

MIRAMAR VILLAGE

VIP REALTOR INFORMATION PACKAGE

DRAFT

BOSA
PROPERTIES



A UNIQUELY SPECTACULAR PLACE TO CALL HOME

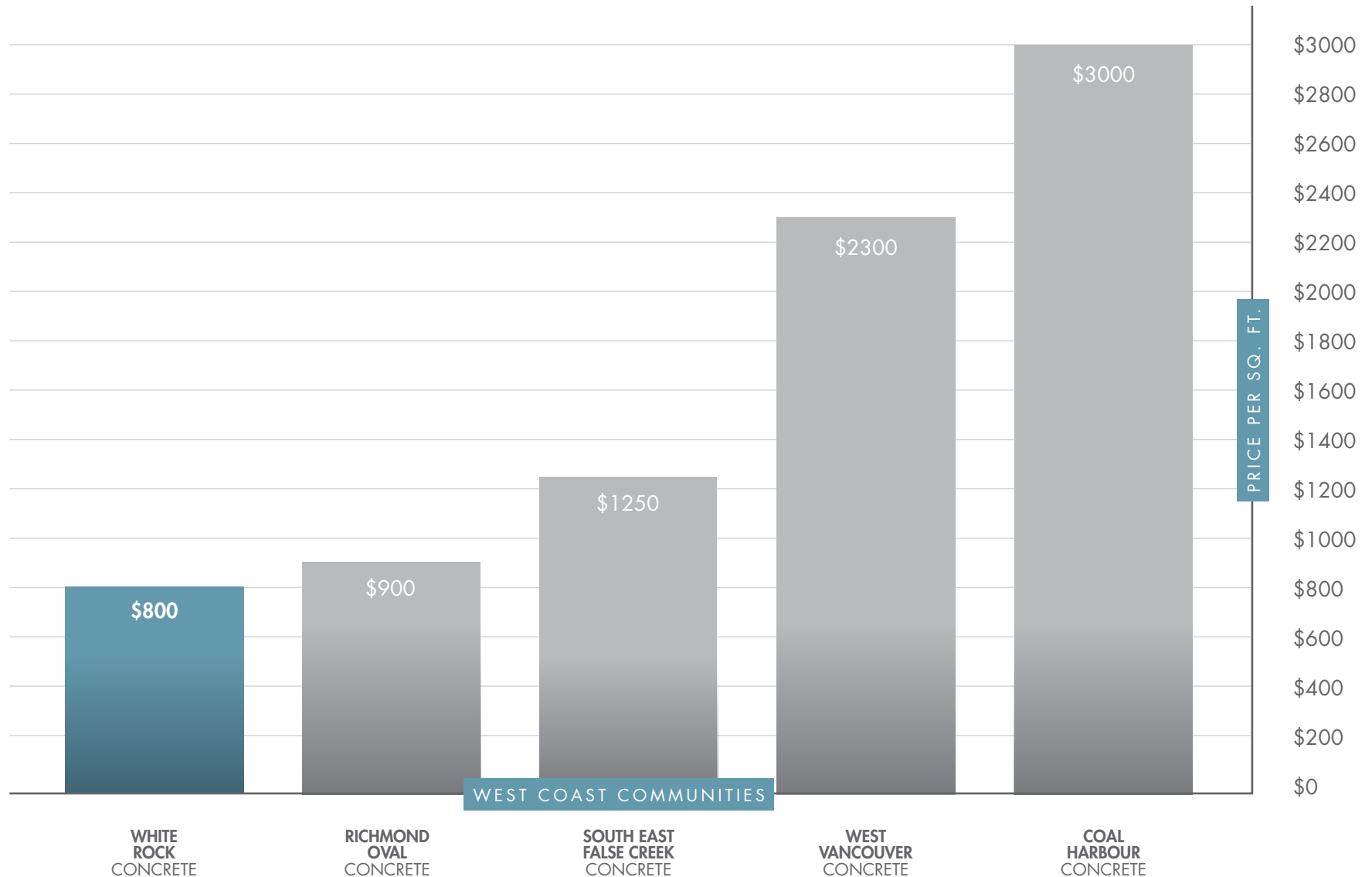
With an enviable location in one of the West Coast's most popular seaside communities, Miramar Village is a special blend of idyllic qualities. Well loved for its long, sandy beach; historic pier; vibrant waterfront of shops and restaurants; and slopes that rise up to offer fantastic ocean views – White Rock is one of Canada's most appealing destinations.

