



The Penthouse Collection

at **CF** Richmond Centre

Exclusive Homes, *Distinguished Design*

The Penthouse Collection

Introducing The Penthouse Collection at Everything^{RC}. Perched atop the highest floors, offering magnificent views and complete with exclusive penthouse finishes, this long-awaited collection builds on the sophistication and privilege of RC at CF Richmond Centre.

A dramatic shift to grand entertaining spaces and private outdoor retreats. An exceptional performance kitchen outfitted by Gaggenau. And an exclusive offering available to only a select few. Step inside these mesmerizing two-storey homes, filled with an abundance of light and grandeur.

There is something extraordinary about a lifestyle that brings together the refined luxury of penthouse living with the accessibility of city living. Endless dining options, global shopping brands, and the energy of culture unfolding downstairs. Only at Everything^{RC} do those worlds come together at such an uncompromising calibre.

This is a visionary partnership between Cadillac Fairview and SHAPE, a legacy project that will deliver value for generations to come. And at the very top, this highly exclusive Penthouse Collection represents the master plan's most distinguished offering to date.

A place where Everything^{RC} comes together.

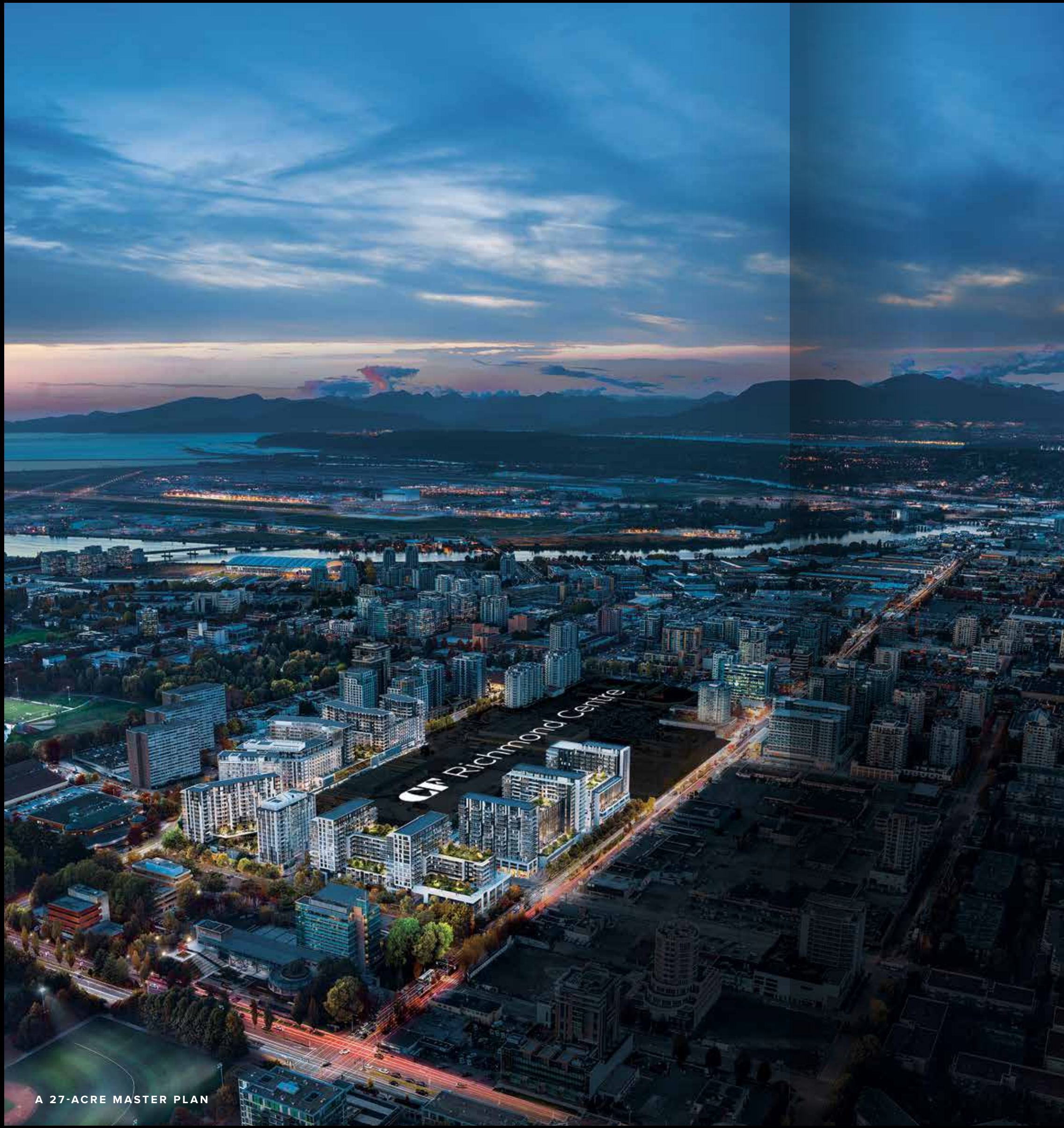
An architectural rendering of a modern residential complex at dusk. The image shows several high-rise buildings with glass facades and balconies. The interior lights of the buildings are on, and the balconies are furnished with modern decor. A central plaza with a curved walkway and greenery is visible in the foreground. The sky is a mix of blue and orange, suggesting sunset or sunrise. The overall atmosphere is sophisticated and contemporary.

