



SKYEVIEW

A Community To  
Call Home



# Your Dream Home Awaits





# Nas Azizi

## Peronal Real Estate Corporation

As a native of Victoria, BC and a proud resident of this beautiful city, I find immense joy in working and raising my family in the place that has held a psecial place in my heart since childhood. Ever since obtaining my Realtor® license in 2017, I have honed my expertise in the local housing market and cultivated a strong network of professional connections to ensure seamless and timely transactions. Integrity, Service, Trust, and Commitment are the fundamental pillars that shape my approach.

These core values form the bedrock of my work and align perfectly with my affiliation with Stone Hause, a brokerage firm that shares my unwavering commitment to these principles. I firmly believe that the process of buying or selling a home should be both highly professional and deeply personal. It is my goal to forge enduring relationships with my clients that extend beyond the immediate transaction.

Whether you require information about the current housing inventory or a comprehensive market analysis of your property, I am here to assist you in achieving your real estate aspirations. During my leisure time, I relish traveling with my family. However, when I am at home in Victoria, you will often find me indulging in my favorite pastimes, whether it be playing with children, or riding my motorcycle.

Contact me anytime at (250) 986 0009



STONEHAUS  
REALTY

## TOP 1% OF STONEHAUS REALTY REALTORS®





# Discover The Neighbourhood

Nestled in the heart of View Royal, Skyview offers an exceptional living experience that combines modern comforts with the serene beauty of Vancouver Island.

View Royal, a vibrant community rich in natural beauty and bustling with activities, is the perfect backdrop for your new home. Experience the blend of urban convenience and tranquil living, with easy access to downtown Victoria, numerous parks, and scenic waterfronts.

- 4 Minutes to Admirals Walk Shopping Centre
- 5 Minutes to Gorge Vale Golf Course
- 5 Minutes to Victoria General Hospital
- 7 Minutes to Uptown Shopping Centre
- 14 Minutes to Harbour Air Seaplanes
- 25 Minutes to Victoria Airport

## Walk Score



72

**Very Walkable**

Most errands can be accomplished on foot.



67

**Good Transit**

Many nearby public transportation options.



77

**Very Bikeable**

Biking is convenient for most trips.



# About Your New Home

Our condominiums are designed with you in mind, blending contemporary design with functionality. Each unit boasts spacious layouts, high-end finishes, and breathtaking views.

## Upscale Details

- Architectural design by Victoria's Alan Lowe Architect Inc.
- Professionally designed, modern interiors
- Choice of two interior colour palettes of "Light-Sandbar" or "Dark-Driftwood"
- Highly accessible to transit, airport, downtown, and ferries
- Conveniently located close to walking trails
- Public park with children's play area
- Small commercial centre

## Features



### Upscale Interiors

Modern interior design with high end finishes.



### Pets Allowed

Pet friendly building with dog wash station included.



### Storage

Storage lockers included for each home.



## The Building

- FOB entry system
- Fire protection system, including in-suite smoke detectors and centrally monitored sprinkler system
- Home warranty coverage by National Home Warranty for:
  - 2-year materials and labour warranty
  - 5-year building envelope warranty
  - 10-year structural warranty
- Secure underground parking
- Visitor parking
- Storage lockers and bike room

## Living Spaces

- Floors 1 through 4 feature 9' ceilings
- Spacious outdoor living
- Highly durable vinyl flooring throughout living areas and bedrooms
- Subtle and modern window coverings
- In-suite laundry closet with front-loading stacking washer and dryer
- Big windows throughout the unit leads to increased natural light in the space

## Chef Inspired Kitchens

- Quartz countertops
- Tile backsplash
- Under-cabinet lighting in upper cabinets
- Soft-closing cabinet doors and soft-closing drawers
- Under-mounted sink
- Stainless Steel, Samsung Appliance package in all units:
  - 15 cu. ft. Counter Depth Refrigerator
  - 6.3 cu.ft. Electric Range
  - 1.1 cu.ft. Over The Range Microwave
  - 53 dBA Dishwasher
  - 2.9 cu.ft., 24" Front Load Washer
  - 4.0 cu.ft., 24" Front Load Dryer

## Lavish Bath

- Marble textured tiled flooring
- Marble textured tile surrounds showers in all ensuites
- Quartz countertops
- Under-mounted sink
- Master ensuites feature heated floors

# Sandbar Colour Scheme



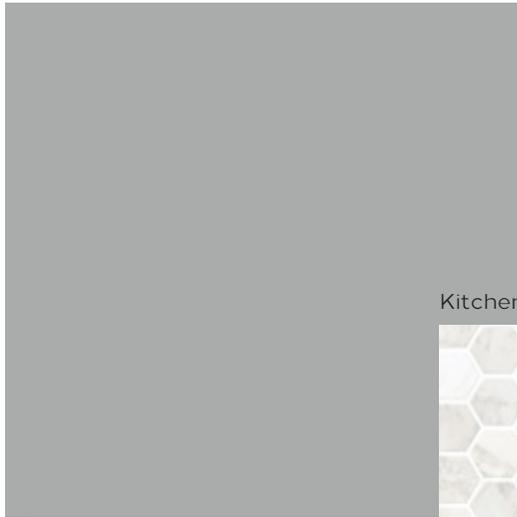
## Sandbar

This contemporary colour scheme features soft greys mixed with light, natural touches inspired by the west coast. Simple and elegant, this scheme will never go out of style.

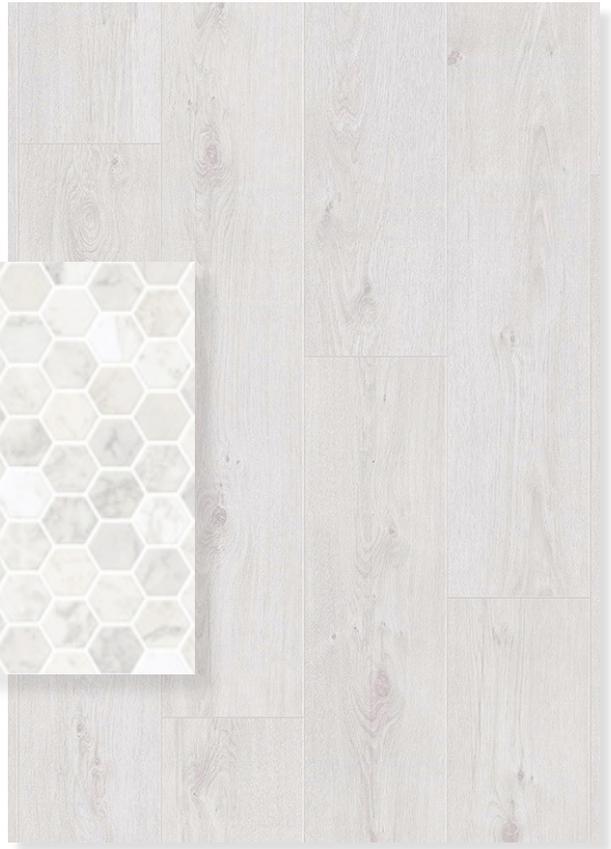
Featuring:

- Quartz counter tops
- Grey laminate cabinetry
- Kitchen under cabinet lighting
- White oak, wood-look vinyl flooring
- Stainless steel appliances

Cabinets



Flooring



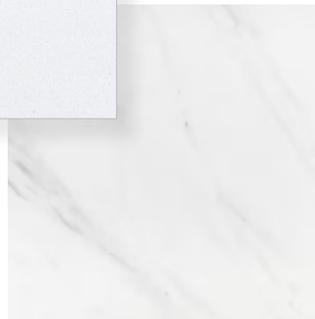
Kitchen Backsplash



Kitchen Counter Tops



Bathroom Counter Tops



Bathroom Tile

Paint



Hardware

# Driftwood Colour Scheme



## Driftwood

Light and airy, this colour scheme is inspired by the west coast. Simple and elegant features create a modern, yet classic feel that will stand the test of time.

Featuring:

- Quartz counter tops
- White laminate cabinetry
- Kitchen under cabinet lighting
- Natural oak, wood-look vinyl flooring
- Stainless steel appliances

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Cabinets



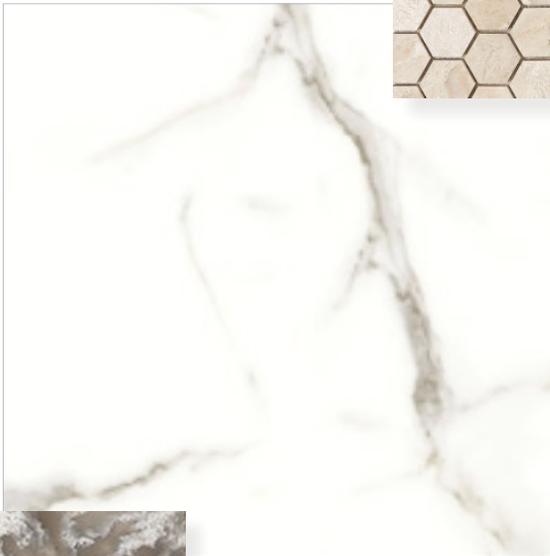
Flooring



Kitchen Backsplash



Kitchen Counter Tops

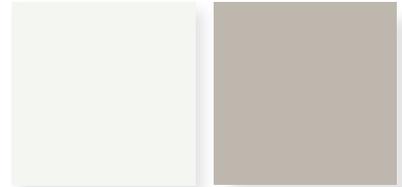


Bathroom Counter Tops



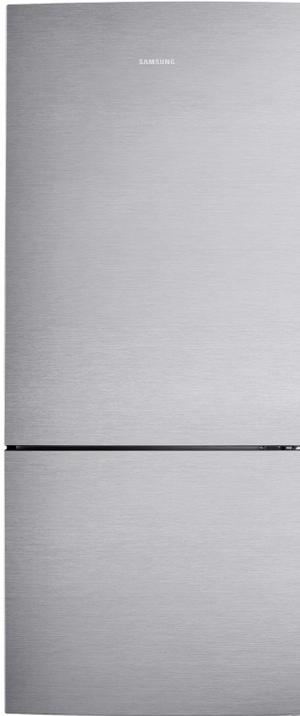
Bathroom Tile

Paint



Hardware

# Samsung Appliance Package



## Refrigerator Brand - Samsung

- Counter Depth
- 15 cu. ft. Capacity
- Fingerprint Resistant Stainless Steel
- All Around Cooling
- 10 Year Warranty On Compressor
- Energy Star Certified

## Dishwasher Brand - Samsung

- 53 dBA
- Adjustable Rack
- Fingerprint Resistant Stainless Steel
- Hidden Touch Controls



## Over The Range Brand - Samsung

- 1.1 cu. ft. Low Profile
- Fingerprint Resistant Stainless Steel
- Wifi / Voice Control
- 400CFM Hood Ventilation



## Washer

Brand - Samsung

- 2.9 cu. ft. Capacity
- 24" Front-Load Washer
- Steam Washing
- Super Speed
- Vibration Reduction Technology



## Dryer

Brand - Samsung

- 4.0 cu. ft. Capacity
- 24" Front-Load Dryer
- Smart Care
- Sensor Dry
- 12 Drying Cycles

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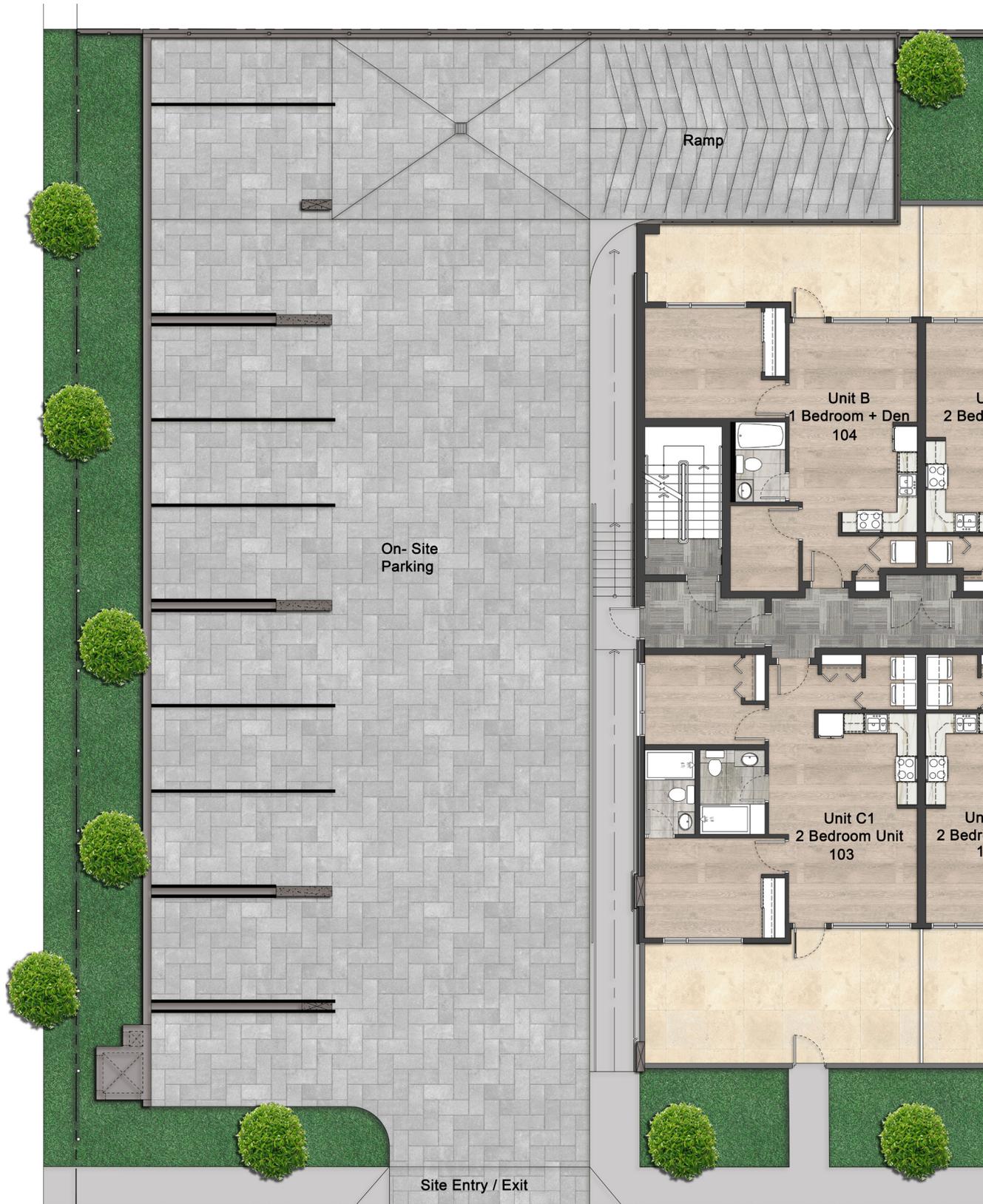
## Electric Range

Brand - Samsung

- 6.3 cu. ft. Capacity
- Convection Bake
- Fingerprint Resistant Stainless Steel
- Glass Touch Controls



# Ground Floor



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Ground Floor -  
Area : 582.38 sq.m (6,269 Sq.ft.)



# Second Floor



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**Second Floor -**  
**Area : 834.77 sq.m (8,985 Sq.ft.)**



# Third Floor



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Third Floor -  
Area : 834.77 sq.m (8,985 Sq.ft.)



# Fourth Floor



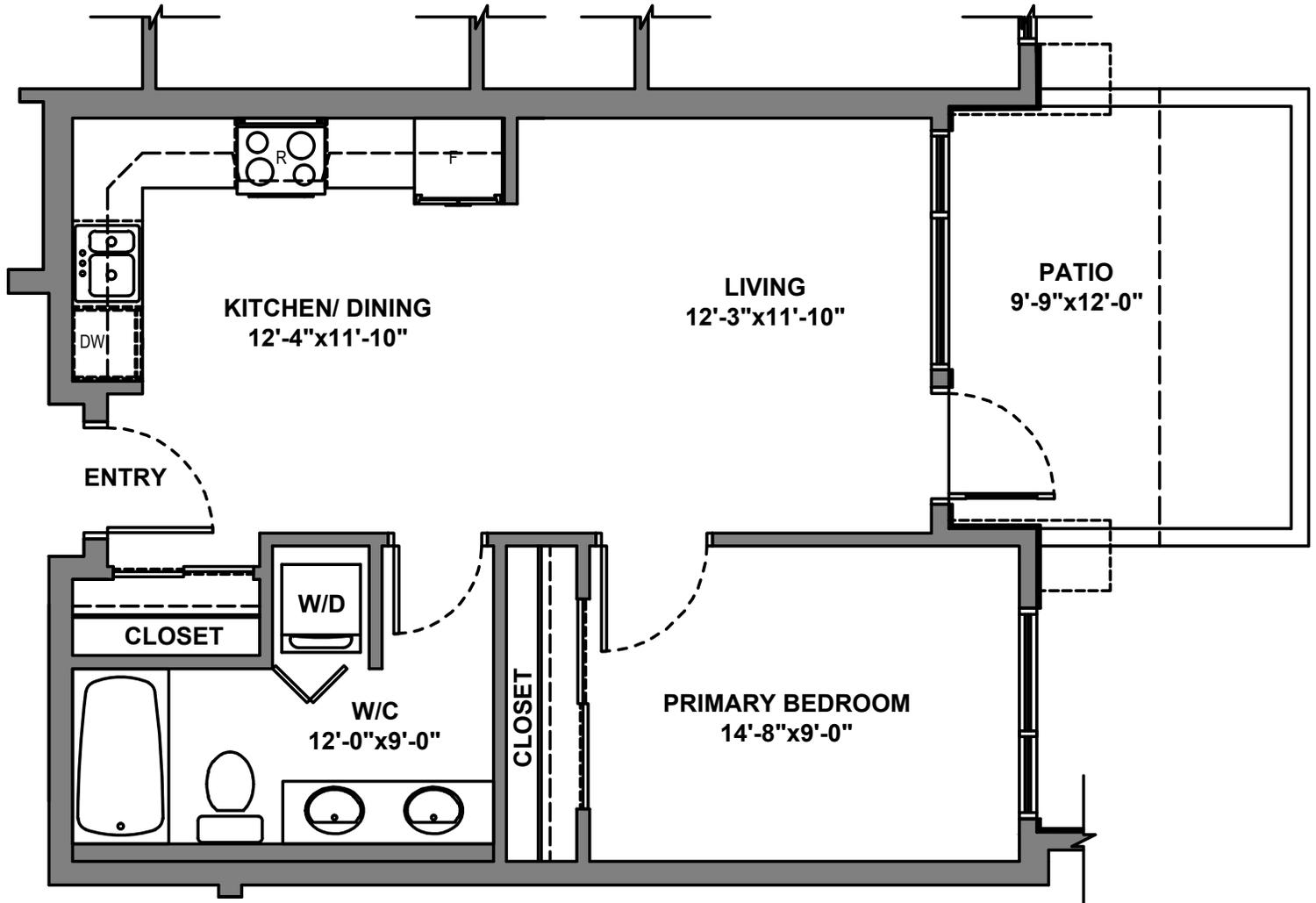
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Fourth Floor -  
Area : 682.78 sq.m (7,379 Sq.ft.)



