
AZURE
AT SOUTHGATE CITY

SOUTHGATE
CITY
Destiny is Home

Azure at SouthGate City represents the first opportunity to rent in this highly anticipated, world-class master-planned community with 5 acres of thoughtfully planned parks, meandering waterways, and 400,000 square feet of retail shops and services. Setting the new standard for convenient and prestigious living, Azure places you at the forefront of this grand vision.



THE VISION: SOUTHGATE CITY BY THE NUMBERS

60 acres

26 towers

46 buildings

400,000 sq. ft. of commercial & retail space

52,000 sq. ft. Safeway grocery and drug store

20,000 sq. ft. brand new community centre

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10 kms of walking & bike paths

5 acre park

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5 distinct neighbourhoods

2 blocks to SkyTrain


SOUTHGATE CAFE
MARKET
SOUTHGATE CITY





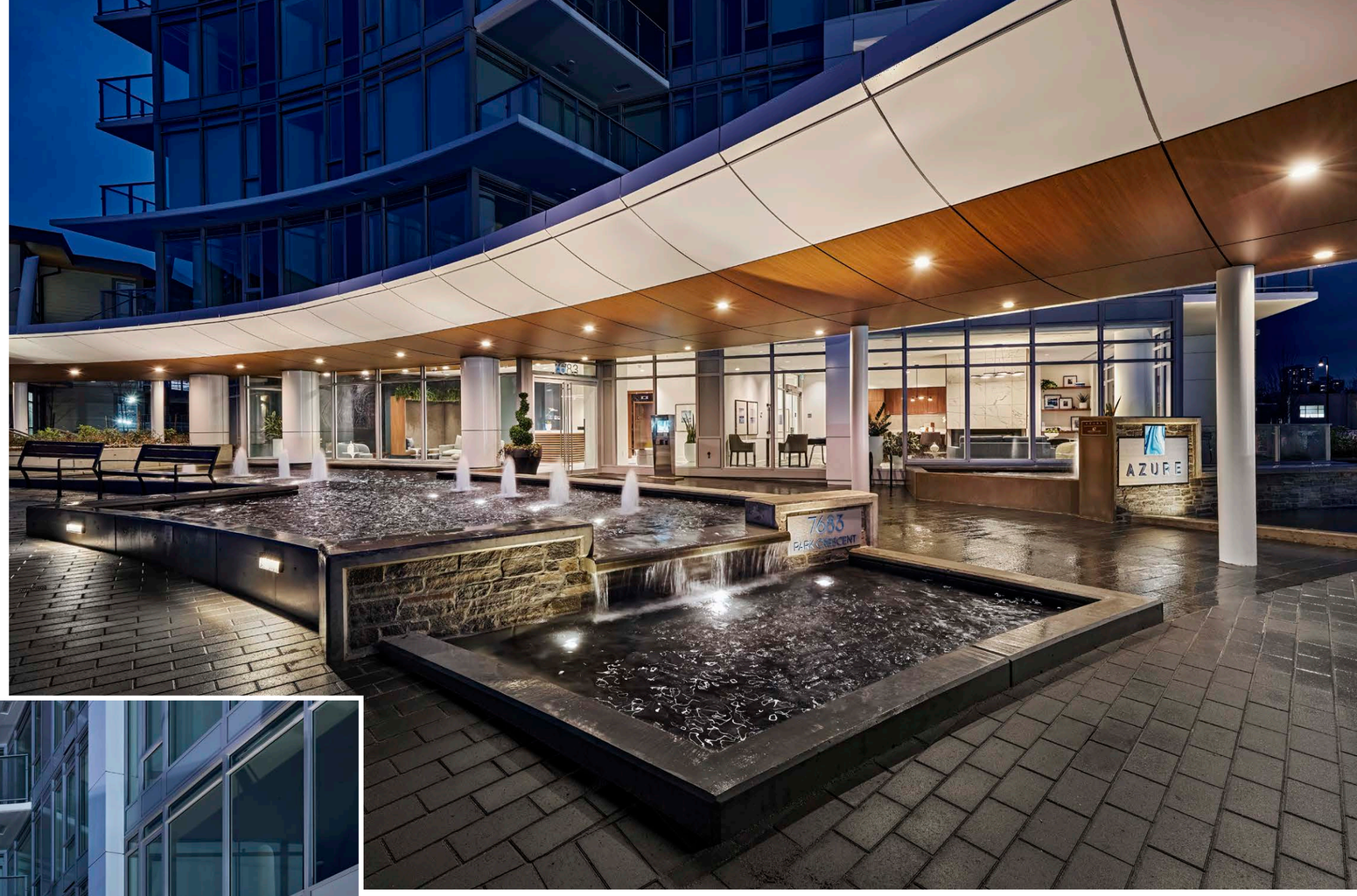


SOAR INTO LUXURY

Inspired by the understated luxury that comes from stepping into a global first-class flight lounge, Azure takes design cues from the freedom and purity of soaring through clear and open skies. The delicate arc of the entrance canopy is distinctly reminiscent of the powerful sweep of an aeronautical wing. Vibrant blue accents draw your eyes skyward, focusing on 30 storeys of a gently curving glass facade meticulously designed by award-winning Arcadis Canada. Set your course for Azure and welcome home.

ELEGANT ARRIVAL

One's arrival at Azure reflects your pride of ownership as you are met by a cascading water feature embracing the entrance to an elegant lobby lounge. A greeting from your dedicated concierge enhances the experience of a soothing and convenient lifestyle for which Azure is exclusively designed.





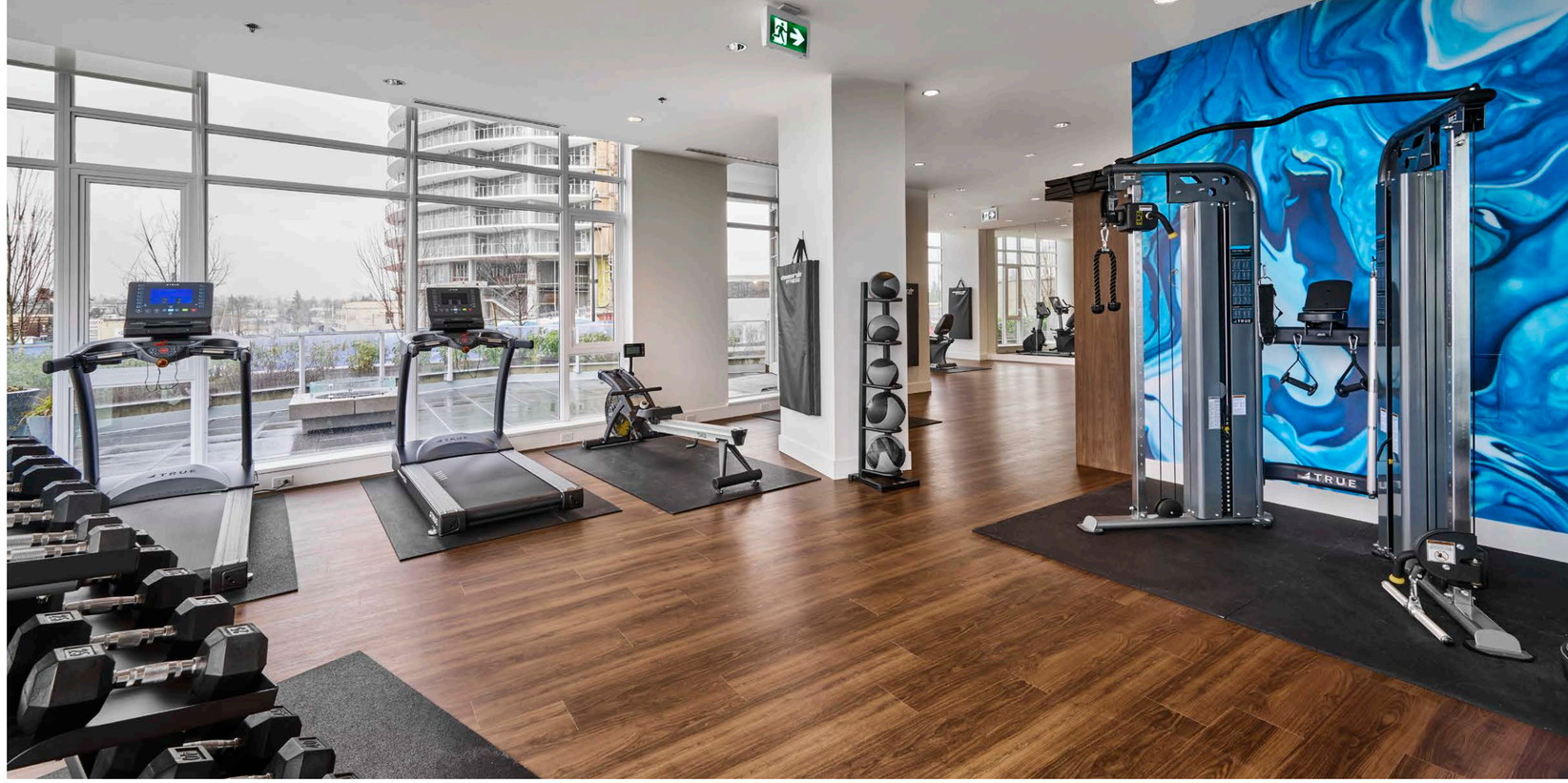


SOOTHING RETREAT

At Azure, your home extends beyond your own front door. Azure's sophisticated lobby extends into an adjacent fireside lounge, complete with a full kitchen and games room for entertaining friends and family.

