

THE PENTHOUSE AT  
TESORO

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WATER: ever moving, ever mesmerizing. The Pacific, calmed by islands, carved the intimate inlet that is Vancouver's False Creek. Gentle waves lap this city of glass threaded together by a ribbon of seawall—a waterfront path inspiring moments of discovery, creativity, and joy. Set at the water's edge by a lush park, Vancouver's most spacious new penthouse commands iconic views over a city of renowned beauty.



## A COVETED EXISTENCE

An expansive waterfront residence. A grand terrace in the sky. The entire crown of a landmark building. Superbly crafted interiors.

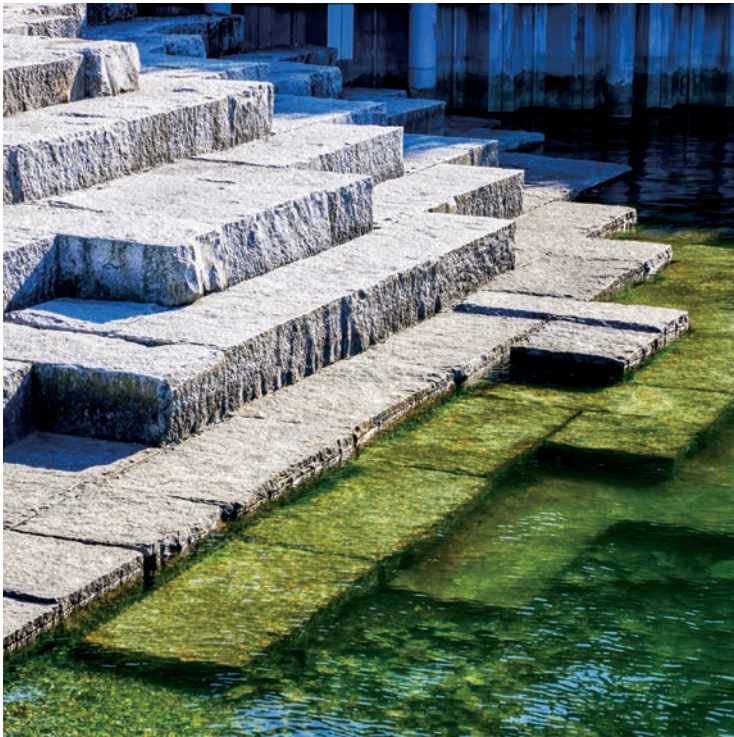








THE PATHWAY HOME



WALK ON WATER

This urban cove we call False Creek, home to celebratory events and daily pleasures. Hugging our inlet is the world's longest continuous waterfront path. Work on the seawall began in 1917. Master stonemason James Cunningham spent 35 years building a path that now meanders all the way from Coal Harbour to Spanish Banks. Follow this storied seaside path home to Tesoro. Enveloped in tranquil park. On the waterfront.





## THIS URBAN COVE

At the heart of this seaside city,  
a world of plenty awaits. A casual stroll  
leads to theatres, ateliers, galleries,  
and Michelin-starred restaurants.







HOME is more than a physical structure.  
It's an emotional experience. Where objects  
of beauty calm the mind and lift the heart.  
A setting becomes comfortingly familiar  
while asking us to look with fresh wonder.  
The dramatic nature of the mountains.  
The serene blue of the sea. The grandeur of  
the city. Elements that merge in a sweeping  
panorama. Ever-present, yet everchanging.  
All this. On every occasion of homecoming.



## A BANQUET FOR THE SENSES

The fresh scent of salt air.  
The warm caress of a summer  
breeze. The call of seabirds.  
The mountains in view.









THE ART OF LIVING

Living well is simply the deliberate,  
uncompromising pursuit of perfection.



EXPERTS COLLABORATED TO CREATE AN EXTRAORDINARY RESIDENCE

Befitting the waterfront crown of a Vancouver landmark, this palatial penthouse is a rare masterpiece embodying incomparable craftsmanship and obsessive attention to detail. To create it, Concert Properties gathered an ensemble of virtuosos in the art of living—including bulthaup, Gaggenau, and Poliform. The home is wrapped in a long, gentle curve of glass and finished with tactile materials: warm oak, natural stone, and champagne metal.







