



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.



ITALIA

KITSILANO
YACHT CLUB

ENGLISH
BAY

STANLEY
PARK

DOWNTOWN
VANCOUVER

KITS
BEACH

HADDEN
BEACH

VANIER
PARK

W4TH

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. Beaucoupe 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

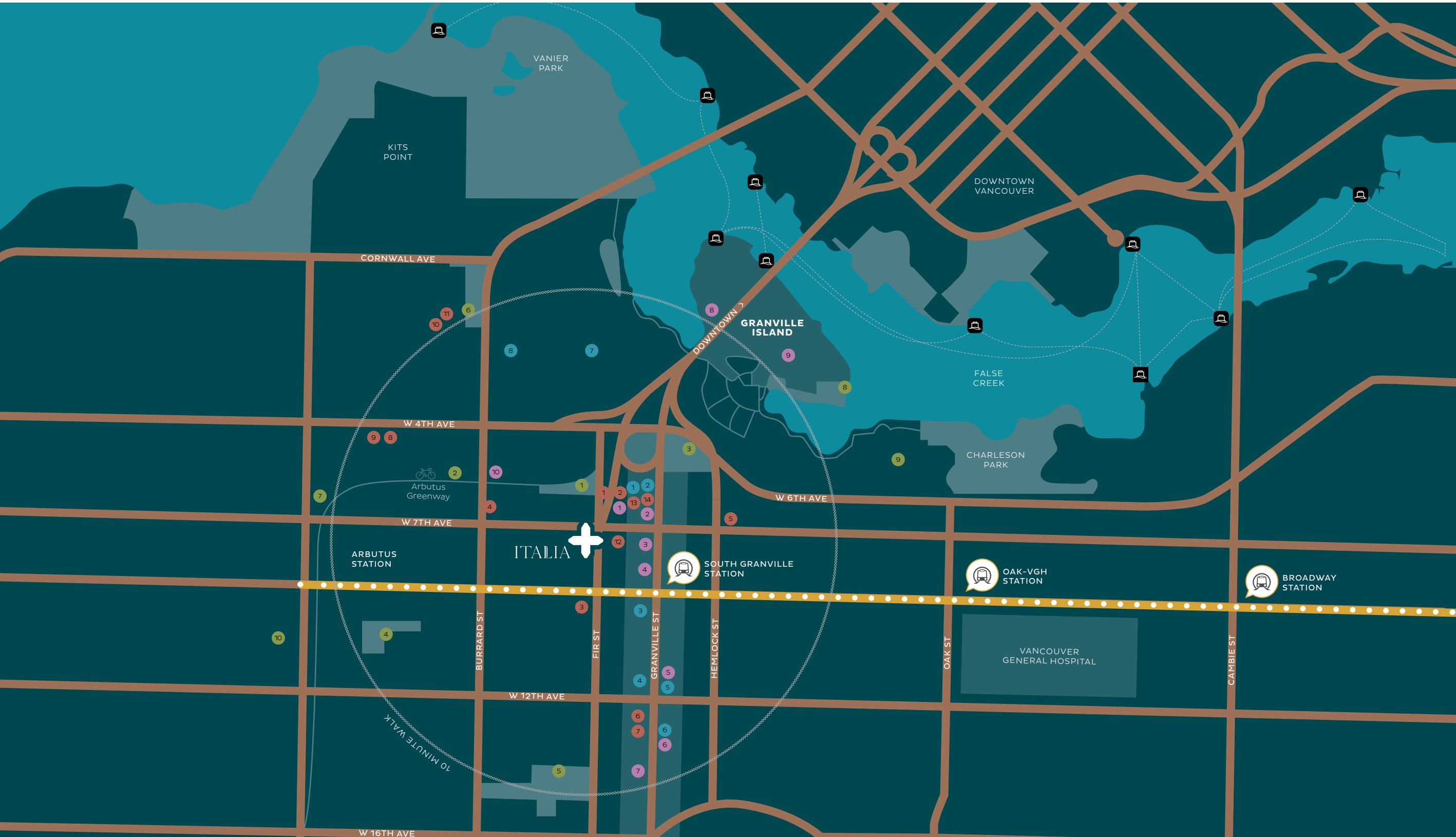
FALSE CREEK FERRIES

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.

ITALIA BY SOLTERRA

INTERIORE

in-te-rió-re | interior





FIRENZE COLOUR SCHEME

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.

ITALIA BY SOLTERRA



URBAN COLLECTION

Residences rising up to the 9th level available in two designer colour schemes, Amalfi and Firenze.



AMALFI COLOUR SCHEME | ARTIST IMPRESSION



INTERIOR



ITALIA BY SULTRA



VENEZIA COLOUR SCHEME | ARTIST IMPRESSION

INTERIOR

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

ITALIA BY SOLTERRA



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

pia·cē·vo·le·si | amenities

SALOTTO E CUCINE | ARTIST IMPRESSION





ATRIUM | ARTIST IMPRESSION

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 Palestre. 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).

