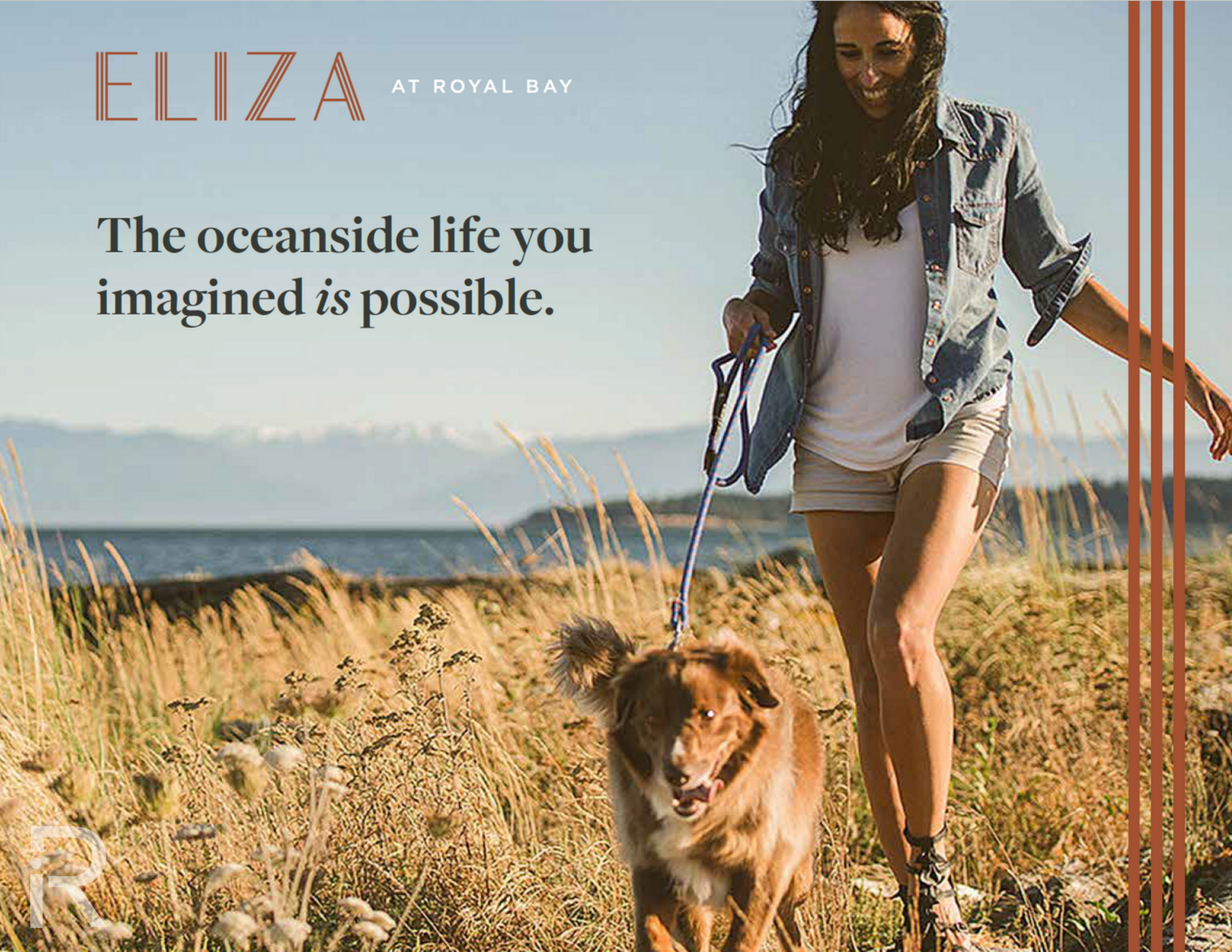


ELIZA AT ROYAL BAY

The oceanside life you
imagined *is possible.*



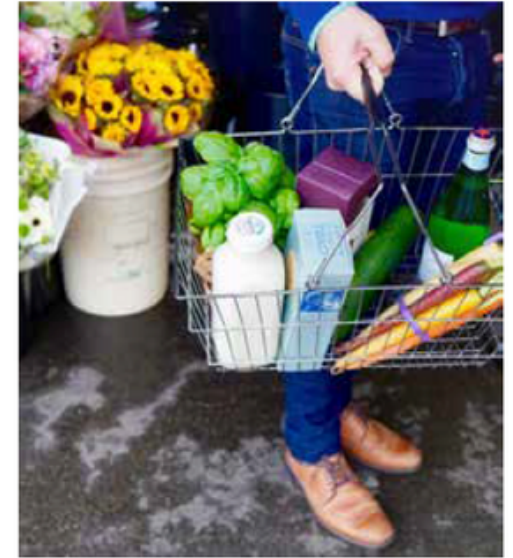
R

INSPIRED BY NATURE & RICH WITH AMENITIES



A collection of 58 elegant, fully air conditioned homes, including 1-bedroom floor plans of approximately 599 to 701 square feet, and 2-bedroom floor plans of approximately 896 to 1013 square feet.

FIND IT ALL. CLOSER TO HOME.



At the heart of the Royal Bay Master Plan is The Commons, a vibrant new retail village anchored by Quality Foods and Cascadia Liquor; plus schools, a daycare, a new Royal BC Museum collections and research building, and surrounding greenways to enjoy by bicycle or on foot.

COMPLETE & CONNECTED



SHOPPING & SERVICES

1. The Commons
2. Red Barn Market
3. Belmont Market
4. Westshore Town Centre
5. Costco
6. London Drugs
7. Millstream Village
8. Victoria General Hospital

SCHOOLS

1. Royal Bay Secondary
2. Royal Bay Elementary (Future)

DINING

1. Royal Bay Bakery
2. My Chosen Café
3. Table Nineteen
4. Liberty Kitchen
5. MOD Pizza
6. Sushi Belmont
7. Original Joe's
8. Darcy's Pub
9. Bin 4 Burger Lounge
10. Rhino Coffee House
11. Sabhai Thai

PARKS & RECREATION

1. Royal Beach Park
2. Esquimalt Lagoon
3. Fisgard Lighthouse
4. Hatley Castle
5. Galloping Goose Trail
6. Witty's Lagoon
7. Olympic View Golf Club
8. Metchosin Golf & Country Club
9. Royal Colwood Golf Club
10. WildPlay Victoria
11. The Q Centre
12. Langford Lanes
13. Starlight Stadium

ELIZA
AT ROYAL BAY



FLOODED WITH LIGHT, FILLED WITH WARMTH



LIFE IS COMFORTABLE, WELCOMING AND EASY



Welcome home to sophisticated interiors, soothing colour palettes and superior finishes designed and crafted with an eye towards the perfect blend of materials suited to all kinds of lifestyles.

A WELL-DESIGNED HOME



Newlyweds, professional singles, growing families and rightsizers will all find ample living space and storage inside our offering of one and two bedroom suites.

LIVE IN STYLE



We've crafted floor plans that promote ease and flow, with ensuite baths and large closets in every home.

ENTERTAIN AND RELAX



ELIZA's exciting outdoor amenities allow you to enjoy single-level condo living with all the advantages of a single family home.

FEATURES & FINISHES

MODERN OCEANSIDE LIVING

- A collection of 58 elegant homes, including 1-bedroom floorplans of approximately 599 to 701 square feet, and 2-bedroom floorplans of approximately 908 to 1013 square feet
- Located in the seaside community of Royal Bay, within the Greater Victoria area
- West Coast Modern architecture designed by the internationally-recognized Rositch Hemphill Architects, one of Vancouver's top architectural firms
- Professionally designed interiors by award-winning Proscenium Architecture & Interiors, Inc.
- Choose from two sophisticated designer colour palettes: Seaside and Summit
- Spacious living areas with expansive windows and finely crafted cabinetry
- Master ensuite baths and walk-in closets
- Ocean views from east facing homes on the third and fourth floors
- Select Signature Series homes on the top floor feature vaulted 14'6" ceilings
- High quality vinyl flooring throughout main living areas and bedrooms
- Full size front loading washer and dryer
- Lush outdoor green space planted with deciduous and evergreen foliage

SLEEK AND MODERN KITCHENS, FOR THE CHEF

- Large quartz islands ideal for entertaining
- Stainless steel appliances including:
 - High-end induction cooktop
 - Wall oven
 - Dishwasher
 - Built-in microwave
- Matte black faucets and hardware
- Undermount kitchen sink set in quartz countertops
- Two-toned designer custom cabinetry
- Under-the-cabinet task lighting
- Ceramic tile backsplash



BATHROOMS LIKE AN AT-HOME SPA

- Matte black fixtures
- Quartz countertops
- Porcelain tile flooring
- Walk-in shower in primary ensuites
- Shower/tub combos tiled in large-format porcelain in all other bathrooms

