

live wonderfully.



Ortus

icona properties

[ortusliving.com](http://ortusliving.com)



## a place to thrive.

Stargaze from your resort-style rooftop retreat. Entertain friends and family in your open-concept kitchen. Flourish in a space professionally designed to reflect the way you live and elevate your day-to-day.

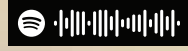
From the grandest first impressions to the smallest details, Ortus enriches every moment. Combining a rising location, open floor plans, breathtaking amenities and convenient smart-home technology, Ortus is designed for living comfortably. Sustainably. Stylishly. Wonderfully.

Immerse yourself in the experience. Turn these pages to explore new possibilities and discover how each day unfolds at Ortus.



get into that ortus groove.

Enjoy our curated **Ortus Living** playlist—a soundtrack to your day-in-the-life at Ortus.  
In the Spotify searchbar, point your phone camera at the code, sit back and let your imagination flourish.



dream  
your  
every  
day life.



a modern and stylish mix.

With professionally designed floor plans to choose from and 1-, 2- and 3-bedroom options, the perfect home is waiting for you to discover.

- Boutique collection of 54 contemporary homes
- High-performance, durable concrete framework
- Exclusive city homes with private entrances and direct street access
- The Sky collection of homes which includes penthouses and sub-penthouses with seamless indoor/outdoor living and stunning sunrises and sunsets

memorable first impressions.

*Your home should inspire pride of ownership from the first moment.*

Long before you reach your front door, Ortus welcomes you home with an attention to detail that's out of the ordinary. A parkade illuminated with graceful lighting, enhanced finishings and flawless cellular coverage tells you that you've arrived somewhere special before you even exit your car.

Thoughtful touches make each homecoming special, such as the pet-washing station with complimentary treats for your furry family members and the smart controls that ensure a convenient journey to your own front door. Beyond the cozy seating area in an elegant and welcoming lobby, you can pick up your daily deliveries from the secure, smart lockers.



details matter:

Commercial EV chargers are supported by an energy infrastructure that ensures ultra-fast charging regardless of grid utilization, while a smart app controls access to your personal power source.

**Outdoor Parks and Activities**

1. Oak Park (kids spray park, soccer, roller hockey, tennis, walking trails, picnic areas)
2. Eburne Park (tennis)
3. Shaughnessy Park (volleyball courts)
4. Fraser River Park (off leash dog park, picnic areas, boardwalk)
5. Marpole Park
6. Riverview Park
7. Shannon Park
8. Ebisu Park
9. Langara Golf Course
10. Winona Park

**Education**

11. Sir Winston Churchill Secondary
12. Sir Wilfred Laurier Elementary
13. David Lloyd George Elementary
14. Marpole Bilingual Montessori
15. Daisy Academy Montessori Preschool
16. Langara College

**Retail**

17. Oakridge Centre
18. McArthur Glen Designer Outlet
19. Marine Gateway

**Restaurants**

20. Gigi Blin Market Café
21. The Beeba Boys Indo-Fusion Cafe
22. Wick's Café
23. Applause Japanese Restaurant
24. Red Star Chinese Seafood Restaurant
25. Café de L'Orangerie
26. Starbucks
27. Milltown Bar & Grill
28. Ipoh Malay Cuisine

**Grocery**

29. T&T Supermarket
30. Safeway Marpole
31. Gigi Blin
32. Bonjour Marketplace

**Community**

33. Marpole Oakridge Community Centre
34. Vancouver Public Library

**Canada Line**

**Transit**



**a neighbourhood on the rise.**

You can feel it in the air. South Oak has irresistible energy along with unparalleled amenities and an auspicious location. It's a place where day-to-day living is convenient, excitement and entertainment is just around the corner and the wider world is within easy reach. Make your home at Ortus and be among the first to join one of the most thriving new communities in Vancouver's Westside.

*life is richer when everything you need is right at your doorstep.*

**the heart of south oak.**

A destination for shopping, dining, entertainment and recreation, and easy access to some of Vancouver's finest private and public schools.

South Oak also offers fast connections to downtown Vancouver, the US border and YVR. Whether your lifestyle is local or intercontinental, Ortus is your springboard to adventure.



designed  
around how  
you live.

space to play.

*Recreation is essential to wellbeing. Ortus lets you stretch your mind and body with dedicated spaces for creative pursuits and active lifestyles.*

Secure, easy-access bike lockers make it simple to use your bike to get around the neighbourhood or cycle along the Fraser River trails. A spacious hobby workshop and repair room gives you a place to keep your bikes, skis and snowboards in good repair or to immerse yourself in your favourite creative activities.

Even the very youngest residents can make friends and find new adventures in a safe, outdoor play area with a socialization area for parents.



## living better.

*The place you call home should help you live your best life—today and for many years to come.*

Ortus innovation and technology may not always be visible, but it's an essential part of the experience. It's the advanced ventilation systems that purify the air you and your family breathe. It's the smart app that lets you customize your environment for optimal convenience, comfort and efficiency. And it's the peace of mind that comes from knowing that your home is built for longevity, sustainability and enduring value.

## flexible spaces for the way you live.

Sleek, modern, comfortable and versatile, the lounge is a place where you can choose to be social or productive, with a private co-working pod, flexible workspaces, café seating, lounge area and kitchen facilities.

