



# *Marbella* CONDOMINIUM



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WHERE

*luxury*

MEETS

*innovation*



LOVE THE LIFE YOU *lead*

The Niagara Region offers a quality of life that is uniquely alluring. Renowned vineyards and wineries. Award-winning cuisine. World-class theatre and festivals. Scenic trails that wind along the Niagara Escarpment. Championship calibre golf courses. Picture-postcard towns and bustling farmers markets. And, of course, the natural majesty of Niagara Falls itself.

Now, there is a condominium that brings together all of Niagara's best. Welcome to Marbella. Where you'll love the life you lead.



Artist's Concept.



# Marbella

SMART HOME



### SMART LOCKS

Smart Suite door locks with distinct access codes



### MONITORED ENTRANCES

Surveillance cameras throughout common ground floor areas, underground parking and access doors



### LOBBY PHONE

Monitor and grant entry to your guests with live, one-way video



### ELECTRIC VEHICLE CHARGING

Electric vehicle charging stations



### SUITE CONTROL

Control your entire suite including insuite security, heating/cooling, lighting and blinds  
\*some features are upgrades

## NIAGARA'S **FIRST** SMART CONDOMINIUM

WHERE *Luxury*  
MEETS *innovation*



Smart Lock



Smartphone receiving call from lobby phone



In-Suite Wall Pad



WELCOME TO

# Marbella

CONDOMINIUM



URBANE COMMUNITIES commissioned the award-winning **Architects of McCallum Sather** to produce a modern, contemporary mid-rise condominium residence.

Here at Marbella Condominiums, we capture lifestyle inspired surroundings with the ease of living in refinement. The **Design Agency** team has created a sophisticated environment from entering the lobby, to the interior amenity spaces, right through to the residential suites. Contemporary materials and textures bring every step to life while inspiring your daily activities.



Artist's Concept.



ENTER INTO

*elegance*



Beautifully landscaped by award-winning landscape architects **ADESSO DESIGN INC.**, Marbella's private entrance welcomes you and your visitors with your every arrival. Step inside and you are greeted with a tastefully designed and furnished lobby reception area, with the same quality and detailing that is reflected throughout the building's common areas and amenities, creating a warm and gracious ambiance that makes you feel immediately at home.

The focal point of Marbella's carefree condominium lifestyle is the Party Room that can be found on the ground floor. Gather with friends in front of the fireplace and large screen TV to watch the big game. Host a dinner party around the large dining table, with a catering kitchen located directly beside. Enjoy a game of pool or foosball. A quiet study/library is the perfect place to catch up on that latest bestseller.

GET

*social*





# BUILDING AMENITIES &

# Features

## BUILDING FEATURES

- Two elevators per building
- Visitor parking for guests
- Full precast concrete structure
- Ground floor secured lobby access
- Private mail and parcel pick up room
- Full fire suppression throughout building and in suites
- Self-contained HVAC and ERV for individually controlled fresh, clean air
- Key FOB access to your building, amenities and the underground parking
- Surveillance cameras throughout ground floor common areas and underground parking areas, as well as access doors to the buildings for added security and safety
- Storage locker and Tri-sorter waste management for garbage and recycling located on each floor for ease of access
- Each suite includes one assigned underground parking and one locker (additional parking and storage lockers are available for purchase, some suites will have two parking spaces)
- Two electric vehicle charging stations: parking lot and two underground parking on a pay-per-use for visitors and residents
- Extensively landscaped grounds with social areas and lit exterior common areas and walkways

## BUILDING AMENITIES AND ENTERTAINMENT

- Wi-Fi enabled amenity areas
- Fitness/stretch/yoga room
- Convenient car wash in lower level
- Dedicated bicycle racks both on grade and in lower level
- Convenient pet wash area with self-serve washing station in lower level
- Ground level amenity space for entertaining with a large, stylish, multi-purpose room with kitchen, dining and lounge area with fireplace
- Ground level outdoor amenity space with privacy for relaxing or entertaining





THE ESSENCE OF

# *modern living*

Every modern convenience and all of life's little luxuries are yours to enjoy at Marbella. With open-concept designs ideal for both entertaining and day to day living, your suite is richly appointed in both features and finishes. From refined Nobilia Kitchens to a master bedroom complete with its own gleaming ensuite, an air of sophistication enhances every room while you can step outside to the privacy of your own generously proportioned balcony for a breath of fresh air or to enjoy your morning coffee.



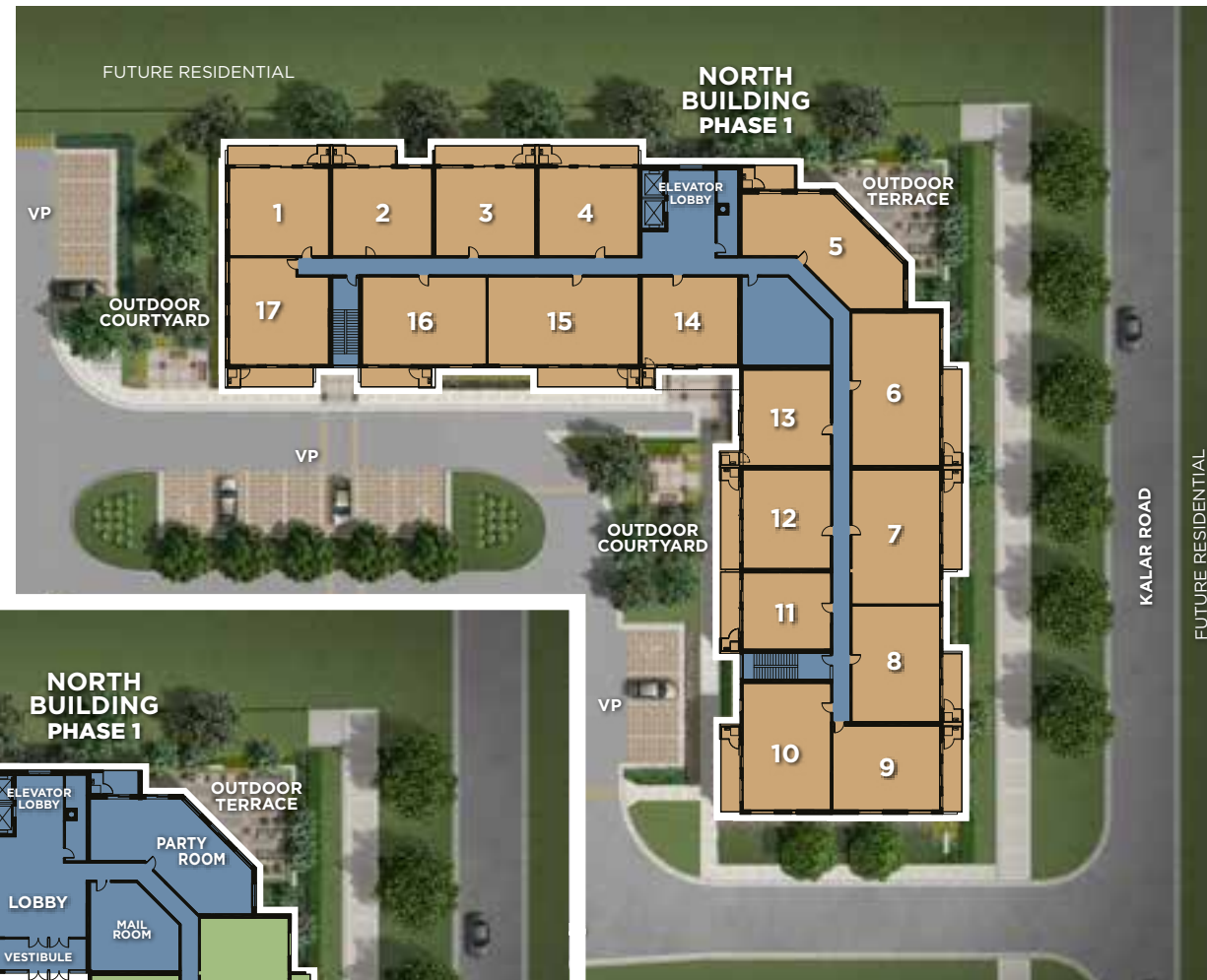
Artist's concept.



# THE *suites*



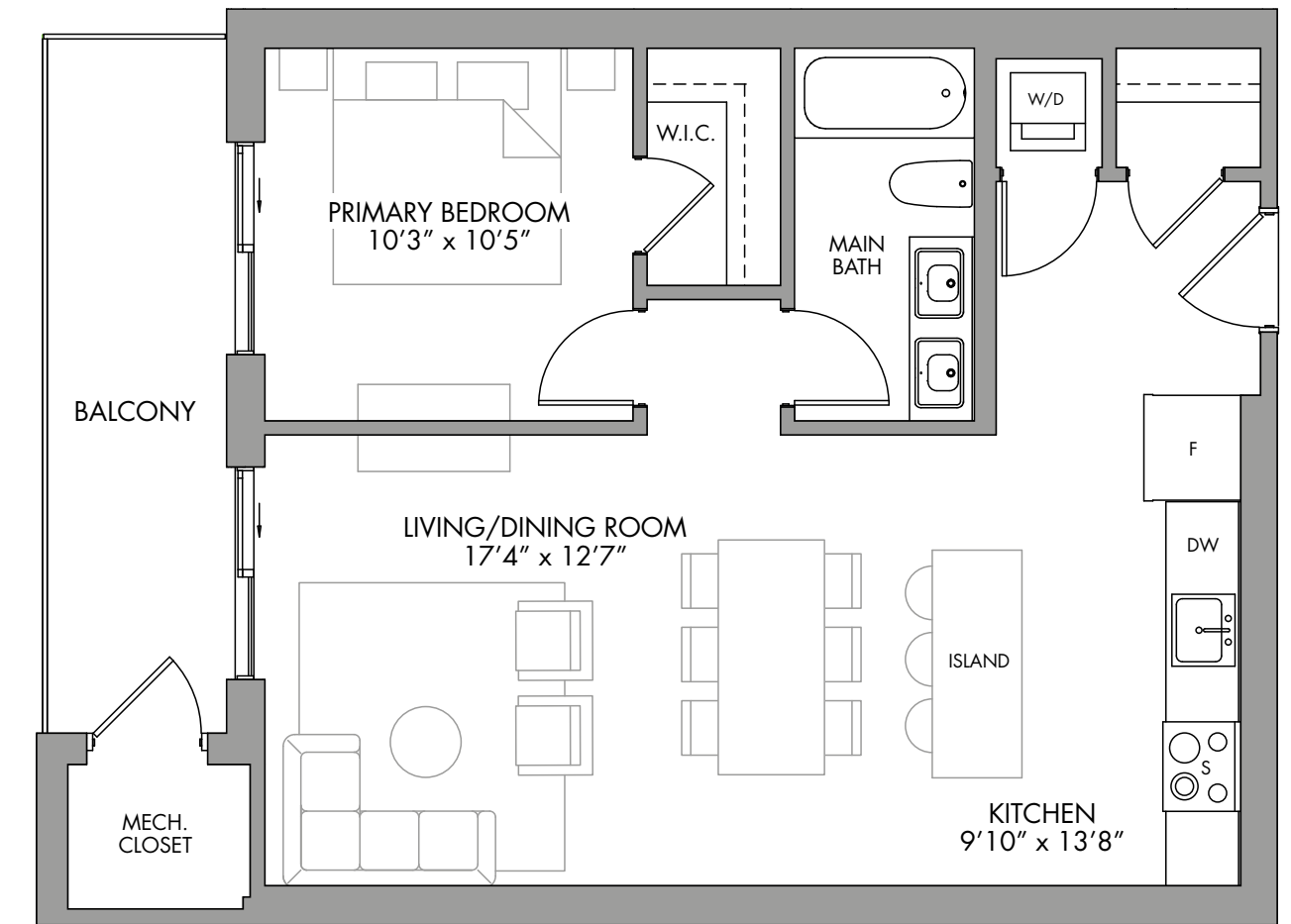
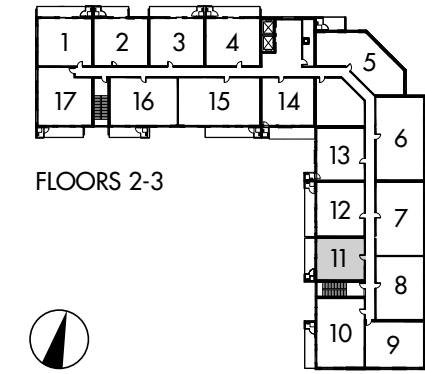
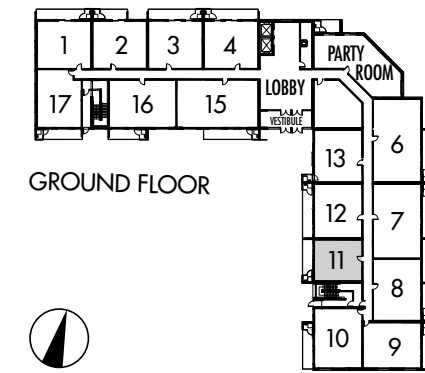
GROUND FLOOR



