

# HOMES

The West End isn't somewhere you move to.

# YOU

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# WILL

It's a place you join.

# LOVE



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# MIRABEL

*English Bay*

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Mirabel's twin tower, high-rise collection is a stunning example of West Coast modernism set atop the West End's natural crest.

The architectural style of Mirabel is light and fresh. Masonry cladding grounds the buildings while the towers rise skyward with an abundance of glass and accents of colour reflective of the ocean waters and setting sun.




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# GOOD COMPANY

Marco Paoella, President, Marcon Group of Companies

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## THE MARCON TEAM IS EXCITED TO CREATE HOMES IN THE WEST END.

### WHAT'S DRIVING THAT?

I like to take time to walk around and experience the neighbourhood where we're planning to build homes. The team and I will explore its side streets and take in the main thoroughfares to familiarize ourselves with the community or, in the case of the West End, get reacquainted with it.

Everywhere we went we saw people on bikes, reading on balconies, sitting on street-level terraces with a dog at their feet. We saw such mature vegetation, and you could tell that most of the people we passed were local to the neighbourhood—it gives the West End a really different feel. These people are all neighbours, and that's what makes this the only true residential community in the downtown core.

What we saw on those walks reaffirmed our thinking: the West End is the next frontier in Vancouver's evolution. It's spectacular.

## AND THIS SPECIFIC LOCATION? HOW HAS THE AREA INSPIRED THE BUILDING DESIGN?

Mirabel is located on Davie at Broughton, right at the top of a natural crest. The views are amazing, that goes without saying. It's an active street but not a busy street; it's a short walk to both the beach and to some great retail; and it's surrounded by the well-recognized character and history of English Bay and the West End.

We knew this was the spot to create something exceptional that could be built for living, without sacrificing the original architectural intent. Because that's the key: a company like ours wants to showcase great design and architecture while remembering that these homes need to live as beautifully as they look.

To achieve this, we've worn our 'builder hats' from the first day we saw this site and every day since. That's how we've been able to create flexible, spacious floor plans that maximize every square foot of space through seamless indoor / outdoor living.

We're proud of the team. And we're really excited for homeowners to experience the attention and expertise that has gone into creating Mirabel.



ARTIST'S RENDERING

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# BEAUTIFUL MEETS THOUGHTFUL

When a generous, open floor plan showcases such a remarkable collection of fine details, a magnificent home is born.

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All the creature comforts are here inside Mirabel, from elegant engineered hardwood flooring to custom rolling shades. But it's the luxurious details that catch your eye and excite your soul, including two warm and coordinated colour palettes, European cabinetry, dramatic fixtures in eye-catching matte black, and a beautiful stand-alone tub of volcanic limestone with free-standing tub filler in the expertly finished master ensuite.

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# DESIGN

IS IN THE DETAILS.

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Mirabel's opulent kitchen is a gem for those who prepare delicious meals and those wishing to enjoy them in style. Designed as the most refined room in the home, complete with subtle variations in hue and texture, the Mirabel kitchen also provides ultimate ease of movement. The expansive kitchen island lets people socialize close to the culinary action, while the generous layout allows friends and family to mill about with room aplenty.



ARTIST'S RENDERING



- Only the finest appliances of Sub-Zero and Wolf are available in Mirabel kitchens
- The spacious refrigerator and dishwasher are integrated into cabinetry finished with a modern matte finish
- European cabinetry doors reveal a full height pantry and convenient pull-out drawers to maximize storage and efficiency
- Quartz countertops offer a brilliant prep surface known for its durability



