

Lucent.

Always to live.



Sleek.
Stylish.
Smart.



A smarter way to live.

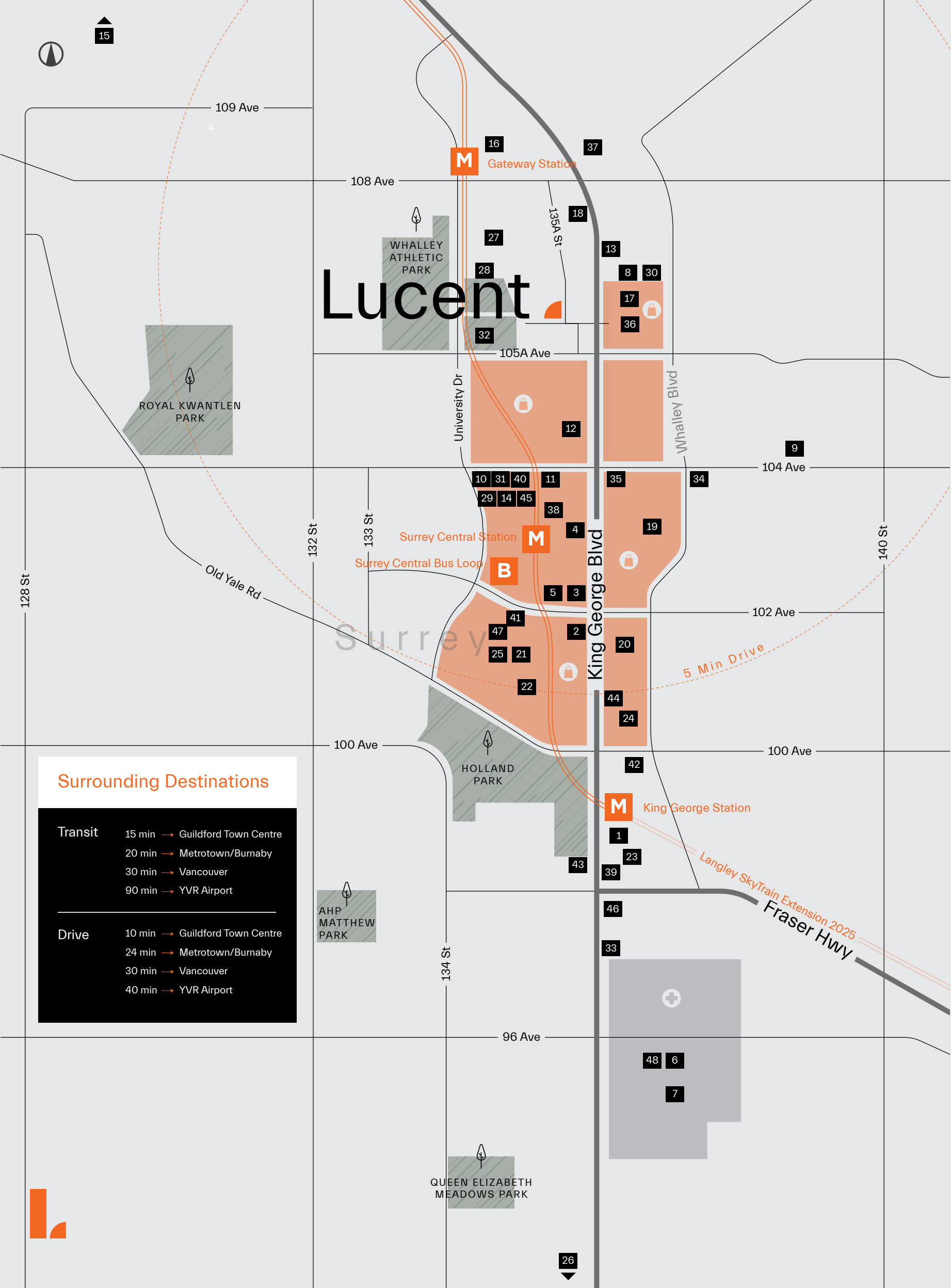
Lucent 



Perfectly Positioned in Surrey City Centre.

