

VIKTOR

Redefining Modern Living



MODERNIST DESIGN

Rather than blending into the landscape, Viktor's striking architectural design and purpose-driven choice of materials reframe the natural surroundings and create a bold statement of individualism. The concept of harmonious singularity extends to each of the 254 individual residences—through variations in colour, bold lines, interior amenities, and structural features like outdoor balconies. Viktor is a new frame of reference for modern living.

viktorliving.ca



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BE PART OF THE LEGACY

#1

City to invest in

ranked by 2017 Real Estate Investment Network (REIN)



1,000

New residences every month

and growing more vibrant by the day

2,000

New businesses per year

create a sustainable, well-served community

11%

Annual population growth

steadily increases property value without
overwhelming the market

3

**Expo Line stations
in City Centre**

connect to Vancouver and neighbouring communities

6

**New Surrey–Langley
Skytrain stations**

along the corridor of future opportunity

+113%

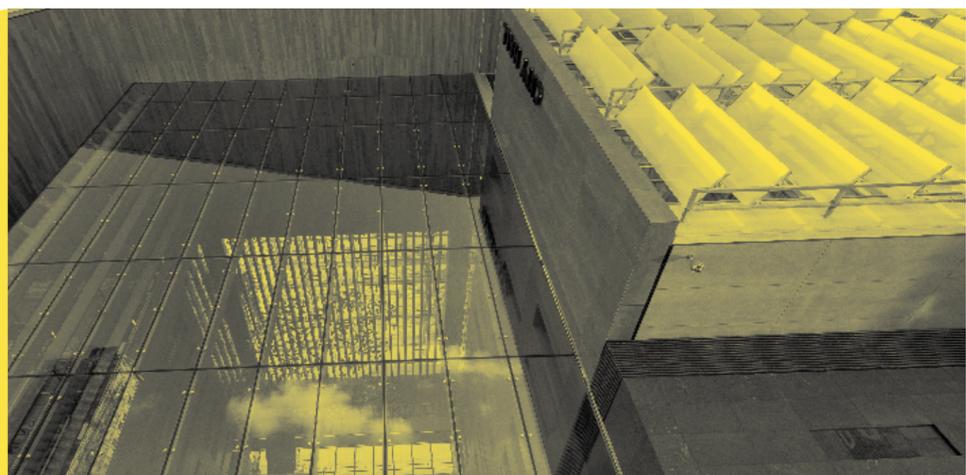
**Increase in average apartment
prices since 2015**

makes this a smart long-term investment



CENTRAL TO EVERYTHING

Everything you need is either a short walk or e-bike ride away. The surrounding area offers an ideal combination of diverse, cultural, recreational and rugged outdoor experiences. Whether you're visiting countless art galleries, parks, outdoor concert venues, award-winning recreational facilities, or hiking 100 kilometres of nature trails, you'll discover something to broaden your mind and awaken your senses.



M SKYTRAIN STATIONS

● RECREATION

- 1 CHUCK BAILEY REC CENTRE
- 2 SURREY CIVIC HALL AND PLAZA
- 3 SURREY CITY CENTRE LIBRARY
- 4 FITNESS WORLD
- 5 CLUB16 TREVOR LINDEN FITNESS
- 6 GUILDFORD ATHLETIC CLUB
- 7 GUILDFORD TOWN CENTRE

● EDUCATION

- 8 FORSYTH ROAD ELEMENTARY SCHOOL
- 9 OUR LADY OF GOOD COUNSEL SCHOOL
- 10 GUILDFORD PARK SECONDARY SCHOOL
- 11 LENA SHAW ELEMENTARY SCHOOL
- 12 KWANTLEN POLYTECHNIC UNIVERSITY
- 13 SIMON FRASER UNIVERSITY
- 14 UBC CLINICAL CAMPUS / SURREY MEMORIAL HOSPITAL
- 15 QUEEN ELIZABETH SECONDARY SCHOOL
- 16 SIMON CUNNINGHAM ELEMENTARY SCHOOL
- 17 KWANTLEN PARK SECONDARY SCHOOL
- 18 KB WOODWARD ELEMENTARY SCHOOL