Where Home
is *Above*
Everything^{RC}

VIEW OF THE PENTHOUSE COLLECTION, RESIDENTIAL
HOMES AND CENTRAL PLAZA FACING WEST

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VISION

A Complete Community by Cadillac Fairview and SHAPE

A rare collaboration between Cadillac Fairview and SHAPE to transform one of Canada's top shopping centres into a global destination. This 27-acre master plan will build on the vibrant energy that lives at CF Richmond Centre, with world-class homes and amenities anchored by Richmond's first retail high street and central plaza.

LOCATION

Richmond: The City of Prosperity

On the scenic coast of Metro Vancouver, Richmond's unique charm draws residents from around the world with its unparalleled connections and urban way of life.





CANADA LINE SKYTRAIN

LOCATION

The Canada Line Connects CF Richmond Centre to *All of Metro Vancouver*

Metro Vancouver is celebrated worldwide for its rapid transit system. The seamlessly connected Canada Line SkyTrain can take you anywhere in the region; arrive at Waterfront Station in 25 minutes or YVR Airport in 20 minutes. When you live at Everything^{RC}, the sky's the limit.

LOCATION

Endless Possibility

Whatever the occasion, navigate to the region's most sought-after destinations with ease. Travel to places near or far. Whether for work or pleasure, Everything^{RC} puts you in the best location to travel freely.

YVR AIRPORT

Voted North America's best airport 11 years in a row, with more direct flights to Asia than anywhere else in Europe or the Americas.

TSAWWASSEN FERRY TERMINAL

A 20-minute drive to the ferry terminal for access to the Gulf Islands and Victoria.

STEVESTON VILLAGE

A 20-minute bike ride to the quaint fishing town of Steveston, home to the Gulf of Georgia Cannery and Britannia Shipyards.

DOWNTOWN VANCOUVER

Just 20 minutes to Vancouver City Centre Station on the Canada Line, with the first station located at CF Richmond Centre.

US BORDER

A 25-minute drive to the Point Roberts border crossing into the United States of America.

WHISTLER MOUNTAIN

Only two hours away by car, the world-class ski resort is an accessible day trip.

SHOPPING & DINING

CF Richmond Centre

Today: One of Canada's Best Shopping Centres

World-class retail, renowned restaurants and cultural events curated by Cadillac Fairview.



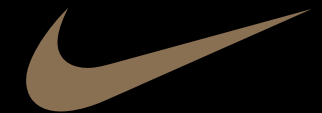
ARITZIA



六福珠寶
LUKFOOK JEWELLERY



MONTECRISTO



SEPHORA



ZARA

TOP SALES PERFORMANCE

CF Richmond Centre is consistently among Canada's 10 most profitable shopping centres.

HIGH-PROFILE DESTINATION

One of the most frequented shopping centres in Canada, welcoming over 17.9 million guests every year.

ABUNDANT EATERIES

With a 44,000 SF Dining Terrace and a diverse selection of restaurants, there's something to suit every taste.

WORLD-CLASS RETAILERS

CF Richmond Centre boasts over 200 shops and services, including one of BC's first Apple Store locations.

COMMUNITY HUB

Activities like tai chi, dancing and stretching bring people together every morning.

SKYTRAIN ACCESS

The Canada Line connects CF Richmond Centre to all of Metro Vancouver.