Surrey City Centre continues to evolve and Lucent is conveniently located to contribute to its enticing urban energy. It's part of a vibrant, walkable downtown neighbourhood with shops, groceries, restaurants, entertainment, universities and parks—everything you need to live life to the fullest. When it's time to venture farther, both Surrey Central and Gateway SkyTrain stations are just steps from home.





The entire area has exceptional potential as a hub for innovation and opportunities for people of all ages; it's poised to be an engine for the future of Surrey and beyond. The area is abuzz with energy, possibility and vibrancy, enhanced by new infrastructure across health, business and education. Simon Fraser University and Kwantlen Polytechnic University have a strong presence, with UBC expanding its offerings at a new three-acre site.

Convenience & Services

- 1 Coast Capital
- 2 BMO Bank of Montreal
- 3 RBC Royal Bank
- 4 Vancity
- 5 Scotiabank
- 6 Surrey Memorial Hospital
- 7 Children's Health Centre
- 8 Pharmasave
- 9 Service Canada Centre
- 10 Surrey City Hall
- 11 HSBC Bank
- 12 TD Canada Trust Branch and ATM
- 13 Canada Post
- 14 Civic Hotel, Autograph Collection

Recreation

- 27 Chuck Bailey Recreation Centre
- 28 BC Lions Football - Training & Business Centre
- 29 Surrey Library - City Centre Branch
- 30 Planet Fitness
- 31 Surrey Civic Plaza
- 32 Tom Binne Park

Shopping & Groceries

- 15 The Home Depot
- 16 Shoppers Drug Mart
- 17 The Dell Shopping Centre
- 18 BC Liquor Stores
- 19 Canadian Tire
- 20 Staples
- 21 Walmart Supercentre
- 22 T&T Supermarket
- 23 Save-On-Foods
- 24 King George Centre
- 25 Central City
- 26 Costco Wholesale

Dining & Cafés

- 33 Browns Socialhouse
- 34 Bon Ga Korean Restaurant
- 35 Starbucks
- 36 DONI Korean Restaurant
- 37 Sushi Shogun
- 38 Umami Ramen + Grill
- 39 Ruex Cafe and Bar
- 40 Prado Cafe
- 41 Central City Taphouse and Kitchen

Education

- 42 Sprott Shaw College
- 43 Coquitlam College, Surrey Satellite Campus
- 44 Stenberg College Labs
- 45 Kwantlen Polytechnic University (Civic Plaza Campus)
- 46 Future UBC Land
- 47 Simon Fraser University - Surrey Campus
- 48 UBC Clinical Academic Campus - Surrey Memorial Hospital



A Smart Location.

Lucent's location in the energetic and ever-evolving Surrey City Centre neighbourhood places you close to every essential convenience. From cafés to groceries, schools to city services, it's all right outside your door. The neighbourhood is already vibrant and inviting and it's poised to be a prime destination for generations to come, making it a smart and strategic investment with long-term potential for growth.



UBC & SFU

AN EDUCATION HUB

Brilliance converges here. B.C.'s two major universities, UBC and SFU, both have a strong presence in Surrey, and numerous other colleges call the community home.



150,000+

OUTSTANDING EMPLOYMENT OPPORTUNITY

2,000 new businesses are starting in Surrey every year. The City Centre will be the heart of the region's job growth with 150,000 new jobs created over the next 30 years.



1,000+

STEADY POPULATION GROWTH

Surrey's ongoing growth is bringing in over 1,000 new residents per month, an increase of over 300,000 people over the next 30 years. Surrey is expected to surpass Vancouver as the biggest municipality in B.C. by 2041.



#1

INVESTMENT OPPORTUNITY

Surrey has been named the number one city to invest in by the Real Estate Investment Network.



3 Stations

EASY RAPID TRANSIT CONNECTIONS

Convenient, direct access to Downtown Vancouver and surrounding cities via three Expo Line Skytrain stations. Not to mention fast access to Fleetwood and Langley will be made easier with the Expo Line's future extension.





Designed to Elevate the Everyday.

