

ADVANCED PREVIEW KIT



SOUTHGATE
CITY

Destiny is Home

Azure 2 at Southgate City represents a great opportunity to own in this highly anticipated, world-class master-planned community with 5 acres of thoughtfully planned parks, meandering waterways, and 400,000 square feet of retail shops and services. Setting the new standard for convenient and prestigious living, Azure 2 places you at the forefront of this grand vision.

UBC

DOWNTOWN

NORTH SHORE

SFU

BCIT

DEER LAKE

METROTOWN

BURNABY LAKE

BYRNE CREEK PARK

HIGHGATE
SHOPPING
CENTRE

● SKYTRAIN
STATION ● DAYCARE
● STRIDE ELEMENTARY
SCHOOL

EDMONDS
COMMUNITY
CENTRE

ERNIE
WINCH
PARK

BYRNE CREEK
SECONDARY
SCHOOL

AZURE 1

ROSEMARY
BROWN ARENA

AZURE 2



SOUTHGATE CITY BY THE NUMBERS

60 acres

26 towers

46 buildings

400,000 sq. ft. of commercial & retail space

52,000 sq. ft. Safeway grocery and drug store

20,000 sq. ft. brand new community centre

10 kms of walking & bike paths

5 acre park

5 distinct neighbourhoods

2 blocks to SkyTrain

ABOVE THE CLOUDS



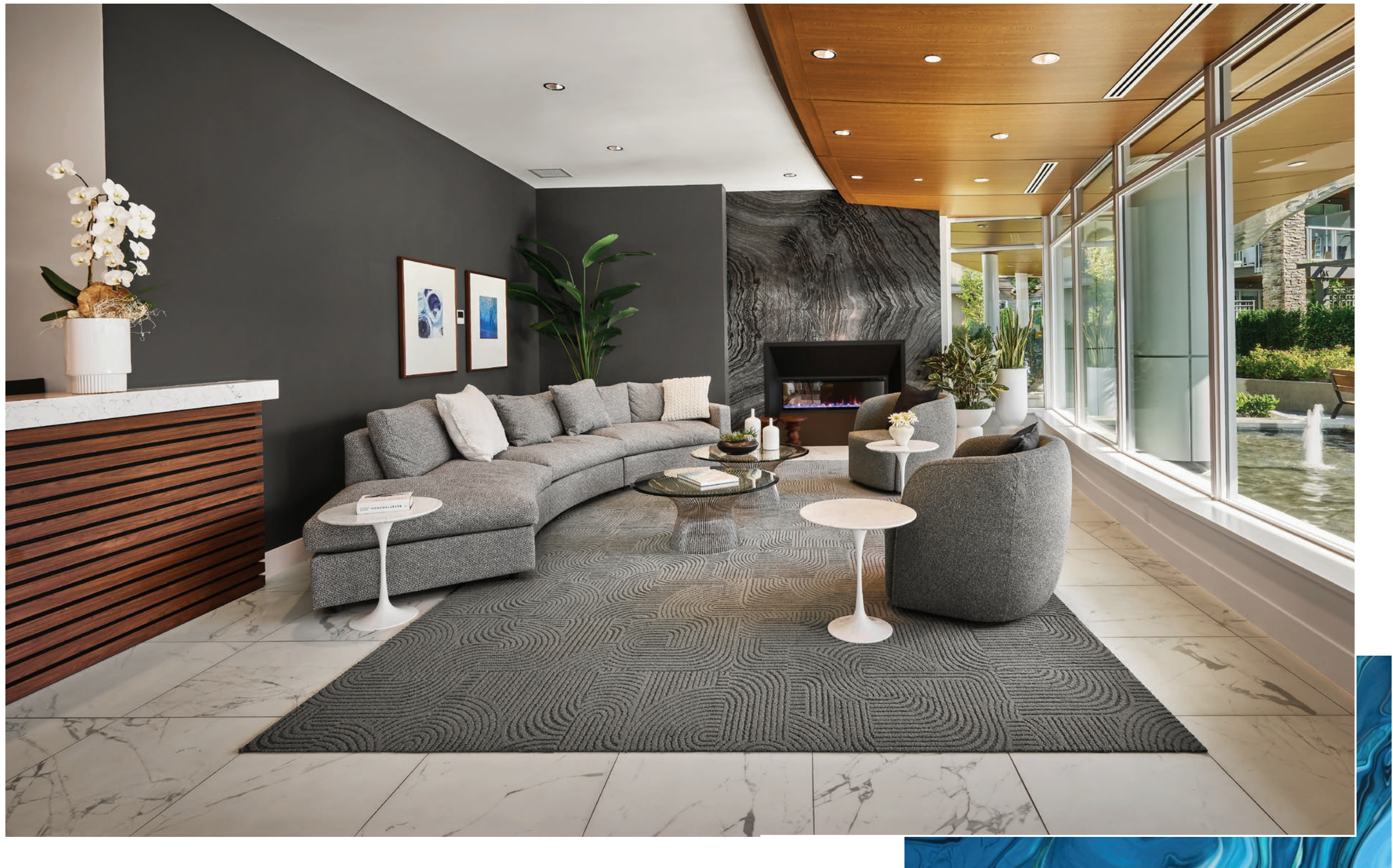
SO MUCH TO SEE



ELEGANT ARRIVAL

One's arrival at Azure 2 reflects your pride of ownership as you are met by a cascading water feature embracing the entrance to an elegant lobby lounge. A greeting from your dedicated concierge enhances the experience of a relaxing and convenient lifestyle for which Azure 2 is exclusively designed. This is what you have earned. This is what you deserve.





LANDSCAPE PLAN

A Z U R E 2
AT SOUTHGATE CITY



A Z U R E 2
AT SOUTHGATE CITY

In a continuing effort to meet the challenge of product improvements, the Developer reserves the right to modify or change dimensions, sizes, specifications, layouts and materials without notification. Landscaping, features and finishes, fencing, water features, walkways, drive isles, yard, balcony, terrace and patio sizes, columns and guardrail details may vary. All renderings and illustrations reflect the artist's interpretation of the project only and may differ from the final product. The quality homes at Azure 2 are built by LM Azure II Homes Limited Partnership, E. & O.E.