*details matter:*

*Achieve optimal work-from-home productivity with a private workspace that can be booked anytime and comes complete with flattering video lighting to ensure you look your best.*

## smart moves.

*Streamline and customize your environment with future-proof smart infrastructure.*

- Smart lockers offer contactless delivery and secure parcel pick-up
- Facial recognition technology at the main entrance offers secure, keyless entry
- Digital concierge manages visitor parking, building and suite access, real-time updates and more
- Advanced smart-home tech covers everything from locks to thermostats to appliances
- Strategically placed smart light switches and multiplug outlets with USB ports enhance convenience

## fresh ideas.

*Infuse every day with vitality and enhanced health and wellness for yourself and your family.*

- Air quality system enhances in-suite ventilation by 50%
- Pressurized corridors keep air in common areas fresh and odor-free

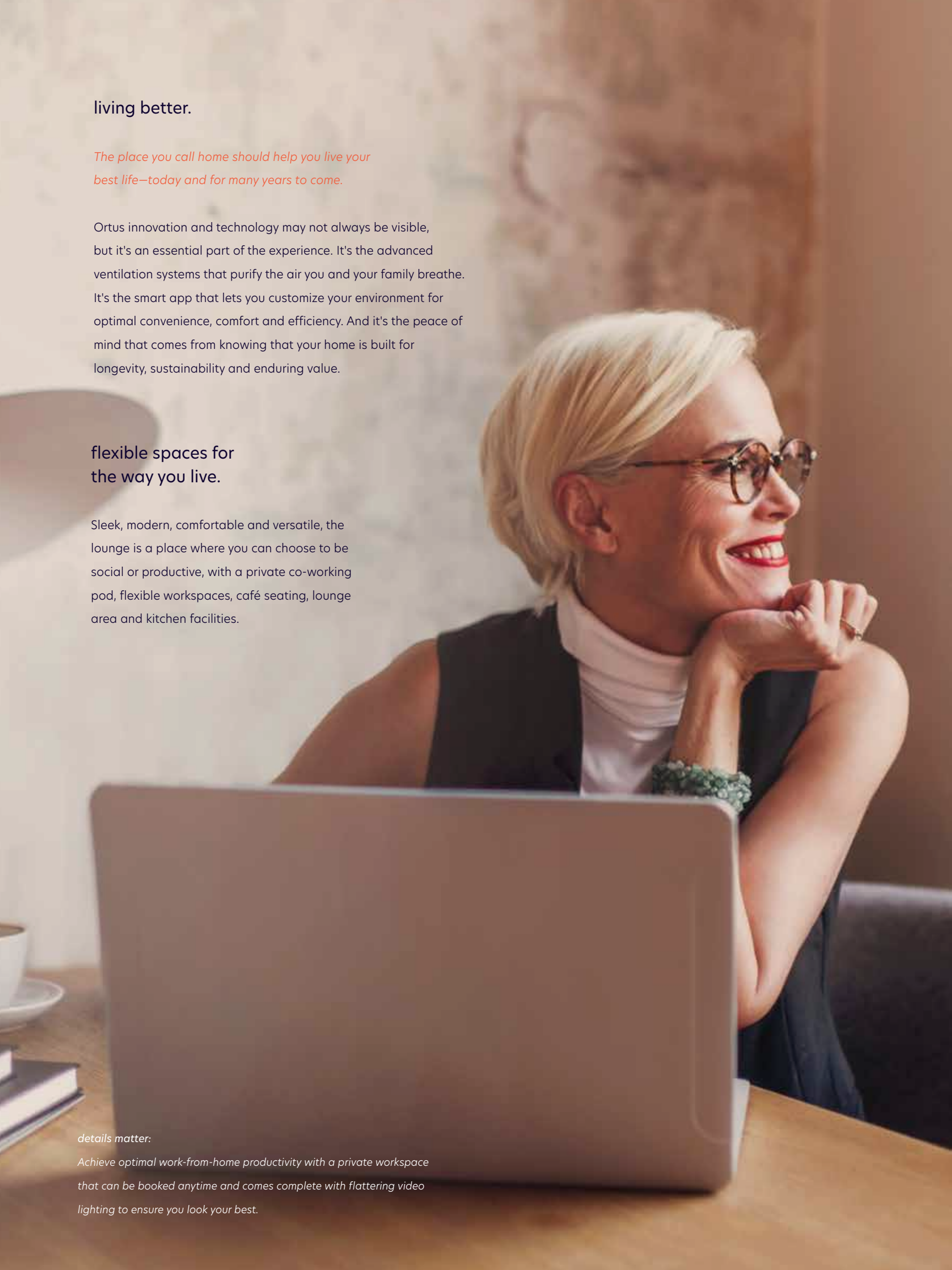
## bright futures.

*Protect your home, your family and the planet with a wise investment in sustainable solutions.*

- Building construction meets or exceeds VBBL
- Commercial-grade EV charging stations ensure you're always ready for the journey
- Dual-flush plumbing reduces water consumption by 45%
- Advanced climate control with electric pumps for high-efficiency heating and cooling
- High-performance concrete structure saves energy and enhances longevity



*Learn about more features and all the details that matter by scanning this code with your phone.*



welcome home.

A keyless entry ushers you into a modern, light-filled interior. Warm, wide-plank engineered hardwood flooring, expansive windows and 9 ft ceilings enhance the sense of spaciousness while the solid concrete construction envelops you in a soothing hush.



*details matter:*  
Secure, pre-built backing  
for easy screen installation.







### a place to create memories.

More than any other space, the kitchen awakens our senses, inspires our imaginations and entices friends and family to gather. Centrally located and elegantly appointed, this is a place to savour your first cup of coffee in the early-morning light, host a casual dinner party or enjoy the simple pleasure of preparing a meal while helping the kids with the day's homework.



### the heart of your home.

Clean-lined and modern, Ortus kitchens feature open plans, spacious islands, soft lighting and curated European appliances. Both warm and functional, this is a cozy spot for sharing meals, stories and laughter as well as a professionally appointed workspace where your culinary skills can flourish. The heart and the centre of your home, it offers the perfect vantage point for keeping an eye on the kids, watching the news or interacting with guests as you cook.