Lucent is defined by integrated smart building technology by 1VALET, offering a unique keyless entrance experience along with unprecedented control over amenity bookings, deliveries and building access.

Sleek architecture and interior design are evident throughout, with modern finishes and flourishes that complement the future-friendly smart home features. Bright, precisely planned layouts and timeless contemporary detailing make every day exceptional.

Over 23,800 square feet of exclusive indoor and outdoor amenities add to the contemporary livability, including a state-of-the-art fitness centre, stylish social lounge, modern workspace, pet-friendly features and concierge service.



Smart and Secure Living by 1VALET.

Peace of mind reaches new heights with 1VALET, a smart building technology that makes daily life better. From security to amenity bookings to deliveries, an easy-to-use resident app controls your day-to-day. Keyless entry is enabled by facial recognition or a digital key, allowing any resident to open doors with their phone or a smile. Safely invite guests indoors with video calling, parking registration and virtual keys. Quickly contact concierge or book an amenity space with the push of a button. Deliveries are securely stored in a smart Snail Parcel Locker, allowing you to go about your day without stressing about receiving a package. Life is smarter at Lucent.



EVERYDAY BENEFITS

- 1 — Convenient keyless entry with facial recognition and digital key
- 2 — Video intercom connects you with guests before granting entry
- 3 — Virtual keys and guest parking registration for easier guest access
- 4 — Access logs maintain security
- 5 — Easily contact concierge and book amenities via the resident app
- 6 — Securely receive deliveries with instant notification from the smart, fully-integrated Snail Parcel Locker



Smart Amenities.

Over 23,800 square feet of integrated indoor and outdoor amenity spaces make an impact throughout the building. Lucent offers residents expansive areas to gather with friends and family to celebrate special occasions, along with intimate places to enjoy a quiet moment.

With Wi-Fi available throughout amenity areas, book amenities effortlessly using the 1VALET smart building technology system via your smartphone. In addition, all parking stalls are EV-ready for future charging. Lucent is simply a smarter way to live.



FITNESS ZONE

Over 5,700 square feet is dedicated to fitness and wellness, providing well-designed spaces for residents to prioritize health.

- 1 — Indoor Fitness Centre featuring state-of-the-art fitness equipment
- 2 — Sauna Room
- 3 — Private Workout Studio featuring Lululemon’s Mirror technology
- 4 — Urban Spin Studio featuring Peloton bikes
- 5 — Yoga Studio
- 6 — Outdoor Lounge
- 7 — Outdoor Fitness Area

ENTERTAINMENT ZONE

Residents have many opportunities to relax with friends, work on their talents or play games in over 4,700 square feet of entertainment spaces.

- 8 — Music Practice Room
- 9 — Entertainment Lounge featuring a grand kitchen, dining and lounge space
- 10 — Gaming Lounge featuring pool table, foosball table, video game station and sports party lounge
- 11 — Outdoor Spa with hot tub, sauna barrel and lounge seating

CO-WORK ZONE

An expansive co-working space gives residents the option to work or study from home.

- 12 — Co-working Lounge featuring private study rooms and business meeting centre

High-Energy Living on Level 3.

