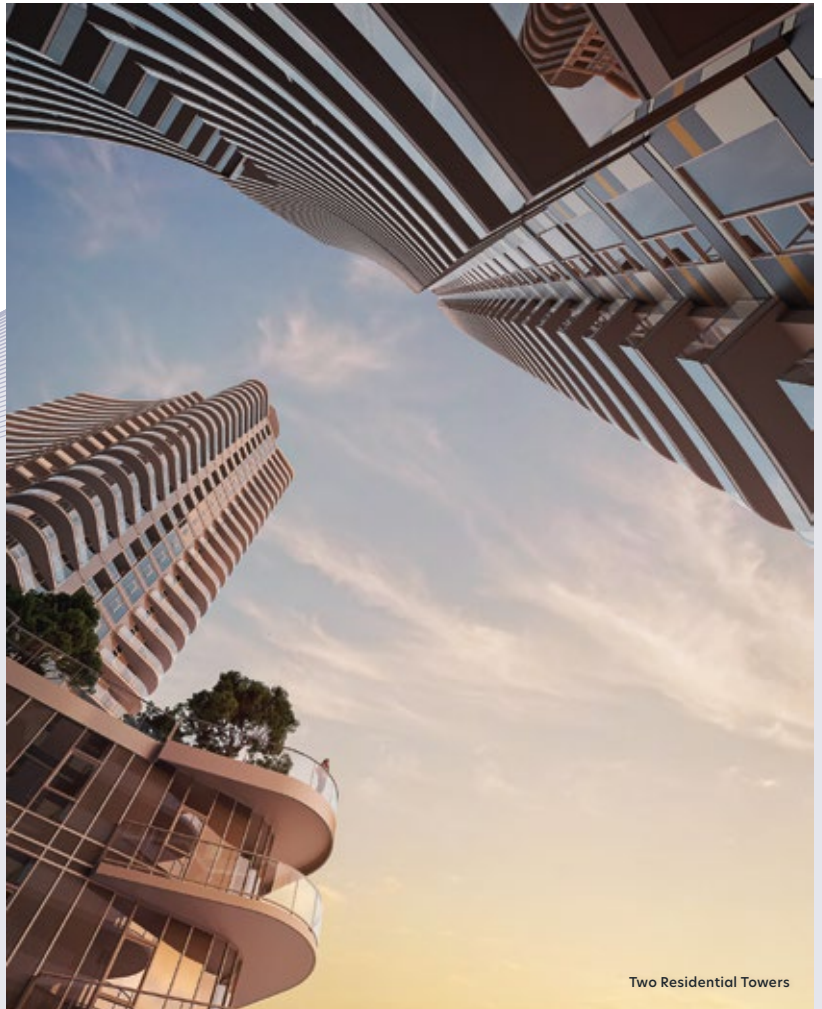


PIANO

HARMONY WITHIN REACH





Two Residential Towers

A Stunning Architecture

Designed by IBI Group, PIANO makes an immediate and memorable statement with its accentuated curves and cascading steps. While the two towers that comprise the development's main living spaces vary in height, they share the same fluid modern lines and free-flowing terraces displaying luscious greenery. A series of townhomes and amenity spaces at the perimeter of the site add to this one-of-a-kind architectural form. The one-, two-, and three-bedroom suites and townhomes of PIANO are set to be the pinnacle of urban living in Surrey.



Piano Lounge from Grand Courtyard

Move to Your Own Rhythm

Calming piano music and a warm "hello" from your 24-hour concierge welcome you home in PIANO's spacious Grand Lobby, just off of 105A Ave. A harmonious entry point, the refined lobby is connected to an inviting Piano Lounge, where you and your fellow residents can display your musical talents. An attentive concierge staff ensures you never miss a package from your favourite shop and your food deliveries are properly stored.



Life is More Vibrant in Surrey City Centre

In the energetic Surrey City Centre, all of life's necessities are within reach. PIANO, positioned in the heart of the area, offers instant walking access to amenities, services, entertainment, shopping, international dining options, transit, education, recreation and large-scale urban and athletic parks. The walkable downtown Surrey core is just as transit-oriented, with numerous nearby transportation options. Enjoy life in a city known for its growing education, health tech, and business sectors.

