



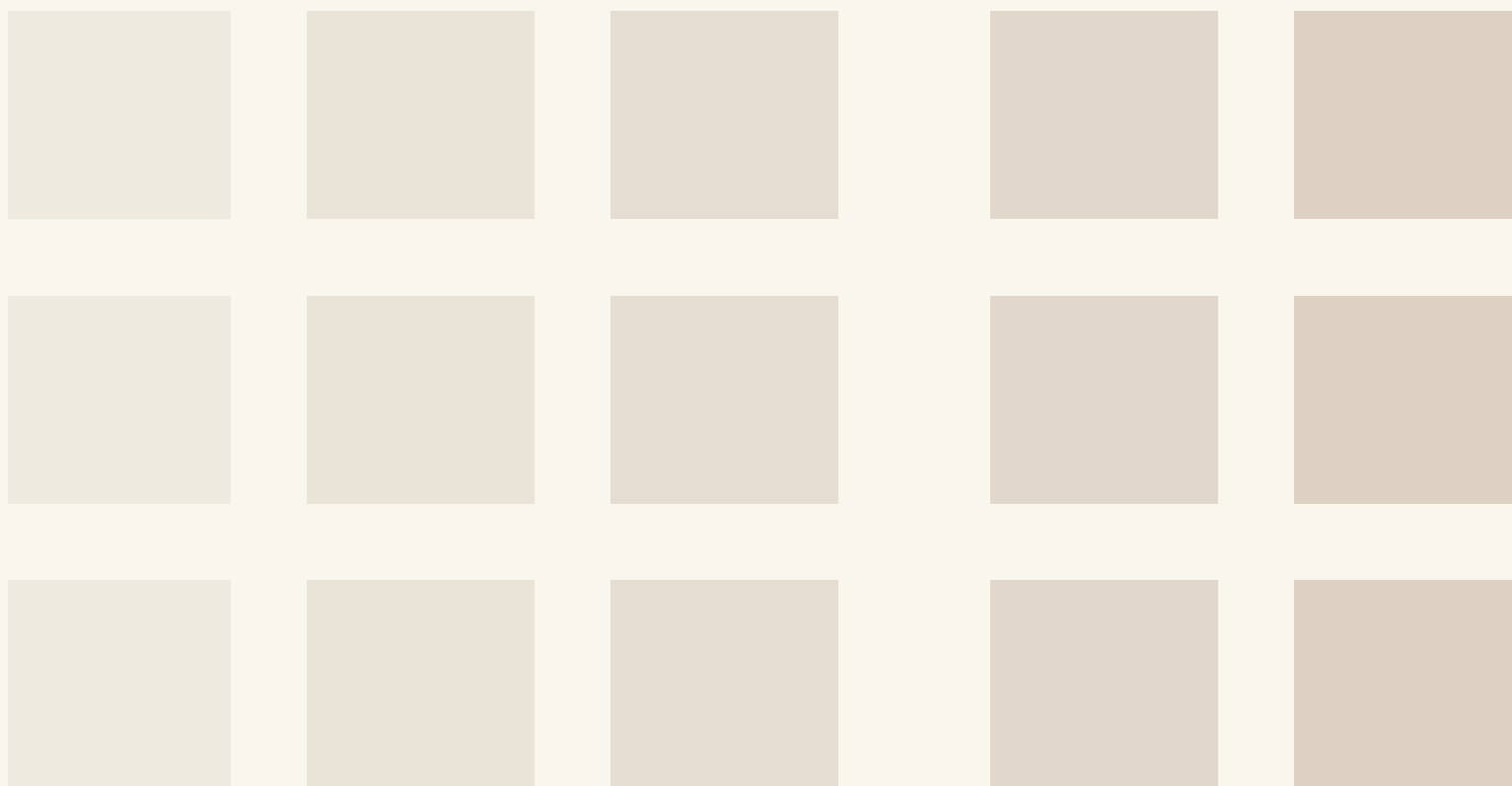
**EDGE**

TOWER II

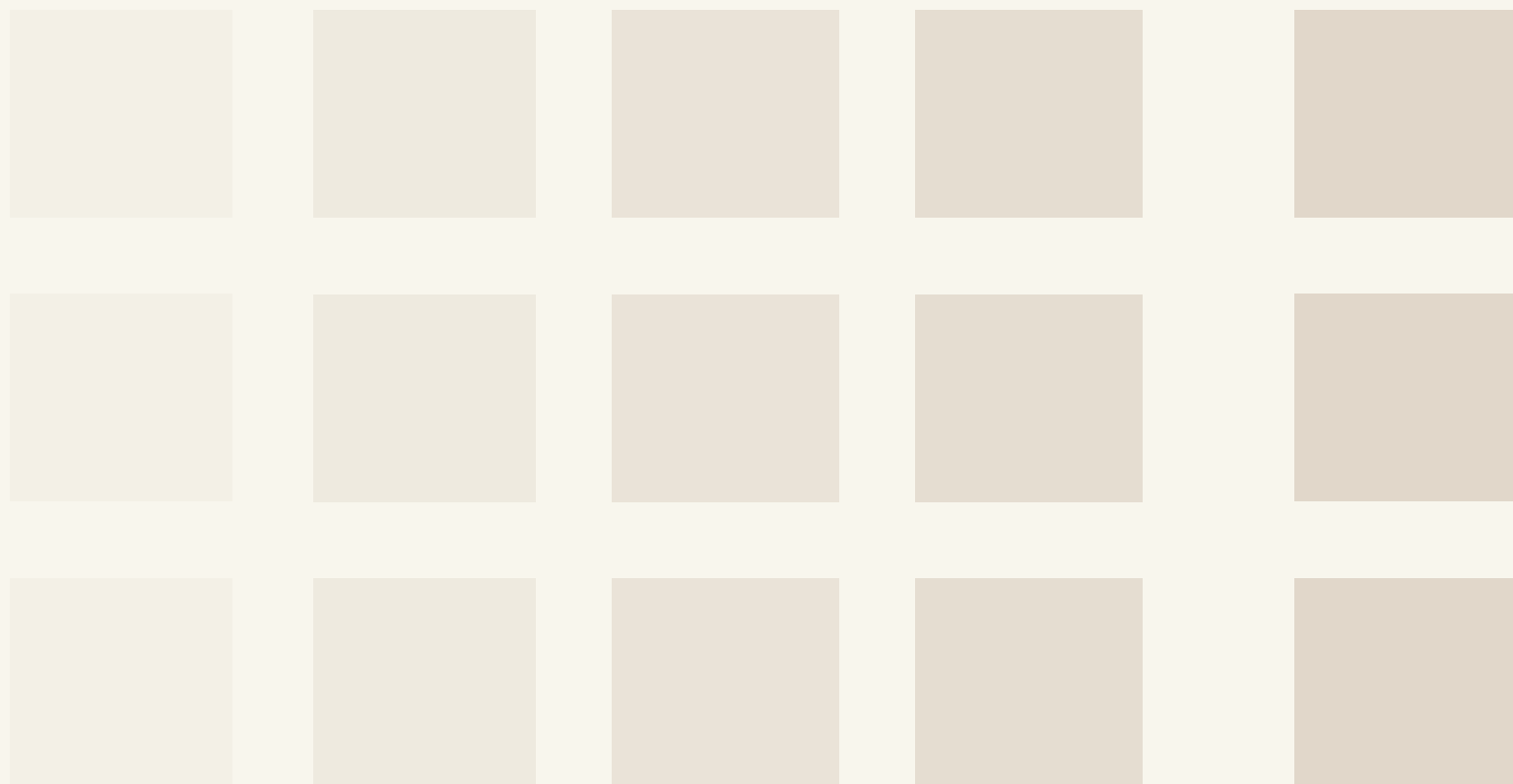
SOLMAR®



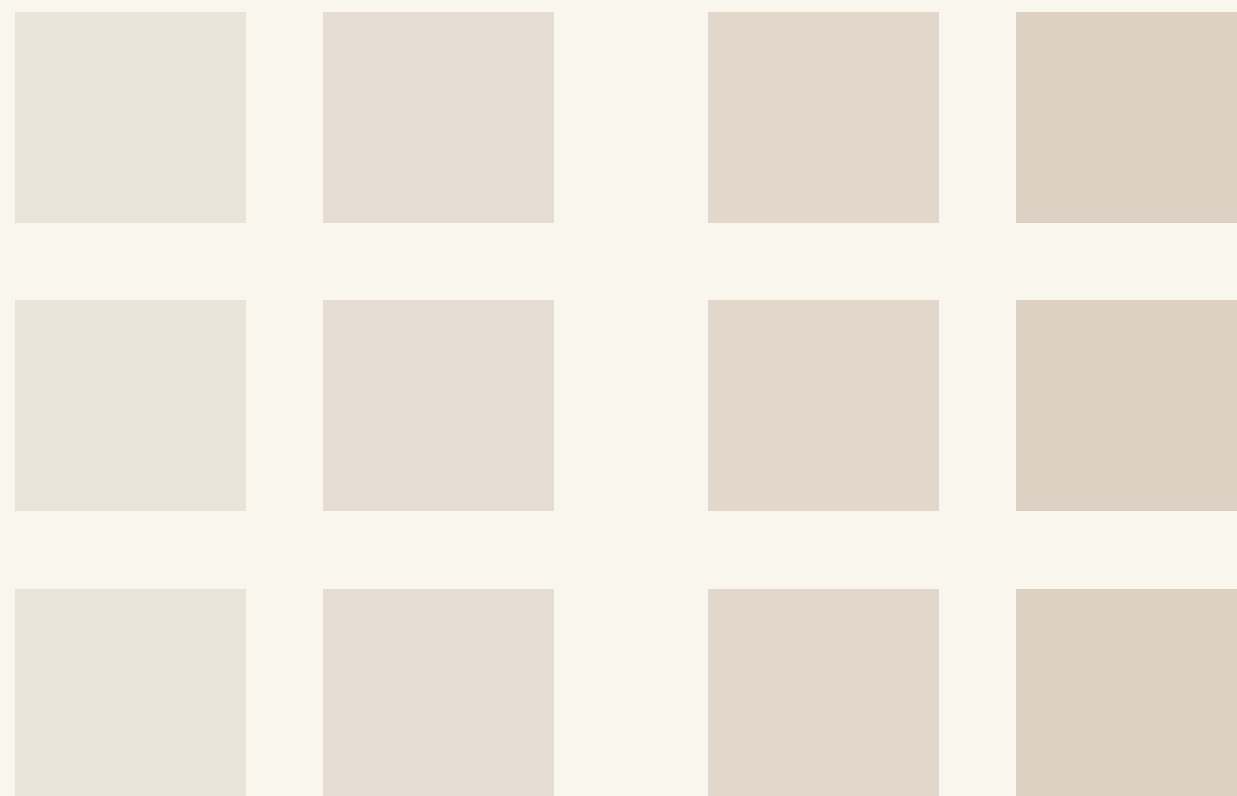
Artist's concept.



# Life at the Edge



Live at the **Edge** of your seat, the **Edge** of fashion and the **Edge** of adventure in an established and constantly growing community. Located in the heart of a vibrant city will stand a landmark at the cutting **Edge** of design. Built and embellished with the highest quality features and premium finishes, and surrounded by a multitude of amenities, these condominiums are beyond the **Edge** of greatness.



# Modern Design with an Edge



This 40-storey tower, by award-winning Architect Roy Varacalli, is at the leading **Edge** of design with modern and elegant finishes throughout the interiors and exterior. Floor to ceiling windows reflect the atmosphere allowing the architecture to blend seamlessly