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EV ROYALE

CONDOMINIUM RESIDENCES
AT MISSISSAUGA ROAD

BOUTIQUE CONDOMINIUM LIVING AT MISSISSAUGA ROAD.

AN EXCLUSIVE COLLECTION OF SUITES THAT REFLECT THE ELITE CHARACTER
OF MISSISSAUGA ROAD'S SPECTACULAR ESTATE RESIDENCES.



The palatial estate residences of Mississauga Road. The soothing waters of the majestic Credit River. The breathtaking forests and green spaces of Erindale Park. These are the things that make Erindale Village the most remarkable neighbourhood in the GTA.

It is here, in Mississauga Road's most prized neighbourhood, that we are pleased to introduce a new luxury lifestyle community that celebrates the many pleasures of life in this unique location. With bespoke quality suites, country club inspired amenities and breathtaking park and river views, it's a place that creates a new benchmark for superior luxury living in Mississauga's most prestigious neighbourhood.





EV ROYALE

CONDOMINIUM RESIDENCES
AT MISSISSAUGA ROAD

HERITAGE MEETS MODERN.



PURE BESPOKE LUXURY, UNLIKE
ANYTHING MISSISSAUGA HAS EVER SEEN.



Inspired by the charming heritage landmarks of Mississauga Road and Erindale Village, EV Royale combines classic architectural style with bold modernistic flourishes to create a visually compelling aesthetic that bridges past, present and future.

A striking medley of glass, brick, precast and stone — with large windows and inviting balconies — EV Royale is proud to be the latest landmark building in this prestigious established neighbourhood.



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CONDOMINIUM RESIDENCES
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artist's concept

AN INTIMATE PARK-LIKE OASIS

The spectacular courtyard at EV Royale features beautifully manicured grounds, a charming gazebo and intimate floral gardens to cultivate a rich atmosphere of refined elegance and exclusivity.



artist's concept

LAVISH PRIVATE TERRACES

Immerse yourself in a world of distinguished nature with the spacious terraces available with select suites. Enjoy beautiful views of the homes of Mississauga Rd., Erindale Park, the majestic Credit River and surrounding greenspace from one of these privileged outdoor spaces.

