

collina

# Come Home To Midtown Kelowna

Discover a new collection of studio to two bedroom + flex homes coming to Kelowna's convenient Midtown district, where urban services, entertainment, and Mission Creek Regional Park are all outside your doorstep.









# Live Where It's At

Collina's convenient midtown Kelowna location was specifically chosen to offer urban services, outdoor recreation and entertainment, all outside your doorstep. Whether you're walking, cycling, taking public transportation or looking for an easy commute from work, our neighbourhood offers the convenience and comfort you're looking for.

- Grocery
- Restaurants
- Shopping
- Entertainment & Recreation

**75 WALK SCORE™**

**90 BIKE SCORE™**

**2 TRANSIT STOPS OUTSIDE THE BUILDING**

**1 MIN WALK TO ORCHARD PARK SHOPPING CENTRE**

**5 MIN WALK TO MISSION CREEK REGIONAL PARK**

**5 MIN WALK TO 4 GROCERY STORES**

**10 MIN DRIVE TO DOWNTOWN**

**15 MIN DRIVE TO UBCO AND YLW**



# Designed For You

Inspired by athleisure living, Collina blends easy style with practicality and function that will meet your needs today and tomorrow, offering an array of floorplans so you can find your perfect fit.





# Complete Lifestyle Right At Home



You'll find a full package of lifestyle amenities designed for wellness, entertaining, recreation, and work/life balance – all offering "stay in" convenience and designed to be integrated into your daily living.

**1 Stretch Platform 2 Dog Run 3 Bocce Court**  
**4 Table Tennis 5 Dining Tables 6 BBQ Station**  
**7 Green Space 8 Fire Table Nook 9 Gathering Area**





Dog Run ▲



BBQ Station ▲

▼ Bocce Court



## Fresh Air Social Spaces

### RECREATIONAL AREAS

There's always something to do at Collina. Invite friends over to play on the bocce court, challenge your neighbours to a friendly table tennis tournament, start your day with sun salutations on the stretch platform, plan a picnic on the green space, or take furry family members out to make new friends at the fenced dog run.

### OKANAGAN OUTDOOR LIVING

It's easy to enjoy the outdoor Kelowna lifestyle right at home. Our BBQ station and outdoor dining area are perfect for hosting weekend cookouts without having to deal with backyard maintenance. Or cozy up at the fire table nook with a good book and glass of wine or gather with friends for outdoor celebrations or casual hang-outs on the terrace.



# The Indoor Comforts Of Home

## ENTERTAINMENT SPACE

There's no need to go out to have a good time. A full array of recreation and entertainment options are waiting for you, including a social kitchen and lounge, games room with pool table, card table and bar top, and a sports simulator room.

## WORKSHOP/WASH STATIONS

*It's convenient at Collina,* with a workshop that's well-equipped for your DIY projects, secure storage for your personal equipment, and clean up and wash areas for bicycles and dogs



Social Kitchen & Lounge ▲



▼ Games Room



Golf Simulator ▲





Fitness Centre ▲

▼ Yoga Studio



▼ Table Tennis



# Your Kind of Lifestyle

## OUTDOOR RECREATION

- Stretch platform
- Fenced dog run
- Bocce ball court
- Table tennis
- BBQ station and dining tables
- Landscaped green space
- Fire table nook
- Gathering area with seating

## INDOOR ENTERTAINING

- Social kitchen and lounge
- Sports simulator room
- Games room with pool table, card table and bar top

## COWORKING OFFICE

- Private and shared workspaces
- Kitchenette and coffee bar
- Printing station

## HEALTH & WELLNESS

- Full training fitness centre
- Yoga and stretch studio

## WORKSHOP & WASH STATIONS

- Well-equipped for DIY projects
- Secure storage for personal equipment
- Separate wash areas for bicycles and dogs



▲ Coworking Room

Coworking Room ▼



Fire Table Nook ▼









# A Home That Just Feels Right

Collina homes feature your choice of two designer colour palettes, chosen to seamlessly pair with any personal design aesthetic and make your home a true and unique reflection of you.