FLOORS 2 & 3

## ASPEN ~ 763 Sq. Ft. One Bedroom

SUITE 11

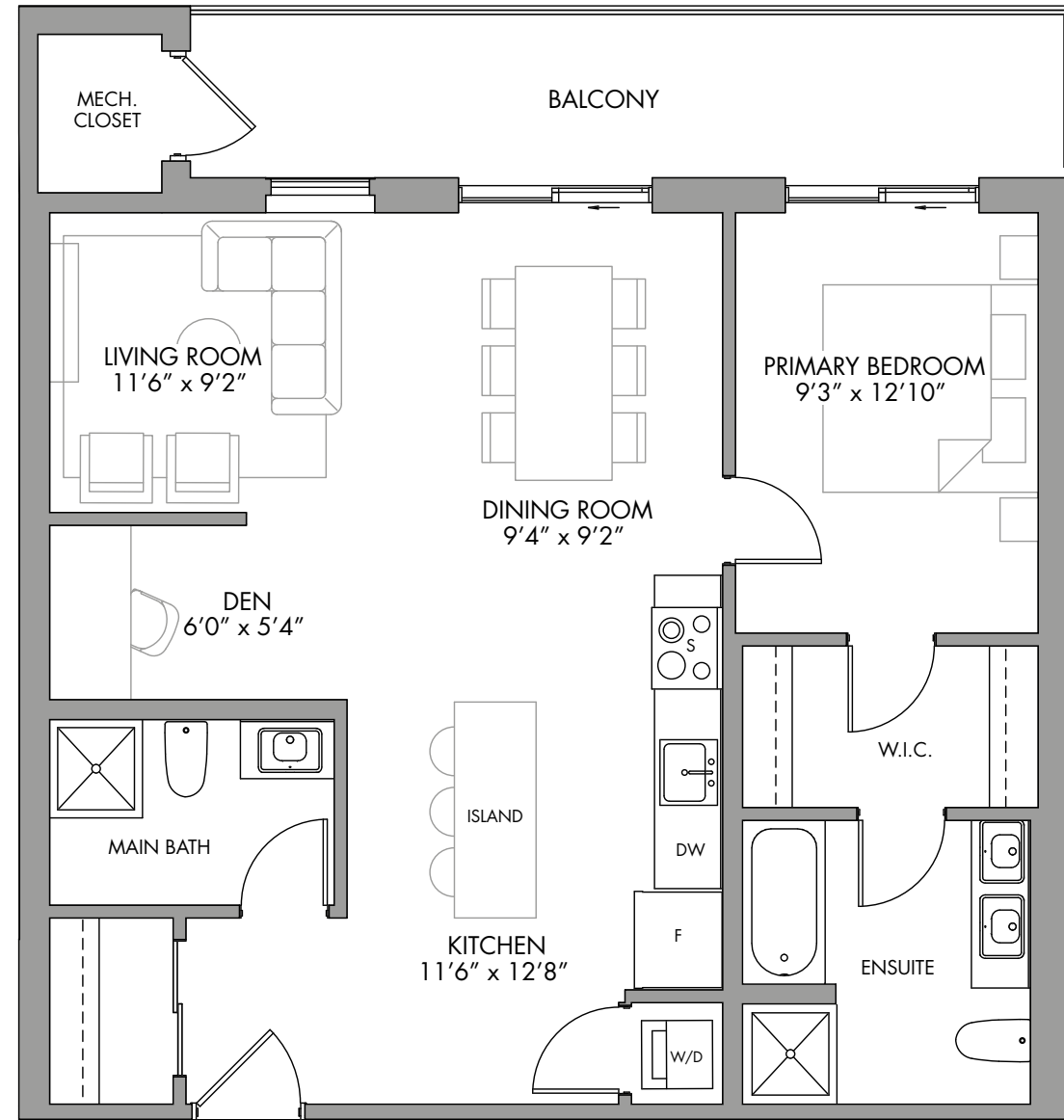
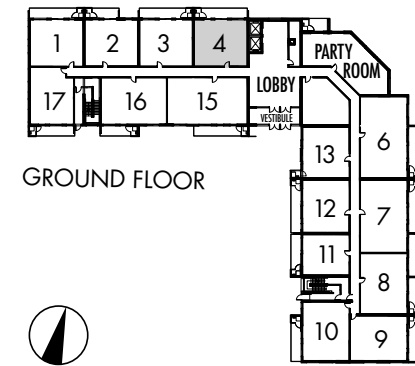


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. The unit shown may be the reverse of the unit purchased. Please note, some suites are affected by firewall, please see Sales Consultant for details. All illustrations are Artist's concept only. May 2022

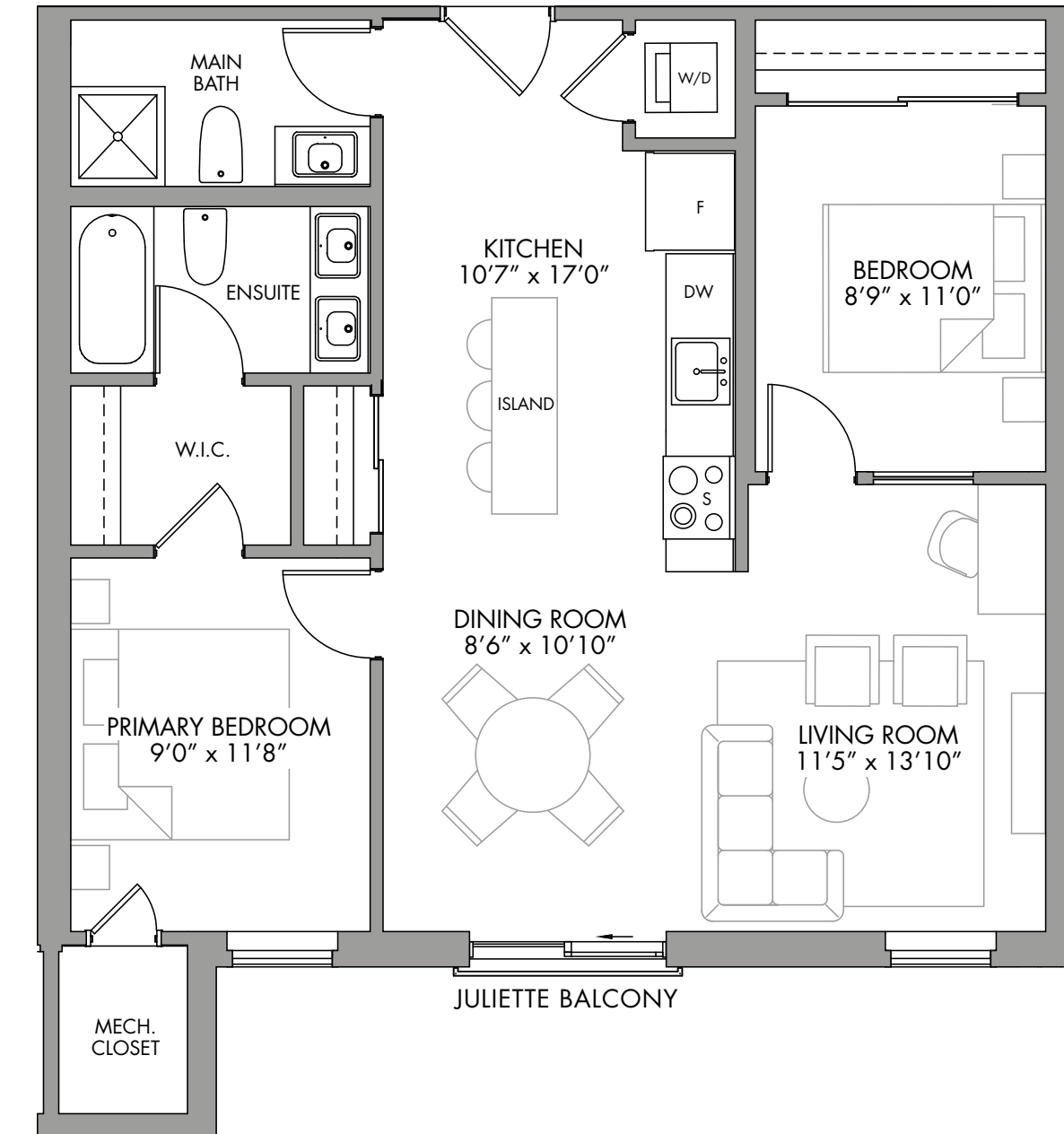


# BEECH ~ 938 Sq. Ft. One Bedroom Plus Den

SUITE 4



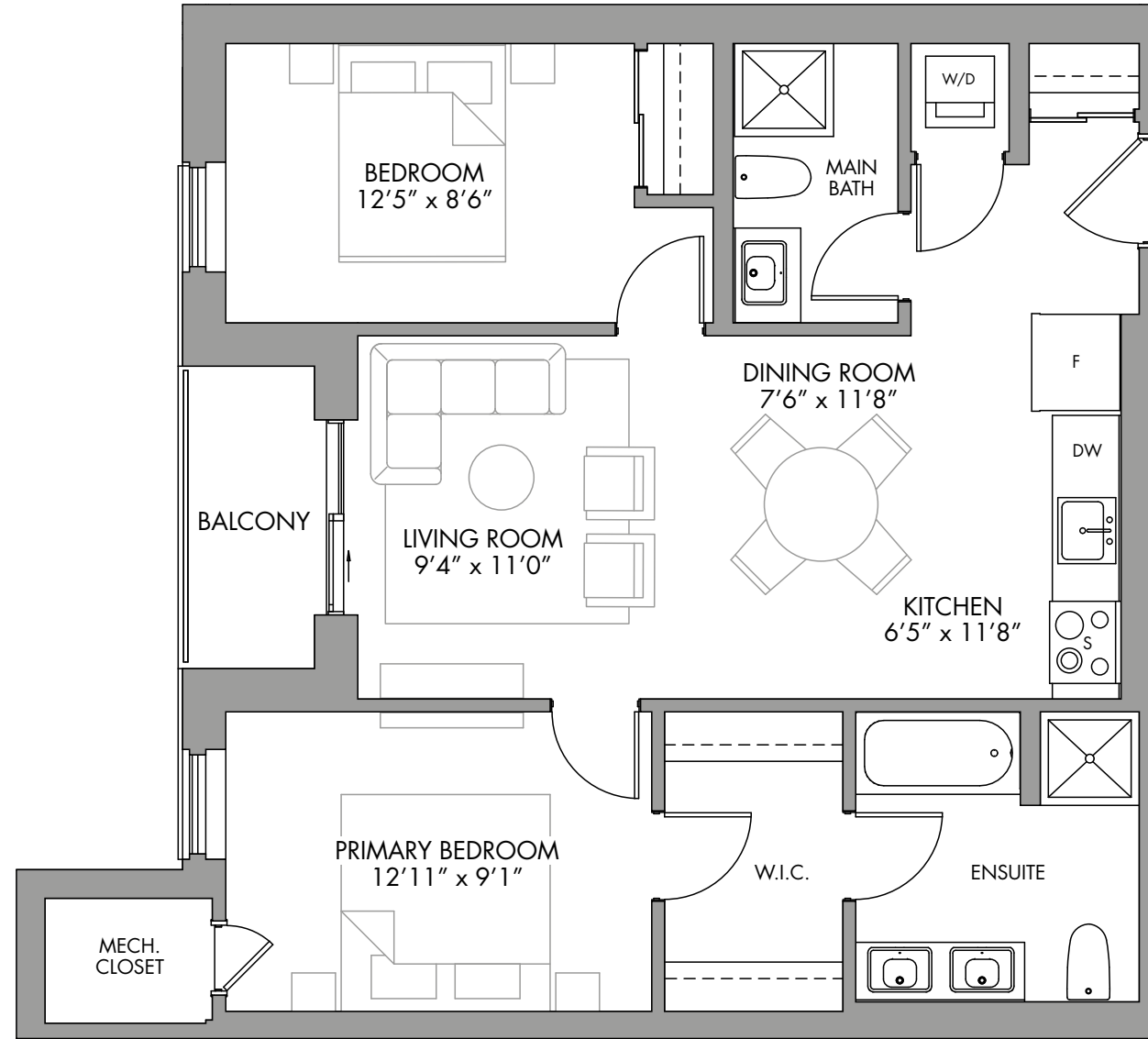
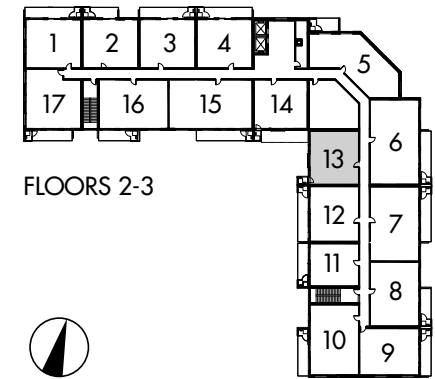
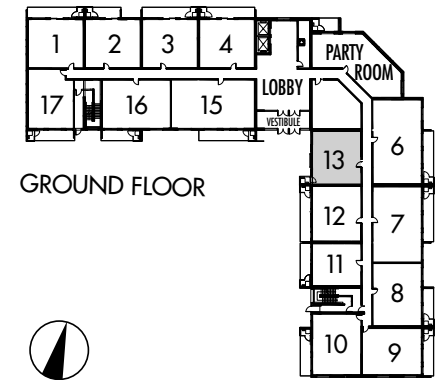
# IRONWOOD ~ 926 Sq. Ft. Two Bedroom