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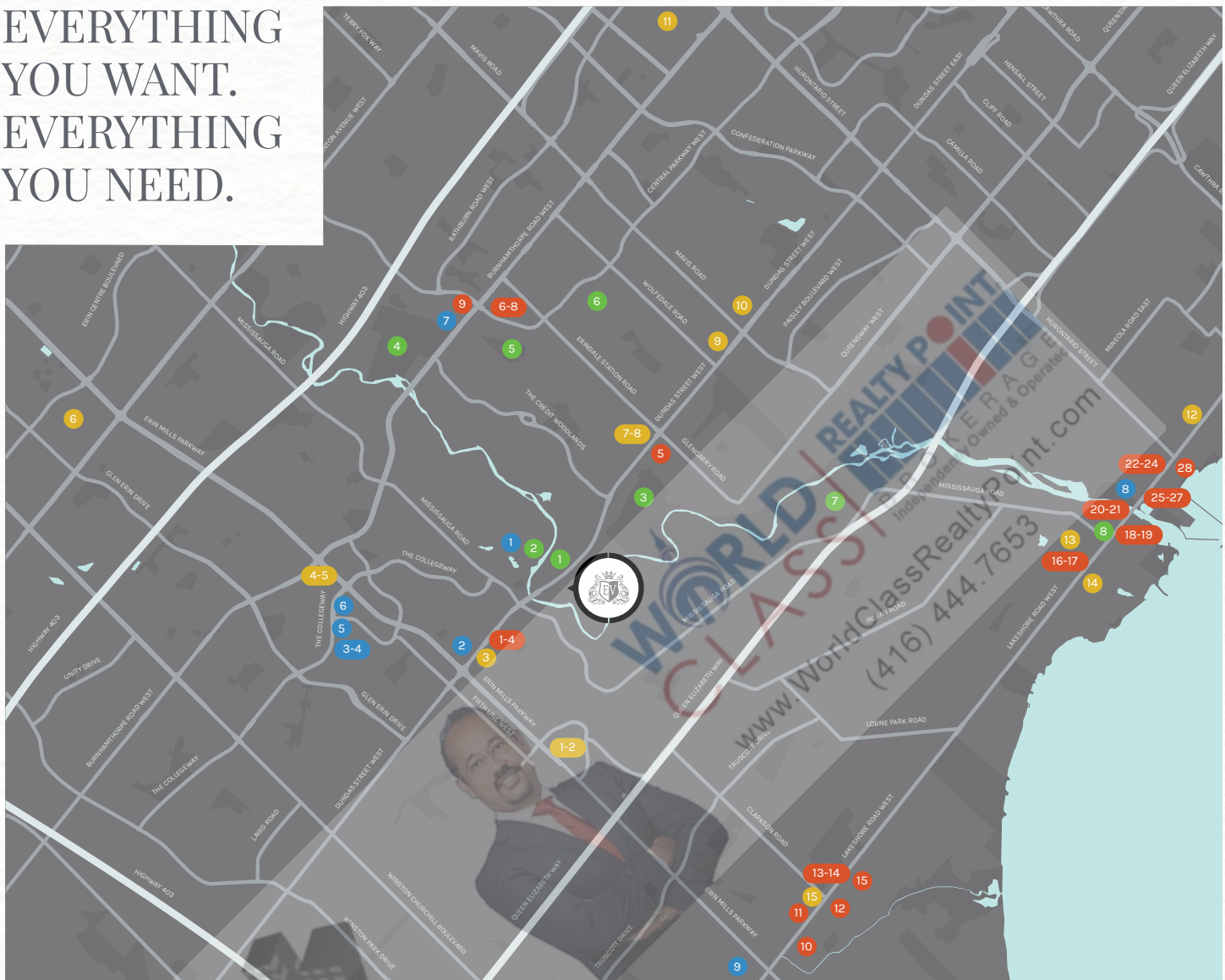




EV ROYALE

CONDOMINIUM RESIDENCES
AT MISSISSAUGA ROAD

EVERYTHING
YOU WANT.
EVERYTHING
YOU NEED.



YOU'LL FIND MISSISSAUGA'S MOST CONVENIENT LIFESTYLE HERE.

Over recent years Mississauga has rapidly matured into a cosmopolitan, mature city with its own distinctive aesthetic and personality. By preserving natural spaces and parklands while simultaneously attracting the same elite luxury shopping and dining that one would expect in a world-class metropolitan centre, Mississauga offers a more sophisticated, spacious and sustainable version of convenient urban living.

PARKS & RECREATION

1. Erindale Park
2. Cullham Trail
3. Credit Valley Golf and Country Club
4. Riverwood Park
5. Ellengale Public School
6. Canlan Sportsplex Mississauga
7. The Mississauga Golf and Country Club
8. Yoga Seven

RESTAURANTS & CAFES

1. Bubble Kitea
2. The Apricot Tree Cafe
3. Erin Mills Pump and Patio
4. Rogues Restaurant
5. Sultan Express Mediterranean Grill Ltd
6. Acacia Fine Foods
7. Owl of Minerva
8. Lion City Restaurant
9. Chilli Chicken House
10. The Black Horse Pub
11. Solstice Restaurant & Wine Bar
12. The Clarkson Pump & Patio
13. Clarkson Mediterranean Bistro
14. Michael's Back Door Restaurant
15. Mango Rain
16. Swiss Chalet Rotisserie & Grill
17. Booster Juice
18. Chelsea Restaurant
19. Starbucks
20. The Old Stable
21. Sunset Grill
22. The Pump House Grille Co.
23. Indian Cuisine By The Lake
24. Raw Aura Organic Cuisine
25. Door FiftyFive
26. Hermanos Mexican Grill
27. Souvlaki Port Credit
28. Ten Wine Bar