- Fulgor Milano integrated refrigerator with blue light technology, bottom-mount freezer and wine rack
- Bosch stainless steel, true convection smart wall oven
- Bosch touch-control electric cooktop and integrated visor hood
- Bosch integrated smart dishwasher with home-connect app and sound-reducing technology
- Waterfall-edge kitchen island in polished quartz with square-eased edges
- Soft-close cabinetry with integrated handles and recessed under-cabinet lighting
- Built-in spice rack and cutlery tray by Richelieu

every  
little  
detail  
has its  
place.

**peaceful hideaway.**

Wake up energized by the early-morning light filtering through floor-to-ceiling windows. Or linger a little longer over breakfast in bed on the weekend. Airy, open and warmed by wide-plank engineered hardwood, this is a serene space to relax, recharge, unwind and dream.



- Light-filled and spaciouly appointed
- Smart light switches for ultimate lighting control and USB multiplugs
- Sweeping floor-to-ceiling windows
- Built-in closet organizing system

## relaxing urban retreat.

Clean lines, tasteful choices and premium finishes create a retreat where understated elegance meets well-deserved indulgence. Sleek styling, serene lighting and a soothing neutral palette complement modern lifestyles, while spa-like amenities such as a deluxe shower and soaker tub add a touch of luxury to daily rituals.



## a fresh take on luxury.

True luxury enhances the experiences that matter. Ortus bathrooms are polished, modern spaces designed for contemplation, wellness, self-care and beauty. Characterized by contemporary lines, natural materials and warm lighting, this space will lift your spirits every morning and prepare you for the day ahead.

### *details matter:*

*Main bathrooms are furnished with night-time sensors that trigger soft, gentle illumination upon entry to minimize sleep disruption.*



- Modern frameless glass shower
- Luxurious soaker tub with handheld showerhead
- Premium polished quartz countertops
- Custom floating vanity with flattering lighting
- Floating shelves for extra storage
- Gleaming Gerber chrome fixtures
- Porcelain tile shower surround
- Ceramic floor tiles



## your private rooftop oasis.

Rising high above the neighbourhood, the dazzling SkyHaven is a place to entertain, stargaze or sunbathe with five distinct activity zones for dining, entertaining, working, gardening and contemplation. Resort-style amenities include a lounge with an outsized screen for movie nights, a long table dining area under an illuminated pergola and a gourmet prep area with barbecue grill and refrigerator. Prefer quieter pastimes? Perform asanas in the quiet meditation zone, curl up in a swinging chair with a good book or collect fresh herbs from the community garden.



## welcome to SkyHaven.

- Lushly landscaped perimeter for privacy and seclusion
- Quiet area for fresh-air yoga practice
- Swinging chairs for reading, relaxing and dreaming
- East- and west-facing views for enjoying sunrises and sunsets
- Movie and Entertainment zone
- Upscale food prep and dining accommodations

### Repose

A quiet, contemplative retreat offers room for fresh-air yoga practice and swinging chairs for reading, relaxing and dreaming

### Hustle

An outdoor workspace with casual bar seating elevates the WFH lifestyle to an art form

### Bloom

A community garden is a place to cultivate your own fresh herbs and veggies



### Graze

Enjoy al fresco dining with a gourmet prep station and extra-long table under an illuminated pergola

### Unwind

A lounge area includes a cozy fireplace and an oversized screen for movie or sports nights



## our design commitments.

*Ortus is brought to you by **icona properties**, a company with a mission to create places that embody timeless style and deliver enduring value. Every community we create is defined by quality materials, innovative design and thoughtful choices that protect your long-term investment and support the things that truly matter in your day-to-day life.*

We are guided by these 8 design commitments:

we embrace innovation and technology for optimal liveability and sustainability.

we follow global best practices and partner with leading innovators.

we plan for tomorrow with design that is durable, adaptable and timeless.

we create memorable impressions and welcoming arrival experiences.

we choose designs, materials and building methods that protect people and planet.

we pay attention to details because little things matter to our discerning residents.

we explore creative ways to maximize quality and value where it matters most.

we support the social, cultural, recreational and wellness needs of our residents.

## peace of mind.

icona offers comprehensive New-Home Warranty protection by Travelers Insurance Company of Canada, including coverage for:

- Materials and labour (2 years)
- Building envelope (5 years)
- Structural defects (10 years)

the  
things  
that  
truly  
matter.

## global innovation. local inspiration.

**icona** was founded on a commitment to create places that matter—places that showcase thoughtful planning, world-class design, quality materials and construction, and advanced technology and engineering.

We are creating diverse and design-forward communities throughout the Lower Mainland, from Vancouver to the Tri-Cities and from the North Shore to Fraser Valley. Our impact is local, but our approach is global, bringing world-leading innovation and design to inspire and enliven the communities we create.

Learn more at [iconaproperties.com](https://iconaproperties.com).

# icona

### Partners:

Allaire Construction

Connect Landscape Architects

Gateway Architecture

MLA Canada

The Creative DesignWorks Interior Design

The developer reserves the right to make changes, modifications or substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. This is not an offering for sale. Any such an offering may only be made with a disclosure statement. E.&O.E.

Welcome to a prestigious, boutique community of 1-, 2- and 3-bedroom, concrete homes advantageously situated at the heart of the Westside in one of the fastest-rising neighbourhoods in Vancouver.