CONVENIENCE & PEACE OF MIND

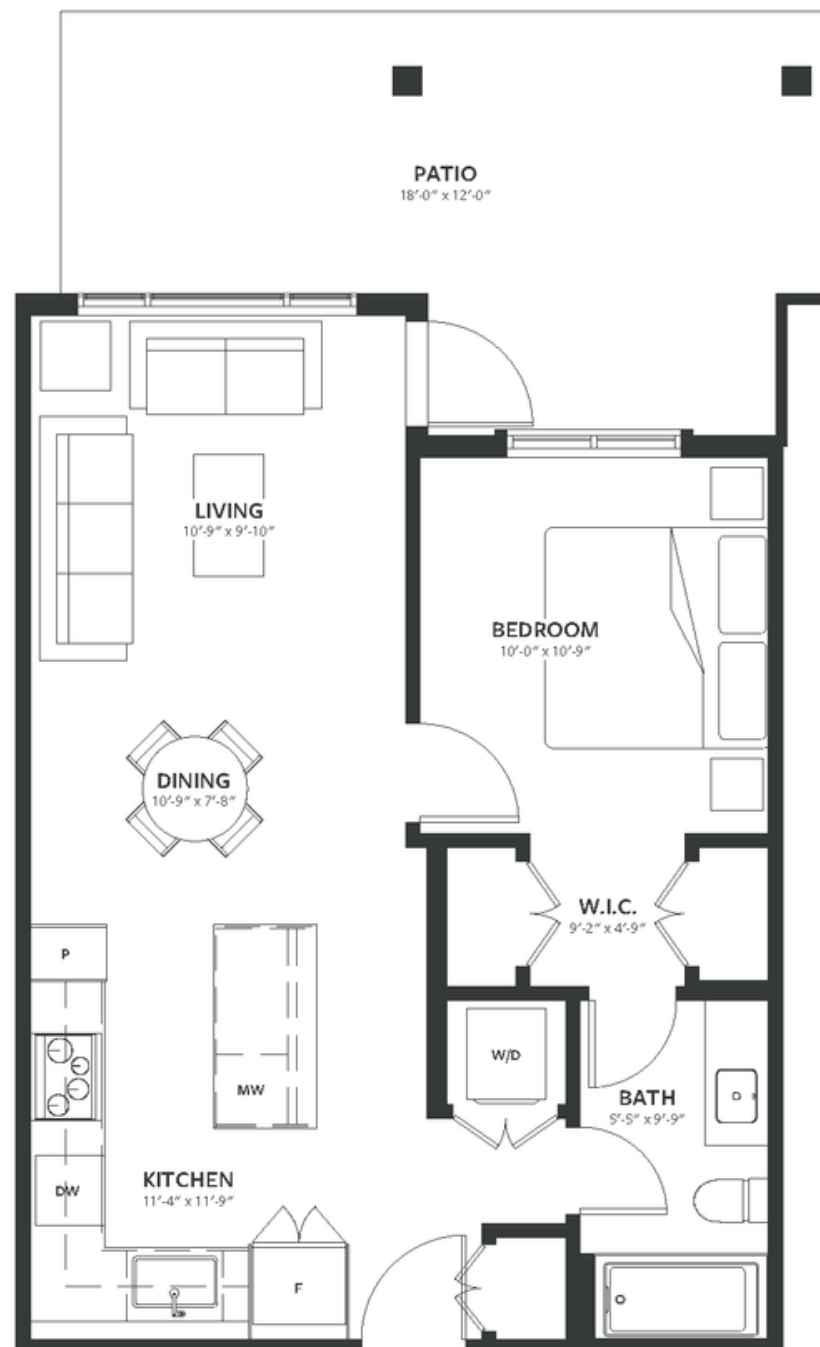
- Air conditioning in every home
- EV charger-ready on select parking stalls
- Secure, fobbed building entry
- New Home Warranty provided by National Home Warranty



- Amenities include:
 - Convenient onsite fitness centre
 - Rooftop patio with firepit and BBQ
 - Large outdoor green spaces with picnic tables
 - Lounge / Amenity room
 - Community vegetable garden plots
- Walking distance to The Commons, for:
 - Quality Foods
 - Cascadia Liquor
 - Plus a variety of retail and dining options
- Located within steps to the beach and trails



FLOORPLANS



GROUND FLOOR

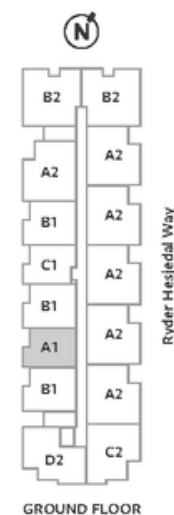
Plan A1

1 BED + 1 BATH

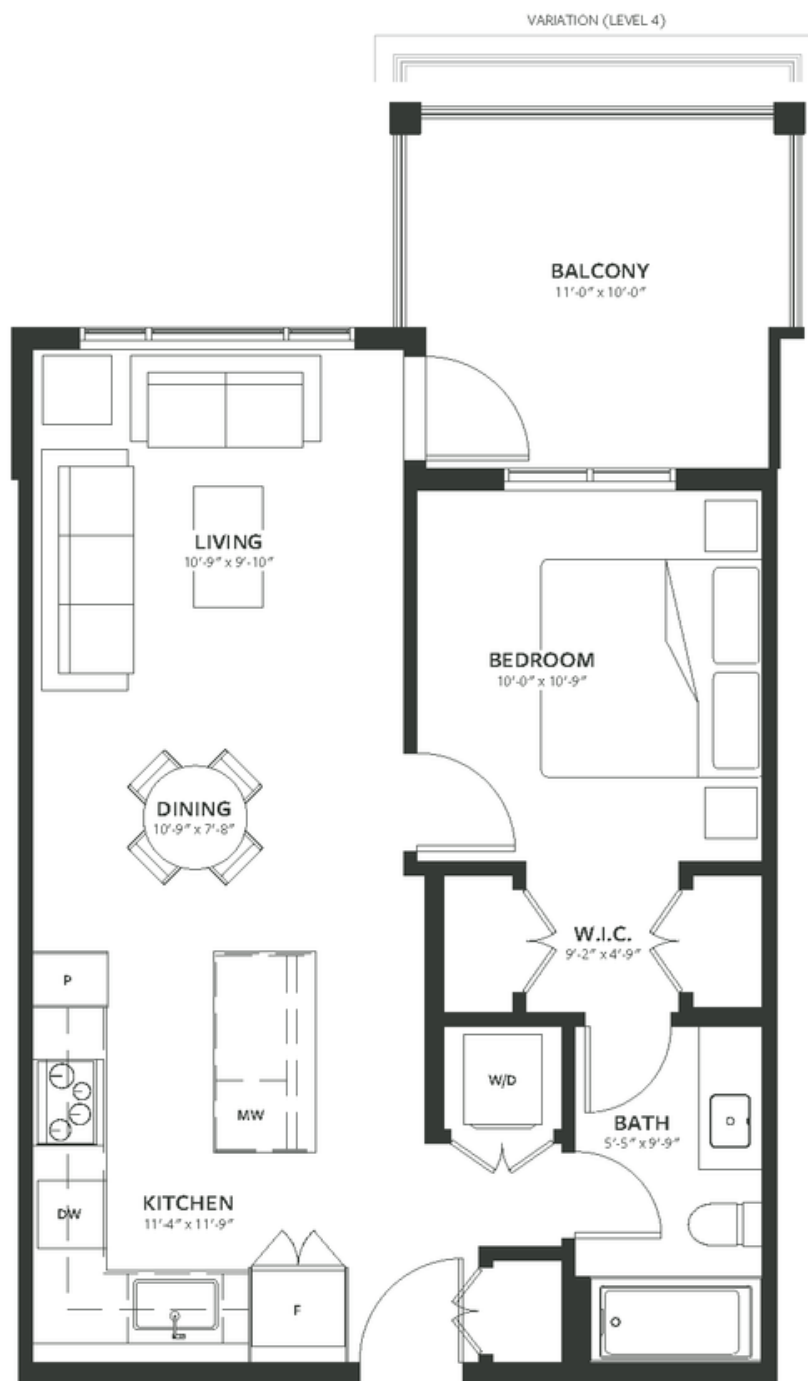
INTERIOR / 625 SQ.FT.

EXTERIOR / 188 SQ.FT.

TOTAL / 813 SQ.FT.



