



ICONA

CONDOMINIUMS

WORLD CLASS REALTY POINT
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THE GUPTA GROUP
A Steve Gupta Company

THE JEWEL OF VAUGHAN



The heart of Downtown Vaughan is about to beat a little faster. Introducing ICONA Condominiums, a flawlessly designed testament to the future of luxury living. ICONA will convert a primarily suburban setting into an exciting thriving urban community at Highway 7 and Interchange Way, in the heart of fast-growing Vaughan Metropolitan Centre. Embodying the hallmarks of a transit friendly, mixed use development, ICONA will contribute significantly to the evolution of this corner as the centrepiece of VMC and complement the City's vision for its new downtown.

A CONDOMINIUM ABOVE ALL OTHERS

Two residential towers, the tallest in Vaughan at 53 and 55 storeys high, will rise above a 5-storey podium that will house retail at street level flanking a grand common lobby. The sleek and stunning towers, envisioned by award-winning IBI Group Architects, will have amenity lounges at the penthouse level, offering spectacular views from the highest vantage point in Vaughan. Coloured glass in the podium and top of the tower will give it a striking signature and make it Vaughan's most recognized landmark. This is ICONA, Downtown Vaughan's newest destination.



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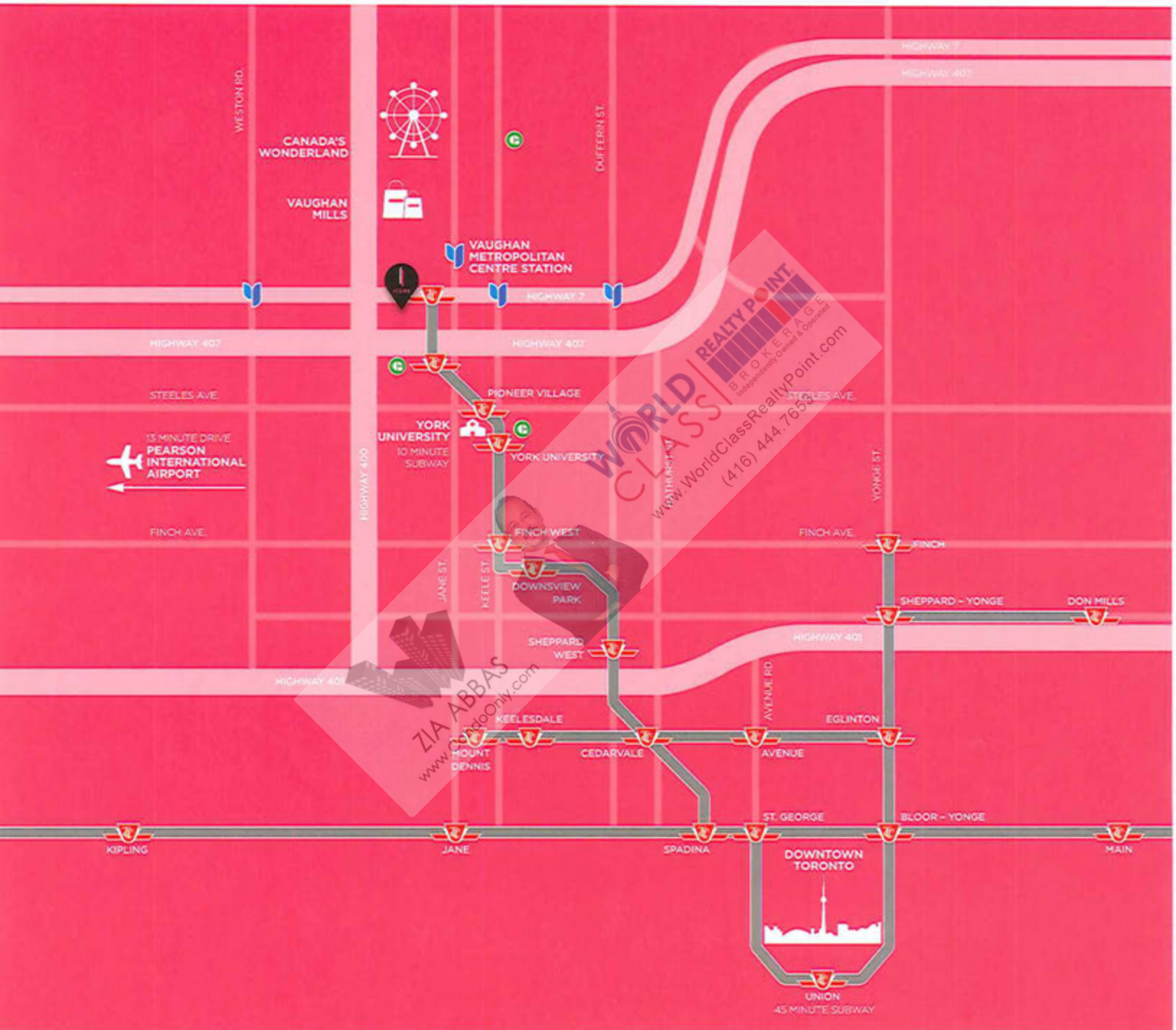
VAUGHAN'S MOST CONNECTED ADDRESS



