

PINE
— & —
GLEN

COQUITLAM CITY CENTRE



ALMASI™
REAL
ESTATE

PREVIEW PACKAGE

A CITY

Introducing Pine & Glen

A contemporary & rapidly evolving city centre.
A complete urban experience, & a direct
connection to downtown.

And at its heart is Pine & Glen - the new way
forward for Coquitlam City Centre. Striking
architecture at a scale that redefines the city.
Unparalleled views. Outstanding design indoors
& out. And over 90,000 square feet of the city's
most exceptional amenities.

&

ITS FUTURE

VIP PREVIEW PRICE LIST - PINE & GLEN EAST TOWER

TYPE	SIZE	PRICE
One bed	485 - 525 sq. ft.	From \$524,900
Jr Two Bed	680 - 700 sq. ft	From \$734,900
Two Bed	770 - 800 sq. ft.	From \$826,900
Three Bed	1,020 - 1,030 sq. ft.	From \$999,900

DEPOSIT PROGRAM

20% - ONE BEDROOMS - JR TWO BEDROOMS 15% - TWO BEDROOMS - THREE BEDROOMS

- First Deposit - 5% due upon offer
- Second Deposit - 5% due on January 15th 2025
- Third Deposit - 5% due the later of 365 days from the second deposit payment or the issuance of the Vendor's Amendment to Disclosure Statement for Financing Commitment
- Fourth Deposit - 5% due 365 days from the third deposit (if applicable)

BUYER INCENTIVE

- \$5,000 off One Bedrooms - Jr Two Bedrooms
- \$10,000 off Two Bedrooms - Three Bedrooms

COMMISSION

- 2% on One Bedrooms - Jr Two Bedrooms
- 3% on Two Bedrooms - Three Bedrooms

ASSIGNMENT INFORMATION

1.5% plus administration fees upon Vendor's consent

STRATA FEES

\$0.54/sqft

ESTIMATED COMPLETION DATE

EARLY-MID 2028

PARKING AND STORAGE

Parking and Bike Storage Locker available for all homes*

*Some plans will have the option to purchase parking



DISCOVER THE DIFFERENCE THE RIGHT REAL ESTATE AGENT CAN MAKE



Scan the QR code to register and join my VIP list for priority access to Nido updates.

COQUITLAM

Connected & Vibrant

An urban mindset draws us to this bustling, connected, vibrant city centre. Coquitlam City Centre has it all - plentiful cafés & restaurants, shops & services, parks & green spaces. And a unique sense of character that could only be Coquitlam.



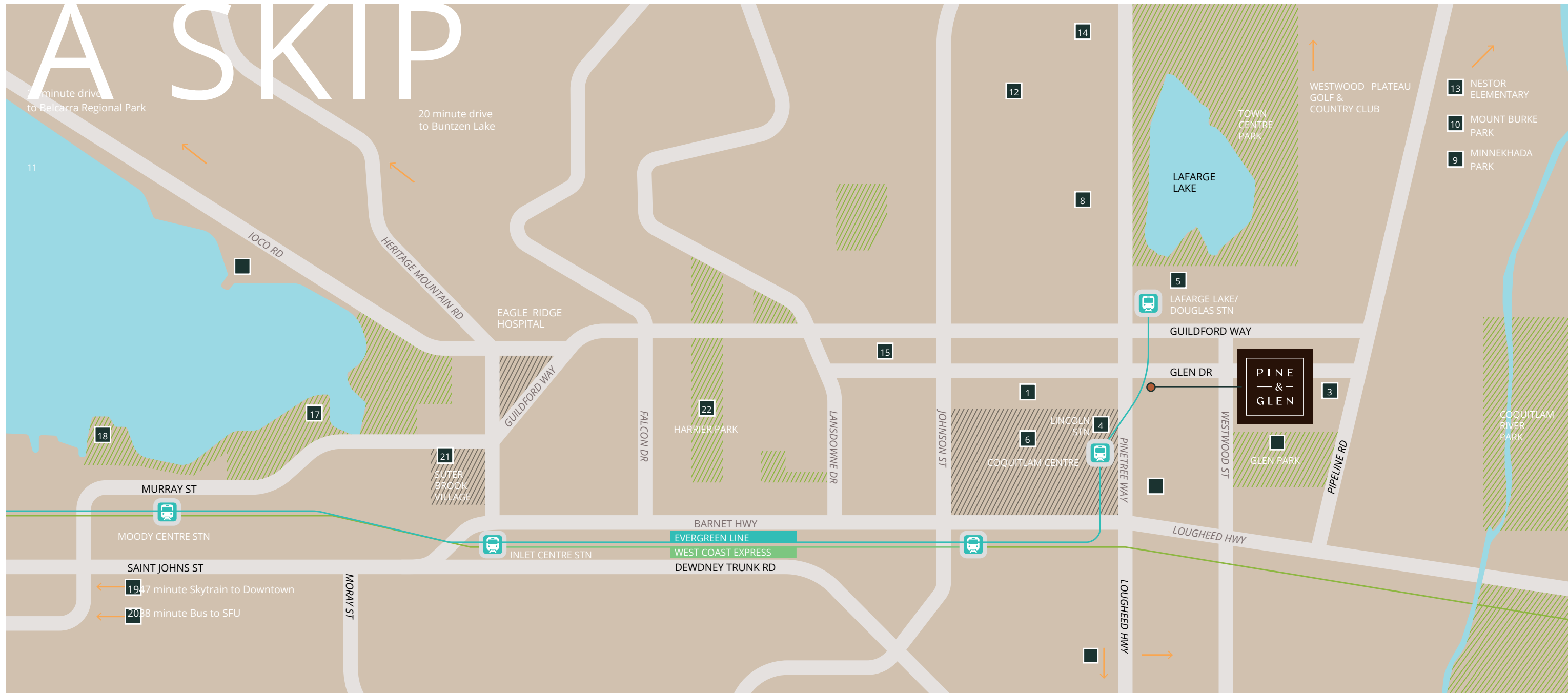
&

YOU

A SKIP

17 minute drive to Belcarra Regional Park

20 minute drive to Buntzen Lake



















Urban & Tranquil

Downtown in under an hour & Rocky Point Park in minutes. An urban setting with both city & wilderness at your fingertips.