FLOORPLANS



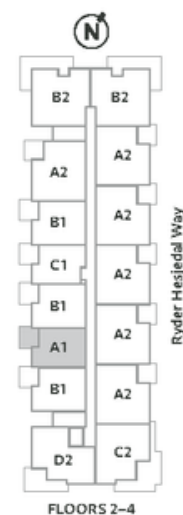
Plan A1

1 BED + 1 BATH

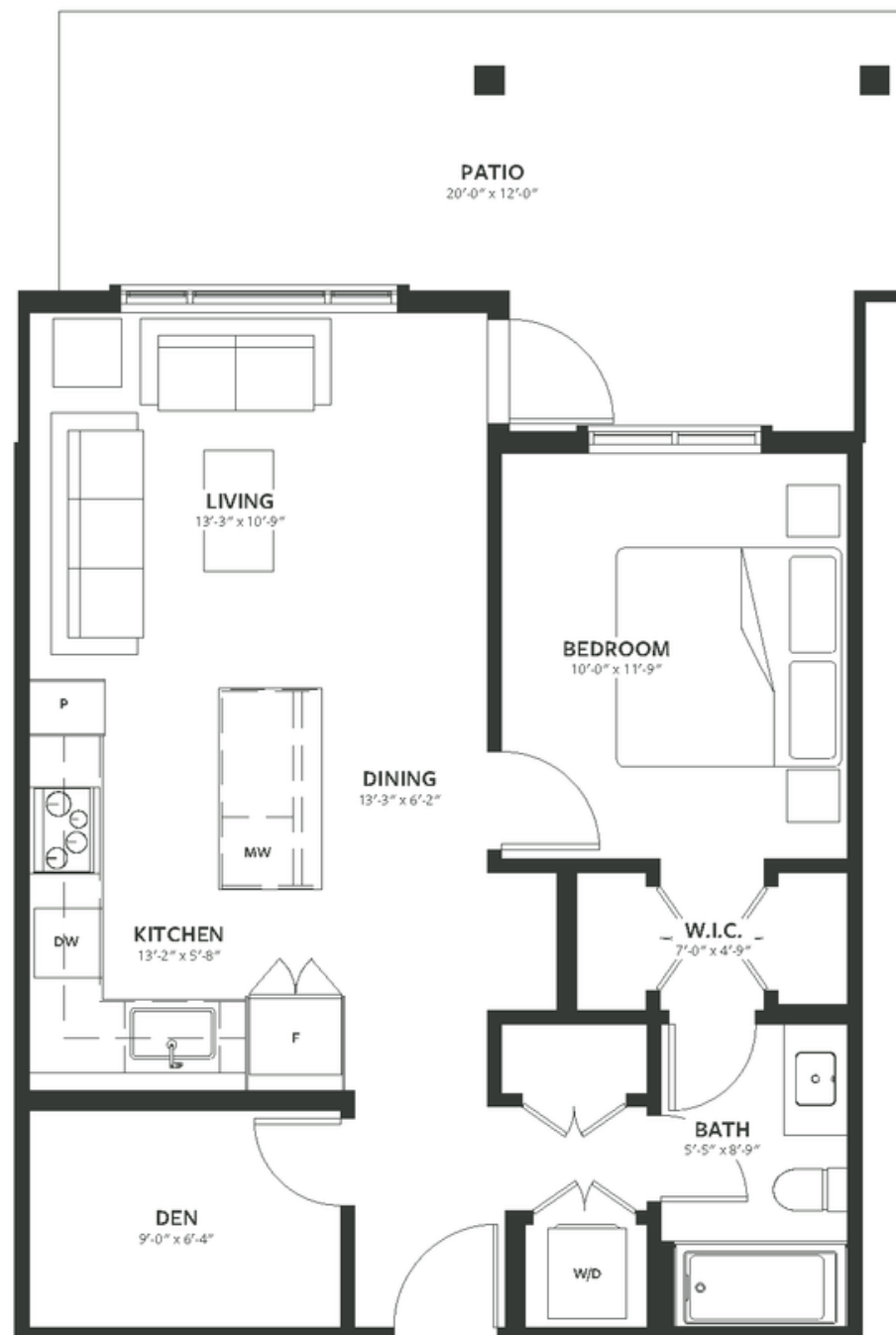
INTERIOR / 625 SQ.FT.

EXTERIOR / 109 SQ.FT.

TOTAL / 734 SQ.FT.



FLOORPLANS



GROUND FLOOR

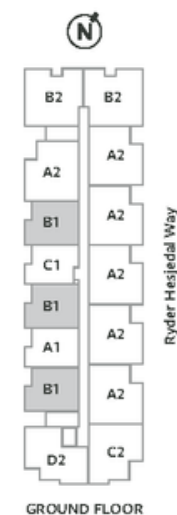
Plan B1

1 BED + DEN + 1 BATH

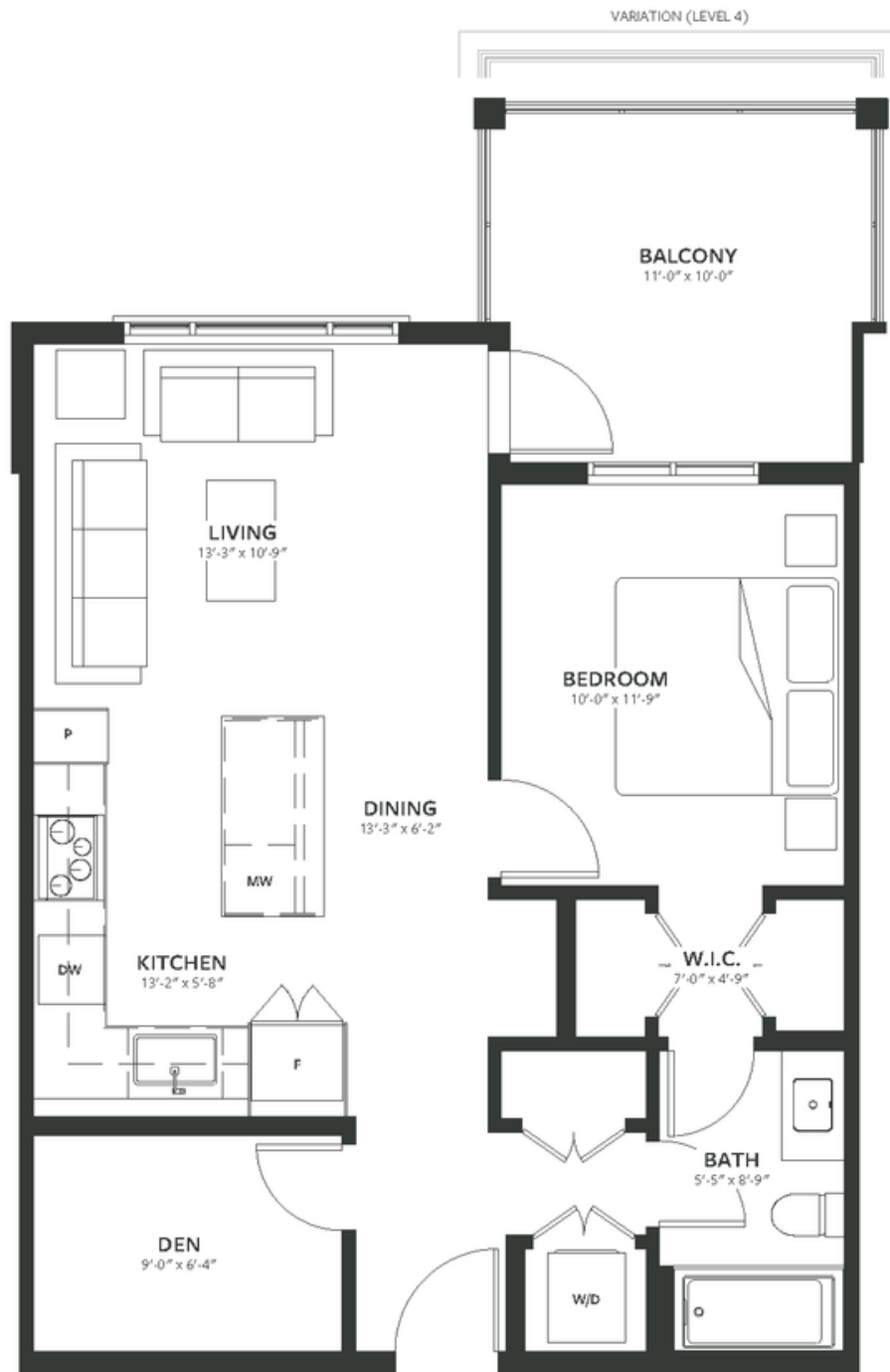
INTERIOR / 701 SQ.FT.

EXTERIOR / 207 SQ.FT.

TOTAL / 908 SQ.FT.