FIRST CLASS LIVING

We all know that achieving and maintaining our health and wellness goals can be a challenge given the demands of our busy daily lives. Whether you are looking for more downtime with your family and closest friends, or training for that next 10k, the exclusive amenities of Azure have you covered. The fully-equipped Azure fitness center will keep your body and mind thriving. Enjoy the ease of exercising day or night, or entertaining close friends in the stylish billiards lounge without leaving the comfort of your own home.





HIGH RISE

FIRST CLASS AMENITIES

AZURE
AT SOUTHGATE CITY



1. Main lobby entry
2. Concierge
3. Secure delivery and storage
4. Mail room
5. Fireside lobby lounge
6. Billiards lounge
7. Fully equipped kitchen
8. Fireside Lounge
9. Private Gym
10. Yoga Studio
11. Outdoor lounge seating
12. Guest suite

This is not an accurate reflection of the correct scale or features and finishes of the amenity space and is only intended to suggest possible furniture/features placement. In a continuing effort to meet the challenge of product improvements, the Developer reserves the right to make modifications to the building design, specifications, features, material and floor plans layouts, dimensions and sizes without notification. All renderings and illustrations reflect the artist's interpretation of the project only and may differ from the final product. The quality homes at Azure are built by LM Azure Homes Limited Partnership. E. & O.E.

LANDSCAPE PLAN

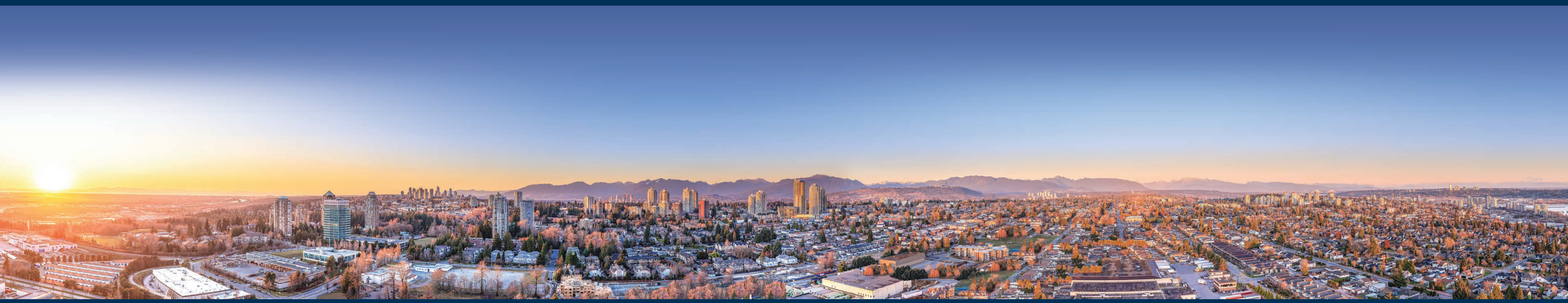
AZURE

AT SOUTHGATE CITY



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ABOVE THE CLOUDS



SO MUCH TO SEE



YOUR PERSONAL SANCTUARY

Two exquisite design schemes enhance maximize form and function to suit your personal lifestyle. Our signature Kohler kitchens and bathrooms set the highest standards with only the finest-quality fixtures.

TOUCH THE SKY

Welcome to interiors that invite a continuous flow of light with expansive glazing for a home that is open and airy from every angle. Spacious kitchens with islands, pantries, and full-size premium appliances are as well-suited to the preparation and enjoyment of a casual meal as they are to a full-scale dinner party. Fit and finish of cabinetry offers a choice of either light and bright or rich and warm designer schemes as a backdrop to your own personal home style.


KitchenAid

HIGH RISE

FEATURES

AZURE
AT SOUTHGATE CITY

FIRST IMPRESSIONS

- 30-stories of iconic design by award winning IBI architecture
- Sweeping covered grand entrance with cascading water feature and lush landscaping throughout
- Grand lobby with a luxurious fireside seating area, and a concierge to welcome you home
- Within easy walking distance of SkyTrain, schools, shopping, ice rinks and conveniences of city living

YOUR INDIVIDUAL HOME

- Two designer palettes curated by The Mill Design Group:
  - Opulence (light and vibrant)
  - Allure (rich and elegant)
- Contemporary laminate flooring throughout kitchen and living areas
- Sleek roller-blind window coverings throughout and black out blinds in bedrooms
- Full size, front-loading, energy-efficient washer and dryer
- Generous outdoor balconies and garden patios with outdoor lighting and exterior outlets
- Conveniently-located cable and data outlets in living room, some bedrooms and workspace/den
- Pre-wired for high-speed internet and digital cable access

CRAFTED KITCHENS

- Soft-close full height cabinetry and islands in most homes
- Contemporary chrome hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- Low maintenance quartz-composite countertops with contemporary, porcelain tile backsplash
- USB outlets for convenient charging
- Cook and entertain with full size stainless steel appliances:
  - 5-burner gas cooktop with undermounted 30” electric Even-Heat convection single wall oven by KitchenAid
  - Counter-depth French door refrigerator with bottom mount freezer by Fisher&Paykel
  - Modern, high-performance, chimney-style hood fan by Broan
  - 24” Energy Star-qualified, ProWash dishwasher by KitchenAid
  - Panasonic microwave oven featuring Inverter Technology®
- Premium Kohler ‘Ludington’ undermount, deep double bowl basin sink with drying mat
- Single-lever Kohler ‘Purist’ kitchen faucet with integral pull-down spray nozzle

REST & RETREAT

- Spacious walk-in or walk-through closet in primary bedrooms
- Contemporary light fixtures in all bedrooms
- Modern, frameless glass and tile shower with premium Kohler fixtures
- Large soaker tub with contemporary tile surround in main bathrooms
- Large, clean edge vanity mirror with overhead LED pot lighting in all bathrooms
- Flush-mount LED pot light over the shower or tub
- Quartz composite vanity countertop with undermount sink and premium Kohler fixtures
- Soft-close cabinetry with contemporary, chrome hardware on lower cabinetry
- Euro-style porcelain tile flooring in all bathrooms

PEACE OF MIND

- Entry phone with security camera(s) outside main lobby and parkade entrances
- Two key fob entry devices provide access to lobby, all amenity spaces, and bright, secure parkade
- All homes include energy-efficient, Low E, double-glazed windows and sliding doors
- In-suite wireless security system in all ground-floor access homes
- Fire alarm and smoke detector in all homes
- Bicycle sized storage locker and parking spaces available for purchase
- Dedicated property management team ensures that living in your home is worry free

EVERYDAY ESSENTIALS

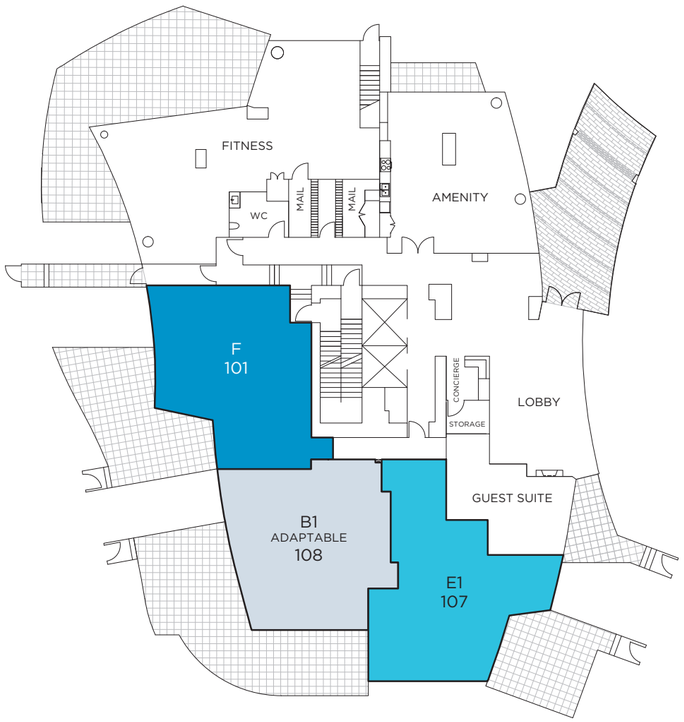
- Heating and cooling system in all tower residences
- Concierge service and desk located in the tower lobby
- Warm and inviting amenity room with a fireside lounge, billiards table and impressive, fully-equipped kitchen and dining area
- Fully equipped fitness room and yoga studio
- Guest suite for out-of-town visitors
- Secured visitor parking spots
- Car wash stalls
- Electric vehicle charging available
- Visitor bicycle racks
- Bike repair room located in parkade

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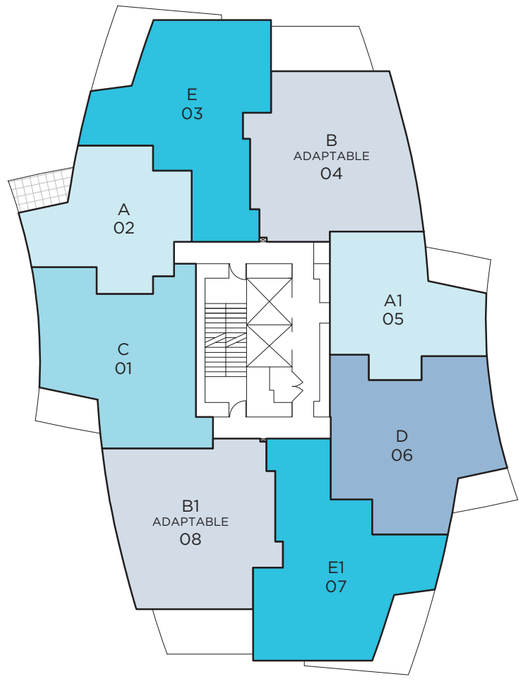
HIGH RISE

