The Art of

### INOVATION

### Bringing our global heritage to Vancouver.



Our story begins with art.

Our parent company Jinray has been creating inspired living experiences in Taiwan for over 20 years. Jinray insists on artistry in every element, offering true luxury with a creative mastery and changing both skylines and lifestyles in unexpected ways.

At Gryphon Development, we believe that art lives here. We believe in creating homes that recognize the art of craftsmanship, that are thoughtfully designed with innovation, and are truly livable. That's why we provide a curated experience with our Royal Curator concierge who helps residents design their space and select the visuals that best reflect their tastes.

Art lives here.





Centrally located. For Vancouver, and beyond.

Enjoy the convenient lifestyle of the city with the low density of the spacious west side. Located minutes from downtown, Gryphon Nova provides direct access to downtown Vancouver via bike lanes, walking paths, and major streets like Granville and Marine Drive. Driving under 20 minutes can take you to Surrey, Delta, North Vancouver and Richmond—or continue on to the rest of the lower mainland.

Going even further? YVR airport and the United States border are both just a short drive across the Fraser River. It all makes Gryphon Nova ideal for those who travel frequently – or simply love to explore.

### Leading-edge design in an emerging community.

Gryphon Nova isn't just a new building. As the first of the most significant projects in South Oak, it's a beacon for many other exciting upcoming changes in the neighbourhood.

Situated on the corner of Oak & 67th, this vibrant mixed-use multi-family residential building will anchor a public plaza, cafes, beauty salons, fashion boutiques, restaurants, and picturesque pathways – All the makings of an idyllic urban lifestyle.





**BUILDING OVERVIEW** 

**GRYPHON NOVA** 

### Reimaging urban comfort.

- 9 storey concrete mixed-use building
   The energy of work and life is everywhere
- 43 residential units (1-3 bedrooms with 3 Townhouses)
   Creating a vibrant mixed community
- Ground floor retail
   Easy, convenient shopping options
   at your doorstep
- Office space units

  An ideal location for modern work spaces

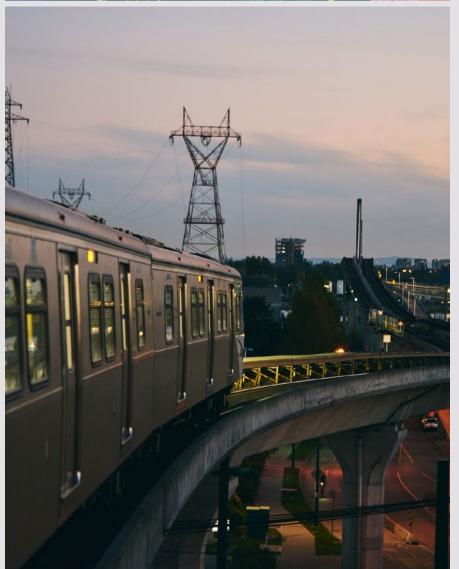
#### Rising with South Oak.

Whether you're looking for community services, local school or shopping, you'll find it here. And it's growing, with more than 9,000 new jobs expected to be located here by 2030. That potential is why South Oak has become one of the most sought-after living areas in Vancouver.









#### **CENTRALLY LOCATED**

#### SHOPPING

01	Safeway	Marpole

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02	McArthurGlen	Dagianar	$\Delta \dots + 1 \Delta + \dots$
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03	Oakridge	Centre
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#### **EDUCATION**