FLOORPLANS



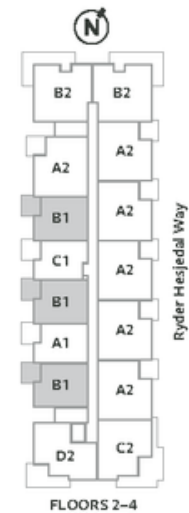
Plan B1

1 BED + DEN + 1 BATH

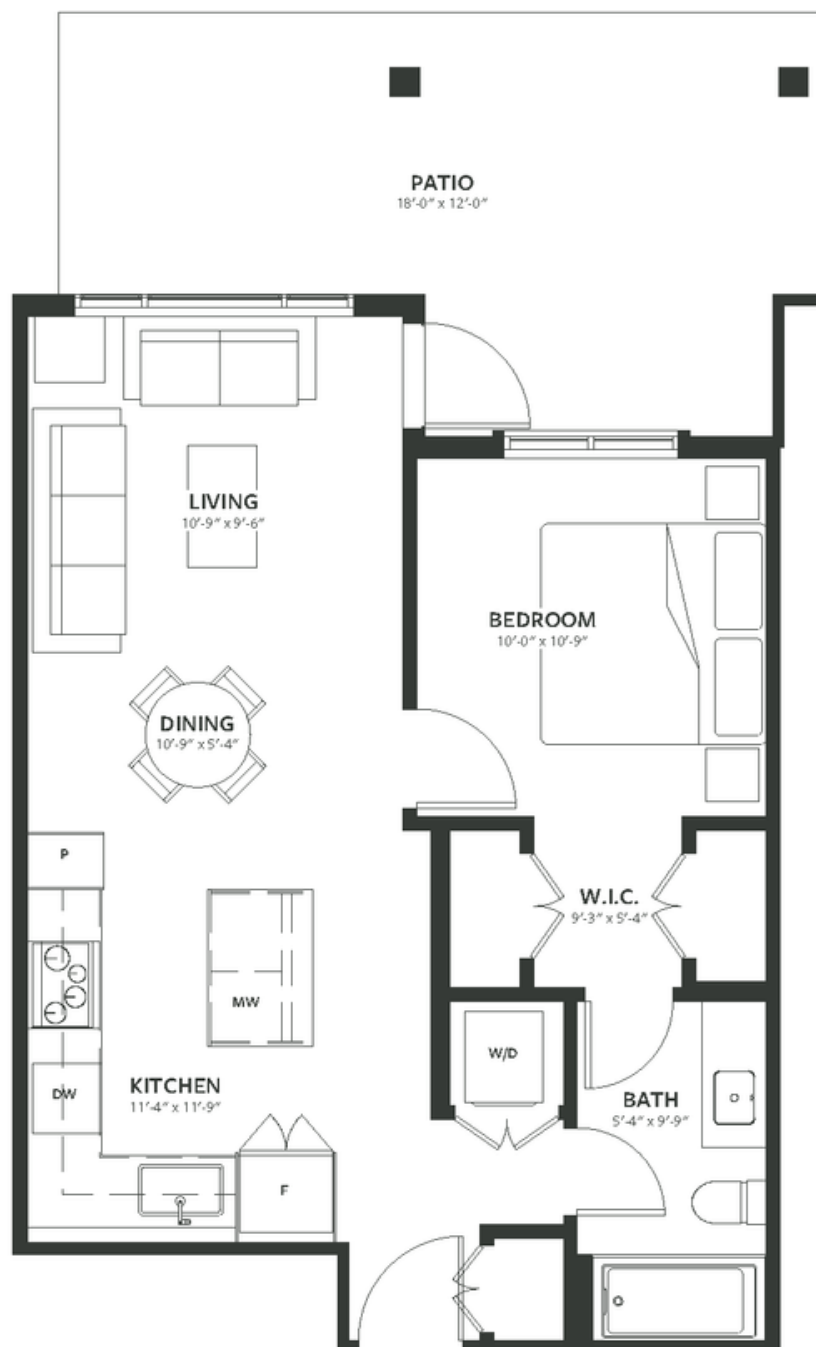
INTERIOR / 701 SQ.FT.

EXTERIOR / 109 SQ.FT.

TOTAL / 810 SQ.FT.



FLOORPLANS



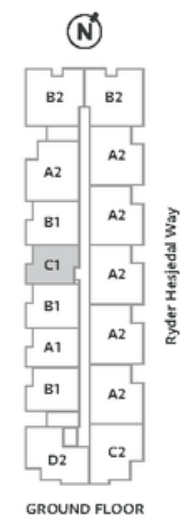
GROUND FLOOR Plan C1

1 BED + 1 BATH

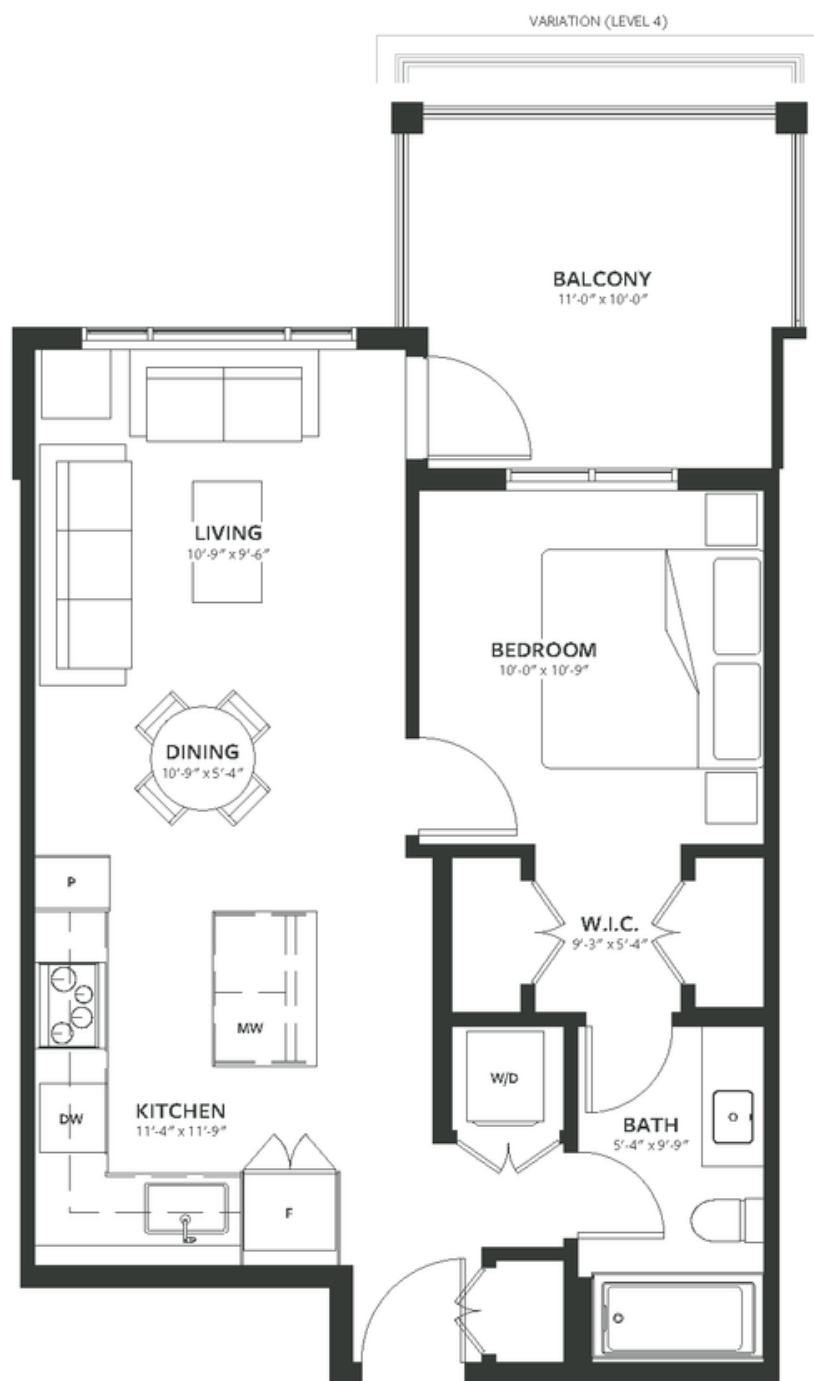
INTERIOR / 599 SQ.FT.

EXTERIOR / 188 SQ.FT.

TOTAL / 787 SQ.FT.



FLOORPLANS



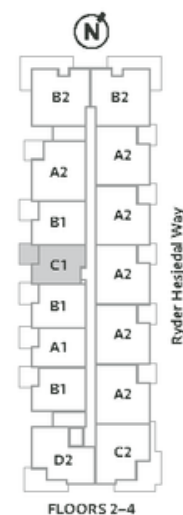
Plan C1

1 BED + 1 BATH

INTERIOR / 599 SQ.FT.

EXTERIOR / 109 SQ.FT.

TOTAL / 708 SQ.FT.



