

Connected Space for Modern Living.

Bringing our global heritage to Vancouver.



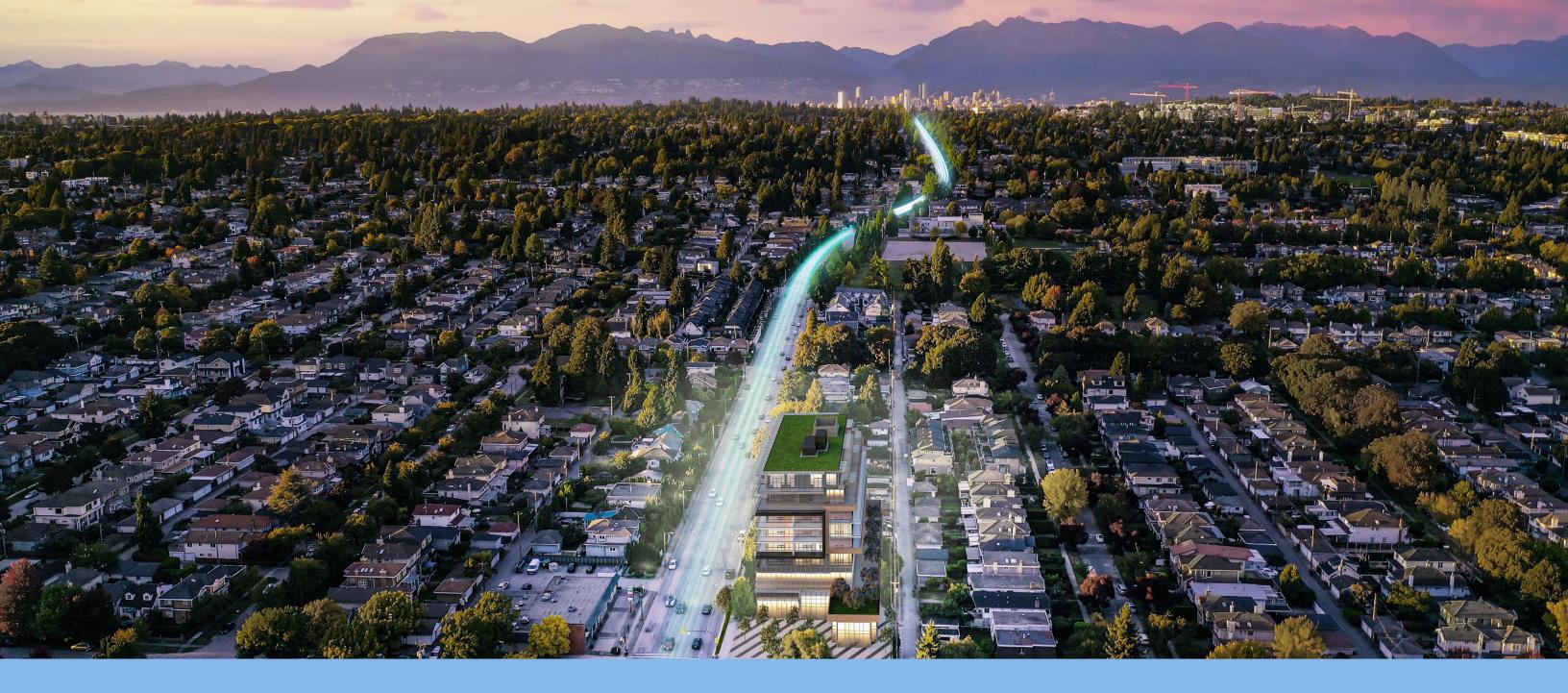
Our story begins with art.

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 a comfortable 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. It's a mixed-use multi-family residential building, increasing the population and enhancing the local community. With its additional height, it also provides a beautiful view of Vancouver's west side.

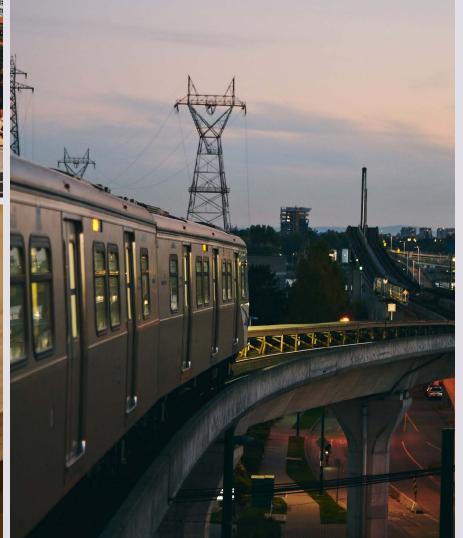
Rising with South Oak.