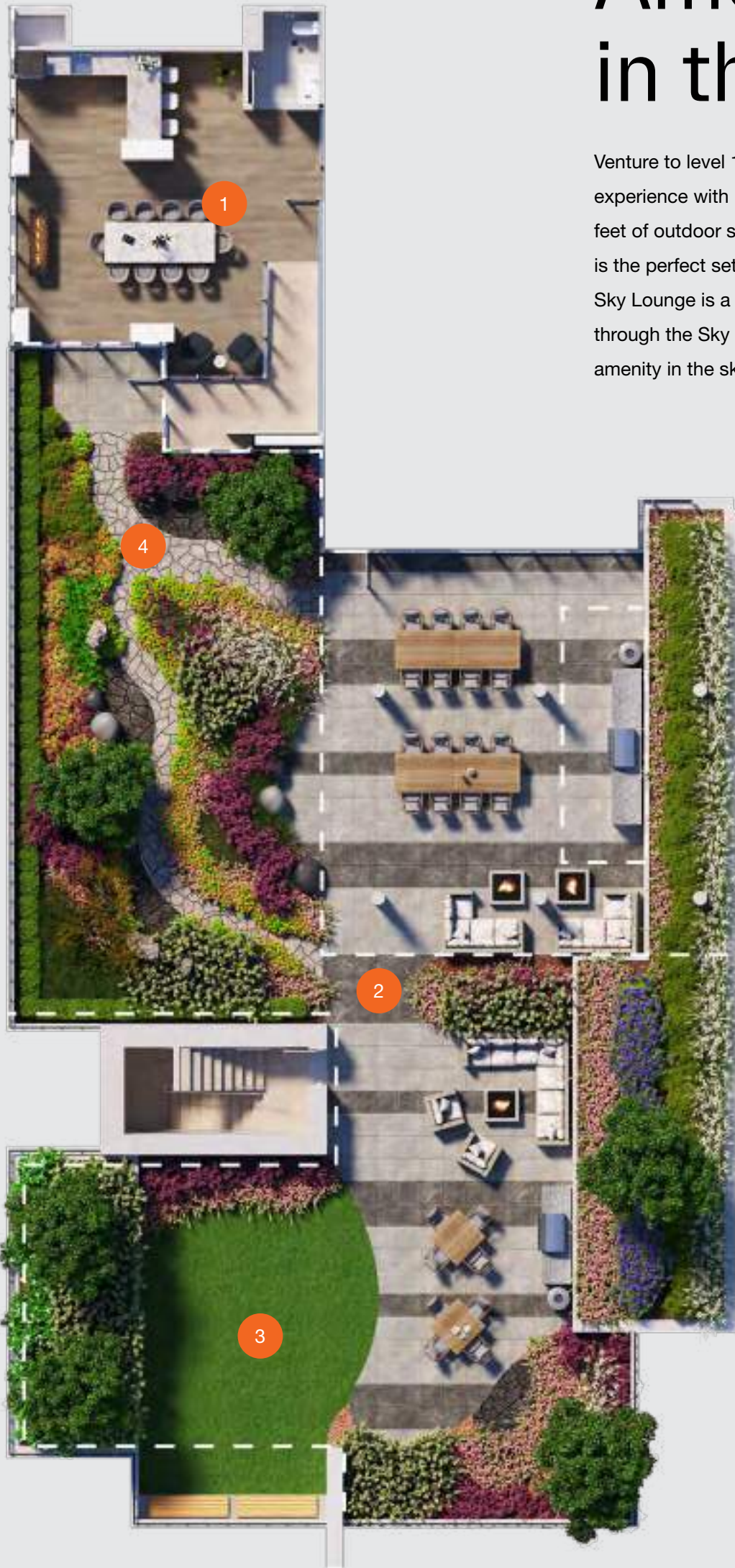
Gravitate towards the heart of Lucent on level 3, where a collection of over 11,500 square feet of indoor and outdoor amenities is divided into three vibrant zones. The Fitness Zone features a private club-calibre gym with top-of-the-line fitness equipment, a spin studio featuring Peloton bikes, a dedicated yoga studio, and a private workout studio outfitted with the latest in fitness technology, Lululemon’s Mirror. An Entertainment Zone invites residents to relax in a lounge, play a game of pool or unwind in the hot tub. The Co-work Zone is an inspiring place to work on your passion projects, work remotely or study for school.





Amenities in the Sky.

Venture to level 17 for an enlightening and elegant amenity experience with magnificent views and over 5,000 square feet of outdoor space. Indoors, the Executive Dining Lounge is the perfect setting for exclusive dinners, while the outdoor Sky Lounge is a beautiful spot to gather with friends. Stroll through the Sky Garden for a moment of tranquility. This amenity in the sky elevates everyday living.



- 1 — Executive Dining Lounge
- 2 — Outdoor Sky Lounge with fire pit, BBQ and seating
- 3 — Picnic Lawn
- 4 — Sky Garden Walk





A Smart Home.

