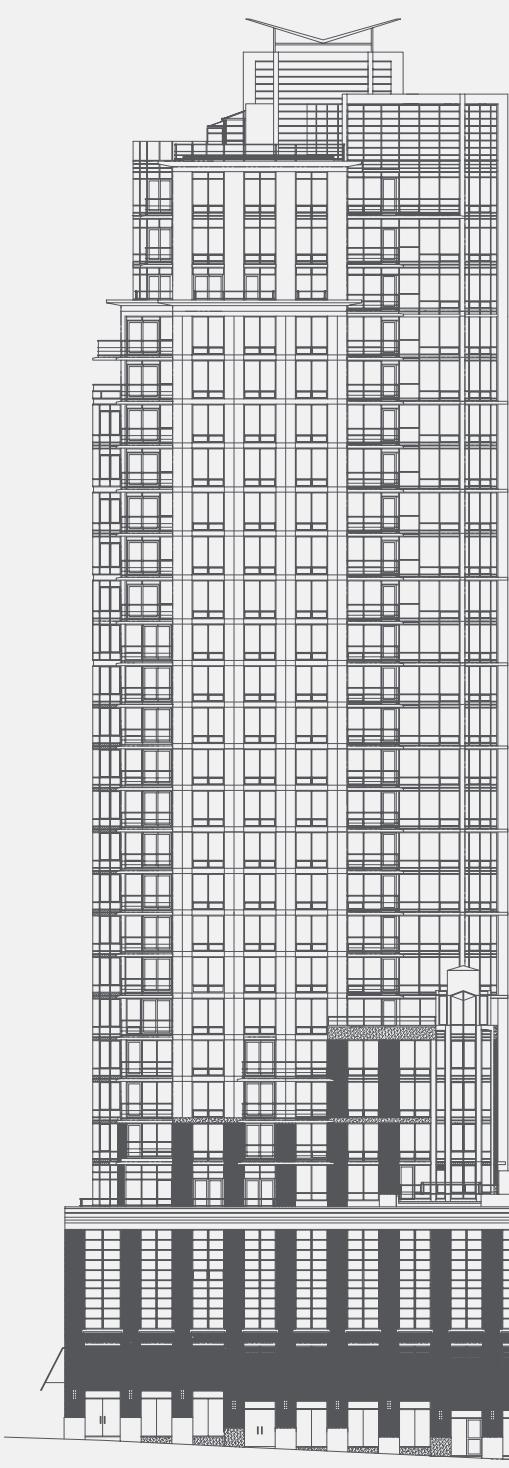
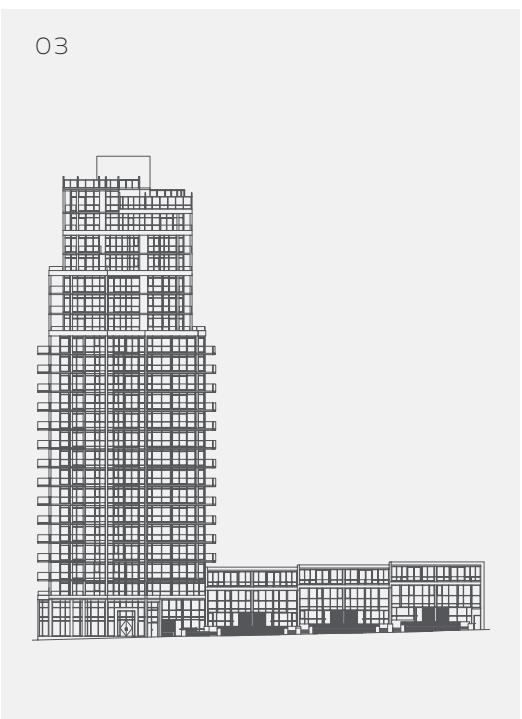


SOLTERRA DEVELOPMENT

Over the past 20 years, the team at Solterra has been involved in the development of many amazing multi-residential communities throughout Metro Vancouver and Squamish.

Solterra understands the importance of a home and prides itself on receiving over 70 prestigious development awards during the past 15 years. They've built a solid reputation on creating residences that feature exceptional design, solid construction, and quality finishes.

solterra

**BUILDING EXCELLENCE**

01. Monaco, White Rock 02. Milano, Burnaby
03. Bordeaux, Burnaby 04. Dolce and Vita at Symphony Place, Vancouver

ITALIA

PRESENTATION CENTRE

880 SEYMOUR STREET (AT SMITHE), VANCOUVER, BC

BY APPOINTMENT ONLY | CONTACT OUR SALES TEAM FOR MORE INFORMATION

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The developer reserves the right to make modifications, changes or substitutions to building design, specifications, finished, features, dimensions and floor plans should they be necessary to maintain the high standards of this community. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Solterra (Italia 2) Ltd.