



MIRABELLA

LUXURY CONDOMINIUMS

WEST TOWER

Luxury Condominiums On The Waterfront.



FOREVER VIEWS

NORTH



SOUTH



Classic Design Meets Forever Views

Standing at 38-storeys, The Mirabella Luxury Condominiums - composed of a pair of stunning towers brought together by an elegant classically inspired podium - offers one of the last opportunities to live exclusively on the Lake Shore.

Enduring and rich in both texture and detail, this remarkable building takes cues from the legacy of waterfront exhibition architecture. The building will have a classical limestone look with timeless proportions, accents of bay windows, and tapered columns. The architecture and the exclusive unprecedented amenities, such as an indoor pool with an unobstructed view of the lake and city skyline and a fully-equipped exercise room with stunning views of High Park, define Mirabella.

Beyond the scenic views, dynamic sunrises, sunsets, boardwalk strolls and lush parks, luxury unfolds in a range of unparalleled private and social amenities usually reserved for the world's most prestigious waterfront addresses. Mirabella by Diamante; where grand living graces the shores of Toronto's glorious waterfront.





The Front Entrance

As a prelude to the luxury and quality that awaits within, residents and guests will enter through the lush landscaped entrance at midpoint of the development. An art deco Manhattan style glass and metal canopy marks the entrance with class and prestige. The circular drive allows for sheltered pick up and drop off and an elegant entry to your 24-hour concierge and lobby.



