



# HOLLYBRIDGE

AT RIVER GREEN

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A FIRST LOOK

ASPAC  
DEVELOPMENTS

21ST CENTURY  
WATERFRONT:  
FROM ASPAC



**HOLLYBRIDGE**  
AT RIVER GREEN

### WHERE THE STARS ALIGN

When everything falls perfectly into place, it is said to be written in the stars.

The residences at Hollybridge are the very best in contemporary design and architecture, set on a unique waterfront, and master-planned by one of the world's most significant developers.

The latest phase of ASPAC's prestigious River Green Masterplan is situated on a serene stretch of shoreline, steps from the Olympic Oval, shopping and dining, and a 10-minute drive to Vancouver International Airport.



## ASPAC — THE STRENGTH AND VISION TO DO THE EXTRAORDINARY

The Kwok Family is a majority shareholder of one of Hong Kong's largest and most dynamic real estate development companies — Sun Hung Kai Properties Ltd. Its IFC and ICC towers are part of the signature of the iconic Hong Kong skyline.

The Kwok Family founded ASPAC Developments Ltd. in Vancouver, Canada to add to its constellation of luxury waterfront communities. Coal Harbour and River Green have been worldwide success stories — now Hollybridge awaits.

## A COASTAL CITY IMMERSSED IN NATURE

Just 22 minutes from Hollybridge and River Green, Vancouver is often voted the most livable place in the world. With Whistler Blackcomb ski resort just 2 hours drive north, Vancouver's vibrant downtown has unmatched nature on its doorstep with mountains, beaches and wetlands. The city epitomizes Canadian culture at its most exciting in art, fashion, food, and well-being.





The vision of Hollybridge has been brought to life by IBI Group — a global, technology-driven design firm uniting the realms of architecture, engineering and urban planning. IBI has 60 offices in North America, Europe, Asia and the Middle East.

The interiors at Hollybridge have been created by CHIL Interior Design. The Vancouver firm is an integral part of B+H — a global leader in design, architecture, planning and landscaping. Founded in 1974, CHIL combines a boutique aesthetic with international scope and scale.



AN  
INTERNATIONAL  
VISION

ARCHITECTURE  
BY IBI GROUP  
AND INTERIORS  
BY CHIL INTERIOR  
DESIGN



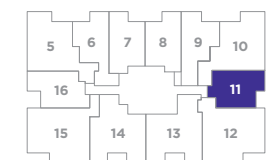
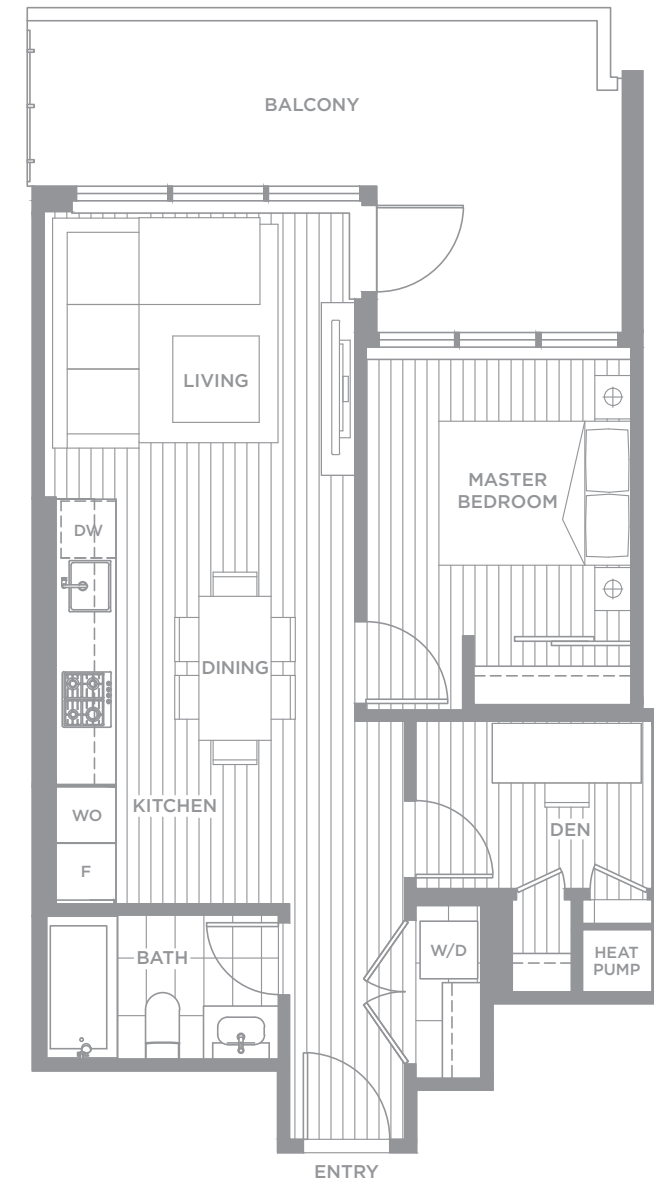
# COME HOME TO A NEW WORLD