SHOPPING

1. Metro
2. Sheridan Centre
3. Sheridan Pharmacy
4. Walmart Erin Mills Supercentre
5. Shoppers Drug Mart
6. Erin Mills Town Centre
7. Westdale Mall
8. FreshCo
9. Canadian Tire
10. The Home Depot
11. Square One Shopping Centre
12. Planet Organic Market
13. Loblaws
14. Shoppers Drug Mart
15. HomeSense

SCHOOLS & SERVICES

1. University of Toronto Mississauga
2. Erindale Secondary School
3. South Common Community Centre
4. GoodLife Fitness
5. BMO Bank Of Montreal
6. Petro-Canada
7. Erindale GO Station
8. Port Credit Library
9. Clarkson GO Station



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CONDOMINIUM RESIDENCES
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MISSISSAUGA'S MOST EXCLUSIVE LOCATION.

DISCOVER A WORLD OF ELITE AREA AMENITIES HERE.

ERINDALE PARK

Located just steps from EV Royale Condominium Residences, Erindale Park is Mississauga's largest park, boasting over 220 acres of lush parkland. The Credit River runs through this peaceful greenspace, which features numerous picnic areas, a playground, toboggan hill, amazing hiking on Cullham Trail and other walking trails, fishing, canoeing and more.



UNIVERSITY OF TORONTO ERINDALE CAMPUS

Located just moments north of EV Royale, you can discover the beautiful park-like campus of U of T Mississauga. Offering 148 different courses across 89 areas of study, you can get a world class education at this highly respected academic institution.

AMAZING SHOPPING & RESTAURANTS

Central Mississauga boasts some of the best selections of shopping and dining destinations in the country, and you're just moments from it all at EV Royale. Choose from a virtually endless selection of international cuisine just east along Dundas Street, explore the high end shops and boutiques of Erin Mills Town Centre just north, or find all of life's necessities at any number of shops and plazas just a short drive from your front door.



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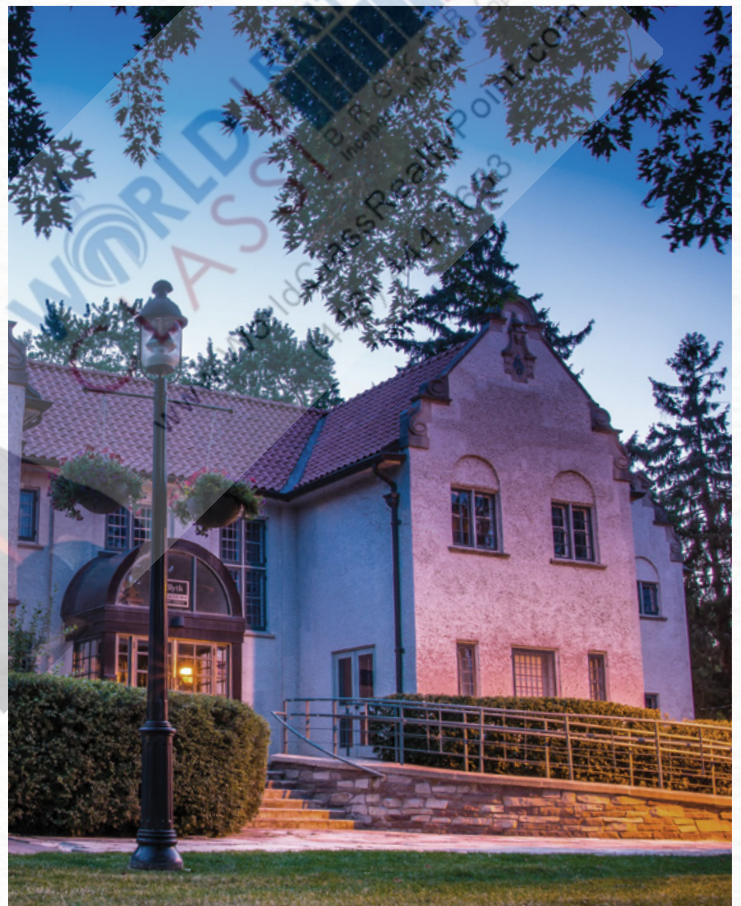