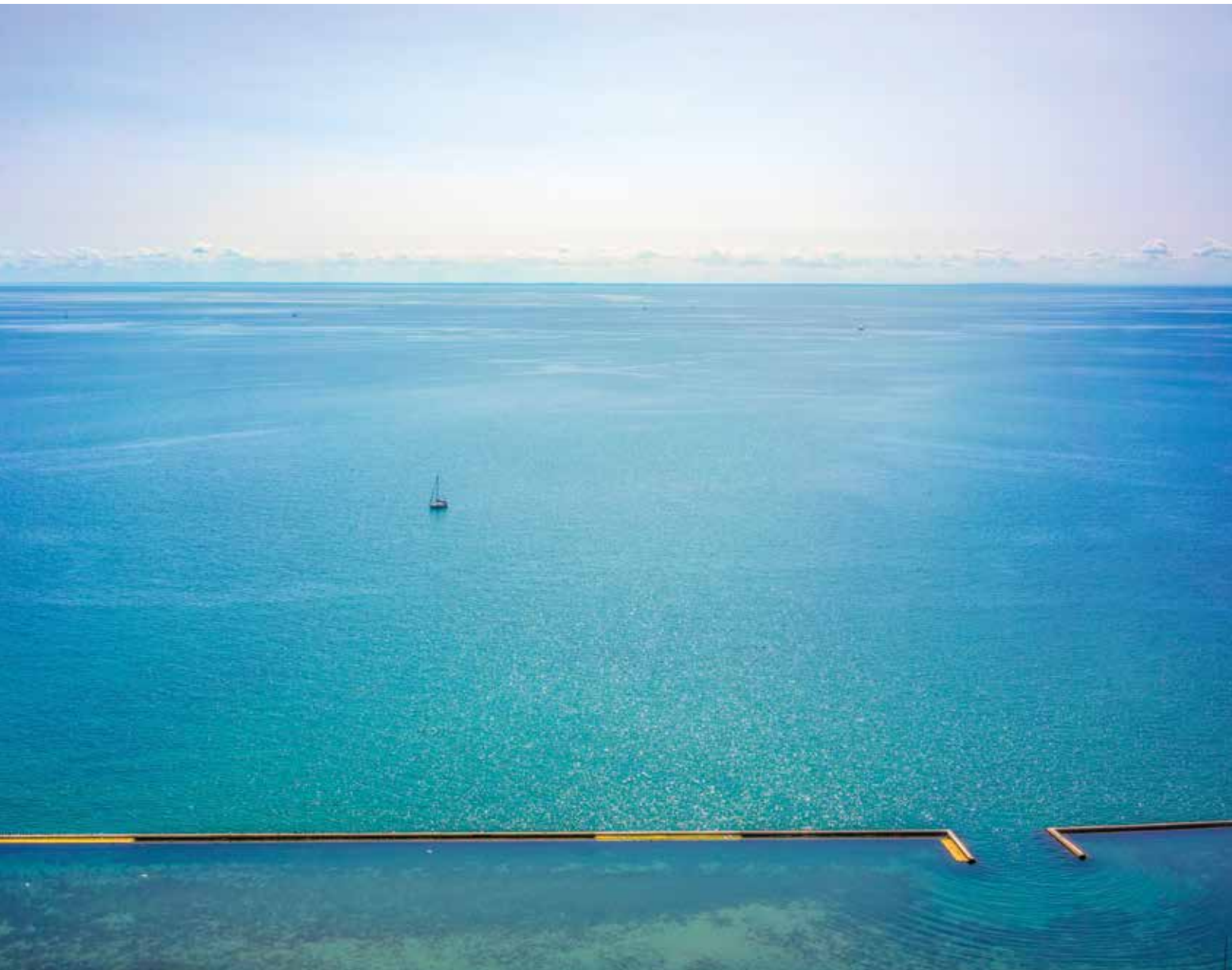
Exclusive Living on the Lake Shore

Steps away from Lake Ontario, one of the five Great Lakes of North America, residents can live exclusively on the shore of what is known as the “Lake of Shining Waters” in the Huron language.

As one of the last sites on Lake Shore Blvd West, located in the centre of vibrant and successful neighbourhoods, including Bloor West Village, Roncesvalles Village, and High Park-Swansea, Mirabella provides luxurious irreplaceable views in all directions.

Residents are a short walk away from the verdant High Park as well as the Sunnyside Boardwalk, which offer a multitude of different activities. With many local neighbourhoods nearby, homeowners have access to an exceptional variety of shops, food stores, and restaurants. From local bakers and cheese shops to traditional coffee shops and clothiers, all your needs are met living at Mirabella.





View to the South



View to the South-West



View to the South-East



View to the North-East

Reinvigorate Yourself



An array of social, wellness, and recreational amenities provides homeowners with an expansive, luxurious experience. The amenity floor features a fully furnished party room with a full kitchen and dining room to allow flexibility of use for smaller or larger gatherings. The Mirabella library offers a quiet place to relax and read by the fireplace. Both the party room and the library face the lake and allow you to enjoy spectacular sunsets with perfect views.

The business centre is equipped with computers, wireless internet, printers, and a meeting table so you can enjoy more of your own time before heading to the office or use it to finish up a report before your next day begins. Children can enjoy our exclusive indoor play room and outdoor hopscotch pad.

The professionally equipped fitness centre with a view over High Park, and quiet yoga studio with a view of the lake, welcome residents for a daily workout.

Residents can take advantage of his and her change rooms, a sauna, and an indoor pool with a stunning view of the lake.

We also have two fully furnished guest suites for your visitors exclusively and a 24-hour concierge for your convenience and security.



10th Level Amenity Space



10,000 sq.ft. of Indoor Amenities Over 10,000 sq.ft. of Outdoor Amenities

Outdoor Terrace Legend

- | | | |
|---|--|---|
| 1. High Planter, Material to Match Typical Paving | 8. Reflecting Pool with Waterfall | 14. Low Planter with Hedges |
| 2. Bar with Bench | 9. Wood Pool Surround | 15. Outdoor Party Room Seating Under Freestanding Canopy |
| 3. Low Planter with Boxwood | 10. Low Planter | 16. Line of Freestanding Canopy |
| 4. High Planter with Small Trees and Low Planting | 11. Low Planter, Material to Match Dark Accent Pavers, Planted with Four Trees and Low Plantings | 17. Wood Decking in Seating Area. Upholstered Sofas, Fire pit |
| 5. BBQ, Stone Counter | 12. Seating Built into Planter | 18. Low Planter, Material to Match Typical Paving |
| 6. Children's Play Area | 13. Wood Decking in Seating Area. Upholstered Sofas, Fire pit | |
| 7. Bistro Tables | | |

The Pool

The Mirabella West Tower pool has unparalleled corner views of the stunning Humber Bay and Sunnyside Park and expansive views of the clear blue waters of Lake Ontario. Relax, swim, and enjoy. Whether watching summer sunsets from the pool deck or enjoying the warmth of the pool waters while snow is outside, the pool is waiting for you.



The Party Room

With stunning lake views, the party room is appointed with lavish sofas and chairs, classic wood flooring, luxurious carpets, and contemporary accents to set the high standard for your entertaining needs.



The Library

If you are looking for a quiet place to read in a sumptuous chair while enjoying a lake side setting, or to have an intimate get together with friends by the fireplace, the Mirabella library is the perfect haven.