This is Metro Vancouver's key transit location – and Pine & Glen is in the front seat.

Commute to work in a snap. Go downtown for dinner whenever the mood strikes.

Everything you need at your fingertips, and a world of plenty a skip & a jump away.

-  1 6 minutes to Browns Social House
-  2 7 minutes to Save-On-Foods
-  3 6 minutes to Glen Elementary
-  4 3 minutes to Lincoln Station
-  5 5 minutes to Lefarge Lake Douglas Station
-  6 4 minutes to Coquitlam Centre Mall
-  7 11 minutes to Glen Park
-  8 8 minutes to Douglas College
-  9 13 minutes to Minnehada Regional Park
-  10 14 minutes to Mount Burke/Pinecone Burke Provincial Park
-  11 8 minutes to Old Mill Site Park
-  12 4 minutes to Walton Elementary
-  13 4 minutes to Nestor Elementary
-  14 3 minutes to Pinetree Secondary
-  15 4 minutes to Gleneagle Secondary
-  16 48 minutes to YVR Airport



URBAN



Wild & Green

Surrounded by towering mountains and epic swaths of wilderness, brimming with urban amenities, and full of life - this is Coquitlam.



&

INSPIRING

MOUNTAIN

Level 45



Level 30



Level 15



Skylines & Sightlines

Sweeping views to the north and northeast of striking green mountains, so close, and such an iconic presence here in the beauty of Coquitlam. To the southeast, a sparkling city, with Mt. Baker hovering in the distance. To the west, a long stretch of city reaching out toward the setting sun.

Skylines & sightlines that define a city, and a way to live.

