



BELVEDERE

SURREY CITY CENTRE

EXCLUSIVE PREVIEW PACKAGE

BelvedereLiving.ca



STAY CONNECTED TO WHAT MATTERS.



Living at Belvedere introduces you to new heights of connection in Surrey City Centre. Real-life connection is belonging to a community right at home, nurturing friendships, and walking out your door into a world of possibilities. Every single day. This is life at Belvedere, a collection of 275 modern homes in a striking tower on King George Boulevard.



This is not an offering for sale. Any such offering can only be made by way of a Disclosure Statement. E&OE. Renderings are artist's concept only. The developer reserves the right to make modifications to floorplans, layout, dimensions, finishes, materials and specifications to maintain the high standard of this development. Sales and Marketing by Key Marketing.

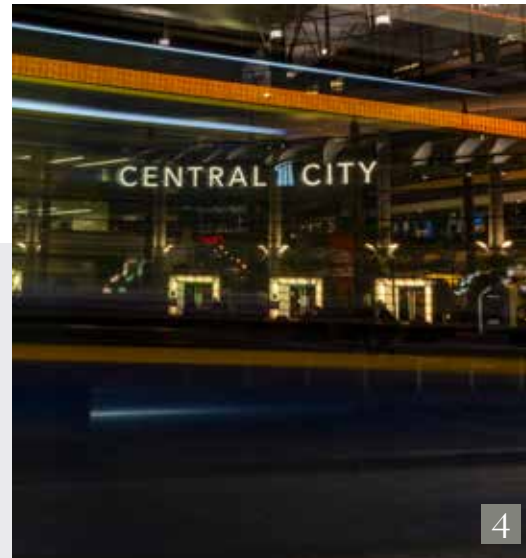
A LIFESTYLE THAT CAN'T BE
REPLICATED — RIGHT AT HOME.

THE BEATING HEART OF CONVENIENCE AND COMMUNITY.

This vibrant central Surrey neighbourhood will inspire connection to the people, places, and things that make life memorable.



SURREY CITY CENTRE.



FAST OR SLOW, IT'S ALL HERE.