CENTRAL PLAZA



RICHMOND'S FIRST HIGH STREET

SHOPPING & DINING

Tomorrow: A World-Class Destination

A dynamic collection of local culture, cuisine and community at your doorstep. Enjoy the connected urban lifestyle of the future, where Everything^{RC} is here and even more is on its way.

CENTRAL PLAZA

ENTERTAINMENT DISTRICT

RICHMOND'S FIRST HIGH STREET

PUBLIC ART

+300,000 SF OF NEW RETAIL

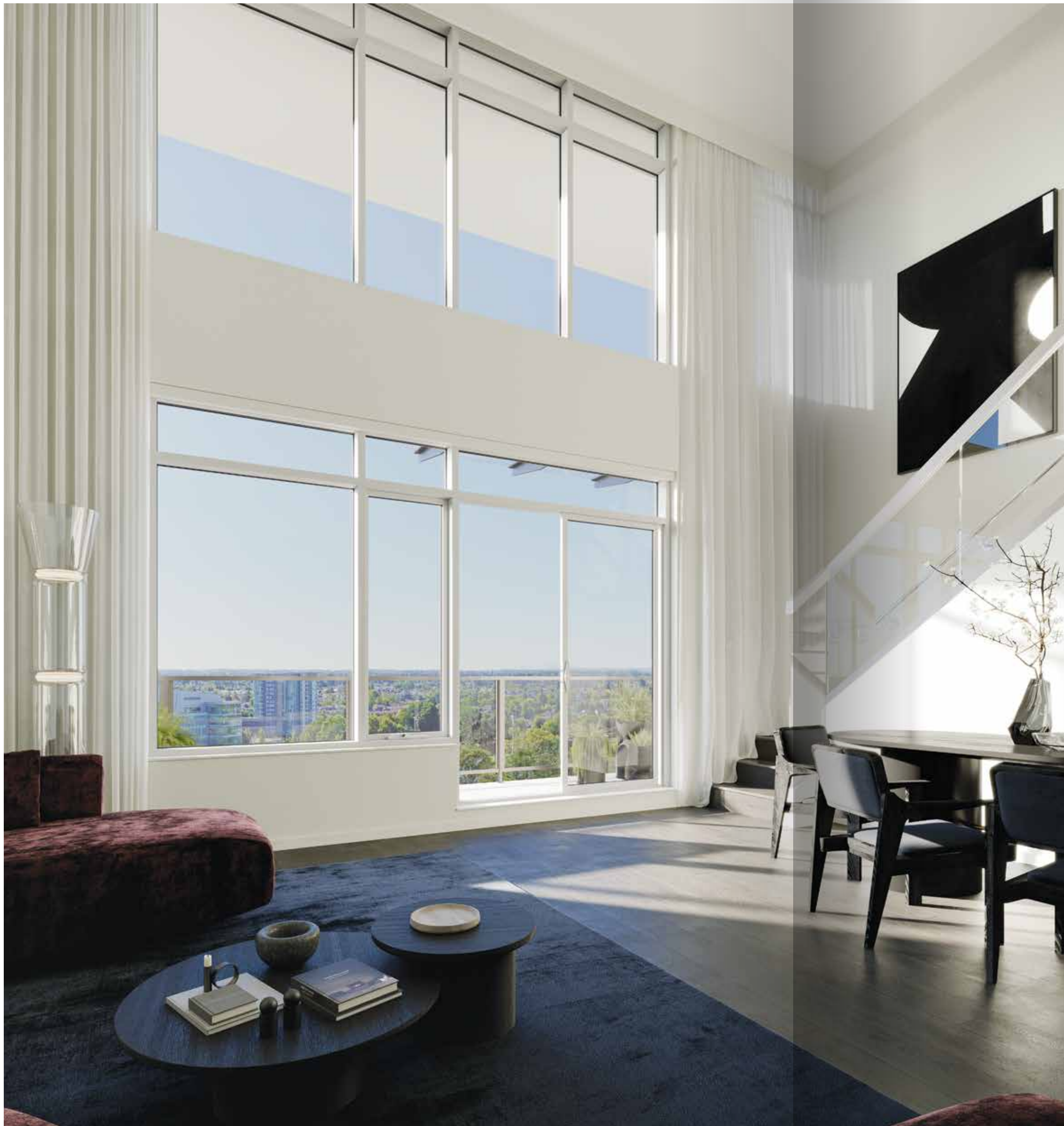


NEIGHBOURHOOD ONE AND TWO
AT EVERYTHING^{RC}

Welcome to The Penthouse Collection

Your penthouse experience begins the moment you step out of the elevators into a hotel-calibre hallway, exclusive to this floor. Here, the corridors offer a rich experience enhanced by soft illumination and walls wrapped in linen-textured coverings. A front door encased in rich raven oak millwork, showcasing an illuminated PH suite number offers a striking welcome home.