A sophisticated sense of ease seeps into everyday life. Layouts flow intuitively to make the most of space, with open-concept living and functional details a focus in each home. Our forward-thinking designs move beyond the physical form to include smart technology systems and integration options to future-proof your home.



Brilliant Smart Home System.

At the forefront of smart home technology, the Brilliant Smart Home System* transforms how you live at Lucent, with intuitive automation and unified control. Managed by an in-wall touchscreen panel and all-in-one mobile app, easily control your lighting, doorbell, music, climate, scenes, and more.



ENDLESS FUTURE CUSTOMIZATION. Further personalize your home by integrating compatible smart home products, such as Philips Hue, Nest, Apple HomeKit, Lutron, and more.

* Included in all B, C, D & TH-plan homes. Also available as an upgrade option for A-plan homes.



Smart Keyless Home Entry.

A totally keyless experience gives you more peace of mind and convenience when entering your home. Simply access your smartphone app, enter your personal door code, or use your fingerprint — and open your door. You may also provide friends and family with secure, controlled access to arrange visits with ease.



Smart Security For Townhomes.

Fully-integrated with the Brilliant Smart Home System, the Ring Video Doorbell offers a novel way to welcome guests and deliveries. Receive notifications when visitors press your doorbell, and interact with people at your front door. Townhomes also feature a security system and panel, allowing you to easily connect with a monitoring service provider of your choice in the future.





The smart experience continues throughout your home, with precisely planned kitchens creating extra space for mealtime, family time, and social time. Efficient and intelligent appliances make cooking a breeze, while integrated kitchen tables in select homes offer coveted dining space without occupying extra room. This is the height of functional family living and special entertaining.

Revolutionary Kitchens.



Dark Scheme

Elegant Serenity.

Ensuites are beautifully designed to evoke complete relaxation — and, like the rest of the home, maximize functionality. Step across stunning marble-inspired tiles, keep your toiletries organized with plenty of vanity storage space, and unwind under the spray of a spa-inspired shower. Feel any stresses melt away in these refined spaces.



Light Scheme

Specifications

A Smart Location.

Perfectly Positioned in Surrey City Centre. Lucent’s location in the energetic and ever-evolving Surrey City Centre neighbourhood places you at close proximity to every essential convenience. From cafés to grocery stores, schools to city services to transit, it’s all right outside your door.

A Smart Building.

Smart & Secure Building Technology by 1VALET: Lucent’s fully-integrated digital experience makes life easy, and encompasses building entry, safe parcel deliveries, amenity booking, and concierge communication

Amenity Rich: Over 23,800 square feet of exclusive indoor and outdoor amenities add to the contemporary livability

Stay Connected: Wi-Fi is available throughout all amenity areas

A Thoughtful Future: All parking stalls are EV-ready

A Smart Home.

Brilliant Smart Home Integration: Simple and seamless control over your environment and entertainment systems, with endless future customization possibilities*

Smart Keyless Home Entry: Enter your home using your smart phone, fingerprint, or your personal door code — no key required

Smart Security Features for Townhomes: Complete security system, security panel and Ring Doorbell for all townhomes provide additional security

SMART URBAN LIVING

· 404 intelligently designed studio, one-, two-, and three-bedroom homes and townhomes brought to you by Vancouver’s top luxury developer, Landa Global Properties

· Sleek building design by WA Architects

· Thoughtful and intuitive interior design by BYU Design

· Surrey Central and Gateway SkyTrain stations are just steps from home, providing direct access to Downtown Vancouver and surrounding cities. Future expansion of the Expo Line will provide greater access to Fleetwood and Langley

· Steps away from the newly renovated Chuck Bailey Recreation Centre, Tom Binnie Park, and Whalley Athletic Park

· Brilliance converges here, with SFU and KPU campuses a 5-min drive away, and UBC expanding its Surrey presence

SECURE 1VALET SMART BUILDING TECHNOLOGY

Peace of mind reaches new heights with 1VALET, a smart building technology that makes daily life better.