SITEPLAN

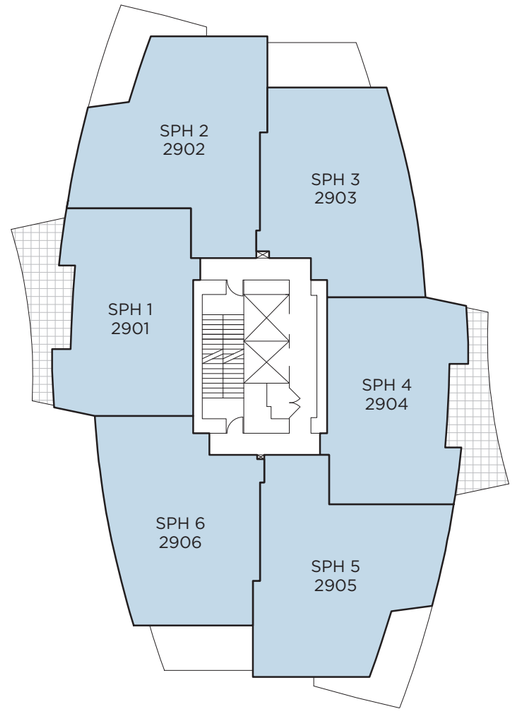
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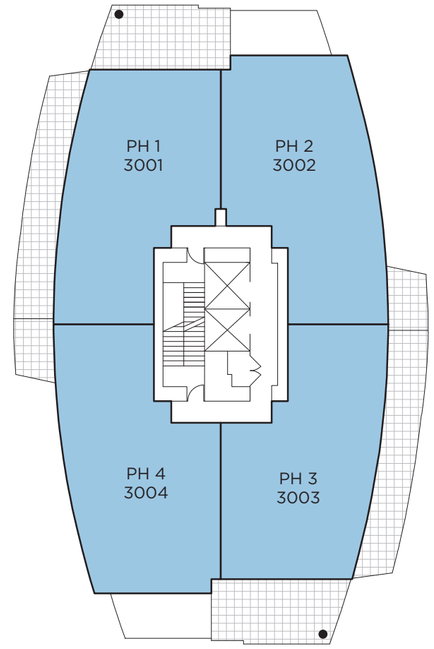
LEVEL 1



LEVELS 2-28



LEVEL 29



LEVEL 30



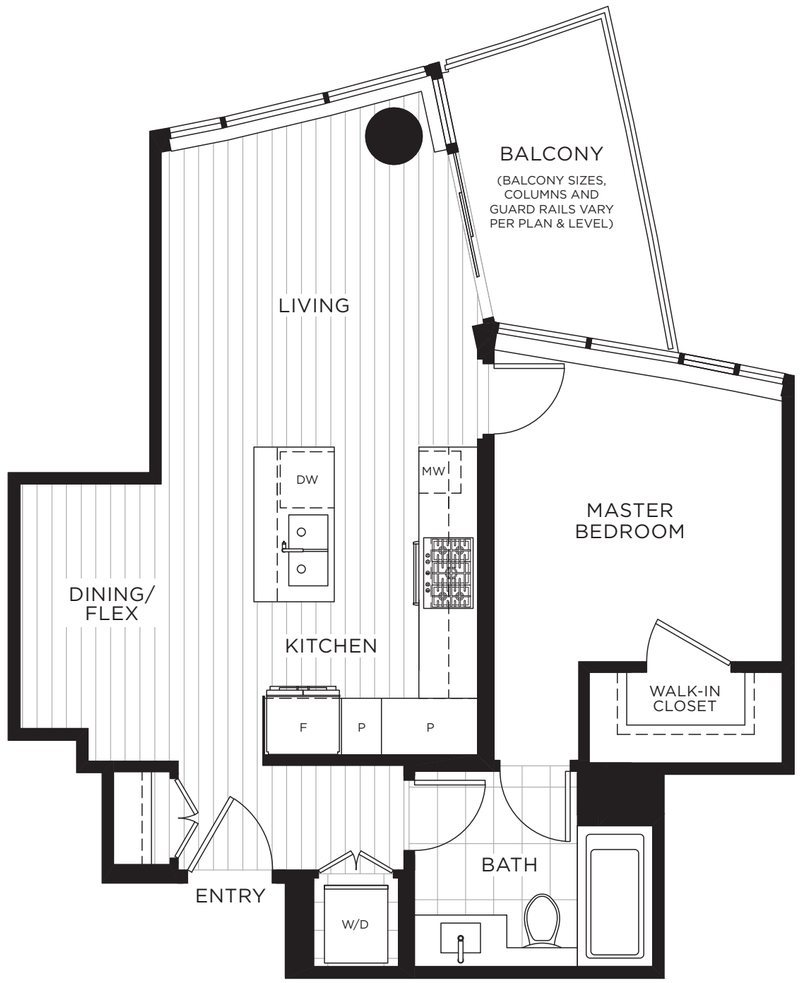
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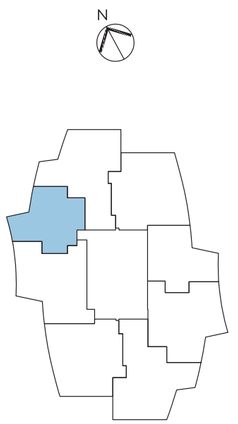
A

HIGH RISE

ONE BEDROOM
ONE BATH
APPROX. 611 SQ. FT.

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LEVELS 2-28

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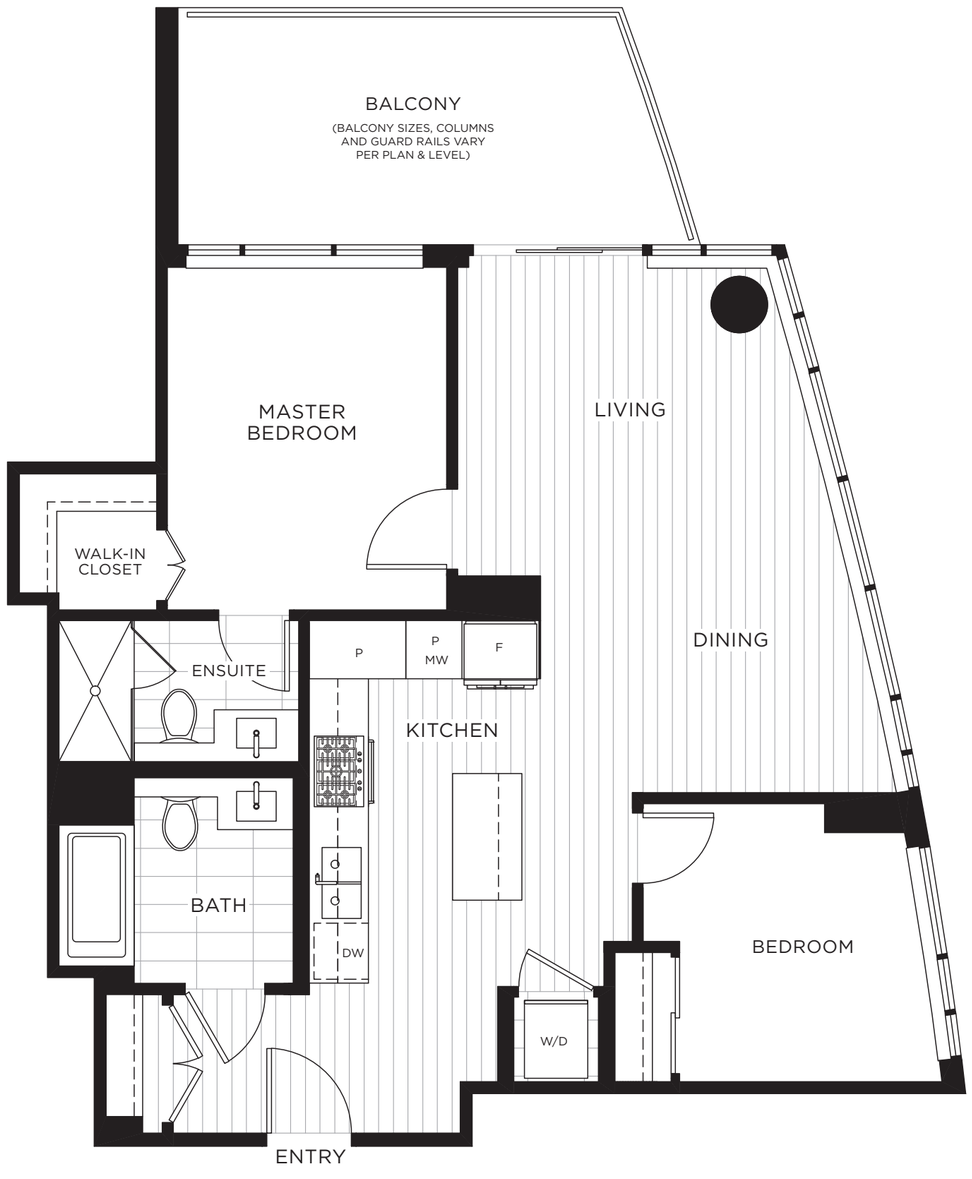
B

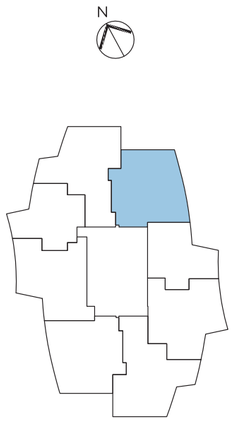
ADAPTABLE

HIGH RISE

TWO BEDROOM
TWO BATH
APPROX. 881 SQ. FT.