At Miramar Village, all the features that make this coastal town so desirable converge. Its elegant towers rise up from a vibrant residential village of shops and services designed to complement local retail, dining, and entertainment amenities. And those who value the beach lifestyle will love being a short walk from the White Rock Pier and Promenade, as well as Marine Drive's eclectic array of boutiques and cafés.

At its heart, Miramar Village's four residential towers will surround a relaxing outdoor courtyard with over 15,000 square feet of private, resort-inspired amenities. Inside, the community's refined residences will reflect the beauty and tranquility of its superb location, boasting spacious layouts, expansive windows, and designer finishes that enhance the sheer pleasure of being at home. Offering unmatched oceanview value in the heart of a highly desirable community, Miramar Village will be an enviable address within Metro Vancouver.

UNMATCHED OCEANVIEW VALUE

WITH ITS PRIME LOCATION, UNPARALLELED VIEWS, AND RESORT-INSPIRED AMENITIES, MIRAMAR VILLAGE OFFERS UNMATCHED OCEANVIEW VALUE IN THE METRO VANCOUVER REGION.



5 REASONS TO CALL MIRAMAR HOME



LOCATION

White Rock is one of Canada's most appealing destinations. With a unique combination of water, sun and coastal charm, the community even boasts an average of 20 percent more sunshine than other parts of the region.



AMENITIES

Enjoy over 15,000 square feet of resort-inspired amenities including an outdoor pool, hot tub and sun loungers; fireside lounge, barbeque and dining area; greenspace and putting green; as well as an indoor entertainment lounge, yoga space, and health club.



RETAIL

Situated atop a vibrant residential village, residents of Miramar Village will enjoy an array of shops and services, designed to complement local retail, dining, and entertainment amenities.



VALUE

With its prime location and unparalleled views, Miramar Village will offer unmatched oceanview value in the heart of this highly desirable community.