ERINDALE GO STATION

If you're commuting into Toronto, you'll be pleased with the convenient proximity of Erindale GO Station, providing regular train and bus service into the city 7 days a week.

HERITAGE ARCHITECTURE

Erindale Village is still home to many spectacular heritage buildings dating back as early as 1828. One of the finest highlights is The Grange, located at 1921 Dundas St. W. Also known as the Robinson Adamson House, The Grange is now home to Heritage Mississauga, and is a breathtaking example of early Canadian architecture. Another notable heritage site is that of St. Peter's Anglican Church. Erected in 1887, you won't want to miss this stunning structure of true artisanal mastery. If you'd like to learn more about heritage buildings in Erindale Village, you can view The Heritage Walking Tour Guide at Erindalevillage.ca and discover a number of noteworthy heritage sites that are just waiting to be explored!



CREDIT VALLEY GOLF CLUB / MISSISSAUGA GOLF & COUNTRY CLUB

The Credit Valley is home to two of the most spectacular golf clubs in the GTA. These elite, members only institutions offer challenging golf courses, beautiful scenery and exceptional club facilities to their prestigious members.



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SPACIOUS & STYLISH SUITES.



ENJOY TRULY EXPANSIVE LUXURY AT EV ROYALE.

With extra large suites available, you can enjoy truly spacious luxury at EV Royale. Catering to the needs and expectations of sophisticated homebuyers, this is an exclusive collection of lavish, artisanal quality suites with all-premium features and finishes. Our wide range of suite sizes all feature gourmet kitchens, private outdoor terraces, palatial master suites and vibrant open concept floor plans that cultivate an atmosphere of richness and elegance.



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EV ROYALE

CONDOMINIUM RESIDENCES
AT MISSISSAUGA ROAD

CREATE YOUR OWN ARCHITECTURAL & DESIGN DREAM.

AN EXCLUSIVE COLLECTION OF SUITES THAT REFLECT THE ELITE CHARACTER
OF MISSISSAUGA ROAD'S SPECTACULAR ESTATE RESIDENCES.

EV Royale is pleased to offer the best selection of luxury suites available anywhere in the region, but this is just the beginning. Our dedicated team is also on hand to help you select inspirational upgraded finishes, so each purchaser is able to customize their space. Our friendly Design Consultants will meet with each purchaser to guide them through the selection process; help them hand-pick upgrades to fit their personal desires and create their ultimate prestige residence.



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CONDOMINIUM RESIDENCES
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FEATURES & FINISHES



PREMIUM BUILDING AMENITIES

- Luxurious resident's party room on main level
- Exclusive park-like landscaped courtyard with BBQ and seating area
- Doggie wash station for residents
- Ample bicycle storage
- Individual Hydro metering with 2 water meters (hot and cold) per suite

PEACE OF MIND FEATURES

- Executive concierge
- Controlled entryways
- Smoke, heat and carbon monoxide detectors in suites and common areas
- In-suite monitoring at main entrances and exists

SUITE FEATURES

- 9' smooth finish ceilings in all rooms, including kitchen, bathrooms and laundry
- High quality laminate flooring throughout, except bathrooms and laundry
- Choice of porcelain tile in bathrooms and laundry
- Oversized 5 1/4" baseboards and casings throughout
- Extended height entry door, security privacy viewer and quality finished hardware
- All interior doors finished with satin nickel finish lever hardware
- All bedroom entrance doors and closet doors are swinging doors
- All walk-in closets complete with ample wire shelving and lined shelves
- Decora style light switches throughout
- All laundry rooms will contain full sized white stacked washers and dryer vented to exterior, and heavy-duty wiring and receptacle for dryer
- All windows are oversized Low-e energy-efficient double-glazed and thermally insulated
- All interior walls painted with classic flat latex off-white paint
- Semi-gloss paint in kitchen, bathrooms, laundry and all wood trim