AZURE
AT SOUTHGATE CITY





LEVELS 2-28

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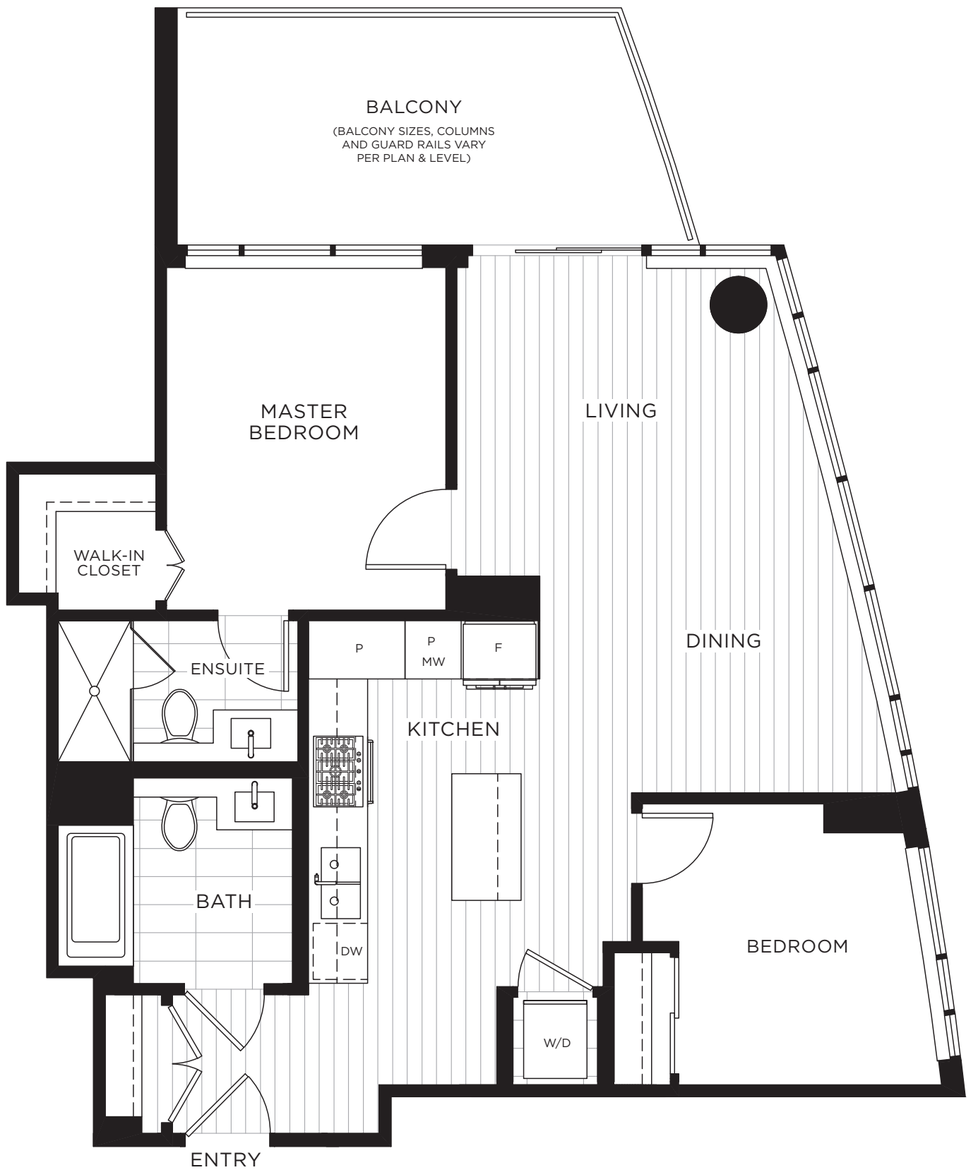
B1

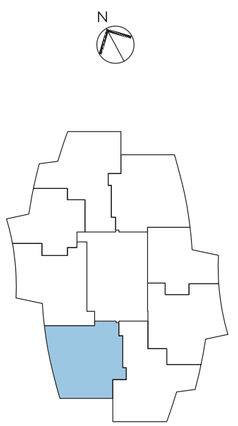
HIGH RISE

TWO BEDROOM
TWO BATH
APPROX. 874 SQ. FT.

ADAPTABLE

AZURE
AT SOUTHGATE CITY





LEVELS 2-28

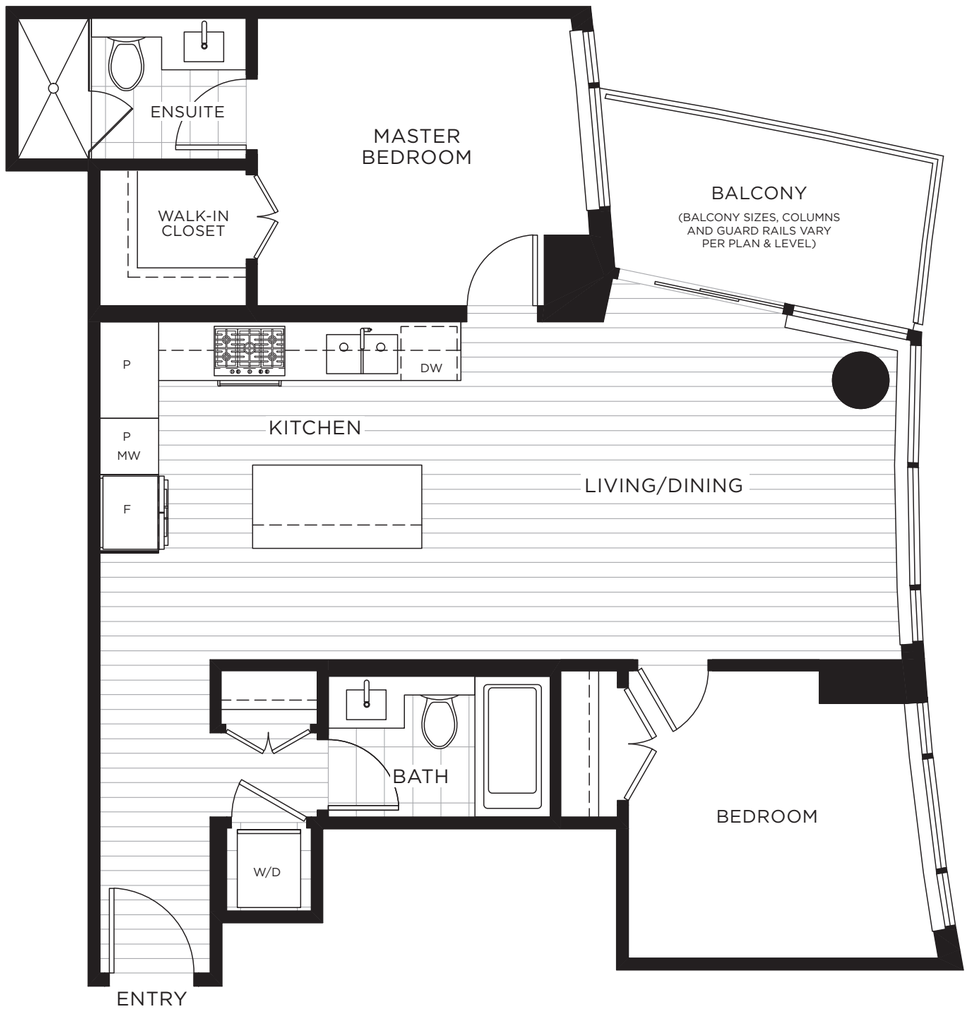
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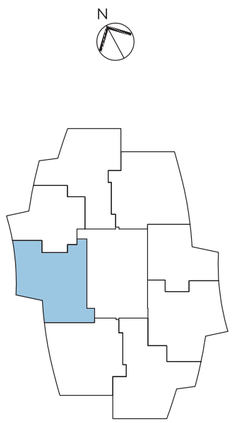
C

HIGH RISE

TWO BEDROOM
TWO BATH
APPROX. 872 SQ. FT.