into the sky, while the framing allows it to stand out against the backdrop as a marvellous structure. Experience the city at new heights at the **Edge**.



# Live at the Heart of Mississauga



The City of Mississauga is an ever-growing and largely populated area with endless amenities to embrace. Explore the outdoors and live at the **Edge** of excitement with several community centres and parks right outside of your door. Experience some of the best shopping at Canada's second largest shopping mall, indulge in a wide range of local restaurants and revel in the unbeatable entertainment at Celebration Square or the Mississauga Living Arts Centre, all located just minutes from **Edge Towers**.





# The Lobby with 24-hr Concierge

Artist's concept.

Enjoy the luxuries of clean, white marble floors that reflect the gorgeous lighting of the statement chandelier and natural light pouring through the large windows. Chic and comfortable seating areas to await your guests surround the welcoming front desk, with high-class accents encased between large Romanesque pillars. Decorated with unique art deco inspired pieces, the Lobby is a grand and elegant space.

# The Galleria

Take a seat and enjoy the picturesque views of Mississauga in the glass-enclosed galleria. The white marble floors throughout create a cohesive theme in the building and mirror the contemporary lighting and décor fixtures.

# Party Room & Rooftop Terrace

Mesmerize your guests in the glamorous and breathtaking party room, complete with a bar and abundant seating areas overlooking the **Edge** of the city. Furnished and decorated with lavish interiors and premium hardwood flooring, your guests will feel enchanted under the modern light fixtures – or walk out onto the 4th floor rooftop terrace and enjoy the night under the stars above.