· Convenient keyless entry with facial recognition and digital key

· Video intercom connects you with guests before granting entry

· Virtual keys and guest parking registration for easier guest access

· Access logs maintain security

· Easily contact the concierge and book amenities via the resident app

· Securely receive deliveries with instant notification from the fully-integrated Snaile Parcel Lockers

RICH AMENITIES

Over 23,800 square feet of integrated indoor and outdoor amenity spaces make an impact throughout the building.

Level 1

· Double-height residents’ lounge featuring stone accents, elegant furnishings, and seating area

· High-touch concierge service for coordinating residents’ services

· Fully-automated, smart Snaile Parcel Lockers integrate into Lucent’s 1VALET platform to keep deliveries secure

· Dedicated mail room

· Two fully-furnished, bookable guest suites for visiting family and friends

Level 3

Fitness Zone

Over 5,700 square feet is dedicated to fitness and wellness, providing well-designed spaces for residents to prioritize health.

· Indoor Fitness Centre featuring state-of-the-art equipment

· Sauna Room for revitalization

· Private Workout Studio featuring Lululemon’s Mirror technology

· Urban Spin Studio with Peloton bikes

· Dedicated Yoga Studio for mindful stretching

· Outdoor Fitness Area to exercise in the fresh air

· Outdoor Lounge to cool down after a workout

Entertainment Zone

Residents have many opportunities to relax with friends, work on their talents, or play games in over 4,700 square feet of entertainment space.

· Outdoor Spa with hot tub, sauna barrel, and lounge seating with firepit

· Gaming Lounge featuring pool table, foosball table, video game station, and sports party lounge

· Entertainment Lounge featuring grand kitchen, dining, and lounge spaces

· Music Practice Room with plug-in piano keyboard

Co-work Zone

An expansive co-working space gives residents the option to work or study from home.

· Co-working Lounge featuring private study rooms, a business meeting centre, and an open area

Level 4

· Outdoor Lounge to meet with friends under the sun

· Designated Dog Walk space

· Outdoor Kids’ Play Area fosters imaginations

· Residents’ Community Garden to grow fresh produce

Level 17

· Executive Dining Lounge with fireplace, dining table, bar, and kitchen

· Sky Lounge with BBQ, dining area, and generous lounge seating

· Picnic Lawn for dining al fresco

· Tranquil Sky Garden walk

Appreciated Extras

· Storage locker available for purchase

· Bike locker included with every home

· All parking stalls are EV-ready

· Wi-Fi available throughout amenity areas

· Dedicated bike elevator for easy bike storage access

· Repair station to maintain your bike

· Dedicated pet wash station

· Convenient car wash station

· Secure visitor parking with EV charging stations available

THOUGHTFULLY DESIGNED INTERIORS

· Customize your home with one of two distinct colour palettes curated by BYU Design

· Intelligently crafted floor plans add to the ease of every day, with intuitive open layouts that offer space for functional family living and memorable special events

· Beautiful wide-plank laminate flooring throughout living, dining, and bedroom areas

· Roller blinds throughout provide added privacy and light control

· Fully air-conditioned homes with Honeywell smart thermostats, featuring mobile app control for easy, all-season comfort

· Convenient laundry closet with Smart Care Wi-Fi-enabled Samsung washer and dryer with steam wash, SelfClean technology, and smart care error-monitoring system

· Generous balcony size designed for a seamless urban indoor-outdoor living experience

REVOLUTIONARY KITCHENS

· Contemporary two-tone kitchen with ample storage for your everyday cooking needs

· Intuitive design with thoughtful details including under-cabinet LED strip lighting and soft-close hardware

· Luxurious and durable quartz kitchen countertops and complementing quartz backsplash

· Expansive kitchen island with quartz countertop, USB charging plugs, and integrated wood-finish dining table for select homes

· Sleek chrome, single-handle, pull-down faucet, and stainless steel undermount sink by Fluid

Kitchen Appliance Package

For homes under 800 Sq. Ft.

· 24” FULGOR MILANO fully-integrated refrigerator

· 24” FULGOR MILANO wall oven

· 24” FULGOR MILANO four-burner gas cooktop

· 24” FULGOR MILANO fully-integrated dishwasher

· 24” FABER under-cabinet hood fan

· Panasonic microwave with trim kit

Premium Kitchen Appliance Package

For homes over 800 Sq. Ft.