04	Sir Wilfrid Laurier Elementary School
05	Sir Winston Churchill Secondary School

06 Langara College

#### RECREATION

07 Marpole Oakridge Community Centre

08 Oak Park

09 Winona Park

10 Langara Golf Course

#### **RESTAURANT & ENTERTAINMENT**

11 Marine Gateway Shopping District

12 Cafe de l'Orangerie

13 Marpole Village

14 Red Star Seafood Restaurant

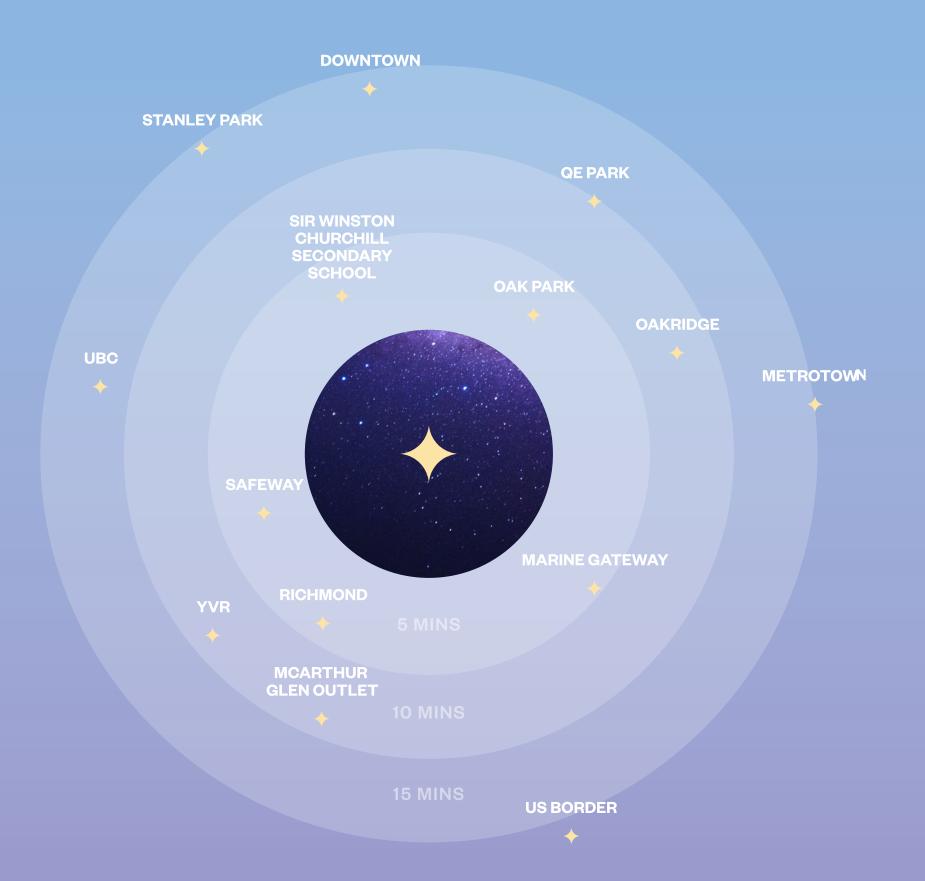
#### **TRANSPORTATION**

15 Canada Line Station - Marine Drive

8

### Modern living made easy.

Centrally located on Vancouver's West side, Gryphon Nova is a short walking distance to Granville Street, Canada Line rapid transit and Marine Gateway. Downtown Vancouver, Richmond, North Vancouver, Surrey and Delta are all within a 20-minute drive.



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## Vancouver's most coveted new neighbourhood.

Shopping districts like Marpole and Marine Gateway are just steps away and you can catch a flight at the Vancouver International Airport with just a 5-minute drive away.





Greenery and serenity at the foot of your doorstep.



Steps to schools, playgrounds and community centre.

Minutes to transit, shops, restaurants and supermarket.



#### GRYPHON

#### **BUILDING OVERVIEW**

#### The new standard.

Design isn't simply about how it looks. It's about how it elevates your life, and works in tandem with your lifestyle. More than ever, that demands a holistic approach that encompasses the air we breathe and the water we drink along with how we touch, move and listen in our spaces.



Custom-designed entry niche with a UV light sanitizing drawer



50% more energy efficient than double pane and reduce twice the amount of exterior noise



Dedicated water line with filtration to provide bottled-calibre water



All parking stalls are EV-ready for 240V level -2 charging.