FLOORPLANS



GROUND FLOOR

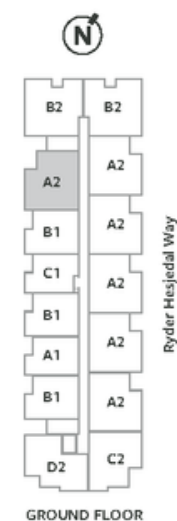
Plan A2 West

2 BED + 2 BATH

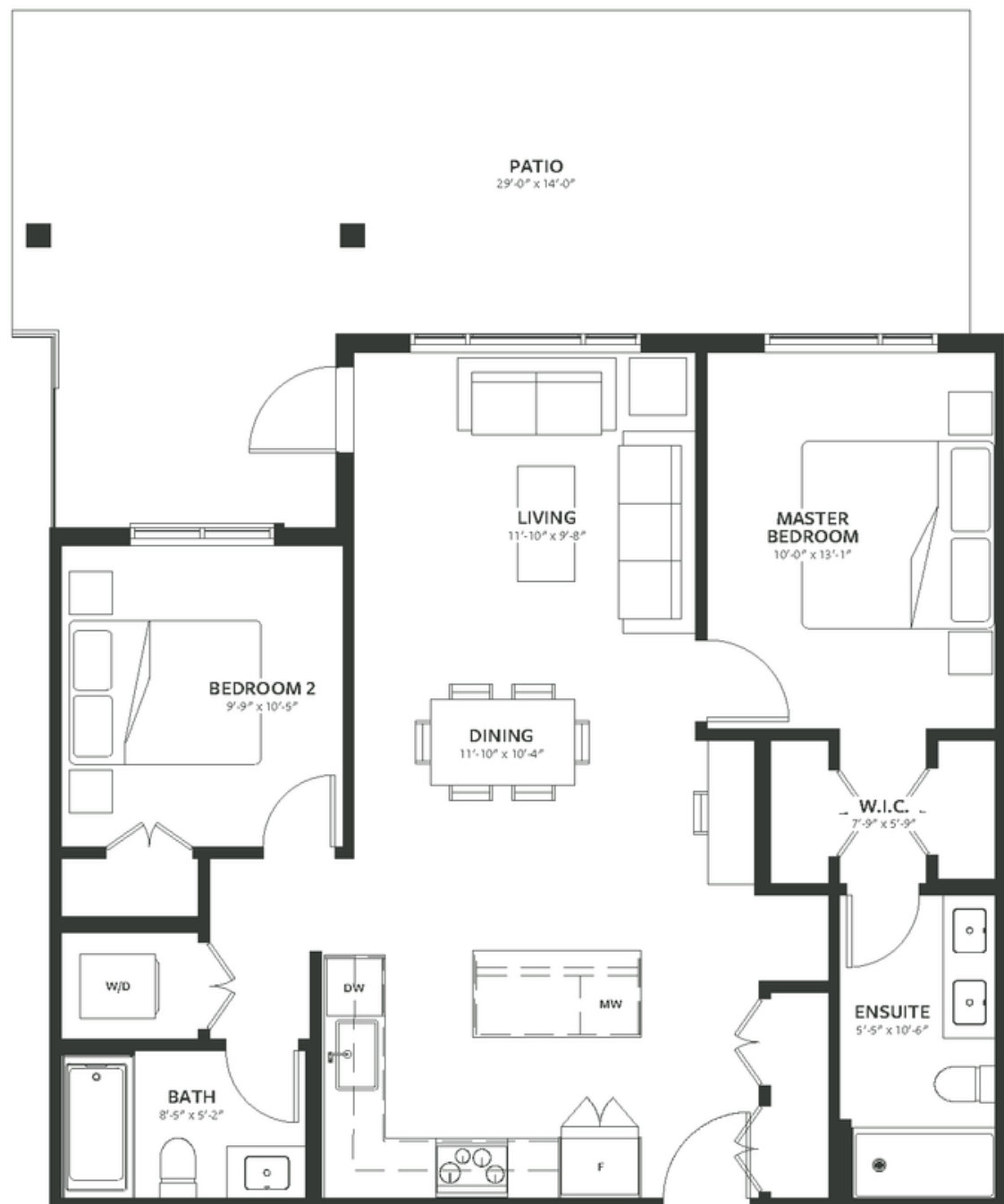
INTERIOR / 941 SQ.FT.

EXTERIOR / 238 SQ.FT.

TOTAL / 1,179 SQ.FT.



FLOORPLANS



GROUND FLOOR

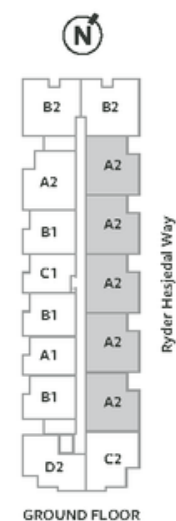
Plan A2 East

2 BED + 2 BATH

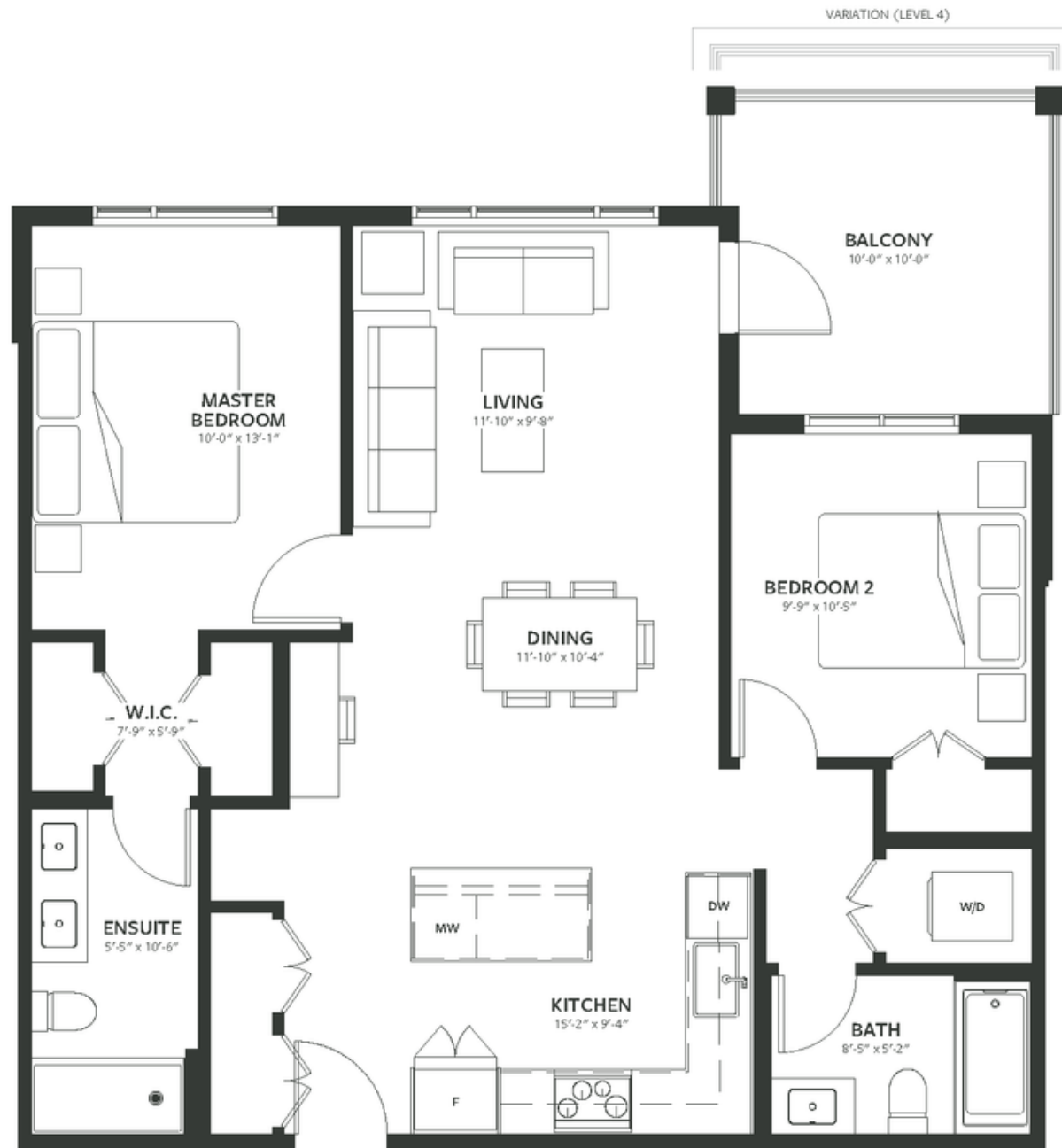
INTERIOR / 941 SQ.FT.

EXTERIOR / 296 SQ.FT.

TOTAL / 1,237 SQ.FT.