● RESTAURANTS

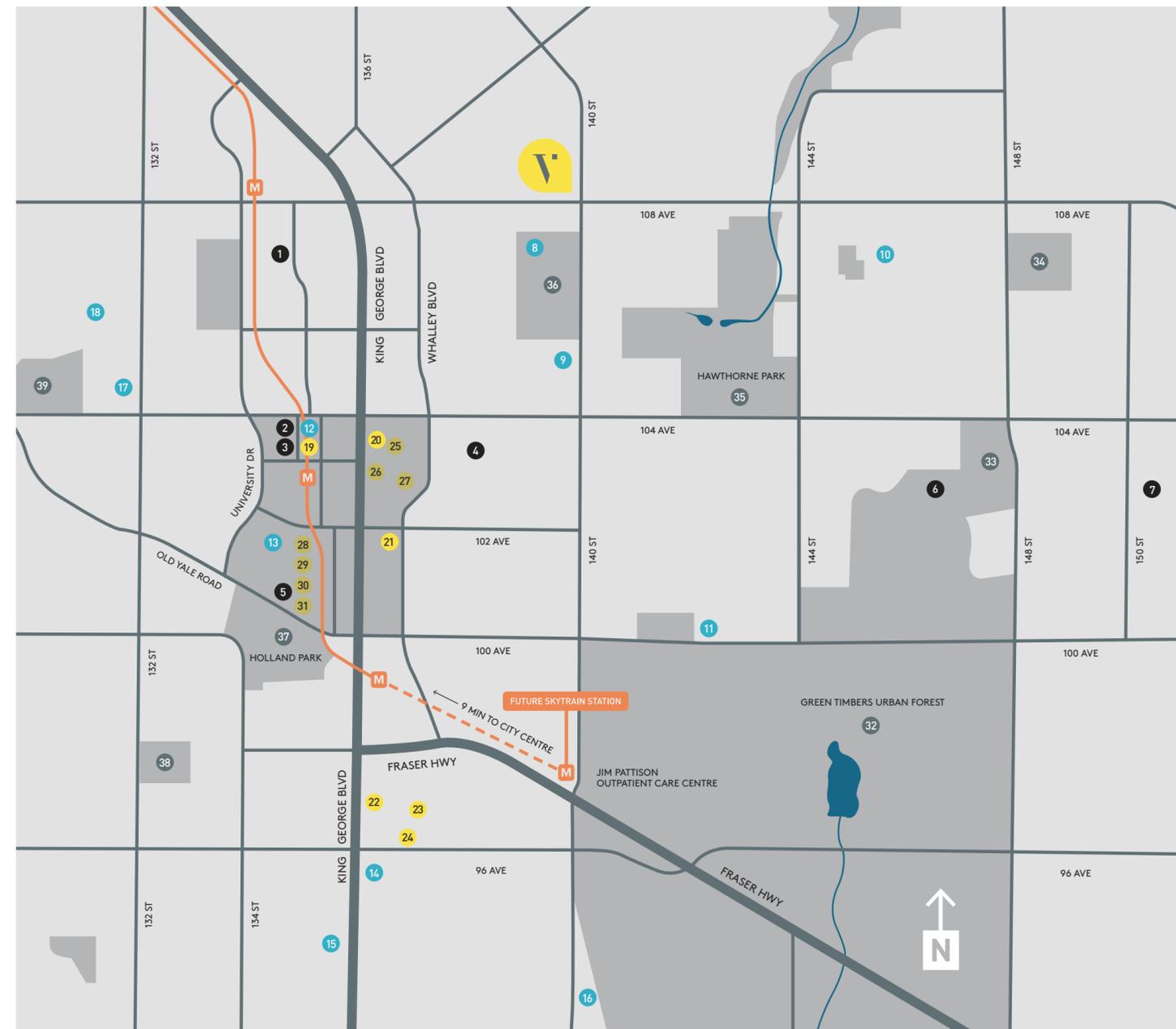
- 19 PRADO CAFE
- 20 STARBUCKS
- 21 NAHM THAI BISTRO
- 22 BROWNS SOCIALHOUSE
- 23 CAPTAIN'S OVEN PIZZA
- 24 QUESADA BURRITOS AND TACOS