Smart furniture provides the maximum flexibility



Medical-grade air purifying and filtration for amenity spaces and your home

#### **BUILDING OVERVIEW**

#### Smart starts at home.

Gryphon Nova features smart, seamless technologies that elevate modern living. Enhanced security goes beyond touchless entryways: smart parcel lockers and smart entry parking ensure peace of mind even before you reach your front door. You can control multiple aspects of your experience from your app. Plus, grant visitor access, manage delivery notifications, and control temperature & lighting settings all from the smartphone app.



#### HOME APP

Stay up to date with community news, book amenities, grant visitor access, and control room temperature and lighting from the comfort of your home using the app or wall pad.





With the Smart Locker, receiving packages is a safe and seamless process. Enjoy contact-free deliveries with secure codes and notifications to retrieve and track your shipments.

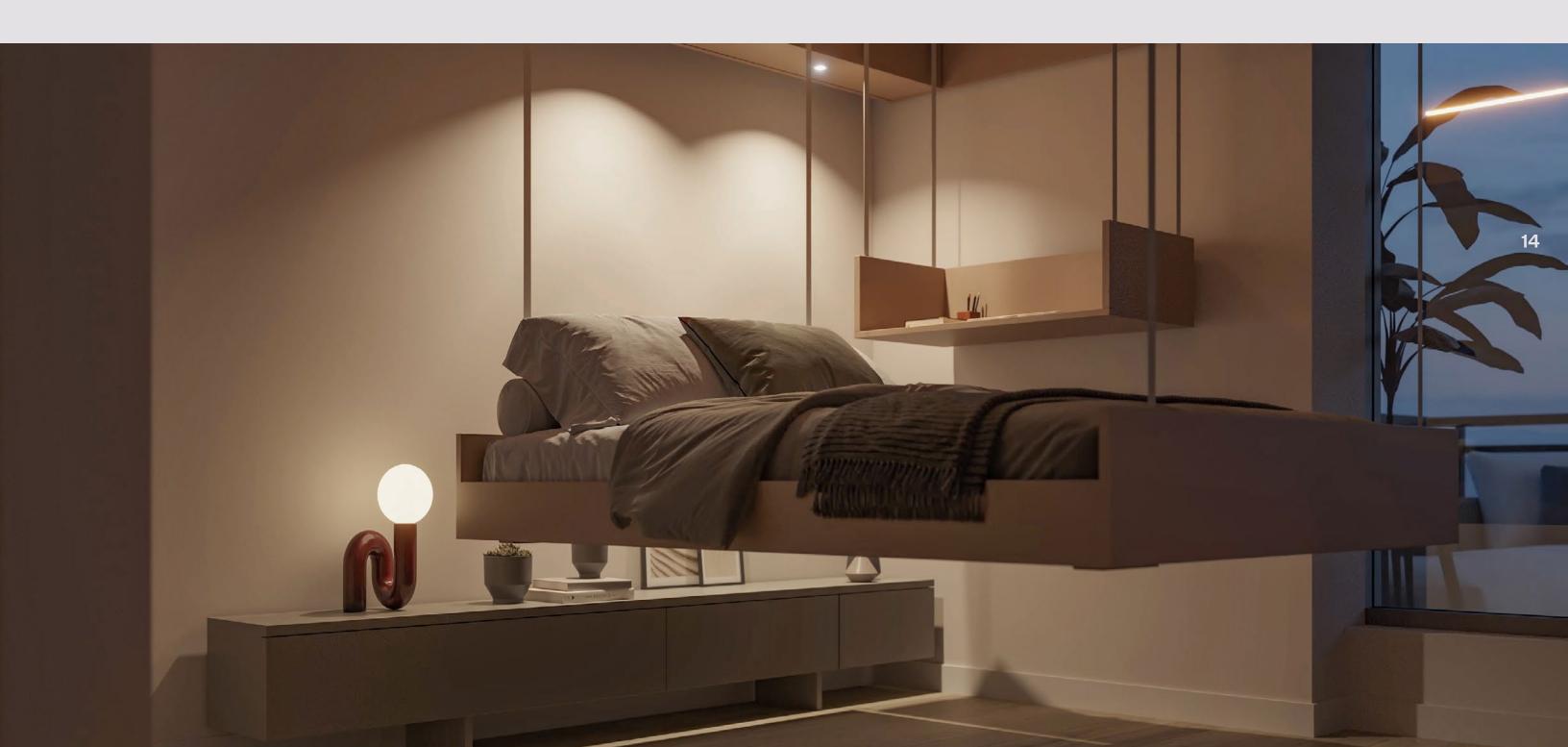


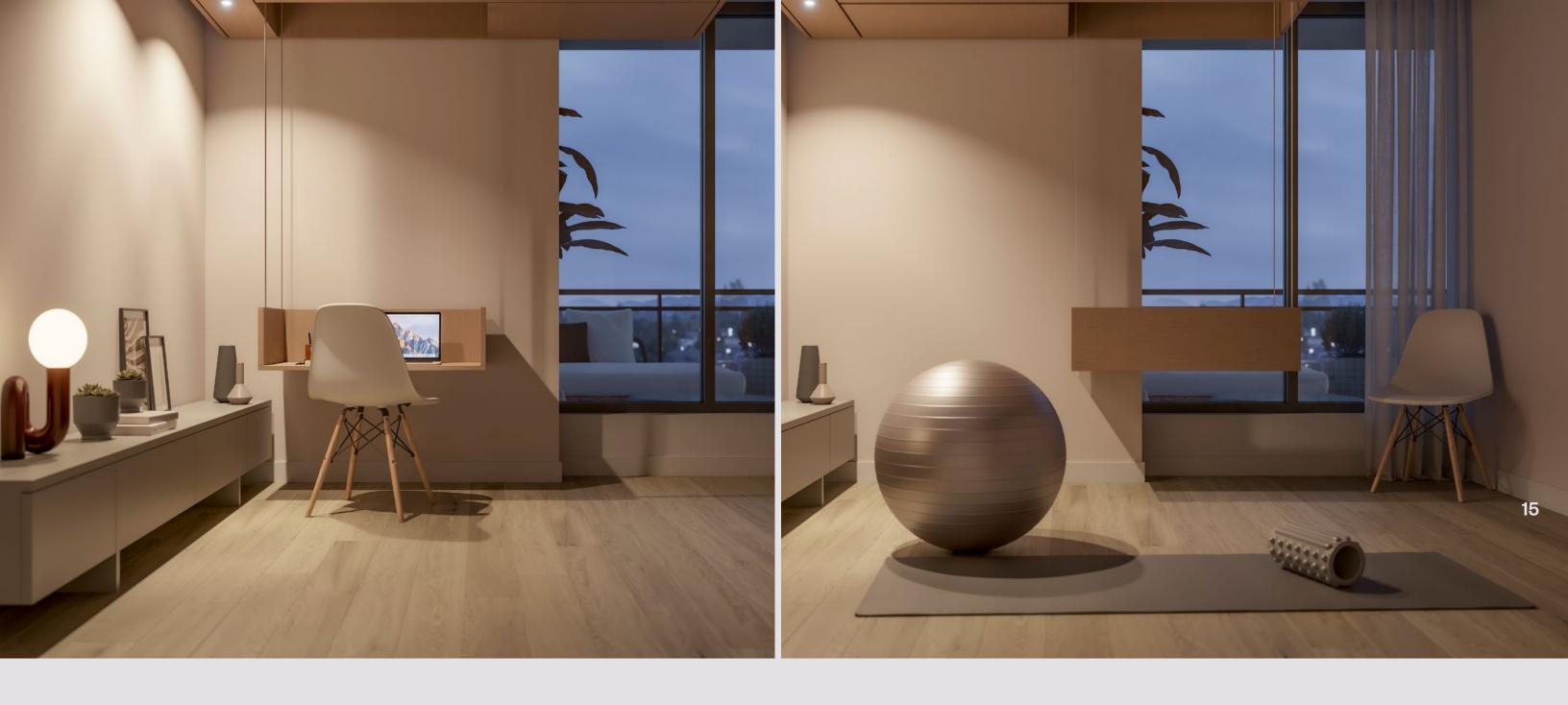
#### LICENSE PLATE RECOGNITION

Automatic garage access with license plate recognition.

