
**RESIDENTIAL
COLLECTION**

THE
PARAMOUNT

PRESTIGE OWNERSHIP ON A GLOBAL SCALE

THE PARAMOUNT

RICHMOND'S MOST VIBRANT DOWNTOWN COMMUNITY

BETWEEN VANCOUVER AND ASIA, RICHMOND MAKES THE CONNECTION. A CROSS-CULTURAL METROPOLITAN CENTRE AN EQUAL TO THE WORLD'S MOST EXCITING COSMOPOLITAN CITIES.

World-class cuisine, international fashion and a lifetime of tradition. In this setting, The Paramount is a sanctuary of calm and confidence. A centre of sophistication and success, surrounded by one of the world's most desired destinations.

SUPREMELY- CONNECTED LOCATION

TRANSIT

IMAGINE THE CANADA LINE AT YOUR FRONT DOOR. ONLY 15 MINS FROM YVR OR 25 MIN TO DOWNTOWN VANCOUVER. THIS IS THE ULTIMATE IN CONVENIENCE AND CONNECTION.

SHOPPING

WORLD CLASS SHOPPING ACROSS THE ROAD. 3.2 MILLION SF OF INDOOR AND OUTDOOR SHOPPING WITH OVER 200 HIGH END RETAILERS.

OFFICES

HOME TO OVER 85,000SF OF NEW OFFICE SPACE AND 25,000 SF OF WORLD CLASS SHOPPING, ALL AT HOME. WALK RIGHT NEXT DOOR OR GO TO WORK.

NO.3 ROAD

NO.3 ROAD IS YOUR THOROUGHFARE FOR WORLD-CLASS INTERNATIONAL CUISINE.

EXTRAVAGANT STYLE

ARCHITECTURE DEFINES A CITY.

The Paramount brings an iconic presence to the heart of Downtown Richmond. With a style that will redefine the skyline, this new landmark will become a desired address and a significant addition to this fast growing community.

ENGAGE THE SENSES

CONNECTIONS MAKE A COMMUNITY.

The expansive internal courtyard at The Paramount is your sanctuary in the city. This is where families unite and neighbours become friends. Inviting gardens and calming water features connect your home to nature. For adults this is an oasis of tranquility, for children it's a place of animation and adventure, and it's all part of your home at The Paramount.

YOUR PRIVATE RETREAT

THE HOMES AT THE PARAMOUNT
OFFER SANCTUARY.

An escape from the everyday and the ordinary. Step from a luxurious living room on to an expansive outdoor deck. Live in the city, but above the crowds. This is a place both private and prestigious.

PARAMOUNT CLUB

A HOME WITH THE SERVICES AND AMENITIES OF A PRESTIGIOUS PRIVATE CLUB. THIS IS THE PARAMOUNT LIFESTYLE.

Host a dinner in the private dining room with a personal chef or a tasting with friends in the wine room. Relax by the fireplace in the lounge or prepare dinner at the outdoor kitchen and enjoy the spacious dining terrace. Impress friends with a state of the art McLaren Racing Simulator or screen the latest blockbuster in the screening room. Club Paramount offers a lifestyle of prestige and privilege.



AMENITIES + SERVICES



PARAMOUNT SPA AND WELLNESS CENTRE

HEALTH IS HAPPINESS.

The Paramount state-of-the-art fitness centre puts the focus on a life fulfilled in every way. The calm and relaxation of a yoga session, the luxurious warmth of a sauna or steam bath or simply taking time to relax on the outdoor terrace, The Paramount is a place where peace of mind and well-being are an important part of everyday life.

INTERNATIONAL BUSINESS & LEARNING CENTRE

AT THE PARAMOUNT, EVERY ASPECT OF
YOUR LIFE HAS BEEN ANTICIPATED.

From health and well-being to international business and childhood education, the Paramount has it all. A fully-equipped business centre includes conference rooms with teleconference capabilities and a guest suite for associates. For children, the fully outfitted learning centre will ensure that your children receive the best in early childhood education, preparing them for success on a global scale.