& SKY

BALANCE



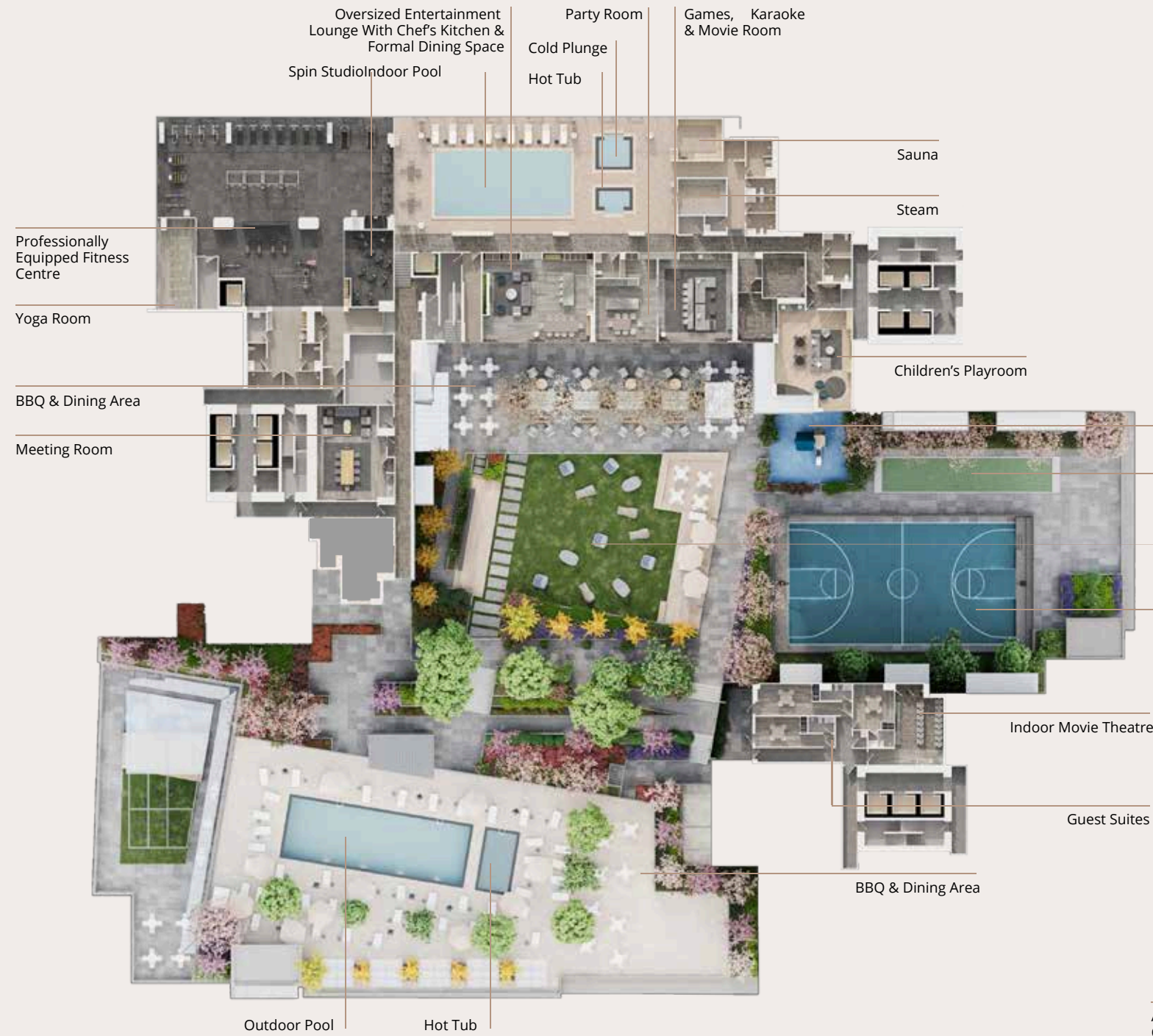
HARMONY



Live & Play

Over 90,000 square feet of indoor & outdoor amenities designed to enhance your every day life. Pool, steam room & sauna. Sport court, grand lawn & rooftop zen gardens. Games & entertainment spaces for friends & family. A way of life, & so much more.

7TH FLOOR AMENITIES



8TH FLOOR ROOFTOP



22ND FLOOR AMENITIES



The renderings are artist interpretation only and may differ from the final product and may change without notice. E.&O.E.

DRAFT

FEATURES

WELCOME HOMEGOURMET KITCHENS

- Arrive home to two luxuriously appointed 50 & 45 storey towers designed by award-winning Ciccozzi Architecture surrounded by landscaped gardens and scenic trails
- Solid reinforced concrete construction provides superior durability, ease of maintenance, and quiet living
- Large balconies and/or terraces with all homes for relaxed outdoor living or entertaining friends and family
- Year-round comfort with in-suite controlled energy-efficient air conditioning, heating, and ventilation system
- High performance and acoustically engineered window system designed to reduce noise transfer while increasing UV protection and insulation
- Comprehensive 2-5-10 year Warranty provided through National Home Warranty: 2 year in-home coverage for workmanship and materials, 5-year water penetration coverage and 10-year structural coverage

PREMIUM SUITE FINISHES

- 2 professionally designed colour palettes to personalize your home: Pine & Glen
- Contemporary wide plank laminate flooring throughout kitchen, living, and dining areas creates seamless transitions between spaces
- Primary bedroom closets outfitted with built-in millwork to keep clothes organized
- Full-size high-efficiency front-loading stacked washer and dryer
- 24" x 24" porcelain tile flooring in laundry closets
- Expansive over-height, 9' flat-painted ceilings throughout living spaces in most homes create a grand and open feeling
- Energy-efficient LED lighting throughout
- Elegant, modern homes with expansive windows that maximize natural light and sweeping views
- Comfort and privacy provided by UV blocking white roller blinds on all exterior windows

SAFETY & SECURITY

- Electronic key-fob controlled access at main building entry points
- Controlled underground parkade with secured entry gates, ample lighting, and closed circuit camera
- All homes pre-wired for in-suite security systems
- Solid core entry door with deadbolt and peephole
- State-of-the-art fire protection including sprinklers and smoke detectors in all homes and common areas

ONE BEDROOM HOMES

- Integrated European Appliance Package
 - 24" Fulgor Milano paneled refrigerator with bottom mount freezer
- 24" Fulgor Milano stainless steel 4-burner gas cooktop
- 24" Fulgor Milano convection wall oven
- 24" Microwave hood fan combo
- 24" Breda paneled dishwasher

ONE BEDROOM + DEN & JR. TWO BEDROOM HOMES

- Integrated European Appliance Package
 - 28" Fulgor Milano paneled refrigerator with bottom mount freezer
- 30" Fulgor Milano stainless steel 5-burner gas cooktop
- 30" Fulgor Milano convection wall oven
- 30" Microwave hoodfan combo
- 24" Breda paneled dishwasher

TWO BEDROOM & THREE BEDROOM HOMES

- Integrated European Appliance Package
 - 30" Fulgor Milano paneled refrigerator with bottom mount freezer
- 30" Fulgor Milano stainless steel 5-burner gas cooktop
- 30" Fulgor Milano convection wall oven
- 30" Faber contemporary integrated hood fan
- 24" Breda paneled dishwasher
- Under-counter built in GE microwave
- Honed quartzite countertops and matching full height backsplash impressively frames the kitchen
- Extra deep stainless steel undermount sink
- Italian made custom cabinetry with integrated finger pulls on all doors and drawers for a sleek, flush finish. All doors include soft-close feature and premium drawer slides for smooth everyday use
- Contemporary polished chrome kitchen faucet with extractable spray for convenient clean up
- Energy-efficient under cabinet LED lighting and overhead pot lighting in kitchen area to illuminate entire workspace

LUXURIOUS BATHROOMS

- Refined bathrooms feature 24" x 24" premium porcelain tile flooring
- Matching 24" x 24" premium porcelain tile surrounds the bathtub and shower walls for complementary spa-like serenity in primary ensuite
- Inviting deep soaker tubs appointed with corresponding porcelain tile apron
- NuHeat heated floors in primary bathroom
- Quartzite countertops with matching backsplash creates enduring sense of elegance
- Custom cabinetry with sleek integrated finger pulls and soft-close mechanism
- Medicine cabinet for all bathrooms provides additional storage
- Sleek single lever faucet with undermount sink in bathrooms
- Frameless glass enclosed shower equipped with a pressure balanced control handheld showerhead for convenience and luxury
- Bathtub and shower walls in secondary bathrooms feature tile surround with convenient recessed tile niche for storage
- Water-conscious low flow elongated toilet with soft-close seat
- Bathrooms thoughtfully illuminated with designer chosen vanity light fixture and pot lighting