COOKING is a language of love, spoken fluently in the kitchen. Each morsel is a story that begins in the soil, ripens in the sun, and is placed in the hands of a chef. Expertly sliced, seared, and seasoned. Exquisitely plated and enjoyed with gusto. Food is the marriage of art and science. An ever-evolving expression of culture. Ingredients at their peak transformed by the creative genius of culinary alchemy.



AN HOMAGE TO CULINARY ARTISTRY

Beautiful food. Artfully prepared, graciously shared. A kitchen designed for those who love to cook and those who love to observe.

MARTIN BULTHAUP SAW THE KITCHEN IN A NEW LIGHT

In 1949, Martin Bulthaup opened his furniture-making shop in Germany. Within two years he had developed a professional credo that would revolutionize residential architecture: *kitchens should be friendly, social spaces*. Decades later, his son, Gerd, established a collaboration with Otl Aicher. A designer and consummate cook, Aicher pushed the kitchen to new heights of culture and function. By prioritizing exceptional materials, ergonomic design, and intelligent tool storage, he brought professional-grade kitchens into private homes.







## THE COMPLETE EPICUREAN REPERTOIRE

The puff of pastry. The sizzle of the grill.  
A kitchen for mastery of every type of cuisine.



## GAGGENAU'S KITCHEN EXPERTISE HAS ARISTOCRATIC ORIGINS

Germany's Black Forest, 1683. Farmers in the town of Gaggenau were struggling, so ruling aristocrat Margrave Ludwig Wilhelm von Baden established an ironworks to diversify the economy. By 1880, the shop had developed expertise in enamels and oven production. These kitchen innovators went on to create the world's first wall ovens, and the first steam ovens for private homes. Several centuries later, they continue to evolve a diverse product range for refined experiences of food and wine.





WELCOME to the table. A warm place to gather, share stories, bask in the glow of friends and family brought together. Each course met with wonder and delight. The flicker of candlelight; the shimmer of city lights, the sparkle of conversation. Raise glasses to toast this radiant life. An evening to cherish. The art of hospitality ascends to new heights. An invitation to dine in a home such as this—a true gift.





## THE RITUAL OF WINE

The promising sound of the cork. The swirl of colours. The bouquet of the fruit. The long, slow finish as it rolls over the palate.




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## CONNOISSEURS BUILT A WINE LIBRARY FOR COLLECTORS

This bespoke wine room at the heart of the home is more than simple storage; it's a showcase where 315 bottles are cradled in front of a back-lit, floor-to-ceiling wall of onyx. Unparalleled systems for temperature and humidity control are from Wine Guardian, the cellaring technology of choice for valuable wine collections in Europe and throughout the world. On the leading edge of wine preservation, the company was created by Lawrence and Michael Wetzel, a father and son who share a spirit of innovation as well as a passion for fine wines.



UNDER THE SKY

The golden hour, these streams of light, this shifting sky. Guests gather outdoors to watch the sun slip into the sea.

NANAWALL REDEFINED THE OPEN HOUSE

What if windows were more than windows? From that question grew an idea for entire walls of glass that would fold away, creating a fluid harmony of interior and exterior space. And when walls disappear, life at home flows back and forth. Outside in and inside out. Homeowners walk directly into their views. Parties spill onto terraces in the open air. An obsession with outdoor living and 35 years spent perfecting their concept has made NanaWall the gold standard for folding glass walls.







STILL the mind. This is a sanctum where you bid another perfect day goodnight, and sift your thoughts, reliving those moments to store as treasured memories. The city, a shimmering vision before you. Close your eyes, and slip quietly into the realm of dreams. Awaken to a panorama of sunlight gilding towers of glass. Sunbeams reflected across the waters. A new day, a blank canvas awaits to be splashed with wonder.



## A PERSONAL SANCTUARY

This realm of serenity.  
This luminous space  
to begin each day.







## THE COUTURE-INSPIRED DRESSING ROOM

A private moment. A personal space.  
To house, honour, and illuminate  
the wardrobe so lovingly collected.