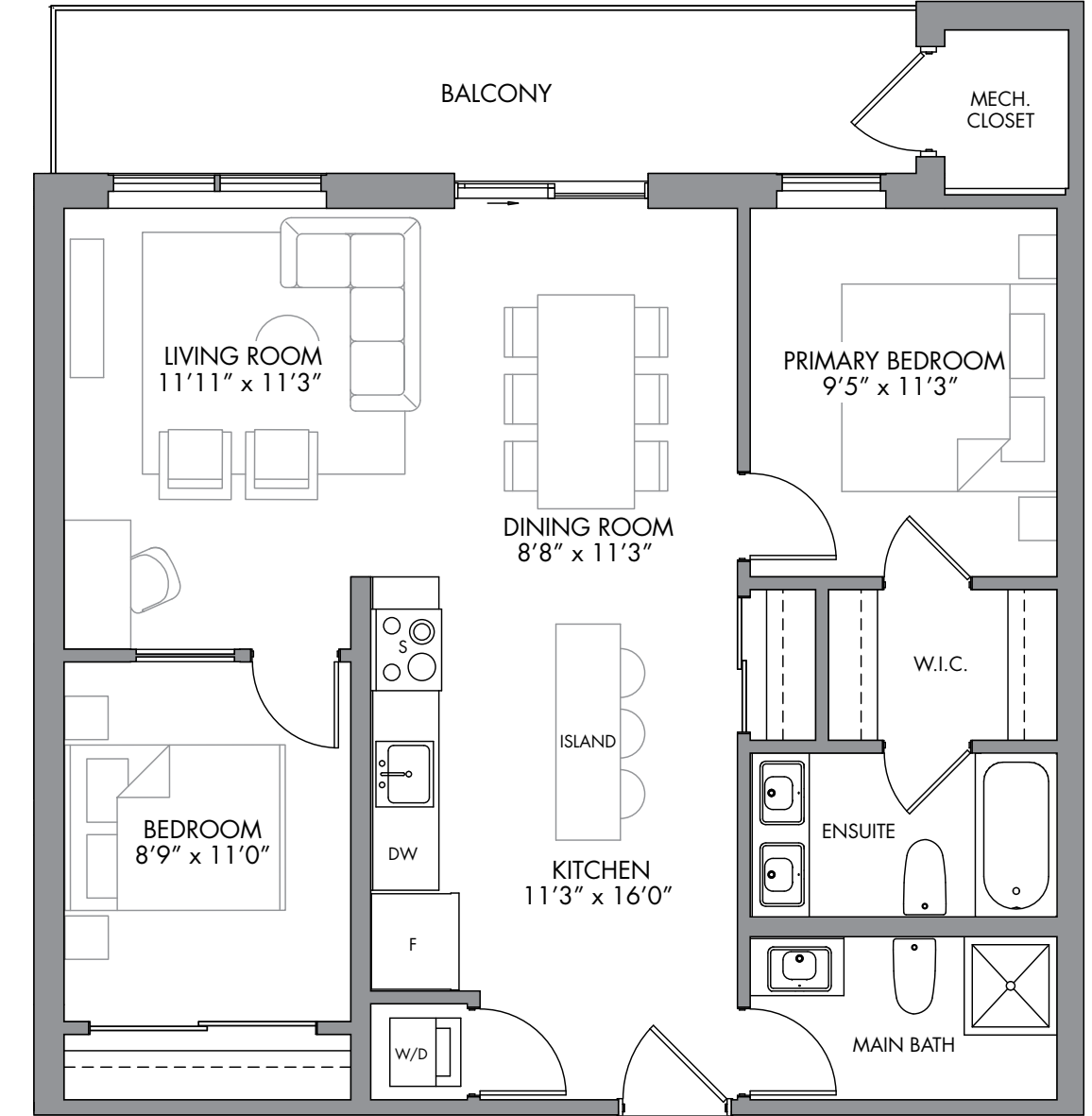
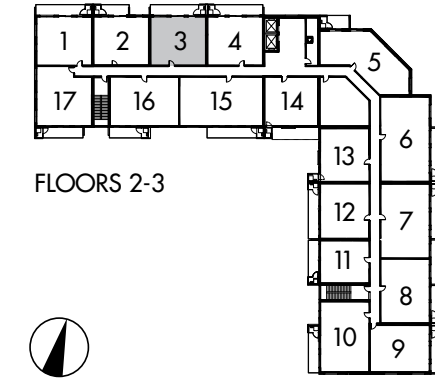
# CHERRY ~ 928 Sq. Ft. Two Bedroom

SUITE 13



# CEDAR ~ 934 Sq. Ft. Two Bedroom

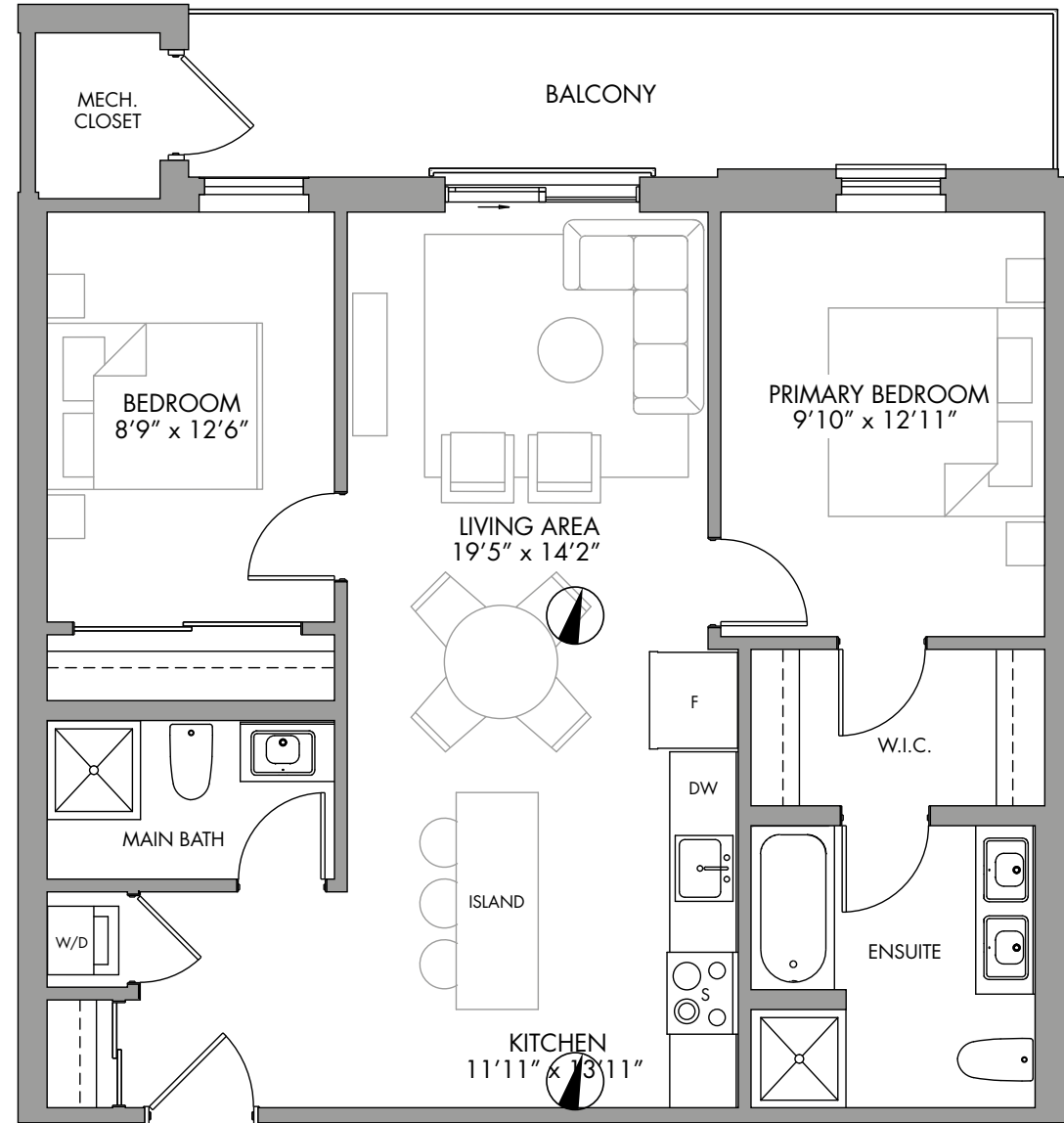
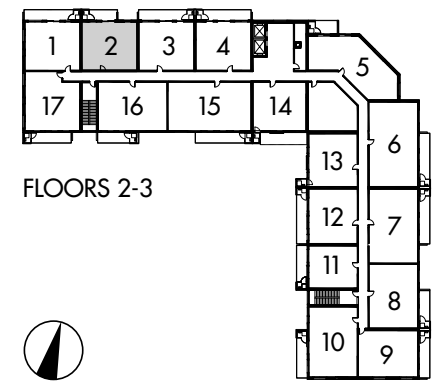
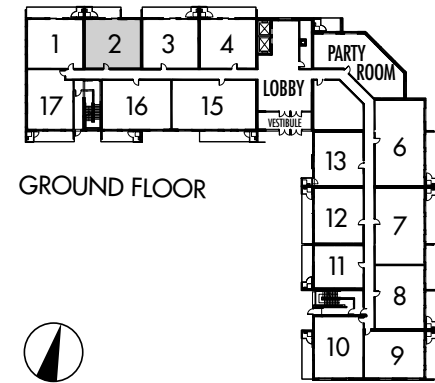
SUITE 3



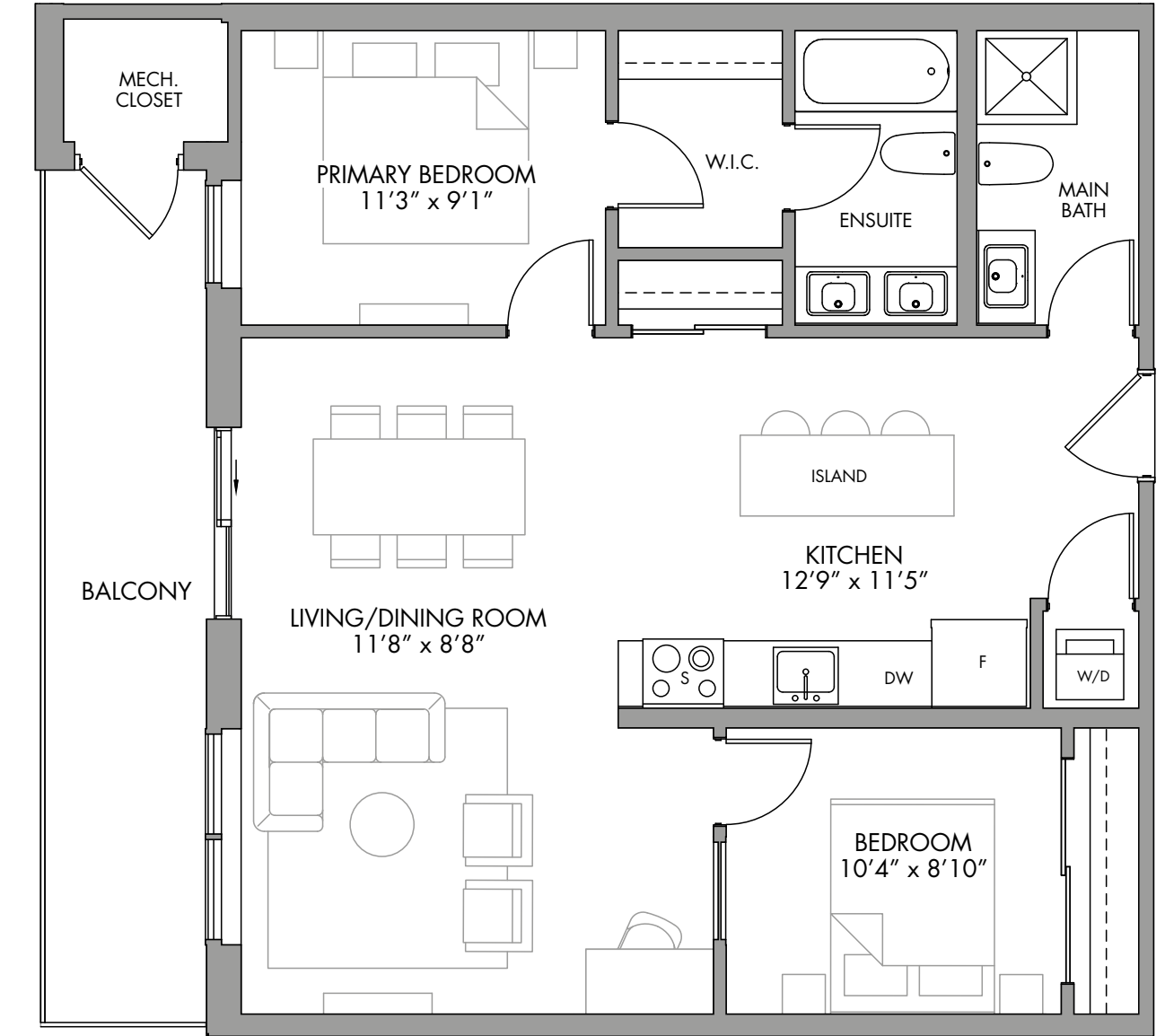
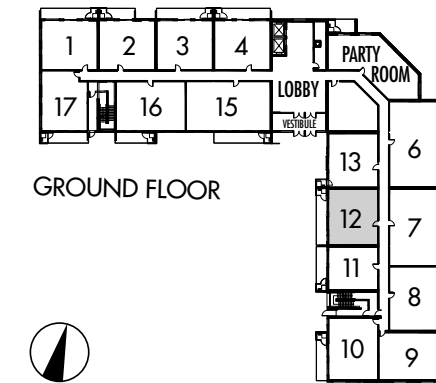