TYPICAL HOLLYBRIDGE  
FLOORPLANS

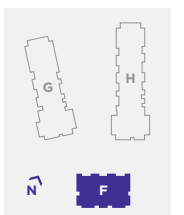


## UNIT F11 605 SQ. FT.

1 Bedroom + Den + 1 Bathroom



LEVEL 3-11



The developer reserves the right to make, without notice, changes, modifications or substitutions to the building design, specifications, room sizes, outdoor areas and floor plans. Final floor plans may be a mirror image of the floor plans shown. Square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. Pictures, drawings, digital renderings and landscape plans are for illustrative purposes only and are subject to change. E.&O.E.

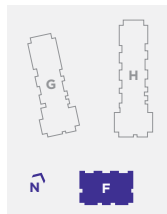


# UNIT F05 980 SQ. FT.

2 Bedroom + 2 Bathroom



LEVEL 3-11

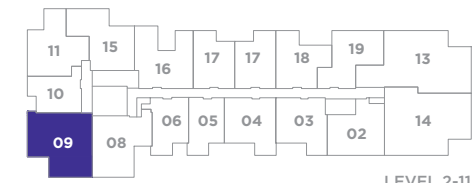


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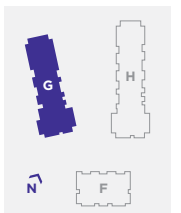


# UNIT G09 1,225 SQ. FT.

3 Bedroom + Den + 2 Bathroom



LEVEL 2-11



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## THE PANTHER UPGRADE

ASPAC curates 'the best of the best' from around the world — to craft unique residences from the rarest materials. Far beyond the traditional standards of luxury real estate in Europe, Asia and North America, the Panther upgrade (only available in select homes) is truly haute real estate.

Everything about Panther is extraordinary. Every room is a wonder of technology. Real stone floors, dark wood closets and 24-karat gold fixtures complete the chic look.

Panther challenges you to think about home in a new way — as though it were a work of art. With new technologies, sleek finishes and an evocative palette, Panther offers an indulgent sensory experience that fuels your creative passions.





# SPECIFICATIONS

## A RARE COLLECTION OF WORLD-CLASS RESIDENCES FROM ASPAC DEVELOPMENTS

Hollybridge is the most sought-after location in Richmond, the next phase of River Green. Minutes from exceptional amenities like the Richmond Oval, with transit links to YVR and downtown, yet tranquil and secluded, Hollybridge brings the best of the best materials and design from around the world to Vancouver's finest waterfront.

This is what we call 'haute real estate', a new standard.