● SHOPPING

- 25 LONDON DRUGS
- 26 SAVE-ON-FOODS
- 27 CANADIAN TIRE
- 28 SHOPPERS DRUG MART
- 29 CENTRAL CITY
- 30 T&T
- 31 BEST BUY

● PARKS

- 32 GREEN TIMBERS URBAN FOREST
- 33 HJORTH ROAD PARK
- 34 HOLLY PARK
- 35 HAWTHORNE ROTARY PARK
- 36 FORSYTH PARK
- 37 HOLLAND PARK
- 38 AHP MATTHEW PARK
- 39 ROYAL KWANTLEN PARK / OUTDOOR POOL



A BALANCED LIFESTYLE

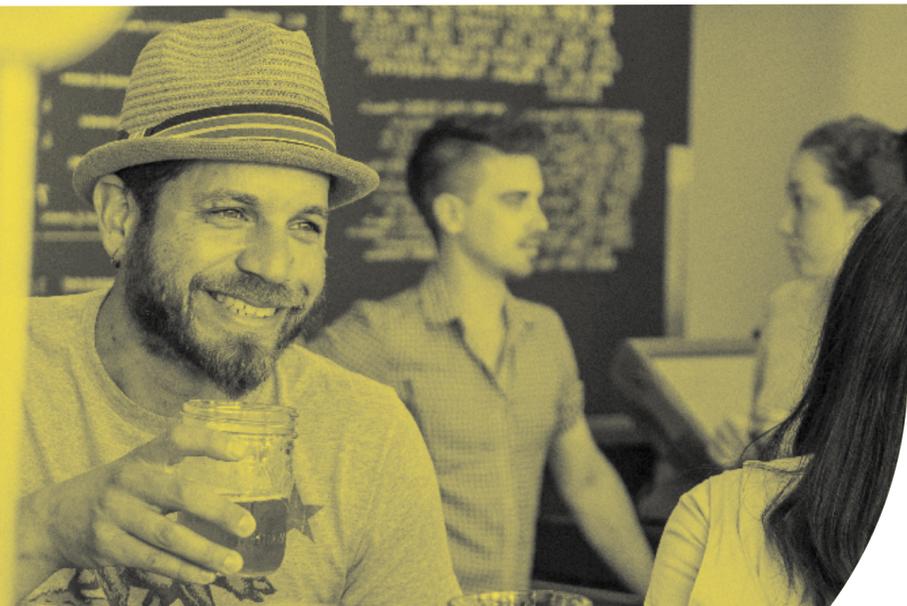
Viktor is a European-inspired, modernist 6-storey structure conveniently located near the hub of one of Canada's fastest-growing cities. Quiet, yet urban, your home is steps away from public transit, parks and a thriving, walkable community filled with shops, restaurants and cafes. Return from a busy outing to the comfort of a bright, intelligently designed and well-constructed living space. Indulge in homes with scenic mountain views, escape in the surrounding greenery, or see the building tops peeking through at City Centre right outside your balcony.

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MODERN VIBES

For those moments when you just want to sit and chill, the laid-back vibe of local coffee shops and restaurants—infused with authentic flavours from more than 150 ethnic traditions—ensures your hunger for international culinary adventure will also be fulfilled.



INTELLIGENT INTERIORS

Each residence at Viktor features high ceilings and large double-glazed windows for abundant natural light. The feeling of openness is further enhanced by long, wide-plank laminate flooring and available outdoor balconies that extend the living space. Durable stone countertops with matching slab backsplash, high-efficiency appliances, and an island, provide the perfect environment for a quick bite en route to work or extra room to prepare a culinary masterpiece. Choose between Blanc (light) and Noir (dark) colour palettes for a personalized experience you'll enjoy for years to come.



KEEP IT LIGHT

Look on the bright side with the Blanc custom colour theme. Every detail, from the white European flat-panel cabinetry in the kitchen, the slab backsplash, two-tone cabinetry, and island in most homes, is crafted beautifully. This light scheme works to create a vibrant and inviting home suitable for entertaining or simply enjoying a moment in the sunshine.

BLANC



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DARK LUXURY

Peaceful and soothing, the Noir theme is designed to create a calm and balanced setting to enjoy independently or with friends. Darker cabinetry provides a substantial counterpoint to bright white countertops and backsplashes in the kitchen. The spa-like bathroom with oversized white tile is the utmost in function and style.