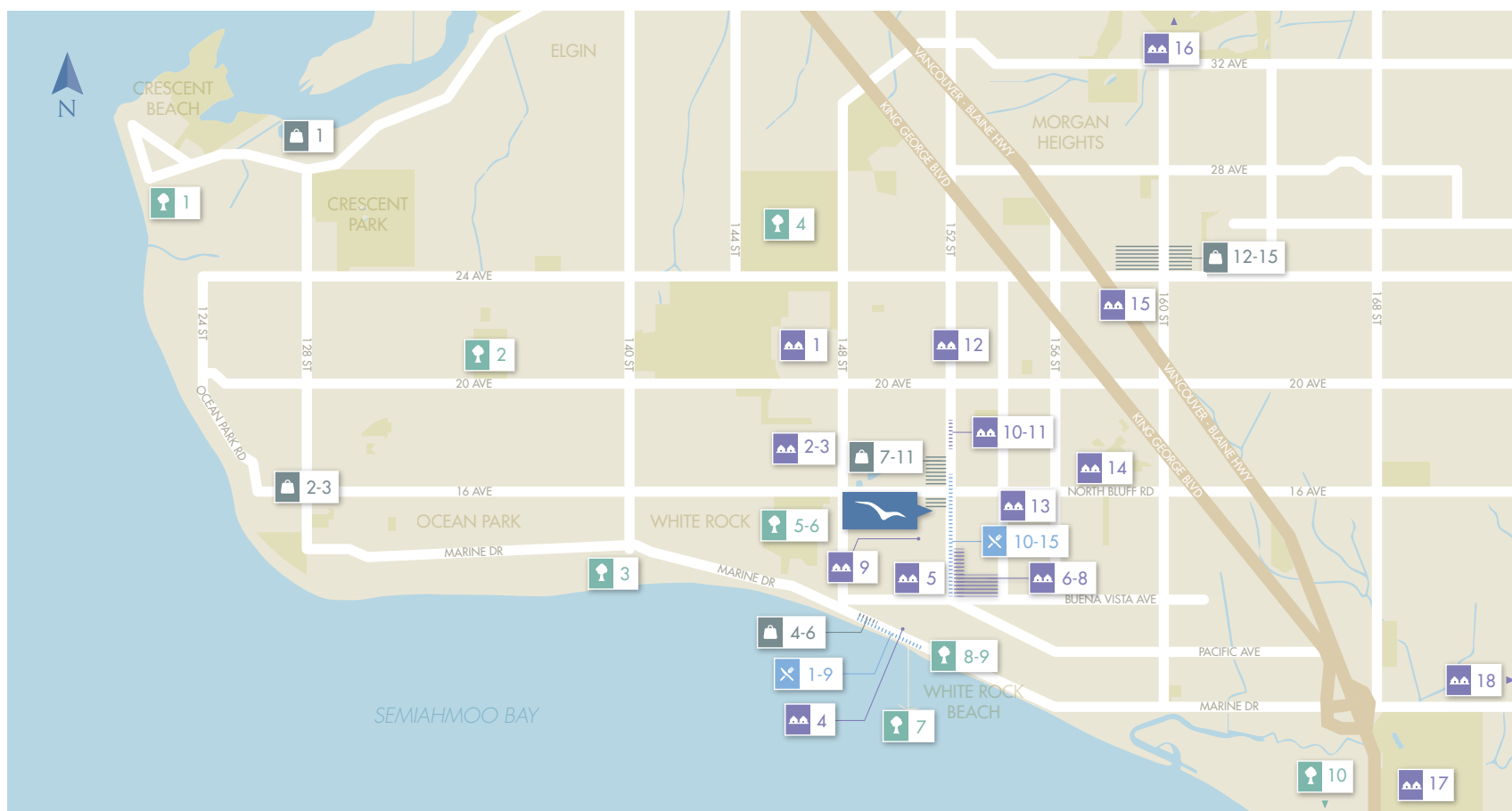


BEST OF ALL, IT'S A BOSA

For over 50 years Bosa Properties has demonstrated an uncompromising commitment to quality construction and innovative design, which has cemented its reputation as one of the British Columbia's top developers, boasting an extensive portfolio of residential, commercial, industrial and mixed-use urban properties.

IN THE NEIGHBOURHOOD

WITHIN A BLOCK OR TWO ARE LIFE'S ESSENTIALS: BISTROS, BAKERIES, RESTAURANTS, SUSHI, AND WINE BARS.



✕ RESTAURANTS

- | | |
|------------------------------|---------------------------------|
| 1 Cosmos Restaurant | 9 Little India Restaurant |
| 2 The Boathouse Restaurant | 10 Browns Socialhouse Semiahmoo |
| 3 Cones Creamery | 11 Kappa Japanese Restaurant |
| 4 Le Vol Au Vent | 12 Leela Thai Restaurant |
| 5 The Hemingway Public House | 13 Five Corners Cafe |
| 6 Charlie Don't Surf | 14 ONYX Steakhouse |
| 7 Uli's Restaurant | 15 Sho Chiku Sushi |
| 8 FIVE | |

🏠 EDUCATION & RECREATION

- | | |
|----------------------------------|---|
| 1 South Surrey Recreation Centre | 10 Rialto Twin Theatre |
| 2 South Surrey Indoor Pool | 11 Semiahmoo Library |
| 3 Semiahmoo Secondary School | 12 Aru Spa and Salon |
| 4 White Rock Museum and Archives | 13 Peace Arch Hospital |
| 5 Live Yoga | 14 Earl Marriott Secondary School |
| 6 White Rock Elementary | 15 Steve Nash Fitness World & Sports Club |
| 7 White Rock Library | 16 Morgan Creek Golf Course |
| 8 Nourish Hot Yoga | 17 Peace Portal Golf Club |
| 9 White Rock | 18 Hazelmere Golf & Tennis Club |