# HEMLOCK ~ 938 Sq. Ft. Two Bedroom

SUITE 2



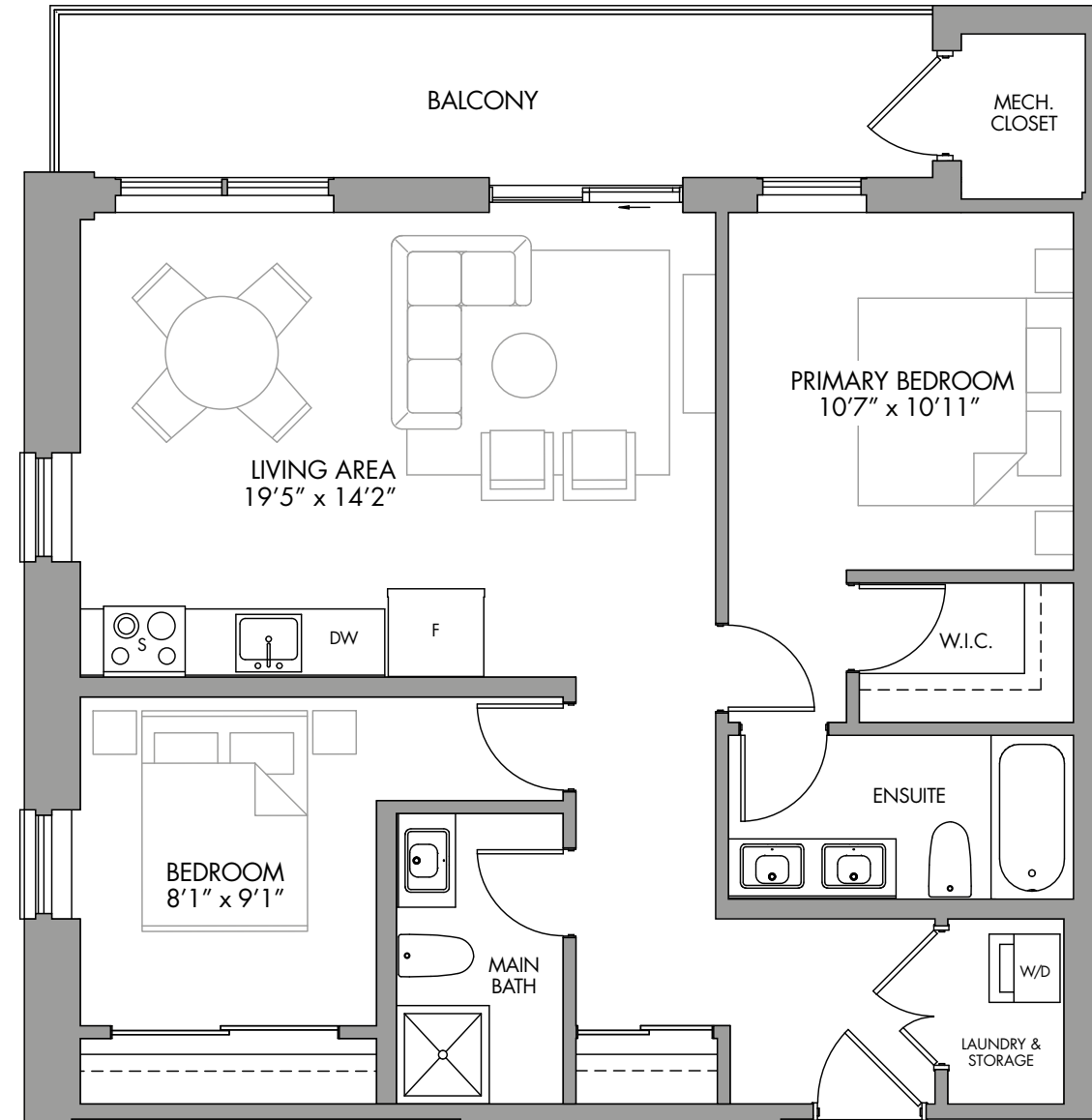
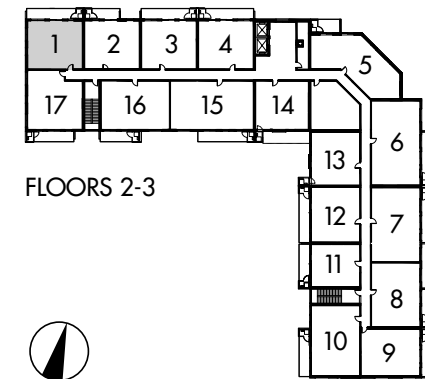
# HICKORY ~ 950 Sq. Ft. Two Bedroom





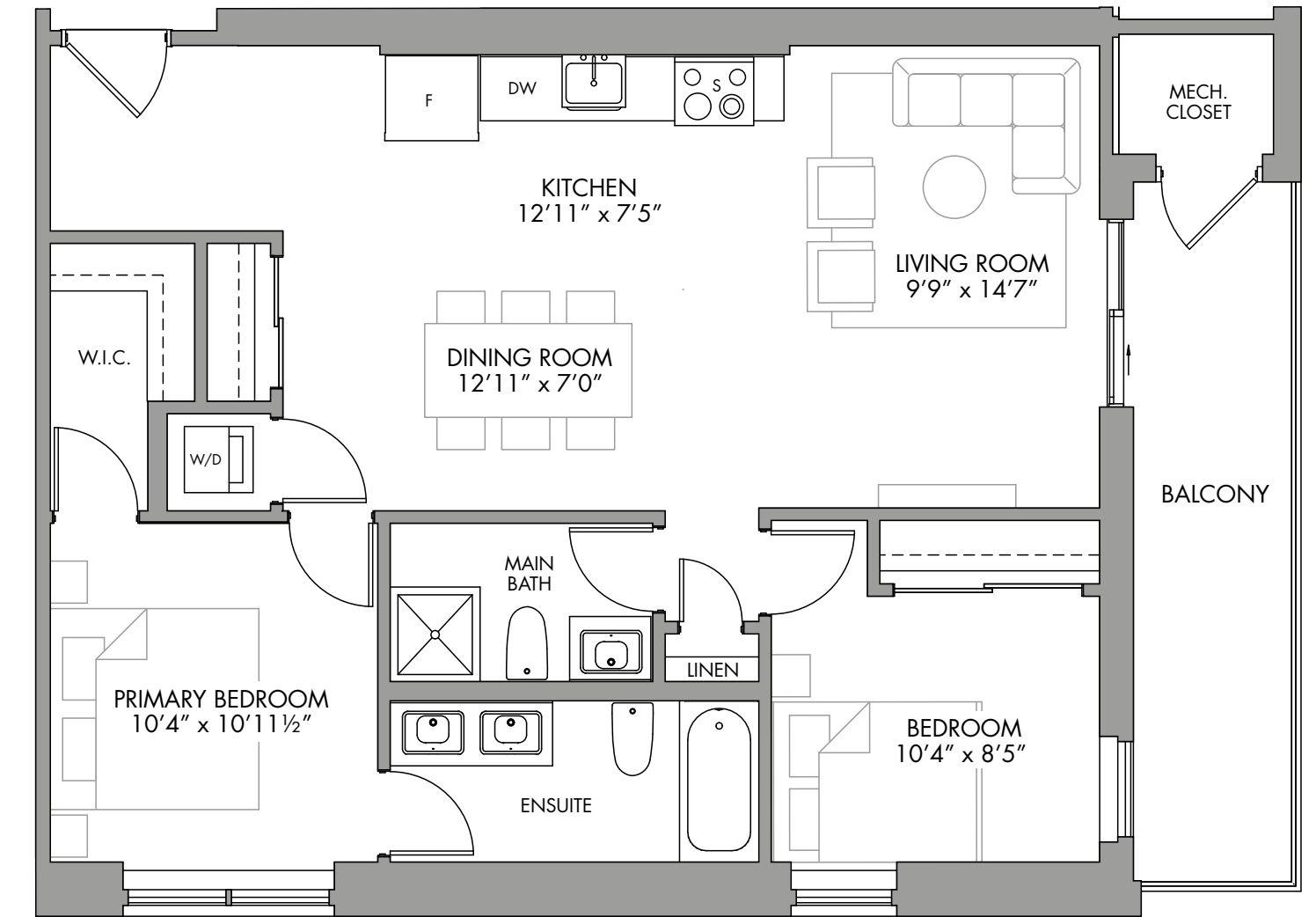
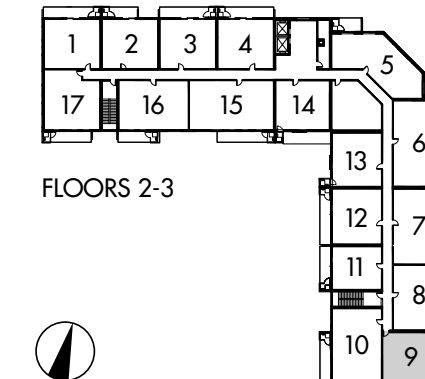
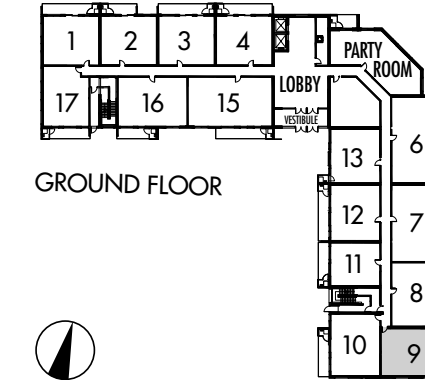
# BIRCH ~ 964 Sq. Ft. Two Bedroom

SUITE 1



# OAK ~ 996 Sq. Ft. Two Bedroom

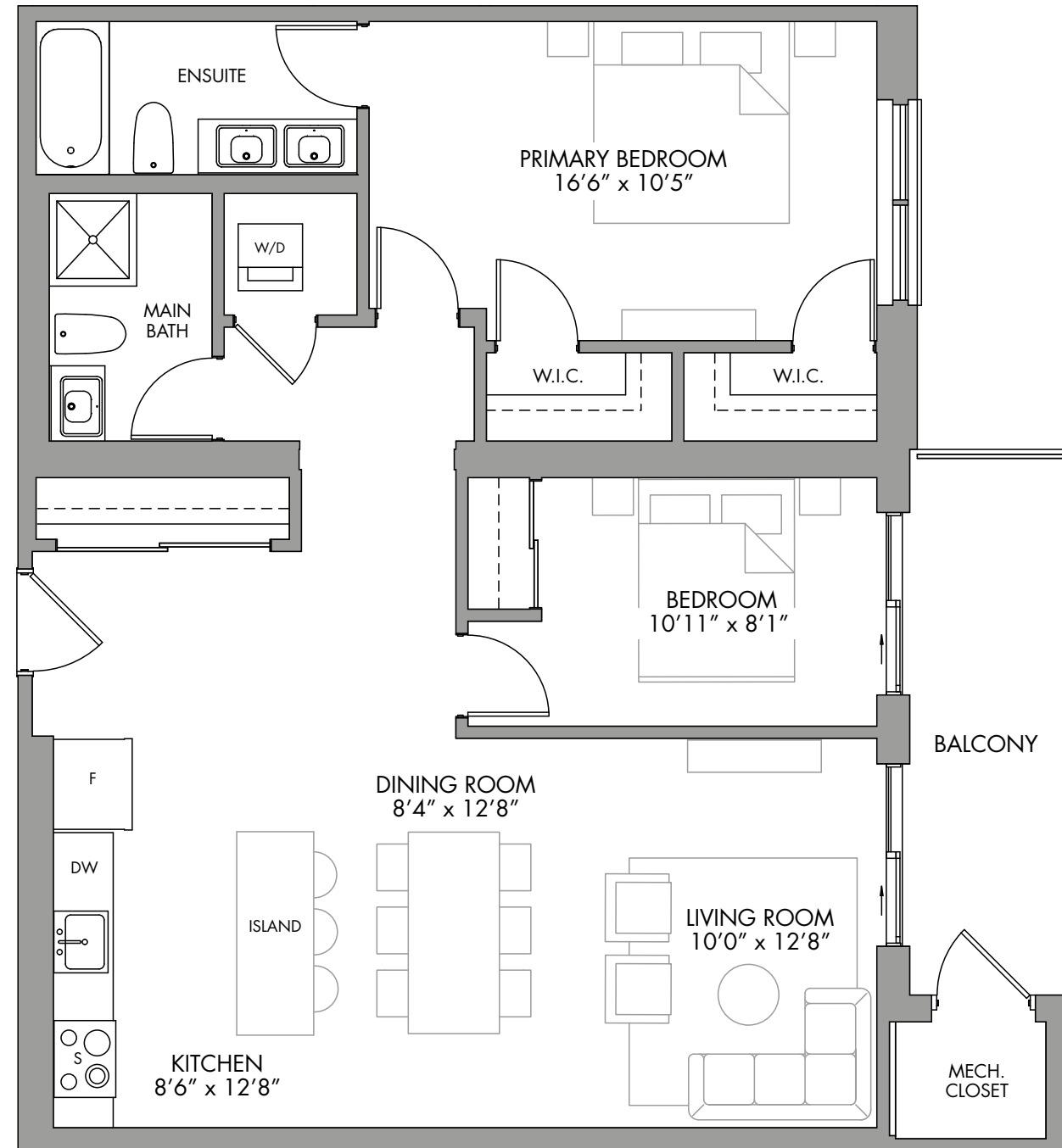
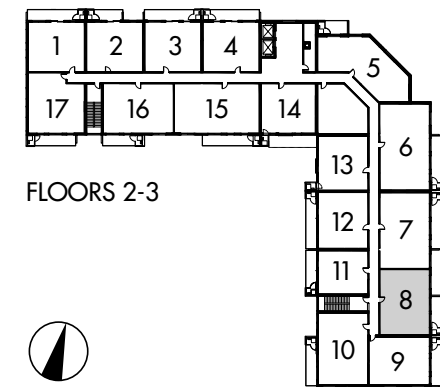
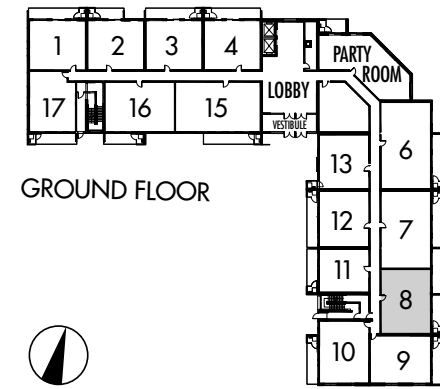
SUITE 9