HIGH RISE

FIRST CLASS AMENITIES

A Z U R E 2

AT SOUTHGATE CITY



- 1 Main lobby entry
- 2 Concierge
- 3 Secure delivery and storage room
- 4 Fireside lobby lounge
- 5 Guest suite
- 6 Billiards lounge
- 7 Fully equipped kitchen
- 8 Fireside lounge
- 9 Mail room
- 10 Private gym
- 11 Yoga studio
- 12 Outdoor lounge seating

This is not an accurate reflection of the correct scale or features and finishes of the amenity space and is only intended to suggest possible furniture/features placement. In a continuing effort to meet the challenge of product improvements, the Developer reserves the right to make modifications to the building design, specifications, features, material and floor plans layouts, dimensions and sizes without notification. All renderings and illustrations reflect the artist's interpretation of the project only and may differ from the final product. The quality homes at Azure 2 are built by LM Azure II Homes Limited Partnership, E. & O.E.



SOOTHING RETREAT

Azure 2's sophisticated lobby extends into an adjacent fireside lounge, complete with a full kitchen and games room for entertaining friends and family. At Azure 2, your home extends beyond your front door.

FIRST CLASS LIVING

We all know that achieving and maintaining our health and wellness goals can be a challenge given the demands of our busy daily lives. Whether you are looking for more downtime with your family and closest friends, or training for that next 10k, the exclusive amenities of Azure 2 have you covered. The fully-equipped Azure 2 fitness center will keep your body and mind thriving. Enjoy the ease of exercising day or night, or entertaining close friends in the stylish billiards lounge without leaving the comfort of your own home.





COLOUR SCHEME: OPULENCE - LIGHT & VIBRANT

TOUCH THE SKY

Welcome to interiors that invite a continuous flow of light with expansive glazing for a home that is open and airy from every angle. Spacious kitchens with islands, pantries, and full-size premium appliances are as well-suited to the preparation and enjoyment of a casual meal as they are to a full-scale dinner party. Fit and finish of cabinetry offers a choice of either light and bright or rich and warm designer schemes as a backdrop to your own personal home style.

YOUR PERSONAL SANCTUARY

Choose from two exquisite design schemes created to enhance maximum form and function to suit your lifestyle. Our signature Kohler kitchens and bathrooms set the highest standards with only the finest-quality fixtures.



COLOUR SCHEME: ALLURE - RICH & ELEGANT





FIRST IMPRESSIONS

- 28-storeys of iconic design by award-winning IBI Group
- Sweeping covered grand entrance with cascading water feature and lush landscaping throughout
- Grand lobby with a luxurious fireside seating area and a concierge to welcome you home
- Within easy walking distance of SkyTrain, schools, shopping, ice rinks and conveniences of city living

YOUR INDIVIDUAL HOME

- Two designer palettes curated by The Mill Design Group:
 - Opulence (light and vibrant)
 - Allure (rich and elegant)
- Contemporary laminate flooring throughout kitchen and living areas
- Sleek roller-blind window coverings throughout and black out blinds in bedrooms
- Full size, front-loading, energy-efficient washer and dryer by Whirlpool
- Generous balconies and garden patios with outdoor lighting and exterior outlets
- Conveniently located cable and data outlets in living room, some bedrooms and workspace/den
- Pre-wired for high-speed internet and digital cable access

CRAFTED KITCHENS

- Soft-close full-height cabinetry and islands in most homes
- Contemporary chrome hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- Low maintenance quartz countertops with contemporary, porcelain tile backsplash
- USB outlets for convenient charging

- Cook and entertain with full size stainless steel appliances:
 - 5-burner gas cooktop with undermounted 30” electric Even-Heat convection single wall oven by KitchenAid
 - Counter depth French door refrigerator with bottom mount freezer by Fisher&Paykel
 - Modern, high-performance, chimney-style hood fan by Broan
 - 24” Energy Star-qualified, ProWash dishwasher by KitchenAid
 - Panasonic microwave oven featuring Inverter Technology®
- Premium Kohler ‘Ludington’ undermount, deep double bowl basin sink with drying mat
- Single-lever Kohler ‘Purist’ kitchen faucet with integral pull-down spray nozzle

REST & RETREAT

- Spacious walk-in or walk-through closet in primary bedrooms
- Contemporary light fixtures in all bedrooms
- Modern, frameless glass and tile shower with premium Kohler fixtures
- Large soaker tub with contemporary tile surround in main bathrooms
- Large, clean edge vanity mirror with overhead LED pot lighting in all bathrooms
- Flush-mount LED pot light over the shower or tub
- Quartz vanity countertop with undermount sink and soft lighting and premium Kohler fixtures
- Soft-close cabinetry with contemporary, chrome hardware on lower cabinetry
- Euro-style porcelain tile flooring in all bathrooms

PEACE OF MIND

- Entry phone with security camera(s) outside main lobby and parkade entrances

- Two key fob entry devices provide access to lobby, all amenity spaces, and bright, secure parkade
- All homes include energy-efficient, Low E, double-glazed windows and sliding doors
- In-suite wireless security system in all ground-floor access homes
- Fire alarm and smoke detector in all homes
- One personal bicycle-sized storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
 - 2-year materials and labour warranty
 - 5-year building envelope warranty
 - 10-year structural warranty
- Dedicated customer service team ensures that living in your home is worry free