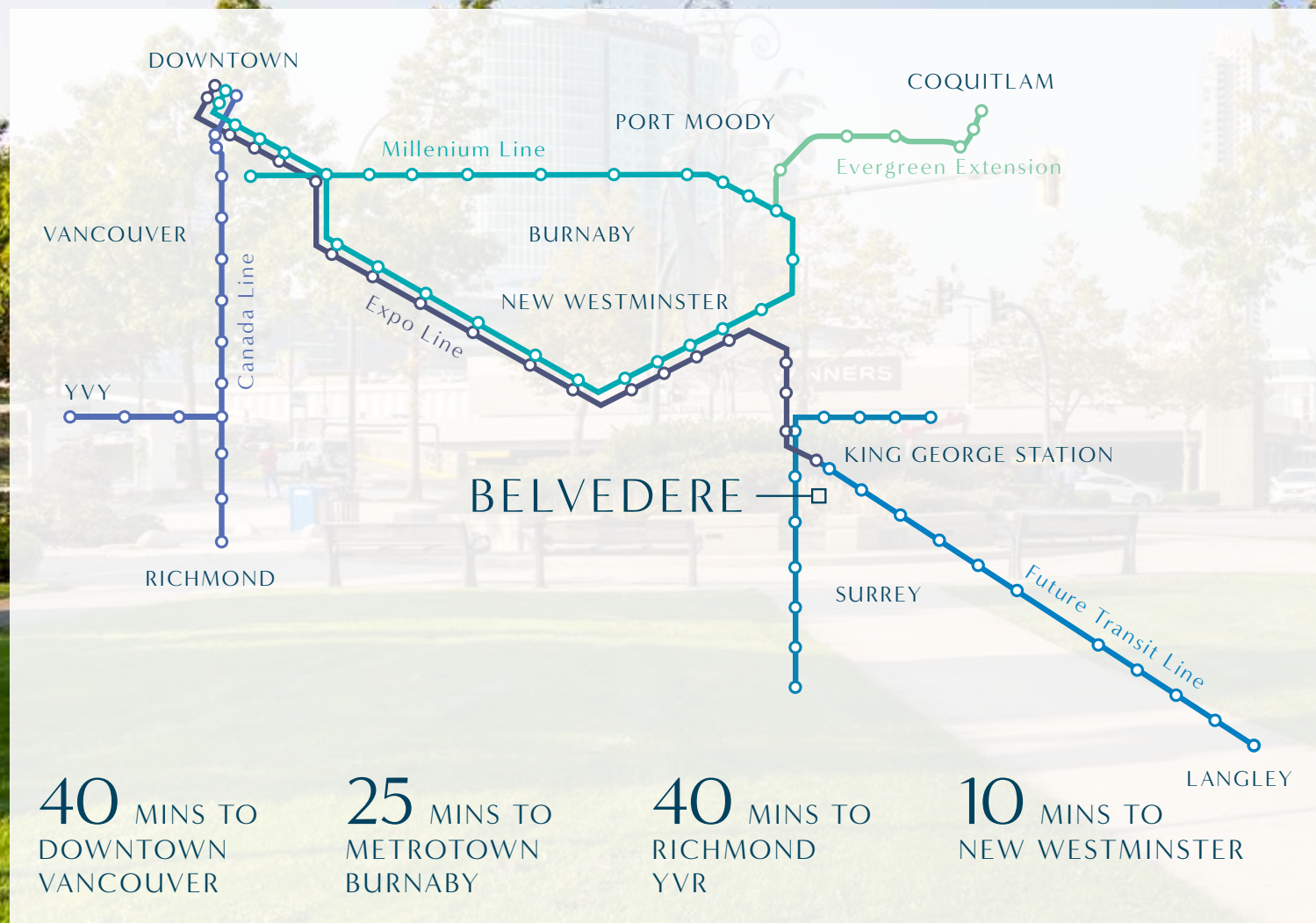
Live only steps to Holland Park, Simon Fraser University, and Surrey Memorial Hospital, where you can play, learn, and work. An assortment of nearby shops and restaurants will add variety and spice to life. Plus, King George SkyTrain station is only a short walk away, linking you to neighbourhoods and activities near and far. Every day is another opportunity to do something great.

- 1 QUICK ACCESS TO KING GEORGE SKYTRAIN STATION.
- 2 PLENTY OF OPTIONS WHEN IT COMES TO A MEAL OUT.
- 3 RELAX AND UNWIND AT NEARBY HOLLAND PARK.
- 4 FIND EVERYTHING YOU NEED AT CENTRAL CITY.
- 5 WALK TO WORK AT SURREY MEMORIAL HOSPITAL.
- 6 SIMON FRASER UNIVERSITY IS AT YOUR SERVICE.



NEW HEIGHTS OF CONNECTION.

Walking distance to Transit and King George Skytrain Station providing direct access to other major cities. The Expo Line Skytrain gets you to Downtown Vancouver in 38 minutes.



CIVIC LANDMARKS

- 1. Surrey Memorial Hospital
- 2. Surrey City Hall
- 3. Canada Revenue Agency
- 4. Civic Plaza

TRANSPORTATION

- 5. Surrey Central Station
- 6. King George Station
- 7. Surrey Central Bus Loop

PARKS

- 8. Holland Park
- 9. A.H.P. Matthew Park
- 10. Queen Elizabeth Meadows Park
- 11. Bog Park
- 12. Betty Huff Park
- 13. Cedar Grove Park

SHOPPING

- 14. Central City Shopping Centre
- 15. Cedar Hills Shopping Centre
- 16. Staples
- 17. Shoppers Drug Mart
- 18. Safeway Surrey Central
- 19. T&T Supermarket
- 20. Save-On-Foods
- 21. Pharmasave - Surrey Centre

