

valera



ADI



EXTERIOR — THOMAS ALTON BLVD



Escape to your haven where quiet calm surrounds you and natural beauty becomes an extension of your home. Find comfort in light-filled living spaces offering serene views of the escarpment in all its splendour. *VALERA* is a harmony of vibrant facades standing in perfect balance — both beautifully rhythmic and respectfully in tune with its environment. It's design that's considered, connected and naturally inspired.

Experience a vision of architecture that is visually dynamic and dramatically distinct. Embrace the vast expanse of lush parklands inviting you to pursue endless adventures. From tranquil gardens to soothing waters, feel the purity and enchantment of a lifestyle in perfect harmony with nature. *VALERA* is your urban Eden.



LOBBY — MAIN ENTRANCE



TOWNHOMES — TRADITIONAL



TOWNHOMES — BACK-TO-BACK



Welcome the freedom to live however you wish. Embrace the comforts of thoughtfully designed layouts offering flexible spaces to fit your individual lifestyle. Feel the openness and light under soaring ceilings, and the calmness that surrounds you with modern lines and contemporary finishes. *VALERA* is where you indulge your sense of serenity – in a place you love to call home. Entertain with pride in your stylish kitchen equipped with premium appliances, quartz countertops and polished chrome fixtures. Retreat into the sanctuary of your beautifully appointed bathroom featuring sleek, modern finishes. Feel comfortable and protected with the *Adi HOME+* smart-suite technology that integrates keyless entry, climate control, security and mobile app-enabled convenience. Designed with you in mind, *VALERA* is your natural habitat.



Seek the comfort and harmony of townhouse living with spaces in tune with your individual lifestyle. Feel the expansiveness with open concept layouts that maximize space and light. Streamlined cabinetry, contemporary hardware and elegant finishes lend timeless style to creative spaces designed for modern life.

Make your kitchen the heart of your home as you enjoy the beauty and performance of premium, stainless steel appliances, quartz countertops and modern cabinets in stylish two-tone finishes. Relish the tranquility of bathrooms that feature contemporary materials and polished fixtures and accessories. *VALERA* offers you the best of all worlds — stylish loft-like design with the spaciousness and functionality of townhouse living.

Enjoy life connected. Enhance your living experience with the comfort, convenience and security of *Adi HOME+* smart-suite features that give you control of your environment whether you're at home or away. Change temperature settings, manage visitor access, monitor security or be notified of package deliveries — all centrally from your in-suite digital wall pad or from anywhere in the world on your mobile device.

With the smartphone app, unlock your suite door remotely for guests even when you're not home. Receive alerts on your smartphone whenever your door has been opened. Access the integrated security system to alert the concierge or to monitor security cameras in the common areas. Receive messages notifying you when a package has arrived while you were away. Integrated. Advanced. Designed to make life easier. *VALERA* brings next-generation technology to the comforts of your home.



DINING / LIVING — TRADITIONAL TOWNHOME



KITCHEN — TRADITIONAL TOWNHOME



DINING / LIVING — TRADITIONAL TOWNHOME



Live in a community that is surrounded by the beauty of nature while offering the amenities and modern conveniences that you desire. Located in uptown Burlington, close to shopping, GO trains, rapid bus transit and highway access. With parks, trails and the Niagara escarpment all nearby, *VALERA* puts you in the middle of the ideal lifestyle – close to everything you need with endless places to escape from it all.

Spend the day hiking the forested trails of Bronte Creek Provincial Park. Take in the spectacular scenic views at Rattlesnake Point. Scale the rock-climbing routes of Mount Nemo Conservation Area. Or, play a leisurely round of golf at one of the many picturesque courses in the surrounding vicinity. Whether your aim is adventure, recreation or a peaceful retreat, there is no end to all the natural pursuits that await you here.

LEGEND

PARKS + OPEN SPACES

- 01 BRONTE CREEK PROVINCIAL PARK
- 02 BURLINGTON SPRINGS GOLF CLUB
- 03 CROSSWINDS GOLF CLUB
- 04 DEERFIELD GOLF COURSE
- 05 FOURTEEN MILE CREEK LANDS
- 06 INDIAN WELLS GOLF CLUB
- 07 LIONS VALLEY PARK
- 08 MILLCROFT GOLF CLUB
- 09 MT NEMO CONSERVATION AREA
- 10 RATTLESNAKE POINT CONSERVATION AREA
- 11 ROYAL BOTANICAL GARDENS

DINING + CAFE

- 12 BEN THANH
- 13 BOON BURGER
- 14 HIBACHI TEPPANYAKI
- 15 JAKE'S GRILL + OYSTER HOUSE
- 16 LETTUCE LOVE CAFE
- 17 SAVING THYME CAFE
- 18 SINFUL DESSERTS
- 19 SON OF A PEACH PIZZERIA
- 20 STARBUCKS
- 21 SUSHI ASANO
- 22 THE MARTINI HOUSE