# Wi-Fi Lounge & Games Room



Artist's concept.

Unwind and relax in the wi-fi lounge – a secluded area furnished with large and comfortable chairs, decorated with textural accents and soft lighting, and complete with unlimited wi-fi internet. Floor to ceiling windows allow for an open concept flow, while unobtrusive design elements offer a sociable place perfect for intimate meetings and gatherings, a game of pool, or a work or study space.

# Theatre Room

The Theatre Room is the perfect place to sit back, relax and enjoy your favourite film. Book the room in advance and gather your friends to watch the game from some of the best seats in the house. Be immersed in all of the action, drama and binge-worthy moments from the big screen.



Artist's concept.



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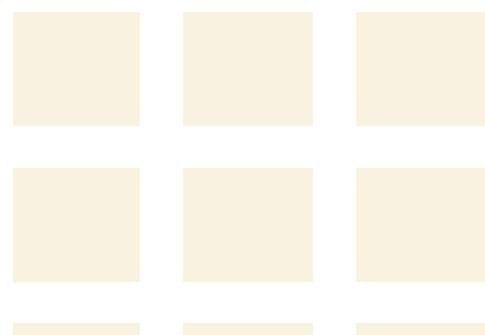
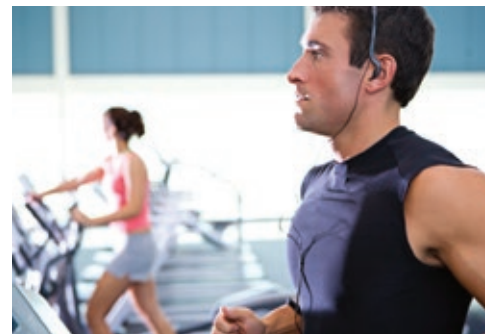
Artist's concept.

## Fitness Room & Yoga Studio

Draped in modern interior design elements such as marble flooring, ceiling to floor windows and luxurious lighting fixtures, this fitness room will have you feeling anything but static.

When you've finished your workout or you're just winding down from a hard days work, walk over to the yoga studio and strengthen your core while embracing the sunset in the western facing sanctuary.

# Building Amenities



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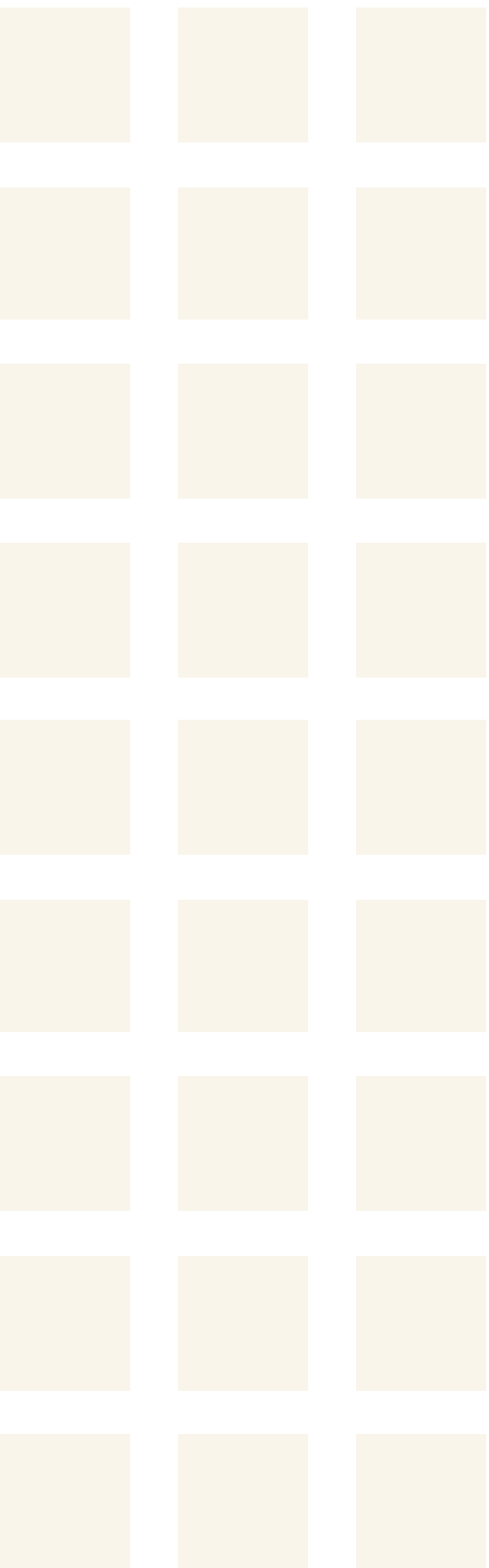
Ground Floor Amenities