You couldn't ask for a better or more connected location than ICONA. Step outside and walk a few steps to the brand new VMC subway station and be in Downtown Toronto in less than 30 minutes, or at York University in just 10 minutes. Toronto Pearson, Canada's busiest airport, is also just minutes away. VMC is a multimodal transit hub where TTC, VIVA, YRT and GO services converge, giving you quick and easy access to all parts of the GTA. ICONA is located right on Highway 7, Vaughan's central east-west corridor and mere moments from Highways 400 and 407. The Downtown Vaughan Master Plan calls for numerous pedestrian and cycling lanes to greenways and natural corridors, high quality public spaces and local destinations.



DIRECT CONNECTIONS TO EVERYWHERE



STEPS TO DOWNTOWN VAUGHAN'S FINEST AMENITIES

Living at ICONA, you are surrounded by an exciting array of amenities to shop, dine, play and be entertained. With VMC as the transit hub and Downtown Vaughan as an emerging world-class business, entertainment and leisure district, you are at the centre of a world of scintillating possibilities. Soak up Vaughan's art and culture at City Playhouse Theatre and Entertainment Central. Catch the newest IMAX movie at the Colossus Centre. Shop for the latest fashion labels at Vaughan Mills. Dine at a variety of specialty and casual restaurants. Take the family to Canada's Wonderland or escape to nature at nearby conservation areas. And if you're still thirsty for more, take an easy 30-minute subway ride to the pulsating core of Downtown Toronto. It's all here at ICONA.



HIGH ABOVE THE CITY OF VAUGHAN

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ICONA offers a fantastic roster of fitness, recreation and lifestyle amenities designed to inspire your body and nourish your soul. Take a quick elevator ride up to the highest point in Vaughan, the spectacular Rooftop Sky Lounge and marvel at the 360° panorama before your eyes. With its modern design and sleek sophisticated ambience, the Sky Lounge is perfect for hosting a family occasion or just relaxing with your significant other.

INSPIRATION FOR BODY AND SOUL

Toss your gym membership and head over to the state-of-the-art Fitness Centre, complete with weights, cardio and aerobics. Take the plunge at the ultra-luxurious swimming pool. Seal the deal at the professional Business Centre. A beautifully landscaped outdoor Rooftop Terrace and a vibrant central courtyard offer endless opportunities to get outside and enjoy a breath of fresh air. Whatever your life's passion, ICONA has it covered.

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A MODERN DAY ICON OF LUXURY LIVING

Who says you can't have it all? ICONA offers a brilliant array of modern suite designs that maximize space and take luxury living to the next level. Envisioned by the award-winning interior design firm, Studio Munge, suites offer smart space-saving layouts, expansive windows and balconies with spectacular panoramic views, open concept design, generous living areas, sleek modern kitchens, luxurious bedrooms and spa-inspired bathrooms and ensuites. A curated selection of upscale finishes, materials and textures ensures a refined and sophisticated urban living experience.

All renderings are inspiration only. Specifications are subject to change without notice. E. & O.E.