AZURE
AT SOUTHGATE CITY





LEVELS 2-28

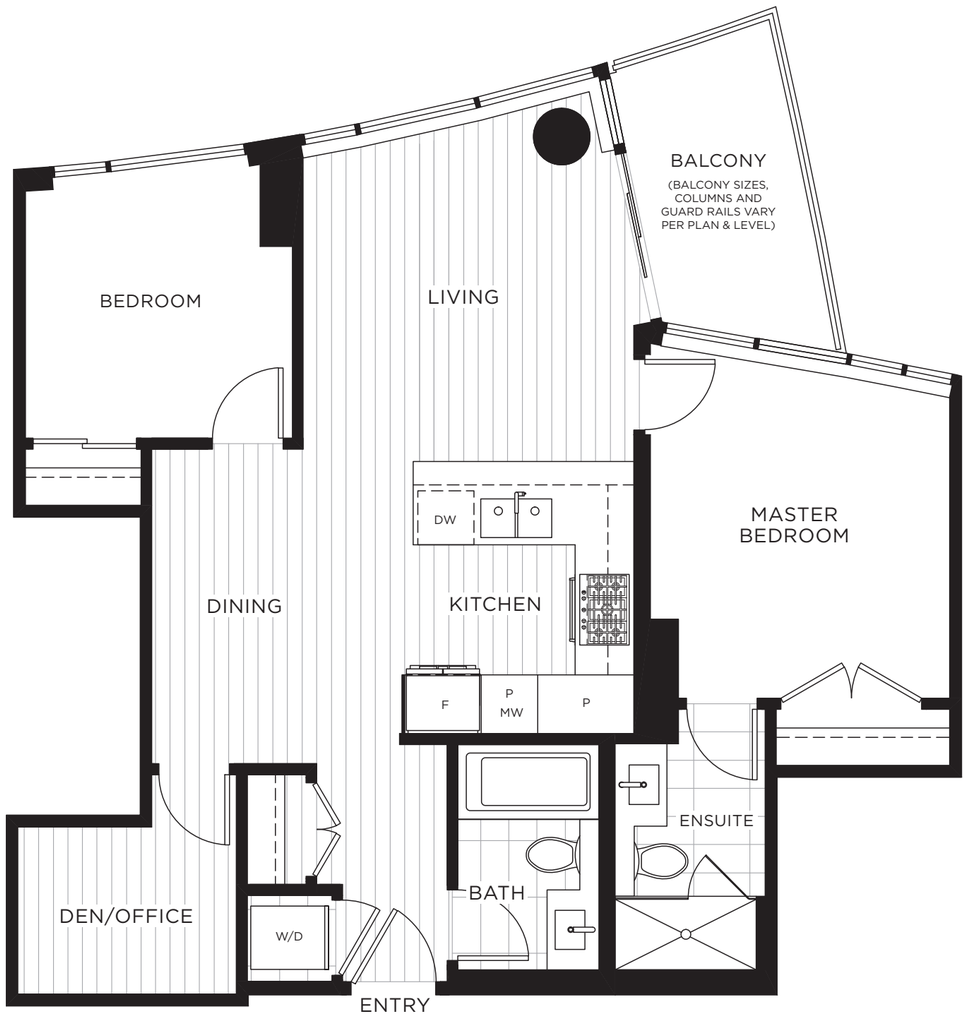
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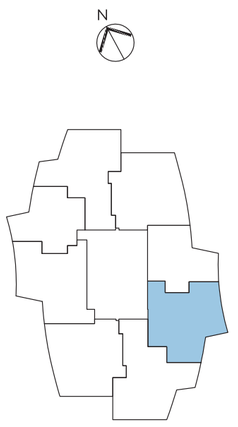
D

HIGH RISE

TWO BEDROOM AND DEN
TWO BATH
APPROX. 846 SQ. FT.

AZURE
AT SOUTHGATE CITY





LEVELS 2-28

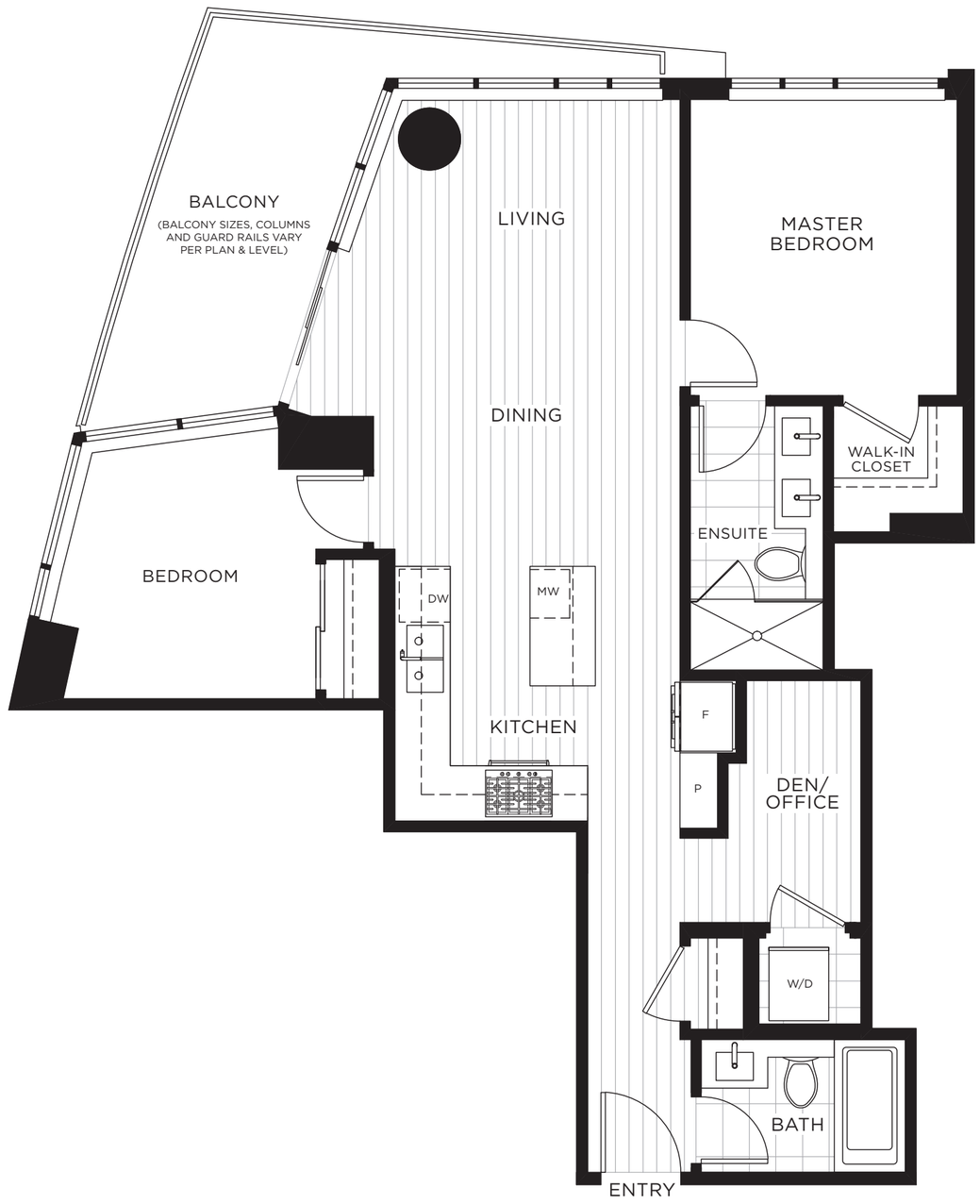
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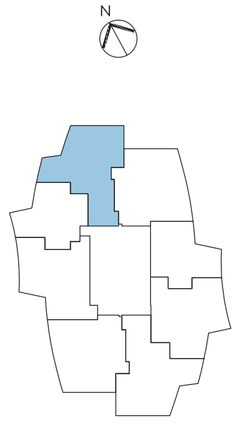
E

HIGH RISE

TWO BEDROOM AND DEN
TWO BATH
APPROX. 897 SQ. FT.