PINE & GLEN AMENITIES

- Over 90,000 square feet of indoor and outdoor amenity space
- Outdoor pool and hot tub with an extended poolside deck for lounging on sunny days, and an outdoor shower
- Expansive great lawn with BBQ and dining terrace located off of the entertaining lounge for additional room to entertain
- Multi-sport court with adjacent bocce lawn, the perfect activity on warm evenings
- Rooftop zen garden with an outdoor fire pit and ample seating
- Outdoor dog run & dog wash area for your furry friends
- 5,000 square feet professional grade fitness centre, including a yoga room and spin studio
- Indoor pool with cold plunge and hot tub
- Spa with both steam and sauna for when the body needs to relax
- Two oversized entertaining lounges with full chef's kitchen, large dining area with flexible seating, and lounge. Perfect for entertaining guests and family when a larger space is needed
- Co-workspace with meeting rooms and large conference-sized tables for when you need a professional setting
- Children's playroom and outdoor playground with adaptable space for children of all ages to have fun and be social
- Theatre, karaoke and games room, perfectly suited for birthday parties or getting together with friends
- Guest suites available for out-of-town guests
- Additional amenities located on the 22nd floor include two entertainment lounges, complete with chefs kitchen, games room and a large terrace

PINE



DRAFT



GLEN

Enhance & Harmonize

Gracefully balanced interiors offer two options of warm & sophisticated colour schemes that enhance & harmonize the flow of spaces. Each scheme is meticulously curated to evoke a sense of timeless elegance & comfort.



DRAFT

EAST TOWER
45 Storeys

WEST TOWER
50 Storeys

DRAFT

EAST TOWER

9th - 43rd FLOOR

- 1 BEDROOM
- JR 2
- BEDROOM 2
- BEDROOM
- 3 BEDROOM

C1
SUITE 04
 2 BEDROOM
 INDOOR: 795-800 SQ. FT.
 OUTDOOR: 215-230 SQ. FT.

B
SUITE 05
 JR 2 BEDROOM
 INDOOR: 685-700 SQ. FT.
 OUTDOOR: 65. SQ. FT.

C2
SUITE 06
 2 BEDROOM
 INDOOR: 770 SQ. FT.
 OUTDOOR: 135-145 SQ. FT.

A1
SUITE 03
 1 BEDROOM
 INDOOR: 500 SQ. FT.
 OUTDOOR: 75 SQ. FT.

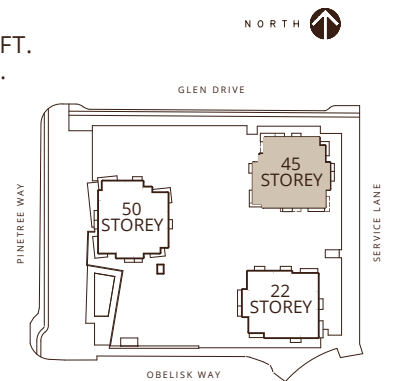
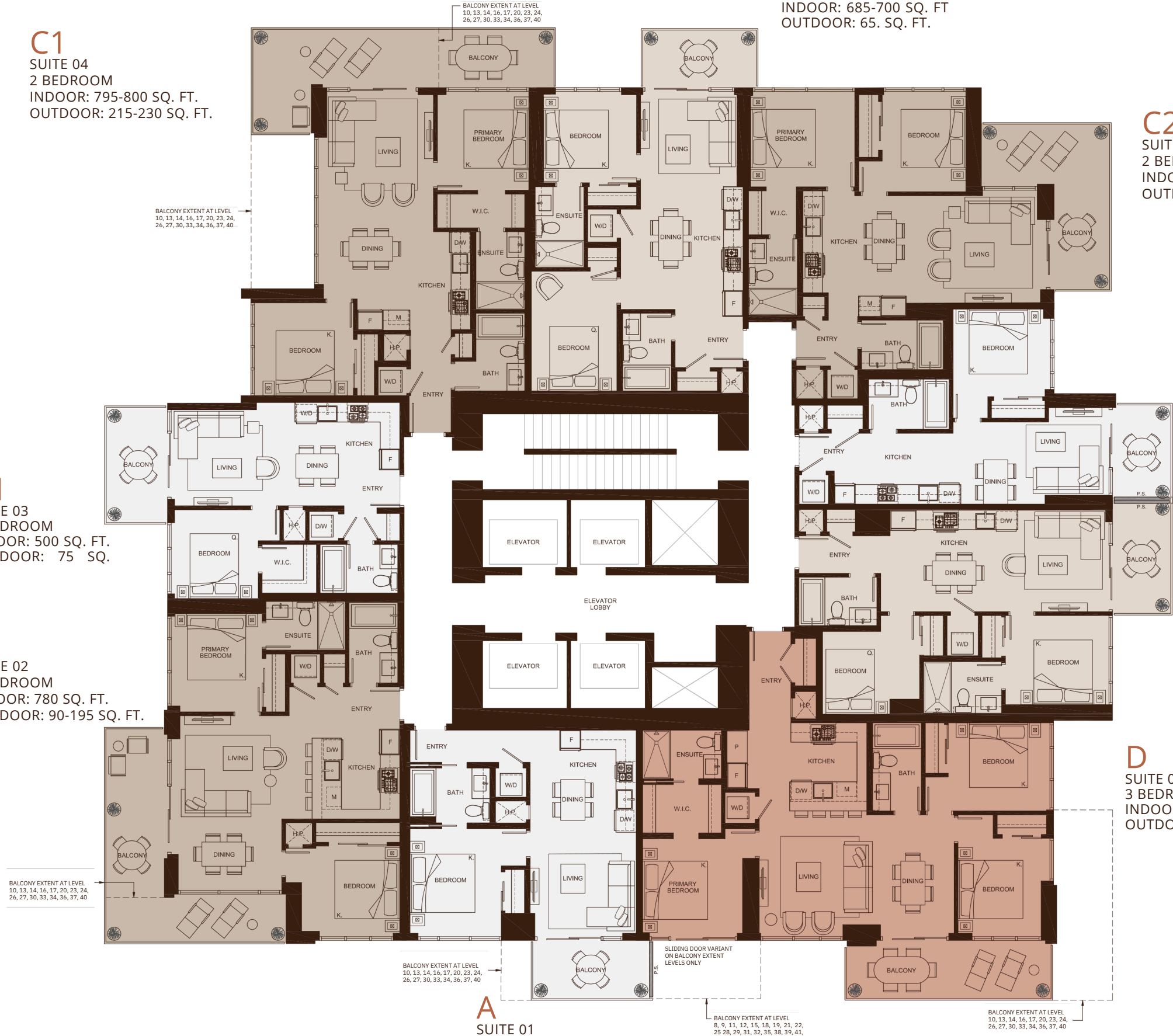
A2
SUITE 07
 1 BEDROOM
 INDOOR: 485 SQ. FT.
 OUTDOOR: 60 SQ. FT.