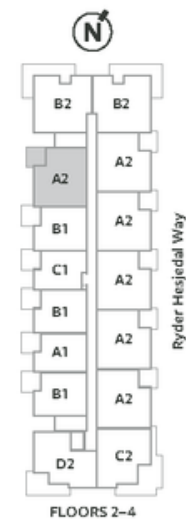


FLOORPLANS

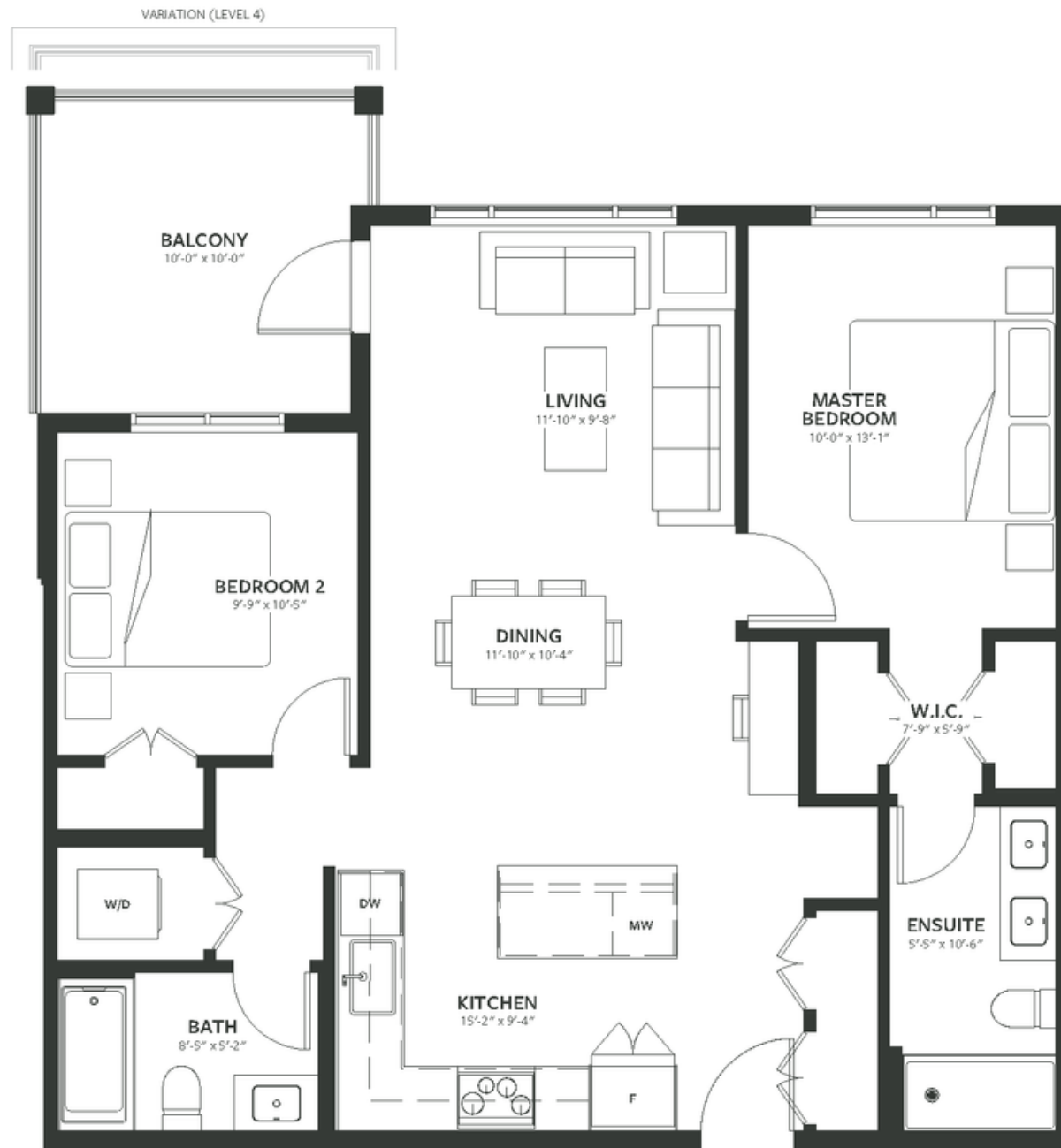


Plan A2 West

2 BED + 2 BATH
INTERIOR / 941 SQ.FT.
EXTERIOR / 105 SQ.FT.
TOTAL / 1,046 SQ.FT.

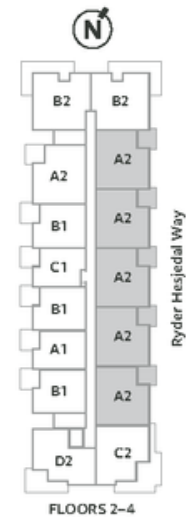


FLOORPLANS



Plan A2 East

2 BED + 2 BATH
INTERIOR / 941 SQ.FT.
EXTERIOR / 105 SQ.FT.
TOTAL / 1,046 SQ.FT.



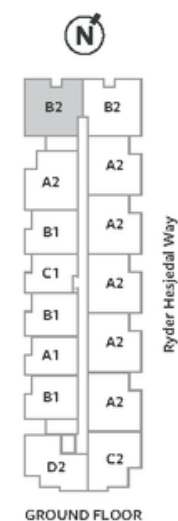
FLOORPLANS



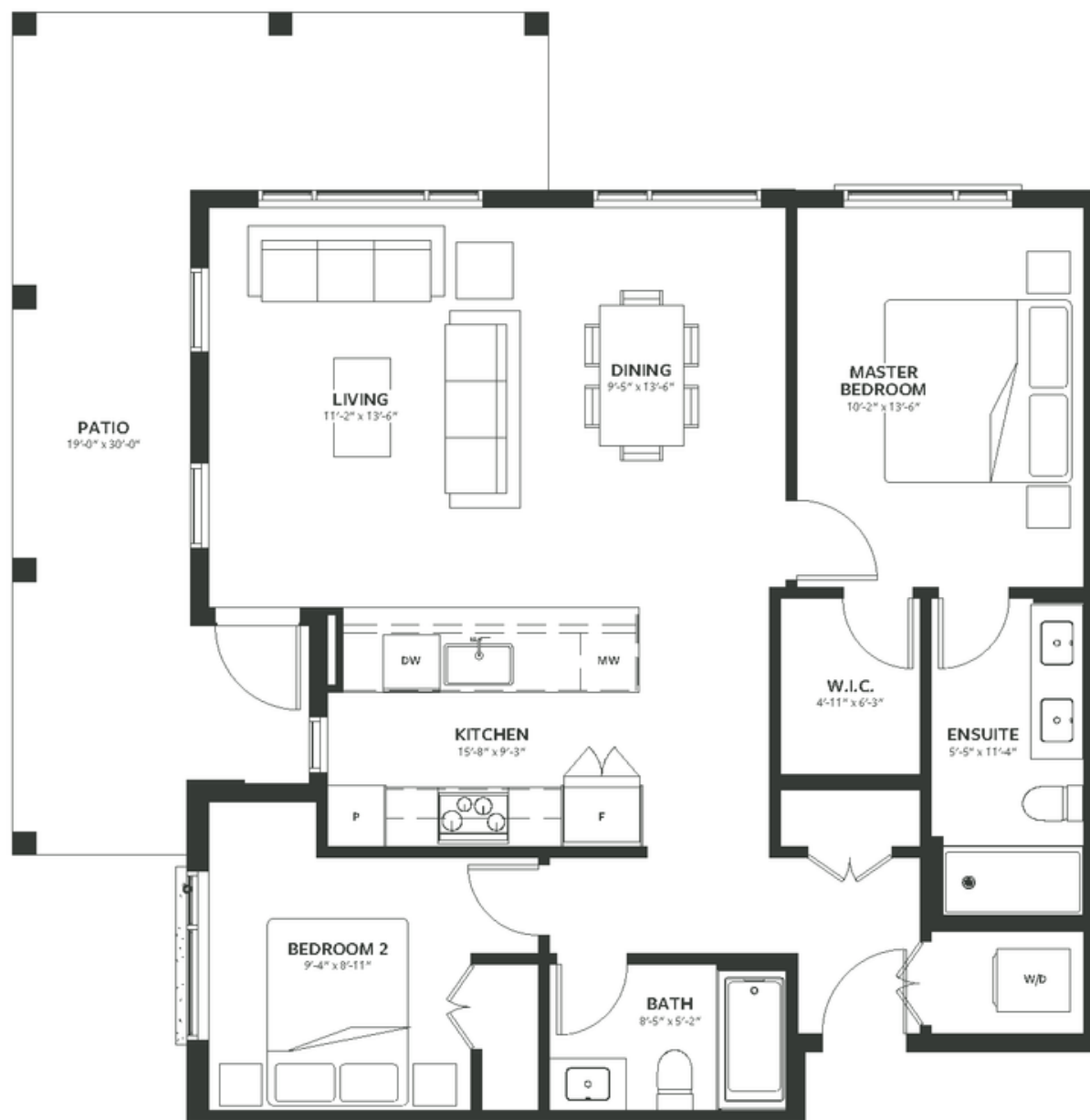
GROUND FLOOR

Plan B2 West

2 BED + 2 BATH
INTERIOR / 1,013 SQ.FT.
EXTERIOR / 289 SQ.FT.
TOTAL / 1,302 SQ.FT.

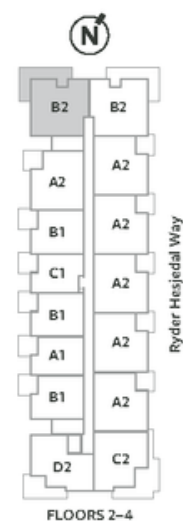


FLOORPLANS

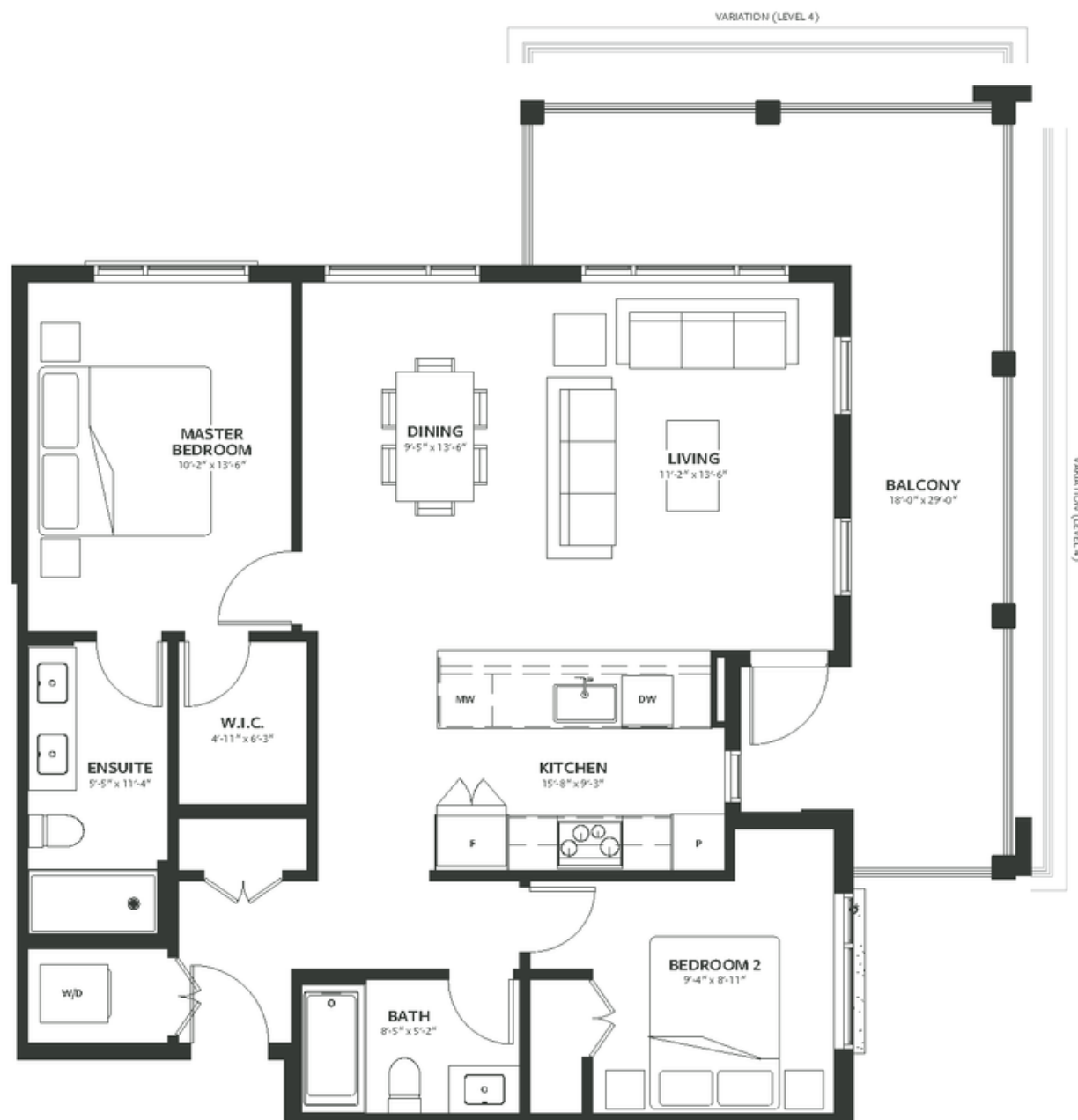


Plan B2 East

2 BED + 2 BATH
INTERIOR / 1,013 SQ.FT.
EXTERIOR / 289 SQ.FT.
TOTAL / 1,302 SQ.FT.

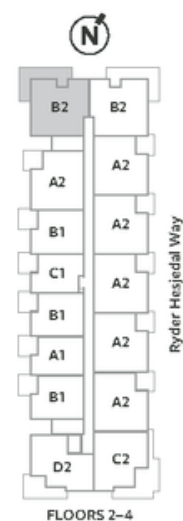


FLOORPLANS

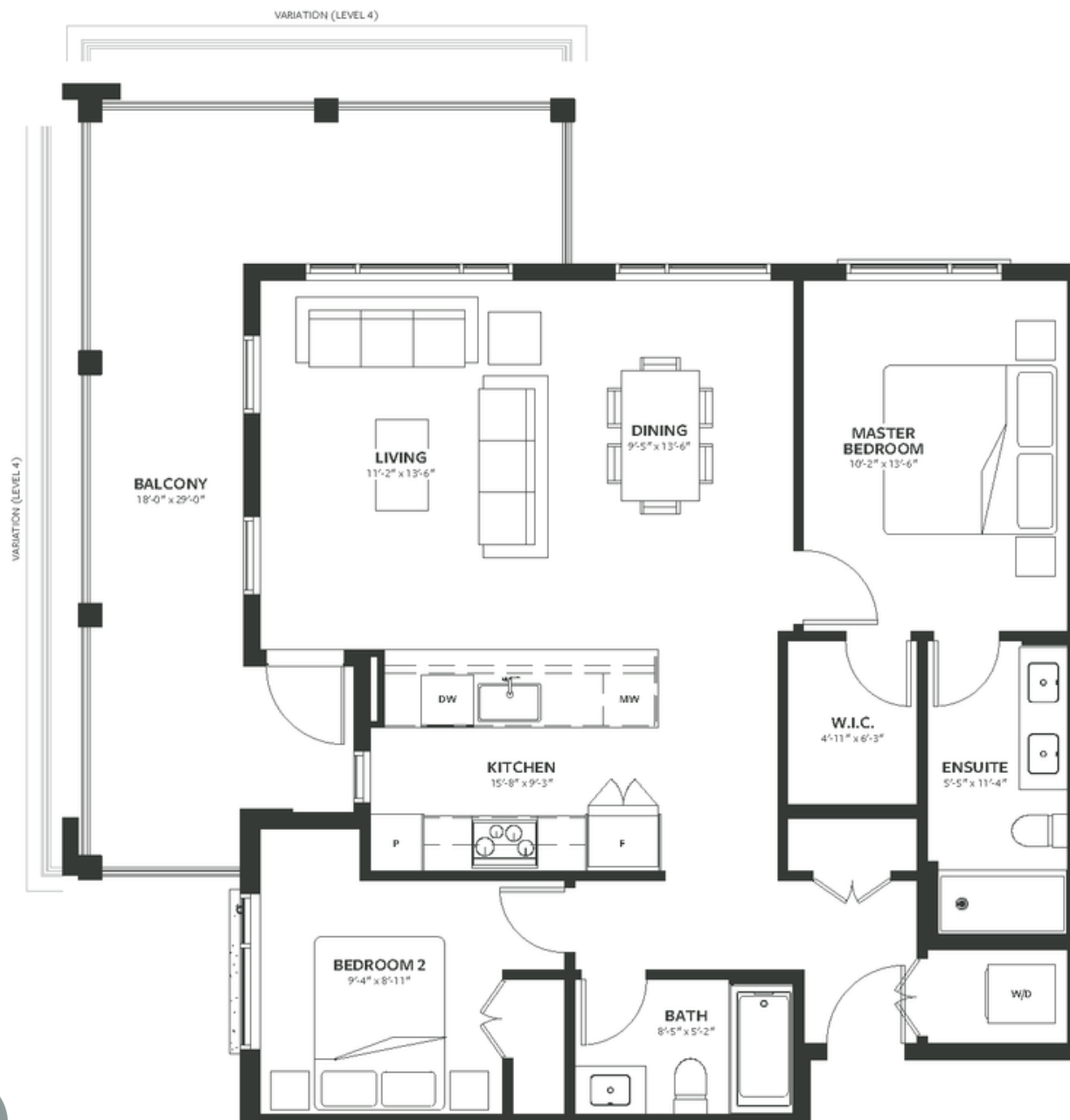


Plan B2 West

2 BED + 2 BATH
INTERIOR / 1,013 SQ.FT.
EXTERIOR / 270 SQ.FT.
TOTAL / 1,283 SQ.FT.

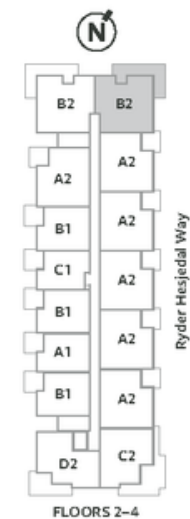


FLOORPLANS