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### WARDROBE SYSTEMS FOR THOSE WHO CHERISH THEIR CLOTHES

While Poliform's roots date to 1942, cousins Alberto Spinelli, Aldo Spinelli, and Giovanni Anzani transformed the family business in 1970. Their vision was to harmonize the home's interior aesthetic, with furniture for every space. Located in the Brianza district a short drive north of Milan, they were inspired by the catwalks and couture houses of the international fashion capital. They naturally turned their attention to designing the ultimate walk-in closets, creating unparalleled dressing rooms for priceless wardrobes.



## THE BEAUTY OF FLOWING WATER

The impeccable function.  
The perfection of form.  
Simple sculptures for daily life.

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### THREE COMPANIES POOLING EXPERTISE

One Boffi family making furniture since 1934. Two Fantini brothers in 1947, crafting metal faucets of unusual beauty and quality. A workshop perched on the shores of magnificent Lake Orta, whose constant presence inspired stunning ways to make water flow in the home. These two family firms partnered to create the About Water collection of fixtures. Collaborating with the internationally acclaimed designer Naoto Fukasawa, they poured their combined expertise into pieces that add elegant function to bathrooms and kitchens.





SENSUOUS AND TACTILE

Materials from nature, crafted with precision. Floating custom cabinetry. Marble countertops, flooring, and walls.



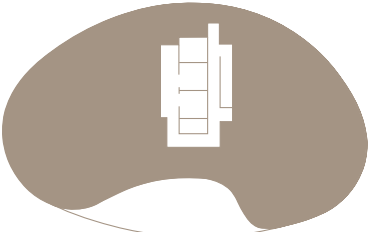


THE HEIGHT OF SPLENDOUR

The entire 17th storey.  
An ellipse of glass, where  
windows curve 360  
degrees to command  
unequalled views of a  
legendary beauty.