Your life of luxury awaits.



INTERIORS

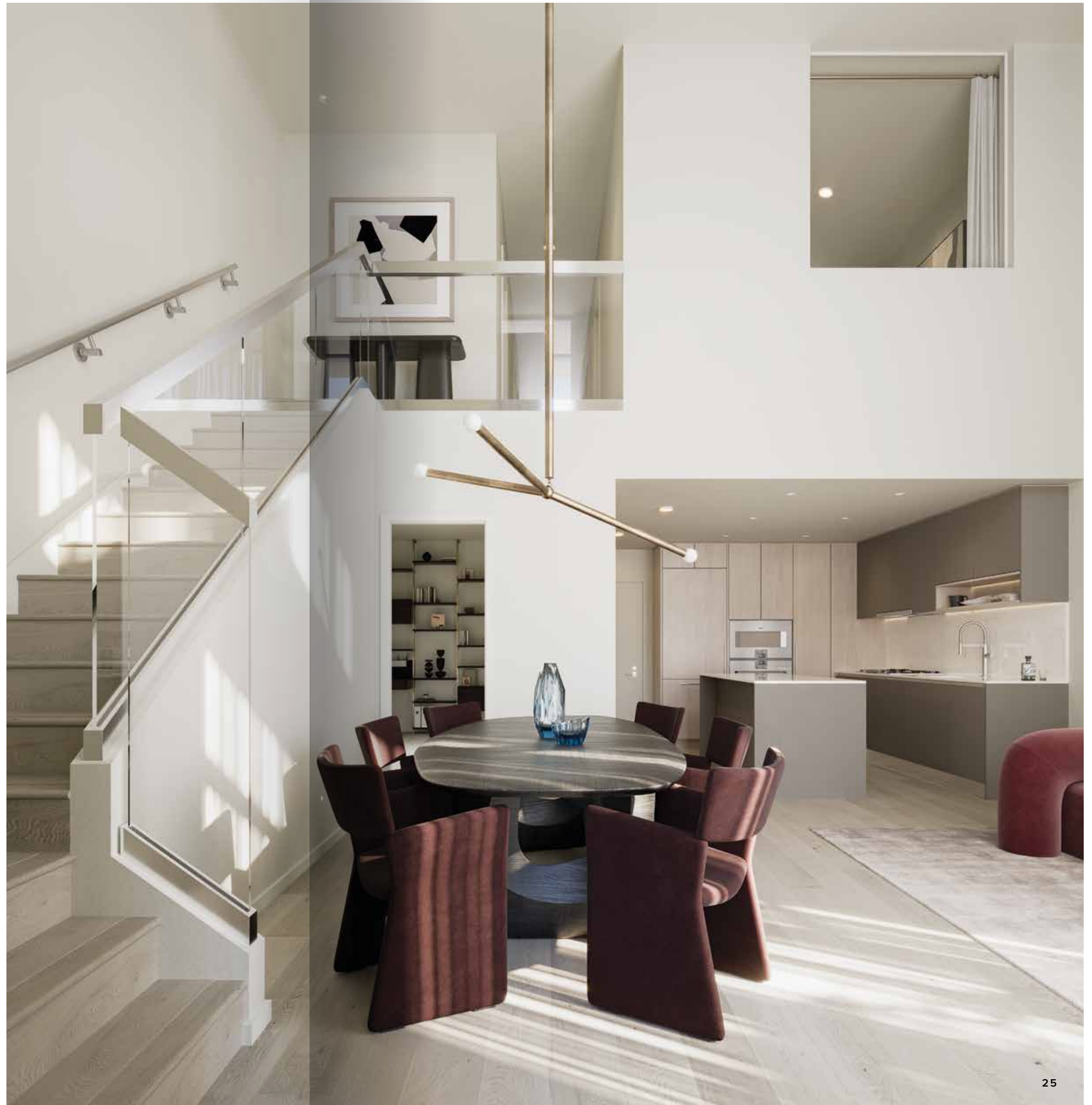
In the Right Light, Everything is *Extraordinary*

A profusion of light and 18 ft. double-height ceilings come together for a dramatic penthouse statement. This is the new great room - a perfect setting for lavish décor, from grand chandeliers to priceless art. Spectacular views overlook city and mountain vistas, while an abundance of greenery fills the surrounding landscape.