Party Room & Rooftop Terrace  
Fourth Floor

# Modern, Elegant & Luxurious





# Stay connected at the Edge

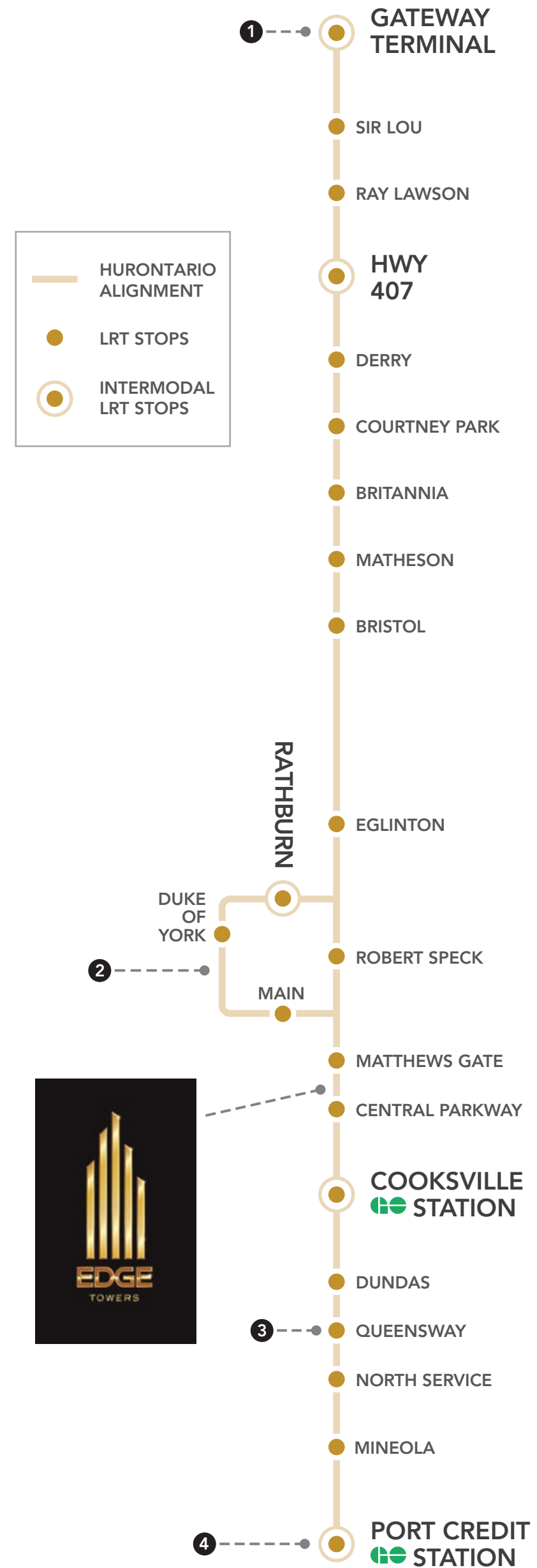


Artist's concept

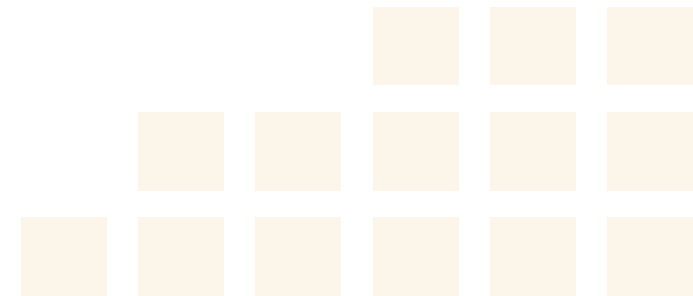
Live life at the **Edge** and be connected to it all with easy access to both public transit and all the major highways – 401, 403, 407, 410, and the QEW. The future Hurontario LRT is only steps away from home, and will bring 20km of modern, rapid transit to the city – from the beautiful Port Credit area all the way up to the Gateway Terminal in Brampton. This new light rail line will join an already outstanding system with connections to two GO Transit lines, Mississauga’s MiWay bus routes and Brampton’s Züm lines. This makes the **Edge** just steps away from connections to Union Station and Pearson Airport, while still being within walking distance to Square One Shopping Centre. With the endless biking and walking trails that surround you, your life will never be short of an adventure when you live at the **Edge**.