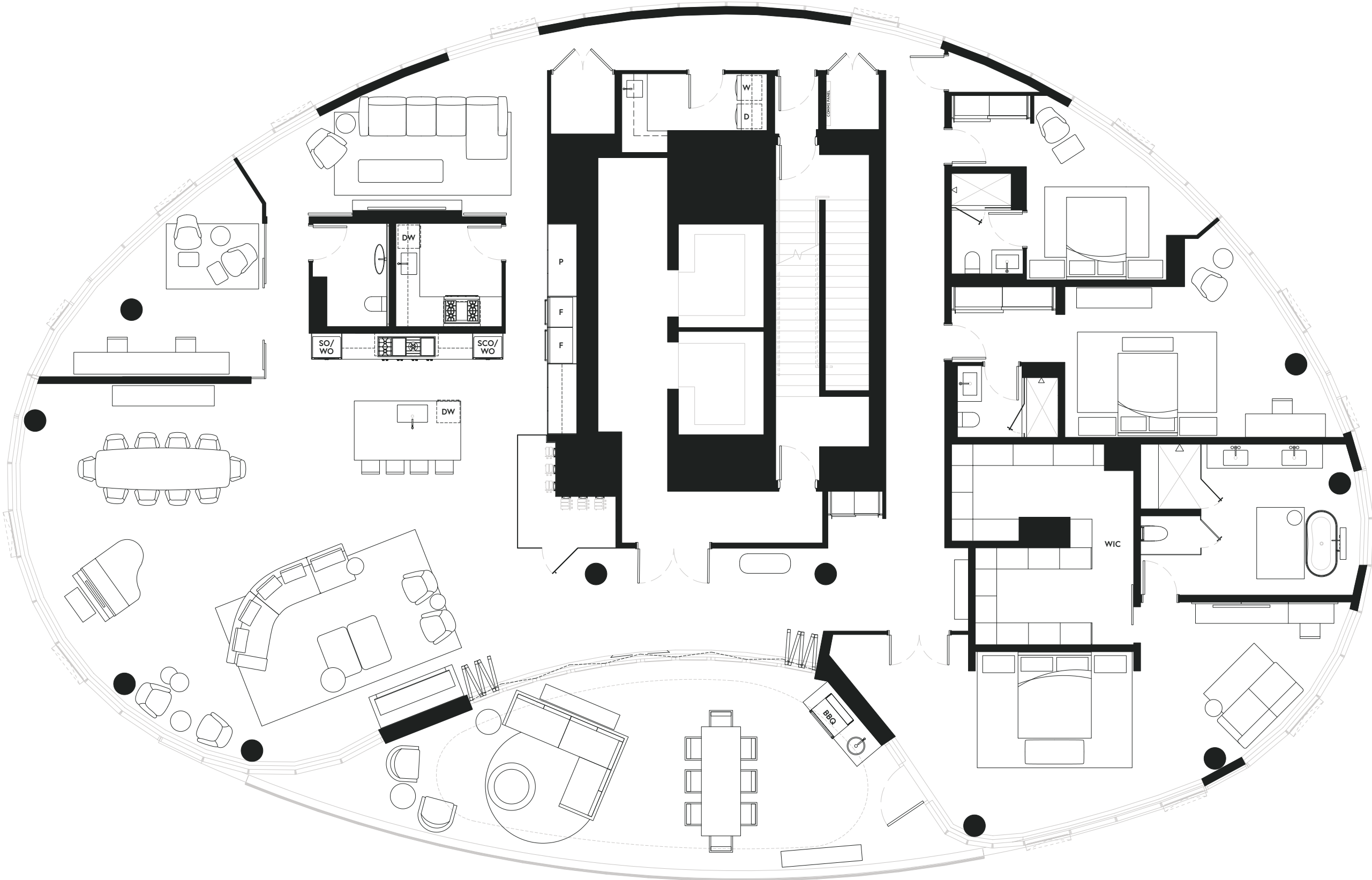
THREE BEDROOM + DEN + FAMILY

INTERIOR: 5,062 sq ft  
EXTERIOR: 744 sq ft



SEAWALL

N  
FLOOR 17





FEATURES & FINISHES

The majestic crown of Tesoro, a Vancouver landmark. A central waterfront location facing views that will be forever unobstructed. A park setting in a profoundly walkable neighbourhood. Designed by Rafii Architects and ZGF Architects, with unparalleled interiors by BBA Design Consultants. Truly one of a kind.

A HOME BEYOND COMPARE

- Elevator lobby finishes unique to the 17th penthouse floor, with custom millwork, stone surrounds, and bronze metal accents.
- Premium quarter-cut, solid-core oak double entry doors with made-to-order Emtek mortise lock set and elegant quartz slab entrance threshold.
- 360-degree views through expansive windows to vistas of city, sea and mountains, seawall, and landscaped park.
- Spacious great room opens through NanaWall folding glass wall system to generous terrace designed for seamless outdoor living and entertaining, which includes Napoleon built-in gas BBQ and Sunstone sink, and electrical rough-in for wall mounted TV.
- Frameless 6' fireplace with full-height marble slab surround.
- Wide-plank engineered hardwood flooring throughout all living spaces and bedrooms.
- Energy-efficient air-conditioning, heating, and ventilation system controlled by a programmable Lutron thermostat for year-round comfort.
- Solid core interior doors with Emtek hardware throughout for added privacy.

- Full-height Lualdi sliding glass den and family room doors with minimal tracks for maximum space and flexibility.
- Automated roller blinds on all exterior windows with blackout blinds in bedrooms.
- Smooth-finish ceilings and flat-profile baseboards throughout.
- Ceiling light fixtures included in all bedrooms and dining room.
- In-suite storage.

BULTHAUP KITCHEN

- Wood veneer and champagne metal laminate cabinetry, fully equipped with thoughtfully designed accessories and inserts, including:
  - Adjustable stainless steel organizational prisms and dividers
  - Oak knife holder
  - Glass and anodised aluminum spice jars
  - Stone bread container
  - Maple bread board with removable crumb tray
  - Oak bottle container
- Functional details include motorized upper cabinetry, soft-close hardware throughout, in-drawer accent lighting, recessed under- and above-cabinet lighting and under-sink recycling compartments.
- Stainless steel baseboards to cabinets.
- Statement onyx slab backsplash paired with seamless quartz slab countertop.
- 9' x 5' kitchen island with Calacatta Oro marble slab countertop and champagne metal laminate front.
- Blanco undermount sink and Boffi-Fantini polished chrome pull-out faucet.
- German-engineered, top-of-the-line Gaggenau appliance package:
  - Integrated side-by-side 36" refrigerator and 30" freezer
  - Integrated 24" ultra-quiet dishwasher with push-to-open function