- Nature-oriented architecture by IBI Group to maximize natural light and capture endless views
- Set in extensive landscaped parkland
- Generous decks with glass and aluminum railings and floor-to-ceiling windows
- Gracious and refined interiors designed by CHIL Design, inspired by classic British and New York buildings
- Sumptuous, private club-style shared amenities

## CLASSIC SUITES OFFER A CHOICE OF LIGHT OR DARK COLOURWAYS

- Solid wood entry doors
- High-quality, engineered hardwood flooring throughout
- Living areas with gracious 9 foot ceilings (excluding areas with dropped ceilings)
- Discreet roller-shade window coverings
- All-season hybrid heat pump for state-of-the-art heating and cooling

## THE CLASSIC BEDROOMS, THE MASTER BEDROOMS AND THE MASTER ENSUITE

- Built-in communication ports
- Robust solid bedroom doors
- Personalization of lighting, with ceiling power rough-ins
- Manufacturer-exclusive floating vanity from Cesar™ of Italy, with a quartz countertop and dramatic floor-to-ceiling wall tiles
- Custom mirrored medicine cabinet with integrated LED
- Designer polished shower wall tile and flooring
- Separate frameless glass shower enclosure with Grohe™ brushed nickel head and wand
- Grohe™ brushed nickel faucets with twin Duravit™ undermount sinks
- Deep Acritec™ soaker tub
- Brushed nickel towel fixtures

## WORLD-CLASS KITCHENS BY CESAR

- Designed exclusively for ASPAC X Cesar™, whose Williamsburg, Intarsio, and The 50's kitchens won the coveted "Interior Design Best of the Year Awards 2018"
- Globally recognized by their peers for the finest craftsmanship and design integrity
- From the studio of Cesar's award-winning art director Garcia Cumini
- Italian cabinetry and exquisite detailing throughout

- Refined Grohe™ faucets
- European appliances by Miele™
- Mood-enhancing recessed lighting
- Glamorous Caesarstone® countertops and backsplash
- Hidden ceiling speaker adds music to every meal

## CLASSIC BATHROOM

- Designer polished porcelain shower wall tile
- Polished porcelain tile flooring, with built-in radiant floor heating and wall-mounted thermostat controls
- Duravit™ undermount sink
- Grohe™ brushed nickel fixtures for sink, bath and shower
- Brushed nickel towel bars
- Deep Acritec™ soaker tub
- Duravit™ dual flush toilet

## POWDER ROOM

- Exclusive from the manufacturer to River Green — floating vanity by Cesar™ of Italy
- Elegant porcelain tile flooring
- Duravit™ undermount sink
- Grohe™ faucets
- Duravit™ dual flush toilet
- Brushed nickel towel bars
- Circular mirror with ambient lighting

## HOME AUTOMATION, TECHNOLOGY & CONVENIENCE

- Nest™ — the ultra-smart temperature control system that learns to anticipate your needs
- Amazon Echo Dot for voice commands around the home
- Smart Home control experience custom-designed for each suite with App for all major mobile platforms
- One-touch lighting control system with soft dimming, and wireless remote for the kitchen, dining, and master bedroom
- Custom-controlled, in-suite alarm system
- Control of suite entry lock
- In-ceiling speakers with spectacular surround-sound in kitchen and master ensuite
- In-suite laundry with Miele™ energy efficient, stackable or side-by-side front-loading washer and dryer

## ADDED EXTRAS

- (2/7/10) new home warranty
- ASPAC Club Membership
- Wi-Fi access in all amenity areas
- Common areas with wheelchair accessibility
- One-year free Internet and TV\*
- Dry and cold storage amenity for deliveries
- Dog wash station
- Private garages for select penthouse and townhouses
- Large balconies and patios for outdoor living



# BUILDING FEATURES & AMENITIES

## THE NORTH AND SOUTH LOBBIES

- North and South Lobbies with 24-7 concierge
- Grand Lobby marble exterior with angular green roof
- Northern Grand Lobby fireplace
- South Lobby coffee bar and co-working space
- Grand Drive Courtyard with water feature
- Dramatic water garden nestled between Tower G and H