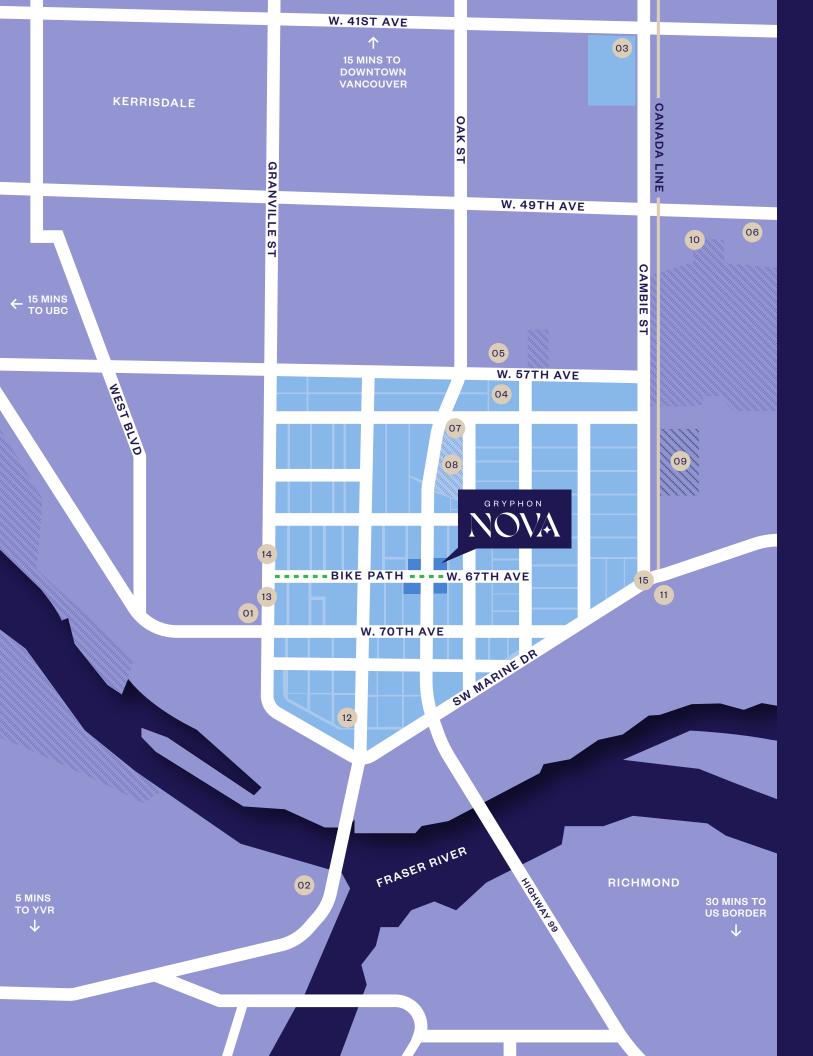
Whether you're looking for community services, local school or shopping, you'll find it here. And it's growing, with more than 9,000 new jobs expected to be located here by 2030. That potential is why South Oak has become one of the most sought-after living areas in Vancouver.