Elegant Outdoor Living

With over 10,000 sq.ft. of outdoor terrace amenities framed by greenery and decorative planters, this beautiful outdoor terrace offers a serene oasis overlooking the lake and park. Featuring comfortable lounge and outdoor dining areas, the terrace offers a space to relax and enjoy the spectacular views. Entertain here with your guests exclusively and celebrate life at Mirabella. The roof garden has a central reflecting pool and architectural fountain surrounded by comfortable seating for relaxation. Views of the verdant High Park are yours to the north.

Indoor amenities were organized so that in appropriate weather, your enjoyment of the facilities can move inside or out.

Children have a dedicated outdoor space contiguous to their designer planned exclusive indoor space.





Convenience from Your Waterfront Sanctuary.

From excellent sought after schools, to many athletic and entertainment facilities, to extensive transit options including a bus stop at your door, everything you require is in close proximity to your home at Mirabella.

Connected and convenient and nearby the trendy and charming neighbourhoods of Roncesvalles, Bloor West Village, High Park-Swansea and more, Mirabella offers residents close access to a variety of restaurants, extensive food stores and other shopping amenities.

Mirabella puts public transit (TTC) and in turn the entire city, at your doorstep. Step outside your door and ride the rocket to virtually everything the world class City of Toronto has to offer. It's all waiting right outside your tranquil waterfront respite.





Photo by Gus Sarino



THE JUNCTION

CHRISTIE PITS

THE ANNEX

YORKVILLE

DOWNTOWN

HIGH PARK-SWANSEA

BLOOR WEST VILLAGE

SWANSEA

RONCESVALLES VILLAGE

SUNNYSIDE

TRINITY - BELLWOODS

QUEEN WEST

WELLINGTON PLACE

ENTERTAINMENT DISTRICT

KING WEST VILLAGE

LIBERTY VILLAGE

HUMBER BAY

MIRABELLA

A Parkland Sanctuary Minutes from Everywhere

LAKE ONTARIO

LEGEND





View From FMS2E-W

The Suites

Spacious and elegant in design, Mirabella offers many suite types including 1 bedroom, 1 bedroom plus den, 2 bedroom, 2 bedroom plus den and 3 bedroom suites. Most suites have awe-inspiring views of the lake or park. All suites include state of the art features and finishes. The layouts have been meticulously and intelligently designed for spacious comfortable living. Dining areas flow seamlessly with living spaces, and the suites are equipped with sleek and efficient kitchen layouts with premium countertops and stainless steel appliances. All suites have well sized balconies. All suite owners share in a sumptuous 10th level dedicated to quality of life indoors and outdoors with forever spectacular views.



Features & Finishes

SUITE FEATURES

- 9 foot ceilings*** on all floors except penthouse level at 10 foot ceilings***
- Paint colour off-white
- Smooth finish ceiling
- Choice of plank pre-finished laminate flooring in entry corridor, living/dining areas, bedrooms, kitchens and dens**
- Laundry area floor finished in porcelain tile**
- 4" baseboard with coordinating door casings
- Solid core suite entry door with deadbolt lock and security viewer
- Contemporary mirrored sliding doors on entry sliding door closets as per plan
- Sliding doors and/or swing doors in bedrooms except internal bedrooms which have clear glass sliding doors facing exterior glazing*
- Brushed nickel contemporary hardware**
- Wire shelving and rod in closets**
- Balconies or terraces with sliding patio doors for access*

KITCHENS

- Designer appointed cabinetry with a range of colours to select**
- Choice of quartz kitchen countertop from Vendor's standard samples**
- Single basin stainless steel undermounted sink, with pull out vegetable spray faucet
- Under cabinet lighting
- Suites under 900 sq.ft. - Choice of glass tile or ceramic tile backsplash in a range of colours from Vendor's selection of standard samples**
Suites over 900 sq.ft. - Quartz backsplash**
- Island* (only if applicable as per plan) with choice of quartz kitchen countertop from Vendor's standard samples and with waterfall feature on one side**

APPLIANCES

Suites under 900 sq.ft.

- 24" refrigerator
- 24" dishwasher with decorative panel
- 24" cooktop
- 24" stainless steel oven

- 30" Stainless steel microwave hood fan combination mounted above range
- Convenient stacked front-load washer-dryer
- Dryer vented to the exterior

Suites over 900 sq.ft.