## EXCLUSIVE TRANSPORTATION

- Convenient pick-up and drop-off
- Connects residents to Canada Line SkyTrain stations

## SPORT & FITNESS

### Fitness Centre

- Fully-equipped fitness centre overlooking the natural landscape
- State-of-the-art cardio machines
- Dedicated space for free weights and stretching
- Built-in water fountain and storage

### Yoga & Dance Studio

- Multi-functional space with hardwood floors ideal for yoga or Pilates
- Mirrored walls

### Sports Hall

- Multi-court facility for basketball, badminton, pickleball, indoor soccer
- Table tennis equipment in storage

### Tai Chi Garden

## SOCIAL CLUBS & SPA

### The North & South Club Rooms

- Two exhibition kitchens, fully equipped with Cesar™ Italian kitchen and top-of-the-line appliances
- Lounge area and seating areas with flat-screen TV and sound system
- Large outdoor deck and lounge and communal BBQ
- Indoor and outdoor fireplace (North Club room)

### Social Lounge & Games Room

- Designer-appointed lounge with seating and tables for socializing
- Billiards table
- Coffee bar
- Flat-screen TV
- Fireplace

### Pool & Whirlpool

- Resort-inspired, Olympic-sized pool
- Whirlpool, steam room and sauna
- Daybeds for lounging
- Private shower and changing rooms with lockers
- Separate children's pool

### Children's indoor playroom and outdoor jungle gym

## MUSIC & MEDIA

### Media & Karaoke Room

- Full drum set
- Full-size piano
- Large TV with built-in speakers and karaoke equipment with lounge seating

### Music Studio

- Equipped with piano, music stands and comfortable seating

## WORK & STUDY

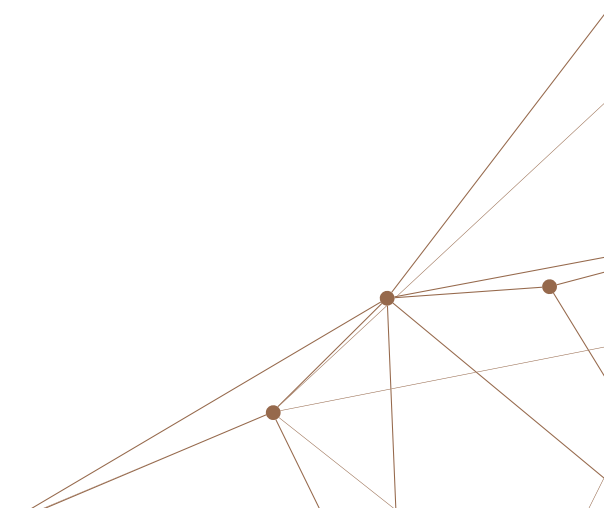
- Co-working space and meeting room
- Two study rooms overlooking the tai chi garden

## PARKING, CYCLING & ACCESS

- Oversized parking spots
- Electronic key fob access for all common areas
- Electric car plug-ins available
- Resident-only car wash bay
- Private and spacious bicycle locker
- Communal bike room complete with 10 shared bicycles
- Three bicycle repair stations and wash bay

\* Ask your salesperson for details.

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ASPAC X CESAR  
— THE WORLD'S  
BEST KITCHENS

Our reimagined kitchen is a delicious blend of science and passion. Precise, exquisite furniture detailing by master craftsmen. Nanotechnology that heals surface scratches. Italian style and culinary know-how. A collaboration designed to match a global menu: ASPAC X Cesar.

The best kitchens in the world. Found and curated exclusively for you by ASPAC.

Cesar kitchens are truly world-class — three designs by art director Garcia Cumini won “*Interior Design Best of Year Awards 2018*”. These highly prestigious awards honour the most significant work of the year, recognizing designers, architects, and manufacturers from around the globe.



In the 21st century, home can be so much more. Hollybridge is beautifully landscaped so that it feels like a vast private garden. Owners have 24/7 access to a concierge service and all the facilities you might expect from a private club, including an Olympic-size swimming pool, spa and games rooms.