# PLAN A



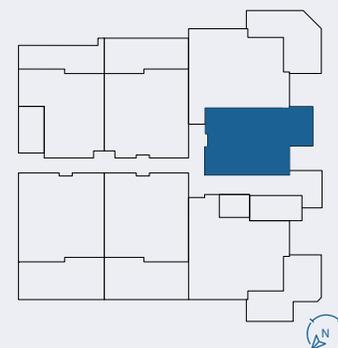
1 BEDROOM

576 SQ. FT.

Ground Level  
107

BATHROOMS 1

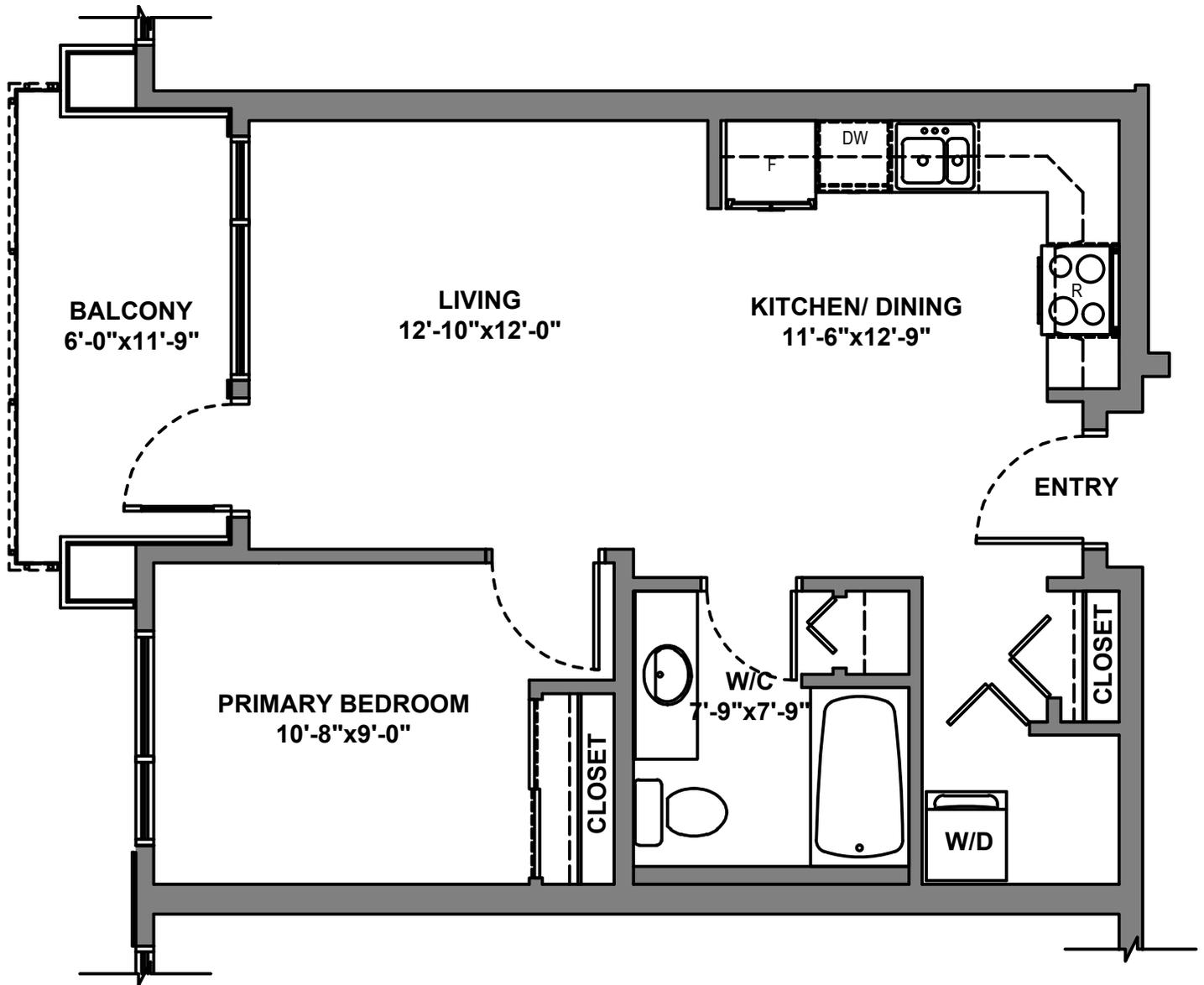
OUTLOOK SE



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# PLAN A1



1 BEDROOM

582 SQ. FT.

Floors 2-3  
205,206,305,306

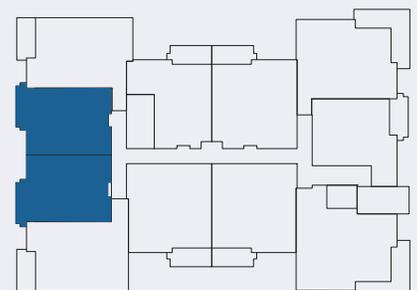
BATHROOMS

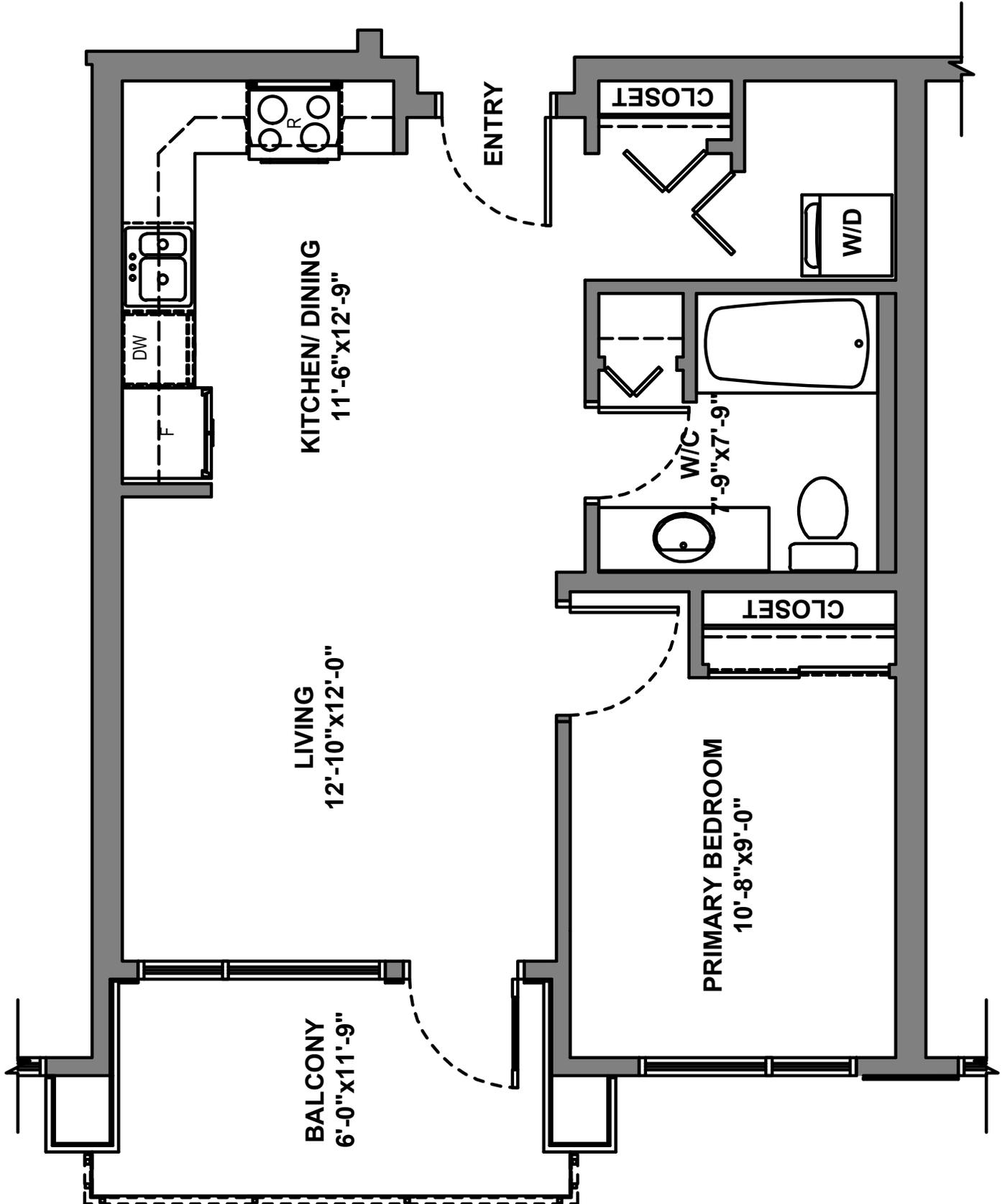
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OUTLOOK

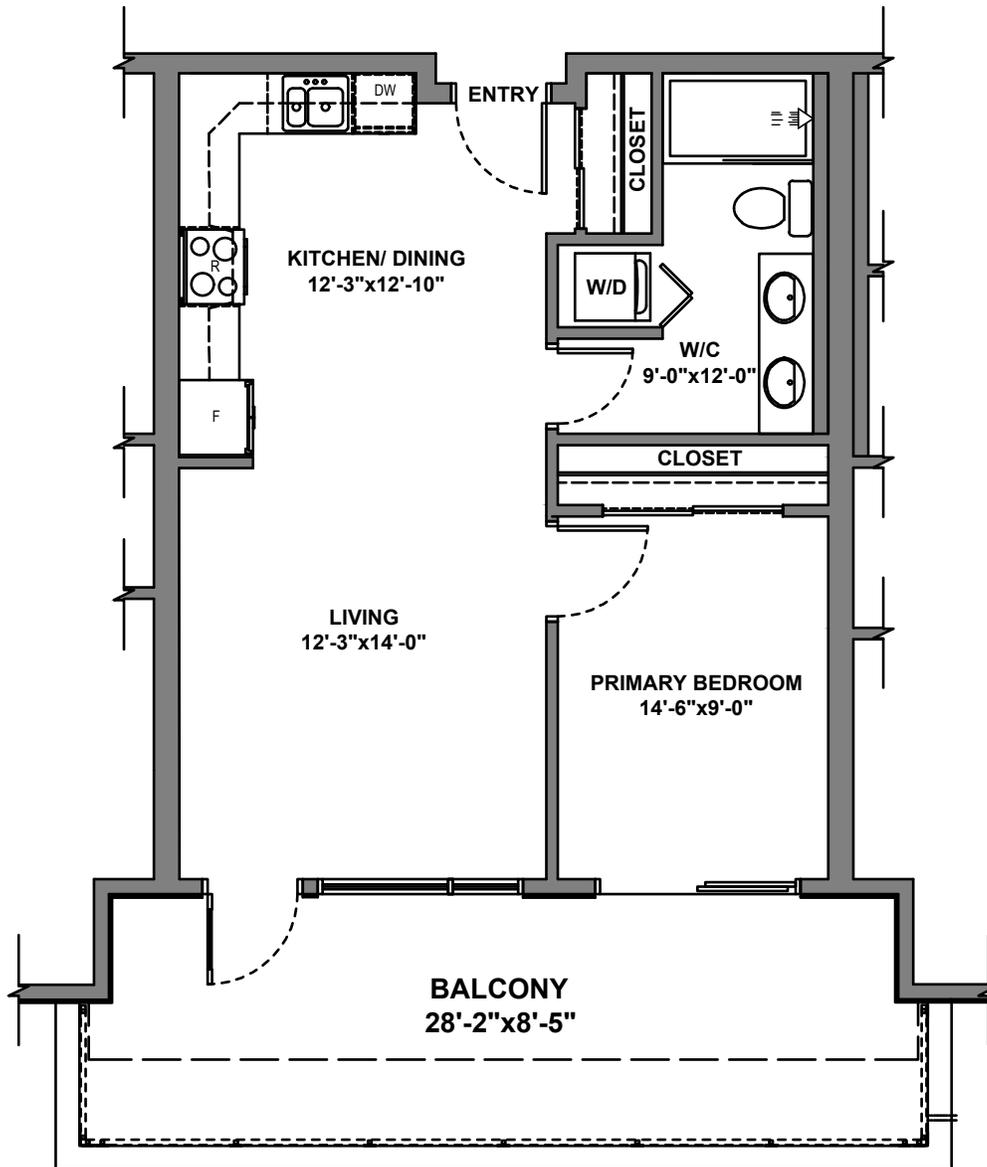
NE

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# PLAN A2



1 BEDROOM

615 SQ. FT.

Floor 4  
402

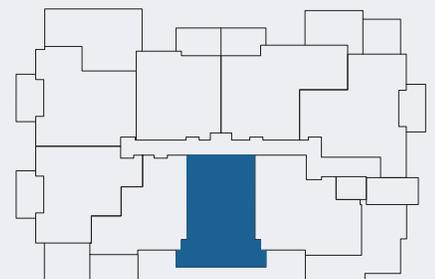
BATHROOMS

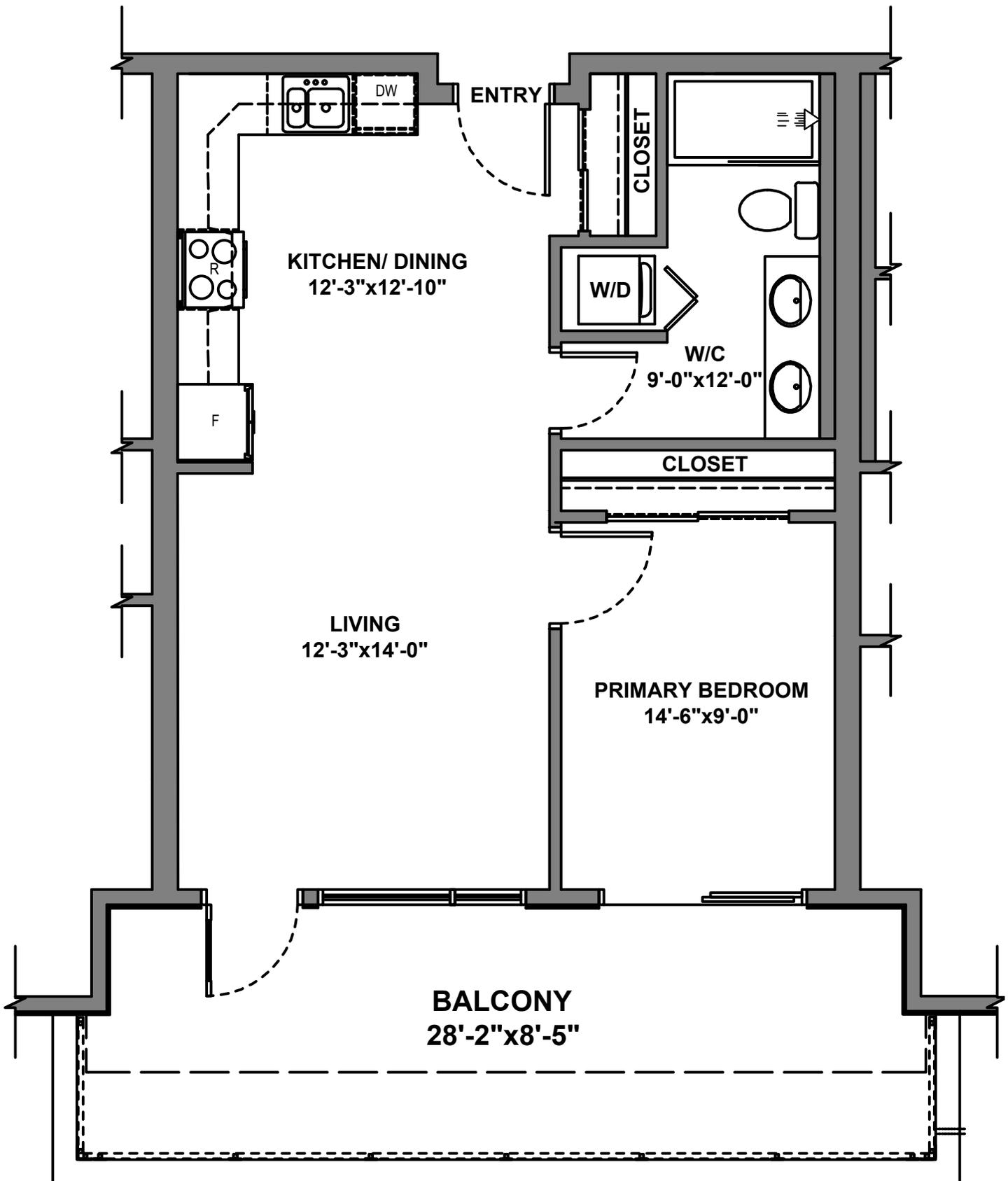
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OUTLOOK