- Built-in 5' cooktop with front-mounted controls for gas wok burner, two multi-ring gas burners, teppan, and induction surface.
- Two built-in wall ovens with 17 heating methods and integrated warming drawers.
- Built-in 30" combi-steam oven with automatic handleless door, adjustable to five humidity levels.
- Built-in 30" speed microwave oven with grill and oven functions and automatic handleless door.

- Integrated Best by Broan hood fan with champagne metal laminate hood cover.
- Wine Guardian frameless glass wine room with backlit onyx slab feature wall with 315 bottle capacity.

BULTHAUP PREP KITCHEN

- Fully ventilated and separated from the main kitchen by full height wood door with glass inset panel.
- Wood veneer cabinetry with quartz slab backsplash.
- Stainless steel countertops with integral sink and Boffi-Fantini polished chrome pull-out faucet.
- Large-format 24" x 48" engineered stone floor tile.
- 36" dual fuel, six burner Wolf gas range with convection oven.
- Integrated 24" ultra-quiet Gaggenau dishwasher with push-to-open function.
- 1200 CFM Faber hood fan.

POLIFORM CLOSETS

- Hall closets in oak laminate feature smoked glass sliding doors, integrated shelving, and hangers.
- Spacious walk-in or reach-in bedroom closets in oak laminate feature smoked glass sliding doors, integrated shelving and interior organizers and accessories, which include:

- Chest of drawers
- Glass display shelf
- Dresser valet lined in soft techno-leather for watches and accessories
- Pull-out trouser rack
- Shoe rack
- Hangers

PRIMARY ENSUITE

- bulthaup wood veneer and champagne metal floating vanity with under lighting.
- Custom Poliform backlit mirrored medicine cabinet with integrated lighting.
- Seamless quartzite countertop with Villeroy & Boch undermount sinks and wall-mounted, polished chrome Boffi-Fantini faucets with custom handles.
- Large-format 24" x 24" quartzite tile throughout all walls and floors, including transitions and shower walls.
- Frameless glass door steam shower with bench and Mr. Steam system, as well as ceiling-mounted Boffi-Fantini rain head, handheld showerhead, body spray, and three volume controls.
- Toto toilet with automatic open/close and flush, and heated seat as well as wall-mounted control panel in private water closet.
- Blu Bathworks free-standing deep soaker tub with gently inclined backrests and wall-mounted Boffi-Fantini tub filler and hand shower.
- Polished chrome Kartners accessories, including:
  - Towel bar
  - Tissue holder
  - Robe hooks
- Tuzio Savoy towel warmer.
- NuHeat in-floor heating with programmable touchscreen control.



FEATURES & FINISHES

SECOND & THIRD BATHROOMS

- bulthaup wood veneer floating vanity with under lighting.
- Mirrored medicine cabinet with integrated lighting.
- Seamless Statuario marble slab countertops with Villeroy & Boch undermount sink and wall-mounted, polished chrome Boffi-Fantini faucet with custom handles.
- Large-format 24" x 24" marble tile throughout all walls and floors, including transitions and showers.
- Villeroy & Boch wall hung, dual-flush toilet.
- Frameless glass door shower with Boffi-Fantini rain head, handheld showerhead, and volume control.
- Polished chrome Kartners accessories, including:
  - Towel bar
  - Tissue holder
  - Robe hook
- Tuzio Savoy towel warmer.
- NuHeat in-floor heating with programmable touchscreen control.

