



# PIANO

## PROJECT OVERVIEW

**PROJECT WEBSITE:** [www.ConcordPiano.ca](http://www.ConcordPiano.ca)

**PROJECT TAGLINE:** Harmony Within Reach

### PROJECT DESCRIPTION

- The PIANO rises into the skyline at the heart of Surrey City Centre. Just minutes' walk to Gateway and Surrey Central SkyTrain Stations, local shops & services and multiple neighboring parks. The PIANO offers thoughtfully designed homes with timeless interior finishes and sophisticated details present throughout. Along with a multitude of amenities that will fit your tempo, whether it's relax, work or play, find your harmony at the PIANO.

### LOCATION

- 105A Ave & City Parkway, Surrey

### CONSULTANTS

- Architect: IBI Group Architecture Inc. (ibigroup.com)
- Landscape Architect: TBC
- Interior Design: LIV Interiors (liv.ca)

### BUILDING INFORMATION

- 2 Towers with townhomes & amenities
- Total 996 Residential Units
- No street-level retail or commercial business

<b>South Tower (First Release)</b>	<b>North Tower</b>
557 total units	439 total units
40 architectural storeys	33 architectural storeys
4 Elevators	3 Elevators

<b>Unit Type</b>	<b>Total Units</b>
1 Bedroom	168
1 Bedroom + Den	60
1 Bedroom + Guest	95
2 Bedroom	84
2 Bedroom + Den	114
3 Bedroom	18
Townhomes – 2 Bedroom	18
<b>TOTAL</b>	<b>557</b>



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Actual suite interiors, exteriors and views may be noticeably different than what is depicted in photographs and renderings. The developer reserves the right to make modifications, substitutions, change brands, sizes, colours, layouts, materials, ceiling heights, features, finishes and other specifications without prior notification. Such details are governed by the applicable offer to purchase and agreement of sale, and disclosure statement. This is not an offering for sale. Any such offering can only be made with the applicable offer to purchase and agreement of sale, and disclosure statement. Concord PIANO Limited Partnership. E. & O.E.



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### BUILDING FEATURES:

- **Concord BioSpace**
  - Touchless technology to reduce unnecessary touch points in all common areas including entry doors & calling elevator cabs
  - Bipolar ionization technology in elevator
  
- **Water Damage Protection System ([view video](#))**
  - AI Flow Detection
  - Real-time Notification
  - Remote Shut Off
  - Elevator Protection
  - Elevator Sensor
  - Recessed Sprinklers
  
- **Integrated SMART Living** including Wi-Fi coverage in select common areas, 100% residential EV parking and SMART thermostat.

### TRANSPORTATION

- Conveniently located in the largest transportation hub in Surrey City Centre: Perfectly situated with only a 5-minute walk to the Surrey Central SkyTrain Station, the existing SkyTrain network, bus exchange, as well as the SkyTrain extension into Langley.
- Short (40 minutes) SkyTrain commute from Downtown Vancouver to Surrey City Centre.

### AMENITIES

Indoor	Outdoor
Piano Lounge	Private Water Garden
Karaoke Room	BBQ & Social Lounge Area
Music Practice Room	Yoga Deck
Band Room	Tai Chi Lawn
Gear Room	Outdoor Gym
Fitness Room	Seating Lounge With Fire Bowl
Entertainment Lounge	Ping Pong Zone
Games & Sports Lounge	Children’s Play Area
Cards & Boardgames Room	
Guest Suite	
Pet Spa	
Co-Working Lounge With Meeting Rooms	
Tutorial Room	

### BUILDING SERVICES

- 24 hours concierge / security coverage

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### INTERIOR FEATURES

- Tower 1 (South) and Tower 2 (North) ceiling height of approximately 9ft in most living areas, except for bulkhead and mechanical drop (approx. 1 ft)
- Two Color Scheme: Crema (light) & Grigio (dark)

#### **For Canadian Citizens & Permanent Residents (total 20%)**

**\$5000 upon signing and balance of 5% within 7 days**

**5% in January 15, 2023**

**5% on or before later of July 15, 2023, and the 10th business day after delivery of Amendment of Disclosure Statement**

**5% on or before January 15, 2024**

#### **For Foreigners (Total 30%)**

**\$5000 upon signing and balance of 10% within 7 days**

**5% on or before later of July 15, 2023, and the 10th business day after delivery of Amendment of Disclosure Statement**

**10% on or before January 15, 2024**

**5% on or before July 15, 2024**

### PRICING

Starting From:

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1 Bed - High \$400K's

1 + Den / Guest - Low \$600K's

2 Bed - High \$700K's

2 Bed Den / Guest - Low \$800K's

3 Bed - High \$900K's

Townhomes

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From High \$800K's

### PREVIEW SCHEDULES

June 11 Saturday at 11:00am

June 12 Sunday at 4:30pm

June 13 Monday at 4:30pm

June 20 Monday at 4:30pm