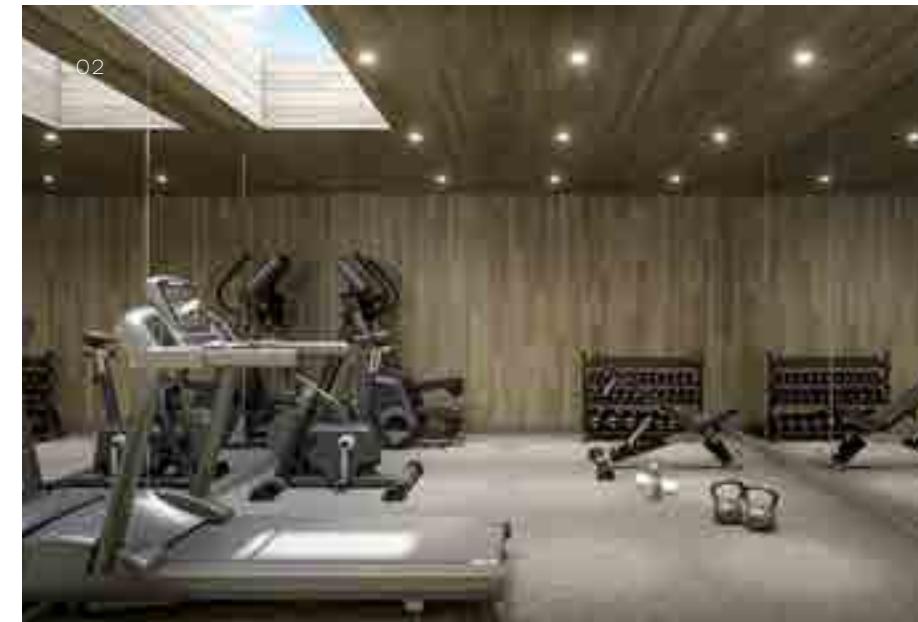
ITALIA BY SOLTERRA

01

AMENITIES



CINEMA E BAR | ARTIST IMPRESSION



02



03

EXTENTION OF YOUR HOME

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

ITALIA BY OSILTRA



COSTRUTTORE

co-struttó-re | developer



DEVELOPER

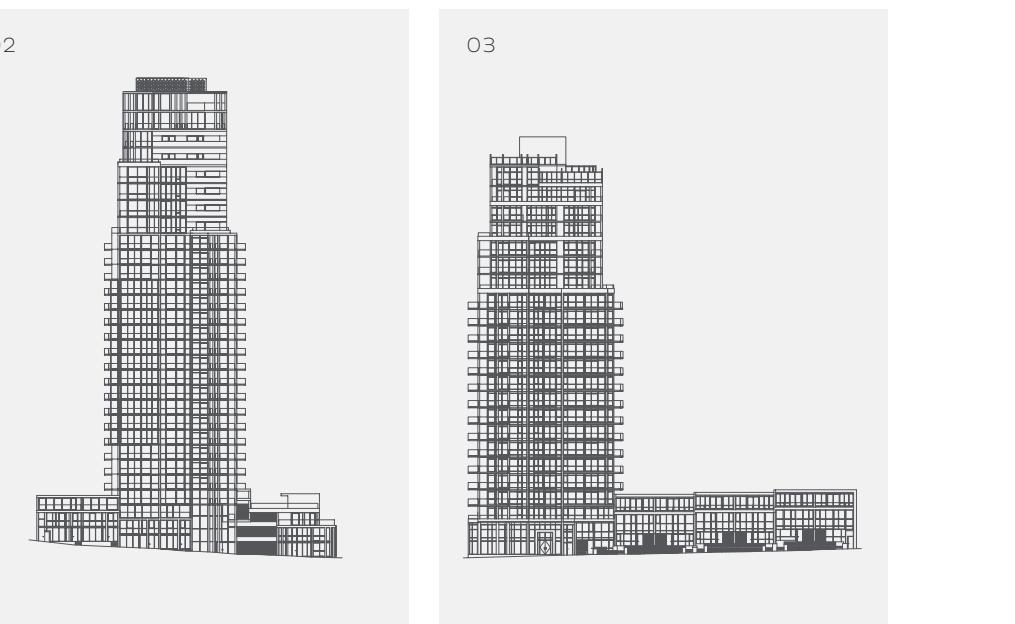
SOLTERRA DEVELOPMENT

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.

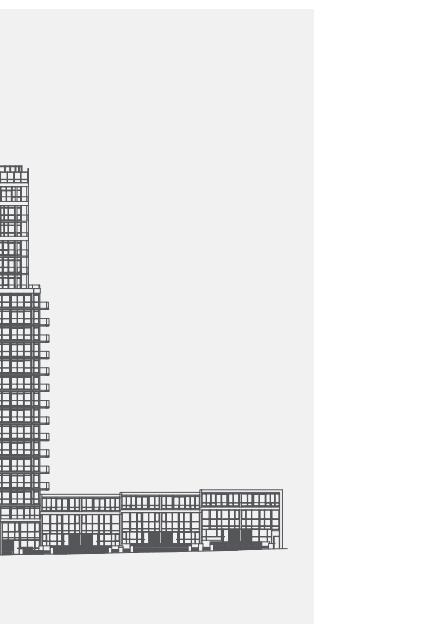
Solterra understands the importance of a home and prides itself on receiving over 70 prestigious development awards during the past years. They've built a solid reputation on creating residences that feature exceptional design, solid construction, and quality finishes.

solterra

ITALIA BY SOLTERRA



03

**BUILDING EXCELLENCE**

01. Monaco, White Rock 02. Milano, Burnaby
03. Bordeaux, Burnaby 04. Dolce and Vita at Symphony Place, Vancouver



solterra

The developer reserves the right to make modifications, changes or substitutions to building design, specifications, finished features, dimensions and floor plans should they be necessary to maintain the high standards of this community. All renderings throughout are artist impressions only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Solterra (Italia 2) Ltd.