POWDER ROOM

- Stone Forest freestanding Carrara marble infinity pedestal sink and wall-mounted, polished chrome Boffi-Fantini faucet.
- Backlit wall mirror.
- Seamless marble slab feature wall with accent lighting.
- Large-format 28" x 24" marble tile floors with stone threshold.
- Villeroy & Boch wall hung, dual flush toilet.
- Polished chrome Kartners accessories, including:
  - Towel bar
  - Tissue holder

LAUNDRY ROOM

- bulthaup wood veneer cabinetry with quartz backsplash.
- Quartz countertop with Blanco undermount stainless steel sink and Boffi-Fantini polished chrome pull-out faucet.

- Large-format 28" x 48" engineered stone tile floors.
- High-efficiency, ultra-quiet 23 ½" Miele front-loading washer and dryer.
- Richelieu hanging rod.

HOME AUTOMATION

The Penthouse is powered by Savant, a system to enhance your every day, designed for ease of use. Lighting, shades, music, and climate control are all integrated within one platform, which you can access through multiple methods either on site or remotely. Whether you choose to use this system from the iOS or Android Savant app, or from the wall-mounted touchscreen and keypads located within the residence, your home is at your command.

Lighting

- Elegance and subtle design come together with ultimate control over lighting through the Lutron Palladiom lighting system.

Shades

- Lutron Sivoia QS motorized roller shades throughout the home provide 3% opacity with blackout shades in bedrooms.

Music

- Sonance in-ceiling speakers throughout the main living areas.
- Access provided to internet music services such as Spotify, Sirius XM, and more.

Climate

- Lutron Palladiom thermostats come pre-programmed to maintain a comfortable temperature throughout the day.

Scenes

- A scene is a collection of device settings that you can activate with a single tap. From movie night to dinner parties, easily transform your home by playing music, dimming the lights, and adjusting the temperature all at the same time.
- Scenes can be scheduled to activate at chosen times.





FEATURES & FINISHES

AMENITIES

Each one of these amenities has been thoughtfully designed to naturally complement the Tesoro lifestyle. An extensive use of natural materials with contemporary design creates stunning spaces that act as the perfect backdrop for everything from entertaining guests to self-care.

- Double-height lobby with grand entrance and staircase create a distinct sense of arrival.
- Stately custom-made desk and full-time Concierge to greet your guests, accept deliveries, and assist with household services.
- Fireside lounge with granite surround fireplace and rich wood millwork overlooking water feature, providing a relaxing space for guests.
- European-inspired spa, including:
  - Steam room and sauna for relaxation.
  - Therapeutic hot and cold plunge pools surrounded by Italian ceramic mosaic design.
  - Open spa shower with smoked glass for use immediately before and after pool.
  - Private showers, drinking stations, and make-up areas in change rooms with marble slab countertops.
  - Fully equipped fitness centre.
- Social lounge, featuring:
  - Fully equipped chef's kitchen and bar with professional-grade Gaggenau and Sub-Zero appliances and onyx slab backsplash.
  - Private dining space opening to beautifully landscaped and partially covered terrace.
  - Outdoor dining space and outdoor kitchen with custom built-in BBQ.

- Dedicated caterer's kitchen.
  - Children's play area.
  - Urban garden with a variety of fresh herbs, with plots available for resident use.
- Meeting room with boardroom table, bar, and lounge seating.
- Two furnished guest suites for overnight visitors.

SUSTAINABILITY-MINDED DESIGN

- Registered for LEED certification and targeting LEED Gold accreditation. Situated in a pedestrian- and cyclist-friendly location with easy access to public transit and car-sharing networks.
- Parking stalls equipped with outlets for charging electric vehicles.
- Extensive bicycle parking inside the building.
- Connected to the Southeast False Creek Neighbourhood Energy Utility.
- Extensive landscaping and planting areas including gardens, planters, water features, and green roof systems.
- Engineered with systems for capturing and treating rainwater.
- Smart sorting recycling lounge for easy on-site composting and recycling.
- High-performance, double-glazed, low-e, argon-filled thermal windows.
- Energy-efficient, motion-activated lighting in common areas.
- Individually controlled, programmable thermostat.
- Low-VOC products used in suites and common areas.