FEATURES AND FINISHES

SUITE FEATURES

1. Ceiling height of approximately 8' 6" stipple ceilings (concrete slab to slab) for floors up to including the 41st Floor, approximate 9 ft stipple ceilings (concrete slab to slab) on the 42nd to 50th floors and approximate 10 ft stipple ceilings (concrete slab to slab) on floors 51st and 52nd. Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts.
2. Solid core suite entry door with hardware
3. Sliding or swing doors, as per plans
4. Exposed concrete columns, as per plans
5. Interior bedrooms feature sliding glass panel doors, as per plans
6. Polished chrome finish lever door hardware on all swing interior passage doors
7. Choice of designer-selected laminate flooring throughout, except in bathrooms and laundry closets, as per plans
8. Designer Selected Baseboards, door frames and casings
9. Decora-style, white light switches and matching white receptacles
10. Capped ceiling outlet in dining room, bedroom(s) and den
11. Ceiling light in walk-in closet(s)
12. Wire shelving in all closets
13. Semi-gloss off-white paint throughout kitchen, laundry, powder room and bathrooms. Flat latex off-white paint in all other areas.
14. Trim and doors to be painted off-white semi-gloss
15. Balcony or terrace, as per plan*
16. Large aluminum windows
17. Thermostat and Smoke Detector

KITCHEN FEATURES

18. Contemporary kitchen cabinetry
19. Granite or Engineered quartz kitchen countertops
20. Ceramic tile kitchen backsplash
21. Single bowl stainless steel drop in kitchen sink
22. Polished chrome, single handle kitchen faucet

23. Stainless Steel appliances including fridge, range, dishwasher and micro wave/hood fan

24. Ceiling mounted track light

BATHROOM FEATURES

25. Choice of vanity cabinets
26. Marble or Quartz vanity countertop
27. Polished chrome, single lever faucet
28. Polished chrome, one handle tub/shower faucet
29. White acrylic soaker tub
30. Mirror above vanity
31. Choice of ceramic floor tile, from Vendor's standard samples. Shower floor 2" x 2" Ceramic Tiles.
32. Choice of full height ceramic wall tiles in tub or shower enclosure, from Vendor's standard samples.
33. Framed glass shower enclosure (for showers only not for bathtubs).
34. Bathroom light fixture
35. Privacy lock on washroom doors
36. White two-piece elongated toilet
37. Bathroom exhaust fan vented to exterior

LAUNDRY FEATURES

38. In suite laundry facilities include white stacked washer and dryer.
39. Laundry area floor finished in white ceramic tile

COMFORT, COMMUNICATIONS & ENGINEERING FEATURES

40. Individually controlled heating and cooling system
41. Suite electricity individually metered
42. Pre-wired for cable TV, internet and telephones as per plans
43. In suite sprinkler system

As provide in Section 20 of Schedule "A" attached to the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in the Schedule or in the plans and specifications relating to the Unit, provided that substituted products and materials are of a quality equal to, or better than, the products and materials originally disclosed to the Purchaser. Such Substitutions shall not be considered a material change. The Purchaser acknowledges that the actual look and finish may differ from the artist renderings in the brochure or other sales printed materials. All illustrations are artist's concept only. The Purchaser acknowledges that variations from the Vendor's samples may occur in kitchen cabinets, vanity cabinets, floor finishes, wall finishes and other finishing materials as a result of normal production processes. In addition, natural stones and woods are subject to variations in colour, shade, grain, pattern and texture. Tile and broadloom are subject to pattern, shade and colour variations. Seams may be visible when broadloom is laid. Such variations shall not be considered to be deficiencies. As provided in Section 8 of Schedule "A" attached to the Agreement of Purchase and Sale, the Purchaser agrees to select the interior finish colour scheme for the Unit and finalize all other selections regarding finishing items from the Vendor's available samples within 10 days after notice has been given by the Vendor to the Purchaser regarding selection of finishing items. Subject to compliance with the regulations, by-laws and bulletins issued by the Warranty Program, if the Purchaser fails to make his/her selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed above which is omitted at the Purchaser's Request. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. All specification and material are subject to change without notice. All features and finishes subject to change without notice. E. & O. E. *Details and dimensions of each balcony, terrace or exclusive use area are approximate only. The Declarant reserves the right to increase or decrease the size of any balcony, terrace or exclusive use area and/or alter their configuration.