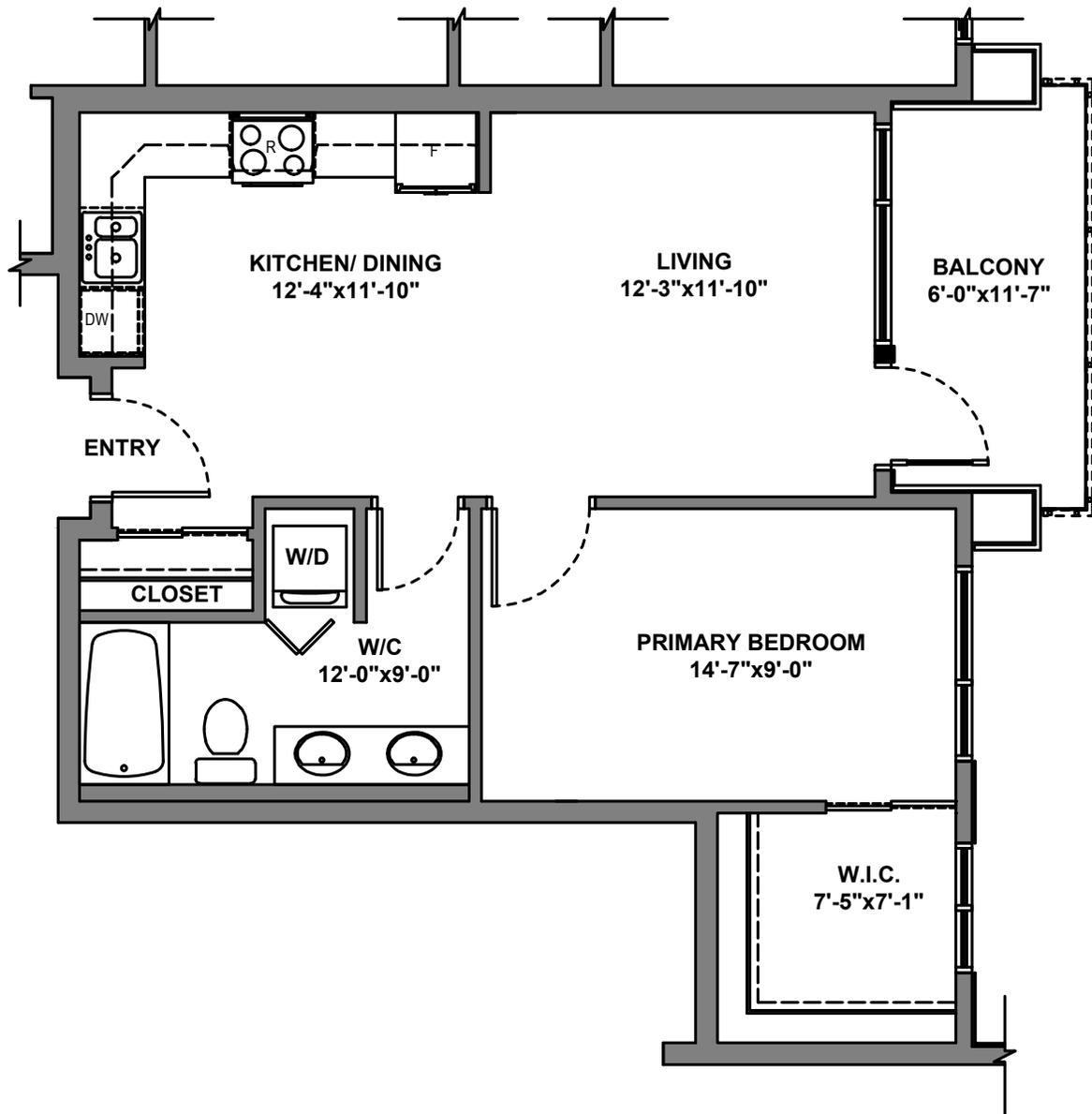
NW

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# PLAN A3



1 BEDROOM

637 SQ. FT.

Floors 2-3  
211,311

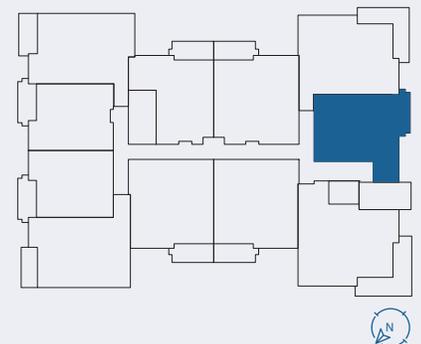
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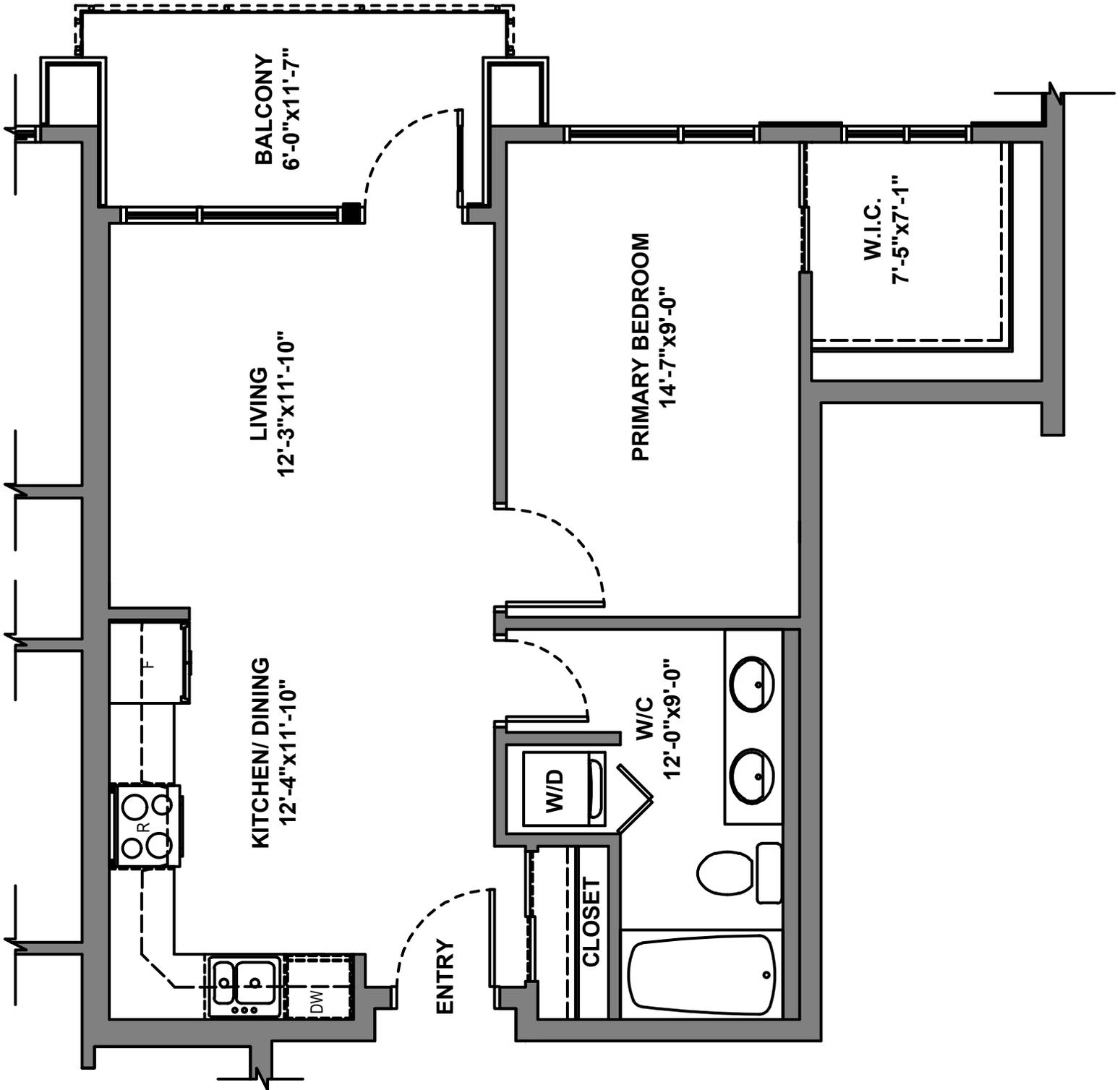
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OUTLOOK