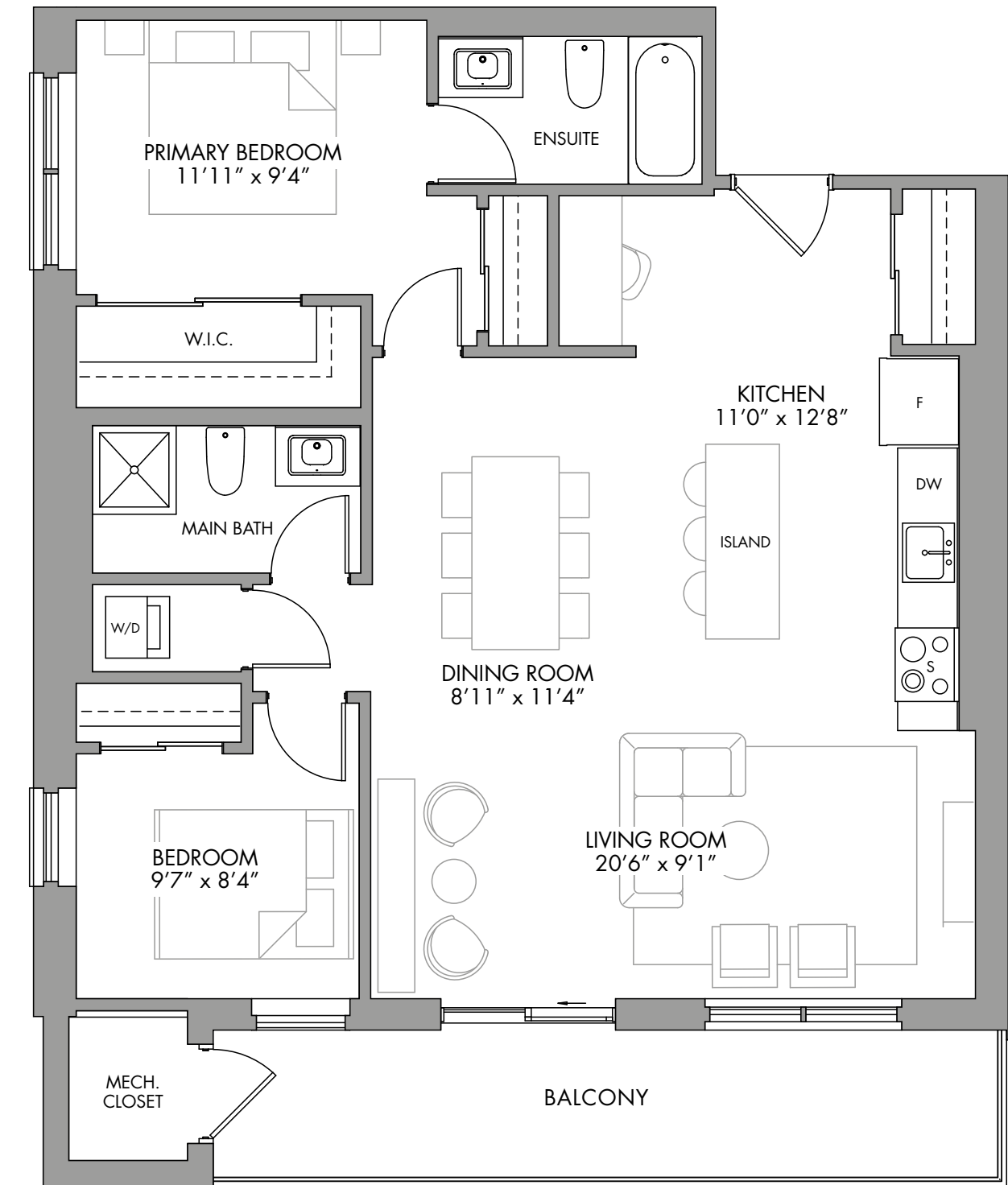
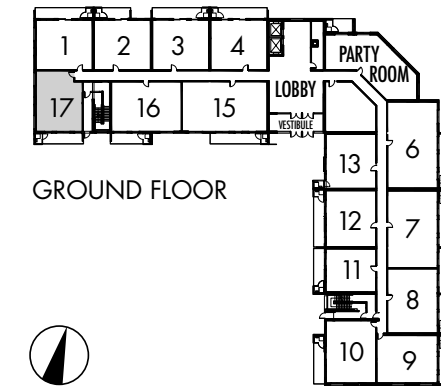
# MAPLE ~ 1085 Sq. Ft. Two Bedroom

SUITE 8



# ELM ~ 1116 Sq. Ft. Two Bedroom

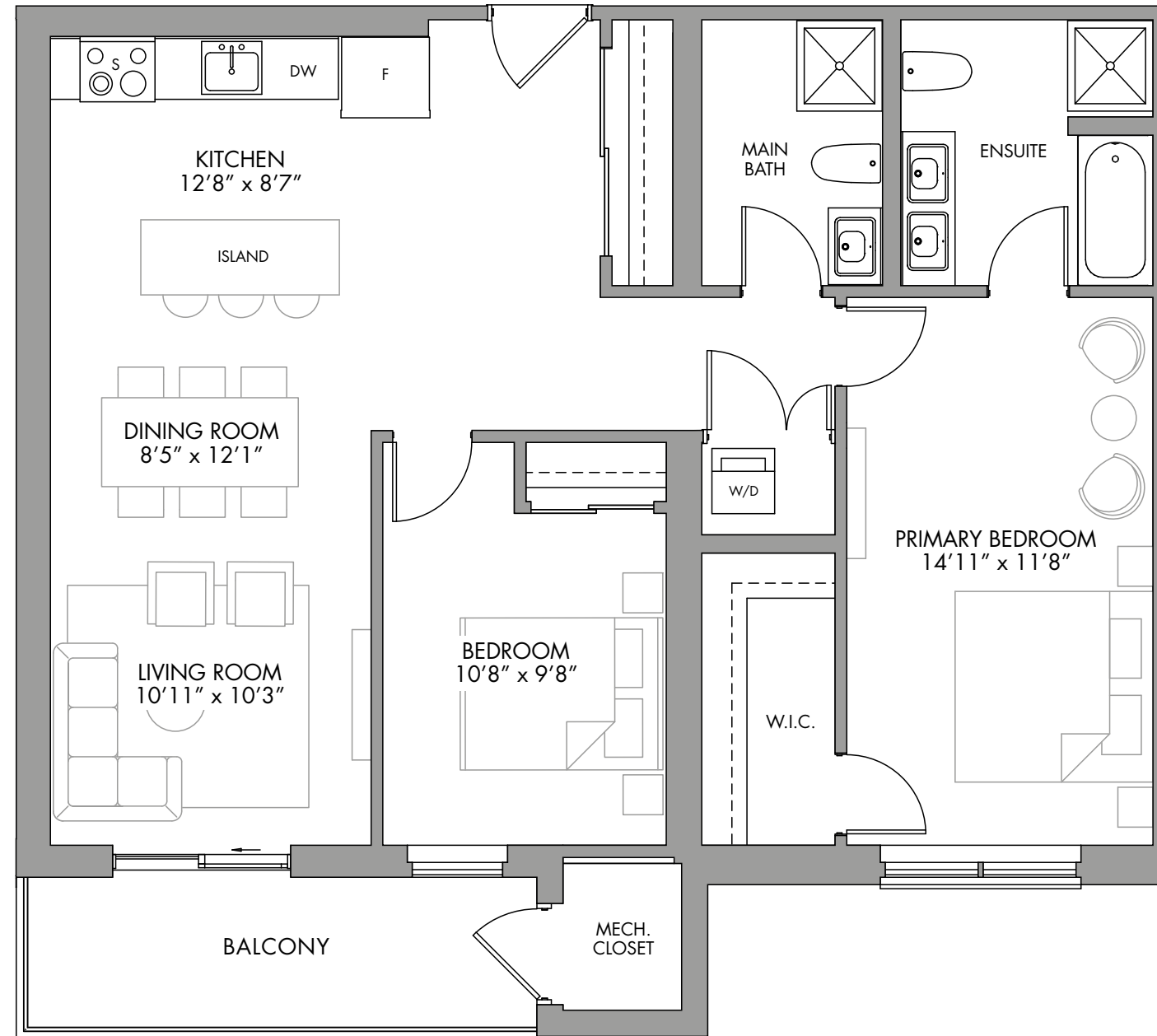
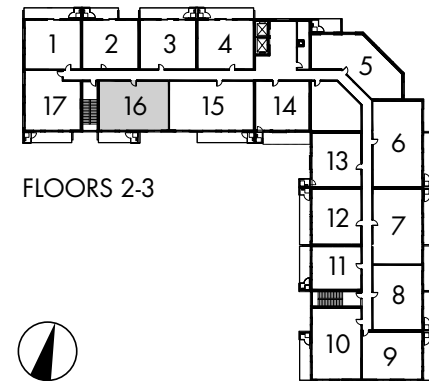
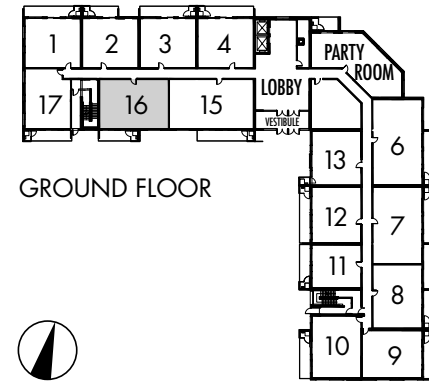
SUITE 17





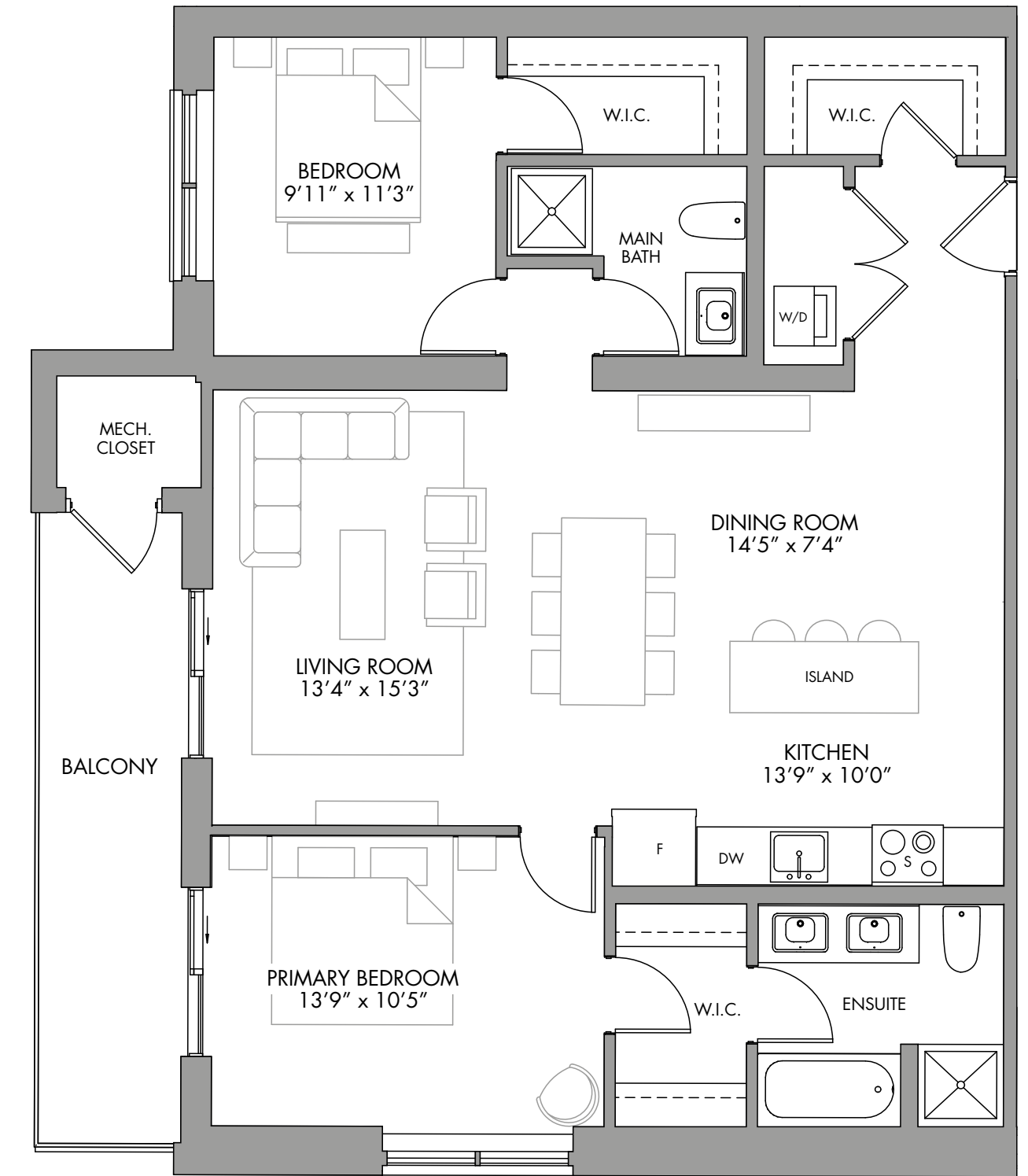
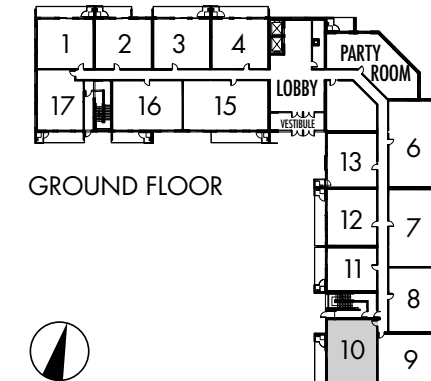
# POPLAR ~ 1128 Sq. Ft. Two Bedroom