**UNSURPASSED LOCATION**

- Close to parks, indoor/outdoor recreational facilities and trails
- Walking distance to the Canada Line
- 15-minute drive to downtown Vancouver
- 8-minute drive to Vancouver International Airport
- 5-minute drive to Oakridge Shopping Centre
- 5 -minute drive to Marine Gateway shopping, dining and entertainment, including:
  - T&T Supermarket
  - Cineplex Cinemas
  - Shoppers Drug Mart
  - Winners
  - Fitness World
  - Dublin Irish Pub
  - Pink Elephant Thai
  - Starbucks
- 10-minute drive to Richmond, McArthurGlen Designer Outlets and the famous Summer Night Market
- In the catchment for St. George School, Crofton House, York House, Little Flower Academy and IB schools

**ENVIABLE AMENITIES**

- 4,000 SF SkyHaven resort-style rooftop oasis:
  - Entertainment zone with fireplace lounge and outsized screen for movie or sports nights
  - Dining zone with extra-long table, illuminated pergola and gourmet prep area
  - Quiet area with swinging chairs and space for meditation, yoga or relaxation
  - Outdoor workspace and bar seating
  - Community garden with raised beds and fresh herbs
- Spacious hobby workshop and bike repair room
- Outdoor children's play area
- Residents' lounge
  - Flexible workspace
  - Private co-working pod
  - Fireplace lounge
  - Coffee bar
  - Kitchen and dining facilities
- Pet-washing station with dryer
- Fully finished, brightly illuminated parkade with flawless cellular coverage
- Convenient car-wash area
- Secure, easy-access bike lockers

**SMART, CONNECTED LIVING**

- Facial recognition technology at main entrance
- Digital concierge smart app:
  - Grant building and suite access to visitors remotely
  - Manage secure visitor parking
  - Enjoy keyless home entry using smartphone
  - Receive real-time delivery notifications and community updates
- Snail smart parcel lockers
- Smart light switches and 3.0 multiplug USBs in main living area and primary bedroom
- Smart appliance package

**PEACE OF MIND**

- Solid, durable, sound-reducing concrete structure
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
  - Materials and labour (2 years)
  - Building envelope (5 years)
  - Structural defects (10 years)

**WELLNESS AND SUSTAINABILITY**

- Sophisticated air quality system enhances in-suite ventilation by 50%
- High-performance, energy-efficient concrete construction
- Advanced climate control with electric pumps for high-efficiency heating and cooling
- Commercial-quality EV chargers available in every stall with secure access-control app

**ELEGANT KITCHENS**

- Premium appliances including:
  - 30" Bosch stainless steel touch-control electric cooktop
  - 30" Bosch pull-out hood fan
  - 30" Bosch stainless steel, true convection smart wall oven
  - 24" Bosch integrated smart dishwasher with home-connect app and sound reducing technology
  - 30" integrated Fulgor Milano refrigerator with blue light technology, bottom-mount freezer and wine rack
  - Built-in Panasonic microwave
- Waterfall-edge kitchen island with breakfast bar (in most homes)
- Square-edge, soft-close cabinetry and drawers with integrated handles
- Built-in spice rack and cutlery tray by Richelieu
- Recessed under-cabinet lighting
- Stainless steel undermount kitchen sink
- Polished chrome or black faucet with dual-function pull-down spray

\* In homes with 1 bedroom and 1 bedroom + den:

- 24" Bosch stainless steel touch-control electric cooktop
- 24" Bosch pull-out hood fan
- 24" Bosch stainless steel, true convection smart wall oven

**INDULGENT BATHROOMS**

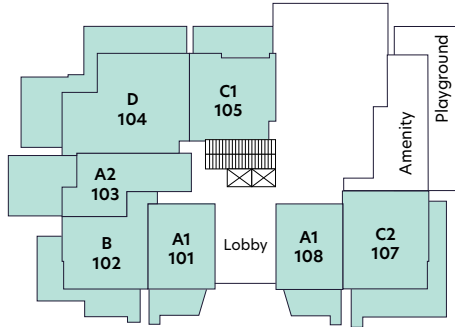
- Modern frameless glass shower
- 12" x 24" porcelain tile shower surround
- Luxurious soaker tub
- Premium polished quartz countertops
- 12"x 24" ceramic floor tiles
- Designer floating vanity with soft lighting
- Modern chrome fixtures
- Dual flush plumbing
- Motion-sensor, undermount LED nightlight for minimal sleep disruption

**MODERN INTERIORS**

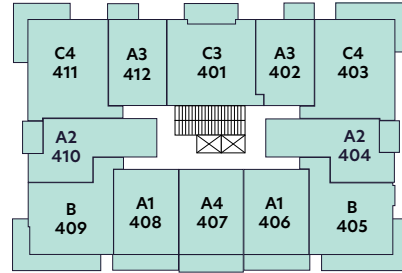
- Choice of two designer colour palettes
- Wide-plank engineered hardwood flooring throughout
- Floor-to-ceiling windows for maximum light and views
- Roller blind, solar screen shades for enhanced light control
- Modern, spacious, open-plan layout with 9' ceilings
- Custom millwork organizers in every closet
- Built-in workstations (in select homes)
- Spacious den for home office (in select homes)
- In-suite storage (in most homes)
- Expansive balconies and terraces to maximize indoor/outdoor living
- Secure backing pre-built into living room and primary bedroom walls for easy TV installation
- Full-size Samsung smart washer and dryer