INTERIORS

Lavish Two-Storey Living

Entertain in grand living spaces and retire to the sleeping quarters above. These rare two-storey homes offer the grandeur of lofted ceilings with the privacy of personal space. A minimalist staircase serves as an architectural statement as it transitions to your urban sanctuary on the upper level.



PREMIUM KITCHENS

The *Most Important* Room in the House

A signature SHAPE kitchen enhanced by elite materials and design for The Penthouse Collection. Refined finishes, the artistry of Italian cabinetry and luxury Gaggenau appliances come together to create a timeless European aesthetic. Linger in the soft ambient lighting that draws out individual details. This is more than a place where private chefs produce professional results - this is a kitchen for cooking and living, from morning to night.



THE PENTHOUSE COLLECTION KITCHEN
SHOWN IN MATTE GREY



PREMIUM KITCHENS

Gaggenau: The World's *Most Desirable* Luxury Appliances

Each penthouse kitchen proudly showcases an integrated chef-style wall oven and gas cooktop. A revolutionary combi-steam oven for professional results, from baking to sous vide cooking. And for every wine collector or seasoned host, a climate-controlled built-in wine fridge. Gaggenau is the world's pre-eminent manufacturer of luxury kitchen appliances. Market leaders for over three centuries, Gaggenau offers the highest quality gourmet performance with elegant European design.

INTEGRATED 30" CHEF-STYLE CONVECTION WALL OVEN,
COMBI-STEAM OVEN WITH HUMIDITY CONTROL
AND CLIMATE-CONTROLLED BUILT-IN WINE FRIDGE

Luxury
Inside & Out







OUTDOOR LIVING

Your Secret Retreat

Expansive outdoor living spaces transformed into urban paradises. The private penthouse terrace serves as a privileged oasis in the heart of the city. Take in tranquil views of the coastal mountains and golden sunsets. Find balance and serenity in this secluded sanctuary, yours to meditate or unwind.

WORLD-CLASS AMENITIES

Central Amenities

A private two-floor amenity space with +14,000 SF of indoor space and +8,000 SF of outdoor space offers endless opportunity for fitness, function and socializing.



LEVEL 3



LEVEL 2

Outdoor

- + SOCIAL LOUNGE
- + HARVEST DINING AREA
- + LANDSCAPED RELAXATION AREA
- + GARDEN & HARVEST AREA
- + PLAY AREA





Indoor




- + INDOOR SEATING LOUNGE
- + DEDICATED MUSIC ROOMS
- + MULTIMEDIA ROOM
- + GAMES ROOM
- + MAH-JONG ROOM
- + CHILDREN'S PLAY AREA & PARENT LOUNGE
- + PRIVATE COCKTAIL LOUNGE
- + LARGE PRIVATE DINING SUITE
- + SOCIAL LOUNGE
- + MULTI-PURPOSE FITNESS STUDIO
- + DEDICATED TREATMENT ROOM
- + STATE-OF-THE-ART FITNESS FACILITY
- + STRETCHING & COOL-DOWN AREA

WORLD-CLASS AMENITIES

Private Amenities

Neighbourhood ONE and TWO boast unique amenities, such as serene sky gardens and yoga studios, all of which have been thoughtfully created to blend wellness into the urban lifestyle.