For entertaining, there are lounges and kitchens to accommodate large or intimate groups of friends and family. All the latest technology is at your command, including WeWork™-inspired business suites, music and karaoke rooms, state-of-the-art gym and yoga and dance studio.

UNSURPASSED  
RESORT-STYLE  
AMENITIES

LUXURY IN THE  
21ST CENTURY





**HOLLYBRIDGE**  
AT RIVER GREEN

ASPAC's signature waterfront masterplan sits on the north arm of the Fraser River where it meets the Strait of Georgia. Ideally situated for Richmond and Vancouver, River Green is known worldwide as an exceptional luxury development in a spectacular location.

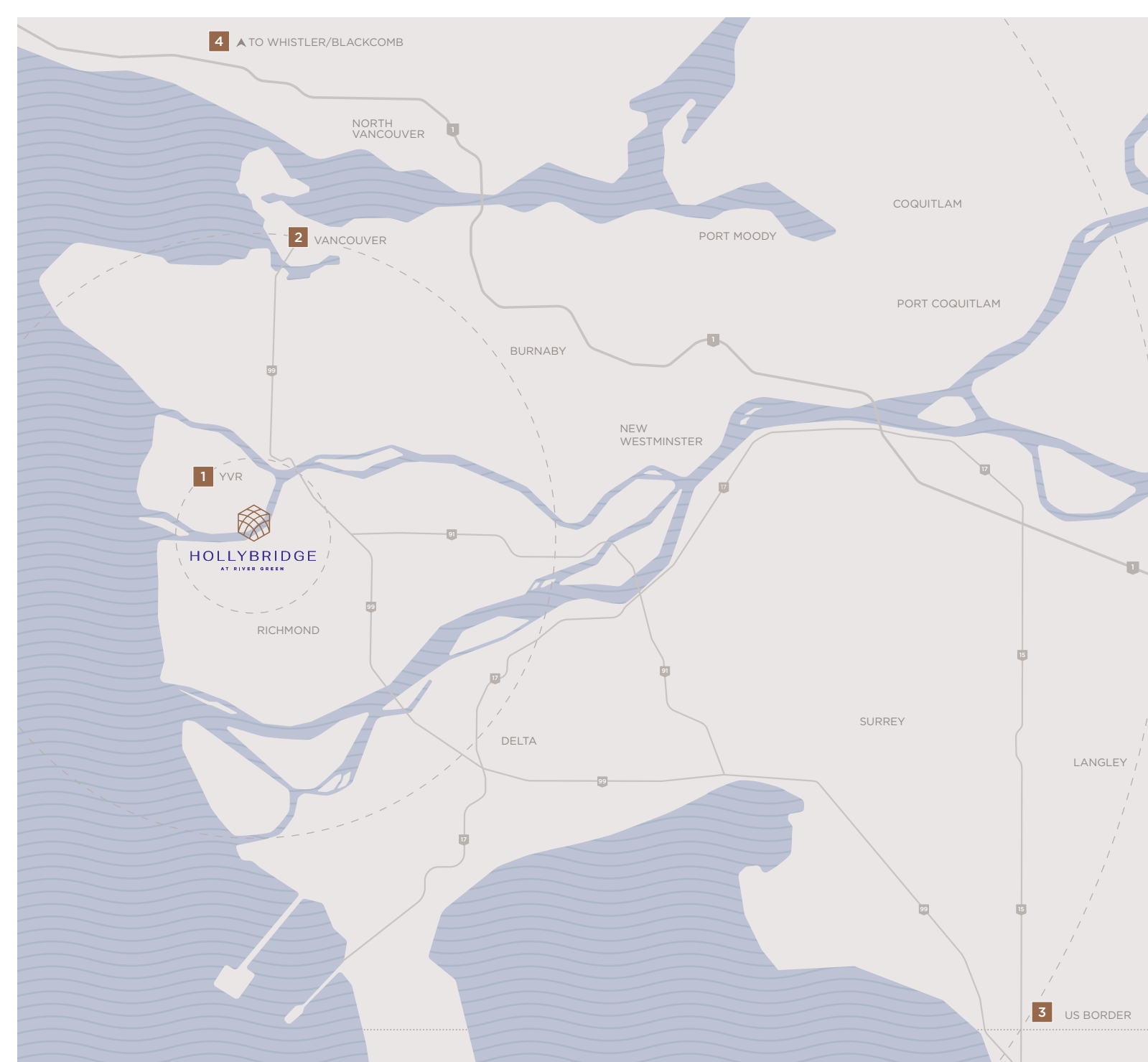
**THE RIVER GREEN MASTERPLAN**

- A** 1 RIVER GREEN  
Features 6 towers and 2 amenity buildings.
- B** 2 RIVER GREEN  
Features 4 towers, 1 low rise, 2 amenity buildings and retail shops.
- C** HOLLYBRIDGE  
Upcoming 3 towers and 1 amenity building.
- D** FUTURE DEVELOPMENT

**COMMUNITY AMENITIES**

- E** SHOPPING  
Boutique shopping at your doorstep.
- F** WATER GARDENS  
Bringing shoreline serenity to River Green and Hollybridge.
- G** PRESENTATION CENTRE  
Discover the River Green Masterplan and the available homes.
- H** RICHMOND OLYMPIC OVAL  
Ice rinks, basketball courts, state-of-the-art gyms, dance studios and climbing walls.
- I** WATER SKY GARDEN  
Public art by Janet Echelman.
- J** TRAILS TO THE PIER  
1.1 km waterfront trail with views of the Fraser River that connect to the Richmond waterfront trail system.
- K** FUTURE FLOATING DOCK & PIER  
Access for small boats and leisure craft.
- L** OUTDOOR PLAZA  
Focus for events and activities in spring and summer.
- M** FUTURE CHILD CARE FACILITY  
Conveniently located for both River Green and Hollybridge.
- N** OPEN SPACES & PARKLAND  
Contemporary landscaping.
- O** FUTURE COMMUNITY SPACE