🌳 PARKS

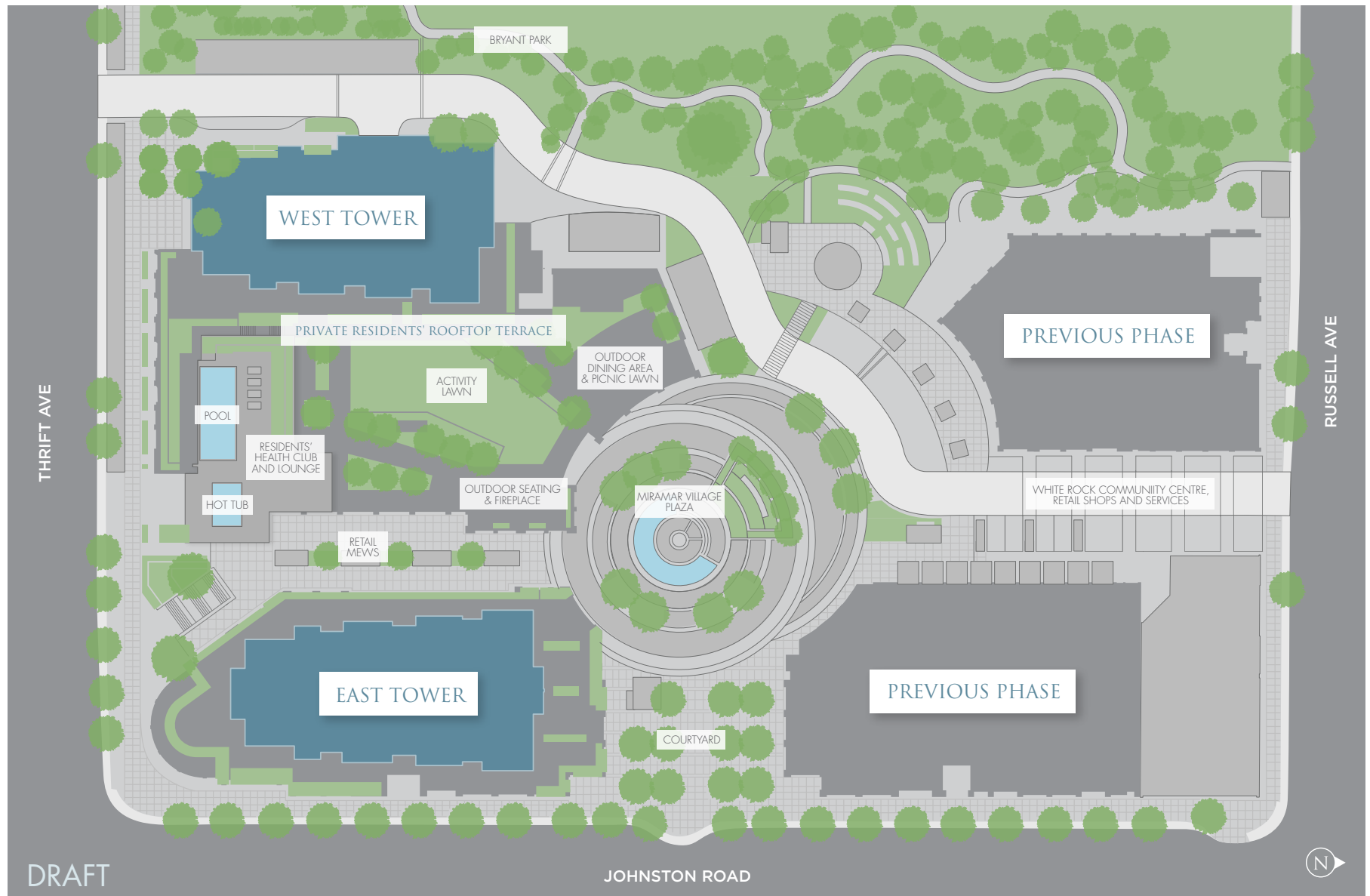
- | | |
|--------------------------------|-------------------------------|
| 1 Crescent Beach | 7 White Rock Pier |
| 2 Dogwood Park | 8 White Rock Promenade |
| 3 Coldicutt Park | 9 The White Rock |
| 4 Sunnyside Acres Urban Forest | 10 Peace Arch Provincial Park |
| 5 Centennial Park | |
| 6 Ruth Johnson Park | |

🛒 SHOPPING

- | | |
|-----------------------------|---------------------------------|
| 1 Fieldstone Artisan Breads | 9 BC Liquor Store |
| 2 Delitalia Fine Foods | 10 COBS Bread |
| 3 Chan's Farm Market | 11 Save-On-Foods |
| 4 Saje Natural Wellness | 12 The Shops at Morgan Crossing |
| 5 Whitby's Books & Gifts | 13 Winners |
| 6 Beaches Swimwear | 14 The Home Depot |
| 7 Future Grocery Store | 15 Grandview Corners |
| 8 Semiahmoo Shopping Centre | |

RISING FROM A VILLAGE, OVERLOOKING THE SEA

THE 3RD AND 4TH TOWERS COMPLETE THIS QUARTET, FRAMING A CENTRAL COURTYARD WITH SHOPS AND SERVICES BELOW, AND PRIVATE AMENITIES ABOVE.