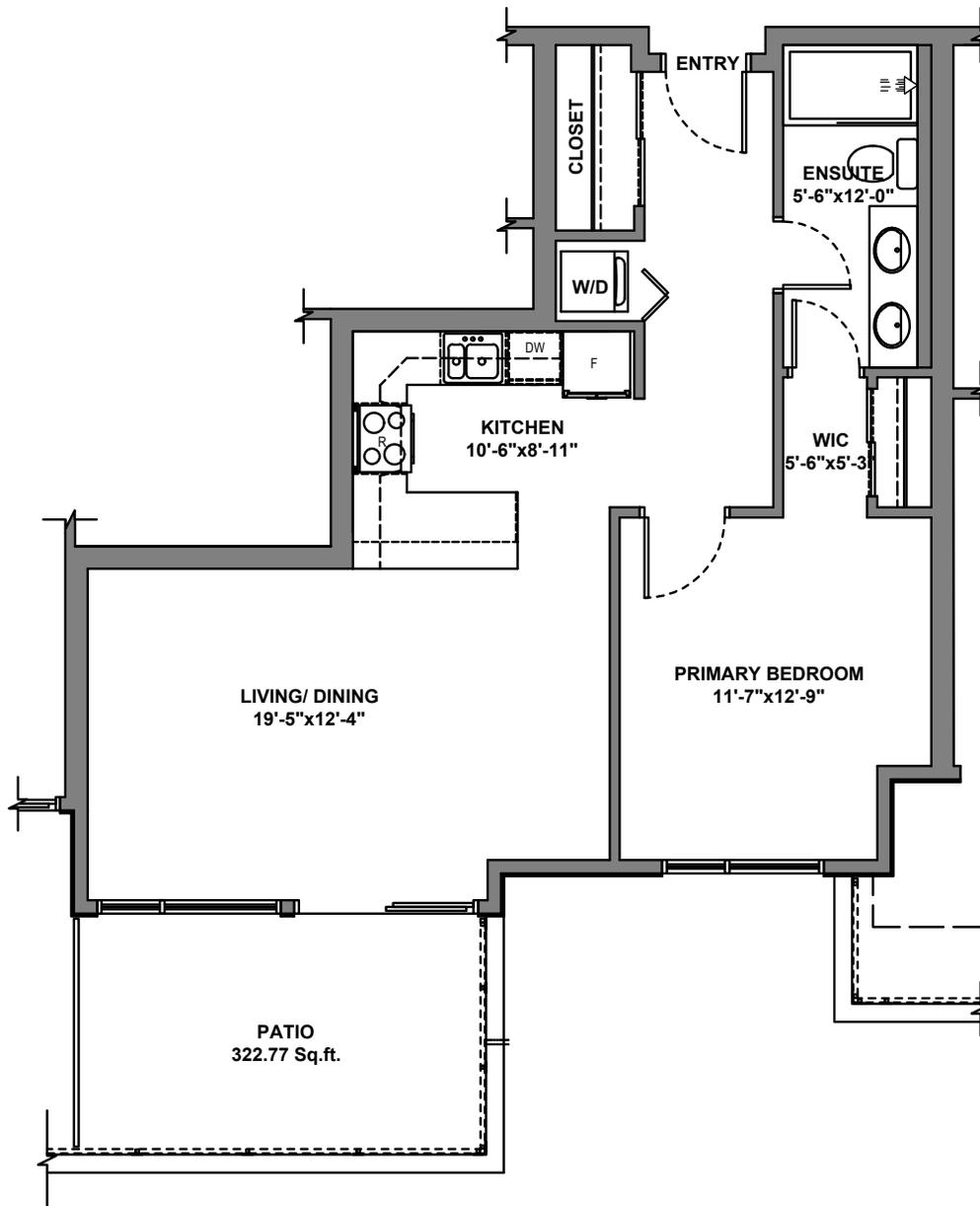
SW

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# PLAN A4



**1 BEDROOM**

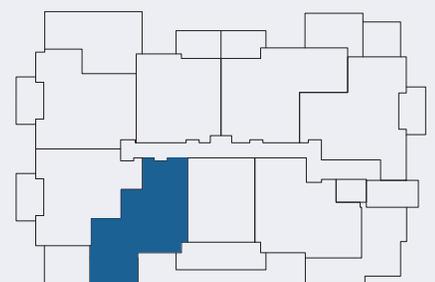
**744 SQ. FT.**

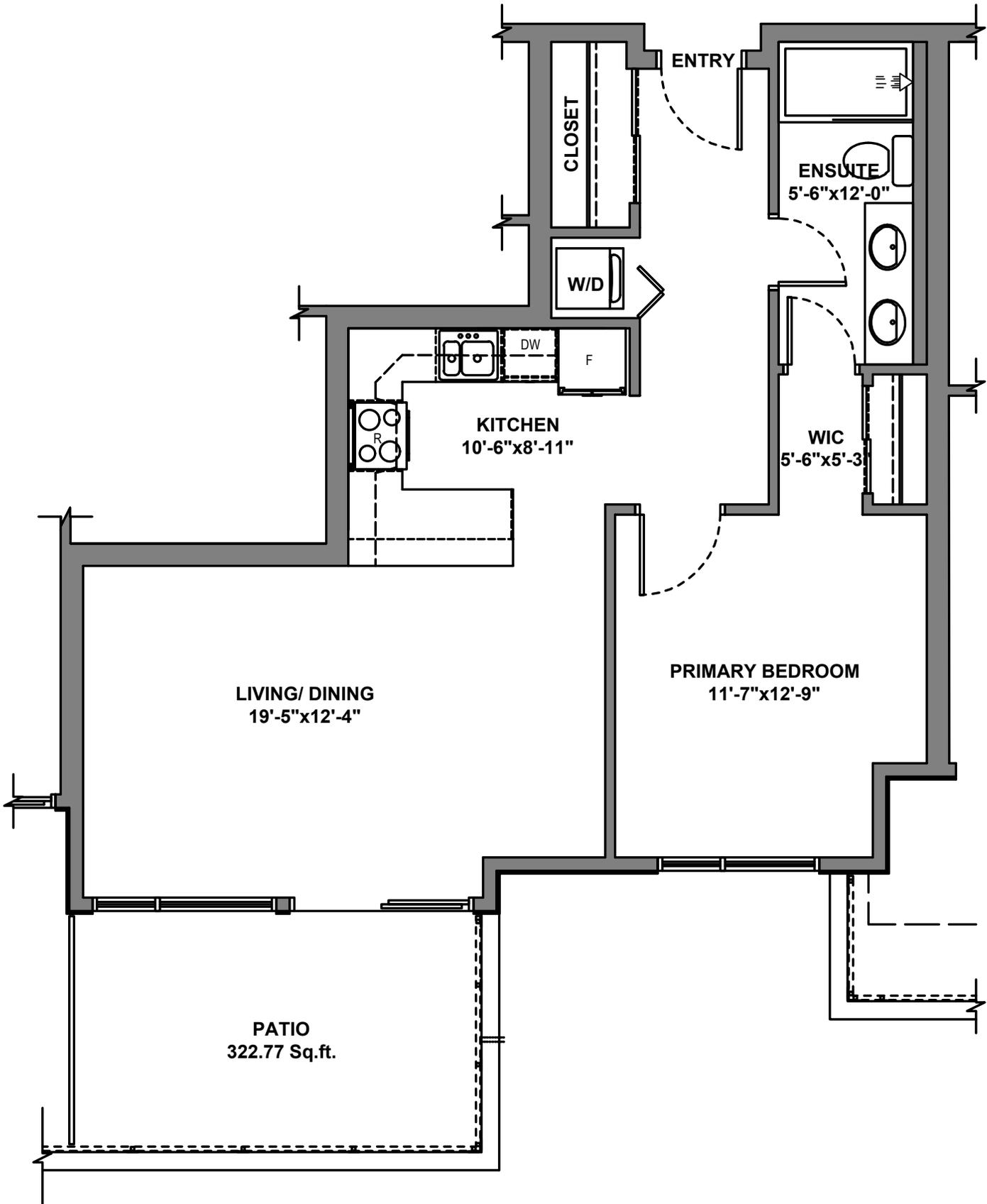
**Floor 4**  
403

**BATHROOMS** 1

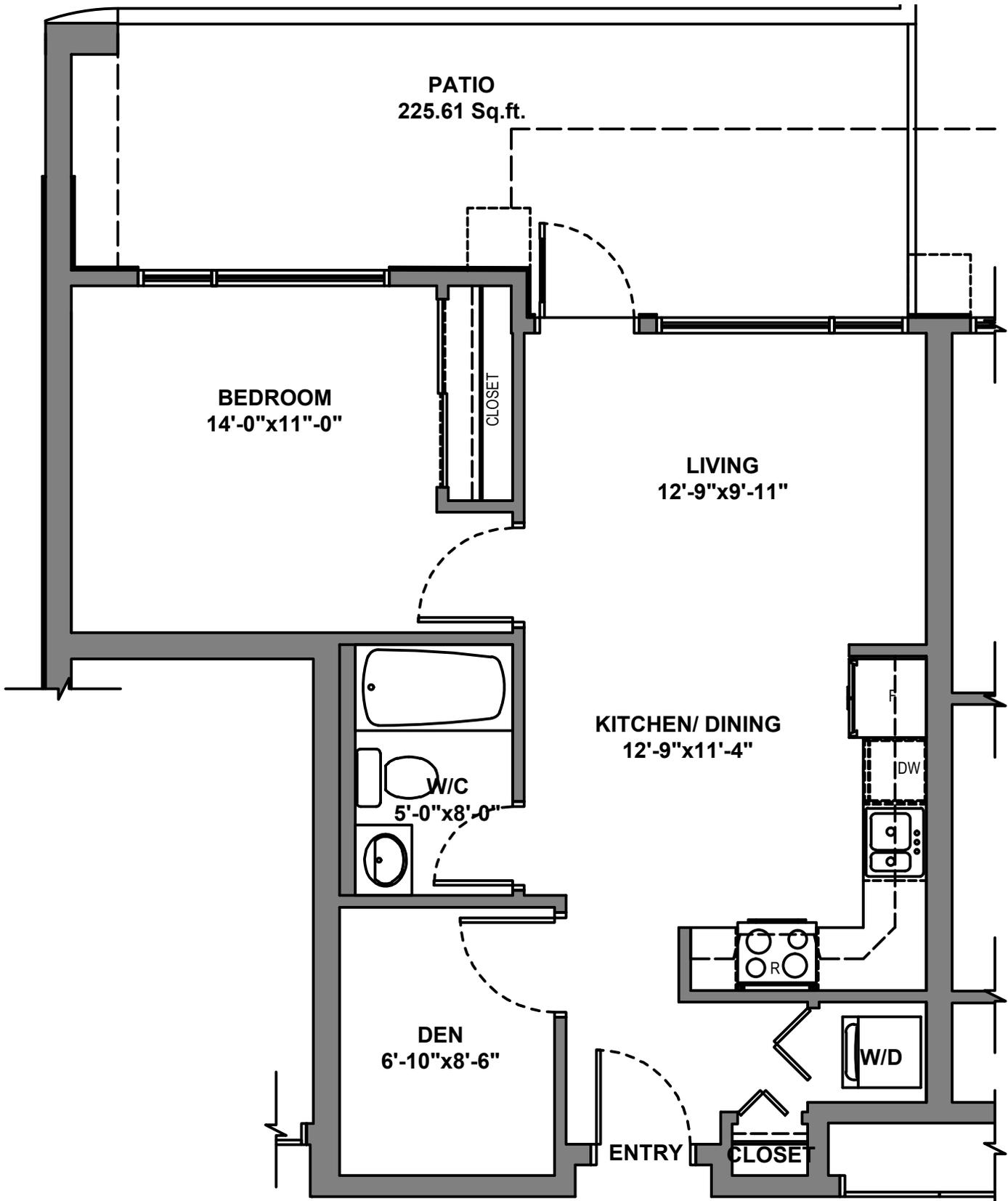
**OUTLOOK** N

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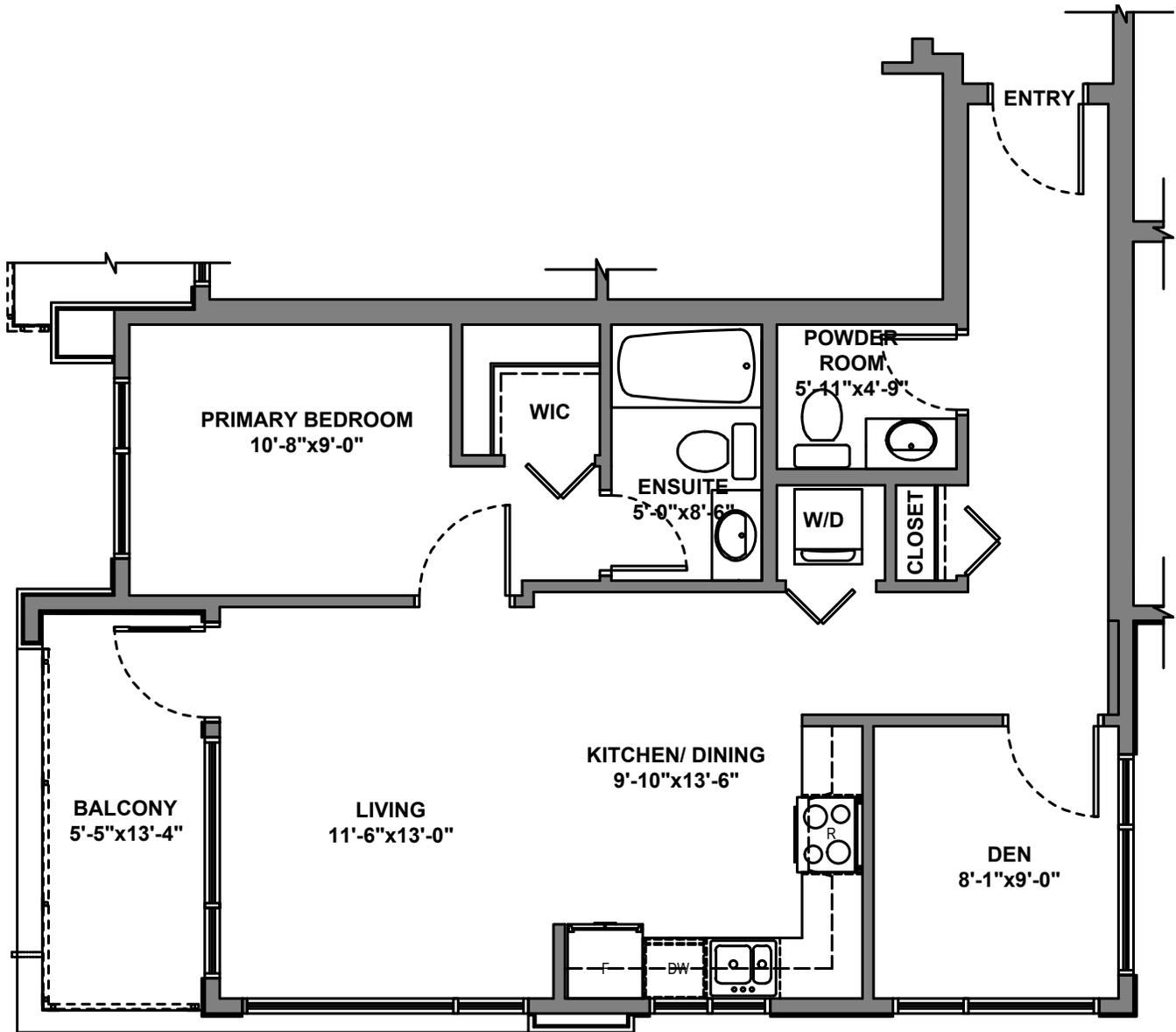








# PLAN B1



1 BEDROOM + DEN

784 SQ. FT.

Floors 2-3  
204,304

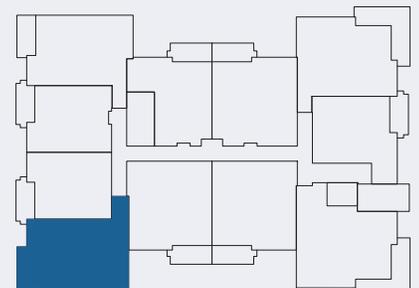
BATHROOMS

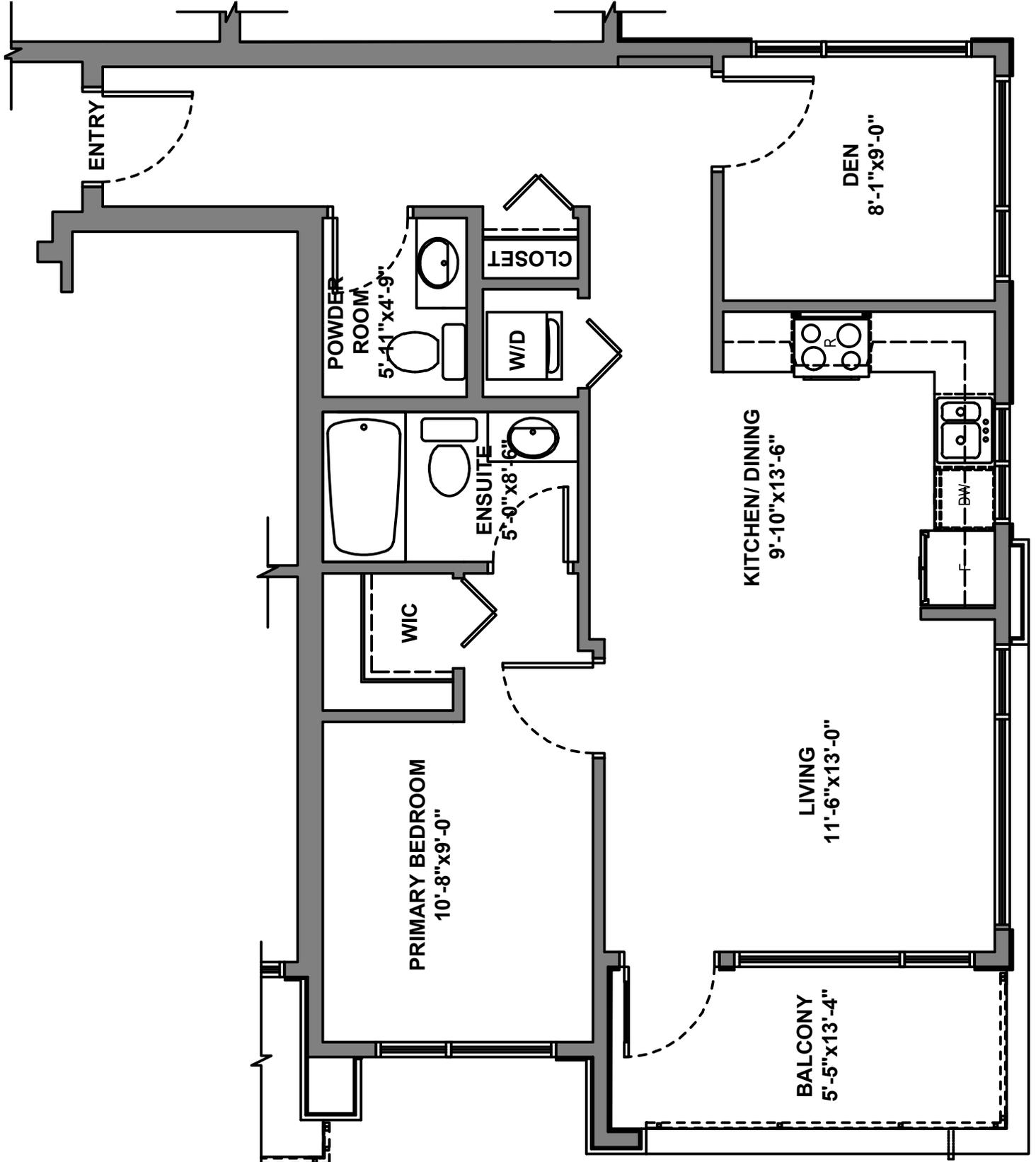
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OUTLOOK