- PUBLIC TRANSPORTATION  
1 mins. to the Olympic Oval  
2 mins. to shopping & dining

This is an artist's rendering of the River Green Community Masterplan map and guide. Information is based on both the city and developer plans and may be subject to change. E&OE.



## RICHMOND A CULTURAL HUB

Richmond brings the spirit of Asia to River Green. The city's dynamic and multi-ethnic Golden Village offers dining and retail on Hollybridge's doorstep, with night markets and street life.

## VANCOUVER A GLOBAL DESTINATION

Vancouver is 22 minutes by car from Hollybridge and River Green. With Whistler Blackcomb ski resort 2 hours drive north, Vancouver has access to mountains, beaches and ocean. The city's downtown epitomizes Canadian culture at its international best.

## DRIVE TIMES

- 1 10 mins. to Vancouver International Airport (YVR)
- 2 22 mins. to downtown Vancouver
- 3 30 mins. to US border
- 4 2 hrs. to Whistler Blackcomb ski resort



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ASPAC —  
A PASSION FOR  
THE FUTURE

For 25 years, one of the world's most visionary developers has been re-imagining the waterfronts of Vancouver. ASPAC's transformation of Coal Harbour and River Green have helped elevate the city into a world-class symbol of a new kind of luxury — the luxury of the 21st century.

The new luxury anticipates the dreams of tomorrow's homeowner — the very few who seek out the very best that the world has to offer. ASPAC's philosophy of uncompromising quality and best-in-class product is curated in every corner of Hollybridge.

ASPAC and Vancouver. Vancouver and River Green. River Green and Hollybridge. Where the stars align.



View shot on location: Hollybridge at River Green (Richmond, BC)





ASPAC  
DEVELOPMENTS

HOLLYBRIDGELIVING.COM

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