AS SEEN FROM MIRAMAR

LOOKING SOUTHEAST TO THE SUN SETTING ON MOUNT BAKER.



WHITE ROCK'S MOST ENVIED VIEWS TO THE SOUTHWEST OVERLOOK
THE STRAIT OF GEORGIA, GULF ISLANDS, AND SAN JUAN ISLANDS.



A ROOFTOP RETREAT

THE PODIUM'S 15,000 SF PRIVATE RESIDENTS' ROOFTOP TERRACE OVERLOOKS THE OCEAN, WITH AN OUTDOOR POOL, SUN LOUNGERS, HOT TUB, FIRE PITS, DINING AREA, PUTTING GREEN, AND BARBECUES.

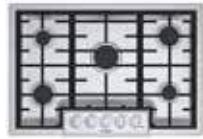
IT OPENS TO AN INDOOR ENTERTAINMENT LOUNGE, YOGA SPACE, AND HEALTH CLUB.



INSPIRED INTERIORS & ENVIABLE AMENITIES



PREMIUM BOSCH™
APPLIANCES



GAS COOKTOP



CONVECTION
WALL OVEN



CHIMNEY
HOOD FAN



NEST™ THERMOSTAT



HANSGROHE™
RAINDROP SHOWER

BESPOKE INTERIORS

- Choice of three contemporary designer colour palettes: Classic, Contemporary, and Modern
- Nest™ Learning Thermostat included in all homes
- Durable and seamless engineered wood flooring
- Expansive windows include stylish roller shades
- Laundry closet with front loading washer and dryer
- Air conditioning included in all homes
- Sustainable heat recovery ventilator (HRV) unit introduces fresh air into each room
- Hard-wired smoke detectors
- Energy-efficient, double-glazed windows and glass doors with thermally broken frames

ELEVATED COOKING

- Imported Italian kitchens feature chimney hood fan accented by stunning bookmatched porcelain Calacatta slab backsplash
- Euro-inspired designer composite quartz countertops
- Undermount 18-gauge stainless steel sink, solid brass Hansgrohe™ kitchen faucet in polished chrome with integral toggle spray
- Contemporary wood-grain finish on full height cabinets
- Modern white lacquered lower cabinets
- Premium soft-close doors and retractable drawer-slide mechanisms
- Premium Bosch full-size appliance package in 2-bedroom homes:
 - » 30" integrated refrigerator with bottom freezer
 - » 30" gas cooktop and convection wall oven
 - » Sleek 24" dishwasher with integrated door panel
- Premium Bosch 1-bedroom appliance package:
 - » 24" integrated refrigerator with bottom freezer
 - » 24" gas cooktop and convection wall oven
 - » Sleek 18" dishwasher with integrated door panel
- Stylish task lighting
- USB charging plug in all kitchens and workstations

LAVISH BATH

- Luxurious rectangular soaker tub with contemporary polished chrome fixtures by Hansgrohe™
- Contemporary floating wood-grain vanity with storage drawer and undermount lighting, complete with stone countertops and vitreous china square undermount sink
- Custom vanity cabinet with sliding mirror, built-in lighting, and shelving for extra storage
- Nuheat™ Radiant under floor-heating in all bathrooms
- Hand-set stone tile flooring
- Polished chrome towel bars and paper holders
- Dual-flush water closet
- Recessed lighting above water closet and tub/shower
- Ground fault circuit interrupter plugs at all vanities

INSPIRED INTERIORS & ENVIABLE AMENITIES



BBQ AREA



FULLY EQUIPPED GYM



PRIVATE HEALTH CLUB



PUTTING GREEN



SAFE AND SECURE



LEGENDARY BOSA QUALITY

INSPIRED AMENITIES

- Heated rooftop pool overlooking the ocean with hot tub, lounge chairs, and cabanas
- Residents' Health Club includes yoga and stretching space, and fully equipped training gym with changerooms
- Indoor lounge with soft seating, large-screen TV, and entertaining kitchen equipped with bar fridge and sink
- Indoor lounge and Health Club overlook the Private Residents' Rooftop Terrace – over 15,000 SF landscaped courtyard featuring an outdoor dining area, fire pits, picnic lawn, yoga space, putting green, and BBQ area
- Executive meeting room
- Dramatic entrance lobby with seating and private mailroom
- Retail shops and services at your doorstep
- BOSAvolt™ dedicated parking spaces provide electric vehicles with the power to recharge batteries more efficiently (optional)