SCHOOLS

- 1 Kwantlen Polytechnic University
- 2 Simon Fraser University (Surrey Campus)
- 3 KB Woodward Elementary School
- 4 Kwantlen Park Secondary School
- 5 Health & Technology District
- 6 Future UBC Surrey Campus
- 7 SFU Sustainable Energy

RESTAURANTS

- 8 Civic Hotel, Dominion Bar & Kitchen
- 9 White Spot Central City
- 10 Tim Hortons
- 11 Starbucks
- 12 Bozzini's Restaurant
- 13 Boston Pizza
- 14 Vlassis Greek Taverna

PARKS & RECREATIONS

- 15 Royal Kwantlen Park
- 16 Whalley Athletic Park
- 17 A.H.P. Matthew Park
- 18 Forsyth Park
- 19 Holland Park
- 20 Tom Binnie Park
- 21 Chuck Bailey Recreation Centre

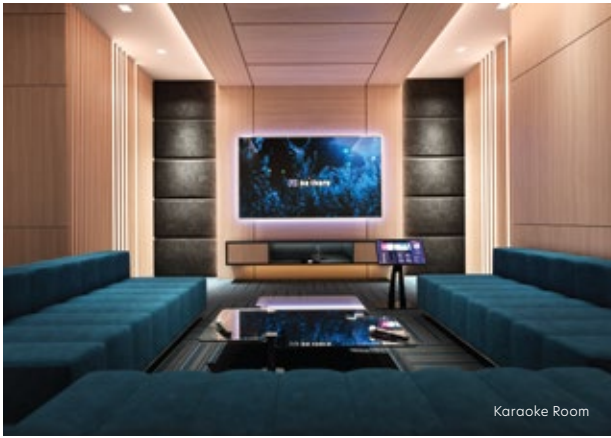
SHOPPING & GROCERIES

- 22 Central City Shopping Centre (T&T, Walmart)
- 23 Staples
- 24 London Drugs
- 25 Shoppers Drug Mart and Nesters Market
- 26 The Dell Shopping Centre
- 27 TD Canada Trust
- 28 RBC Royal Bank
- 29 CIBC Bank
- 30 Canada Post

CIVIC DEVELOPMENTS

- 31 Surrey Centre Library
- 32 Surrey City Hall
- 33 Surrey Civic Plaza
- 34 Surrey Memorial Hospital
- 35 BC Cancer Agency





Karaoke Room



Entertainment Lounge



Band Studio

Amenities to Fit Your Tempo

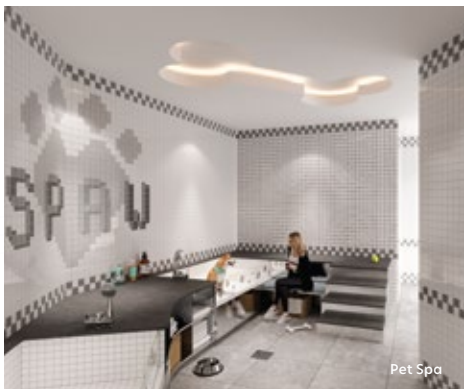
PIANO features a multitude of indoor and outdoor amenities including shared workspace, music rooms, kid's playroom, pet spa, fitness centre, and gear room. Hosting friends and family extends past your personal space with the shared entertainment lounge, plus sports and games lounge. Go from lounging and relaxing to challenging loved ones to a fun game of billiards or ping pong. There are also spots to catch the game on the big screen and numerous outdoor experiences, complete with barbecues plus ample seating and dining areas for sharing meals with your guests.

INDOOR AMENITIES

- Piano Lounge
- Karaoke Room
- Band Studio
- Music Practice Room
- Kid's Play Room
- Gear Room
- Fitness Centre
- Entertainment Lounge
- Sports Lounge
- Guest Suite
- Pet Spa
- Co-Working Lounge With Meeting Rooms
- Tutorial Room
- Card & Board Game Room

OUTDOOR AMENITIES

- Water Feature Garden
- BBQ & Dining Area
- Outdoor Gym
- Yoga Deck
- Tai Chi Lawn
- Seating Lounge With Fire Bowl
- Ping Pong Zone
- Children's Play Area



