

MINORU  
SQUARE

BALANCE  
*the art*  
OF LIFE.



UQOIMM

BALANCE  
*the art*  
OF LIFE.



IN A BUSY CITY,  
*find your space*  
WITHIN MINORU SQUARE

Minoru Square is the ultimate expression of holistic living with 1, 2 and 3 bedroom homes available. Situated in Richmond on the Pacific Coast, its enlightened framework allows you to live in the now. Enjoy a remarkable collection of in-house spaces including a Serenity Room, Tea Room, Cocktail Lounge, Co-Working space and more. Live in close proximity to world-class amenities and a verdant landscape. Pause to watch the Northern views of the blue mountains while both Richmond and Vancouver flicker below. When you come home to Minoru Square, you come home to yourself.





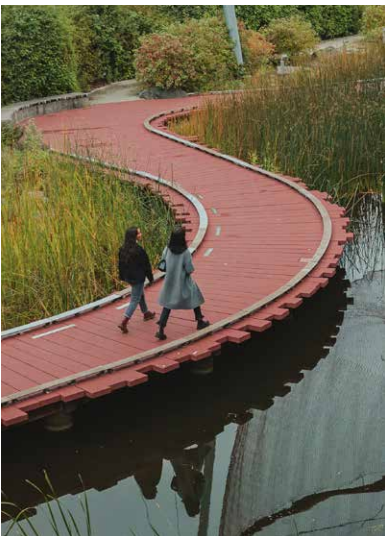


# SAVOUR A WORLD

## centered around your well-being

What brings Minoru Square to the frontier of wellness is its ability to connect you with nature and ultramodern amenities. Visit Minoru Park, known as the green heart of Richmond's city center. Stroll the River Road Walkway alongside the Fraser River. Visit the arboretum at Garden City Community Park, home to 100 tree species from the Pacific Rim.

Lansdowne Mall, just steps away, holds a vibrant future. With renovations, it will become Richmond's revitalized core. Browse the aisles of T&T Supermarket. Break a sweat at the world-class Richmond Olympic Oval or swim laps at the Minoru Centre for Active Living. Order cuisine from an assortment of diverse restaurants.







## EARTH, SUN, AND WATER *a peaceful home to calm you* RELAX IN COMFORT

Where Minoru Boulevard and Lansdowne Road meet, thoughtful architecture lives.

The architecture of Minoru Square employs a biophilic design, aligning indoor living with nature's outdoor force. The exterior is ensconced with green

foliage designed to inspire growth and healing. Lofty floor to ceiling windows effortlessly integrate flora and fauna. Aesthetically, Minoru Square is a modern landmark that seemingly transcends time and space. It is conveniently located just steps away from the Canada Line's Lansdowne Station.





*a highly-curated approach*  
TO A WAY OF LIFE



Minoru Square’s curated collection of wellness amenities offers a new way to live in Richmond. Each allows residents to maintain a health-conscious lifestyle that fits the needs of today’s elite. Elevated wellness offers a hotel-feel;

each weekend feels like an exquisite staycation. A digital detox is easily accepted when a holistic activity like yoga is just floors away. These are the wellness amenities of the future.



\*All illustrations and renderings reflect the artist's interpretation only and are not an accurate representation of the actual project. E&OE.





## EXPERIENCE *the fine art* OF HOLISTIC LIVING

Just imagine, finding a space so quiet, that it alchemizes the city's noise to a precious silence. Intentionally designed to cultivate inner peace, the Serenity Room is custom-built for the practice of meditation. Outfitted with fine cushions and textures, this space is a defining amenity of Minoru Square.



The Tea Room is your space to pour and sip a cup of tea. Each visit helps to remove any high-density thinking, replacing it with calmness and clarity. With time, this simple tradition helps you let go of the past and live in the now. The immaculate symmetry and balance of light makes this Tea Lounge a true original.





*consciously focus*  
ON YOU NOW

For your ashtangas, asanas and beyond - this open level Yoga Studio patiently teaches you how to live a balanced life. The airy space and windows spilling sun facilitate a beautiful practice. It feels as though you have your own professional studio.



BREAK OUT OF  
*the gridlock*

Bring home to work. The Co-Working Space exudes an abundance mindset. Deploy your greatest strengths, share wisdom and practice an industrious work ethic. Note this space's modern furniture, colorful panelled walls and the large windows that attract the sun's light.





## SOULFUL SANCTUARIES *where nature is your gallery*

Minoru Square's one, two and three bedroom residences are customized with one or two fresh colour palettes; light or dark.

Each residence is imbued with woody elements - a reminder of nature's close proximity. The design applies modernity, class and comfort to each dwelling. The paint, so carefully curated, serves as a constant within each sanctuary, flowing seamlessly throughout the interior. Each luxurious home blends with the essence of Minoru Square itself.