NOIR

TWO BUILDINGS, ONE COMMUNITY

Gathering spaces are the heart of any community. The courtyard, encircled by Viktor's two main buildings, provides the perfect place for family, friends and neighbours to join together. Beautifully landscaped—with a children's play area, paved pathways, and functional furniture that's comfortable inside and out—this gracious green space welcomes people from all generations. Prefer something more elevated? Gather on one of two spacious rooftop terraces with 360° views of the surrounding mountains or hit the fitness room to get your heart pumping.



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ENDLESS POSSIBILITIES

METRO VANCOUVER'S FASTEST GROWING CITY

- Live in the heart of Surrey City Centre and enjoy the convenience of all it has to offer while being surrounded by breathtaking mountains and stunning city views
- The future 140 St SkyTrain Station is within walking distance of your new home
- The SkyTrain expansion plan will connect residents all over the Lower Mainland giving a true sense of community
- The nearby Forsyth Park offers perfect symmetry between city and suburban life

CONSCIOUS DESIGN

- Ultramodern architecture highlights the West Coast infused design by DF Architecture
- 254 thoughtfully designed homes built by quality-driven and trusted developer ML Emporio Properties
- Private outdoor balconies extend the living space and invite the surrounding natural beauty in
- Ground level homes come equipped with a water bib
- Large windows allow for substantial light to pour into homes highlighting their stunning design

TASTEFUL INTERIORS

- Choose from two modern colour palettes: **Blanc** (Light) & **Noir** (Dark)
- Recessed pot lights throughout the living spaces add warmth and overall enhance their natural ambience
- Shutter-style wood blinds on double-glazed windows provide both beauty and privacy
- Luxurious wide-plank laminate flooring throughout main living areas and bedrooms combine durability with elegance
- High ceilings maximize light throughout all homes
- Energy efficient wifi-enabled front-loading Samsung washer and dryer
- Staying organized is easy with generous closets and modern wire shelving

FALL IN LOVE WITH COOKING

- Elegant two-toned cabinetry offers ample storage and soft-close drawers
- Intuitive under-cabinet LED lighting provides added flare
- Share recipes with family and friends around the sizeable kitchen island (in most homes)
- Stunning quartz countertops with matching full-height backsplash unique to each colour palette
- Stainless steel under-mount sink with polished chrome faucet with pull-out spray and integrated swivel
- USB charging port conveniently located in kitchen islands
- Stainless steel appliance package:
 - 33" Samsung French door refrigerator and freezer
 - 30" Samsung stainless steel convection cooktop and oven
 - 24" Samsung efficient dishwasher
 - 30" Faber slide-out hoodfan
 - Panasonic stainless steel microwave and trim kit

TRANQUIL BATHROOMS

- Beautiful solid quartz countertops with matching backsplash throughout all bathrooms
- Stay organized with mirrored medicine cabinet with LED vanity light and convenient wall-mounted shelf
- Choose between two colour palettes of elegant flat panel cabinetry with soft close hardware
- Bathroom floors outfitted with oversized light grey tile will transport you to your favourite spa
- Destress and relax in the large soaker bathtub
- Seamless undermount sink with polished chrome faucets and accessories throughout
- Dual-flush toilet
- Frameless glass shower door in bathroom with a shower
- Polished chrome shower head with separate adjustable wand offer four sprays of varying pressure

BLENDED AMENITIES

- Amenity spaces in both buildings seamlessly blend indoor and outdoor recreation while providing homeowners a chance to entertain, relax and enjoy all their community has to offer
- Fitness facility outfitted with the finest fitness equipment
 - Entertaining has never been more convenient with Viktor's fully equipped communal kitchen and lounge
 - Celebrate with family and friends in the luxuriously outfitted lounge with state-of-the-art entertainment media
 - Indoor amenity spaces open up onto the beautiful landscaped outdoor private courtyard with outdoor furnishing and play area perfect for gathering with family and friends