Pet Spa



Kid's Play Room

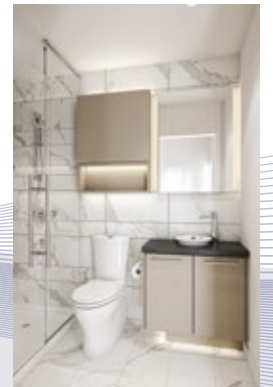


Games and Sports Lounge



Reflect Your Personal Tone

Harmonious living doesn't just apply to PIANO's amenity spaces – it also includes your home. Conscientiously designed to actualize an urban sanctuary, the suites' efficient and open layouts enhance your lifestyle with carefully chosen features, fixtures, and finishes. Personalize your living space with the warm, inviting bright Allegro colour scheme, or opt for the bold drama of Forte. Each stunning option lends its own unique feel to your new home, which is accentuated by expansive quartz engineered stone slab countertops, porcelain tile, and sophisticated details throughout. PIANO's timeless yet purpose-driven interiors include a tasteful European stainless steel kitchen appliance package as well as smart storage solutions in closets, wardrobes, bathrooms, and kitchens. Enjoy B.C.'s breathtaking views while taking some me time in your living room, and while entertaining on your private balcony.



6 Reasons To Invest In Surrey

- Surrey accounted for 28% of population growth in Metro Vancouver
- Faster growth in the region with population expected to surpass Vancouver in 2030
- Surrey City Centre will double its population in 20 years



- The City of Surrey is one of Canada's top employers for young people
- 25% of Metro Vancouver's youth 19 and under live in Surrey
- 16% of the City of Surrey's full-time employees under the age of 30



- Between 2016 and 2023, employment growth averaged about 8300 jobs every year
- The growth rate is almost 50% faster than Metro Vancouver

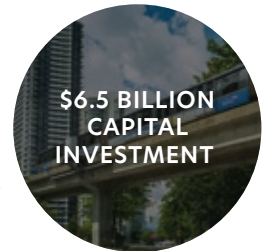


- Home to BC's top universities - SFU, KPU campuses with over 10,000 students and an expanding presence of UBC
- Numerous colleges including Douglas College, Sprott Shaw College, Stenberg College, and plans to grow more



- Fraser Health Authority, the largest in the Province
- Over 220 life science companies and institutions at Health & Technology District

- \$428 Million invested in 28 civic infrastructure projects
- Over 4 Billion in Surrey-Langley SkyTrain extension
- \$2 Billion in health facilities, including a new state-of-the-art hospital and cancer centre

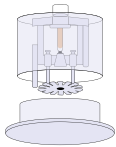


Integrated Smart Living

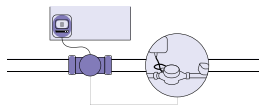
Integrated SMART Living makes life more enjoyable and sustainable with forward-looking technology. Stay connected throughout the amenity areas with common area Wi-Fi. Also, the remotely accessible and programmable thermostats efficiently optimize heating and cooling in each residence. The EV parking is plug-in ready with load management platform.

Also designed for your security and peace of mind, Concord's signature Water Damage Protection System heads off potential leaks and minimizes costly damage with its multi-step Smart Flow Detection Technology. These cutting-edge features work together to keep you at ease.

WATER DAMAGE PROTECTION



Preventative Sprinkler Head Design

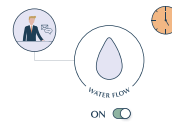


Early Detection & Real-time Alert



THE LONGER THE TIME THE GREATER THE COST

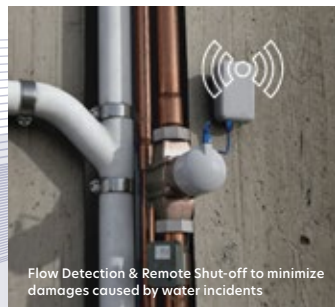
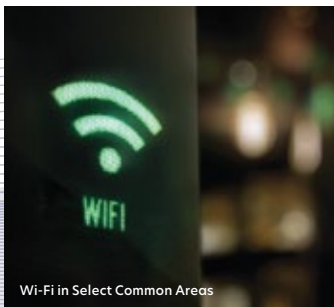
Facilitate Swift Responses



Protocol Training at Delivery



Protecting the Elevators





Live In Perfect Harmony

Harmony resides at PIANO. Arrive home to a private motor court, connected to the driveway with an elegant courtyard, a variety of private gardens, plus a signature water feature. PIANO is unique to Surrey with a design that sets a new standard.



PIANO

BURNABY SALES CENTRE

4750 Kingsway, Burnaby, BC
Tel: 604 435 1383
Open Daily: 11 am - 5 pm

SURREY SALES CENTRE

9908 King George Boulevard, Surrey, BC
Tel: 604 583 9866
Open Daily: 11 am - 5 pm (Closed Fridays)

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