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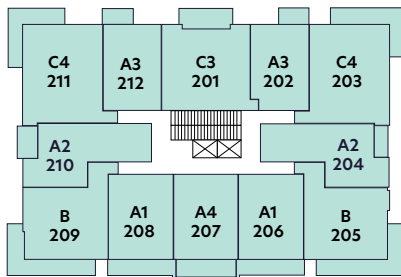
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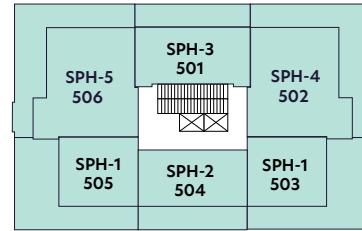
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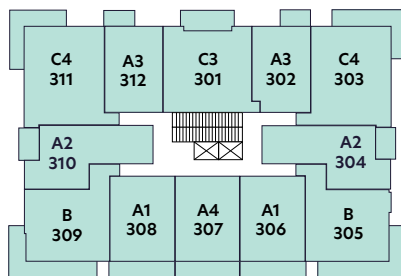
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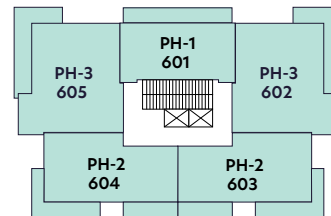
Level 5



Level 3



Level 6



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# A1

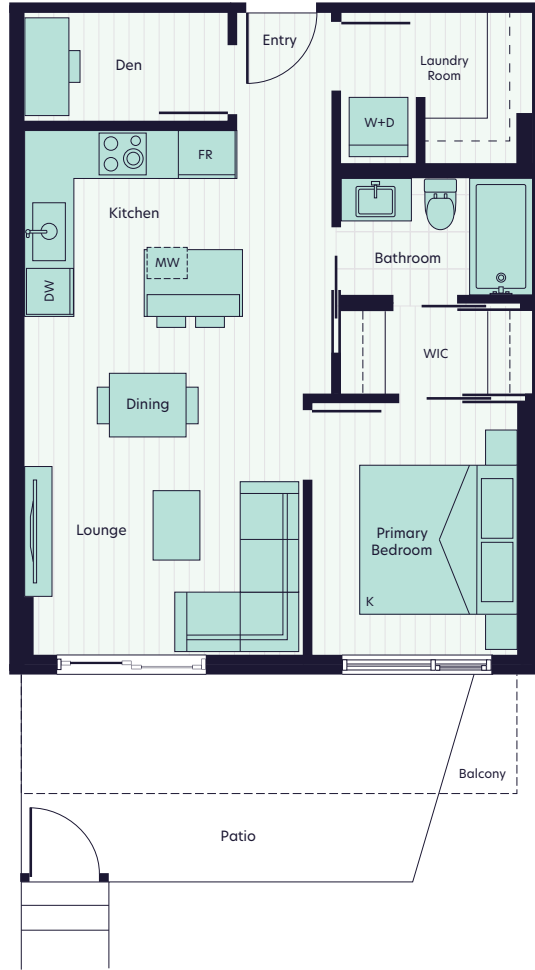
1 bedroom + den, 1 bathroom

Indoor 617 sq. ft.

Outdoor 108 - 158 sq. ft.

**Total 725 - 775 sq. ft.**

Suites: 101, 108, 206, 208, 306, 308, 406, 408

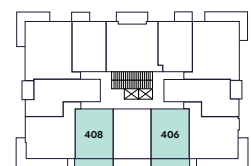
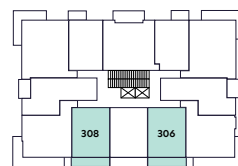
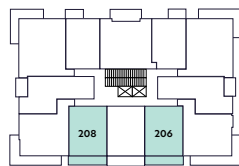
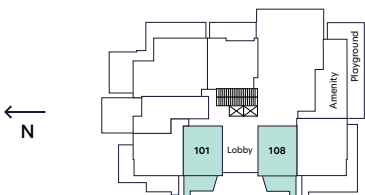


Level 1

Level 2

Level 3

Level 4



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# A2

1 bedroom + den, 1 bathroom

Indoor 653 sq. ft.

Outdoor 69 - 414 sq. ft.

**Total 720 - 1,067 sq. ft.**

Suites: 103, 204, 210, 304, 310, 404, 410

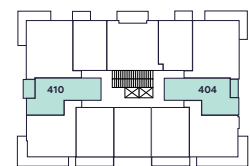
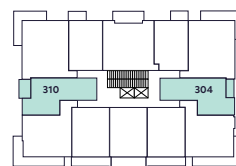
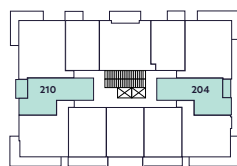
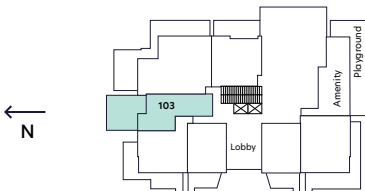


Level 1

Level 2

Level 3

Level 4



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# A3

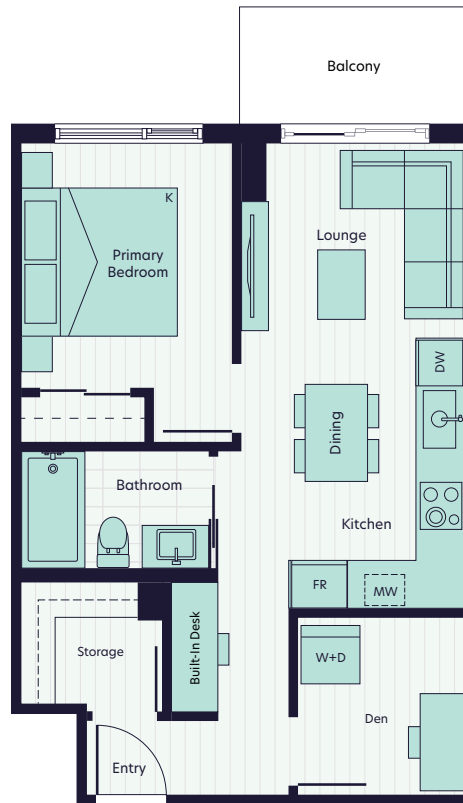
1 bedroom + den + storage, 1 bathroom

Indoor 548 sq. ft.