GOURMET KITCHEN FEATURES

- Choice of stained maple, oak and painted MDF cabinetry
- Extended upper cabinets and under cabinet lighting
- Pre-finished laminate flooring
- Choose from premium quality quartz or granite countertops
- Choice of 3" x 6" ceramic or glass backsplash by builder's sample
- Undermount stainless steel double sink
- Deluxe pull-out chrome faucet
- Designer 6 ft. tracking light (length of kitchen)

INSPIRED BATHROOM FEATURES

- Quality designer vanity cabinets from Vendor's sample
- Expansive full vanity width mirrors
- Choice of quartz or granite countertops
- Master ensuite will feature separate oversized shower with frameless glass doors
- Rainhead shower in all bathrooms with shower feature
- 2nd ensuite will feature a deep soaker tub
- All bathrooms will have elongated designer toilets
- Undermounted sinks in all bathrooms and pedestal sink in powder room
- Polished chrome single-lever faucets in all bathrooms and powder rooms
- Wall-mounted lights throughout

LIGHTING & HVAC

- State-of-the-art individually controlled centralized heating and cooling system
- Designer ceiling light fixtures found in all kitchens, dining room, den, foyer, hallways and walk-in closets
- Bedrooms have switched wall outlet
- All suites wired with cable outlets to enable connection to entertainment, information and communication

PENTHOUSE FEATURES

- Extended height 10' ceilings throughout
- 3 1/4" engineered hardwood throughout except bathroom and laundry
- Premium views of protected park and greenspace
- Fully upgraded Thermador appliance package in kitchens
- Extra-deep, free-standing soaker tub as per plan



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INTRODUCING THE EV ROYALE TEAM.

WORKING TOGETHER TO CREATE MISSISSAUGA'S ULTIMATE LUXURY RESIDENCE.



YYZed is one of Canada's leading project and construction management companies. It has earned and with each new development, continues to maintain a solid reputation for innovative, high quality management solutions for its property owner and developer clients. Having delivered successful comprehensive design, construction and management solutions for a wide variety of developments in Toronto and throughout North America, we are widely recognized by our clients as seasoned builders and dependable partners. Our services include design, development, estimation, constructability reviews, value management, lifestyle costing, project scheduling and more.



Nurreal Capital Corporation (Nurreal) is a fast growing, Toronto based, Canadian corporation specializing in real estate development and construction, with a particular specialty in residential high-rise development. We are proud to have been a part of numerous successful condominium projects throughout the GTA, and are a strong force for innovation and excellence in the residential real estate industry. The corporation uses alternative sources of financing for its projects. It provides "asset-based" investment opportunities. The corporation's goal is to achieve a "higher than market rate of return" with future growth opportunities.



In2ition Realty is an innovative real estate brokerage that specializes in marketing, merchandising and selling of new home and condominium communities. In2ition provides a dynamic and unique turnkey formula for positioning and selling new developments, from land assembly, to market research, to strategy, planning and execution. Complimented by the Design Division, Leasing and Property Management and their international presence, In2ition has been able to meticulously understand opportunity while creating industry trends with award-winning and profitable results for their clients. In2ition is a trailblazer in the real estate industry and has grown to be a leader in the sales and marketing profession.



ICON brings to all its projects the same rigorous approach which places importance on the way buildings work, the way they are made, and the public spaces they generate. Each design is individual, responding to the needs and desires of each client and their unique location. Icon Architects Inc. is a member of Canada Green Building Council, with three LEED AP members.