CENTRALLY LOCATED

SHOPPING

O1 Safeway Marpole

02 McArthurGlen Designer Outlet

03 Oakridge Centre

EDUCATION

O4 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

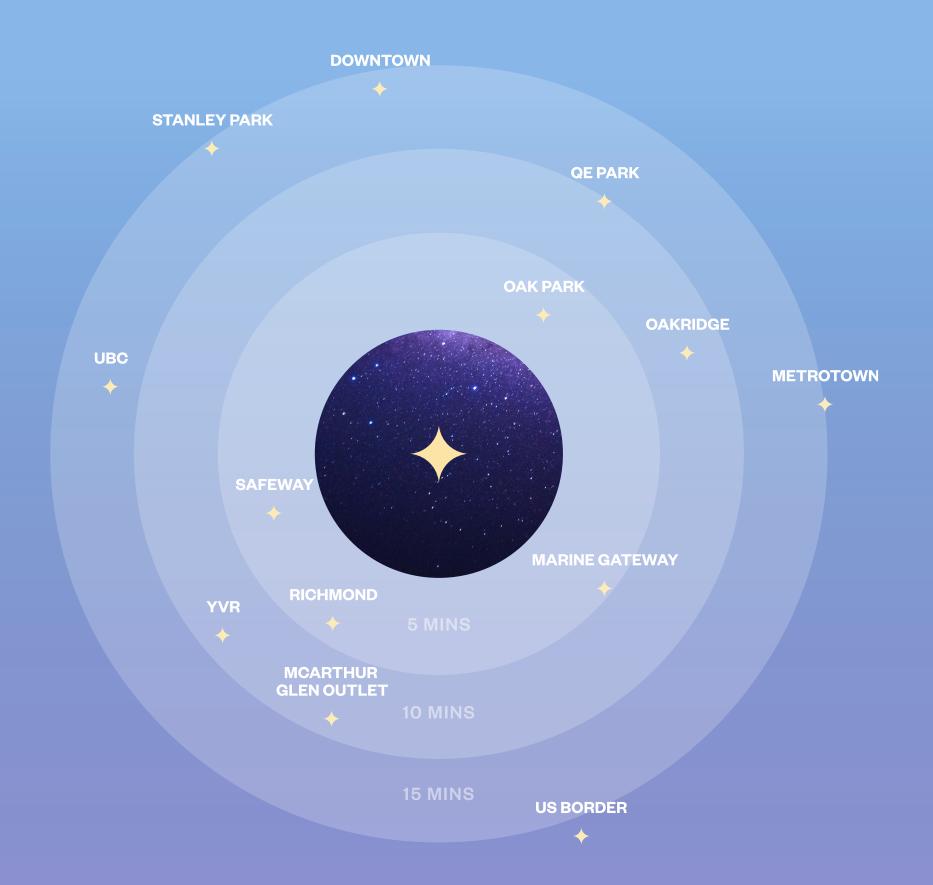
14 Red Star Seafood Restaurant

TRANSPORTATION

15 Canada Line Station - Marine Drive

Centrally located for Vancouver and beyond.

Parks, shopping, community centres and schools: all can be found in the South Oak area. Located in the heart of South Oak, Gryphon Nova provides easy access to major areas of Vancouver and routes to anywhere beyond within 15 minutes. Shopping districts like Granville and Marine Gateway are just steps away and you can catch a flight at the Vancouver airport with just a 5-minute drive away.





BUILDING OVERVIEW

GRYPHON NOVA

Reimaging urban comfort.

- 9 level 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

Designed for how we live now.

With floor to ceiling windows that let in rays of natural light, high and airy 9' ceilings, every space feels elevated. Gryphon Nova provides versatile spaces attuned to the future of modern work-life comfort and a healthy environmentally-driven lifestyle.



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



Triple pane windows reduce up to 52% of road noise



Dedicated water line with filtration to provide bottled-calibre water



Simplify your living by easily interacting with your suite & community using one app, from your phone or wall pad



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: communicate with visitors and grant them entry, get notifications about deliveries, control the temperature, and lighting all with the click of a button.



SMART LOBBY PHONE

Ensure safe and easy access to your condo. Communicate with visitors and grant them access to your building from your mobile app or wall pad.



DIGITAL DOOR LOCK

Easily access your suite using your smartphone app or a unique passcode. Allow your guests to freely come and go by providing them secure, personalized access codes.



IN-SUITE WALL PAD

Your smart home is at your fingertips with our in-suite wall pad. This touch-enabled display allow you to easily interact with your suite and community.

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. 13

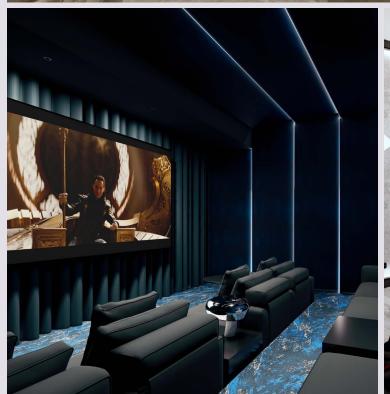
WORK, LIVE AND THRIVE

Enjoy tailored gathering indoor and outdoor spaces and thoughtfully-designed amenities that suit a contemporary work/life balance.













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.