CAFES & RESTAURANTS

- 22. Starbucks
- 23. Tim Hortons
- 24. Take Five Café
- 25. Prado Cafe
- 26. Dairy Queen

- 27. Mucho Burrito Fresh Mexican Grill
- 28. Browns Socialhouse Surrey Centre
- 29. Captain's Oven Pizza
- 30. Freshslice Pizza
- 31. Vlassis Greek Taverna
- 32. Izumo Sushi Japanese Restaurant
- 33. White Spot Central City
- 34. Nahm Thai Bistro

RECREATION & FITNESS

- 35. YOURLIFE Fitness
- 36. Club16 Trevor Linden Fitness Central City
- 37. North Surrey Recreation Centre

SCHOOLS & DAYCARE

- 38. Kids & Company
- 39. A Place To Grow Childcare Centre at SMH
- 40. A H P Matthew Elementary
- 41. Old Yale Road Elementary School
- 42. Betty Huff Elementary
- 43. Lena Shaw Elementary School
- 44. Queen Elizabeth Secondary School
- 45. Creekside Elementary School
- 46. Cindrlich Elementary School
- 47. Simon Cunningham Elementary School
- 48. Kwantlen Park Secondary School
- 49. Simon Fraser University - Surrey Campus

BANKS

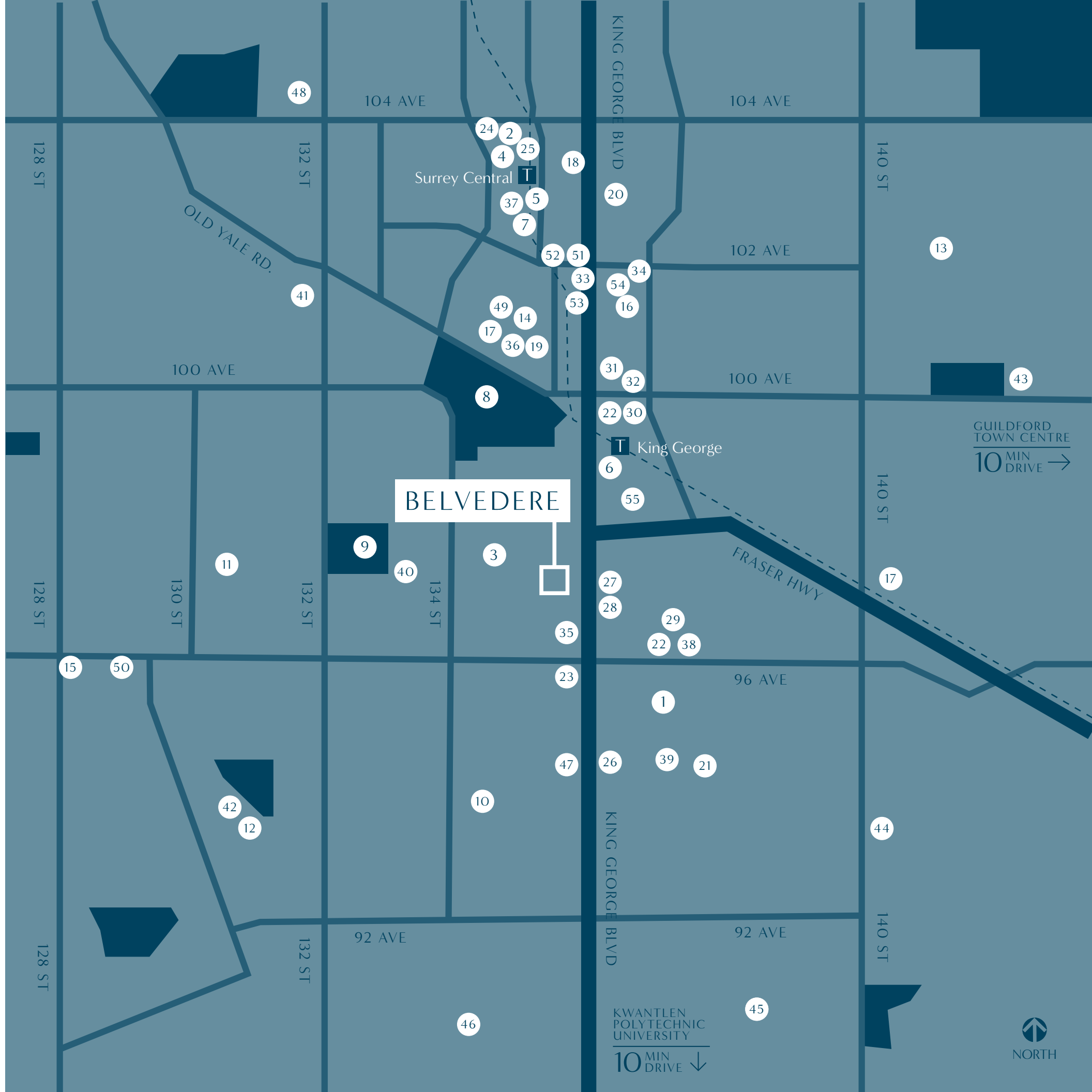
- 50. TD Canada Trust Branch and ATM
- 51. RBC Royal Bank
- 52. Scotiabank
- 53. BMO Bank of Montreal
- 54. CIBC Branch with ATM
- 55. Coast Capital