A contemporary kitchen features solid quartz countertops and backsplash, stainless steel appliances, elegant recessed LED under-cabinet lighting, flat-panel cabinetry, premium Fulgor Milano stainless steel appliances and a handmade stainless steel undermount kitchen sink and chrome faucet.

Your large patio opens up to the living space, creating an idyllic indoor-outdoor flow that's perfect for entertaining guests.





Spa-inspired bathrooms include an Ensuite walk-in shower and relaxing rainfall shower head for optimal tranquility. Expect contemporary porcelain flooring, floating chrome-finished vanity light on mirrors, sleek rectangle undermount sinks with chrome faucets and elegant recessed LED under-cabinet lighting.



FEATURES & FINISHES

BALANCED LIVING

URBAN VIBRANCY & INNER TRANQUILLITY

- Modern and inviting architecture by award-winning global architecture firm, IBI Group
- Thoughtful, curated interiors by BAM Interior design
- 3 residential buildings and an office building, all thoughtfully connected by a series podium level homes and a beautiful center courtyard
- Liveable floorplans harmoniously designed for modern living that feature outdoor spaces for every home
- 2 elevators per building give you smooth and rapid access to your home
- Enjoy endless urban convenience with Lansdowne SkyTrain station and the future Lansdowne centre just across the street
- A sanctuary indoor-outdoor pavilion features a tea room, serenity room, lounge and more
- Effortless access to Richmond’s dynamic lifestyle:
  - Enjoy city biking or nighttime strolls along the soon to be developed River Road
  - The vibrant city centre’s best shopping, eats, and entertainment are just steps away
  - It’s only a 10-minute walk to Minoru Park or the Olympic Community Centre
  - It’s than 5 minutes to every urban convenience at Lansdowne Mall and nearby Richmond Centre, and conveniences like T&T, London Drugs, and more
  - Downtown Vancouver is only a 20-minute drive away

MODERN INTERIORS

AN INSPIRED URBAN ENCLAVE

- Choose from 2 inspired colour schemes - earth and sky
- Centralized forced air system for year-round heating, cooling and comfort
- Roller shades throughout and privacy blinds in all bedrooms
- Generous balconies blend indoor-outdoor living
- Large windows fill your home with natural light
- Elegant and durable laminate wood flooring throughout
- Airy 8-8” ceilings in the living areas
- 27” LG Energy Star washer and dryer
- 24” front load washer and dryer in all accessible units

SERENE KITCHENS

DESIGNED FOR INSPIRED WELLNESS YEAR-ROUND

- Modern, neutral-toned kitchens with large single bowl undermount sinks
- Contemporary Kohler polished chrome single-lever faucet and pull down kitchen fixtures
- Stylish cabinetry in a matte finish with soft close hinge and arctic silver Gola channel pull on lower cabinets give you durability and sophistication
- Accent glass front kitchen cabinet with LED lighting
- Polished engineered quartz stone countertops and large format porcelain backsplash creates a timeless sophisticated look

- Studio and 1 bedroom homes’ stainless steel appliance package includes:
  - 24” Miele integrated refrigerator in studio and 1 bedroom homes
  - 24” Miele stainless-steel oven with clean glass door in studio and 1 bedroom homes
  - 24” Miele 4-burner gas cooktop in studio and 1 bedroom homes
  - 24” Miele ventilation hoods in studio and 1 bedroom homes
  - Built-in Panasonic microwave
- 2 and 3 bedroom homes’ stainless steel appliance package includes:
  - 30” Miele integrated refrigerator in 2 and 3 bedroom homes
  - 24” Miele fully-integrated dishwasher
  - 30” Miele stainless-steel oven with clean glass door and pyrolytic cleaning in 2 and 3 bedroom homes
  - 30” Miele 5-burner gas cooktop in 2 and 3 bedroom homes
  - 30” Miele ventilation hoods in 2 and 3 bedroom homes
  - Built-in Panasonic microwave
- Recessed LED ceiling lights and low-profile linear LED under-cabinet lights create a warm glow
- Magic corner set in the corner cabinet for organized storage
- Built-in Vibo compact underskin wastebin

TRANQUIL BATHROOMS

A PRIVATE SPA-LIKE RETREAT

- Contemporary laminate cabinets with built-in mirrors and soft-close hinges with touch latch cabinet door above open shelf
- Quartz engineered stone countertops with Kohler under-mount sink and polished chrome Kohler faucet and fixtures
- Porcelain tile floor and wall tile creates a clean, bright finish
- Custom vanity with tall medicine cabinet and shelving for convenient storage in select homes
- Contemporary soaker bathtubs in main bathrooms
- 5’ showers with Kohler frameless glass sliding doors in ensuite bathrooms (2 Bedroom homes only) and built-in shower shelves
- Kohler dual flush low-consumption toilets
- Practical and sleek handheld shower set in master ensuites
- Recessed LED ceiling lights and low-profile linear LED under-cabinet lights create a warm glow