C
SUITE 02
 2 BEDROOM
 INDOOR: 780 SQ. FT.
 OUTDOOR: 90-195 SQ. FT.

B1
SUITE 08
 JR 2 BEDROOM
 INDOOR: 680 SQ. FT.
 OUTDOOR: 70 SQ. FT.

D
SUITE 09
 3 BEDROOM
 INDOOR: 1,020-1,030 SQ. FT.
 OUTDOOR: 190-310 SQ. FT.

A
SUITE 01
 1 BEDROOM
 INDOOR: 515-525 SQ. FT.
 OUTDOOR: 70-90 SQ. FT.



The floorplans, square footage, dimensions, design and configuration of the strata lots and project are approximate and/or artist's interpretation only and may differ from what is shown. Final dimensions, square footage, and configuration shall be determined by the final strata plans. Final floorplans may be the mirror image of the floorplans shown above. Refer to architectural drawings. The developer reserves the right to make changes without notice to the floorplans, ceiling heights, project design, landscaping plans, appliances, specifications, and features. E.&O.E.

PINE
— & —
GLEN

A PLAN
1 BEDROOM

TOTAL AREA 585-615 SQ. FT.

515-525 SQ. FT.
INDOOR AREA

70-90 SQ. FT.
OUTDOOR AREA

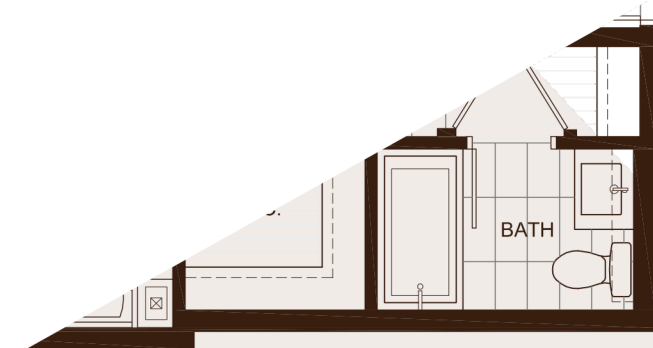
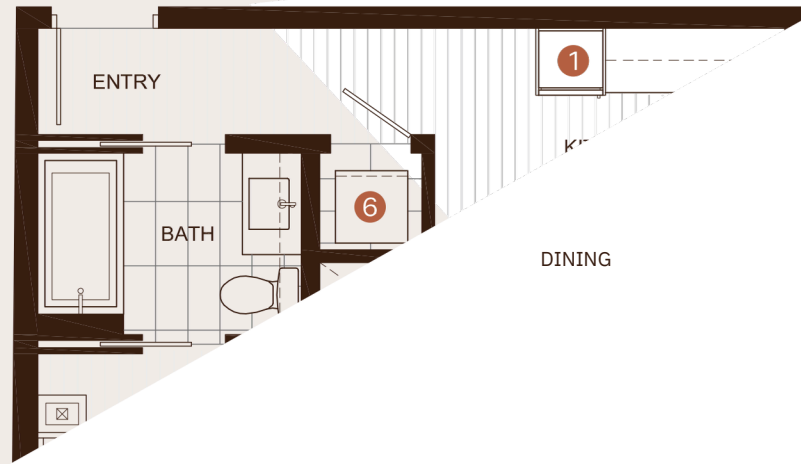
PINE
— & —
GLEN

A1 PLAN
1 BEDROOM

TOTAL AREA 575 SQ. FT.

