





EMBRACE THE BEAUTY OF LIFE

*la passeggiata*





## REDEFINING LUXURY LIVING AT VANCOUVER WESTSIDE

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.





KITSILANO  
YACHT CLUB

ITALIA

W4TH

KITS  
BEACH

ENGLISH  
BAY

HADDEN  
BEACH

VANIER  
PARK

STANLEY  
PARK

DOWNTOWN  
VANCOUVER

GRANVILLE  
ISLAND

SOUTH  
GRANVILLE





## 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.





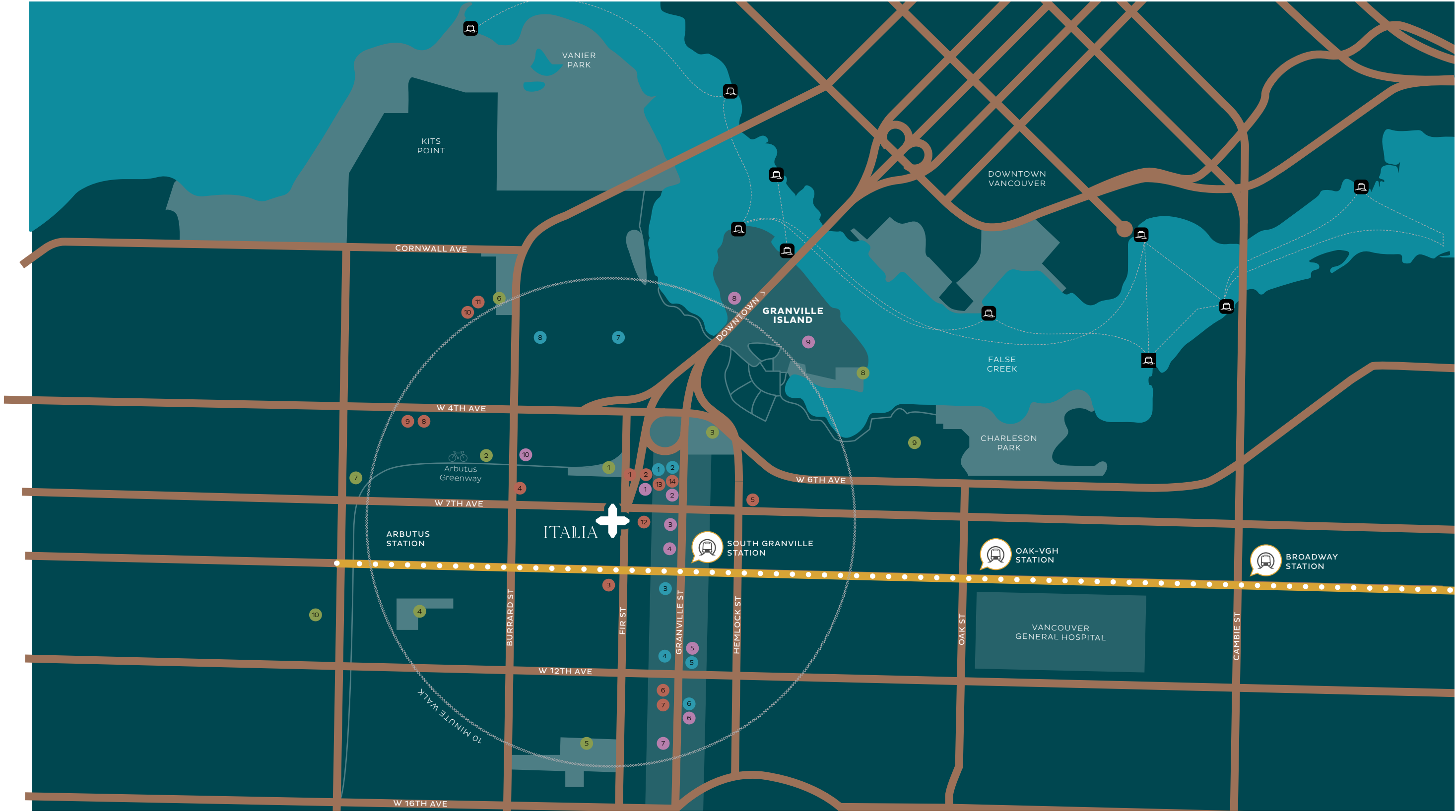
# ALL WITHIN REACH

- 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
  - 12. Café Salade de Fruits
  - 13. Farmers Apprentice
  - 14. Cheesecake Etc