ENTERTAINMENT + NIGHT LIFE

- 23 ART GALLERY OF BURLINGTON
- 24 BEEPTOWN PUBLIC HOUSE
- 25 BURLINGTON PERFORMING ARTS CENTRE
- 26 CINEPLEX CINEMAS
- 27 FIONN MACCOOL'S
- 28 MAX RESTO LOUNGE
- 29 SB PRIME LOUNGE
- 30 THE JUDGE + JURY

SHOPPING

- 31 BRANT CYCLE AND SPORTS
- 32 BURLINGTON CENTRE
- 33 CENTRO GARDENS
- 34 FOREVER SUMMER
- 35 HOME SENSE
- 36 MAPLEVIEW SHOPPING CENTRE
- 37 SMARTCENTRES
- 38 WINNERS

WELLNESS + BEAUTY

- 39 AMANDA STEENE CUSTOM COSMETICS
- 40 GOODLIFE FITNESS
- 41 LA FITNESS
- 42 MASSAGE ADDICT
- 43 NY NY MEN'S GROOMING LOUNGE
- 44 ORANGE THEORY FITNESS
- 45 SENKA SPA + LASER CLINIC
- 46 SLICE OF SERENITY

SERVICES

- 47 DR. FRANK J. HAYDEN SECONDARY SCHOOL
- 48 FORTINO'S
- 49 HABER RECREATION CENTRE
- 50 JOSEPH BRANT HOSPITAL
- 51 LCBO
- 52 METRO
- 53 SHOPPERS DRUG MART





Embrace a vision of residential living that offers more than just a place to call home. Make the most of the rich array of amenities catering to every part of your life. From lush, green gardens to private meeting and entertaining spaces to a fully-equipped crossfit fitness centre and serene yoga studio. *VALERA* offers an array of facilities for you to relax, play, entertain and live life fully.

Lounge the afternoon away by the rooftop pool. Entertain your guests in the party room and games area or host a dinner or business meeting in the separate dining/meeting space with kitchenette and private terrace. From outdoor barbecues to sauna and steam rooms, *VALERA*'s exceptional range of amenities complements your lifestyle and offers everything you need to enjoy living beyond your suite. And not to forget our beloved four-legged companions, *VALERA* also includes a unique pet spa allowing you to pamper your furry friend, putting their best paw forward.



ROOFTOP LOUNGE + POOL



PRIVATE DINING / MEETING ROOM



STEAM ROOM — WELLNESS SPA



SAUNA — WELLNESS SPA

FEATURES AND FINISHES

CONDOS

- All suites are designed with IntelliSpace™ open-concept layouts to maximize living space, with up to 9' soaring ceilings throughout principal living areas, as per plan.
- Entry doors with architectural hardware, contemporary lock set and deadbolt.
- Flat Slab interior doors with satin chrome lever handles.
- Wide plank laminate floating floors throughout entries, kitchens and principal living areas.
- Architectural finishes include modern, flat profile 4" baseboards with matching casings.
- Lush carpet in bedrooms from Builder's samples.
- Generous closets with space saving sliding doors and wire shelving, as per plan.
- Stackable washer and dryer.
- Contemporary rocker-style light switches.

KITCHEN

- Flat-panel kitchen cabinetry combines modern laminate with stylish 2-tone solid-colour finishes.
- Polished quartz, square-edged slab countertop with matching 4" upturn.
- Polished chrome faucet.
- Single-basin under mount, stainless steel sink.
- Contemporary appliances include:
 - 30" premium stainless steel refrigerator.
 - 30" premium stainless steel electric range with ceran top and 30" hood fan.
 - 24" premium stainless steel dishwasher.

BATHROOM

- Flat panel, solid colour vanity cabinetry.
- Polished quartz, square-edged slab countertop with under-mount sink.
- Contemporary polished chrome single lever vanity faucet with coordinating bath/shower controls.
- Frameless vanity mirror with accent sconce lighting.
- Large format, hand-set porcelain tile flooring.
- Full-height stacked ceramic tile tub surrounds.
- Two-piece, high efficiency toilets.
- Polished chrome accessories including towel bar, toilet paper holder and robe hook.

BUILDING AMENITIES

- Open Double height luxurious lobby with concierge.
- Party Room and Games Area, separate Dining/Meeting room with kitchenette and private outdoor terrace.
- Pet Spa
- Fully equipped Functional Fitness Centre with Yoga space.
- Change rooms with Co-ed Sauna and Steam rooms.
- Outdoor Rooftop Pool with lounge and outdoor bbq area.

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BUILDING HIGHER STANDARDS IN REAL ESTATE
DEVELOPMENT ONE COMMUNITY AT A TIME.

The ADI team places careful thought and detailing into every aspect of planning, design and construction of your new home. It begins with selecting only the very best locations, close to neighbourhood amenities, services and transportation routes. It continues with our exclusive IntelliSpace™ approach, which delivers designs that maximize space, quality, style and comfort. Finally, it is reinforced by our AdiGreenVision™, ensuring we deliver high-performing, planet-friendly and healthier places to live. Focused on design, driven by a passion for the exceptional. ADI is committed to building communities of enduring value – creating better places to live today, and for generations to come.

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