CONVENIENCE BY THE NUMBERS

WALK SCORE 62 SOMEWHAT WALKABLE

TRANSIT SCORE 83 EXCELLENT TRANSIT

BIKE SCORE 74 VERY BIKEABLE



NORTH



- 1 PARTY ROOM.
- 2 ROOFTOP AMENITY.
- 3 FITNESS CENTRE.
- 4 COURTYARD.



A sprawling, beautifully landscaped green space sits on the podium, creating a direct bond with nature – it's a place to escape the beating urban energy and simply be still. At the apex of the tower rests the rooftop lounge, an outdoor social space, sun deck, and dining area, giving you another perspective on life.

AMENITIES FOR AN ACTIVE LIFESTYLE.

Residents have exclusive access to over 32,000 square feet of indoor and outdoor amenities that bring friends and neighbours together, while also deepening your connection to self. With a fitness studio, social lounges, party room, guest suites, business centre, and children's play areas, there's something for everyone.



LEVEL 5 AMENITY



1. A BEAUTIFULLY LANDSCAPED PRIVATE COURTYARD WITH SUN DECK, LOUNGE SEATING AND RECREATIONAL GREEN SPACE.
2. PARTY ROOM THAT EXTENDS TO THE OUTDOOR COURTYARD COMPLETE WITH A KITCHENETTE, LARGE DINING, COUCHES AND A FLAT SCREEN TV .
3. BUSINESS CENTRE WITH OUTDOOR SPACE.
4. FITNESS CENTRE WITH PRIVATE OUTDOOR AREA.
5. YOGA STUDIO WITH CHANGE ROOM.
6. GAMES ROOM
7. 2 BEDROOM GUEST SUITE #1
8. 2 BEDROOM GUEST SUITE #2



BELVEDERE INCLUDES AN ONSITE DAYCARE FOR EXTRA PEACE OF MIND AND CONVENIENCE FOR BUSY WORKING FAMILIES.



A FRESH AND MODERN START TO EVERY DAY.