CURATED LUXURIES

OVER 12,000 SQUARE FEET
OF UNMATCHED AMENITIES

OUTDOOR
RELAXATION
LOUNGE

OUTDOOR
ENTERTAINMENT
LOUNGE

STEAM ROOM

SAUNA ROOMS

SCREENING ROOM

PARAMOUNT ELITE
PERFORMANCE
FITNESS CENTRE

THE PARAMOUNT
CLUB LOUNGE

WHISKEY
AND WINE
TASTING
ROOM

CHEF'S KITCHEN AND
PRIVATE DINING

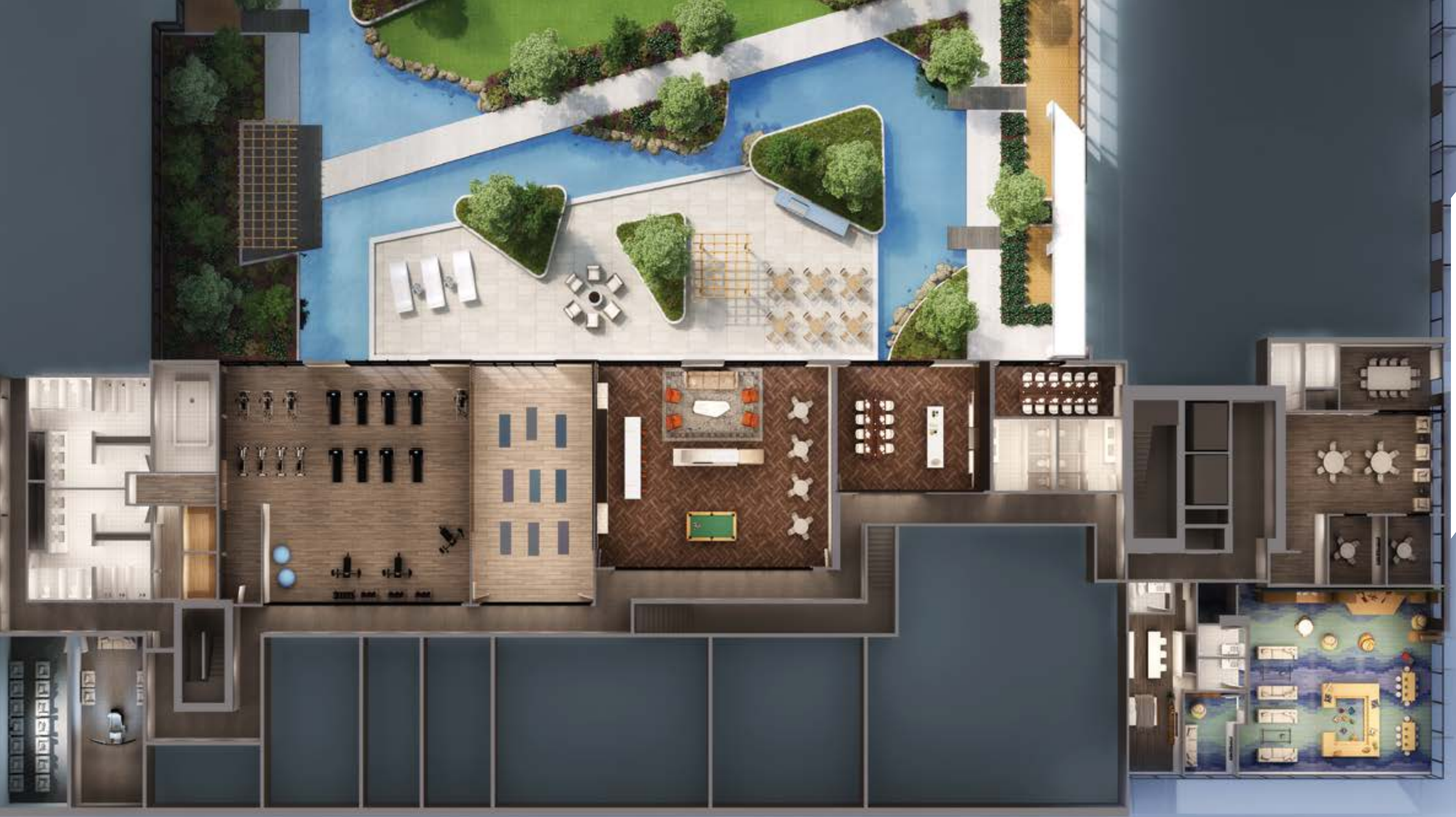
PARAMOUNT
INTERNATIONAL
BUSINESS
CENTRE

PARAMOUNT
LEARNING
CENTRE AND
CHILDREN'S
EDUCATION
THEATRE

MCLAREN
SIMULATOR
AND ESPORTS
GAMES ROOM

MULTI-PURPOSE
EXERCISE ROOM

FULLY-APPOINTED
GUEST SUITE



PRESTIGE, AT YOUR SERVICE

THINGS THAT CAN NOT BE DEFINED
MUST BE EXPERIENCED.

A refined level of assistance
for maximum ease of comfort,
convenience and access to the
world's most exclusive brands and
experiences. At Paramount, your
personal concierge can arrange
access to the world.

OPULENT DESIGN

AT THE PARAMOUNT, INSPIRED INTERIORS
INVITE YOUR IMAGINATION.

Floorplans have been carefully curated
to enhance your lifestyle and desires.
Fixtures and finishes complement
the Italian cabinetry and make
every home the true definition of
prestige. Integrated European
kitchen appliances, quartz
countertops and porcelain
tiled bathrooms set the
stage for premium living.



PARAMOUNT

FEATURES + FINISHES

EXTRAVAGANT STYLE AND ARCHITECTURE

RICHMOND'S MOST EXCEPTIONAL DOWNTOWN COMMUNITY, BRINGS A NEW LEVEL OF SOPHISTICATION TO METRO VANCOUVER

- / The international hub of downtown Richmond
- / A comprehensive community of extravagant homes, premium strata office and retail space
- / An architectural marvel by award-winning by GBL Architects at the Brighthouse Canada Line Station

BEST DOWNTOWN LOCATION

WHERE RICHMOND MEETS THE WORLD

- / Uniquely connect to Canada Line, Vancouver Downtown and YVR Airport
- / All urban conveniences available at your doorstep, including:
 - > *Up to 25 prestigious retail shops in your immediate vicinity*