EVERYDAY ESSENTIALS

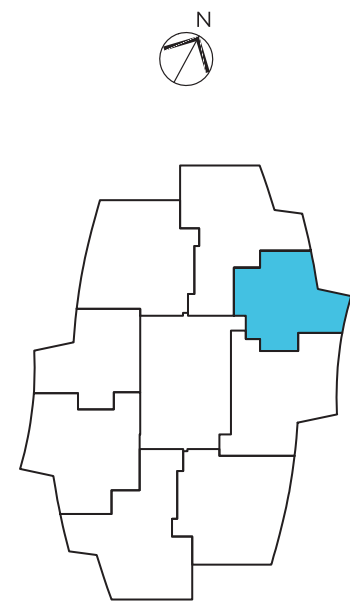
- Heating and cooling system in all tower residences
- Concierge service and desk located in the tower lobby
- Warm and inviting amenity room with a fireside lounge, billiards table and impressive, fully equipped kitchen and dining area
- Fully equipped fitness room and yoga studio
- Guest suite for out-of-town visitors
- Secured visitor parking spots
- Car wash stalls
- Electric vehicle charging stalls in both residential and visitor areas
- Visitor bicycle racks
- Bike repair room located in parkade
- Ask our sales team about our homeowner’s transit subsidy program



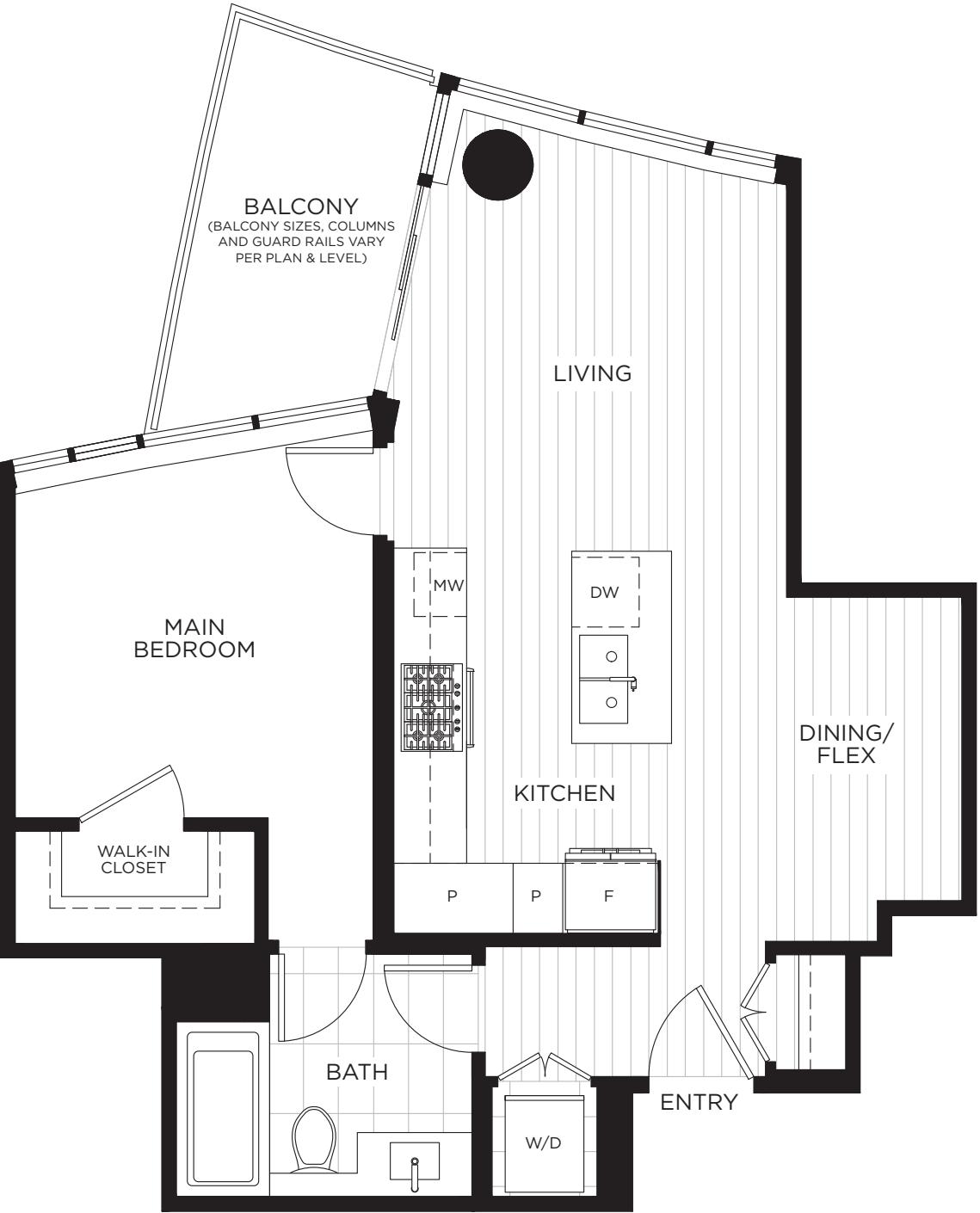
HIGH RISE
ONE BEDROOM
ONE BATH

A Z U R E 2
AT SOUTHGATE CITY

INDOOR LIVING: APPROX. 610 SQ. FT.
OUTDOOR LIVING: APPROX. 62 SQ. FT.
TOTAL: APPROX. 672 SQ. FT.