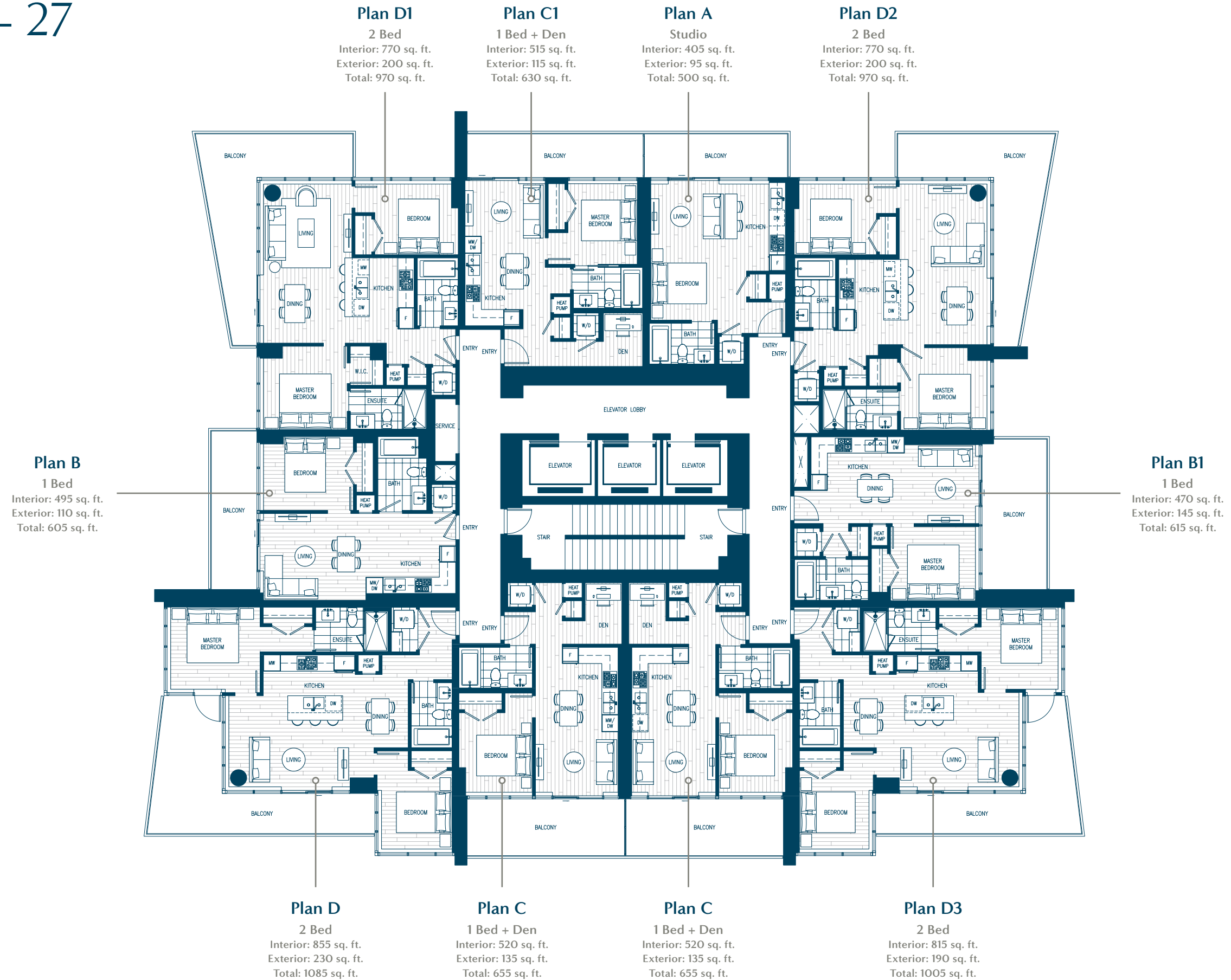
Whether you live in a studio or a three bedroom, every home is designed to feel spacious and be functional. Clean and contemporary style creates the perfect backdrop for you to express yourself. Kitchens, most with an island, feature two-tone cabinetry and Fulgor Milano appliances.

Ensuites are both luxurious and practical with Kohler fixtures and a mirrored medicine cabinet. Homes are versatile: you will love them for entertaining friends and for relaxing on the sofa after a long day.