FEEL TAKEN CARE OF

- Safe and secure parcel delivery lockers
- Secure residential underground parking
- Parking stalls roughed in for EV charging
- Hardwired smoke detectors in all homes and common areas
- Easily accessible and secure bike storage room
- Fire sprinklers in all homes and common areas
- Comprehensive 2/5/10 Warranty:
 - 2 year materials and workmanship protection
 - 5 year building envelope protection
 - 10 year structural protection



Building 01 Draft

LEVEL

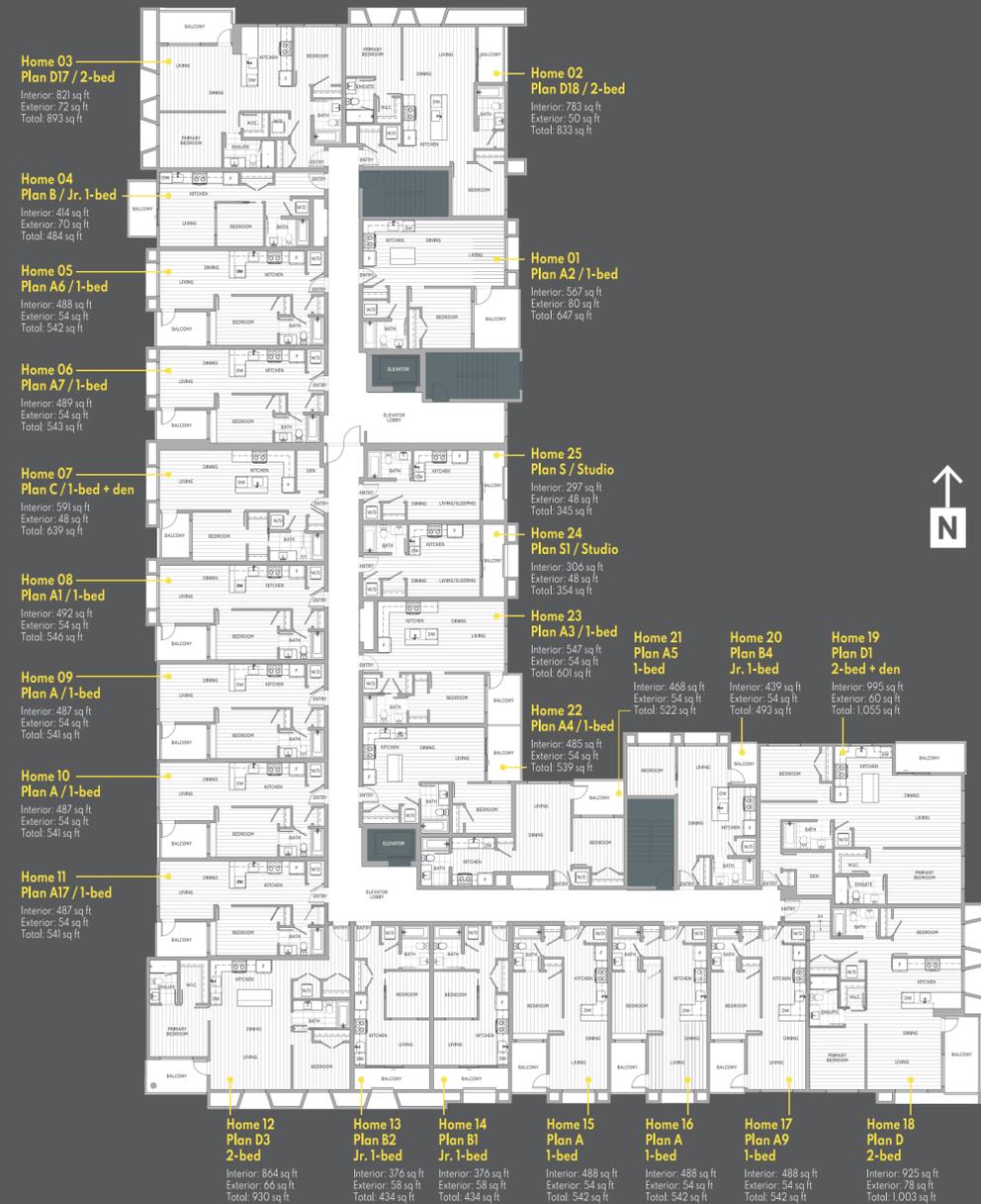
01



Building 02 Draft







LEVEL 04



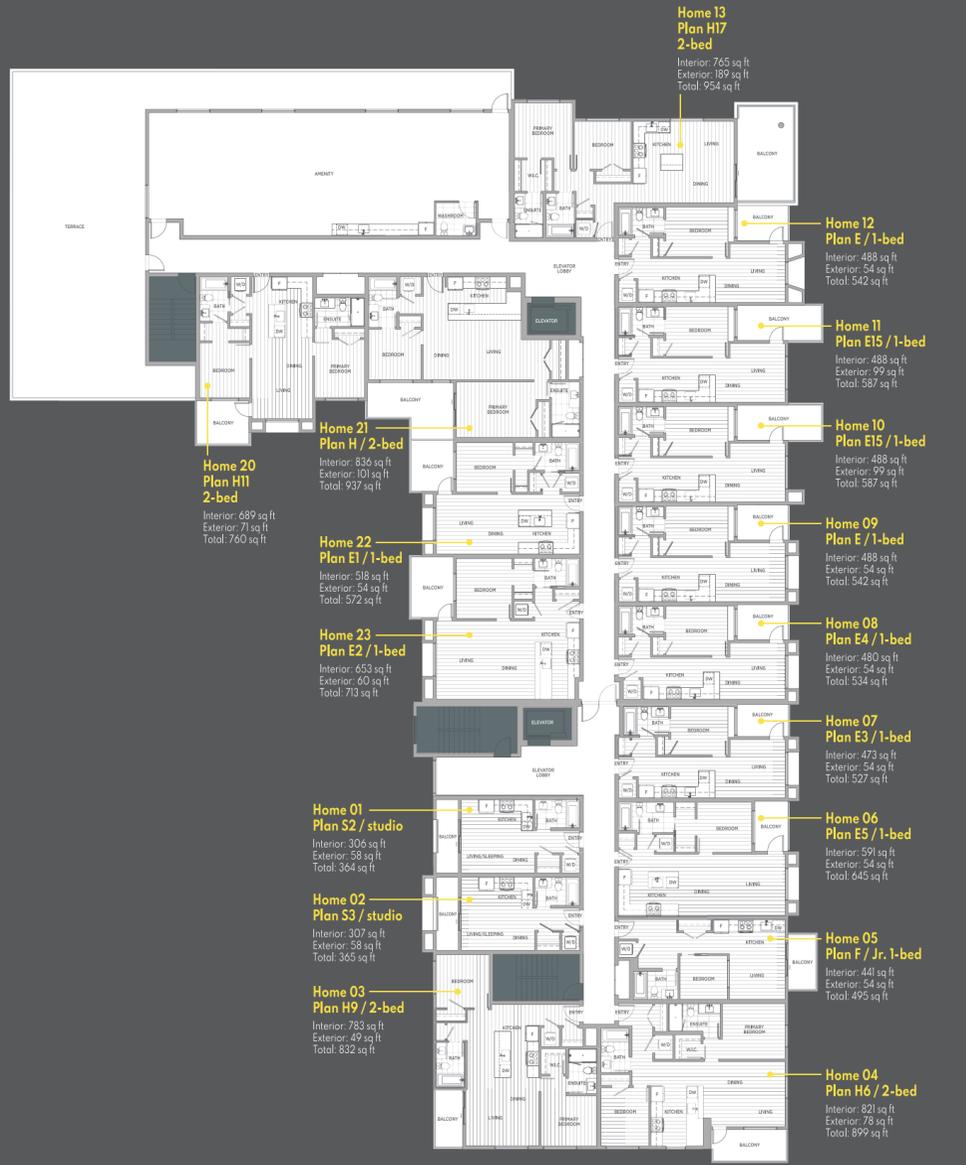
Building 01 Draft

LEVEL

05



Building 02 Draft



Building 01 Draft

LEVEL

06



Building 02 Draft



THE ARTISTS



ML EMPORIO PROPERTIES | DEVELOPER
ML Emporio is a comprehensive development company with a rich legacy of designing and constructing exceptional multi-family homes over the last 25 years. Homes are designed with a unique standard of luxury through exceptional design and thoughtful planning. ML Emporio's objective with every new community is to respect and retain the character of the surrounding neighbourhood, and to contribute to the vitality of their futures. MLE's in-house Interior Design Team is composed of industry professionals with extensive experience. Every element in homes is centred on liveability through a seamless blend of form and function. ML Emporio believes in delivering extraordinary quality and service to homeowners time after time.