LEVELS 3-26

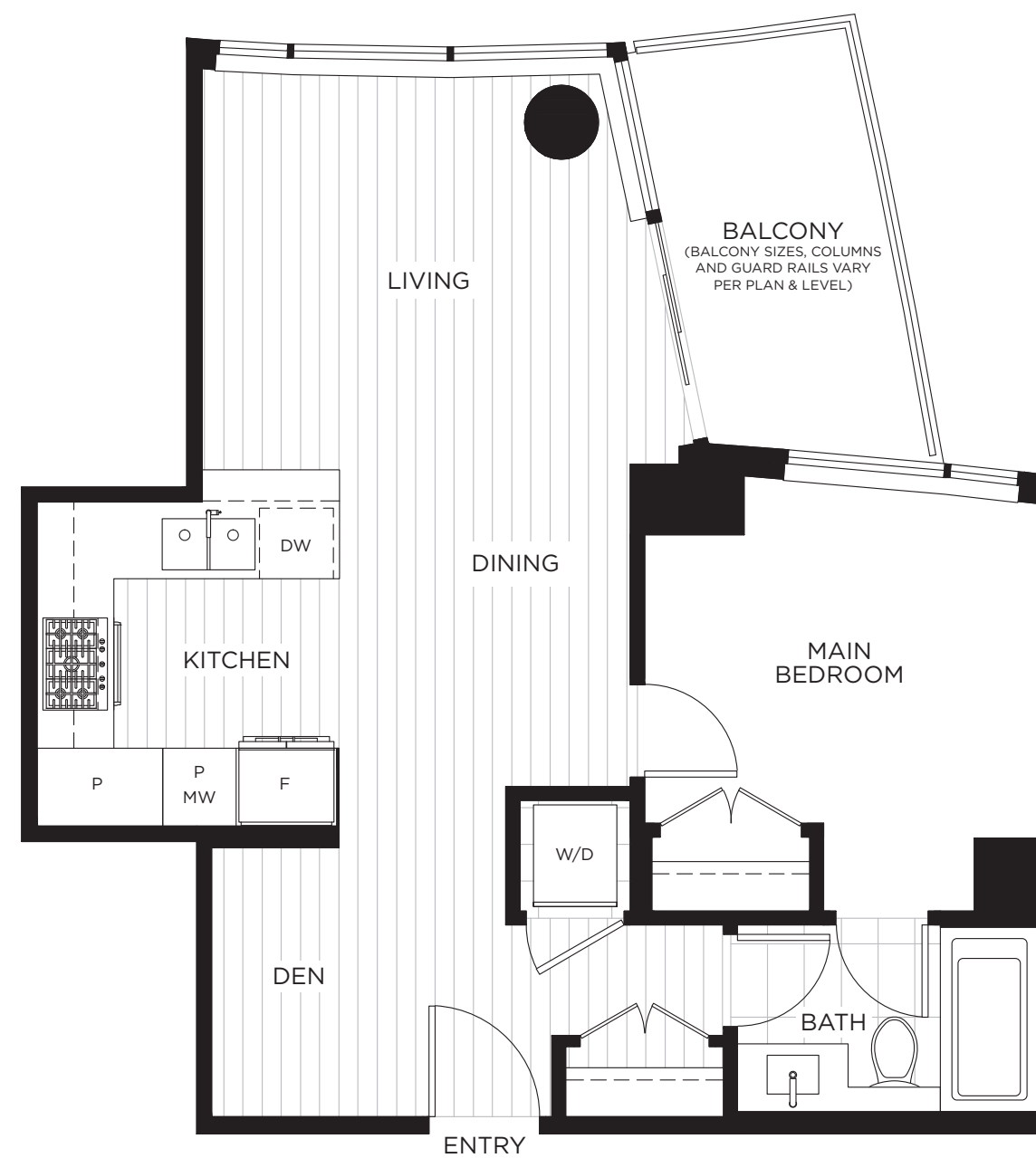


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ONE BEDROOM AND DEN
ONE BATH

AT SOUTHGATE CITY

TOTAL: APPROX. 683 SQ. FT.



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B

ADAPTABLE

HIGH RISE

TWO BEDROOM

TWO BATH

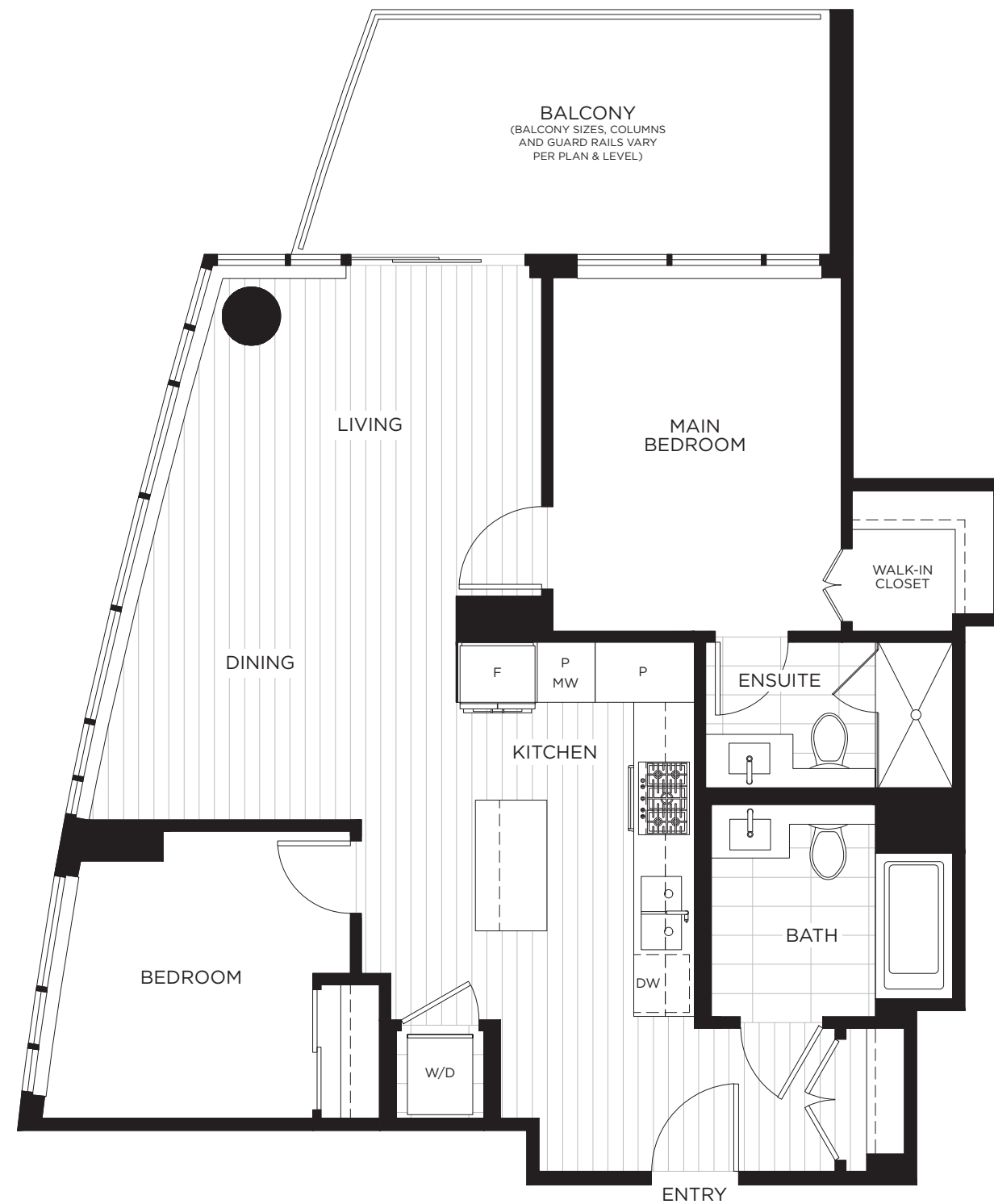
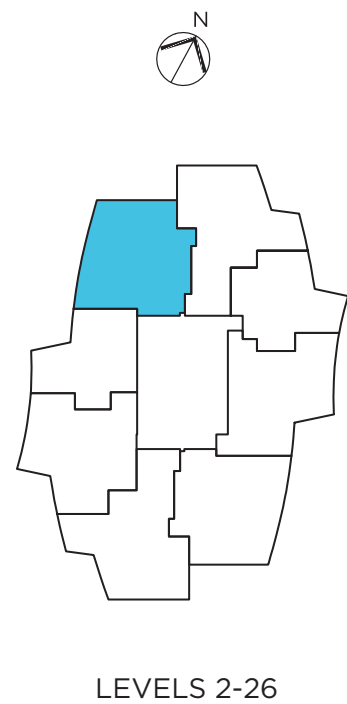
A Z U R E 2