# A NEW CLASSIC

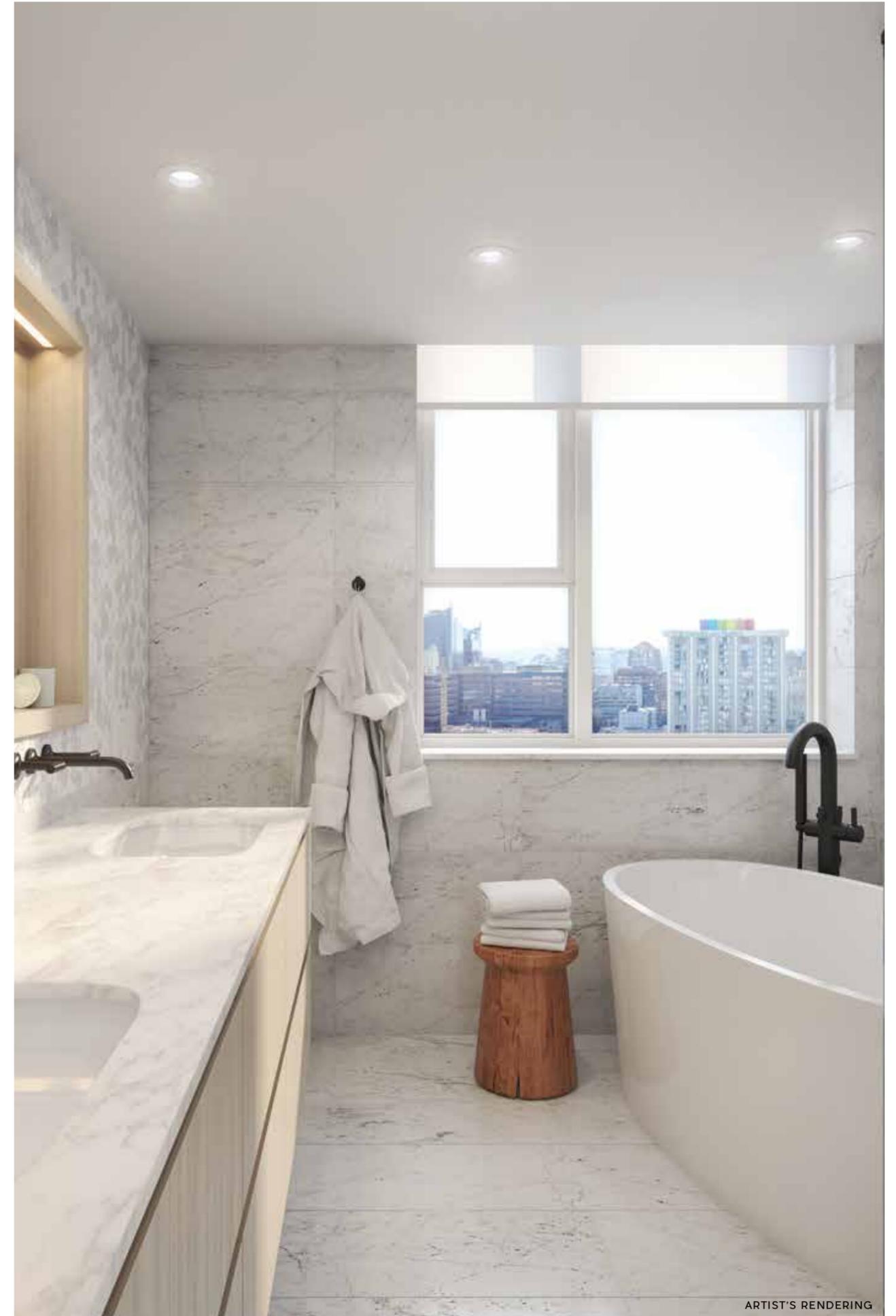
Alda Pereira, Principal, Alda Pereira Designs