- 24" refrigerator
- 24" dishwasher with decorative panel
- 30" cooktop
- 30" stainless steel oven
- 30" Stainless steel microwave hood fan combination mounted above range
- Convenient stacked front-load washer-dryer
- Dryer vented to the exterior

BATHROOMS

- Designer appointed cabinetry from a range of colours to select**
- Choice of quartz vanity countertop with undermount sink**
- Single lever faucet
- Suites under 900 sq.ft. - Mirrored medicine cabinet included in master bathroom or main bathroom from Vendor's choice**
Suites over 900 sq.ft. - Two mirrored medicine cabinets included from Vendor's choice**
- Water-efficient toilet, faucet and showerhead
- Tub and/or shower*, with full height porcelain tile surround**
- Rectangular design, white acrylic soaker tub* and apron**. Tub, shower head and faucet may be reversed from what is shown on marketing plan due to mechanical & electrical coordination.
- Glass enclosure shower door*
- Porcelain floor tile in master ensuite**
- Porcelain floor tile in main bath and powder room**
- Privacy lock on washroom doors
- Bathroom exhaust fan vented to exterior

MECHANICAL AND ELECTRICAL

- Individually controlled heat pump system for year-round heating and cooling comfort

- Separate meter for electricity usage*^B
- Convenient pre-wired telephone and cable outlets in living room, den and bedrooms, with high speed internet access
- Switch controlled receptacles in living, dining areas, and bedrooms, with light fixture in foyer, track lighting between kitchen and dining room located as per Vendor's coordinated discretions
- Built-in smoke detector
- In-suite water sprinkler system

THE BUILDING

- Above grade parking
- Approx. 10,000 sq.ft. of landscaped outdoor gardens shared with the East Tower
- Approx. 10,000 sq.ft. of private exclusive indoor amenity space for West Tower use only
- A designer appointed lobby
- Amenities include a party room with fireplace and floor to ceiling windows facing the lake and outdoor landscaped areas, full kitchen, library with gas fireplace, two furnished guest suites*^A, yoga studio, equipped fitness room, men's and women's change rooms, saunas, indoor pool, children's play area and outdoor play patio, pet grooming area on ground floor
- Shared outdoor gardens include gas BBQs, dining tables, seating arrangements, water feature, and natural plantings
- Concierge service 24-hours a day, 7 days a week
- All main entrances and exits monitored with closed circuit video security system
- Security access throughout all common areas
- Mailroom conveniently located on the main level near the elevators
- Car Share

SUSTAINABILITY

- 2' high detailed window sills with occasional spandrel glass on the exterior increase the building's ratio of solid to glazed area. This environmentally sustainable feature should improve the buildings thermal and acoustical performance and reduces the reliance on mechanical ventilation systems. This thermal envelope should minimize unwanted solar gain and heat loss
- High efficiency building mechanical equipment promotes energy savings
- Occupancy sensors in selected common areas to reduce electricity costs
- Low VOC white paints and finishes on walls, trim and doors
- Waterwise fixtures reduce water use
- Aluminum window frames with double pane sealed glazed units
- Building recycling system

* Where applicable and as per plan

** As per Vendor's preselected standard finish packages and/or Vendor's samples, as the case may be

*** Ceiling heights are subject to bulkheads, dropped ceilings and structural beams

*^A Refer to Mirabella Condominium Budget Statement

*^B Refer to Adjustments in the Agreement of Purchase and Sale

GENERAL

Without limiting the generality of anything contained in this Agreement:

Materials and finishes will be Vendor's preselected standard finish packages and/or Vendor's samples, as the case may be.

Where indicated the choices noted may be chosen from Vendor's preselected standard finish packages and/or Vendor's samples, as the case may be, provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in Section 4 of the Agreement of Purchase and Sale.

All colour and material choices from Vendor's preselected standard finish packages and/or Vendor's samples, as the case may be, must be submitted to the Vendor within seven (7) days of notification by the Vendor's representative.

The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date.

The Vendor reserves the right to substitute any products or materials used in construction of the suite provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make changes or modifications in the plans and specifications at its discretion.

Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, paint, trim and doors, as applicable and as per plan. Samples viewed when choices are made from Vendor's samples or Vendor's preselected standard finish packages are only a general indication of material selected. Details and location of windows, doors, lights and outlets may not be as shown on renderings, plans or sample boards.

The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

References to model types or model numbers refer to current manufacturer's models, if applicable. If these types or models shall change, the Vendor shall provide an equivalent model.

All dimensions, if any, are approximate.

Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. If, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct, supply and/or install the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects, this Agreement shall continue in full force and effect.

All plans and specifications are subject to change without notice. The Vendor has the right to substitute materials of equal or greater value. The purchaser acknowledges that the wall paneling, wall mirrors, wallpaper and kitchen seating shown in model suite and vignettes, model renderings, and plans, are decorative and are not included as the standard finish. All renderings are artist's concept. E. & O. E.