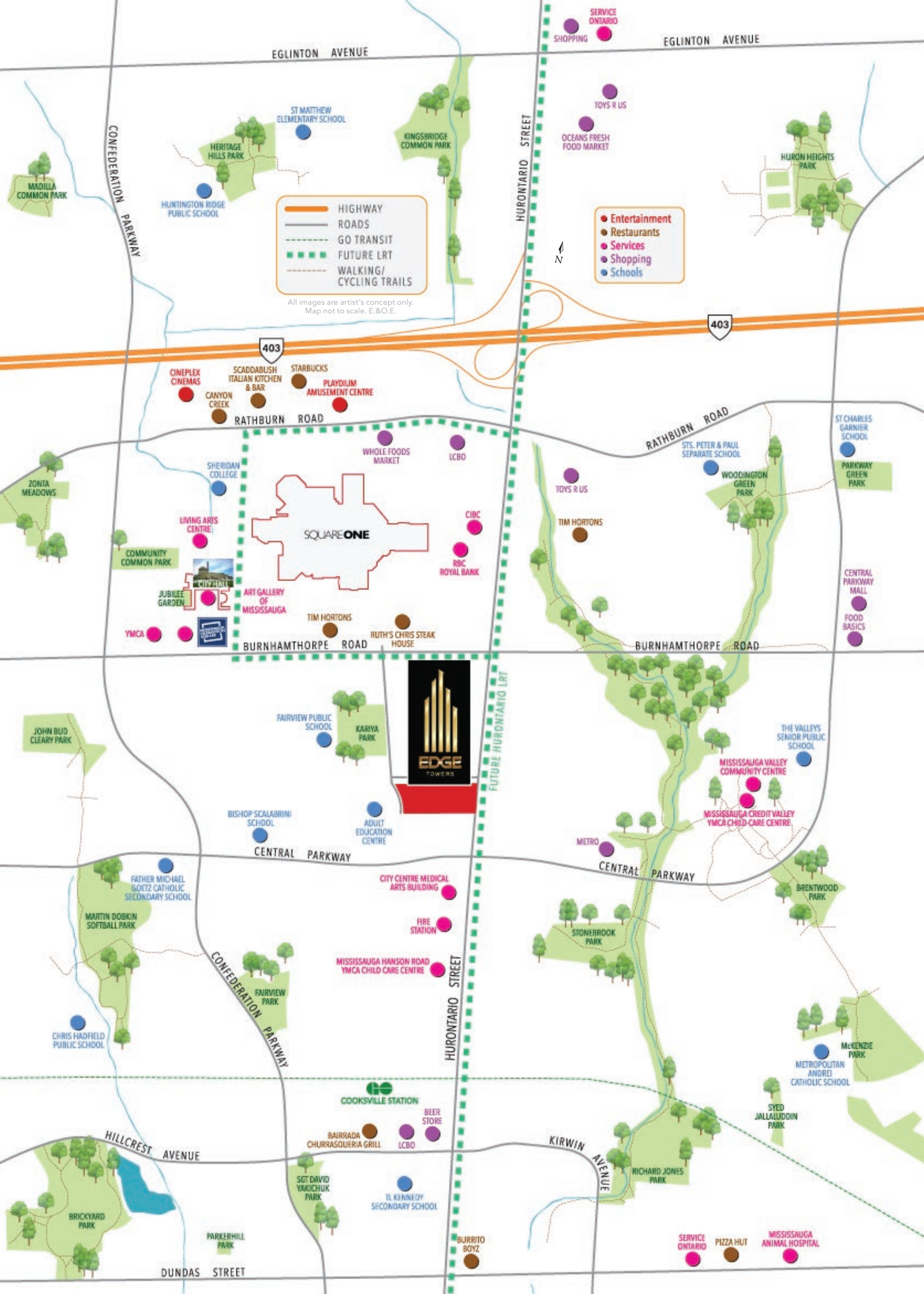


# Hurontario LRT



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In the Heart of It All



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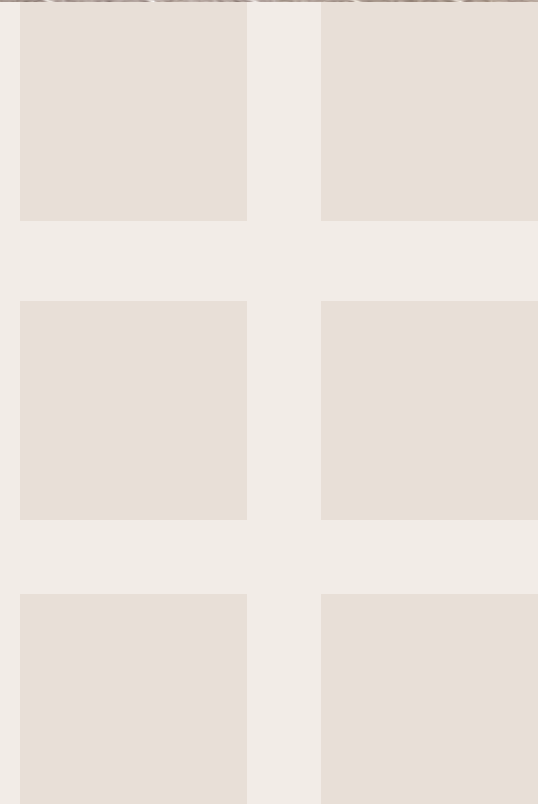


Artist's concept.



Artist's concept.

# Edge Towers Parkette



# Quality Features & Finishes

## IMPRESSIVE BUILDING FEATURES

With the **Hurontario LRT** at your doorstep, go beyond condominium living with building features that set **Edge Towers** apart from the rest. Luxurious living is yours with a **24 hour concierge** service available to residents to assist with anything you may need. Within the building there are amenities that will fulfill any of your needs and desires, including **2 party rooms, 2 guest suites, games room, theatre room, wifi lounge, state-of-the-art fitness centre, yoga room and sports lounge**, as well as an elegant lobby furnished with luxurious accents. All amenities walk out to a terrace finished with a fire pit and comfortable seating, as well as beautifully landscaped exteriors, letting you enjoy the outdoors with style and sophistication.

## REFINED SUITE INTERIORS

To ensure that only the best goes into your home, each suite has been designed with you in mind, reflecting the high standards of Edge Towers and its residents.

- 9' ceiling heights on Floors 2 through 36
- Soaring 10' ceiling heights on Penthouse
- Classic **smooth ceilings** painted with flat paint throughout
- All Interior walls will be primed and painted with high quality latex paint
- Kitchen, bathroom(s), laundry areas all elegantly trim painted with white semi-gloss paint