500 SQ. FT.
INDOOR AREA

75 SQ. FT.
OUTDOOR AREA



DRAPET

List of Appliances

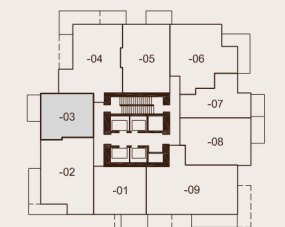
1. 24" Fulgor Milano Integrated Fridge
2. 24" Fulgor Milano Convection Wall
3. Oven 24" Fulgor Milano 4 Burner Gas
4. Cooktop 24" Microwave & Hoodfan
5. Combo
6. 24" Breda Integrated Dishwasher
Full Size Washer and Dryer

8TH-43RD FLOOR
EAST TOWER



List of Appliances

1. 24" Fulgor Milano Integrated Fridge
2. 24" Fulgor Milano Convection Wall
3. Oven 24" Fulgor Milano 4 Burner Gas
4. Cooktop 24" Microwave & Hoodfan
5. Combo
6. 24" Breda Integrated Dishwasher
Full Size Washer and Dryer



9TH-43RD FLOOR
EAST TOWER



PINE
— & —
GLEN

A2 PLAN

1 BEDROOM

TOTAL AREA 545 SQ. FT.

485 SQ. FT.
INDOOR AREA

60 SQ. FT.
OUTDOOR AREA

PINE
— & —
GLEN

B PLAN

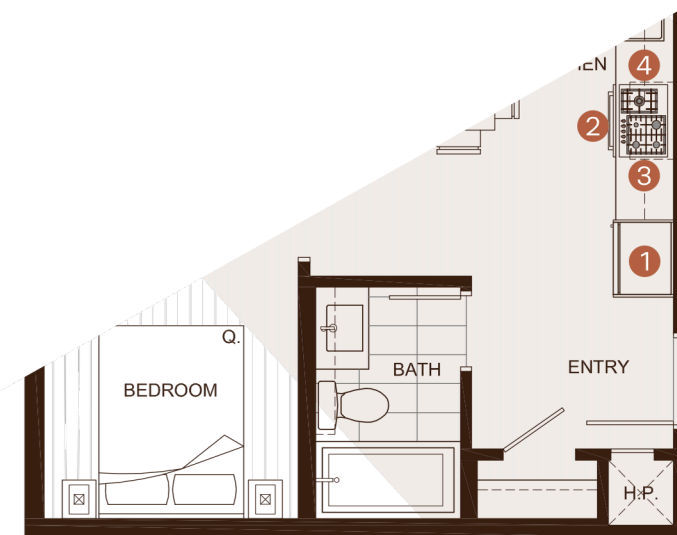
JR 2 BEDROOM

AREA 750-765 SQ. FT.

685-700 SQ. FT.
INDOOR AREA

65 SQ. FT.
OUTDOOR AREA

DRAFT



List of Appliances

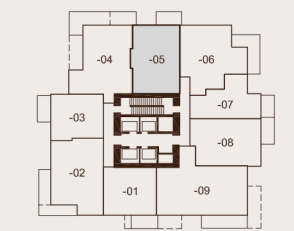
1. 24" Fulgor Milano Integrated Fridge
2. 24" Fulgor Milano Convection Wall
3. Oven 24" Fulgor Milano 4 Burner Gas
4. Cooktop 24" Microwave & Hoodfan
5. Combo
6. 24" Breda Integrated Dishwasher
Full Size Washer and Dryer

8TH-43RD FLOOR
EAST TOWER



List of Appliances

1. 28" Fulgor Milano Integrated Fridge
2. 30" Fulgor Milano Convection Wall
3. Oven 30" Fulgor Milano 5 Burner Gas
4. Cooktop 30" Microwave & Hoodfan
5. Combo
6. 24" Breda Integrated Dishwasher
Full Size Washer and Dryer



8TH-43RD FLOOR
EAST TOWER



PINE
— & —
GLEN

B1 PLAN JR 2 BEDROOM

TOTAL AREA 750 SQ. FT.

680 SQ. FT.
INDOOR AREA

70 SQ. FT.
OUTDOOR AREA

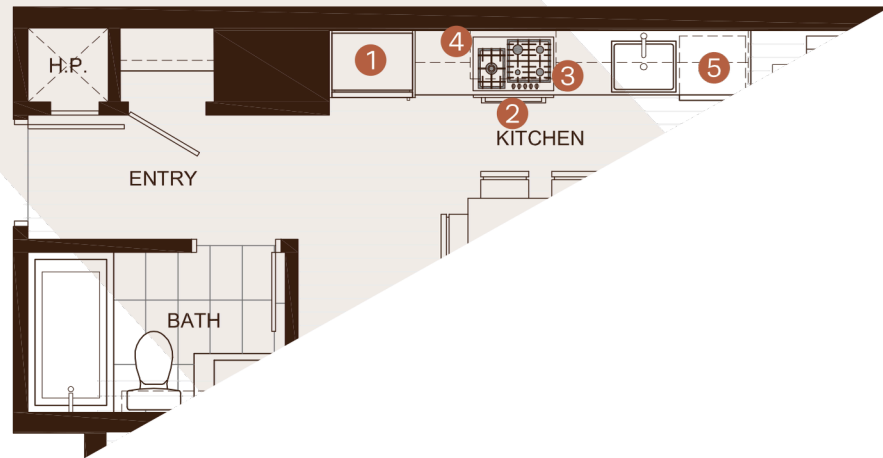
PINE
— & —
GLEN

C PLAN 2 BEDROOM

AREA 870 - 975 SQ. FT.