AZURE
AT SOUTHGATE CITY





LEVELS 2-28

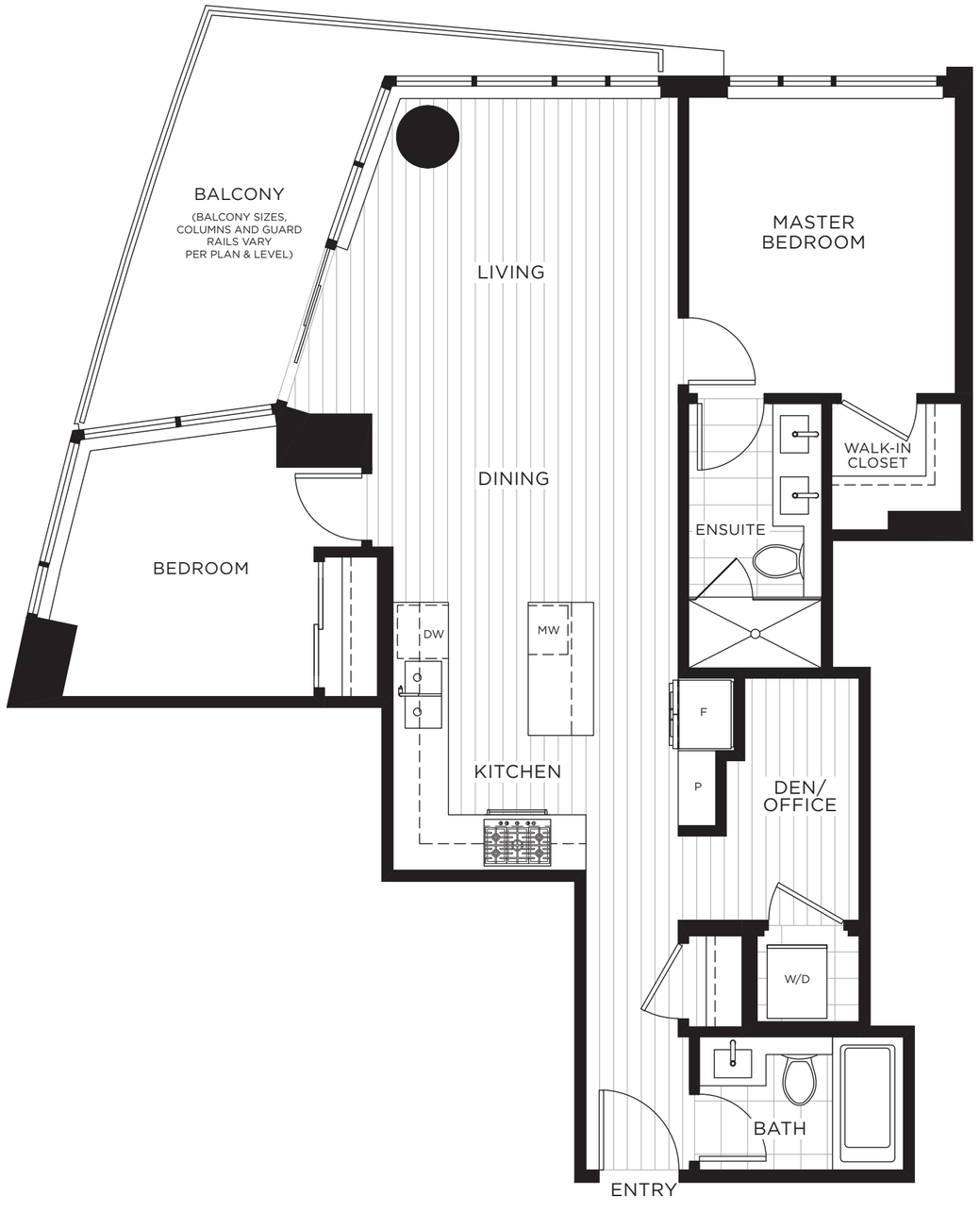
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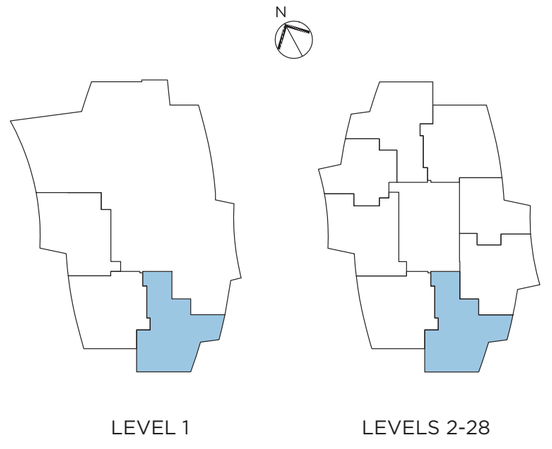
E1

HIGH RISE

TWO BEDROOM AND DEN
TWO BATH
APPROX. 909 SQ. FT.

AZURE
AT SOUTHGATE CITY





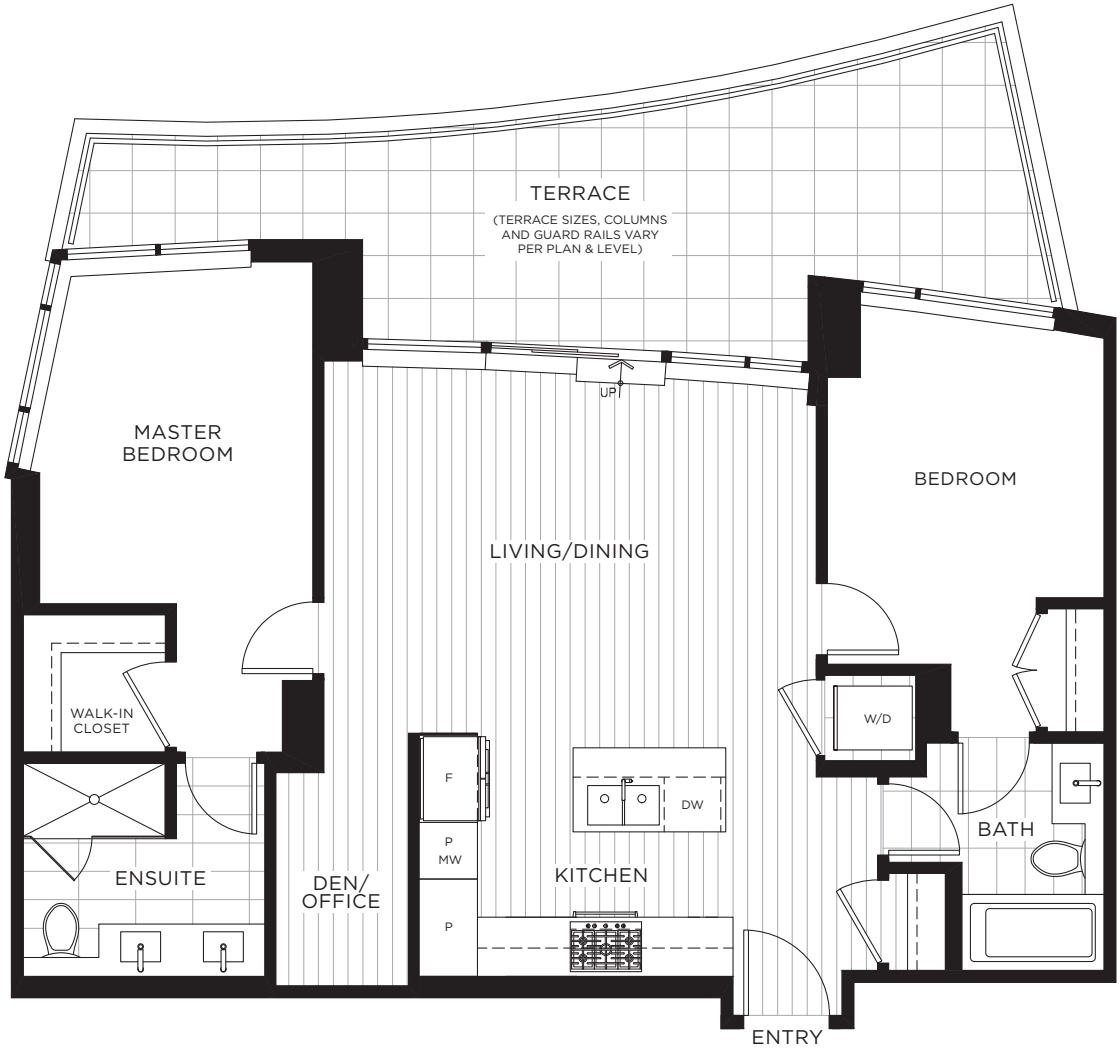
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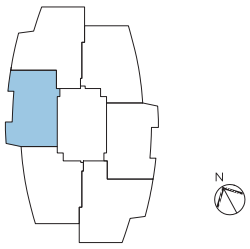
SPH-1

HIGH RISE - SUB PENTHOUSE

TWO BEDROOM & DEN
TWO BATH
APPROX. 947 SQ. FT.

AZURE
AT SOUTHGATE CITY





LEVEL 29

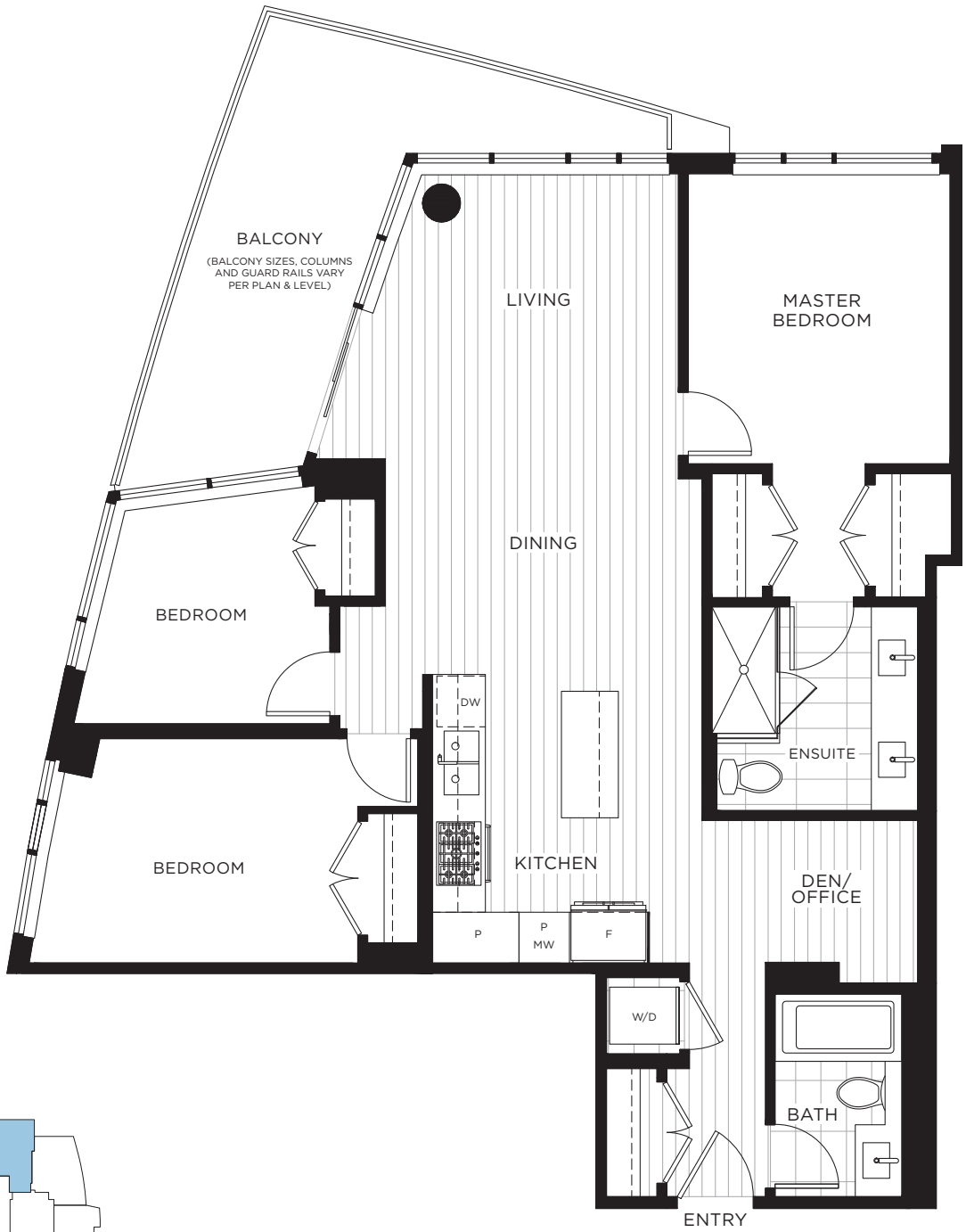
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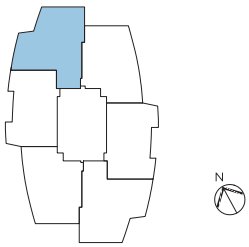
SPH-2