FOUR SEASON AMENITIES

RESET AND RECHARGE

- A central courtyard including an open micro-clover greenspace, children’s play structure, lush manicured lawn perfect for outdoor picnic or tai-chi, communal BBQ and ample patio seating extends your outdoor living space
- An outdoor enclosure with a breakout kids playground, lounge seating, outdoor dining and kitchen with BBQ, and landscaped grass courtyard

- Bike/pet washing stations keep things fresh and clean before entering your home
- A bike repair station and dedicated car wash stall
- Hotel-inspired lobby features double-height ceilings and a 24/7 concierge
  - \*Concierge will be shared with Tower A & Tower B
- The sanctuary offers a collection of unique spaces to savour:
  - The Tea Room offers a quiet retreat to relax, reflect, sip and savour a cup of tea, and reflect
  - The Serenity Room is designed for comfort and convenience, and to cultivate natural inner peace
  - A social lounge features a large chef’s kitchen, two 8 seat dining tables, a large 6 seat central island, breakout conversation spots and a spacious light-drenched lounge
  - A cocktail lounge with a pool table, lounge seating and kitchenette make entertaining effortless
- The gridlock offers a collection of spaces aligned to your daily routine:
  - A yoga room for ashtangas, asanas and beyond
  - A fully-equipped fitness centre, including new cardio machines, a weight training zone, stretching area, heavy bag and battle ropes
  - An additional tag-on indoor-outdoor lounge features an art and craft space and dining party area perfect for private dinners and hosting friends and family
- An exclusive rooftop outdoor lounge on level 4 with elevated landscaping and layered grass textures features breathtaking views of the surrounding cityscape
- Separate parcel delivery rooms provide security and peace-of-mind for your online orders

MINDFUL EXTRAS

A FEATURE-RICH WAY OF LIFE

- Every home comes with a dedicated parking stall and storage
- USB outlets in select locations for ease of charging
- EV charger upgrade available
- Additional storage lockers, EV bike lockers, and parking stalls available for purchase
- Secure access and lock-off control access to each floor; residents can access only their own floors, amenity level, ground level and parking floors via a personal key fob
- Fire Sprinklers and smoke detectors in all homes and common areas
- Front doors of every home feature security viewer and deadbolt lock hardware
- WBI Home Warranty’s 2-5-10 Year Program



The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Artistic renderings are representational only and may not be accurate. Sizes, dimensions, and materials are approximate and plans may be mirrored. This is not an offering for sale. Such an offering can only be made by a disclosure statement. E&O.E.



CONTINUING OUR LEGACY OF  
*pioneering sustainability,  
community and wellness*



DEVELOPER  
Thind Properties

For 25 years, families have turned to THIND Properties to experience the dream of new home ownership. Today, we are one of the leading new home builders with a reputation for providing architectural innovation, tremendous quality, superior customer service and quality warranties.

THIND delivers all aspects of the construction industry from carefully designing the plans to choosing top team members to build the properties. We specialize in a wide range of projects from mixed-use to high rise multi-phase development condos. We began this company with a vision of building quality homes and creating value for our customers. Today, it is not only our vision, but it is the motto we stand by with the homes we build.

THIND.CA



ARCHITECTURE  
IBI Group

At the IBI Group we focus on design that promotes and enhances integrated cities. Our highly specialized team of architects bridges the gap between design and technology, creating sustainable buildings, efficient infrastructure and future-forward solutions in every design that carries our signature. Embracing a research and progress-driven collaborative approach, we combine intelligent design with smart systems to create innovative spaces for the next generation.

IBIGROUP.COM



INTERIOR DESIGN  
BAM Interior

BAM Interior believes that the essence of interior design is about creating identity, expressing unique character, and cultivating passion. We draw our inspiration from the natural world, creating timeless spaces that gracefully blend into their environment.

BAMINTERIOR.COM



MARKETING  
Rennie & Associates Realty Ltd.

For more than 40 years, rennie’s full-service brokerage, developer services, and dedicated intelligence divisions have combined to help buyers, sellers, developers, and institutions achieve their goals. A family-run and owned company founded on considered collaboration, rennie offers a depth of experience and a level of service that sets them apart.

RENNIE.COM



LIVE IN *harmony.*



**THIND.CA/MINORUSQUARE**

PRESENTATION CENTRE: 5740 Minoru Boulevard, Richmond, BC | 604.370.0207

This is not an offering for sale which can only be made with a disclosure statement. In our continuing effort to improve and maintain the high standard of Minoru development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans for details if this material is your decision to purchase. Renderings are an artist's conception and are intended as a general reference only. Please refer to the disclosure statement for exact offering details. E.&O.E.



MARKETING BY  
**rennie**