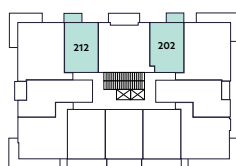
Outdoor 50 sq. ft.

**Total 598 sq. ft.**

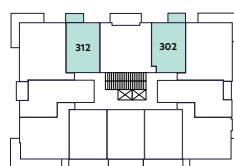
Suites: 202, 212, 302, 312, 402, 412



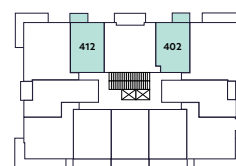
Level 2



Level 3



Level 4



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# A4

1 bedroom + den, 1 bathroom

Indoor 583 sq. ft.  
 Outdoor 120 sq. ft.  
**Total 706 sq. ft.**

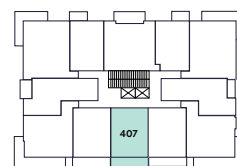
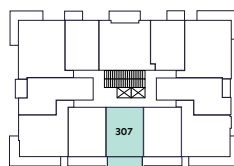
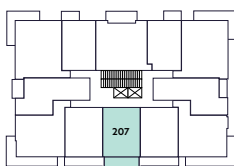
Suites: 207, 307, 407



Level 2

Level 3

Level 4



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# B

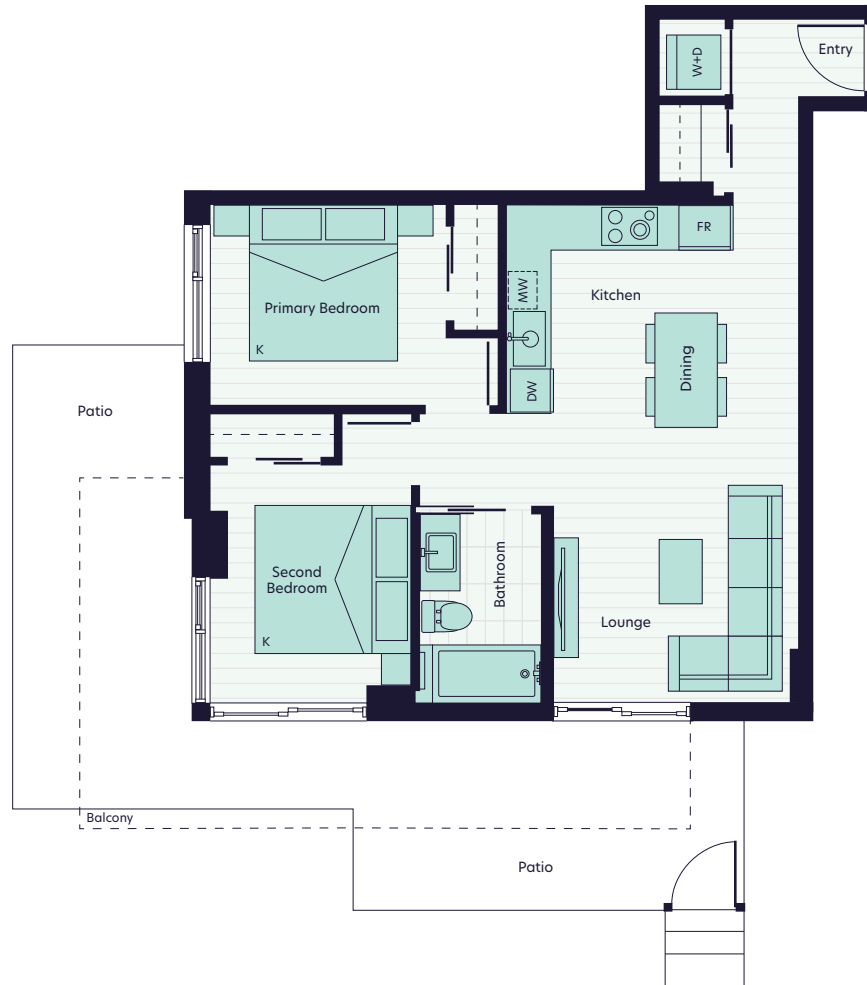
2 bedroom, 1 bathroom

Indoor 736 sq. ft.

Outdoor 206 - 364 sq. ft.

**Total 942 - 1,100 sq. ft.**

Suites: 102, 205, 209, 305, 309, 405, 409

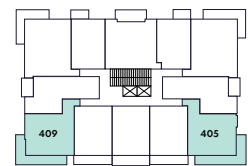
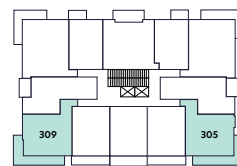
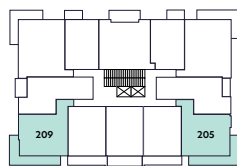
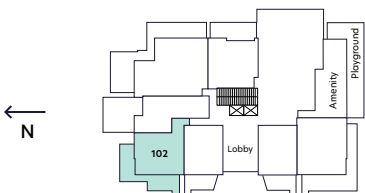