AT SOUTHGATE CITY

INDOOR LIVING: APPROX. 880 SQ. FT.

OUTDOOR LIVING: APPROX. 135 SQ. FT.

TOTAL: APPROX. 1,015 SQ. FT.



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B1

ADAPTABLE

HIGH RISE
TWO BEDROOM
TWO BATH

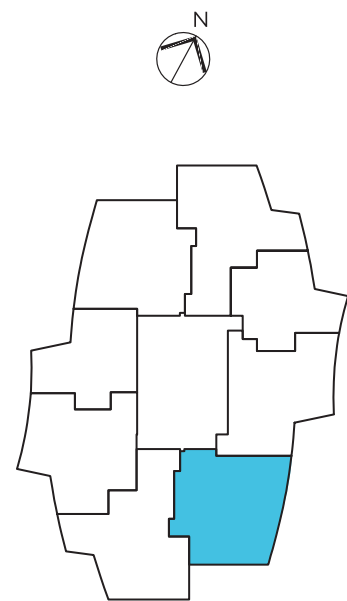
A Z U R E 2

AT SOUTHGATE CITY

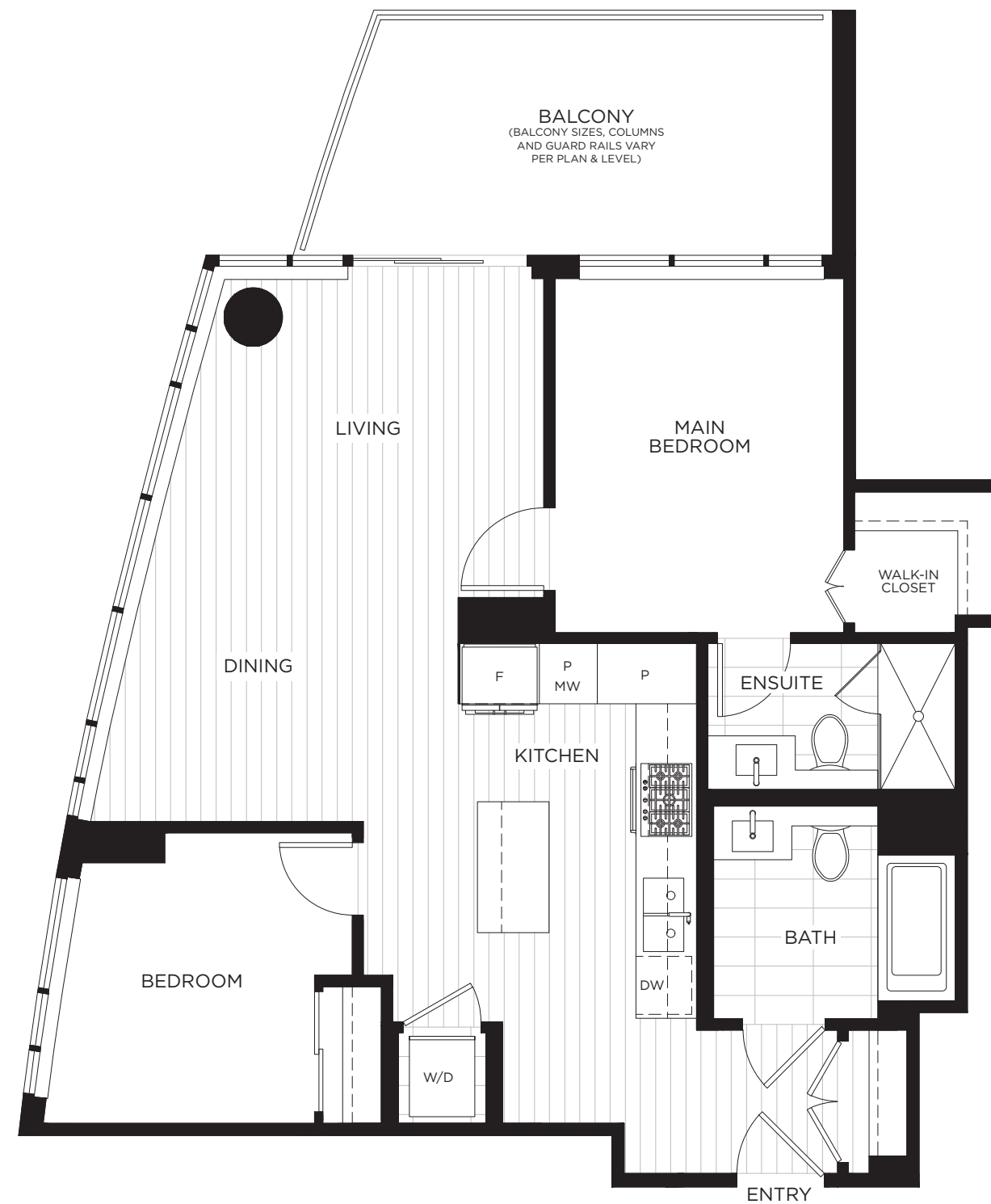
INDOOR LIVING: APPROX. 876 SQ. FT.