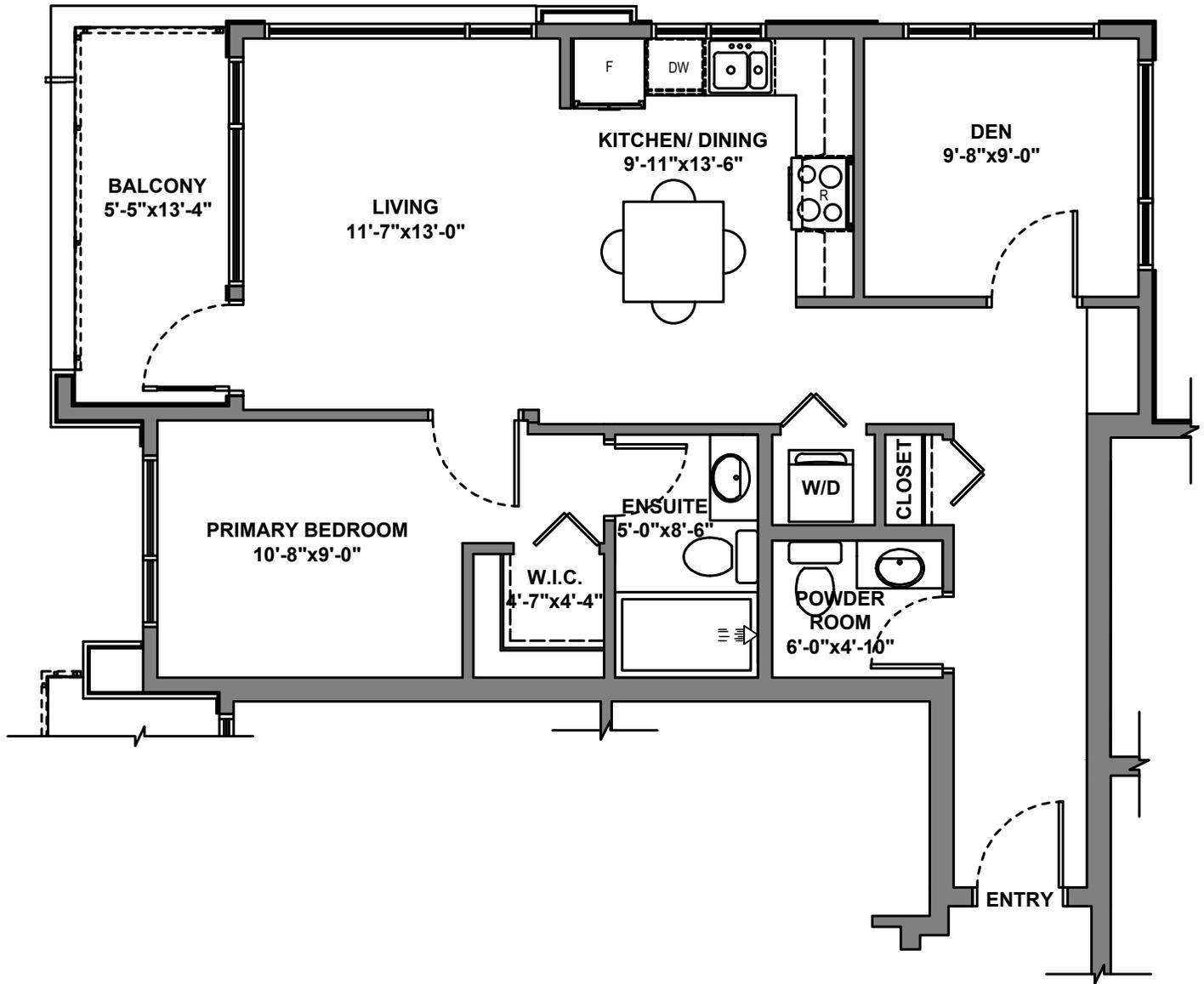
N

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# PLAN B2



**1 BEDROOM + DEN**

**804 SQ. FT.**

Floors 2-3  
207,307

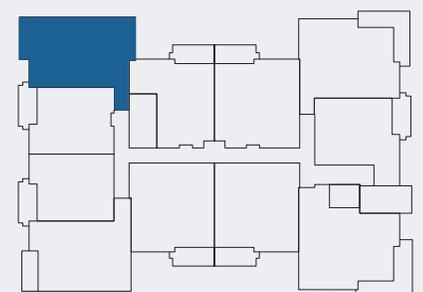
BATHROOMS

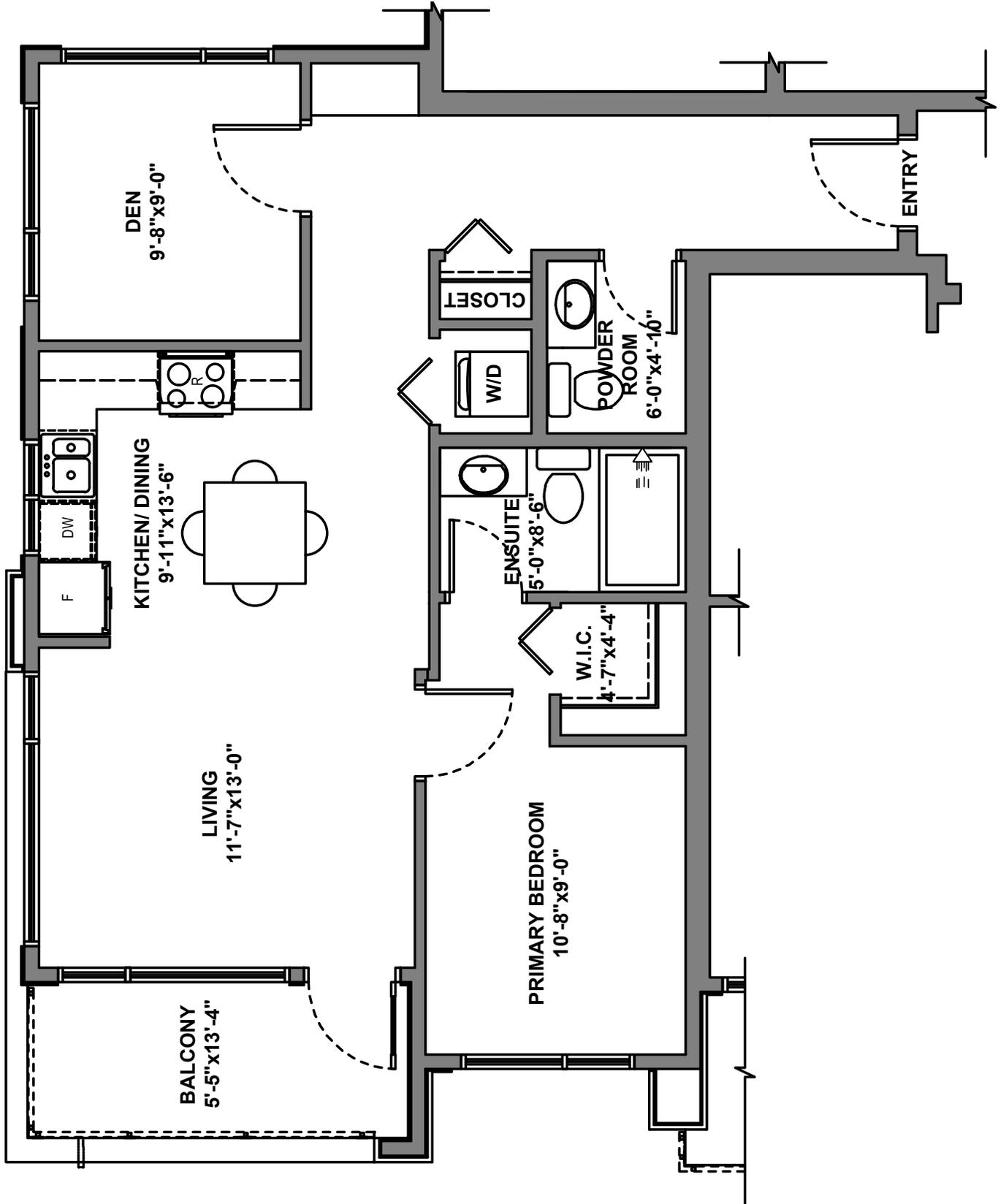
2

OUTLOOK

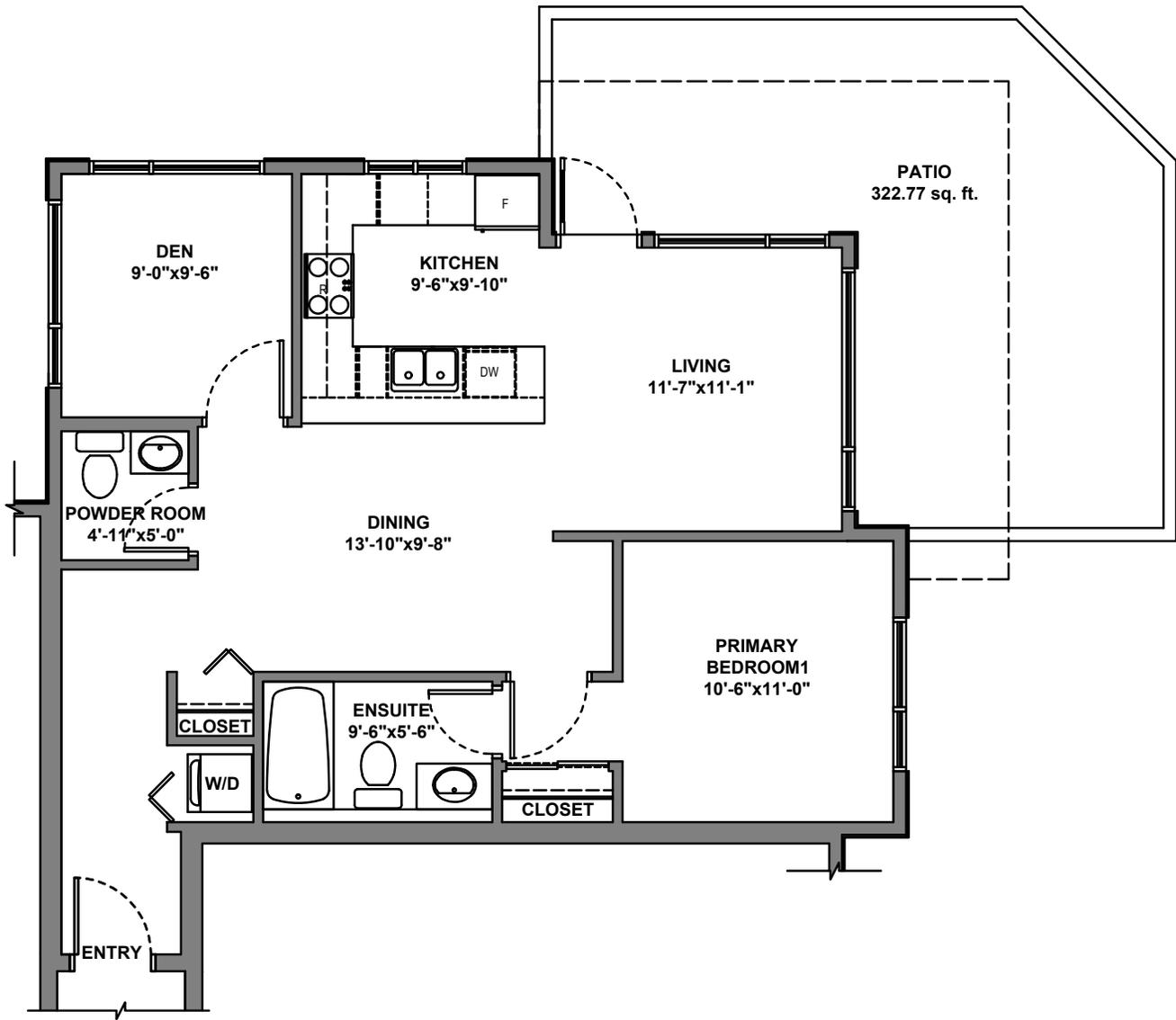
E

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# PLAN B3



**1 BEDROOM + DEN**

**844 SQ. FT.**

**BATHROOMS**

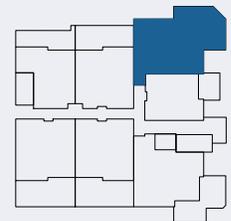
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**OUTLOOK**

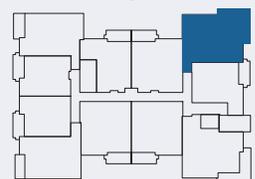
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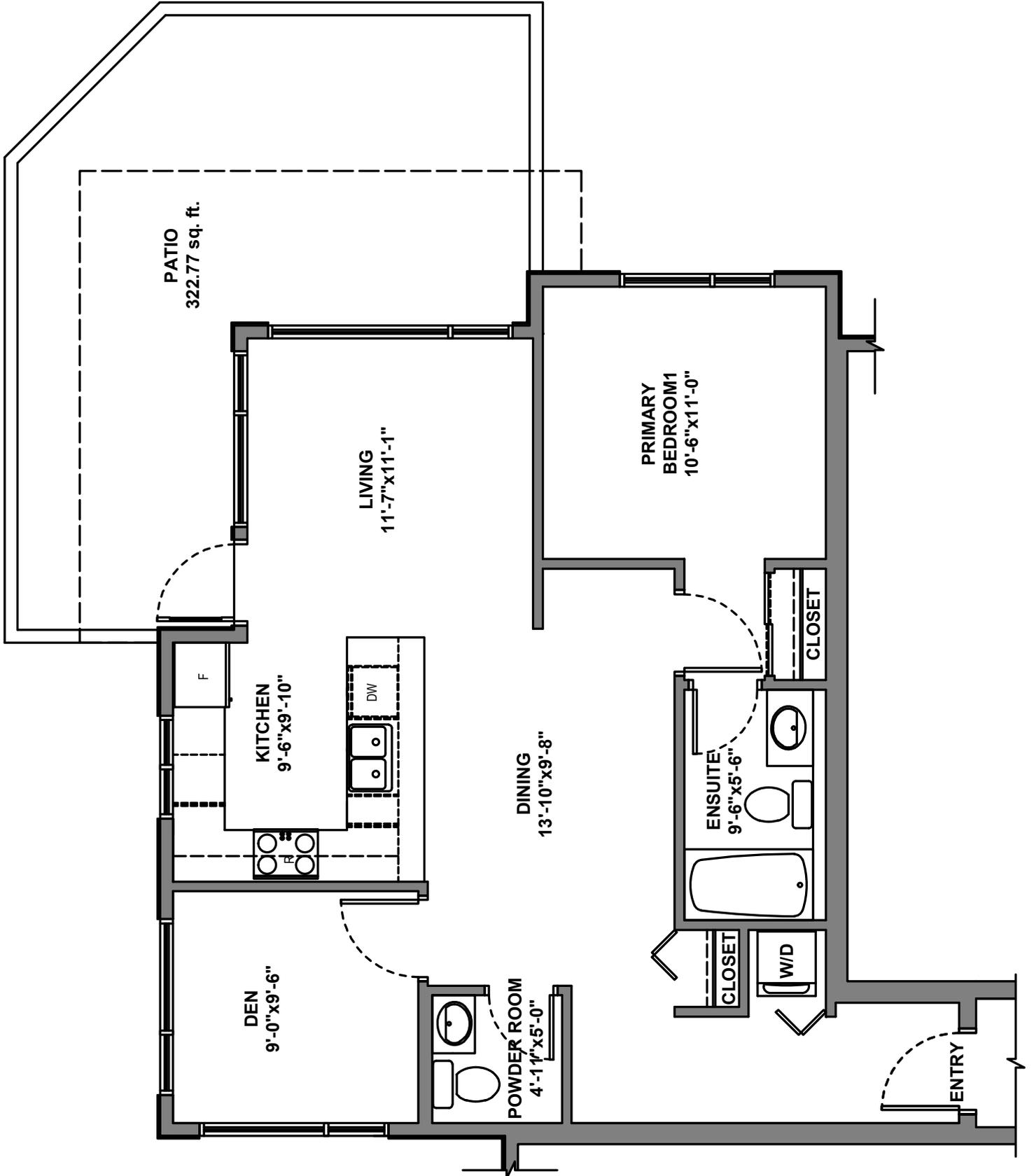
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Ground Level  
106

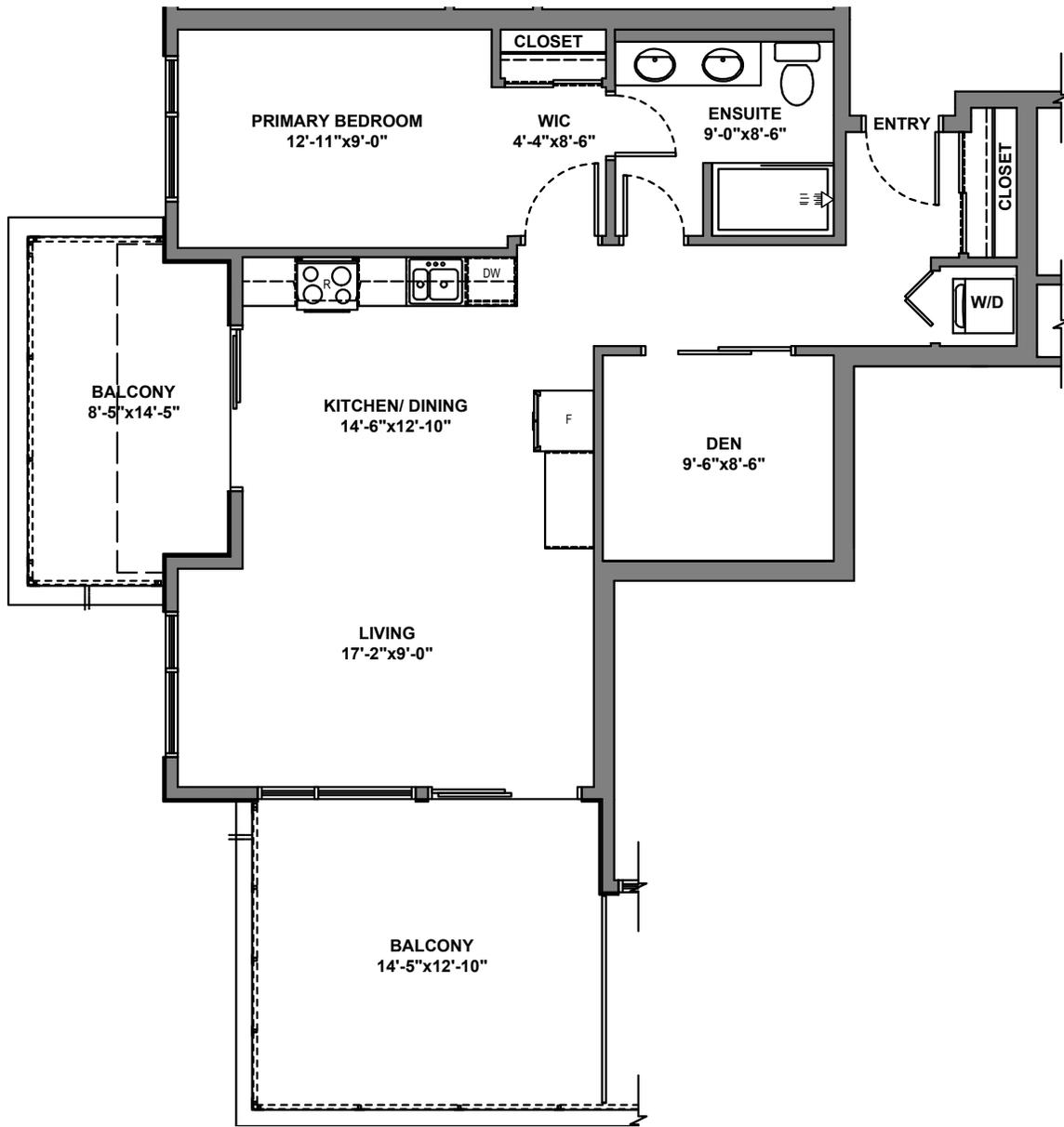


Floors 2-3  
210,310





# PLAN B4



1 BEDROOM + DEN

846 SQ. FT.

Floor 4  
404

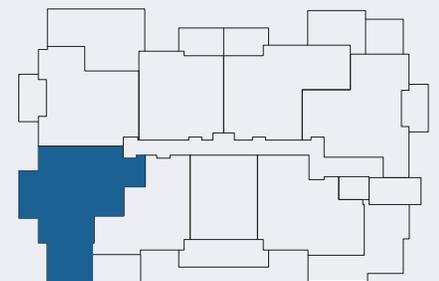
BATHROOMS

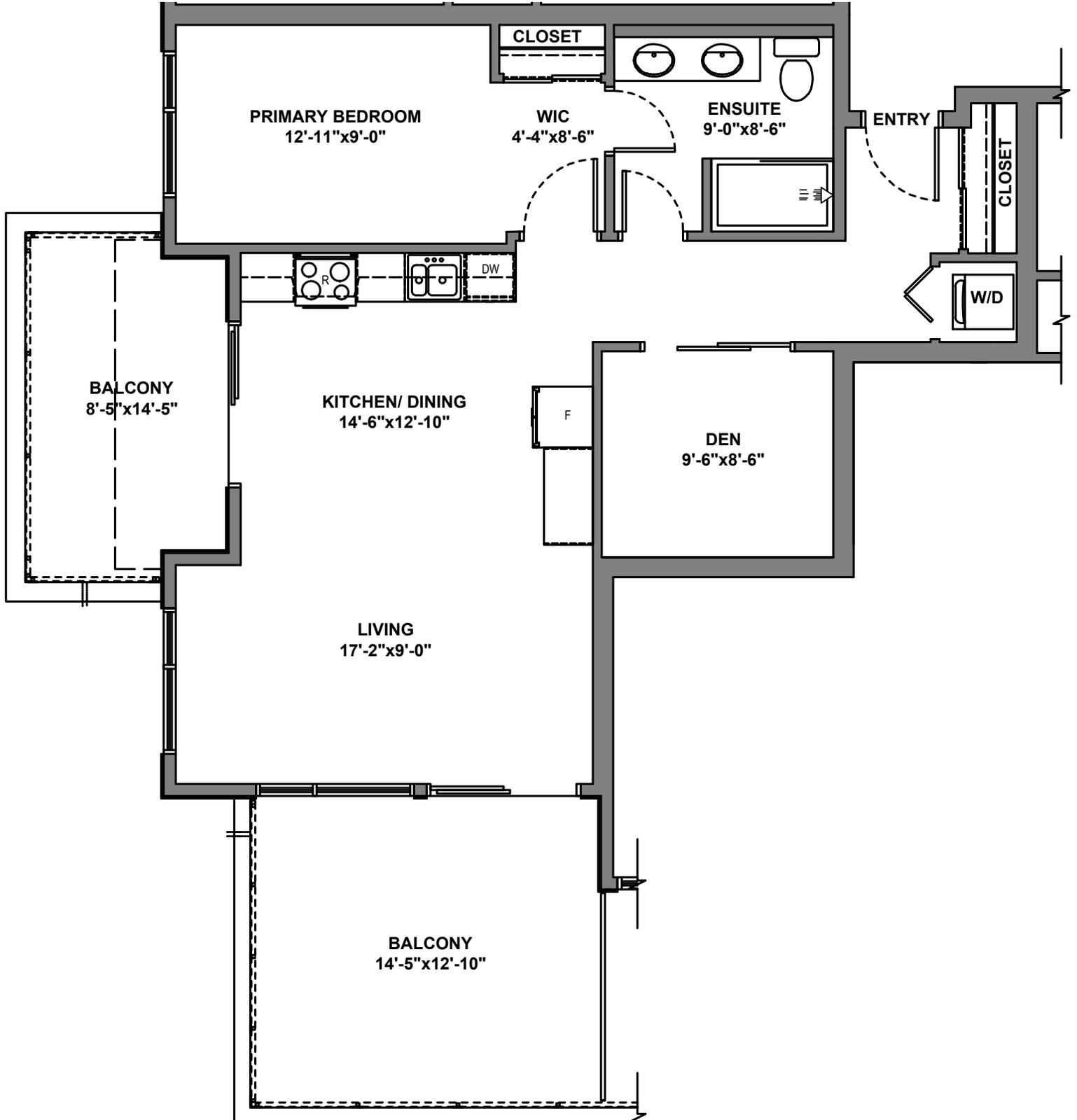
1

OUTLOOK

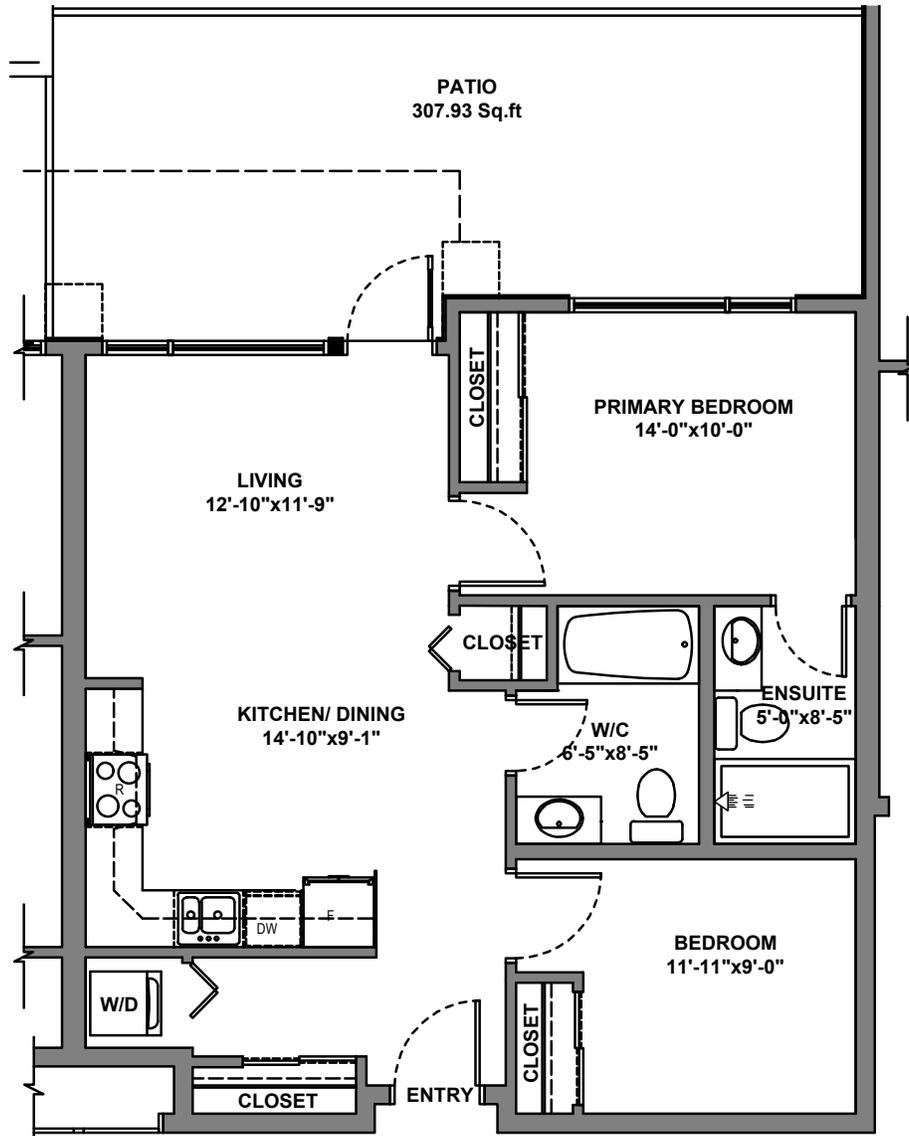
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# PLAN C