· 32” FISHER & PAYKEL double-door fully-integrated refrigerator

· 30” FULGOR MILANO wall oven

· 30” FULGOR MILANO five-burner gas cooktop

· 24” FULGOR MILANO fully-integrated dishwasher

· 30” FABER under-cabinet hood fan

· Panasonic microwave with trim kit

SERENE BATHROOMS

· Elegant wood grain laminate floating vanity

· Sleek mirrored medicine cabinet with integrated lighting for the main bathroom

· Quartz countertops

· Marble-inspired porcelain wall tiles and complementing floor tiles

· Upscale chrome single-lever Fluid faucet with under-counter Caroma basin

· Quiet-close, dual-flush toilet by Caroma

· Relaxing tub with Fluid shower kit

· Spa-inspired Fluid shower kit for select homes with ensuites

· Caroma toilet and basin for select townhomes with powder room

TECHNOLOGY-INFUSED HOMES

Brilliant Smart Home System

Included in all B, C, D & TH-plan homes. Also available as an upgrade option for A-plan homes.

The Brilliant Smart Home System, controlled by an in-wall touch screen panel and an all-in-one mobile app, transforms your home and how you use it. Easily manage your lighting, doorbells, music, climate, scenes, and more. This intuitive automation and unified control elevates daily living.

· Built-in Voice Control: Alexa voice assistant included in the Brilliant control panel

· Smart Climate Control: Integrated climate control with Honeywell thermostat for all-season comfort

· Smart Lighting Control: Main kitchen area features automated control — additional areas may be controlled via the Brilliant Smart Home System by replacing smart switches

· Integrated Audio Control: Compatible with all SONOS speakers

· Compatible with Ring Doorbell: For townhome homeowners, Brilliant works with Ring Doorbell, allowing homeowners to see and converse with their visitors prior to allowing access

· Scenes for Every Occasion: Scenes are easily set through the control panel to combine lighting, music, temperature, and other settings. You can quickly control your smart home with a single tap or voice assistant

· Personalize Your Home: Easily integrate new smart home technology and products that may be controlled via the app or panel. Brilliant works with a wide range of smart home products, including Philips Hue, Nest, Apple HomeKit, Lutron, and more, providing ultimate flexibility for future customizations

Smart Keyless Home Entry

· Smart Keyless Entry: Use your fingerprint, smartphone, or personal door code to enter with ease

· Control From Anywhere: Lock and unlock your door wherever you are with your smartphone

· Auto-Lock: Automatically lock the door based on your customized timing

· Real-Time Alerts & Logs: Receive a notification whenever someone opens or unlocks your door

· E-Key Distribution: Send an e-key to your guests, anywhere, anytime for keyless entry

Additional Smart Security Features for Townhomes

· Complete security system and security panel for all townhomes. Easily connect with a monitoring service provider of your choice in the future

· Ring Video Doorbell for all townhomes is fully integrated with the Brilliant Smart Home System

· Easy Control: See, hear, and speak to anyone at your front door from your phone or tablet

· Real-Time Notification: Receive real-time notifications when visitors press your doorbell or trigger the built-in motion sensors

PEACE OF MIND

· Landa customer care service is included with every home

· Comprehensive 2, 5 & 10-year warranty:

· 2-year materials and labour warranty

· 5-year building envelope warranty

· 10-year structural warranty



*Brilliant Smart Home System is included in all B, C, D & TH-plan homes. Also available as an upgrade option for A-plan homes.

The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. E.&O.E.

Enhance. Live. Prosper.

Landa homes are distinguished by their capacity to reflect the character of their communities. That’s because every project, no matter the scope or scale, is distinct, carefully crafted to enrich its neighbourhood through inspiring architecture and sensitive design. We work with exceptional, highly acclaimed architects and designers to create homes that are sophisticated and significant, comfortable and creative, culminating in residences that feel like home from the moment you move in.





A smart collection
of studio, one, two &
three bedroom homes.

LucentLiving.ca