The Diamond on Yonge



The Royalton



One City Hall



Domus in Yorkville



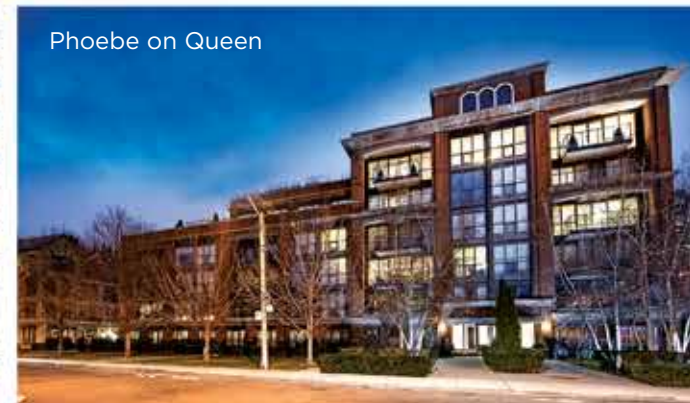
The Florian



One Balmoral



Two Roxborough



Phoebe on Queen

The Team

Scott Shields Architects & ERA Architects

Architecture

For Mirabella, we brought together a remarkable team of architects. The lead architect is Andrew Shields of Scott Shields Architects, collaborating with David Winterton of ERA Architects. Andrew worked for Hariri Pontarini on an enviable list of high profile award winning Toronto high rise condominium projects including One Park Place, Art Condominiums, and Shangri-La Toronto. Shields left Hariri Pontarini in 2013 to start his own firm and then merged with Deborah Scott to form Scott Shields Architects.

Upon graduation from McGill, Winterton worked in Toronto for a decade, first for commercial firms and then for ERA Architects. In 2004, Winterton left ERA and Toronto for New York, where he eventually joined Robert Stern's firm, RAMSA (Robert A.M. Stern Architects). Stern is the leading proponent of the "modern traditionalism" school of architecture, which seeks to integrate classical elements into modern buildings. "It was a very exciting time," says Winterton. "I was working on great projects and really connected with a precedent-driven design approach." One of the first projects he worked on was Stern's 15 Central Park West, a building that is emblematic of modern traditionalism. While with RAMSA, Winterton was also project manager for the Brompton on East 85th Street, a 22-storey luxury condominium that bills itself as "timeless yet modern." He also worked on RAMSA projects abroad in Hong Kong, Singapore and Germany. At the beginning of this year, Winterton returned to Toronto and ERA.

After hearing about Winterton's return to Toronto, President Julie Di Lorenzo seized on the opportunity and put Winterton together with Shields to work on the design for Mirabella. "It's been a great collaboration," says Shields. "We have two very different skill sets coming together. I work very closely with Diamante in developing a building that addresses the site and creates great options for future residents. David brought fantastic experience to the team that allowed us to really focus in on the finer grain details of the building. We make a good team."

Jablonsky Ast & Partners

Structural Engineering

Originally established in 1955, Jablonsky, Ast & Partners offers optimum structural engineering services for virtually all types of buildings, such as residential, commercial, institutional, low rise and multi-story towers. Beginning with conceptual/schematic drawings, Jablonsky, Ast & Partners offers a total package of structural design services, as well as structural investigation services, including forensics analysis of existing structures and building rehabilitation projects including parking garages, balcony repair and legal investigations.

Urban Parallel Inc.

Interior Design

Urban Parallel Inc. is a focused, condominium, residential and retail design studio comprised of a passionate group of professionals. Never relying on the obvious, their strategy has been to be creatively connected to their client's vision, to help them realize the benefits of comprehensively planned, fresh and enduring design solutions.

Foxx Advertising and Design Inc.

Advertising and Design

Foxx Advertising and Design Inc. is a full service advertising agency based in Toronto that offers a wide range of services and skill sets to an equally diverse range of clients on an international, national, and regional level. FOXX is where individual ideas congregate to achieve a common goal. Where distinct and unique concepts target the commonalities in us all through design, thought, and interaction.

M.V. Shore Associates (1993) Limited

Mechanical and Electrical Engineering Design

M.V. Shore Associates (1993) Limited provides mechanical and electrical engineering design services for the building industry. The company is an acknowledged leader in the field of high-rise residential building design, complemented by expertise in non-profit housing, commercial high-rise and low-rise office buildings, nursing homes, industrial buildings, shopping centres and municipal buildings.