780 SQ. FT.
INDOOR AREA

90-195 SQ. FT.
OUTDOOR AREA



List of Appliances

1. 28" Fulgor Milano Integrated Fridge
2. 30" Fulgor Milano Convection Wall
3. Oven 30" Fulgor Milano 5 Burner Gas
4. Cooktop 30" Microwave & Hoodfan
5. Combo
6. 24" Breda Integrated Dishwasher
Full Size Washer and Dryer

List of Appliances

1. 30" Fulgor Milano Integrated Fridge
2. 30" Fulgor Milano Convection Wall
3. Oven 30" Fulgor Milano 5 Burner Gas
4. Cooktop 30" Faber Cristal Hoodfan
5. 24" Breda Integrated Dishwasher
6. GE Microwave
7. Full Size Washer and Dryer

8TH-43RD FLOOR
EAST TOWER



8TH-43RD FLOOR
EAST TOWER



PINE
— & —
GLEN

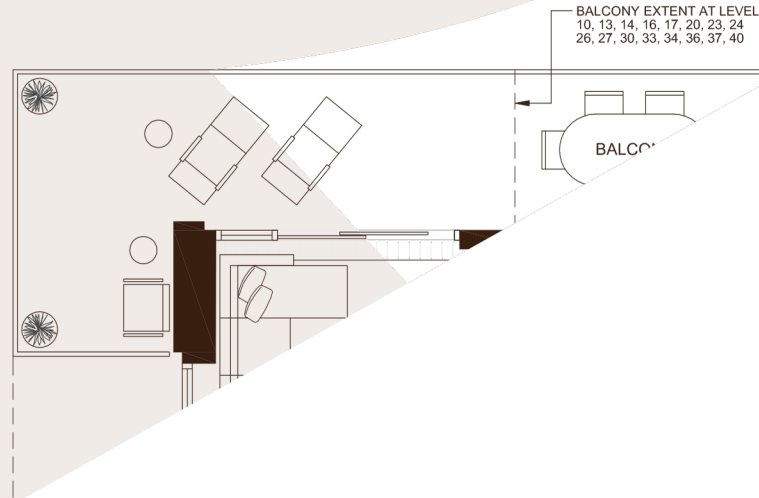
C1 PLAN

2 BEDROOM

TOTAL AREA 1,010-1,030 SQ. FT.

795-800 SQ. FT.
INDOOR AREA

215-230 SQ. FT.
OUTDOOR AREA



BALCONY EXTENT
10, 13, 14, 16,
26, 27, 30

PINE
— & —
GLEN

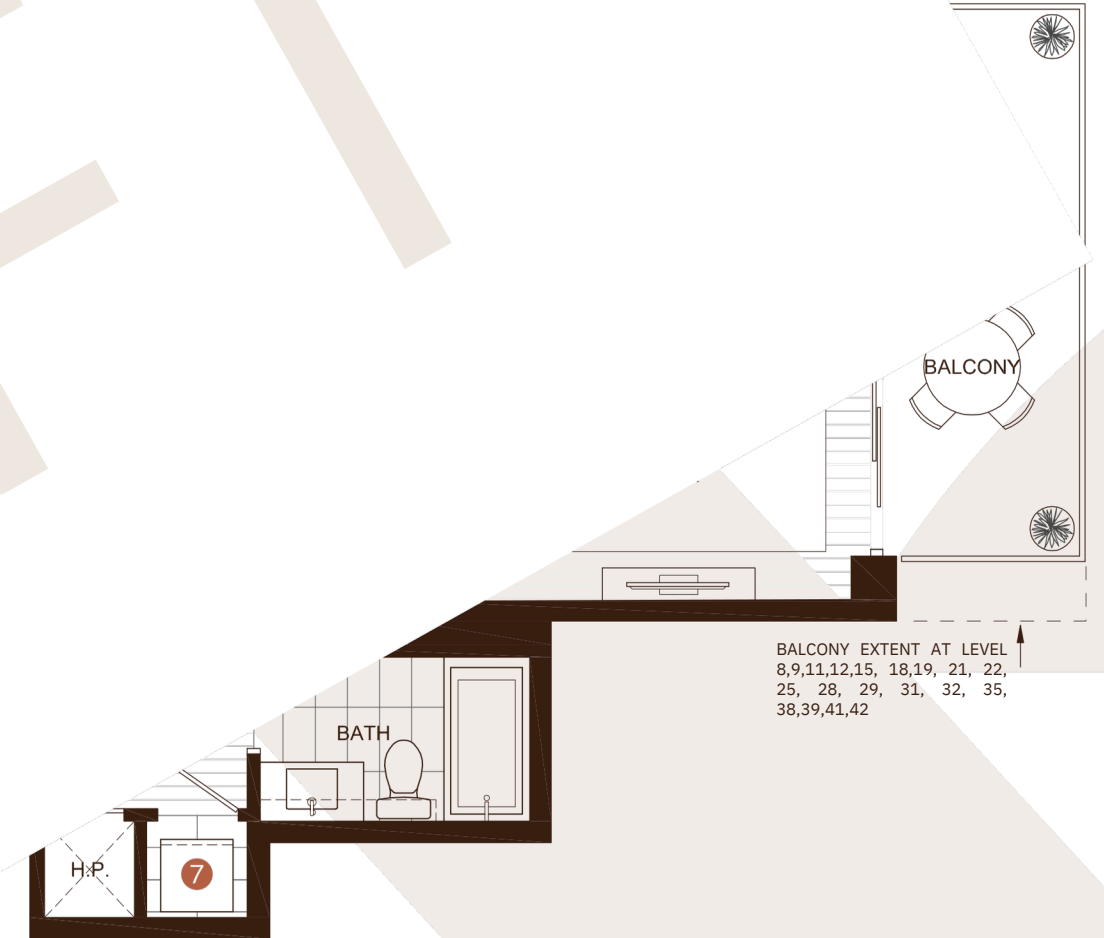
C2 PLAN

2 BEDROOM

AREA 905-915 SQ. FT.