 - > *Steps from Canada Line - Brighthouse Station*

- > *Steps from Translink Mass Ground Transit Hub*
- > *Steps from 500,000 square feet of luxury retail at Richmond Centre*
- > *Home to the 13,000 square foot City of Richmond Early Childhood Development Hub*

INTERIORS

PRESTIGIOUS INTERIORS DESIGNED FOR ENTERTAINING

- / Opulent design by award-winning *Cristina Oberti Interior Design*
- / Two timeless colour palettes to choose from:
 - > *Light - Stylish light wood with soft white accents*
 - > *Dark - Warm, dark wood with refined porcelain accents*
- / Hardwood styled laminate flooring throughout
- / Air-conditioning in all homes
- / *Bosch* ENERGY STAR® certified front load washer and dryer
- / Expansive windows and over-height ceilings up to 9'-0" in upper level homes

Kitchens

- / Stylish European cabinetry
- / Modern Kitchen Package:
 - > *30" Miele fully integrated refrigerator with sleek stainless steel interior (24" in select homes)*
 - > *30" Miele gas cook top with stainless steel finishes (24" in select homes)*
 - > *30" Miele convection oven with self-clean for easy care*
 - > *30" Miele hood fan with LED lighting*
 - > *24" Miele fully integrated dishwasher with ENERGY STAR® certified*
 - > *24" sleek stainless-steel undermount sink with Grohe Concetto faucet*
 - > *Built-in Panasonic microwave with stainless steel trim*
- / Quartz countertops for entertaining
- / Quartz kitchen islands feature stylish detailing and waterfall edge in select homes
- / Integrated LED lighting

Bathrooms

- / Stunning European cabinets in prestigious light or dark schemes
- / Kohler under-mount lavatory in the sleek rectangular vanity
- / *Grohe* chrome faucets
- / Modern soaker tub
- / Large-format polished porcelain tiles on all walls
- / Large-format matte porcelain floor tiles
- / Recessed wall niche with seamless porcelain tile
- / Frameless glass enclosure on all showers