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LEVEL 6 – 27



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FEATURES AND SPECIFICATIONS

NEW HEIGHTS OF CONNECTION

- Live only steps to Surrey Memorial Hospital, Holland Park, Simon Fraser University and Central City Shopping Centre
- Enjoy the urban lifestyle Surrey City Centre has to offer with shops, services and restaurants right at your doorstep
- Walking distance to Transit and King George Skytrain Station providing direct access to other major cities. The Expo Line Skytrain gets you to Downtown Vancouver in 38 minutes
- Elevated mountain, city and scenic views

DESIGN THAT MATTERS

- Building designed by one of the top leading high-rise multi-family architects with over 25 years of experience - Chris Dikeakos Architects
- 275 thoughtfully designed concrete homes built by experienced local developer, Square Nine Developments
- Spacious outdoor balconies and/or terraces expand your living space
- Efficient layouts to maximize your living space
- Individually controlled air-conditioning and heating for year-round climate control throughout the home
- Floor-to-ceiling windows flood your home with light while expanding your living space to the outdoors
- All homes include one parking stall and one bike storage (EV rough-in upgrade option available)
- 8' 6" ceilings in main living areas
- Penthouse Collection offers generous overheight 9' 6" ceilings

CONTEMPORARY INTERIORS

- Clean, timeless interiors designed by Portico Design Group
- Customize your home with one of two colour palettes: Light or Dark
- Durable wide-plank laminate flooring throughout
- Contemporary wood-like blinds on all windows
- Modern flat panel doors, baseboards and door trims
- Thoughtfully placed power outlets in closets
- Energy efficient front-loading LG washer and dryer

MODERN KITCHENS

- Custom two-toned cabinetry with under-cabinet LED lighting and soft-close drawers
- Premium integrated and stainless-steel appliance package:
 - Studio & One bedroom homes includes:
 - Fulgor Milano 24" Built-in custom panel fridge with bottom freezer
 - Fulgor Milano 24" Gas cooktop
 - Fulgor Milano 24" stainless steel wall oven
 - Blomberg 24" Built-in custom panel dishwasher
 - Faber 24" pull-out hood fan
 - Panasonic stainless steel microwave with trim kit
 - Two & Three bedroom homes includes:
 - Fulgor Milano 30" Built-in custom panel fridge with bottom freezer
 - Fulgor Milano 30" Gas cooktop
 - Fulgor Milano 30" stainless steel wall oven
 - Blomberg 24" Built-in custom panel dishwasher
 - Faber 30" pull-out hood fan
 - Panasonic stainless steel microwave with trim kit
- Custom docking drawers for functional storage while eliminating surface clutter
- Durable easy-to-clean solid quartz countertops
- Polished porcelain backsplash
- Stainless steel under-mount double bowl sink
- Polished chrome faucet with pull-out spray
- USB charging port conveniently located in each kitchen

RELAXING BATHROOMS

- Durable solid quartz countertops
- Modern flat panel cabinets with soft close hardware
- Full-height, large-format floor and wall porcelain tiles
- Ensuite or main bathrooms comes with mirrored medicine cabinet and open shelving for added storage
- Relaxing soaker bathtub in main bathroom
- Chrome Kohler faucets and accessories throughout
- Undermount sinks
- Quiet-close dual-flush toilet by Kohler

NEXT LEVEL AMENITIES

A carefully curated selection of indoor and outdoor amenities that help you create the life you desire. Over 32,000 sf of amenities including:

- Over-height grand lobby with 24-hour concierge service
- A beautifully landscaped private courtyard located on the 2nd and 5th floor. Outdoor courtyard includes a BBQ station, sun deck, lounge seating, green space and a children's play area
- Party room on the 5th floor that extends to the outdoor courtyard complete with a kitchenette, large dining, couches and a flat screen TV perfect for entertaining guests
- State-of-the-art fitness centre with a separate yoga studio for a healthy lifestyle
- A professional business centre, private desks and lounge area offering a quiet work environment
- Rooftop indoor and outdoor lounge with unobstructed scenic views
- Games room
- Two hotel-inspired guest suites
- Electronic parcel delivery room
- Refrigerated grocery delivery storage room
- Outdoor dog wash stations
- Car washing station in parkade

PEACE OF MIND

- Secure residential underground parking
- Easily accessible and secure bike storage room
- Enterphone at lobby and parkade entrances with a secure FOB access control system
- Hardwired smoke detectors in all homes and common areas
- Convenient recycling and garbage disposal room
- Fire sprinklers in all homes and common areas
- Comprehensive 2/5/10:
 - 2 year materials and workmanship protection
 - 5 year building envelope

CONNECTION IS A UNIVERSAL NEED.
AND IT'S SATISFIED AT BELVEDERE IN REAL LIFE.