OUTDOOR LIVING: APPROX. 137 SQ. FT.

TOTAL: APPROX. 1,013 SQ. FT.



LEVELS 2-26



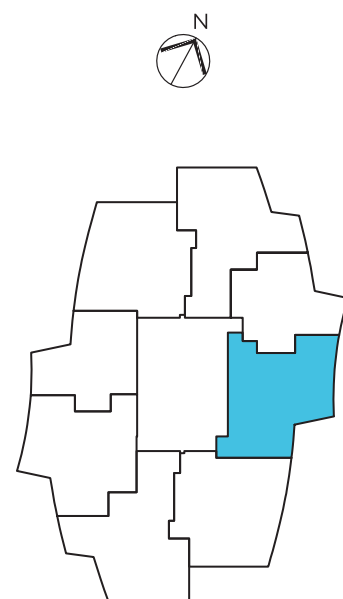
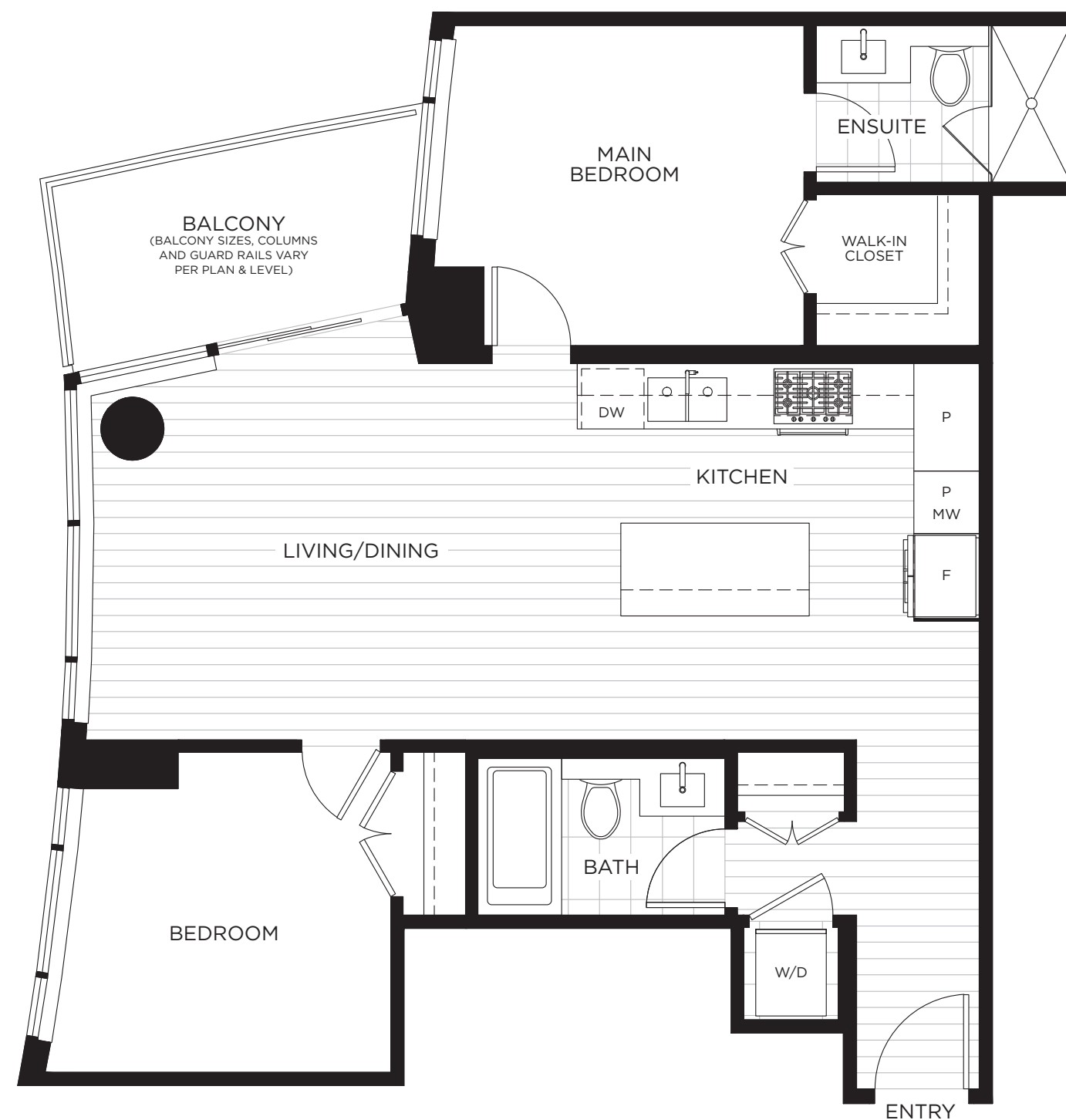
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C **HIGH RISE**
TWO BEDROOM
TWO BATH

A Z U R E 2

AT SOUTHGATE CITY

INDOOR LIVING: APPROX. 874 SQ. FT.
OUTDOOR LIVING: APPROX. 68 SQ. FT.
TOTAL: APPROX. 942 SQ. FT.