PEACE OF MIND: SECURITY AND CONVENIENCE

- Concierge, full-time live-in resident caretaker, and evening security.
- Encrypted security key fob building access system.
- In-suite TV monitored entry system.
- Restricted floor access via two high-speed elevators.
- Exterior power outlets and gas bibs on balcony.
- Wired for advanced telecommunications requirements and instant accessibility.
- State-of-the-art fire protection with centrally monitored in-suite sprinklers and smoke detectors.
- Secure underground parkade with electric vehicle parking, visitor parking, and dog wash.
- Private garages for four vehicles.
- Secure, private underground storage room.

CONCERT "COMMITMENT TO YOU" WARRANTY

Built-in assurance for you and your home.

- Ten-year structural coverage.
- Six-year water penetration coverage.
- Two full years coverage on workmanship and materials.
- Backed and matched by Travelers Insurance, BC's leading government-approved, new-home warranty provider.





OBSESSION propels a building from excellent to extraordinary. A stretching of the imagination to envisage all details of the resident's experience. The quest for perfection of every moment. The sense of wonder upon arrival. The hours spent immersed in wellness. The opportunities to wander, entranced, through a world of art. Tesoro is every inch resplendent.





## COME HOME TO TESORO

A gracious welcome to spaces of unusual refinement. For the sheer pleasure of coming home.

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### BRENT COMBER BRINGS THE FOREST INDOORS

Vancouver artist Brent Comber chooses sustainably sourced wood as his medium, rescuing trees slated for removal and giving them new life as pieces of sculpture that bring the woodland landscape inside. Each is meant to foster connections—between people, ideas, and the natural world. His *Shattered Sphere* commands presence in Tesoro's lobby, turning heads, provoking thought, and inspiring conversation.



## THE FIRESIDE LOUNGE

The mesmerizing flicker of the fire. The reflective surface of the water. The sumptuousness of this place between.

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### A BUILDING THAT EVOKES THE EXPERIENCE OF A GALLERY

An extensive collection of thoughtfully curated artwork brings beauty and substance to every moment. Throughout the building, original works of painting, sculpture, photography, and collage provide occasions to slow down, contemplate, and become absorbed. On the wall of the Fireside Lounge, Amy Stewart's creation, *Stillness of Remembering*, makes an arresting focal point.





## THE SPA

A soothing soak followed by the invigorating shock of a cold plunge. Steam and sauna. Refreshing and rejuvenating.





OUR PROMISE

Bringing residences of exceptional calibre to Canada’s most celebrated neighbourhoods. Design, construction, and service that earn the trust of homeowners.



PATINA  
VANCOUVER, BC



MYRIAD  
COQUITLAM, BC



NORTH HARBOUR  
NORTH VANCOUVER, BC





88 SCOTT  
TORONTO, ON

## BUILDING A PEOPLE-FIRST FUTURE

Putting people first is at the heart of the Concert Properties story. In 1989, Concert Properties was founded on three principles that still stand the test of time.

The first is to deliver attractive, long-term returns for our owners; the second is to provide employment and use skilled onsite union labour; and the third is to give back to the communities where we work.

The initial mandate was to create assured rental housing. We've since grown and diversified, and the Company has become a real estate corporation wholly owned by 47 union and management pension plans and institutional investors that represent over 200,000 Canadians.

Today Concert Properties comprises three corporate entities, Concert Real Estate Corporation, Concert Infrastructure, and Concert Income Properties. Within these entities, our portfolio includes rentals and condominiums, seniors' active aging communities, industrial and commercial properties, as well as public infrastructure projects across Canada.

With integrity guiding every decision, we are deeply invested in improving the lives of the people who live and work in our communities. Our relentless passion for quality means we hold ourselves to a standard of unparalleled execution and service excellence as we realize our vision of building resilient, inclusive, and sustainable communities across Canada.



NAVIO AT THE CREEK  
VANCOUVER, BC



There is only one true  
waterfront penthouse—  
The Penthouse at Tesoro

CONCERT<sup>®</sup>  
PROPERTIES

Concert Properties reserves the right to make changes to floorplans, project design, specifications, finishes and features. Suite sizes, dimensions and floorplan layouts are approximate and may vary. Views and renderings shown are for general illustration purposes only and should not be relied upon to accurately represent the actual views that may be available or the actual interiors of the completed building. E.&O.E. March 2023.

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