

Nikola

AT INNOVATION DISTRICT

FEATURES & FINISHES

THE MOST SIGNIFICANT MASTER-PLANNED COMMUNITY IN THE OKANAGAN

- Innovation District is poised to redefine Penticton's dynamic city centre and act as a catalyst for a new era of urban living. Spanning 10 acres, it will include 1,500 homes spread across multiple buildings.
- Innovation District will offer a selection of thoughtfully curated homes including strata condos, rental units, senior living facilities and hotel uses, each meticulously crafted to prioritize the needs of you and your loved ones.
- Experience a vibrant hub of commerce and retail, where a dynamic mix of office and retail spaces will cater to the needs of businesses and residents alike.
- Immerse yourself in a community-focused haven, where public gathering areas, scenic walking and cycling trails, and a bustling central plaza converge at the vibrant heart of the district.

CENTRALLY LOCATED IN THE HEART OF PENTICTON

- Situated between two scenic lakes: Okanagan Lake and Skaha Lake, each just 10 minutes away by bicycle
- Conveniently positioned across the street from Penticton Regional Hospital, providing immediate access to comprehensive medical care.
- A convenient 8-minute drive from YYF Penticton Airport, schools, restaurants, and essential urban amenities.
- Nestled alongside Ellis Creek, homes have direct access to the serene Ellis Creek Trail, picturesque green landscapes, and fresh Okanagan air for year-round comfort.

HOMES DESIGNED WITH YOUR DREAM AESTHETIC IN MIND

- Nikola, the cornerstone of Innovation District proudly features a six-storey residential building boasting 127 meticulously crafted homes.
- Spacious balconies are designed to elevate your living experience, providing ample space for leisure and gatherings with your loved ones.
- Expansive double-glazed windows filter natural light across living spaces.
- All living spaces are enhanced with sleek roller shades, offering both tranquility and privacy.
- Energy-efficient, front-loading in-suite LG washer and dryer.

- Polished chrome door hardware throughout adds a sleek, modern touch.
- Energy-efficient LED panel lights provide vibrant illumination across the main living areas.
- All residential parking stalls are pre-wired for electric vehicle charging.
- Energy recovery ventilation (ERV) system for enhanced indoor air quality.
- Air conditioning throughout all homes, amenities and common areas ensures a comfortable temperature all year long.
- Choose from one of two light-hued, Okanagan-inspired colour palettes: Light or Medium

CHEF-INSPIRED KITCHEN

- Contemporary kitchen design with sleek cabinetry, integrated pulls, and soft-close features.
- Effortlessly manage waste with under-cabinet pull-out recycle and waste bins, keeping your space organized and clutter-free.
- All cabinetry is illuminated via recessed LED lighting, contributing to both ambiance and design.
- Versatile storage solutions are seamlessly integrated with a built-in Lazy Susan corner cabinet, maximizing convenience and easy access.
- Undermount stainless steel sink and chrome pull-down faucet.
- Quartz countertops paired with porcelain backsplashes provide exceptional durability.
- State-of-the-art Samsung appliance package:
 - 24" stainless steel appliance package for studio and one-bedroom homes
 - 30" stainless steel appliance package for two and three-bedroom homes
 - Slide-in range with built-in air fry feature and wifi connectivity
 - Slim line pullout hood fan
 - Fully integrated stainless steel dishwasher ensures peaceful and efficient cleaning

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SERENE BATHROOMS

- Quartz countertops and backsplashes offer timeless elegance and durability, promising enduring quality and style for years to come.
- Experience contemporary luxury with large-format 12" x 24" porcelain tile flooring and shower wall tiles in ensuites, elevating your space with modern sophistication and style.
- Modern ceramic wall tiles adorn the bath areas in all main bathrooms.
- High-efficiency toilets feature dual-flush mechanisms and soft-close lids.
- Unwind in the relaxing soaker-style bathtub in the main bathroom, complemented by a chrome-finished rainfall shower/tub combo.
- Ensuites and studio bathrooms featuring an enclosed glass shower and bathtubs with chrome-finish rainfall showerheads.

NEXT LEVEL AMENITIES

- Penticton's first Rooftop Oasis boasting BBQs, al fresco dining, an invigorating infrared sauna, spacious green space, a firepit and lounge table, and spectacular Okanagan Views.
- Complete Wellness Hub with a state-of-the-art fitness centre with an exclusive yoga studio.
- Dynamic co-working environment with private meeting rooms and acoustically-friendly booths for private calls, podcasting, and enhanced privacy.
- Sustainable mobility made easy with a bike-sharing system and e-bike charging station promoting eco-friendly transportation.
- A bike wash and repair room caters to cycling enthusiasts and ensures riders can maintain their wheels with ease.
- Enjoy the convenience of a dog wash station, providing a perfect grooming spot for your beloved furry family members.

PEACE OF MIND

- The smart building features an entry system software with keyless access, resident video calling, digital and pin code entry, and virtual concierge. Additionally, it offers a digital card entry and remote door unlocking system.
- Secure parcel delivery system and dedicated mail room.
- Enhanced security and safety are ensured through the integration of CCTV cameras and smart access control systems.
- Hardwired smoke detectors in all homes and common areas.
- The fully fire-protected building is equipped with sprinklers and alarm systems to ensure optimal safety measures.
- Comprehensive 2/5/10 Home Warranty by Travelers
 - 2-year materials and workmanship protection
 - 5-year building envelope protection
 - 10-year structural protection