- **7' paneled doors** complete with contemporary brushed nickel hardware
- Contemporary baseboard and casing trim package for all typical suites throughout
- **8' solid core panelled doors** on Penthouse Levels with contemporary brushed nickel hardware
- Contemporary **upgraded baseboard and casing trim package** for all Penthouse Level Suites
- Entry closet with single door or mirrored sliding doors (as indicated on plans)
- Green friendly thermal insulated energy efficient double glazed tinted windows

## SIGNATURE KITCHEN

**Edge Towers** offers state of the art, modern kitchens that come with only the highest quality enhancements. Take your kitchen to the upper echelon of style and functionality with our exclusive appliance package for everything you need in your kitchen.

- **Designer European-style cabinetry**
- High quality European integrated appliance package:
  - **Fully integrated refrigerator**
  - **Stainless steel oven with glass top**
  - **Fully integrated dishwasher**
  - **High performance, European-style designer hood fan**
- **Luxurious quartz** countertops with polished square edge selected from Vendor's standard samples
- Sleek single under-mount stainless steel sink with modern integrated pull-out spray faucet
- Elegant glazed porcelain and/or **ceramic tile backsplash** selected from Vendor's standard samples

## FLOOR FINISHINGS

- Premium wide plank laminate wood flooring throughout living and dining rooms, breakfast area, den, bedrooms, hallways and foyer selected from Vendor's standard samples
- 12" by 12" or 12" by 24" timeless glazed **porcelain** and/or ceramic tiles in bathrooms and laundry rooms selected from Vendor's standard samples

