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NICHOLAS

BLOOR BAY LIVING

Toronto's Newest Stylish Address
from the mid \$200,000's to over \$1 Million



 URBAN CAPITAL

 ALIT
DEVELOPMENTS



A *classic* location is always in *style*

TORONTO'S PRESTIGIOUS BLOOR, Bay and Yorkville neighbourhood will soon be home to Nicholas, the highly anticipated new condominium residence by Urban Capital Property Group and ALIT Development. Set on the charming cobblestoned and tree-lined St. Nicholas St., Nicholas Residences is sure to be a welcome addition to the area.

Designed by award-winning Core Architects, this 29-storey building eloquently reflects its surroundings. Carefully incorporating the Planing Mill Building as a design element at the building's base, it stays faithful to the street's 19th-century heritage. Here, the past melds with modern luxuries and amenities to create a classic address.

Nicholas Residences is at the heart of world-class living, located only steps from the renowned Bloor-Yorkville neighbourhood which is recognized by Forbes Magazine as one of the most luxurious shopping and dining neighbourhoods in the world. Moments away are the Royal Ontario Museum and the University of Toronto to the west, and Queen's Park to the south. And with the Bloor-Yonge subway and access to The PATH system only a block away, you will be instantly connected to the downtown core and a multitude of underground shops and amenities.

The distinguished yet modern entrance, reminiscent of a classic 5th Avenue address, sets the tone for what's inside. Designed by award-winning Cecconi Simone, the lobby is inspired by the high fashion of the 1960s. Flagstone floors, textured concrete wall details, bold art and dramatic furniture all combine to create the definitive "cocktail culture" look of

that period. Presiding over the lobby will be an executive-style concierge who will cordially greet you and your guests and welcome you home.

Nicholas will consist of studio, one- and two-bedroom residences, each designed with the utmost attention to detail. Sweeping views of the city through stunning glass panels present a modern design flooded with natural light. High nine- and 10-ft. ceilings add drama to the living space, and the gourmet kitchens and luxurious bathrooms combine refined features with modern finishes; naturally what one would expect in such a stylish location.

Life at Nicholas will include a host of exclusive and coveted amenities like a state-of-the-art gym, a screening room with cinema-style seating and a spacious party room with a billiard table. But the piece de résistance is the private lounge on the fourth floor. This stunning space will offer an elegant, yet stylishly modern environment for casual and formal entertaining. Also designed by Cecconi Simone, this private lounge has south-facing floor-to-ceiling glass doors that slide open

for the ultimate indoor/outdoor experience. Highlights include a dining room, cocktail bar, indoor/outdoor lounges with a double-sided fireplace, a reflecting pool with a water feature, and seating areas to relax with a martini and watch the sun set over the city.

Toronto-based Urban Capital is one of Canada's most innovative development companies with more than 3,500 condominium units developed or under development in Toronto, Ottawa and Montreal. ALIT Developments has over 20 years of international experience and a highly developed skill set in urban planning and residential building. Having partnered successfully on St. Andrew on the Green in Etobicoke and Boutique Condominiums Phases 1 and 2 in Toronto, they combine to form an experienced team behind Nicholas Residences.

Residences range from the mid-\$200's to over \$1 million. A presentation centre is scheduled to open soon at 67 St. Nicholas St. Call 416.233.7772 or register at nicholasresidences.com to receive your special invitation to the grand opening.



COMING SOON

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NICHOLAS
BLOOR BAY LIVING

A CLASSIC LOCATION IS ALWAYS IN STYLE

Introducing Nicholas Residences, set on charming St. Nicholas Street. Located steps from Bloor, Bay and Yorkville, an area renowned for its acclaimed shops, designer boutiques, restaurants, cafés and cultural attractions. Stylish studio, 1 bedroom, 1 bedroom plus den and 2 bedroom suites by award winning designers Core Architects and Cecconi Simone Interior Design.

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from the low \$200,000's to over \$1 Million

Register Today at:
nicholasresidences.com or call 416-233-7772

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