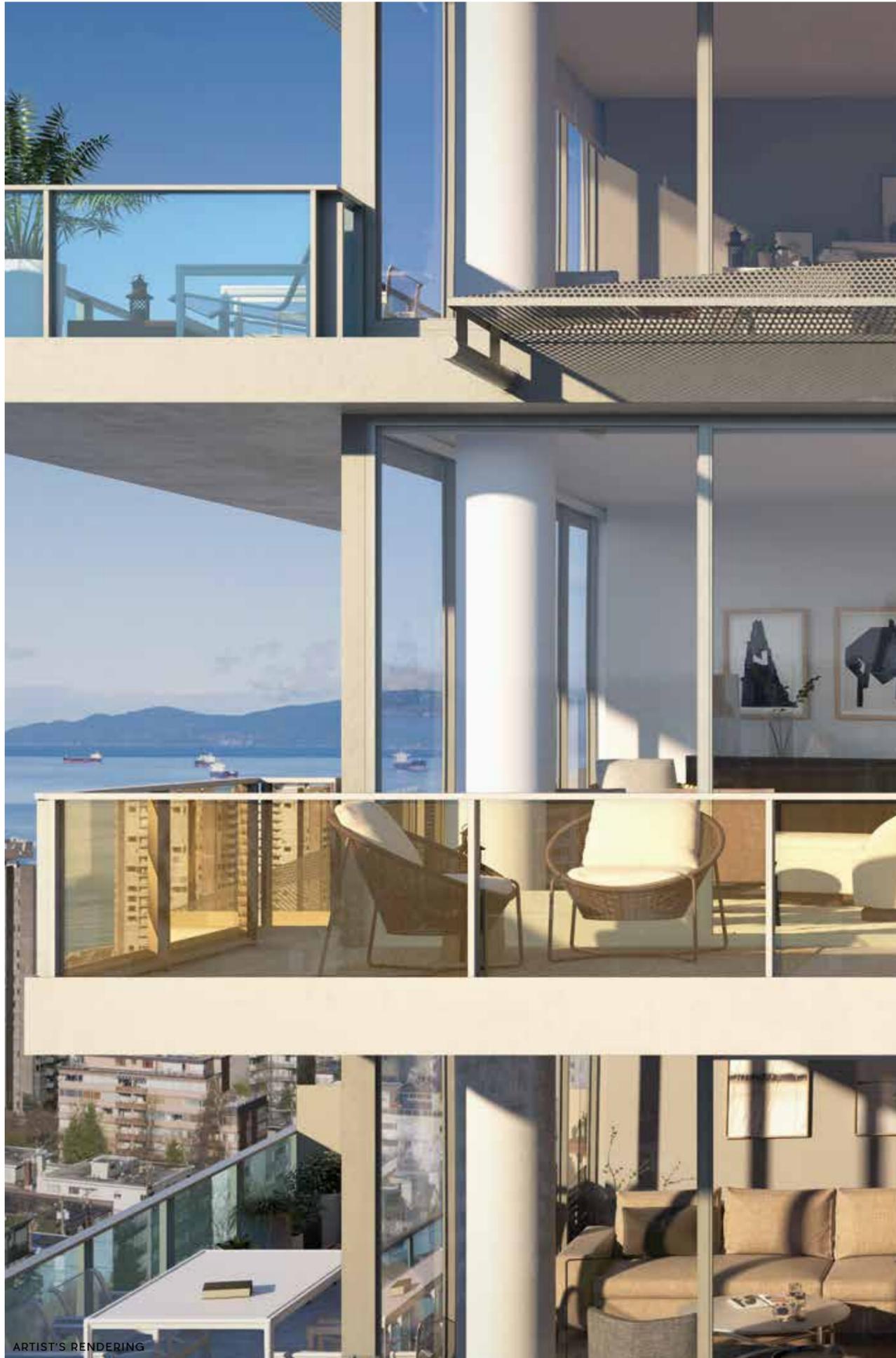
## WHAT ARE YOUR FONDEST MEMORIES OF THE WEST END?