-  **SKY GARDENS**
Landscaped outdoor courtyards complete with patio furniture
-  **FAMILY LOUNGE**
Educational, physical and collaborative activity spaces for young children
-  **PET AMENITIES**
Indoor pet spaces for off-leash play, with a wash and groom area

-  **CO-WORKING SPACES**
A co-working area and student lounge for the flexibility to work and study from home
-  **WELLNESS LOUNGE**
A serene indoor area for yoga, meditation and stretching
-  **GUEST SUITES**
Bookable suites for visiting family and friends



EXCLUSIVE TO RESIDENTS OF
NEIGHBOURHOOD ONE



EXCLUSIVE TO RESIDENTS OF
NEIGHBOURHOOD TWO

EXCLUSIVE FEATURES

Understated Luxury, *Redefined*

THE PENTHOUSE COLLECTION

- Thoughtfully designed by award-winning GBL Architects, CHIL Interior Design and Evoke International Design
- Two timeless colour schemes to choose from – matte grey and polished white both provide an elegant canvas for your personal style
- Corridor upgrades exclusive to The Penthouse Collection include rich raven oak encased suite entries with illuminated penthouse suite numbering and hallways clad with linen-textured coverings and soft ambient lighting
- Luxurious, brushed European laminate flooring in main living areas, including the kitchen and bedrooms
- Dramatic double-height ceilings up to 18 ft.
- Lavish two-storey homes, offering distinct spaces for hosting on the lower level and unwinding on the upper
- Expansive two-storey windows that frame the beautiful landscape just beyond home and usher in endless natural lighting
- Motorized blinds in living areas and bedrooms for increased light control and convenience
- Keyless SALTO suite entry door hardware for seamless access and enhanced security
- Dimmer light switches throughout for controlled lighting and added ambiance
- A private terrace seamlessly carries luxury from the inside out, to create a peaceful oasis for you to unwind (most homes)
- Exclusive penthouse parking

THE PENTHOUSE KITCHEN

Premium upgrades exclusive to The Penthouse Collection include luxury appliances tastefully accented with refined Italian cabinetry and elite materials.

- The Penthouse Collection appliance package:
 - Gaggenau integrated 30" chef-style convection wall oven

- Gaggenau integrated combi-steam oven with humidity control
- Gaggenau 5-burner gas cooktop
- Gaggenau integrated wine fridge
- Bosch integrated 30" refrigerator and bottom-mount freezer
- Bosch integrated 24" dishwasher with a height-adjustable top rack
- Full-height Italian wood laminate cabinetry that is durable and easy to maintain
- Soft close cabinetry and drawers with integrated J-door pulls for a minimal and timeless aesthetic
- Seamless, single-slab quartz backsplash with matching countertop that is easy to clean
- LeMans pull-out corner cabinet organization system or vertical pull-out pantry for easy-access storage (most homes)
- Illuminated niche for personal display and décor

MODERN BATHROOMS

The elegant bathrooms are designed for spa-inspired relaxation and pampering while providing ample storage for your coveted essentials.

- Extended vanity mirror with spacious cabinet storage
- Floating vanity with integrated lighting
- Large-format floor-to-ceiling porcelain wall tiles
- Luxurious soaker tub
- Grohe polished chrome shower fixtures with rain shower head and handheld shower wand
- Double vanity in main ensuites (some homes)
- Standing shower in main ensuites (some homes with two or more bathrooms)
- Pre-installed power source for easy bidet installation in main ensuite
- Nuheat radiant floor heating

EXCEPTIONAL VALUE

A Promising Future

CF Richmond Centre is the best real estate opportunity in Metro Vancouver's most accessible and diverse city. Cadillac Fairview and SHAPE have invested over \$1.5 billion to define a vibrant future and a thriving economy for the City of Richmond. Those who purchase in the first phase of the master plan will co-invest in a long-term plan for exponential growth.

THE VISION

A 27-acre master plan creates exceptional value for you, your family and the City of Richmond.

THE PENTHOUSE COLLECTION

Like any signature SHAPE home, The Penthouse Collection blends timeless design and quality materials. Outfitted with exclusive upgrades and spanning two storeys, this highly anticipated collection brings new meaning to refined luxury.

THE SKYTRAIN

Rapid transit conveniently connects your home to downtown Vancouver and to the rest of the world through YVR Airport.

THE SECURITY

A concierge, 24/7 security and the highest quality standards ensure your home is safe and secure.

THE SHOPPING CENTRE

One of Canada's top 10 highest-performing shopping centres transformed into a complete master-planned community.

THE CULTURE

An active and cultured lifestyle in the undisputed heart of Richmond.

THE LIFESTYLE

Exclusive access to world-class indoor and outdoor amenities for a balanced, well-rounded life.

THE VALUE

The rare chance to invest in Richmond's best real estate opportunity alongside Cadillac Fairview and SHAPE.