**2 BEDROOM**

**784 SQ. FT.**

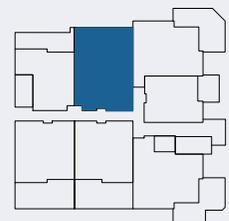
**BATHROOMS**

**2**

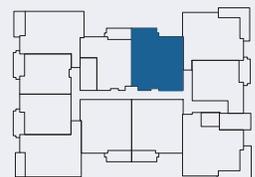
**OUTLOOK**

**SE**

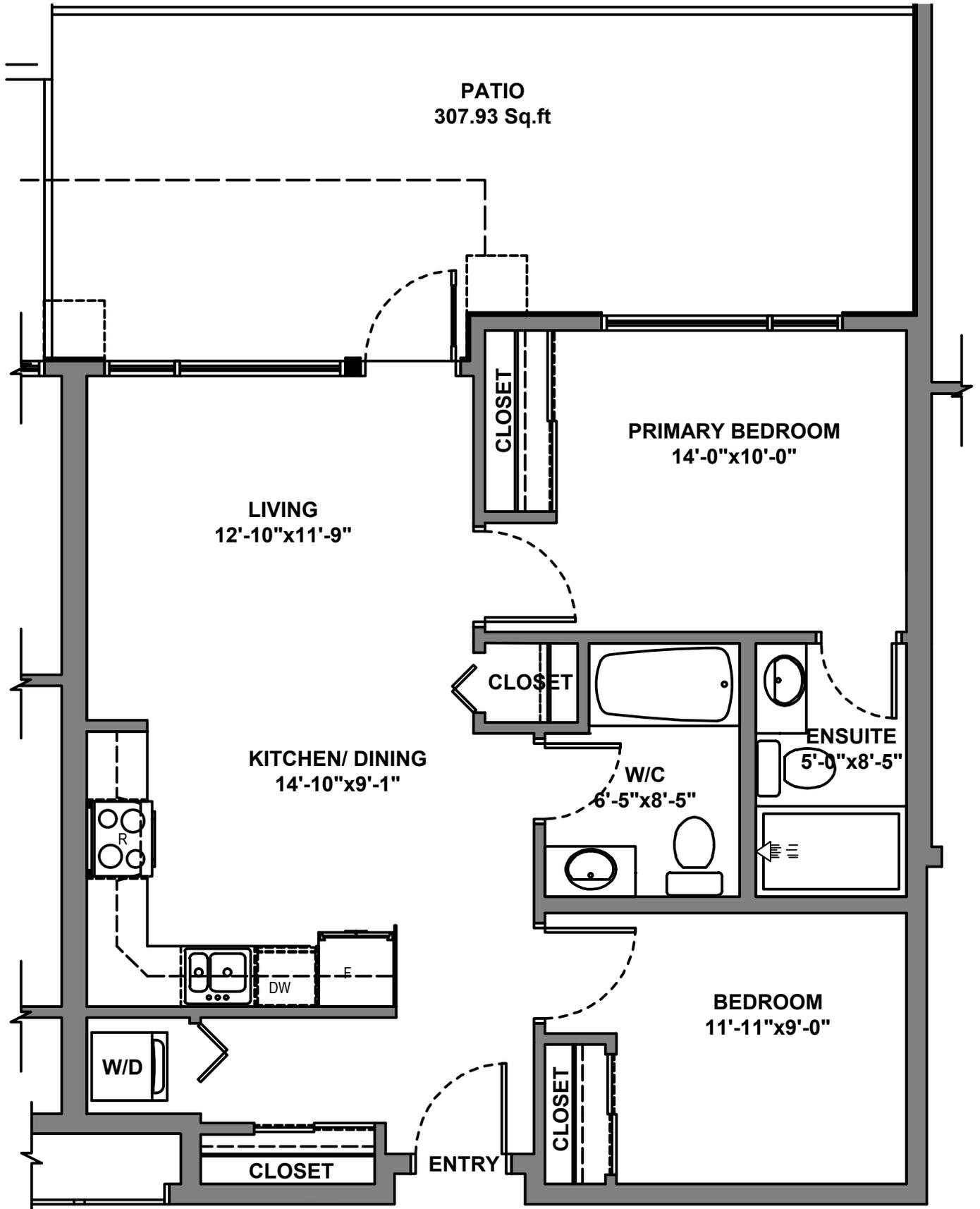
Ground Level  
105



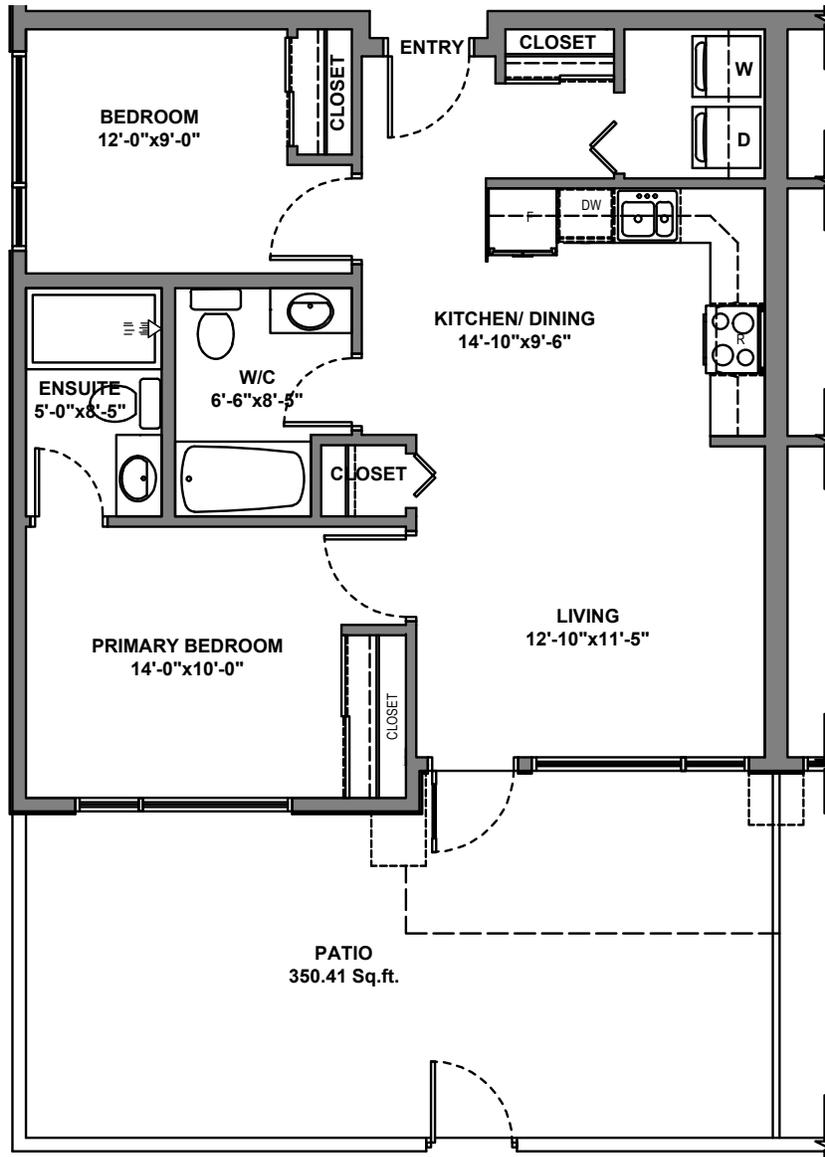
Floors 2-3  
209,309



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# PLAN C1



2 BEDROOM

796 SQ. FT.

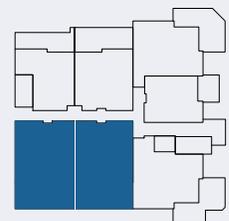
BATHROOMS

2

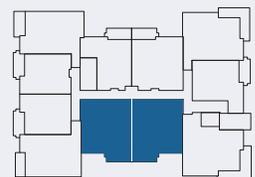
OUTLOOK

NW

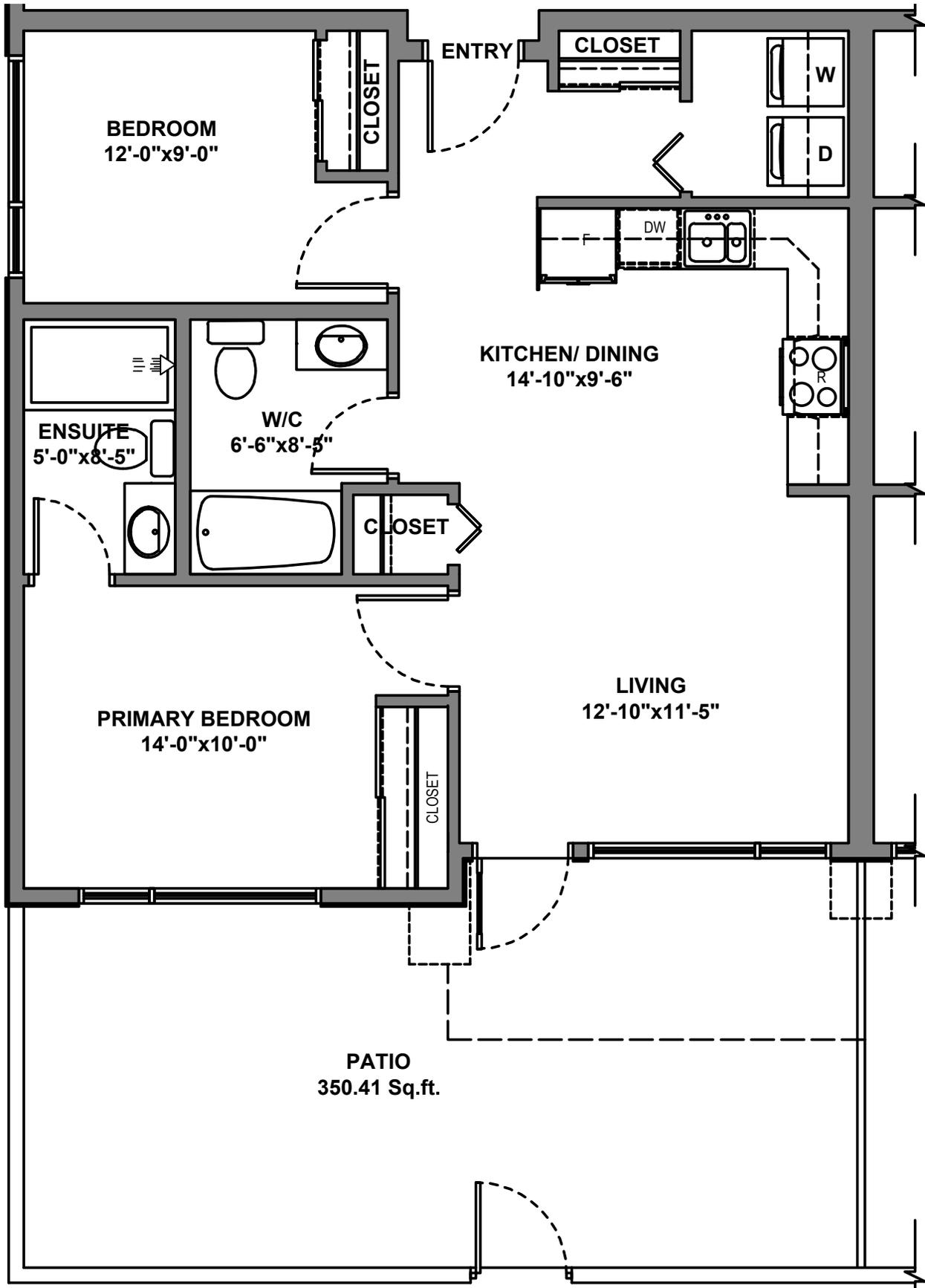
Ground Level  
102,103



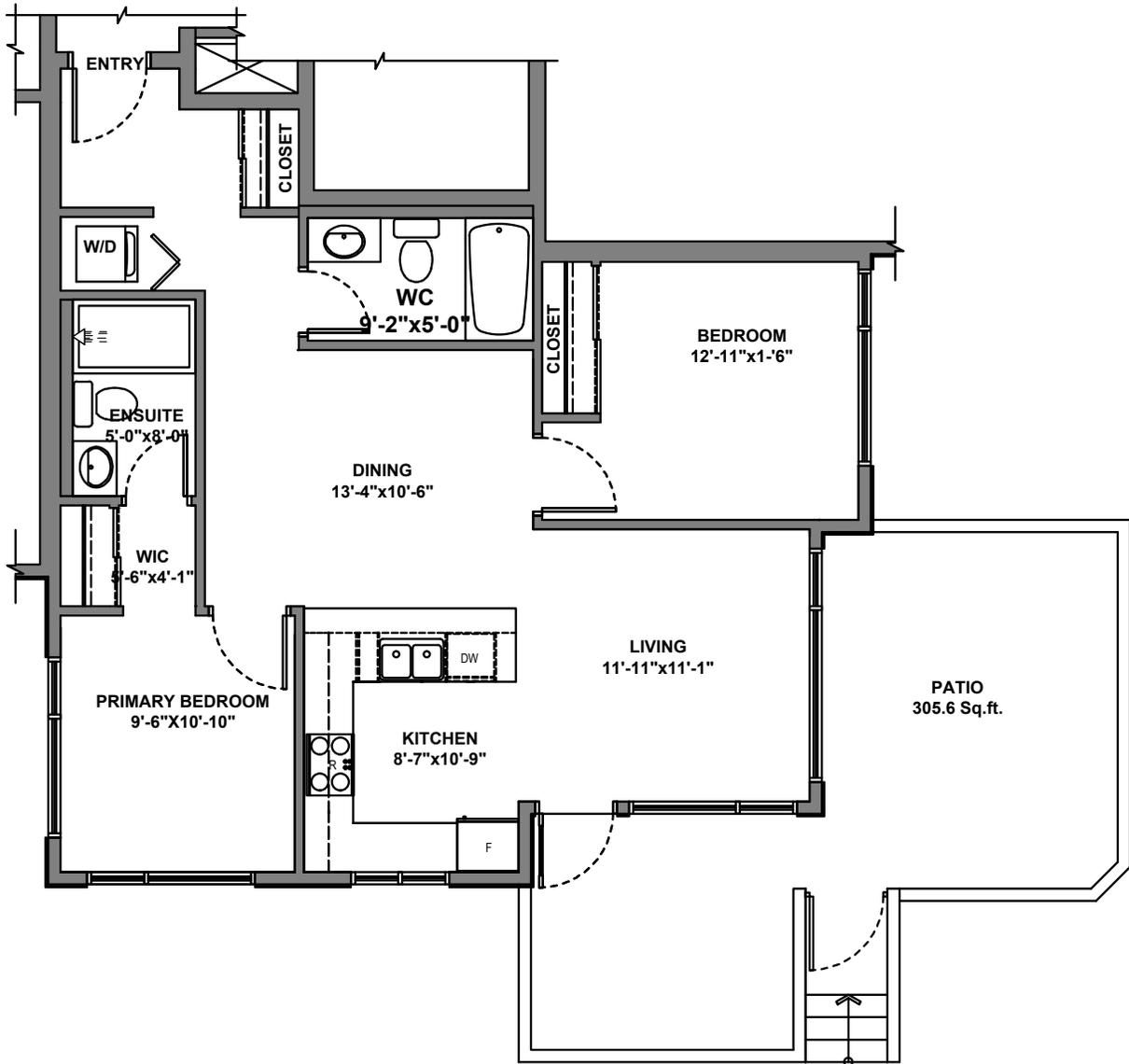
Floors 2-3  
202,203,302,303



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# PLAN C2



**2 BEDROOM**

**890 SQ. FT.**

**BATHROOMS**

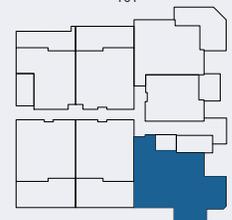
**2**

**OUTLOOK**

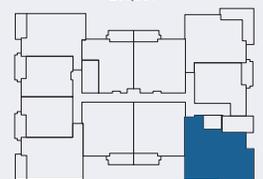
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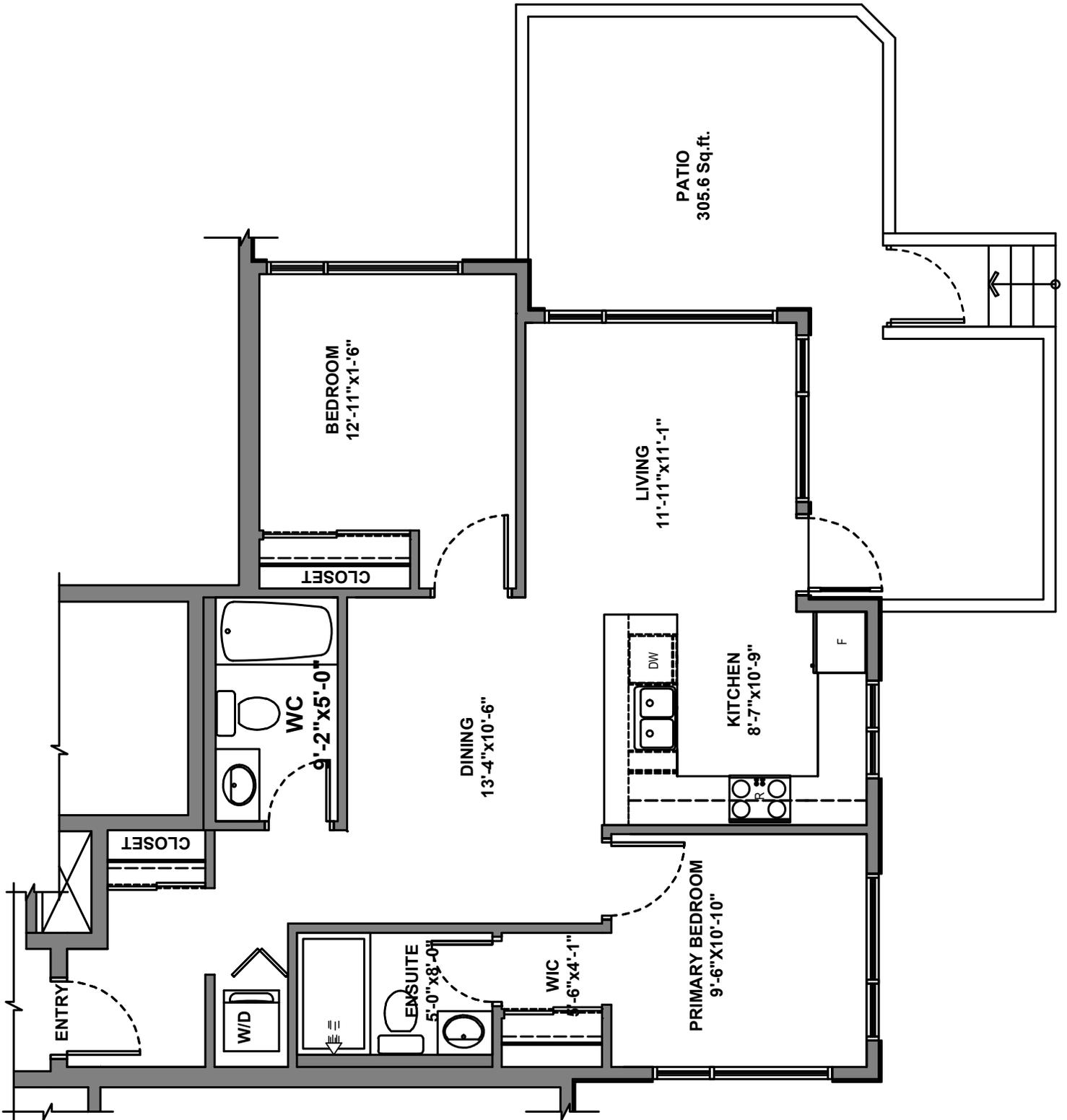
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Ground Level  
101