I have a strong connection with Stanley Park — learning about Pauline Johnson, seeing the totem poles, going to the “be’ins”, which were like mini Woodstocks with bands, and taking my daughter on the Bright Nights Christmas Train when she was young. And I love the Park. But, to me, the West End is all about the beaches. My father would actually deposit me at the shores of English Bay when I was a child while he worked as a concrete contractor on some of the new buildings on Pacific Street. As a teenager and an adult, I spent a great deal of time at the beach. I’d hang out with friends who lived in the row homes that were across from the water. We’d swim out to the raft that used to be there, and lay in the sun for hours. It’s funny but, in all these years, I’ve never done the Polar Bear Swim. But I promised myself I would do it one day. It’s on my bucket list.

## WHAT WOULD YOU SAY TO MIRABEL HOMEOWNERS ABOUT WHAT AWAITS THEM?

In the West End, you see how the past lives with today and looks forward to the future. Very few neighbourhoods can say that. And what’s coming with Mirabel is even more sophistication. Every floor will offer homeowners a different experience. There’s a real cross section of homes here — homes facing the mews, people living with gorgeous views, stylish homes for people new to the market. There’s a lot of variety here. Plus they’ll get to live in a fabulous place. The closeness of the water, the downtown core and the airport is pretty fantastic.





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# NATURAL HABITAT

Fresh outdoor living rooms for reflecting and relaxing.

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Seamless indoor / outdoor living takes top priority at Mirabel, with spacious outdoor living rooms whose creative design gives residents twice the skyfront of a traditional balcony. What's more, a sculpted metal canopy has been artistically incorporated into many of the outdoor spaces, which serves as a privacy screen, a way to filter sunlight and welcome shade, and as a charming lattice where a private planter adds a serene natural element to the home.

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OPEN THOSE DOORS WIDE TO  
MARVEL AT THE BEAUTY OF IT ALL.

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# ICONIC PLACES



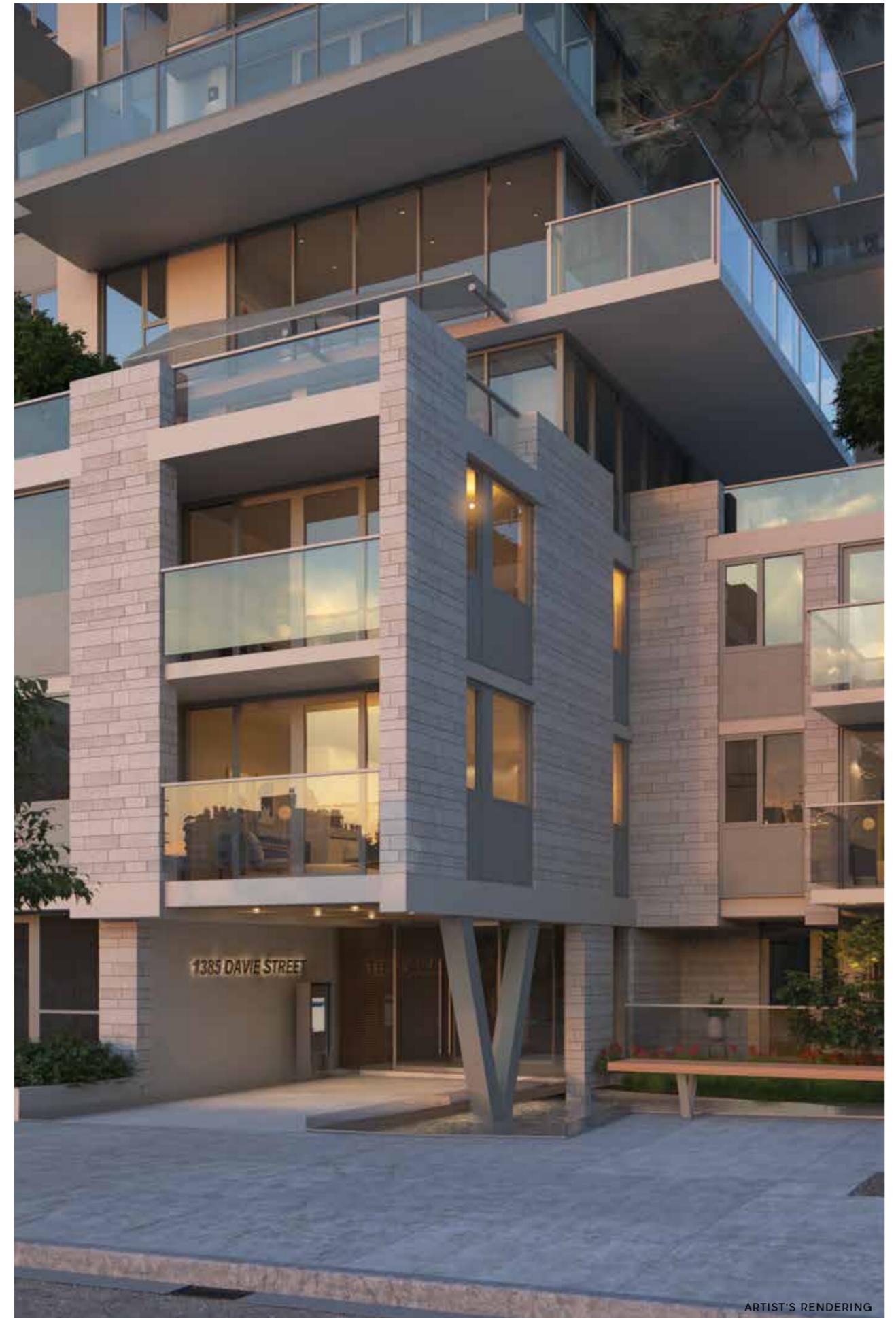
Richard Henriquez, Founding Partner, Henriquez Partners Architects