Level 1

Level 2

Level 3

Level 4



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# C1

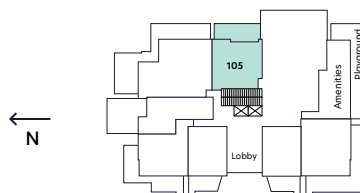
2 bedroom + den, 2 bathroom

Indoor 780 sq. ft.  
 Outdoor 240 sq. ft.  
**Total 1,020 sq. ft.**

Suite: 105



## Level I



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# C2

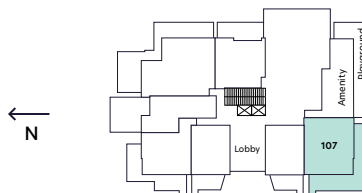
2 bedroom + den, 2 bathroom

Indoor 903 sq. ft.  
 Outdoor 442 sq. ft.  
**Total 1,345 sq. ft.**

Suite: 107



Level I



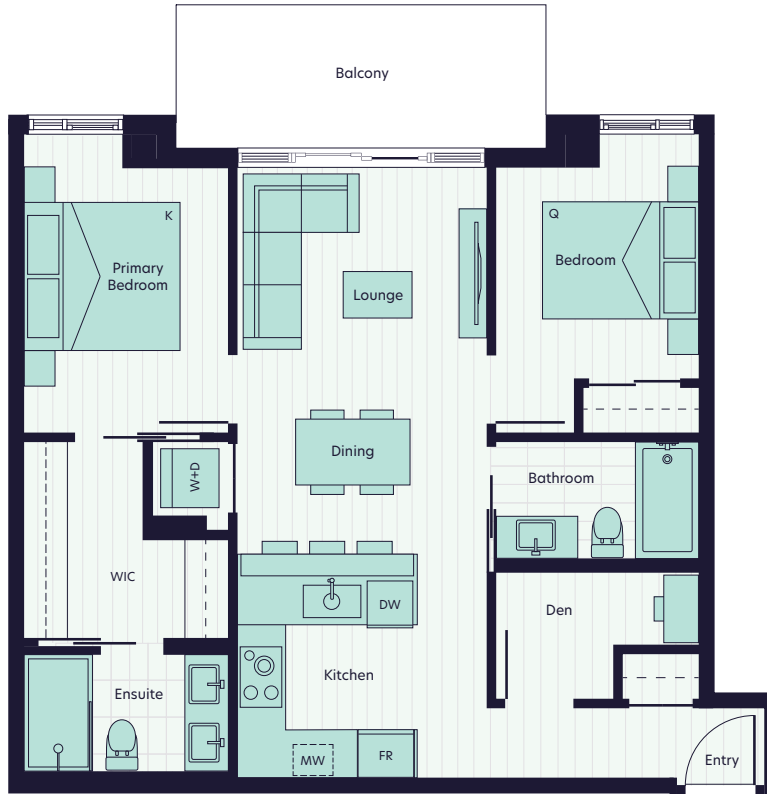
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# C3

2 bedroom + den, 2 bathroom

Indoor 834 sq. ft.  
 Outdoor 97 sq. ft.  
**Total 931 sq. ft.**

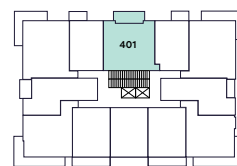
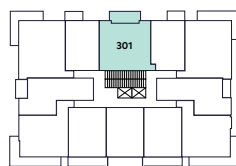
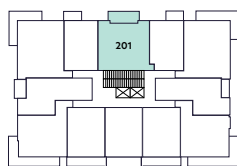
Suites: 201, 301, 401



Level 2

Level 3

Level 4



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# C4

2 bedroom + den, 2 bathroom

Indoor 876 sq. ft.

Outdoor 161 sq. ft.

**Total 1,037 sq. ft.**

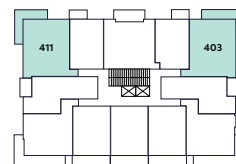
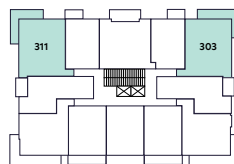
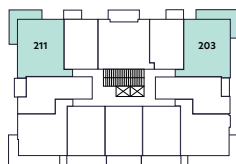
Suites: 203, 211, 303, 311, 403, 411



Level 2

Level 3

Level 4



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D

3 bedroom + den, 2 bathroom

Indoor 1,202 sq. ft.

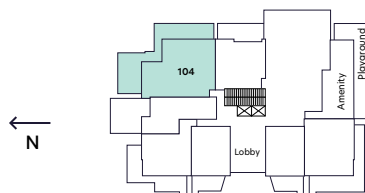
Outdoor 711 sq. ft.