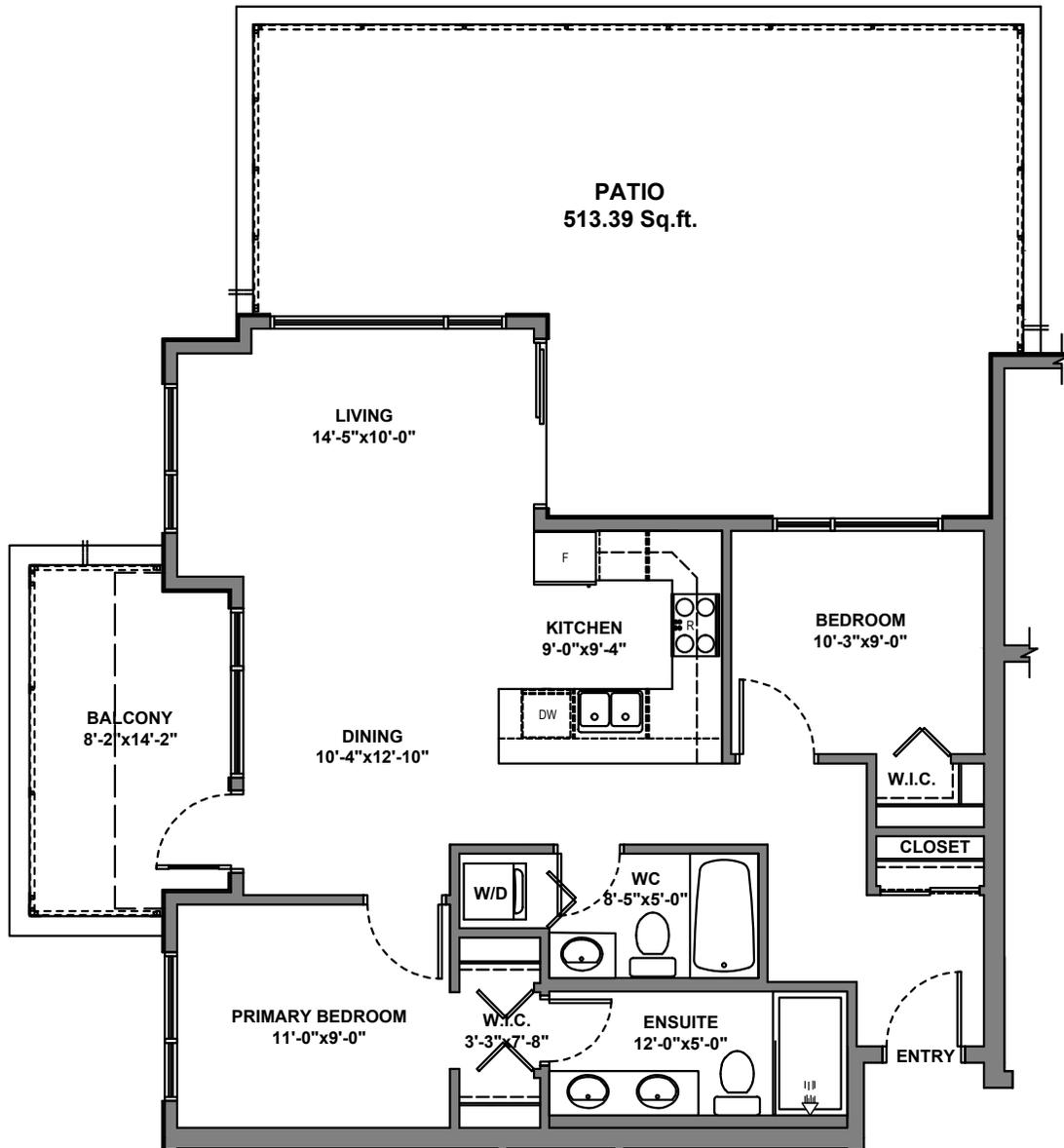


Floors 2-3  
201,301





# PLAN C3



**2 BEDROOM**

**905 SQ. FT.**

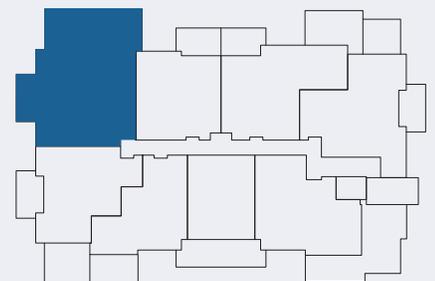
**Floor 4**  
405

**BATHROOMS**

**2**

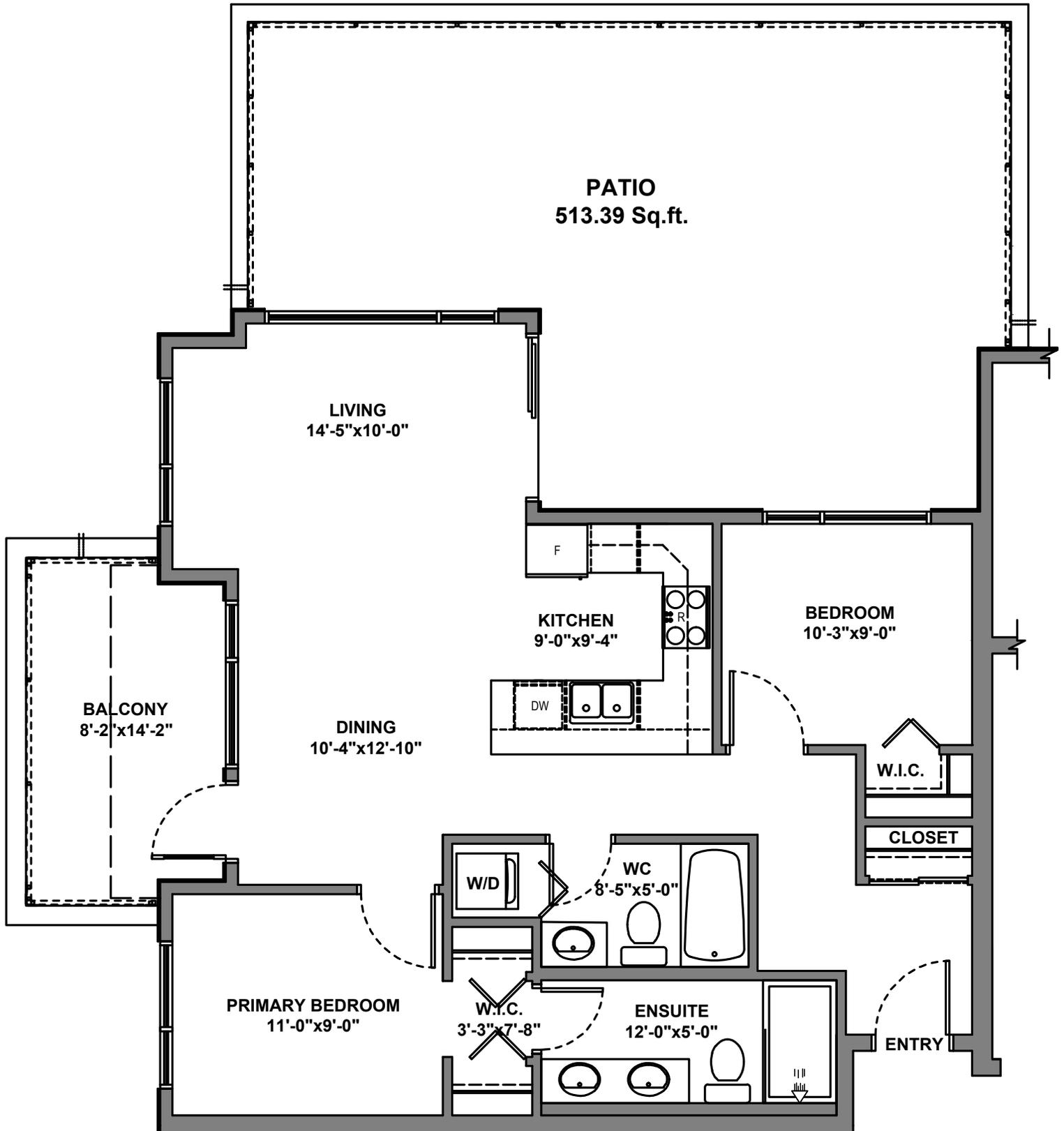
**OUTLOOK**

**E**

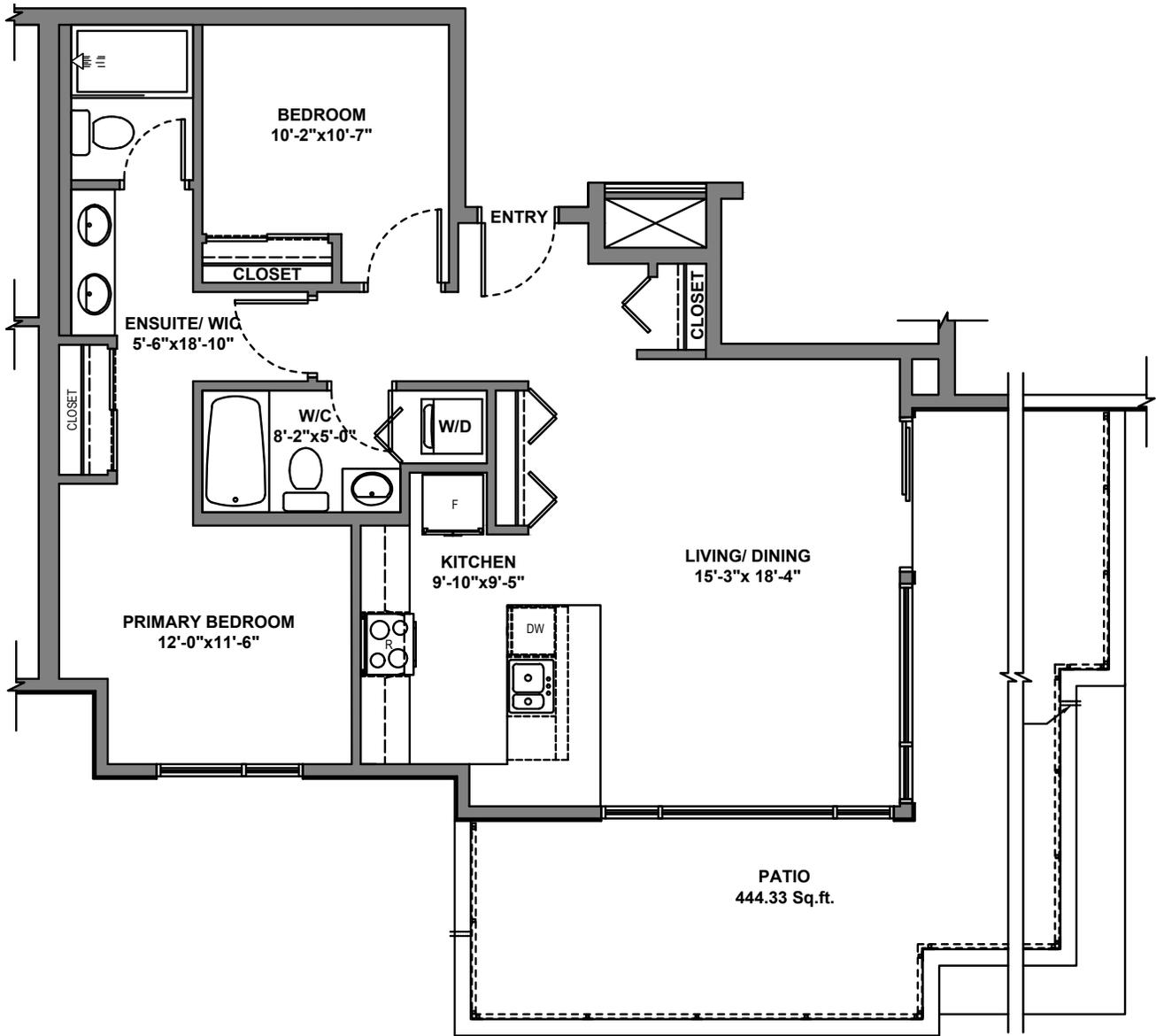


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# PLAN C4



**2 BEDROOM**

**927 SQ. FT.**

**Floor 4**  
401

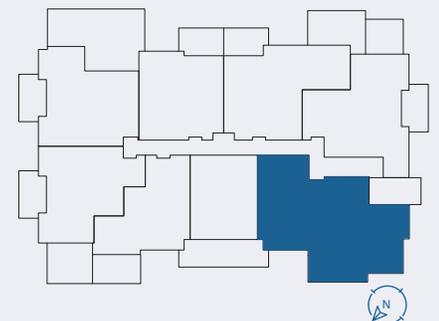
**BATHROOMS**

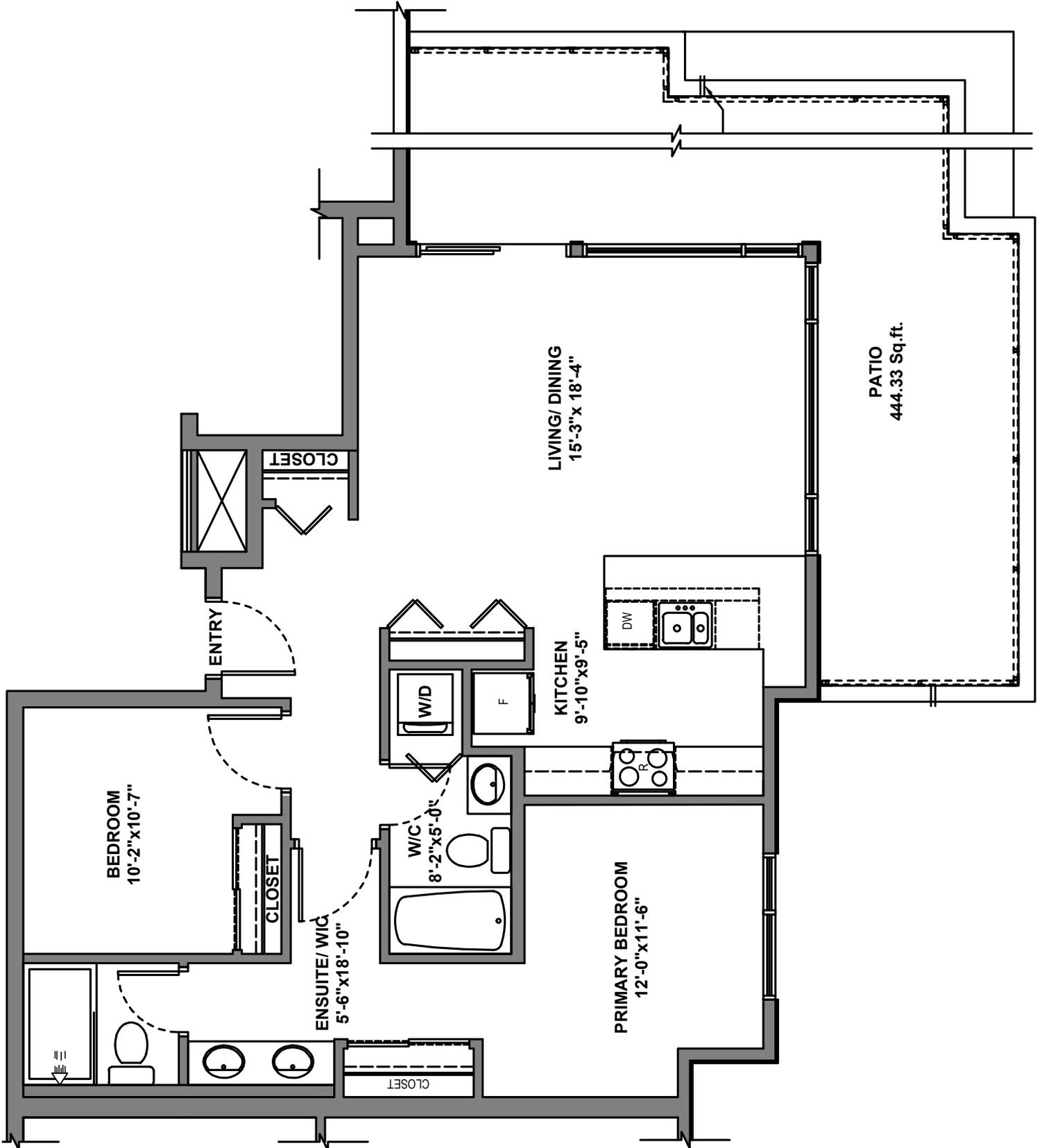
**2**

**OUTLOOK**

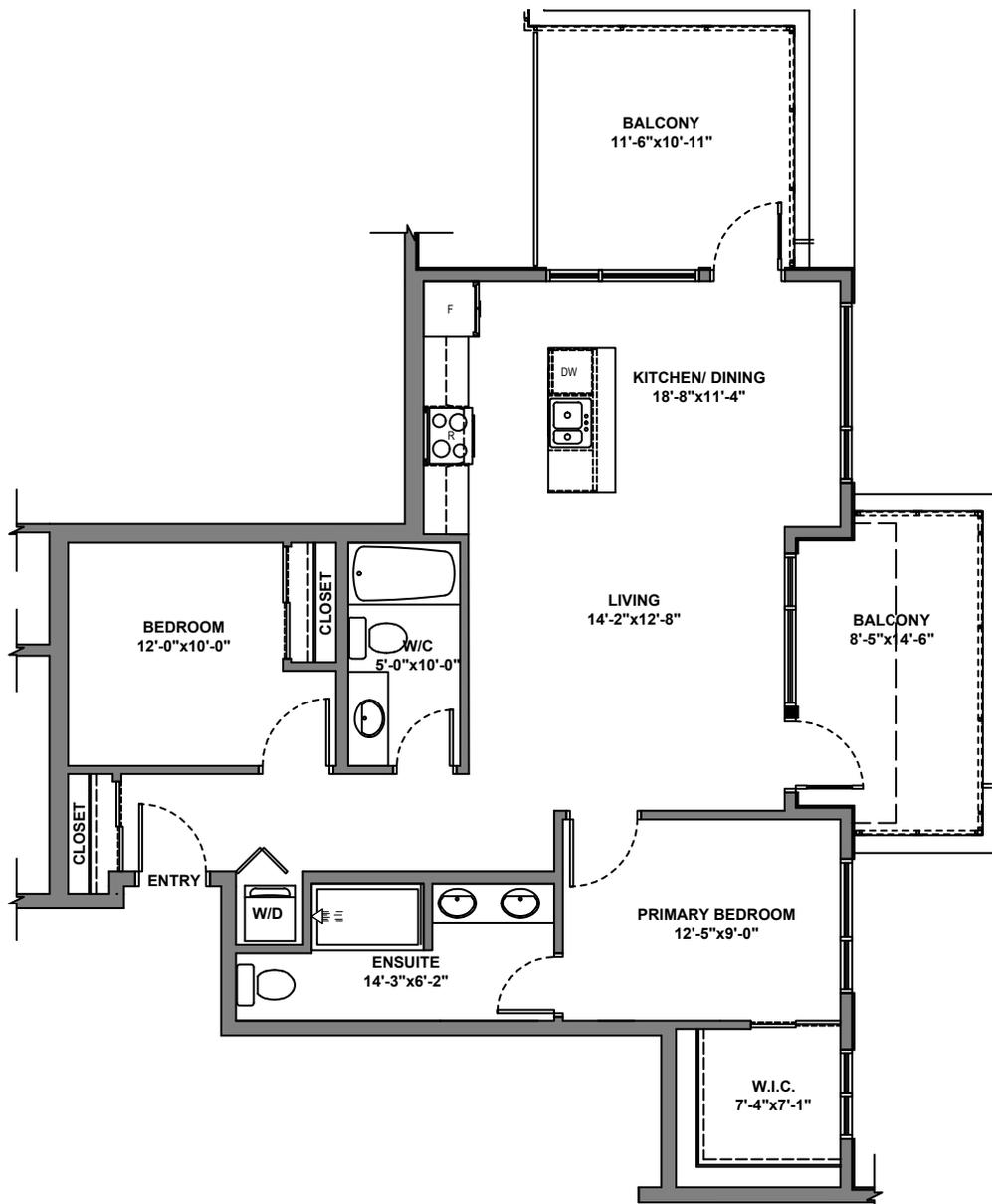