LEVELS 2-26

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D

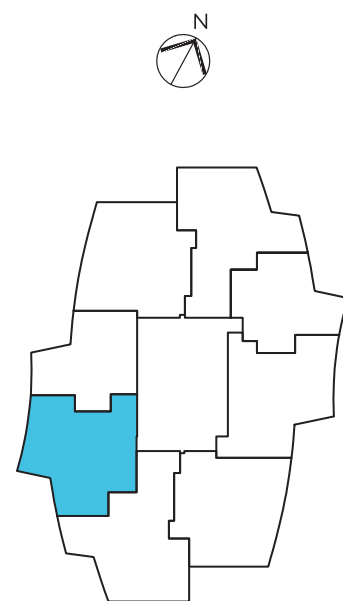
HIGH RISE

TWO BEDROOM AND DEN
TWO BATH

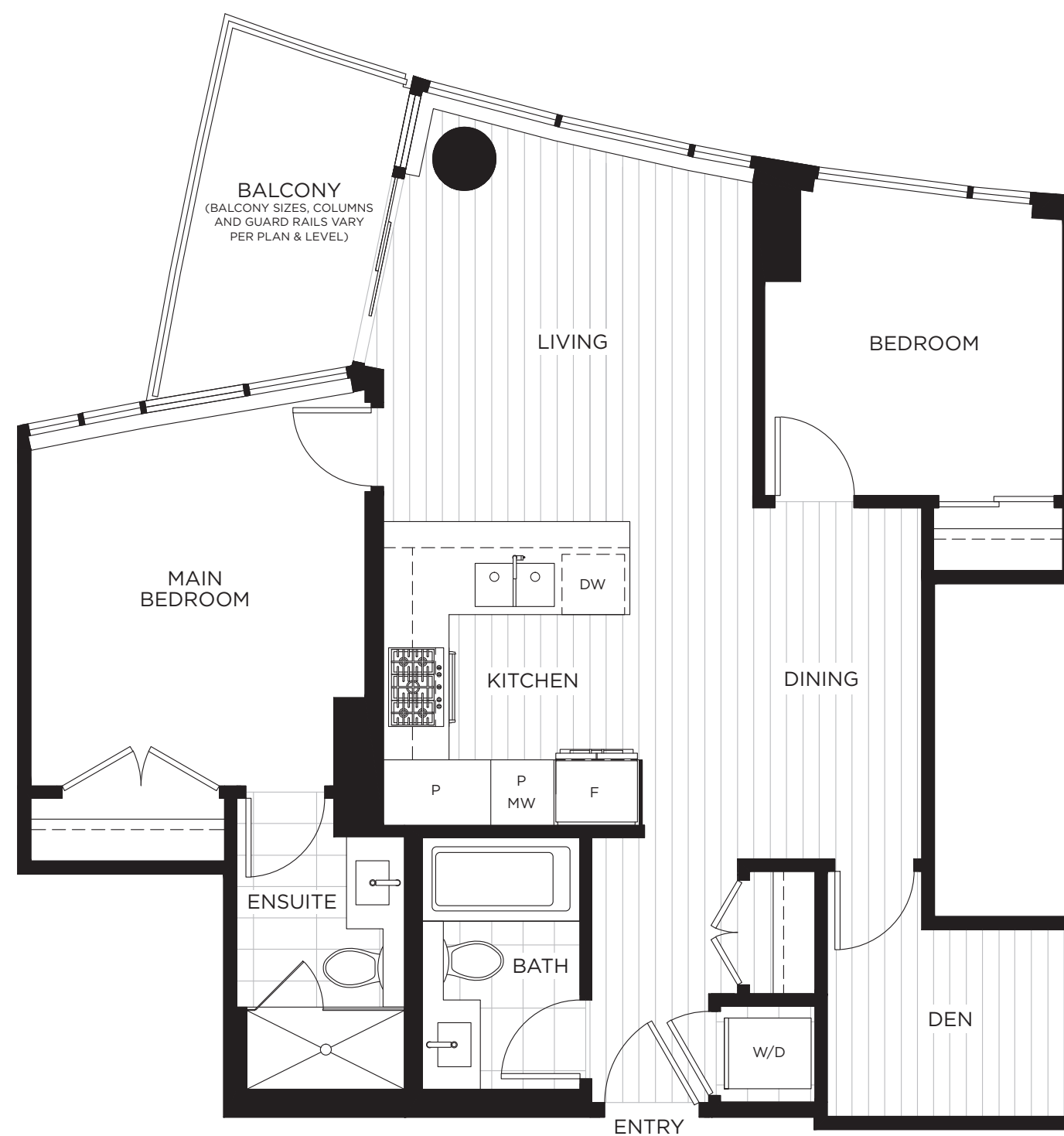
A Z U R E 2

AT SOUTHGATE CITY

INDOOR LIVING: APPROX. 848 SQ. FT.
OUTDOOR LIVING: APPROX. 62 SQ. FT.
TOTAL: APPROX. 910 SQ. FT.