- 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 BROADWAY EXPANSION**
- FALSE CREEK FERRIES**

- 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. Charleson Park
  - 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
  - 10. Fifth Avenue Cinemas



# 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-rió-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

Residences rising up to the 9<sup>th</sup> level available in two designer colour schemes, *Amalfi* and *Firenze*.



AMALFI COLOUR SCHEME | ARTIST IMPRESSION





FIRENZE COLOUR SCHEME | ARTIST IMPRESSION







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



A modern kitchen interior featuring a white island with a dark countertop. The island is equipped with three black bar stools with gold-colored frames. The kitchen has dark cabinetry and a white backsplash. A large window on the right side of the image provides a view of a city and a body of water. A chandelier with multiple gold-colored shades hangs from the ceiling. The floor is a dark, polished material.

## HEIGHTS ABOVE

Italia's Private Collection celebrates the beauty of life with extra options and features. These sub penthouses and penthouse residences will indulge the gourmand with an expanded premium appliances package. Satisfy the self-styled sommelier with a walk-in, temp-controlled wine cellar (penthouses only), and rest in cozy elegance by a stately stone-clad fireplace.





VENEZIA COLOUR SCHEME | ARTIST IMPRESSION



#### PRIVATE COLLECTION

Ascending from level 10, Italia's sub penthouses and penthouse residences are elevated with finishes in an exclusive colour scheme, *Venezia*.



# PIACEVOLEZZE

*pià-cé-vo-le-si* | amenities





## 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 Palestra. 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).





CINEMA E BAR | ARTIST IMPRESSION



02



03

## EXTENTION OF YOUR HOME

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





COSTRUTTORE

co-strut-tóre | developer





BORDEAUX, BURNABY

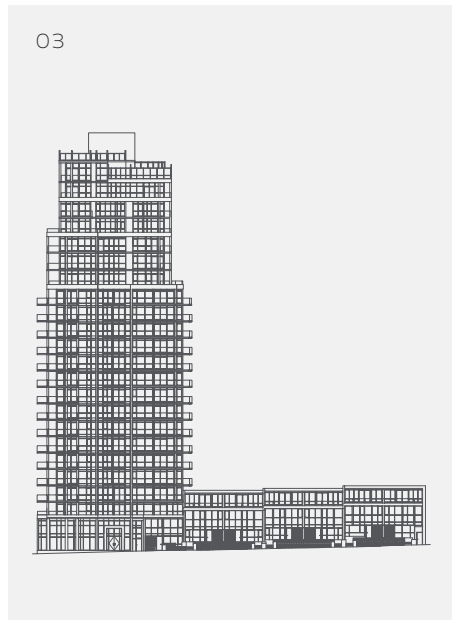
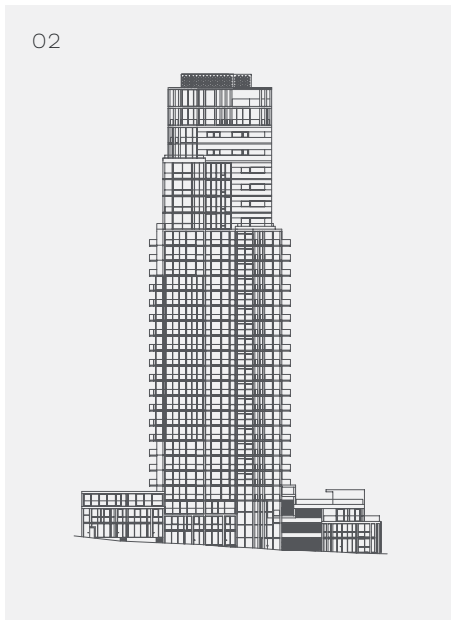
# SOLTERRA DEVELOPMENT

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 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