SUITE 16



# TAMARACK ~ 1226 Sq. Ft. Two Bedroom

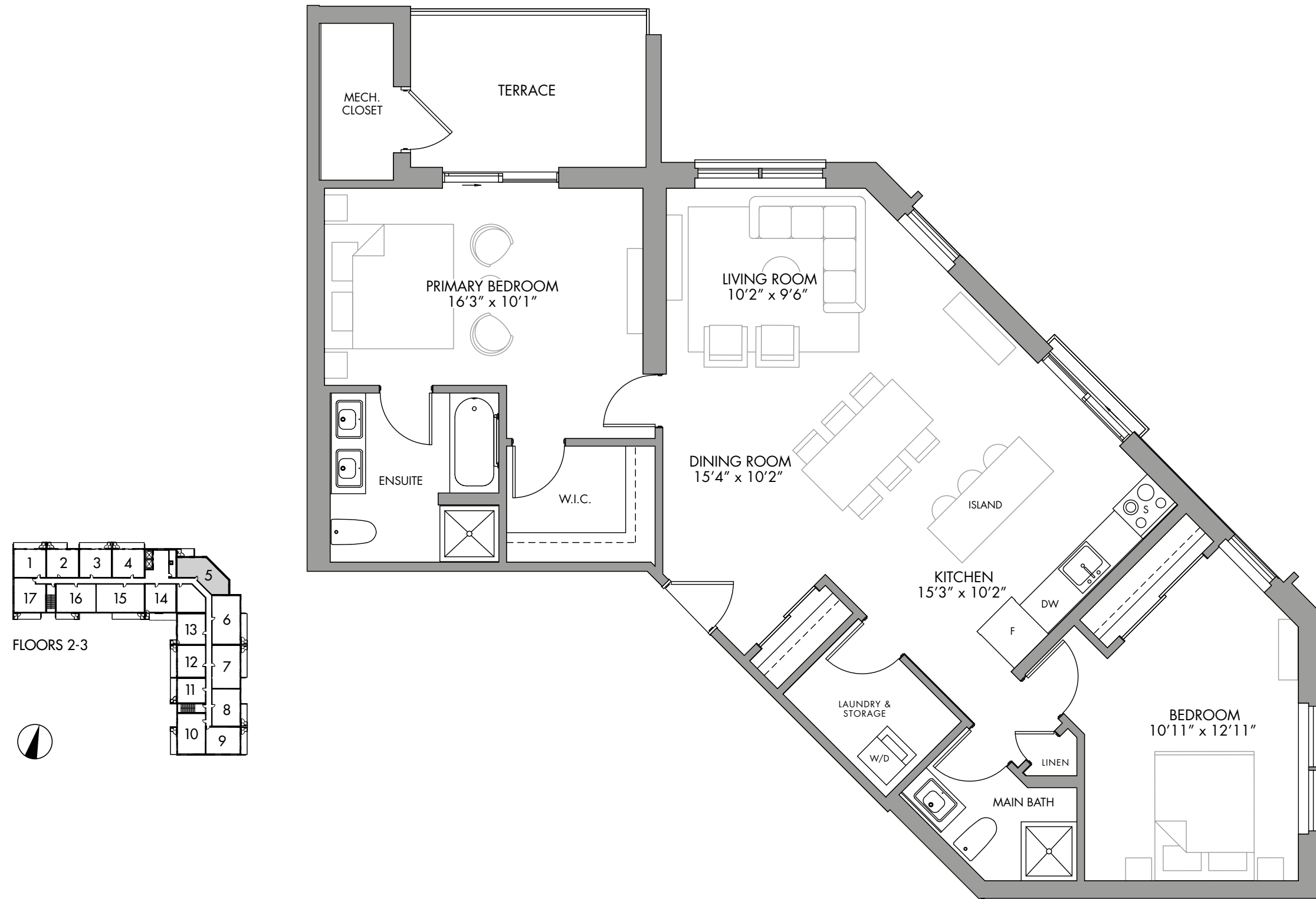
SUITE 10





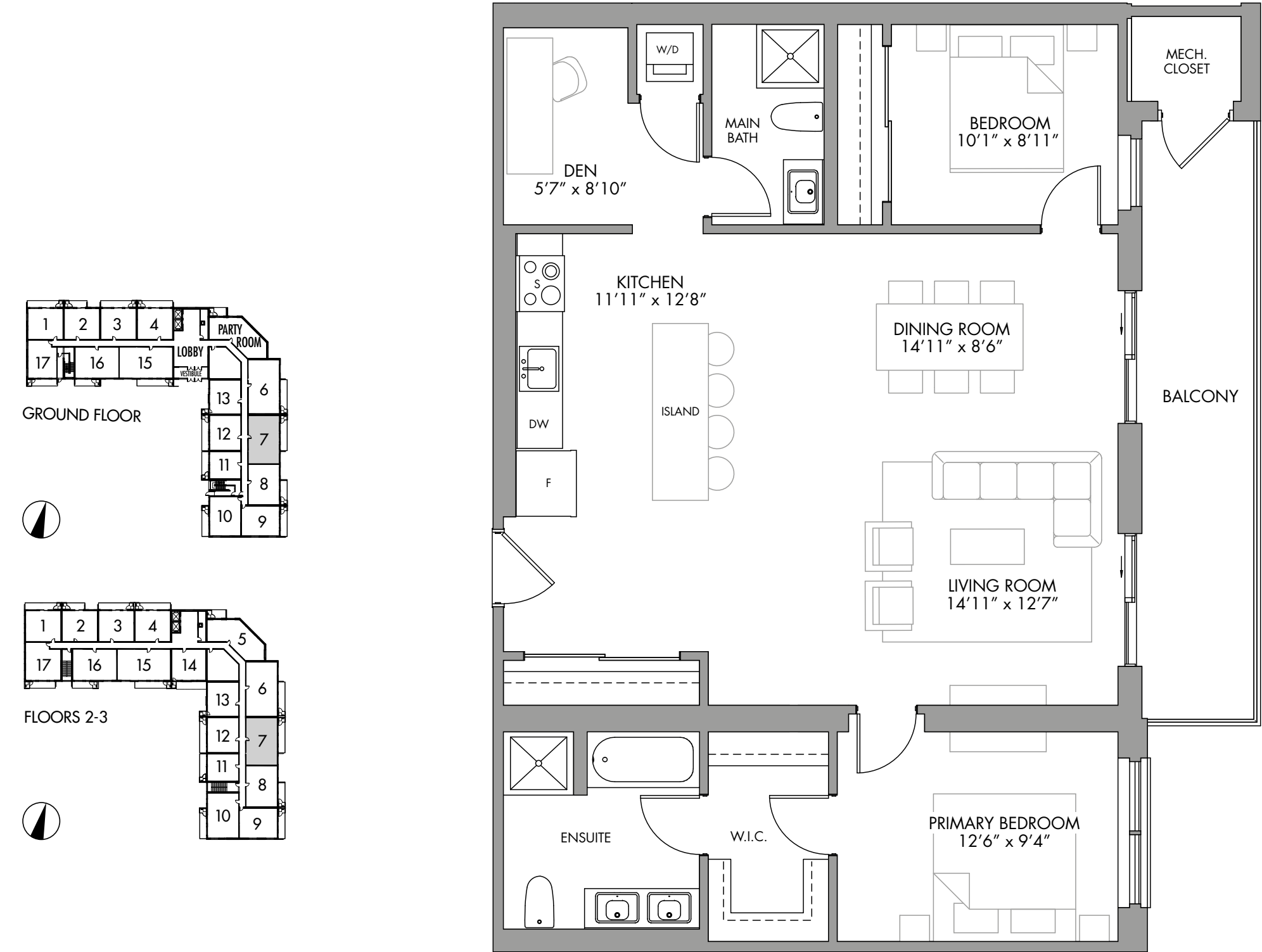
# WILLOW ~ 1280 Sq. Ft. Two Bedroom

SUITE 5



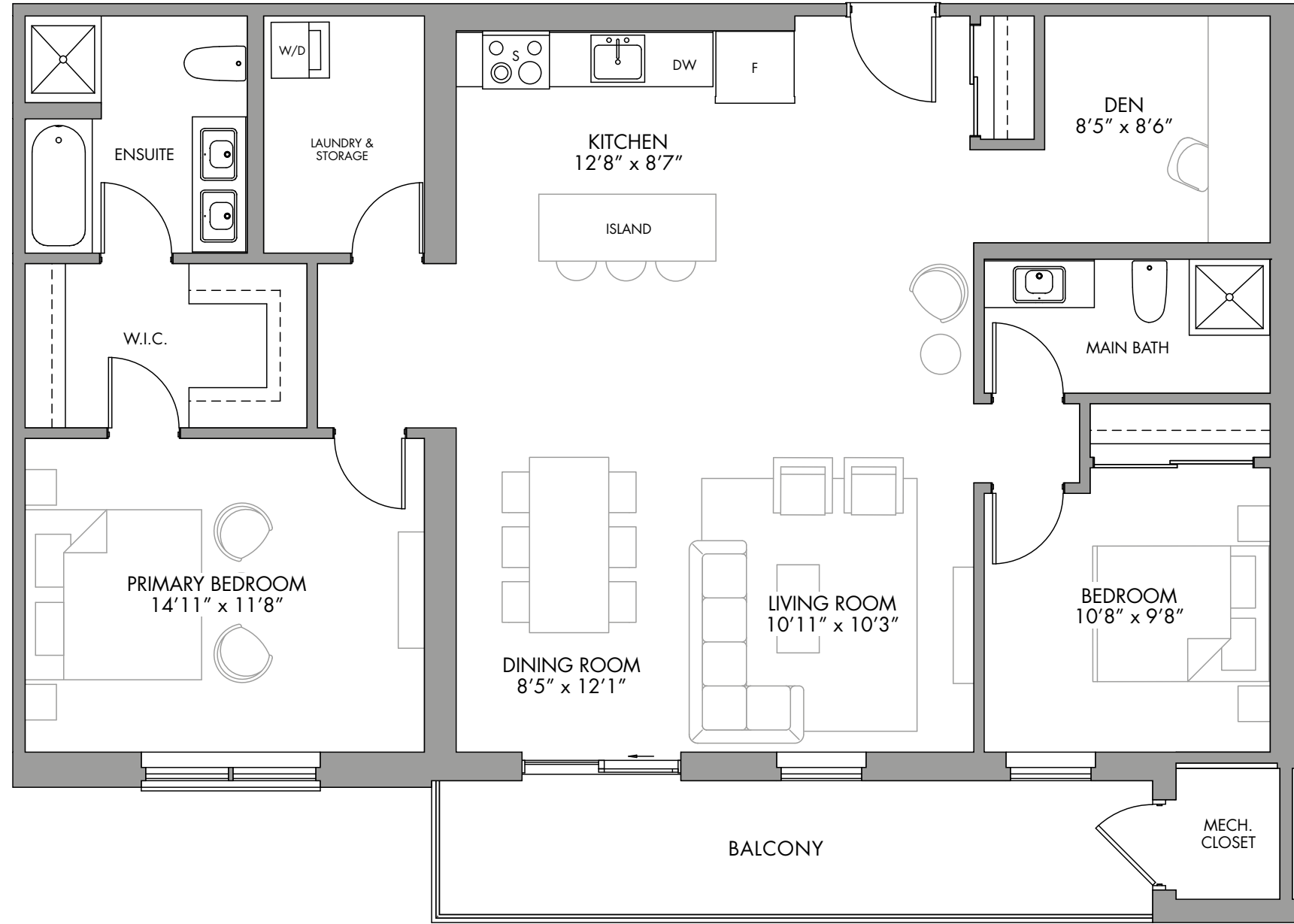
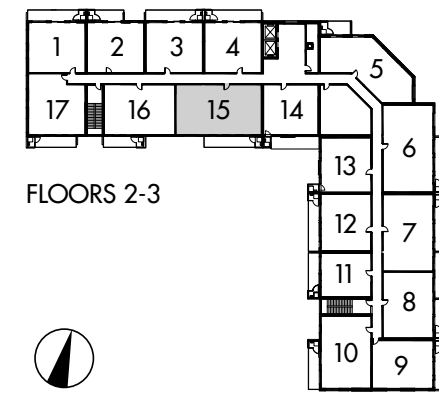
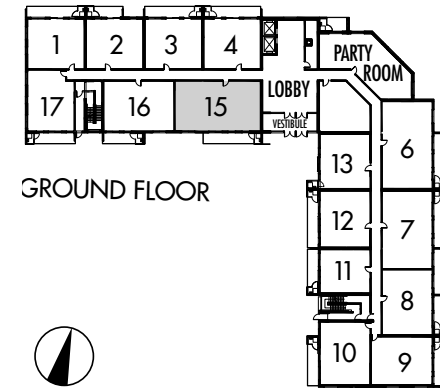
# SPRUCE ~ 1226 Sq. Ft. Two Bedroom Plus Den