**W**

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# PLAN C5



2 BEDROOM

944 SQ. FT.

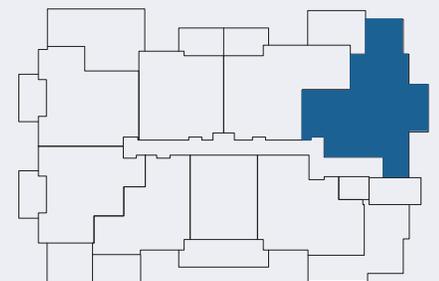
Floor 4  
408

BATHROOMS

2

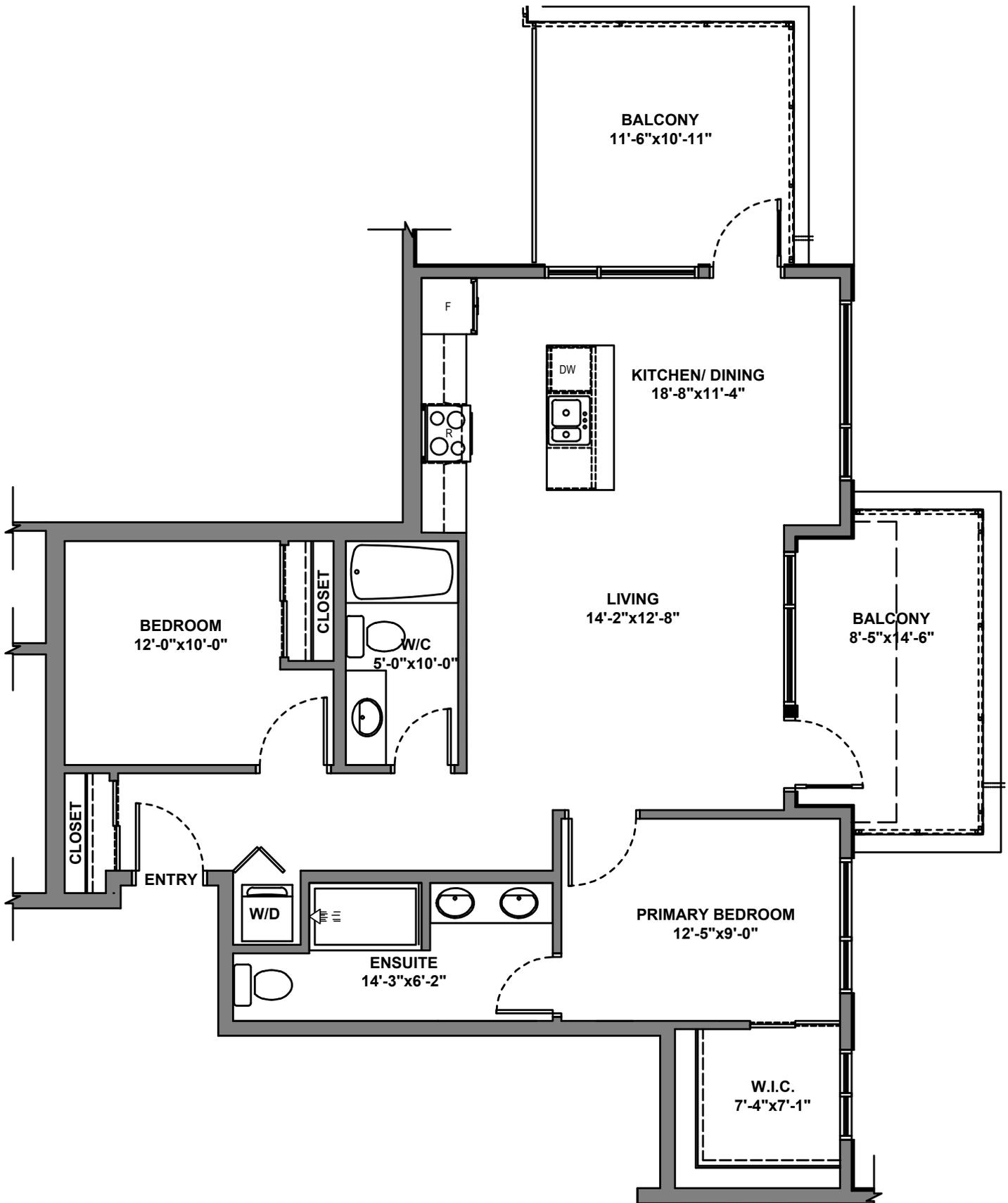
OUTLOOK

SW

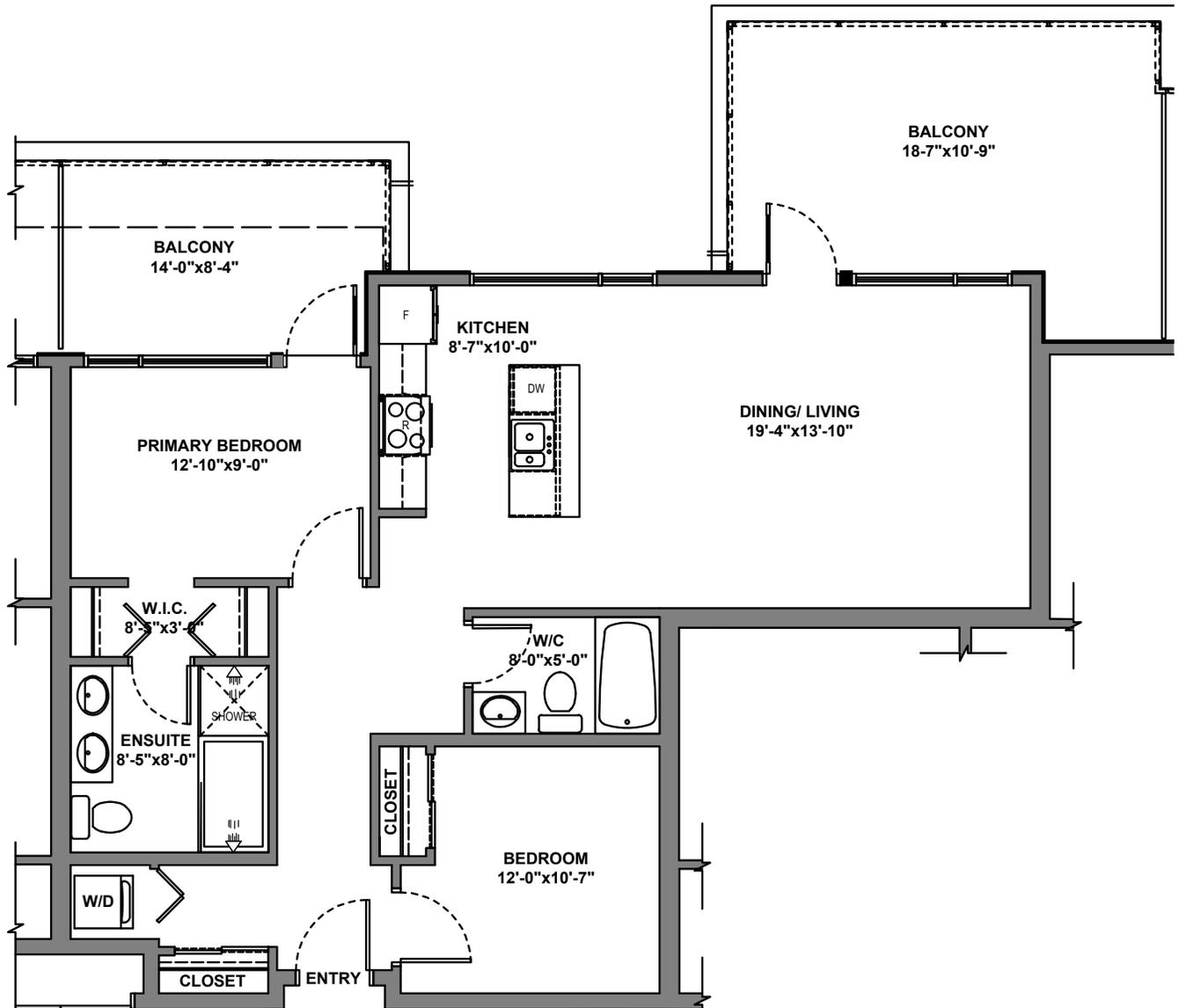


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# PLAN C6



**2 BEDROOM**

**986 SQ. FT.**

**Floor 4**  
407

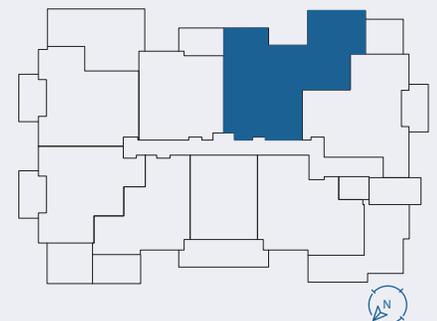
**BATHROOMS**

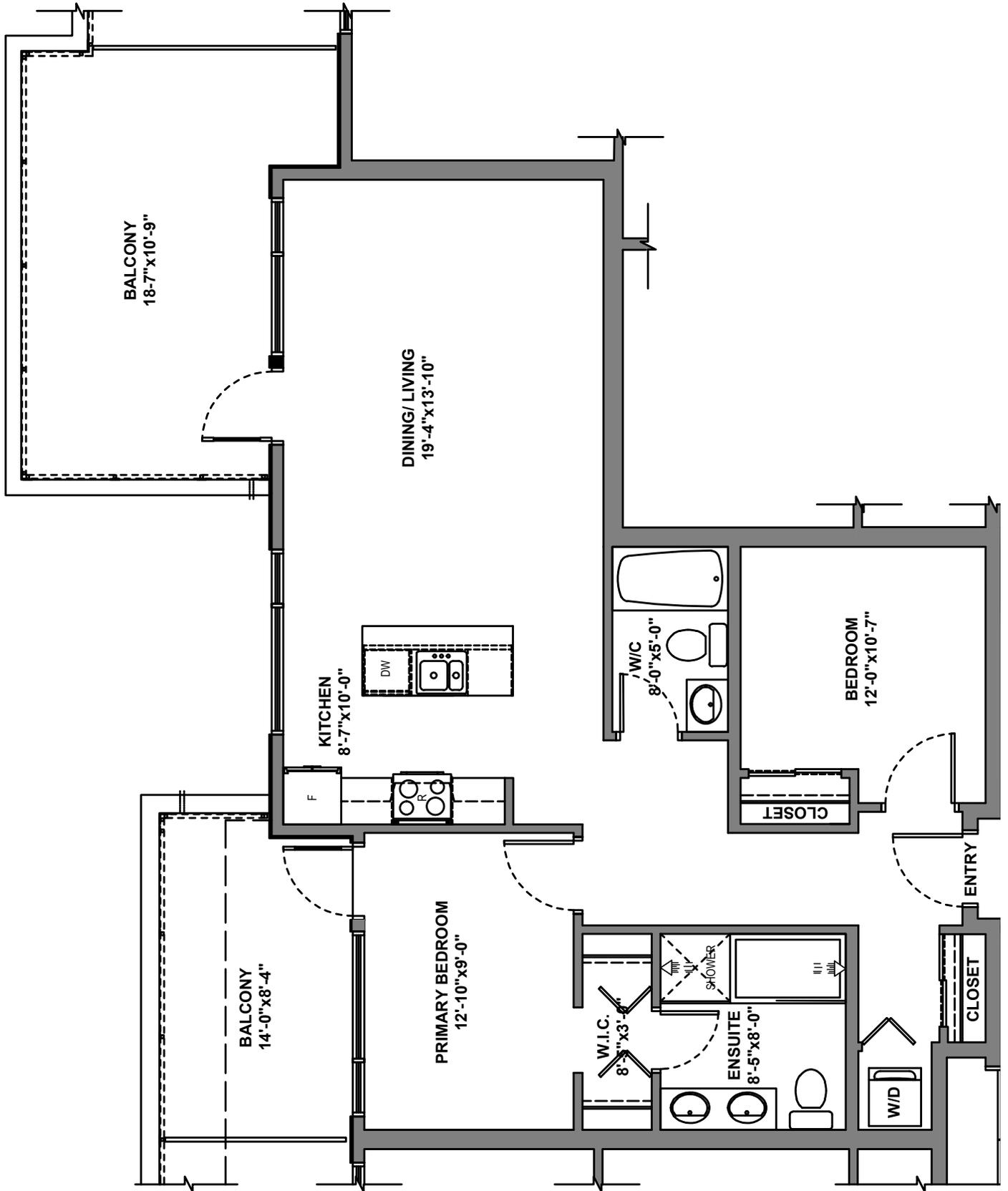
**2**

**OUTLOOK**

**SE**

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