### Intelligent interiors built around you.

Every square inch of Gryphon Nova is designed with form and function in mind. Enjoy the benefits of a smart furniture system that can transform a bedroom into a home office, a yoga studio or anything you desire with a touch on your smart phone.



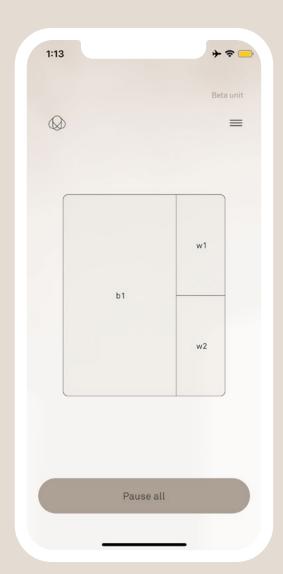


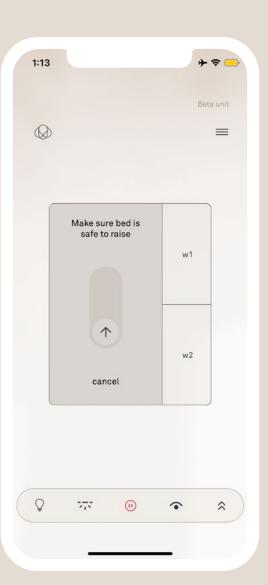
### Innovation without Boundaries.

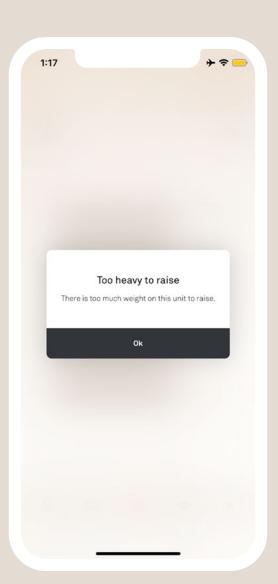
bumblebee

For the first time in Canada, Gryphon is partnering with Bumblebee Spaces, a team of innovative engineers and designers from San Francisco. Founded by Sankarshan Murthy, a former Tesla and Apple engineer, Gryphon shares the same innovative vision and recognizes that a curated smart space can help people lead healthier lives.

Although this smart system has been widely adopted in many homes in the United States, the residents of Gryphon Nova will be among the first in Canada to enjoy this technology.







# Furniture that lives up to your quality and safety standards

The Smart Furniture System by Bumblebee is intuitively designed to allow for maximum flexibility and storage capacity. The storage drawer can hold up to 75 lbs of storage and the bed will store away and raise safely when it is clear of weight over 7 kg.

Designed in San Francisco and made in Germany, the system includes built-in sensors to ensure the area below the system is clear before lowering any units, and a child lock feature to prevent harm from children.

#### Kitchen

Our sleek and stylish kitchens have been designed with efficiency in mind. State of the art Fisher & Paykel appliances, bacteria-resistant quartz countertops with backsplash, and ample storage for all your kitchen essentials.