## FROM AN ARCHITECT AND PLANNER'S PERSPECTIVE, WHAT MAKES THE WEST END SO DIFFERENT?

The West End has such an interesting history from a building and design perspective. First, the City put an emphasis on traffic calming in the neighbourhood decades ago, so drivers couldn't zip from the Lions Gate Bridge through the West End to get where they were going. To do that, they closed certain streets and created a more pedestrian-only feel to them. Second, after Expo '86, new home creation seemed to be focused in places like False Creek, Coal Harbour and other parts of downtown, which allowed the West End to remain the same scale. The City also emphasized creating only smaller, low-rise buildings in the West End for many years. All of this together has shaped the West End into a unique place, one that's been decades in the making. Mirabel is one of only a few new projects to emerge in the West End in decades, which makes these homes incredibly special.

## WHAT DO YOU THINK IS THE MAGIC OF THE WEST END?

When you consider that you can walk to Stanley Park, birdwatch, experience the beach or play tennis right near your home, you know you're in a one-of-a-kind setting. It's a fabulous location. Yes, it's known for having groceries and nature on its doorstep but, what I find interesting, is what's planned for that neighbourhood in the near future. Think about what's coming with Vancouver House, and how that Granville Bridge area will evolve in terms of activity, shops and excitement. Mirabel will have all that vibrancy in one direction as well as the unchanging oceanfront in the other direction. How ideal.