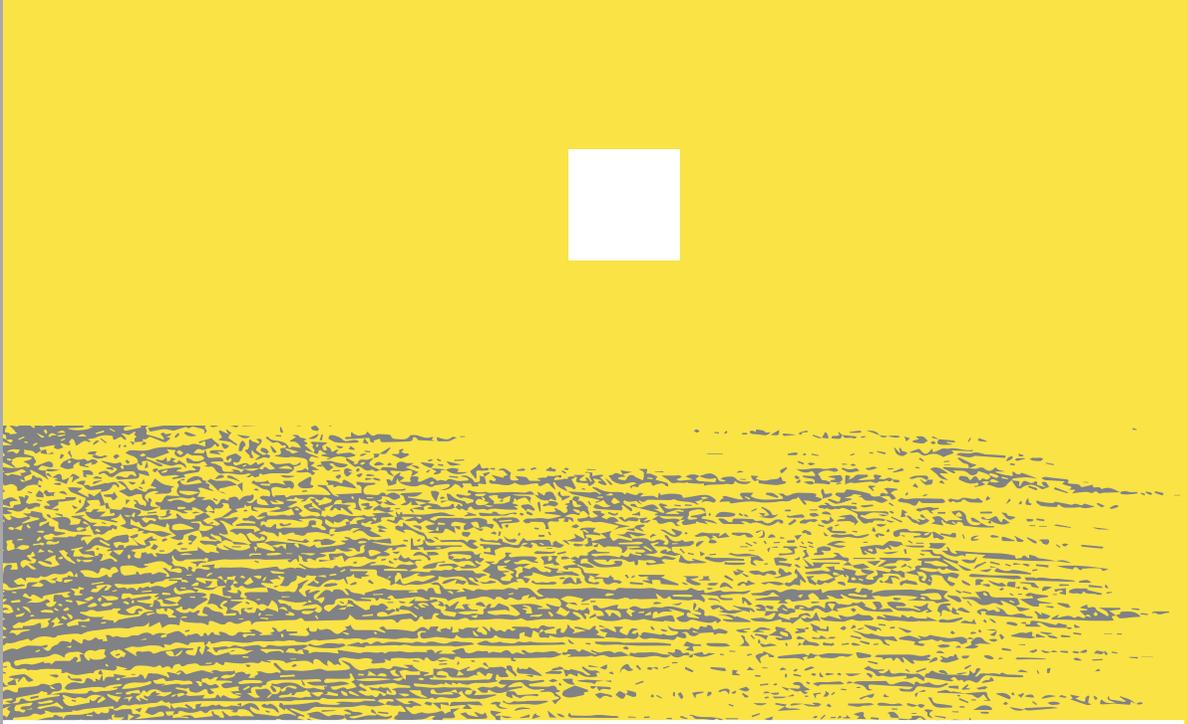


DF ARCHITECTURE | ARCHITECT
DF Architecture/Group 161 represents a diverse group of companies including Atelier Pacific Architecture, Barnett Dembek Architecture and DF Architecture. Having years of expertise in place-making of Commercial (office and retail), Multi-Family Residential, Hospitality, Industrial, Recreational, Community, Tenant Improvement, and large urban design projects, our team is committed to design excellence and sustainability. Our focus has been, and continues to be in providing aesthetically viable, economically appropriate and timely solutions which have the flexibility to grow and change to keep pace with our clients' needs. **We design sustainable, beautiful and innovative buildings and their environments.**



KEY MARKETING | SALES & MARKETING
Key Marketing is a full-service project marketing and sales firm specializing in multi-family communities. Key has had the privilege of working with some of Western Canada's top developers on projects across Canada. The result has been billions in sales and a proven track record of happy homeowners.





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T: 604 363 5654 E: INFO@VIKTORLIVING.CA

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ME ML EMPORIO
PROPERTIES LTD.