770 SQ. FT.
INDOOR AREA

135-145 SQ. FT.
OUTDOOR AREA



BALCONY EXTENT AT LEVEL
8,9,11,12,15, 18,19, 21, 22,
25, 28, 29, 31, 32, 35,
38,39,41,42

List of Appliances

1. 30" Fulgor Milano Integrated Fridge
2. 30" Fulgor Milano Convection Wall
3. Oven 30" Fulgor Milano 5 Burner Gas
4. Cooktop 30" Faber Cristal Hoodfan
5. 24" Breda Integrated Dishwasher
6. GE Microwave
7. Full Size Washer and Dryer

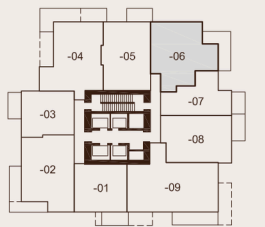
8TH-43RD FLOOR
EAST TOWER



List of Appliances

1. 30" Fulgor Milano Integrated Fridge
2. 30" Fulgor Milano Convection Wall
3. Oven 30" Fulgor Milano 5 Burner Gas
4. Cooktop 30" Faber Cristal Hoodfan
5. 24" Breda Integrated Dishwasher
6. GE Microwave
7. Full Size Washer and Dryer

8TH-43RD FLOOR
EAST TOWER



PINE
— & —
GLEN

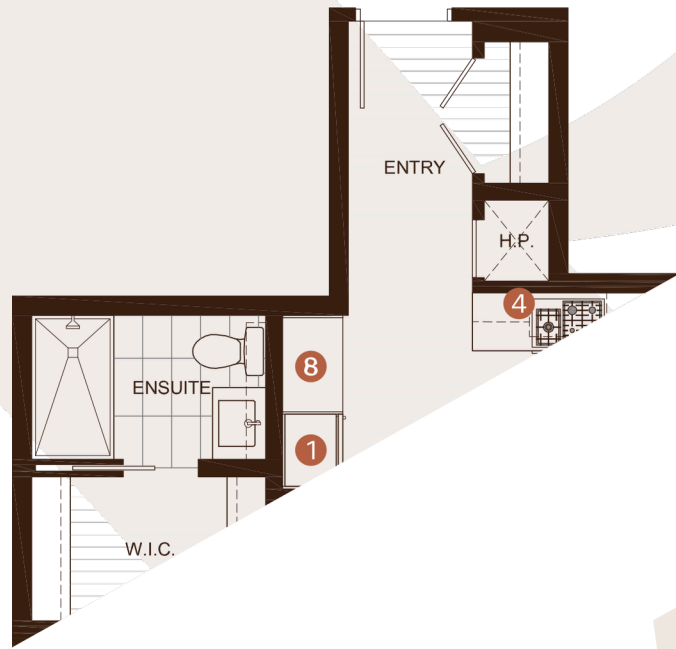
D PLAN

3 BEDROOM

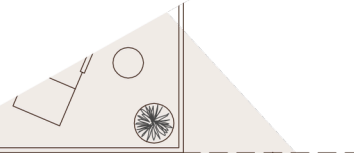
TOTAL AREA 1,210 SQ. FT.

1,020 - 1,030 SQ. FT.
INDOOR AREA

190-310 SQ. FT.
OUTDOOR AREA



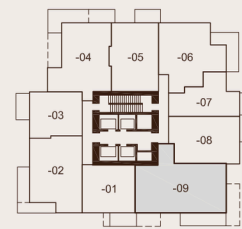
SLIDING DOOR VARIANT
ON BALCONY EXTENT
LEVELS ONLY



BALCONY EXTENT AT LEVEL
10, 13, 14, 16, 17, 20, 23, 24
26, 27, 30, 33, 34, 36, 37, 40

List of Appliances

1. 30" Fulgor Milano Integrated Fridge
2. 30" Fulgor Milano Convection Wall
3. Oven 30" Fulgor Milano 5 Burner Gas
4. Cooktop 30" Faber Cristal Hoodfan
5. 24" Breda Integrated Dishwasher
6. GE Microwave
7. Full Size Washer and Dryer
8. Pantry



8TH-43RD FLOOR
EAST TOWER





Building Innovative Real Estate for Over Half a Century

The Onni Group is one of North America's leading private real estate developers, with extensive experience designing, developing, building and managing innovative projects. As a fully integrated company that directly oversees every step in the development process, Onni has built over 15,000 homes in the past decade.

In addition, the company owns and manages 18.4 million sq. ft. of commercial property and over 11,200 rental apartment units. With offices in Vancouver, Toronto, Chicago, Los Angeles, Seattle, Phoenix and Mexico, Onni continues to expand and diversify into new markets throughout North America.

1. Oasis - Coquitlam
2. 1123 Westwood - Coquitlam
3. The Grande, Suter Brook Village - Port
4. Moody Cambie Gardens - Vancouver
5. Gilmore Place - Burnaby



ONNI.COM



This is not an offering for sale. Any such offering can only be made by way of a disclosure statement. The developer reserves the right to make modifications to building design, specifications, features and floorplans without notification. All renderings and illustrations reflect the artist's interpretation of the project only and may differ from the final product. E & O.E.