SUITE 7



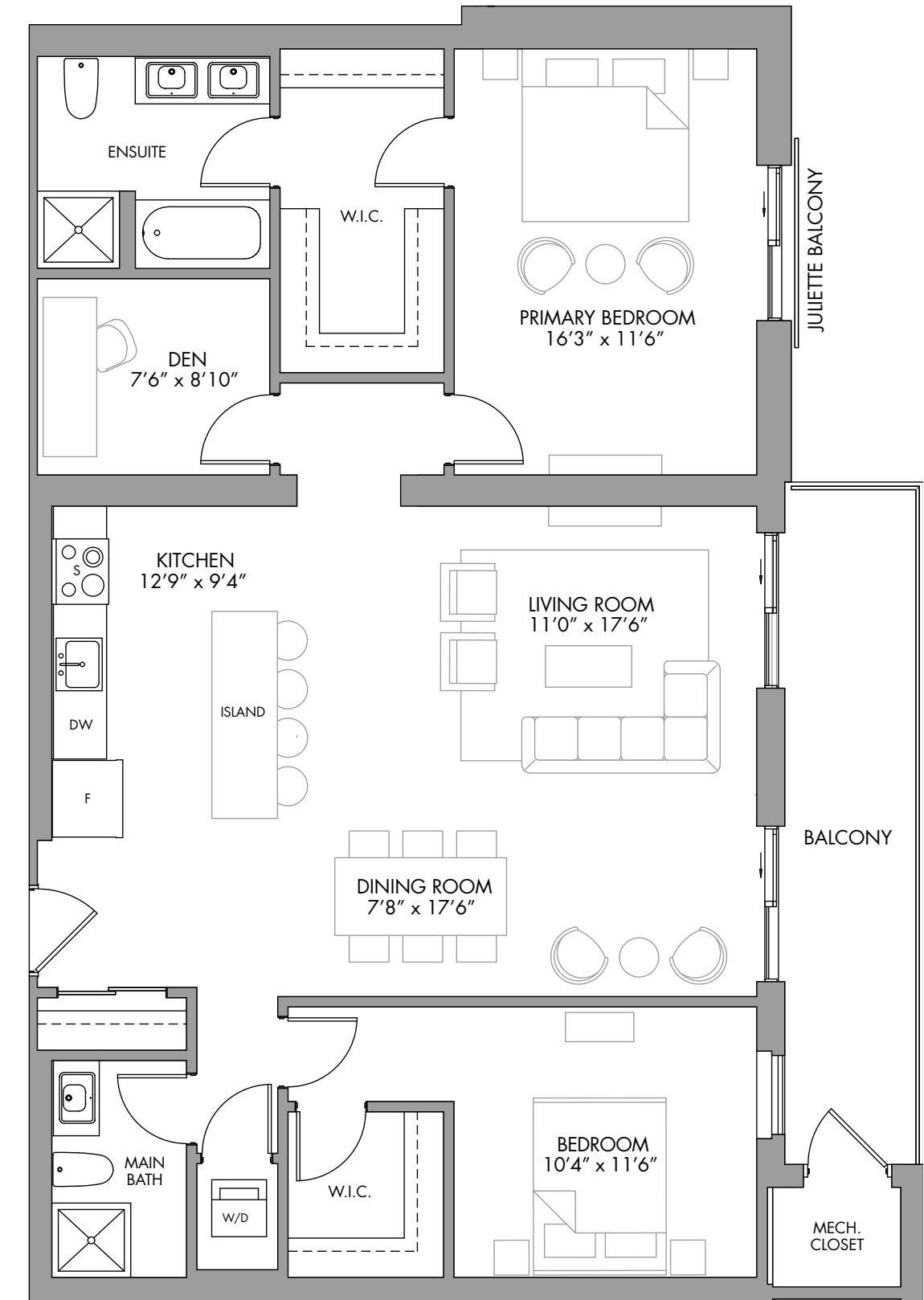
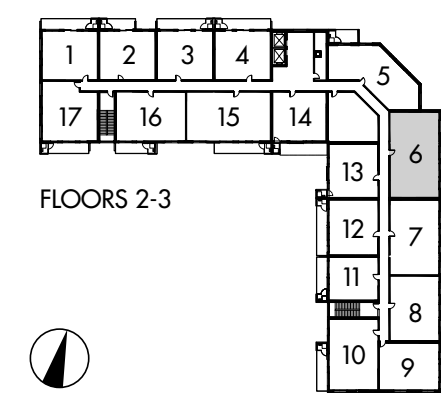
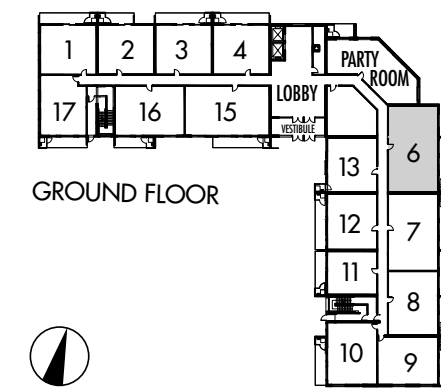
# BUTTERNUT ~ 1400 Sq. Ft. Two Bedroom Plus Den

SUITE 15



# WALNUT ~ 1423 Sq. Ft. Two Bedroom Plus Den

SUITE 6







Artist's concept

## FRESH TASTE IN DESIGN

Marbella's interior design team, The Design Agency, has selected an array of décor finishes for your consideration, based on a neutral colour palette that provides the perfect backdrop for your personal furnishings and accessories.

Choose from one of four beautifully curated colour palettes or let your personality shine by upgrading your selections!

### NOBILIA KITCHEN CABINETS

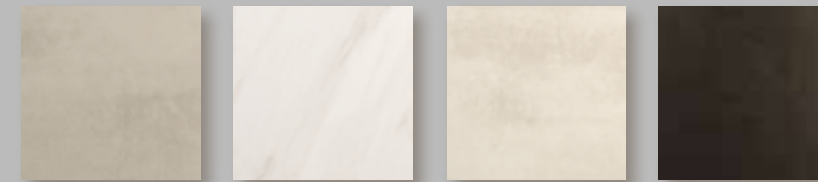


### BATHROOM DOOR

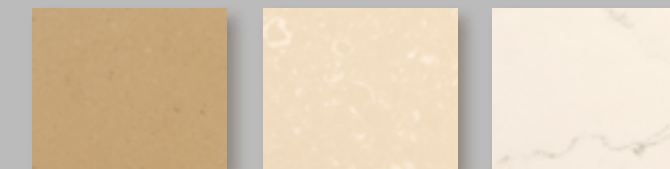
### BATH SURROUND

### BATH FLOOR TILES

### NOBILIA COUNTER & BACKSPLASH



### UPGRADE TCE STONE COUNTER & BACKSPLASH



LUXURY VINYL PLANK FLOORING

At Marbella, even our standard finishes are extraordinary in terms of quality and value. Plus, you have the choice to upgrade to a higher level of excellence. Enjoy a one-on-one meeting with our Décor Consultant who can advise you on upgrades that speak to your personality, taste and budget.



### SUITE FINISHES

- Sleek two panel entry doors to each suite with privacy viewer and brushed nickel contemporary style door handles
- 9'-10' high ceilings dependent on floor selection (10' ceilings on top floor)
- Wide plank vinyl flooring throughout, excluding bathrooms and laundry spaces that have tile flooring
- Two panel interior passage doors with brushed nickel finish lever handles and hinges
- Contemporary square edge casing and baseboards. Casing to interior swing, sliding and bi-fold doors.
- Wall, trim and doors painted with an off-white low VOC paint
- All windows and exterior doors will feature clean lines of a drywall edge, windows will receive a painted sill
- Balconies providing fresh open air, natural light while spanning the entire width of most suites (Juliette balcony for suites 13 and 14)

### APPLIANCES

- Elite European manufactured appliances; Liebherr & AEG

### SUITES UP TO 1200 SQ.FT. TO INCLUDE:

- 24" Built in Stainless steel oven
- 24" Integrated cooktop
- 24" Integrated dishwasher
- 24" Integrated range hood
- 24" Integrated counter-depth fridge-freezer combo
- 24" Stainless Steel microwave oven with ventilation (option)

### SUITES 1200 SQ. FT. OR LARGER TO INCLUDE:

- 30" Integrated cooktop
- 30" Built in Stainless steel oven
- 24" Integrated dishwasher
- 30" Integrated range hood
- 30" Integrated counter-depth fridge-freezer combo
- 24" Stainless Steel microwave oven with ventilation (option)

### KITCHEN

- Contemporary designed with clean lines upper and base cabinetry with one bank of drawers manufactured exclusively in Germany by Nobilia Kitchens
- Extended upper cabinets
- German engineered hardware
- Full depth uppers over fridge with end gable
- Chrome finish single lever faucet pull-out spray
- Durable, stain and heat resistant (180 degrees) German worktop

### SUITE LIGHTING, TECHNOLOGY AND MECHANICAL

- Individual electrical panel in each suite
- Individual energy efficient comfort controlled heating and cooling system (Gas)
- Each suite is individually metered for water, gas and hydro
- White decora switches and outlets throughout
- Recessed LED lighting in bathrooms
- Track LED lighting in kitchen
- Surface-mount decorative LED light at foyer/suite entry/closets/laundry areas
- Optional: LED light pendant above kitchen island
- Bedrooms and living room will receive a switched outlet

- Phone, data and cable in all suites in pre-determined locations
- Rough-in wiring for security system in each suite
- Exterior balcony will receive an electrical outlet and one light fixture

### BATHROOM AND LAUNDRY

- Contemporary clean line vanities enhanced by under-mount basin - white
- Chrome finish single lever faucet
- Modern porcelain wall tile
- Modern porcelain non-slip floor tile (matte finish)
- Ultra modern, high efficiency white toilet with elongated bowl
- Chrome finish bath faucet and shower head with temperature setting
- Inlay soaker tub
- Acrylic shower base with tile surround and glass enclosure, as per plan
- White laundry closet with Gorenje stacked energy efficient, programmable front load washer and Gorenje stacked energy efficient, programmable front load dryer

### SUITE INTERIOR COLOUR PACKAGES

- Urbane Communities has provided four timeless standard design packages to choose from. Purchaser(s) will be asked to choose one of the packages for their suite. Colour packages are not interchangeable. The Purchaser(s) should also note that the Vendor has the option to substitute items within the packages if they are unavailable or discontinued without providing notice to the Purchaser(s), provided they are equal or better
  - Colour package selections and additional upgrades may be completed at a later date
- E. & O. E.



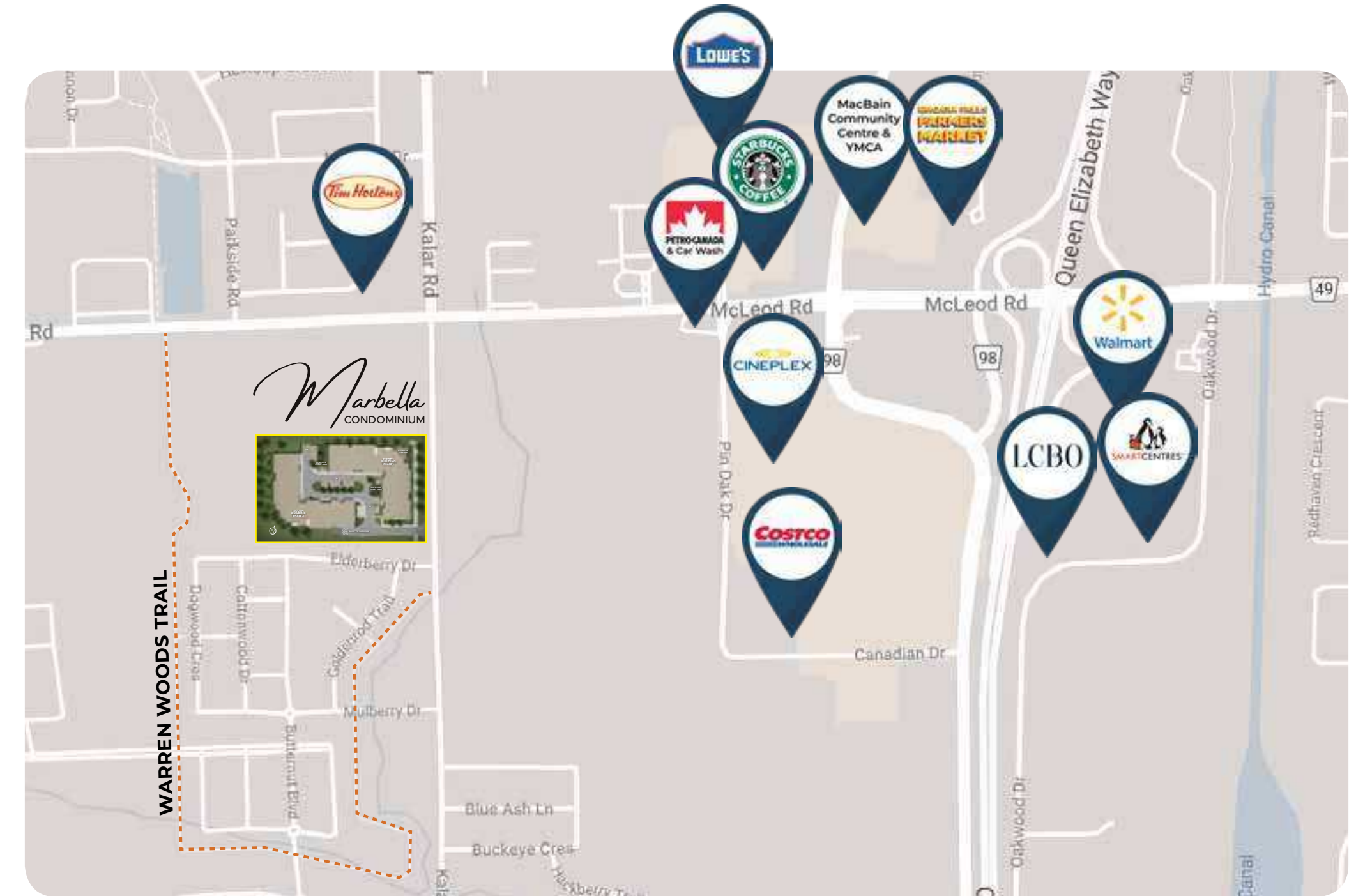
# amenities

AT YOUR FINGERTIPS

## A PRIVATE ENCLAVE OF GREENSPACE



Located on the edge of a well-established neighbourhood, Marbella is comprised of two intimate L-shaped buildings, each just three storeys in height. A landscaped courtyard is embraced by the two wings of the community, with private underground parking for residents and ample surface parking for guests.



Living at Marbella, you are just steps from a network of trails that begin at your front door and wind throughout the existing neighbourhood and its future phases. Whether you prefer to walk, jog, or bike, there are acres of green space to explore, including a new community park and playground. Walk the dog...do a little birdwatching...plan a picnic with the family. Or range a little further afield and you can discover the Niagara Region's other scenic trails – over 200kms of them – including the spectacular White Water Walk and Niagara Glen gorge trail.