HIGH RISE - SUB PENTHOUSE

THREE BEDROOM & DEN
TWO BATH
APPROX. 1,101 SQ. FT.

AZURE
AT SOUTHGATE CITY





LEVEL 29

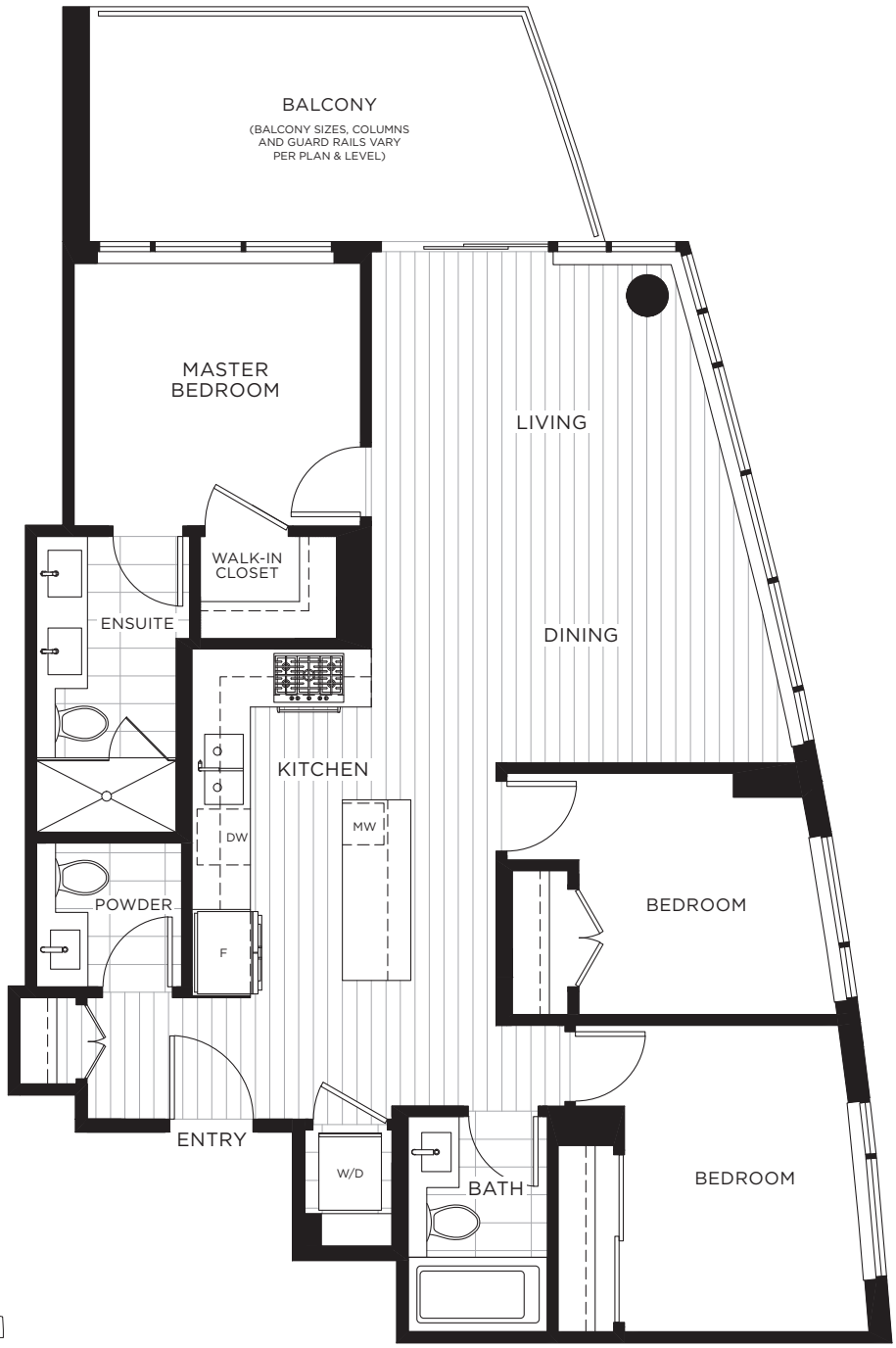
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SPH-3

HIGH RISE - SUB PENTHOUSE

THREE BEDROOM
2.5 BATH
APPROX. 1,019 SQ. FT.

AZURE
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LEVEL 29

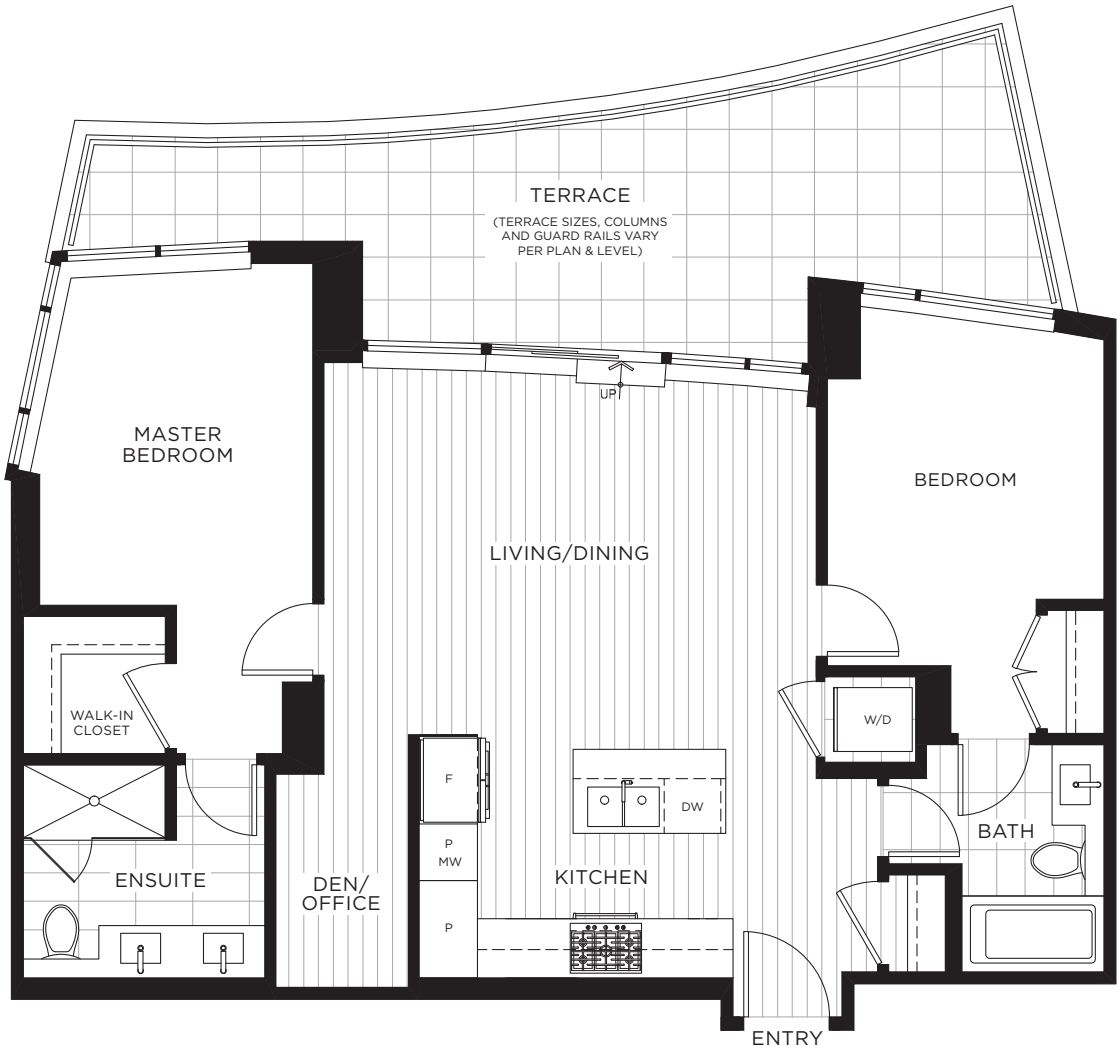
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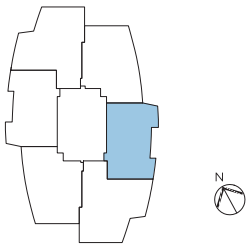
SPH-4

HIGH RISE - SUB PENTHOUSE

TWO BEDROOM & DEN
TWO BATH
APPROX. 946 SQ. FT.