## SPA-INSPIRED BATHROOMS

- Designer European-style vanities
- Elegant **quartz** or **marble** countertop selected from Vendor's standard samples
- **Frameless shower glass door**, as per plan
- Contemporary deep 5ft soaker tub with integrated shower head as per plan
- Glazed **porcelain** and/or ceramic tile for tub enclosures and shower stalls selected from Vendor's standard samples
- Luxurious pressure balanced, temperature controlled shower faucet
- Convenient exhaust fan vented to exterior
- Flattering vanity chrome strip lighting
- Beveled designer vanity mirror

## LAUNDRY

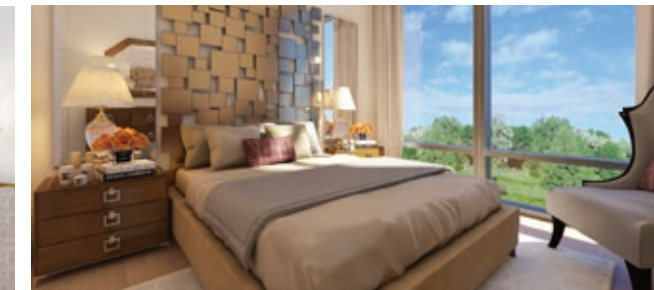
- Convenient in-suite energy efficient stacked white washer/dryer vented to exterior
- Quick water shut off valve
- Easy access lint trap

## ELECTRICAL SERVICE AND FIXTURES

- Individual 100 amp service panel with circuit breakers
- Individually metered hydro service to each suite
- White designer receptacles and switches throughout
- Ceiling light fixtures in foyer, hallway(s), walk-in closet(s), bedrooms, kitchen, den and breakfast area, as per plan
- Capped ceiling light outlet in dining room, as per plan
- Convenient switch controlled receptacle outlets in living room

## COMMUNICATION

- All residences are conveniently pre-wired for cable television, telephone and internet services
- **Unlimited high speed Gigabit FIBE internet included with your suite**
- Pre-wired TV and telephone outlets in living room and bedroom(s)



## SAFETY AND SECURITY

- Well lit underground parking with security cameras
- Personally encoded suite intrusion alarm with suite door contact and keypad (monitoring to be arranged by purchaser)
- Carbon monoxide and smoke detector(s) hard wired
- Suite fire alarm connected to building fire panel

## PERSONAL COMFORT SYSTEM

- Separately metered suites for personal control of suite
- Individually controlled vertical fan coil system providing seasonal heating and air conditioning

Specifications, terms and conditions are subject to change without notice. E. & O.E.

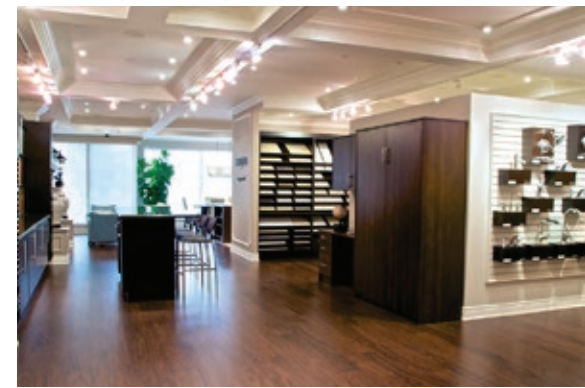
# SOLMAR DEVELOPMENT CORP Design Studio



## Design Studio

The Solmar Design Studio is where it all begins. From the moment you enter our Design Studio, you will be inspired by our vignettes and vast range of fine finishes and materials which have been selected by our Professional Design Consultant. The materials and finishes offered have been carefully chosen based on quality, performance and the latest trends.

Your Design Consultant will guide you and make recommendations to ensure that the vision you have for your new Solmar Home becomes a reality. The overall look and style of your new home begins with your personal vision and ends with a truly amazing design experience at Solmar.





## EVERY SOLMAR COMMUNITY IS A DEDICATION TO QUALITY LIVING

With a high level of integrity and a focus on quality after-sales service, **Solmar** has led the way in building exquisite single family and condominium communities for over 25 years, as well as exceptional commercial properties, in prime locations across the Greater Toronto Area.

Distinguished by timeless elegance, sophisticated interior designs and meticulous attention to detail, every **Solmar** community is a dedication to quality living. Our residential communities are rich in character and personality, imbued with old world values and new age efficiencies. Classic in appeal, yet modern in outlook, a **Solmar** community is a benchmark of quality that exceeds expectations.



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[edgetowers.ca](http://edgetowers.ca)