SAFE, SECURE, COMFORTABLE

- Full-time community concierge for your convenience and peace of mind
- Entry phone outside main lobby with security camera
- Two personally coded entry devices for access to entry lobby, elevators, and individual residential floors
- Heavy-duty solid brass deadbolt lock and viewer on suite entry door
- Secure parkade
- Well-lit pedestrian walkways in outdoor common areas

PEACE OF MIND

- Home warranty coverage for:
 - » 2-year materials and labour warranty
 - » 5-year building envelope warranty
 - » 10-year structural warranty
- Bosa Properties Customer Care Warranty included with every home

PLAN A1

EAST TOWER
1 BED | LIVING 551 SF



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PLAN A3

EAST TOWER
1 BED | LIVING 635 SF

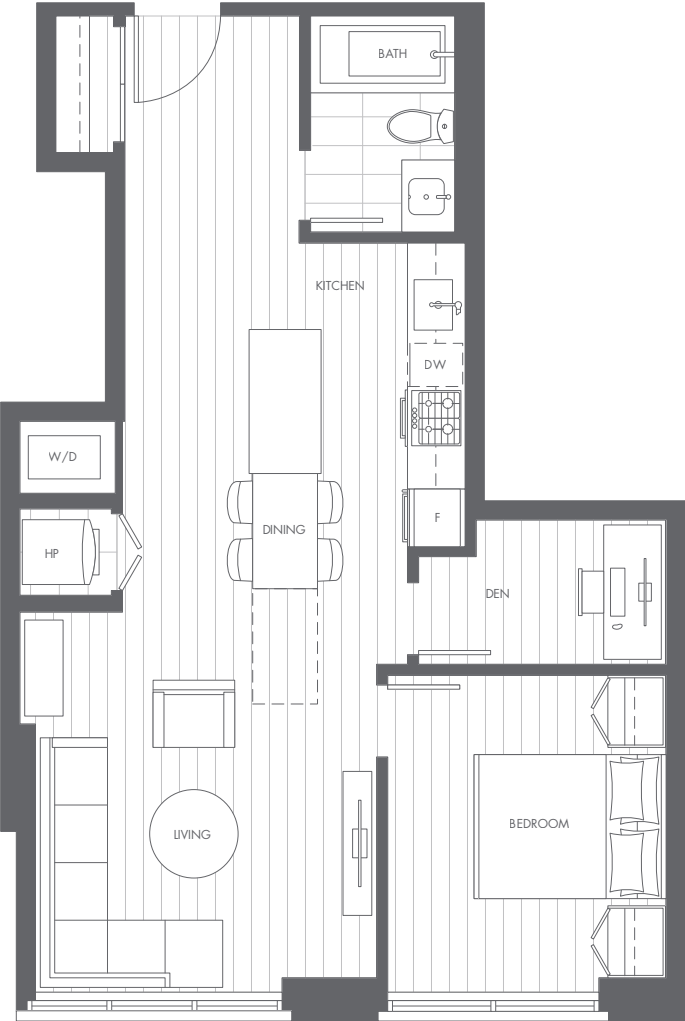


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PLAN B5

WEST TOWER
1 BED | LIVING 662 SF



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PLAN C2

EAST TOWER
2 BED | LIVING 956 SF



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PLAN C3

EAST TOWER
2 BED | LIVING 973 SF



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PLAN C7

EAST TOWER

2 BED | LIVING 1199 SF



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PLAN D1

WEST TOWER
2 BED | LIVING 973 SF



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PLAN D2

WEST TOWER
2 BED | LIVING 973 SF



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PLAN D4

WEST TOWER
2 BED | LIVING 957 SF



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MIRAMAR VILLAGE

WANT A CLOSER LOOK?

For more information, please contact a member of our Sales Team.

MIRAMAR@BOSAPROPERTIES.COM

604.542.8882