Developer reserves the right to make modifications or substitutions to the building design, floorplans, areas, unit numbers and/or specifications without notice. Actual floor plans may have minor variations and final floor plans may be a mirror image of the floorplans shown. Interior square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. This is not an offering for purchase. Any such offering can only be made with a Disclosure Statement. E.&O.E. Sales and Marketing by Key Marketing.



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A TEAM WITH YOUR BEST INTERESTS IN MIND.

SQUARE NINE DEVELOPMENTS

Square Nine doesn't compromise on quality. The developer combines the knowledge and expertise gained in their past developments, like Union in Lougheed Town Centre or Element 1 & 2 in Burnaby, with comprehensive market research and innovative designs. And they are proud of the reputation they have made by building homes with high-quality features and amenities that other builders often consider options or upgrades. They like to build where convenience is built with comfort in mind, from home layouts to amenities, and they are developed to match any family's lifestyle.

CHRIS DIKEAKOS ARCHITECTS

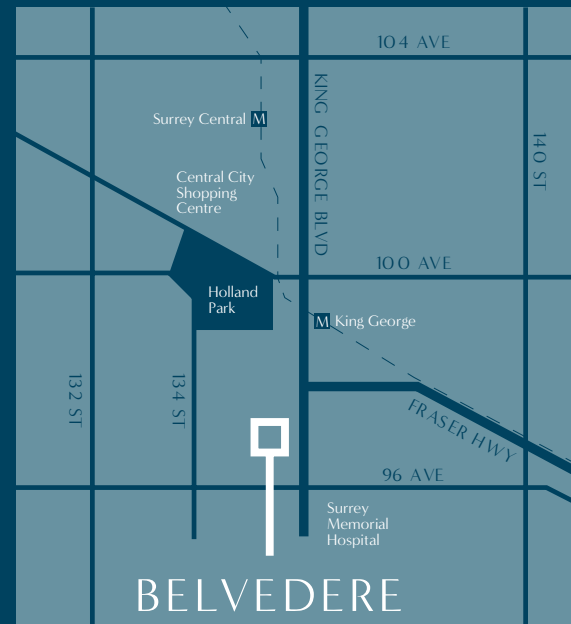
Chris Dikeakos Architects is an award-winning architectural firm dedicated to excellence and the highest level of expertise in both professional and personal service. CDA's popular appeal and the uniqueness of their projects has positioned the firm as one of North America's leaders in high-rise residential design. Highly respected for their proficiency in all facets of the design process, CDA surpasses their clients' needs and tailors solutions from start to finish.

PORTICO DESIGN GROUP

Portico Design Group is a Vancouver based full service interior design firm. They provide design services to both commercial and residential clients, resort operators and residential and commercial real estate developers. Their design process, combined with a strong understanding of marketing, allows them to achieve success in all types of projects, both large and small. Portico's approach is driven by the desire to "bring space to life". By creating dramatic interiors, with a sense of discovery, people become engaged and interactive with the spaces they use daily. They design interiors to be true to the project vision, the architecture, the landscape, the geography and to the people who will be involved with them.

KEY MARKETING

Key Marketing is a full-service project marketing and sales firm that specializes in multi-family communities. Key has had the privilege of working with some of Western Canada's top developers to acquire, envision, market and sell projects throughout the Lower Mainland, BC Interior, Calgary and Toronto. The result has been billions in sales and a proven track record of success and happy customers.



9677 King George Boulevard
Surrey, British Columbia

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