LEVELS 2-26



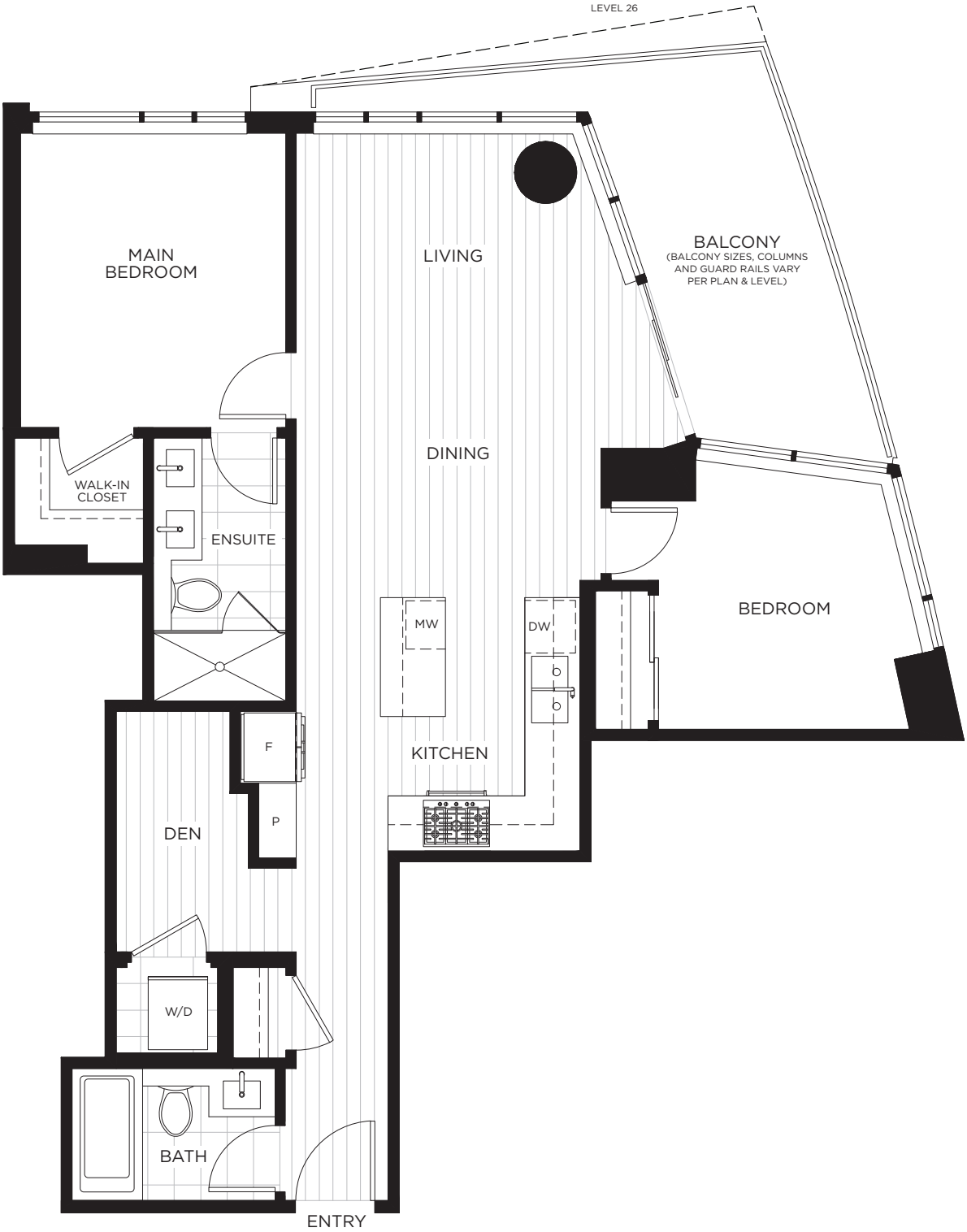
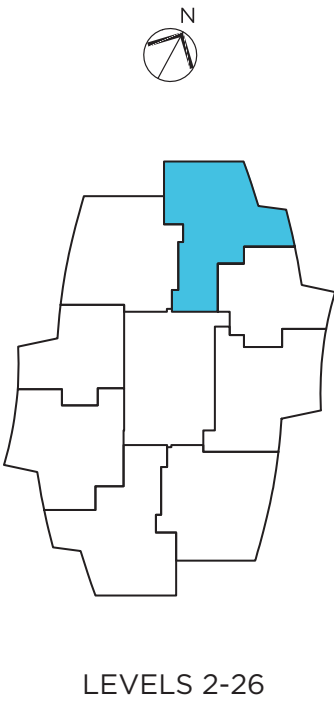
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E

HIGH RISE
TWO BEDROOM AND DEN
TWO BATH

A Z U R E 2
AT SOUTHGATE CITY

INDOOR LIVING: APPROX. 894 SQ. FT.
OUTDOOR LIVING: APPROX. 118 - 144 SQ. FT.
TOTAL: APPROX. 1,012 - 1,038 SQ. FT.



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E1

HIGH RISE

TWO BEDROOM AND DEN
TWO BATH

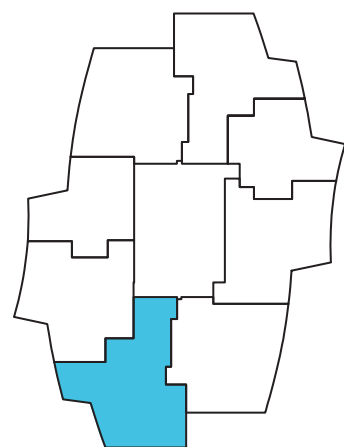
A Z U R E 2

AT SOUTHGATE CITY

INDOOR LIVING: APPROX. 908 SQ. FT.

OUTDOOR LIVING: APPROX. 118 - 144 SQ. FT.

TOTAL: APPROX. 1,026 - 1,052 SQ. FT.



LEVELS 2-26

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LEDINGHAM McALLISTER

Building BC since 1905



Perspectives, Burnaby



Reflections, Burnaby



Aviara, Burnaby

CONFIDENCE. QUALITY. VALUE

At Ledingham McAllister we are dedicated to smart development by creating superior new home communities in great locations. For over a century it has been our commitment to exacting standards of design, environmental leadership, engineering and construction that ensures homes of enduring quality and value. More than 25,000 homes later, we can proudly state that our past was built on it, and our future depends on it.



Escala, Burnaby



LEDINGHAM McALLISTER

Building BC since 1905

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