**Total 1,913 sq. ft.**

Suite: 104



Level I



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# PH-1

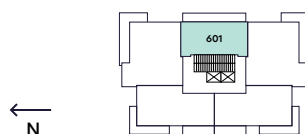
2 bedroom, 2 bathroom

Indoor 744 sq. ft.  
 Outdoor 170 sq. ft.  
**Total 914 sq. ft.**

Suite: 601



## Level 6



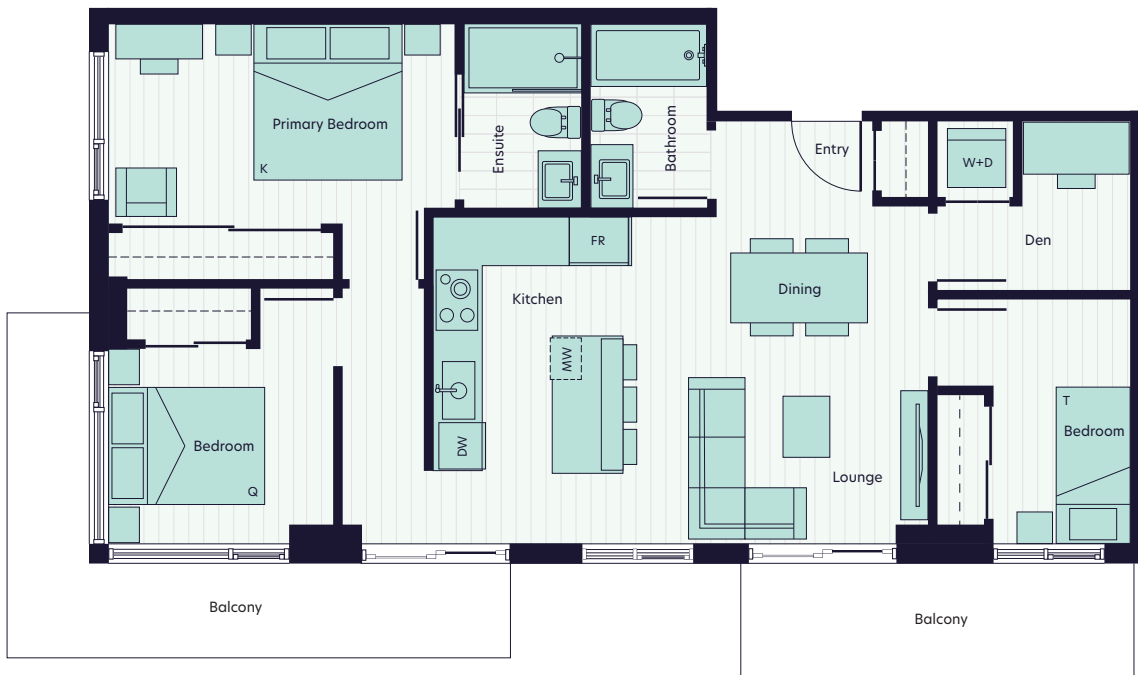
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# PH-2

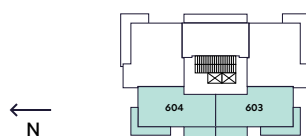
3 bedroom + den, 2 bathroom

Indoor 941 sq. ft.  
 Outdoor 208 sq. ft.  
**Total 1,149 sq. ft.**

Suites: 603, 604



## Level 6



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# PH-3

3 bedroom + den, 2 bathroom

Indoor 1,137 sq. ft.

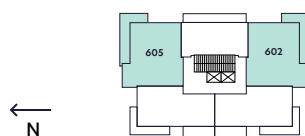
Outdoor 203 sq. ft.

**Total 1,340 sq. ft.**

Suites: 602, 605



Level 6



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# SPH-1

1 bedroom + den + storage, 1 bathroom

Indoor 604 sq. ft.

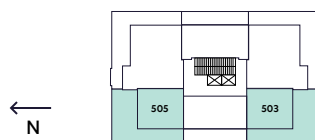
Outdoor 645 sq. ft.

**Total 1,245 sq. ft.**

Suites: 503, 505



## Level 5



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# SPH-2

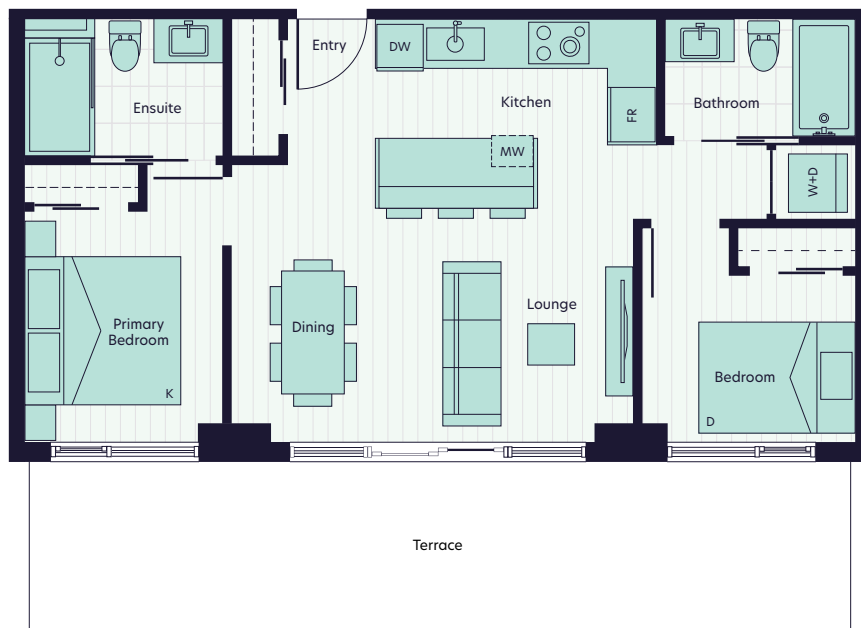
2 bedroom, 2 bathroom

Indoor 675 sq. ft.

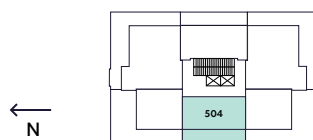
Outdoor 267 sq. ft.

**Total 942 sq. ft.**

Suite: 504



## Level 5



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# SPH-3

2 bedroom, 2 bathroom

Indoor 744 sq. ft.

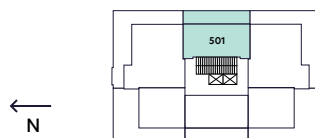
Outdoor 283 sq. ft.

**Total 1,027 sq. ft.**

Suite: 501



Level 5



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# SPH-4

3 bedroom + den, 2 bathroom

Indoor 1,137 sq. ft.

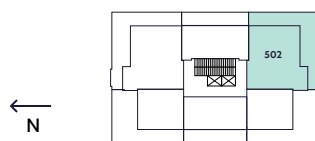
Outdoor 635 sq. ft.

**Total 1,772 sq. ft.**

Suite: 502



Level 5



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# SPH-5

3 bedroom + den, 2 bathroom

Indoor 1,172 sq. ft.

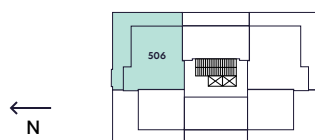
Outdoor 635 sq. ft.

**Total 1,807 sq. ft.**

Suite: 506



Level 5



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