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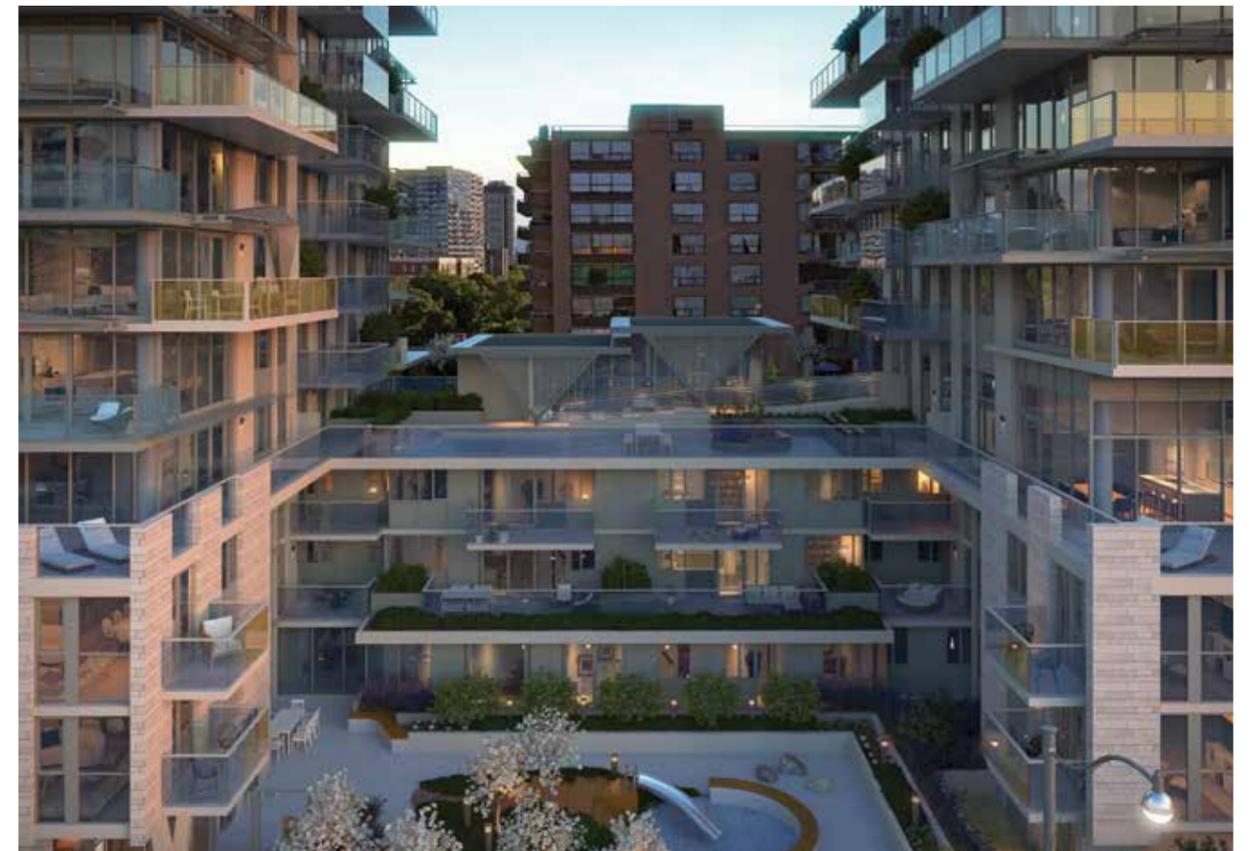
# UNWIND

RIGHT AT HOME

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ARTIST'S RENDERING



- The podium level features a fitness room and social space for relaxing post workout
- Secure bicycle storage provides effortless access for riding to English Bay and the seawall

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## **MARCON DEVELOPMENTS**

### **BUILDER**

One of the most respected developers in BC since 1985, with over 10,000 homes that symbolize excellence. Offering quality design and construction, green initiatives and an exceptional after-sales service program, Marcon creates homes that are a trusted investment for the future.

## **HENRIQUEZ PARTNERS**

### **ARCHITECT**

The team of architects who've created some of the West End's most notable landmarks -- including the Sylvia Tower and the tree-topped high-rise of Eugenia Place. Today, they're the visionary architects magnificently redesigning the whole city's facade, from the Woodward's building and Telus Garden to Mirabel.

## **ALDA PEREIRA**

### **INTERIOR DESIGNER**

The famed interior designer with deep West Coast roots whose finished spaces include modern masterpieces as well as heritage loft conversions throughout Gastown. Alda is also known as one of the interior designers most often name-dropped in re-sale listings because any home she's touched and shaped is so highly sought after.

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