# Marbella

BY THE NUMBERS

14

MINUTES  
DRIVE TO  
DOWNTOWN

56

KMS OF  
NIAGARA RIVER  
RECREATION  
TRAILS

44

LOCAL  
GOLF  
COURSES

12

MINUTES FLYING  
TIME FROM "FLY  
GTA" TERMINAL TO  
TORONTO'S BILLY  
BISHOP AIRPORT

100's

OF  
FINE DINING  
RESTAURANTS

88

WINERIES  
AND  
VINEYARDS

12

MINUTES TO  
NIAGARA FALLS'  
NEW GO TRANSIT  
STATION

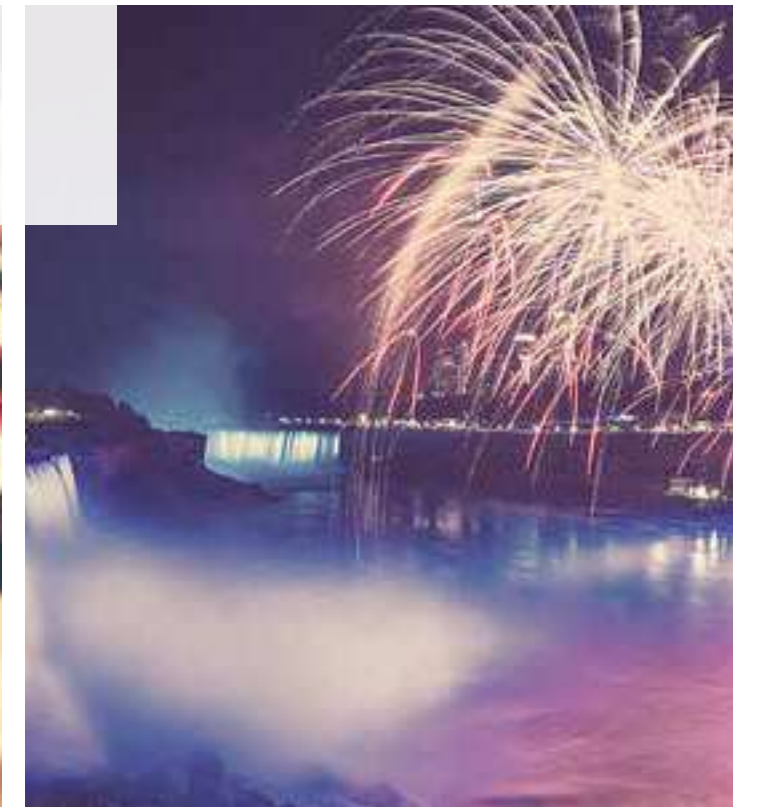
15

MINUTES  
THE THE US  
BORDER



LIVE LIFE TO THE

*fullest*





# YOURS TO *explore*



Located just a short drive from the world-famous Niagara Falls, the U.S. border and Buffalo-Niagara Airport, Marbella is surrounded by an abundance of stores, restaurants, parks and entertainment possibilities. And the Greater Niagara Region offers so much more. Explore the area's superb vineyards and award-winning wineries. Hike the beautiful Niagara Escarpment, sail the numerous waterways, play a round of golf, or try your luck at the Fallsview Casino. And when you want to travel, Downtown Toronto and Pearson Airport are both easily accessible via the QEW.

## **ATTRACTIONS AND ENTERTAINMENT**

- Botanical Gardens
- Butterfly Conservatory
- Cineplex
- Buffalo Museum of Science
- Floral Clock
- Greg Frewin Theatre
- Great Wolf Lodge
- Fallsview Casino
- Marineland
- Niagara Falls
- Casino Niagara
- Fallsview Indoor Waterpark
- Bird Kingdom
- Guinness World of Records
- Journey Behind the Falls
- Niagara SkyWheel
- Ripley's Believe It or Not
- Safari Niagara
- Scotiabank Convention Centre
- Shaw Festival
- Skylon Tower
- Winter Festival of Light

## **SHOPPING**

- Boulevard Mall
- Fairview Mall
- Fallsview Casino Resort & Galleria
- Lundy's Lane Factory Outlet
- Niagara Falls Fashion Outlet
- Niagara Square Shopping Centre
- Outlet Collection at Niagara
- The Pen Centre

## **BEACHES AND WATERFRONTS**

- Bay Beach
- Burnaby Belleview Beach
- Camelot Beach
- Crystal Beach
- Fort Erie Beach
- Jones Beach
- Jordan Harbour
- Long Beach
- Mississauga Beach
- Niagara Sailing Club
- Niagara-on-the-Lake Sailing Club
- Nickel Beach
- Point Albino
- Port Dalhousie Yacht Club and Marina
- Quarry Pond
- Sherkston Shores
- Sunset Beach

## **CULTURE AND HISTORY**

- Albright-Know Gallery
- Chippawa Battlefield
- Fort George
- Oak Hall Art Gallery
- Old Fort Niagara

## **GOLF COURSES**

- Beechwood Golf & Country Club
- Bridgewater Country Club
- Cherry Hill Club
- Chippawa Lions Club
- Eagle Valley Golf Club

## **SCHOOLS**

- Emerald Pines Golf Club
- Fort Erie Golf Club
- Fox Run Golf Club
- Grand Niagara Golf Club
- Grassy Brook Golf Club
- Heritage Woods Golf Course
- Hunter's Point Golf Course
- Hyde Park Municipal Golf Course
- International Golf Club of Niagara
- Legends on the Niagara
- Outlook Point Golf Club
- Niagara Falls Golf Club
- Niagara Frontier Golf Club
- Niagara-on-the-Lake Golf Club
- Oak Hill Par 3 Golf Course
- Oaklands Golf Course
- Pelham Hills Golf and Country Club
- Port Colborne Country Club
- Queenston Golf Club
- Ridgeway Shores Golf Club
- Rio Vista Golf Course
- Rockway Glen Golf Course and Winery
- Rolling Meadows Golf & Country Club
- Royal Niagara Golf Club
- Sawmill Golf Course
- Sparrow Lake Golf Course
- St. Catharines Golf & Country Club
- St. David Golf Club
- Thundering Waters Golf Club
- Twenty Valley Golf & Country Club
- Water Park Golf & Country Club
- Whirlpool Golf Course
- Whisky Run Golf Club
- Willodell Golf Club

## **HOSPITALS**

- Greater Niagara General Hospital
- Niagara Health Systems
- Douglas Memorial Hospital
- Welland County General Hospital

## **WINERIES**

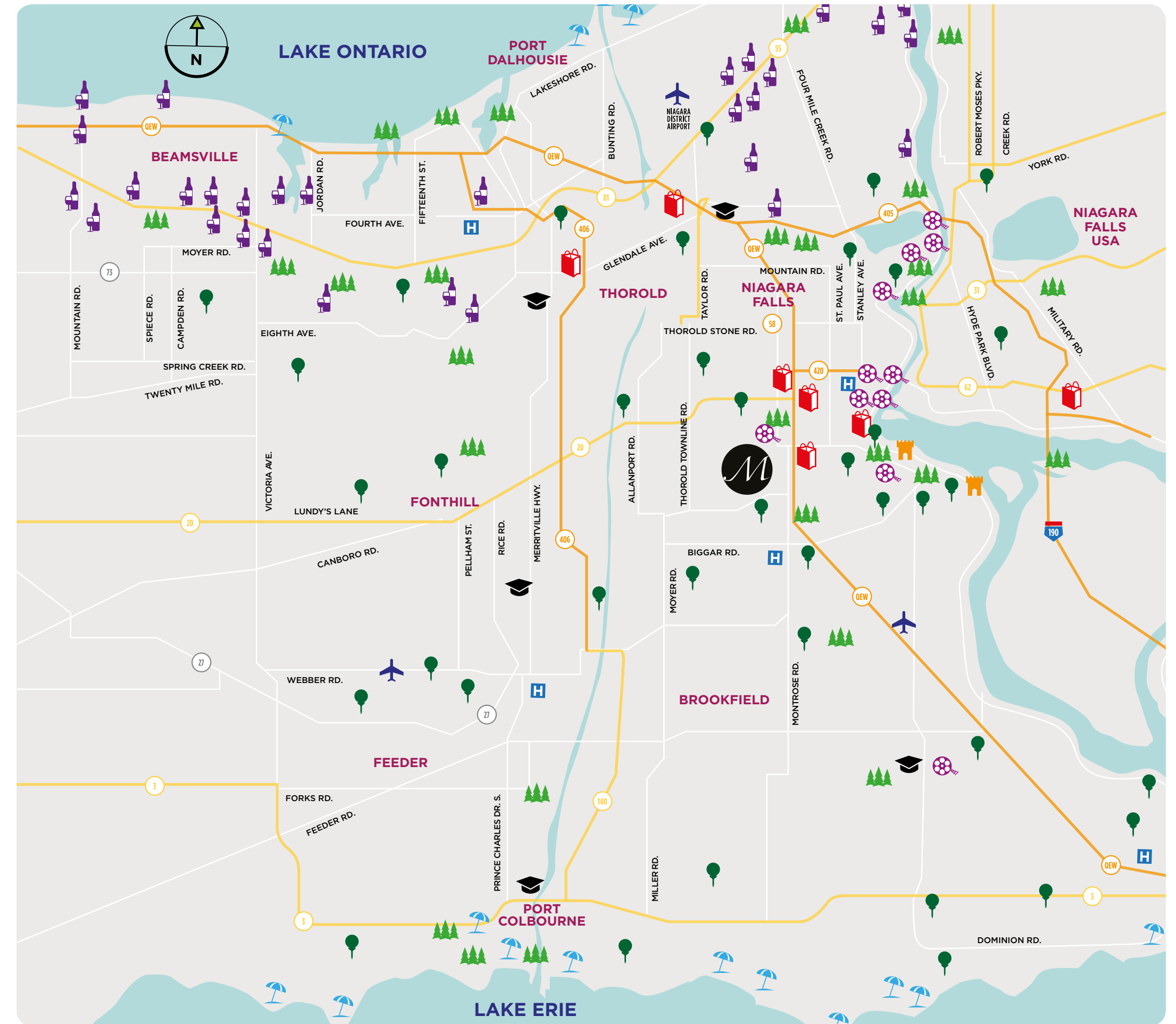
- 20 Bees Winery
- Cave Spring Cellars
- Château des Charmes
- Creekside Estate Winery
- EastDell Estate Winery
- Featherstone Winery
- Flat Rock Cellars
- Greenlane Estates Winery
- Harvest Estate Wines
- Henry of Pelham Wines
- Herder Estates Wines
- Hidden Bench Vineyards and Winery
- Hillebrand Estates Winery
- Hinterbrook Estates Winery
- Ice House Winery
- Inniskillin Wines
- Jackson-Triggs Niagara
- Konzelmann Estate Winery
- Lalley Winery
- Legends Estate Winery
- Magnotta Winery Beamsville
- Maleta Estate Winery
- Malivoire Estate Winery
- Peller Estates Winery & Restaurant
- Pillitteri Estates Winery
- Reif Estates Winery
- Stoney Ridge Estates Winery
- Stratus Vineyards
- Strewin Winery
- Tawse Winery
- The Foreign Affairs Winery
- Vineland Estates Winery
- Wayne Gretzky Estates Winery

## **NATURE TRAILS & PARKS**

- Baden Powell Park
- Ball's Falls Conservation Area
- Bond Lake Park
- Buckhorn Island State Park
- Cave Springs Conservation Area
- Centennial Sport Park
- Charles Daley Park
- Charnwood Park
- Dufferin Islands
- Fireman's Park
- HH Knoll Lakeview Park
- Humberstone Marsh Conservation Area
- Joseph David State Park
- Louth Conservation Area
- Mewburn Road Recreation Area
- Mud Lake Conservation Area
- Niagara Glen Nature Reserve
- Paradise Grove Park
- Queenston Heights Park
- Rockway Conservation Area
- Royal Henley Park
- Short Hills Provincial Park
- Spring Valley Garden
- Stevensville Conservation Area
- St. Johns Conservation Area
- Veterans Memorial Park
- Wainfleet Wetlands Conservation Area
- Whirlpool State Park
- Willoughby Marsh Conservation Area

## **BORDER CROSSINGS AND AIRPORTS**

- Lewiston-Queenston Bridge
- Lewiston-Queenston Bridge
- Niagara Central Dorothy Rungeling Airport
- Niagara District Airport
- Niagara Falls International Airport
- Niagara South Airport
- Peace Bridge
- Rainbow Bridge





# THE *Team*

## DESIGN AGENCY

Founded in 1998, Design Agency is an award-winning International design studio that unites interior design, architectural concept, strategic branding, and visual communication in a unique and innovative way. One of the most distinguished design studios in Canada, their services are widely sought after, with clients in more than 26 cities and 9 countries worldwide. Their global success is based on a high level of design excellence and unparalleled service.

## ADESSO DESIGN INC.

Established in 2008, and incorporated in 2010, Adesso Design inc. is a full service landscape architectural firm. Our areas of expertise includes residential design, condominiums, green roof and rooftop amenity spaces, municipal park design, playgrounds, trails, urban design, environmental restoration. At Adesso Design we believe that the success of any project relies on a strong team. We have aligned ourselves with a network of consultants with similar principles and a commitment to innovative design. Our range of experience and our diverse team makes us adaptable and able to meet the specific needs of any project regardless of size or complexity.



## TFN REALTY

TFN Realty was founded in 2004. Our mission is not to be the largest brokerage in Ontario, but to create a boutique style establishment whose “hands on” approach to real estate would set us apart from the rest. All of our agents go through an extensive interviewing process before they join the TFN team. Each TFN agent must adhere to our company’s core values and maintain the highest levels of understanding of the market by staying on top of new market trends, rules, regulations, and marketing strategies. By having a strong understanding of the real estate market and a close relationship with our clients, you will always feel like you are “in the loop” with what is going on with your current and future home.

## MCCALLUM SATHER ARCHITECTS

Founded in 1996, McCallum Sather Architects Inc. has achieved an impressive record of significant industry firsts, including the first LEED Gold Certified building under the Canada Green Building Council. In 2018 they completed the first Net Zero building in Ontario. They pride themselves on being able to take on a variety of projects: everything from renovation to new construction to multi-million-dollar projects.

# THE *experience* TO EXCEL



Urbane Communities came to life in 2017, but our founders’ families have contributed to both local and international developments since the mid 50’s. With this solid foundation, we’ve created a company that continues to refine its communities so that the best ideas, quality homes and healthier lifestyles continue to be all about you!

Urbane Communities is proof that positive investments, in thoughtfully planned design and modern architecture, result in innovative building systems and quality homes. Our renowned supply partners, our contract trades that meet the highest standards, and our own superior customer service all combine to enhance our value-added commitment to our communities and customers.

Known for creating unique and valuable real estate, Urbane Communities presents to you, Marbella!



COMMUNITIES  
**URBANE**



**Sandra Martins**  
Sales Representative



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**MARBELLA**CONDOMINIUMS.CA

All renderings are artist's concept. Specifications are subject to change without notice. E. & O. E.