AZURE
AT SOUTHGATE CITY





LEVEL 29

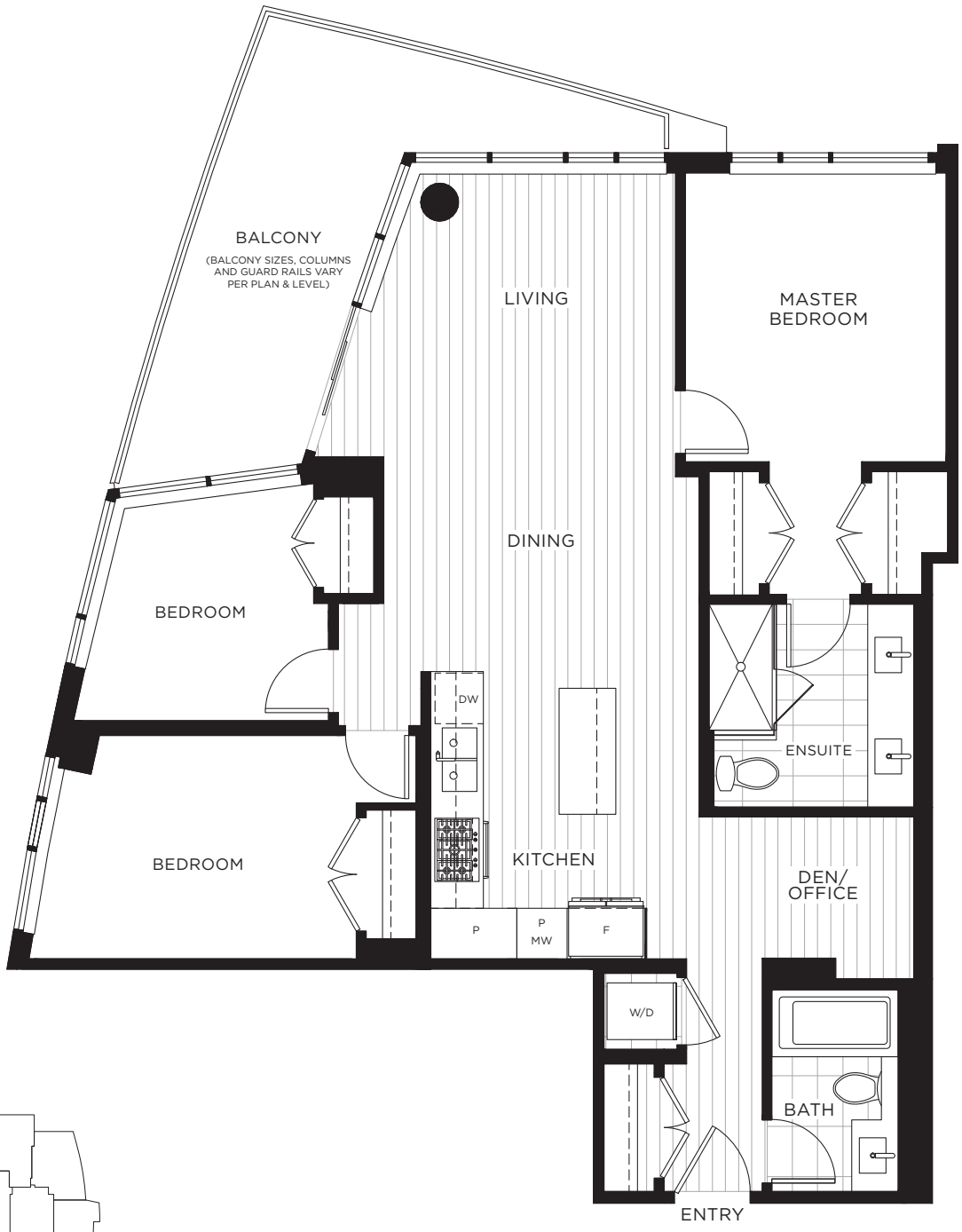
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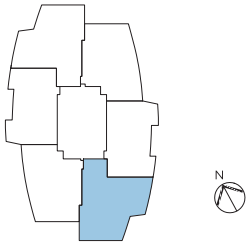
SPH-5

HIGH RISE - SUB PENTHOUSE

THREE BEDROOM & DEN
TWO BATH
APPROX. 1,101 SQ. FT.

AZURE
AT SOUTHGATE CITY





LEVEL 29

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SPH-6

HIGH RISE - SUB PENTHOUSE

THREE BEDROOM
2.5 BATH
APPROX. 1,019 SQ. FT.

AZURE
AT SOUTHGATE CITY



LEVEL 29

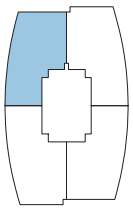
In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, plan orientation and materials without notice. All patio, terrace, balcony and yard sizes may vary. Windows, columns, privacy screens, demising walls, spandrell and guardrail details may vary depending upon the plan and floor level. The quality homes at Azure are built by LM Azure Homes Limited Partnership. E. & O.E.

PH-1

HIGH RISE - PENTHOUSE
THREE BEDROOM
2.5 BATH
APPROX. 1,175 SQ. FT.

AZURE
AT SOUTHGATE CITY





N

LEVEL 30

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PH-2

HIGH RISE - PENTHOUSE

THREE BEDROOM
2.5 BATH
APPROX. 1,232 SQ. FT.

AZURE
AT SOUTHGATE CITY



LEVEL 30

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, plan orientation and materials without notice. All patio, terrace, balcony and yard sizes may vary. Windows, columns, privacy screens, demising walls, spandrell and guardrail details may vary depending upon the plan and floor level. The quality homes at Azure are built by LM Azure Homes Limited Partnership. E. & O.E.

PH-4

HIGH RISE - PENTHOUSE
THREE BEDROOM
2.5 BATH
APPROX. 1,233 SQ. FT.

AZURE
AT SOUTHGATE CITY



LEVEL 30

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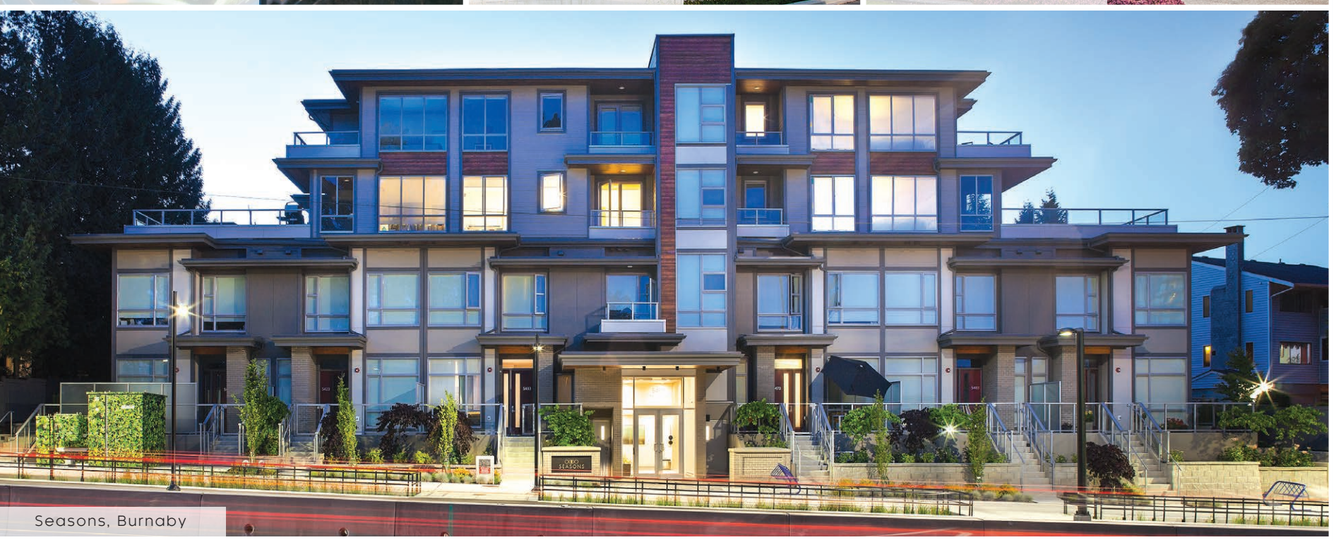
Perspectives, Burnaby



Reflections, Burnaby



Aviara, Burnaby



Seasons, Burnaby

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Building BC since 1905



Escala, Burnaby

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