THE GUPTA GROUP

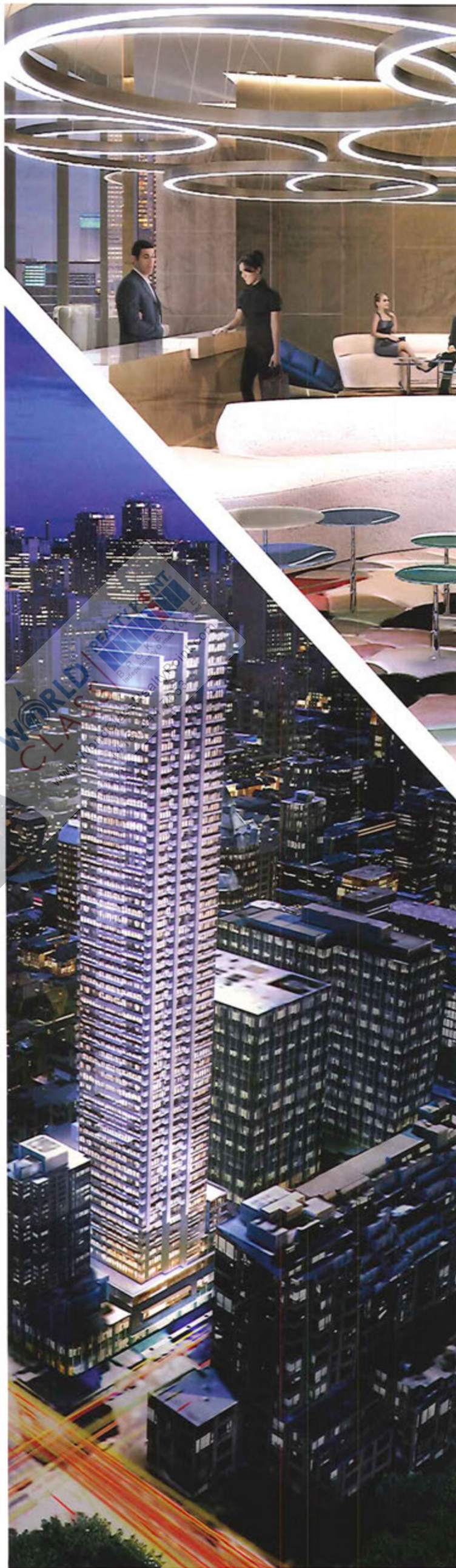
The vision, passion and integrity that has driven the Gupta Group since the founding of the company continues to fuel its success today as it forges exciting new avenues to growth and profitability. Under the Gupta Group banner, the company has built a diversified business portfolio spanning hotels, event venues and residential development – all united by dynamic leadership and a singular commitment to excellence.

With its deep roots in the hotel industry, the Gupta Group has brought its extensive hospitality experience to the condominium market, with a series of exciting residential projects that are transforming the expectations of urban city living. With services akin to those found in hotels and resorts, and amenities customized to a building's anticipated demographics, the Gupta Group's residential projects offer a level of added value that has made these developments highly coveted and some of the most successful recent projects in the city of Toronto.



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A VISIONARY TEAM

ICONA Condominiums brings together the talents of an exceptional team of creative visionaries from the worlds of architecture, interior design and marketing.

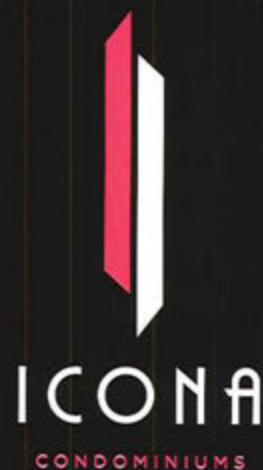
IBI Group Architects is one of Canada's preeminent architecture firms, known for its work with major international hotel brands, high-end residential projects and mixed-use developments. The company is focused on designing every aspect of a truly integrated city for people to live, work, and play.

Studio Munge has designed award-winning projects for an international clientele, with a portfolio of iconic interiors from luxury hotels to restaurants and nightclubs to residential projects. Guided by a passion for great design and inspired by excellence, Studio Munge is committed to exceptional service.

Montana Steele Strategic Marketing is an award-winning, Toronto-based ad agency that is committed to creating original and effective communication for all its clients. Over the last 20 years, dedication, energy and passion have guided Montana Steele to create real estate brands that are truly iconic and successful.



AN ICONIC ADDRESS



Sizes and specifications subject to change without notice. Details of site plan are approximate and subject to change at the discretion of the Declarant. E.&O.E.