- ♦ Spacious modern kitchen with duo-tone cabinets
- ♦ Under-cabinet lighting and soft-close hardware
- ◆ Countertop made of antibacterial quartz
   with backsplash
- → Granite composite undermount sink that is scratch resistant and can withstand heat up to 530° farenheit
- Fisher & Paykel Integrated Appliances package:
  - ♦ 30" for 2 & 3 bedrooms and 24" for 1 bedroom
  - → Integrated fridge
  - → Double drawer dishwasher
  - ♦ Stainless steel built-in hood fan
  - → Option of gas or electric cooktop
  - → Black onyx wall oven
- → Panasonic microwave
- ♦ Samsung high efficiency washer & dryer





ELEVATED DESIGN

#### Ensuite

Our luxury spa-inspired bathroom vanity features a bacteriaresistant quartz countertop and mirror equipped with LED ambient lighting. Everyday comfort is elevated with artful touches and sophisticated design including soft-close drawers, undermount sink and champagne bronze faucets.

### SPACES

**Premier Fitness Centre** 

TO LIVE,

**Gryphon Lounge** 

WORK

Outdoor Social Garden

& PLAY

BBQ Garden • Focus Room

Gryphon Nova engages with life in a unique and artful way. Enjoy tailored gathering spaces with first-class amenities that support a healthy environmental lifestyle and modern work/life balance. 19

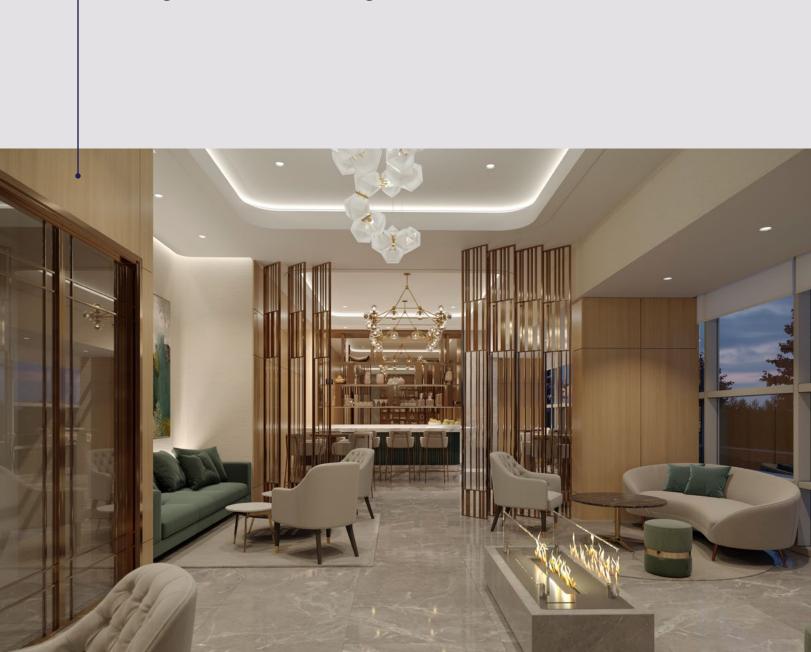
#### WORK, LIVE AND THRIVE

Enjoy exclusive amenities and a variety of indoor and outdoor living spaces comfortably shared among just 43 homes.



#### Gryphon Lounge

As a stylish extension of your living room or home office, the Gryphon Lounge is a tastefully appointed meeting hub for social gatherings, meetings and business networking events.





#### Nova Theatre

An impressive retreat from the everyday routine. Residents can immerse themselves in a state-of-the-art screening theatre experience equipped with a Bang & Olufsen sound system.



#### Premier Fitness Centre

Here, it's easier to keep fitness at the forefront of your modern lifestyle. Enjoy a fully-equipped workout centre featuring Peloton treadmills and bikes with personalized and interactive training sessions.

#### 360° Security

With advanced security, comes greater peace of mind. Key-less entry system, one-way camera and in-suite or mobile intercom are just a few of the features that make the entry process both secure and seamless. Plus, our Smart Parcel Lockers allows you to pick up your packages with a security code sent to your mobile device.





#### Your life perfected.

Other buildings may offer a concierge service. But only Gryphon homes offer truly curated services.

Our Royal Curator program provides personalized services like dry cleaning, health programs, moving arrangements and even special events planning. We can also help you find art that suits your personality and living space.

Royal Curator is truly an expression of our core value: art lives here.