Plan B2 East

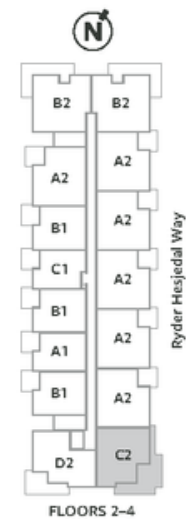
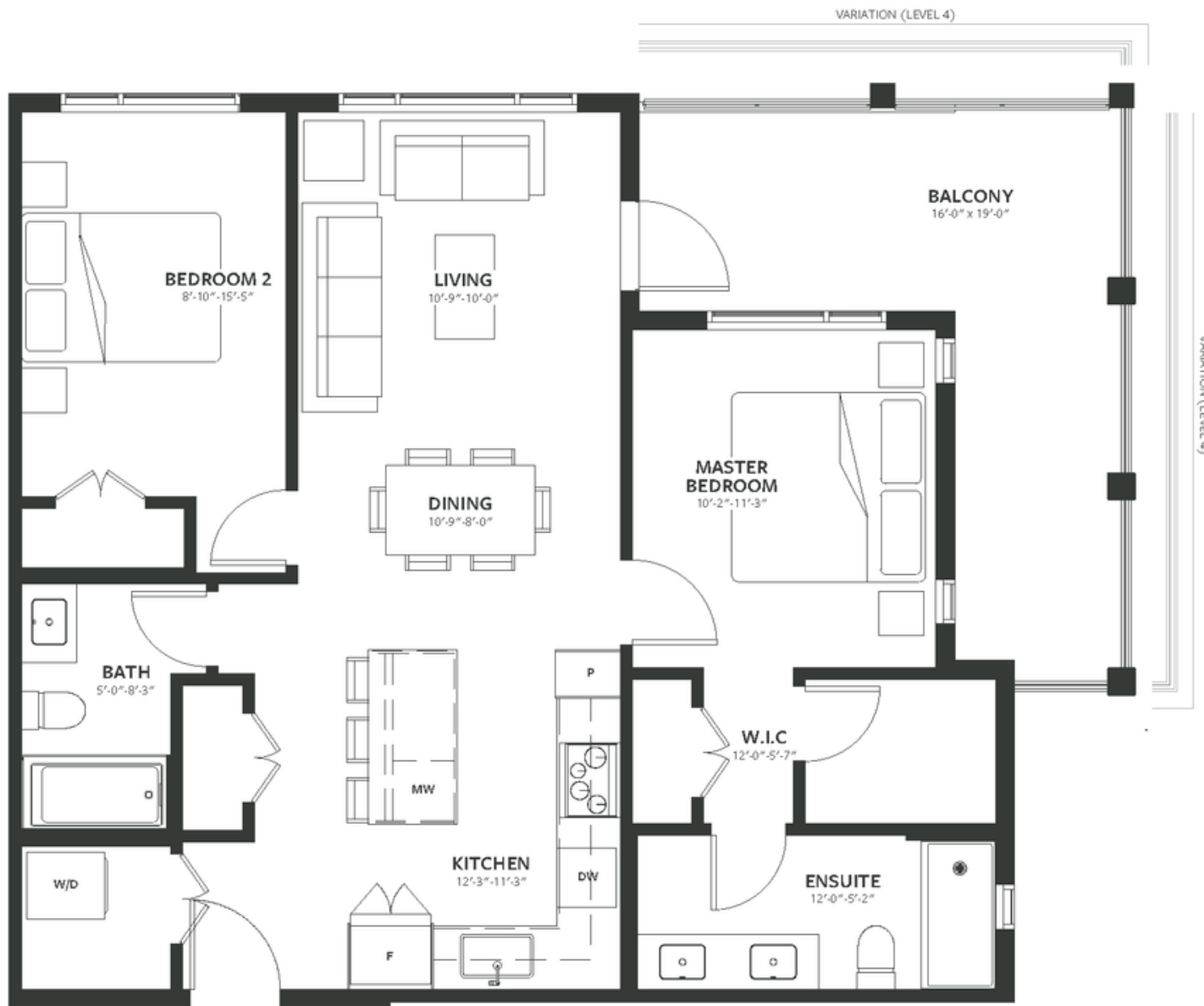
2 BED + 2 BATH
INTERIOR / 1,013 SQ.FT.
EXTERIOR / 270 SQ.FT.
TOTAL / 1,283 SQ.FT.



FLOORPLANS

Plan C2

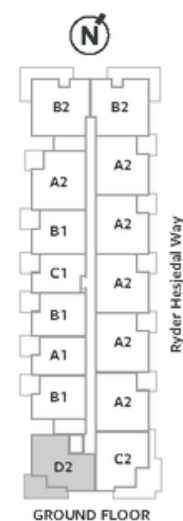
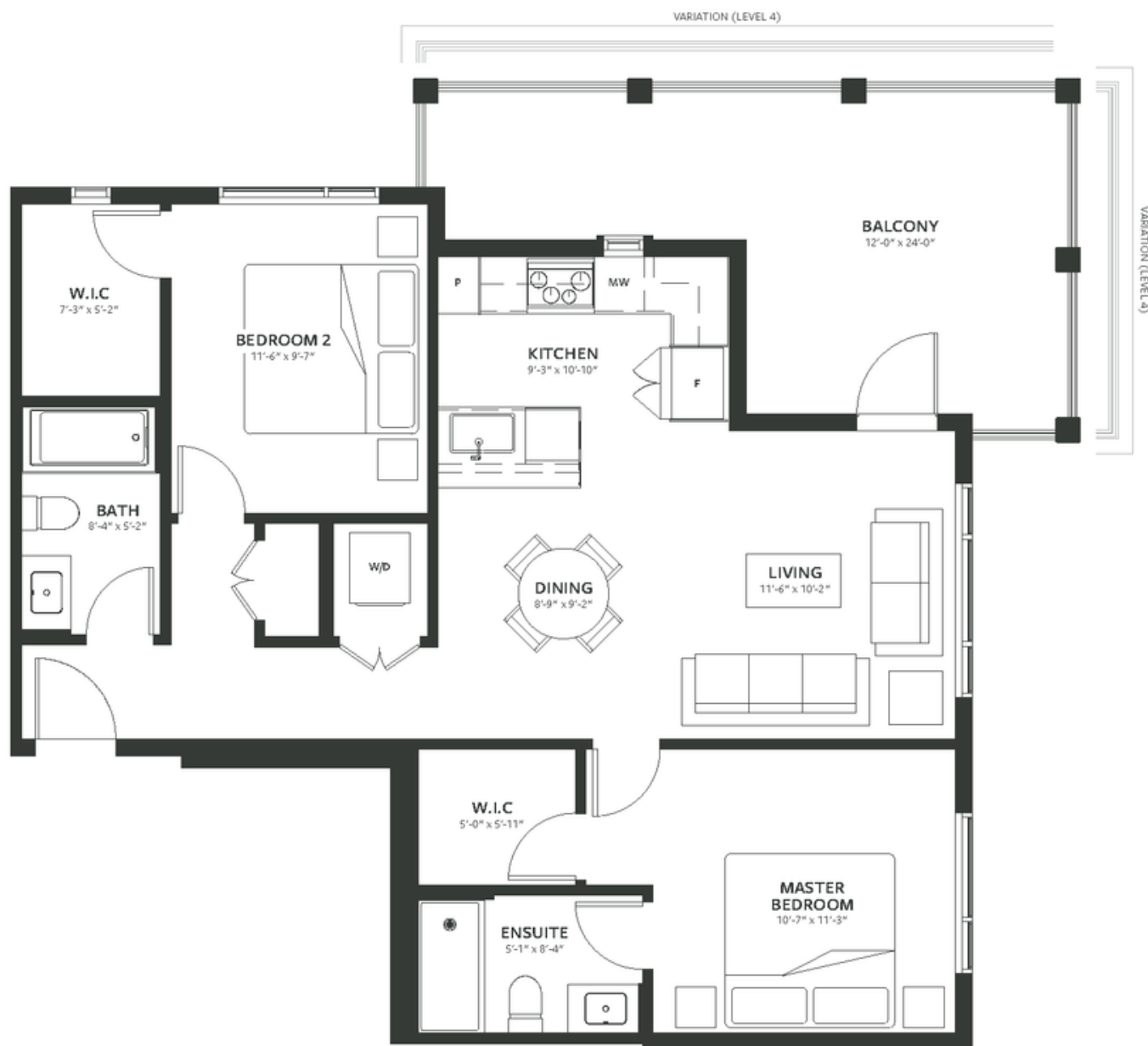
2 BED + 2 BATH
INTERIOR / 908 SQ.FT.
EXTERIOR / 178 SQ.FT.
TOTAL / 1,086 SQ.FT.



FLOORPLANS

Plan D2

2 BED + 2 BATH
INTERIOR / 896 SQ.FT.
EXTERIOR / 213 SQ.FT.
TOTAL / 1,109 SQ.FT.



BUILDING EXPERIENCES

Established in 2003 and based in Vancouver, Pacific Capital Real Estate (PCRE) has developed over 17,000 residences in BC, Alberta and Washington, with a large number of those projects located on Vancouver Island. As a company, we dedicate our talents and our passion to the long term vision for your community.

PCRE has a history of focusing on the details to deliver top quality homes, and to tailor the architecture, design and amenities to the unique needs of each community. Whenever we embark on a new project, we start by asking, "Who will live here?" Then we design every last detail with those future homeowners in mind.