PARAMOUNT

AMENITIES + SERVICES

ULTIMATE CURATED LUXURIES

PARAMOUNT CLUB – YOUR EXCLUSIVE, UNFORGETTABLE FULL-SERVICE PRIVATE CLUB

- / Chef's Kitchen with Private Dining
- / Whisky and Wine Tasting Room
- / Entertaining and Party Lounge
- / Outdoor Entertaining Lounge
- / Movie Screening Room
- / McLaren Racing Simulator Room

Paramount Spa and Wellness Centre

- / Immersive Steam Room and Sauna
- / Elite Performance Fitness Centre
- / Multipurpose Exercise Room for Ballet, Yoga and other activities
- / Outdoor relaxation lounge, a haven to rejuvenate and re-energize with calming water features

International Business

- / Large boardroom for up to 12 people with built in audio visual capabilities
- / Stylish meeting rooms with full A/V systems for global communication
- / Multipurpose soundproof pods for focused work or music practice

Children's Learning Centre

- / Enjoy the convenience of a safe play area for your family right outside your door
- / Planned programming for children
- / Interactive social networking for children
- / Soft play area and library
- / Children's education theatre with soft seating
- / Bookable for parties or events

Guest Suite

- / Pamper your international friends and family to resort treatment with their own private suite in the Paramount

Paramount Gardens and Sky Terraces

- / Your own private retreat
- / The lushly landscaped courtyard, designed by acclaimed landscape design firm, PWL Partnership
- / Children's outdoor play area to promote a sense of wonder in nature
- / Tranquil water features
- / Gathering place for friends and family
- / Shared terrace urban gardens

PRESTIGE, AT YOUR SERVICE

Lifestyle Concierge

A REFINED LEVEL OF ASSISTANCE FOR MAXIMUM EASE OF COMFORT, CONVENIENCE AND ACCESS TO THE WORLD'S MOST EXCLUSIVE BRANDS AND EXPERIENCES. AT PARAMOUNT, YOUR PERSONAL CONCIERGE CAN ARRANGE ACCESS TO:

- / Meals
- / Shopping
- / Courier drop off and delivery
- / Housekeeping and cleaning services
- / Dry cleaning
- / Travel services
- / Concert tickets
- / Spa services
- / Fitness trainers
- / Dog walkers
- / Translation services
- / Driving school

GREEN LIVING AND SECURITY

- / Secure residential underground parking
- / Secure bike storage
- / Targeting LEED Silver equivalent certification upon completion
- / Comprehensive warranty protection
 - > 2 year warranty for materials
 - > 5 year warranty for building envelope
 - > 10 year warranty for structural defects

All illustrations and renderings reflect the artist's interpretation only and are not accurate representation of the actual project. Actual suite interiors, exteriors and views may be different than

what is depicted in photographs and renderings. The developer reserves the right to make modifications, substitutions, change brands, sizes, colours, layouts, materials, ceiling heights, features,

finishes and other specifications without prior notification. Such details are governed by the applicable offer to purchase and agreement for sale and disclosure statement. E.&O.E.

PARAMOUNT

THE DEVELOPER



DEVELOPER

Keltic Canada Development acquires, develops and constructs residential, commercial and mixed-use projects with nearly \$1 billion of residential communities under development in Metro Vancouver. With recent landmark developments Coco and Park West, Keltic is building a legacy of quality and customer service.



PARAMOUNT

THE TEAM



ARCHITECT

GBL Architects is a cohesive and progressive Vancouver based firm providing a full range of architectural services to the public and private sector.



CRISTINA OBERTI INTERIOR DESIGN INC.

INTERIOR DESIGNER

Cristina Oberti Interior Design Inc. is an interior design firm that specializes in multi-unit residential developments.



MARKETING BY
magnum
projects Ltd.

SALES AND MARKETING

The Magnum Projects team has established an impeccable track record since 1991. Across the Lower Mainland, Magnum Projects consistently delivers impressive results for both Developers and Purchasers.

THE PARAMOUNT

DOWNTOWN RICHMOND

This is not an offering for sale. No such offering can be made without a disclosure statement. E.&O.E.

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