LINEN ▼



This light colour scheme embraces light and soft tones, creating a serene and inviting atmosphere. Warm, neutral colours are carried throughout the space, complementing the richness of the wood tones. Together, these elements create a soothing and welcoming environment.



CHENILLE ▲



This dark colour scheme blends deep, dark tones with earthy accents, producing a sophisticated, yet grounded space. Cool, neutral foundations, paired with the richness of the dark grey and wood accents make the space feel both refined and inviting.

# Features & Finishings

Enjoy the comfort that comes with knowing your new home is designed with high-quality finishes and attention to detail, for a stylish, functional, and durable living environment you'll appreciate for years to come.

## KITCHENS

- Quartz countertops
- Ceiling-height cabinetry with soft-close hinges and modern hidden hardware
- Tile backsplash
- Sophisticated light features including pendant lighting, pot lights, and under-cabinet puck lights

## BATHROOMS

- Ample lighting
- Tile floors
- Tub/shower wall tile surround with corner shelves in tub/shower and tile niche in walk-in shower

## Your Homes

- 9-foot ceilings, with design consideration for bulkhead drops
- Some 6th floor units offer vaulted ceiling areas
- Premium wide plank vinyl flooring throughout bedrooms and main living areas
- Wire rack shelf with integrated rod
- Private balconies to maximize outdoor living
- White roller shades offering 3% openness for glare reduction and privacy

## Appliances

### STUDIO HOMES

- 24" free-standing electric range
- 18" dishwasher, 24" microwave hood/fan
- 24" refrigerator, and LG front load washer/dryer combo in silver

### ALL OTHER HOMES

- 30" slide-in electric range with WIFI and voice control features
- 24" dishwasher, 30" slim design over-the-range smart microwave hood/fan combo
- 30" refrigerator and full-size Samsung front-load stackable washer and dryer in white

## GREEN FEATURES

- High efficiency split AC unit in each home with smart thermostat
- Central natural gas heated water
- Low flow, efficient water fixtures
- Low-maintenance, low-resource use lush landscaping
- Low-E glass windows

## OPTIONAL UPGRADES

A custom designed, built-in furnishings package for studio homes, including wall bed/sofa, wardrobe, coffee/dining table, desk, and two folding chairs

# Homeownership Made Easy

Collina is built for convenient living that keeps life seamless, simple, and in touch with your needs. From technological features that make

managing your home a breeze, to eco-friendly features you can feel good about.

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## Smart Home Features

Technological integrations for safe and simple modern lifestyle.



**SECURE PARCEL  
DELIVERY**



**KEY FOB SECURE ACCESS  
TO BUILDING, AMENITIES  
AND ELEVATORS**



**SECURE RESIDENTIAL  
PARKADE ACCESS FOR  
RESIDENT**



**SMART  
THERMOSTATS**



# Creating Your Community

Lorval Developments focuses on exceptional quality and adding long-term value to communities, delivering best-in-class products in residential, commercial, and industrial real estate.

With an impressive portfolio of completed projects in Vancouver, the Fraser Valley, and in the Okanagan, homeowners can purchase with confidence and build equity during the construction period, as they await delivery of their new home.





## Ready To Find Your Kind of Comfort?

Learn more at [Collina.ca](https://collina.ca)



### Or visit our Presentation Centre

Tuesday to Saturday

12pm to 5pm

Orchard Park Shopping Centre

Next to Sport Chek exterior entrance

The developer reserves the right to modify plans, specifications, features, materials and prices without notice and at the developers sole discretion. While we strive for accuracy, all measurements are approximate and are based on the architectural plans. Renderings are an artist's conception and are intended as a general reference only. The contents of this are not intended to solicit interest from any non-Canadian individual or entity as defined by the Prohibition on the Purchase of Residential Property by Non-Canadians Act. Please see disclosure statement for specific offering details. E&OE.

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