Built in partnership with our sister company, GableCraft Homes, the master planned community of Royal Bay is our largest project in BC, and is a major focus of development for the coming years.

With all this experience as our guide, we've assembled the best team in Victoria to bring our newest condominium homes at ELIZA to life in a way that meets the needs of the community.

Our passion lies in building a flourishing community that takes full advantage of one of the most stunning locations in Canada. To us, ELIZA reflects our personal commitment to this area, and to the vision of Royal Bay.

It's here that we know you'll discover your best life.



WEST COMMONS TOWNHOMES Colwood, BC



GATSBY APARTMENTS Seattle, WA



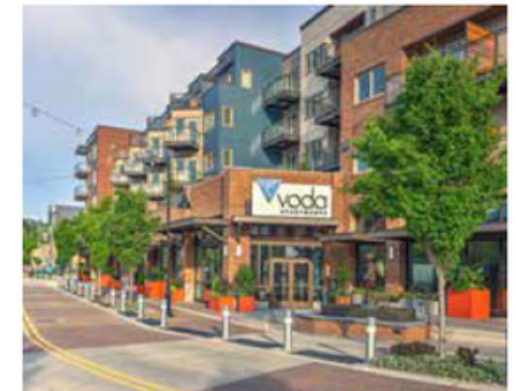
LUX APARTMENTS Bellevue, WA



BRIDGELAND CROSSINGS Calgary, AB



BRIDGELAND HILL Calgary, AB



VODA APARTMENTS Kirkland, WA