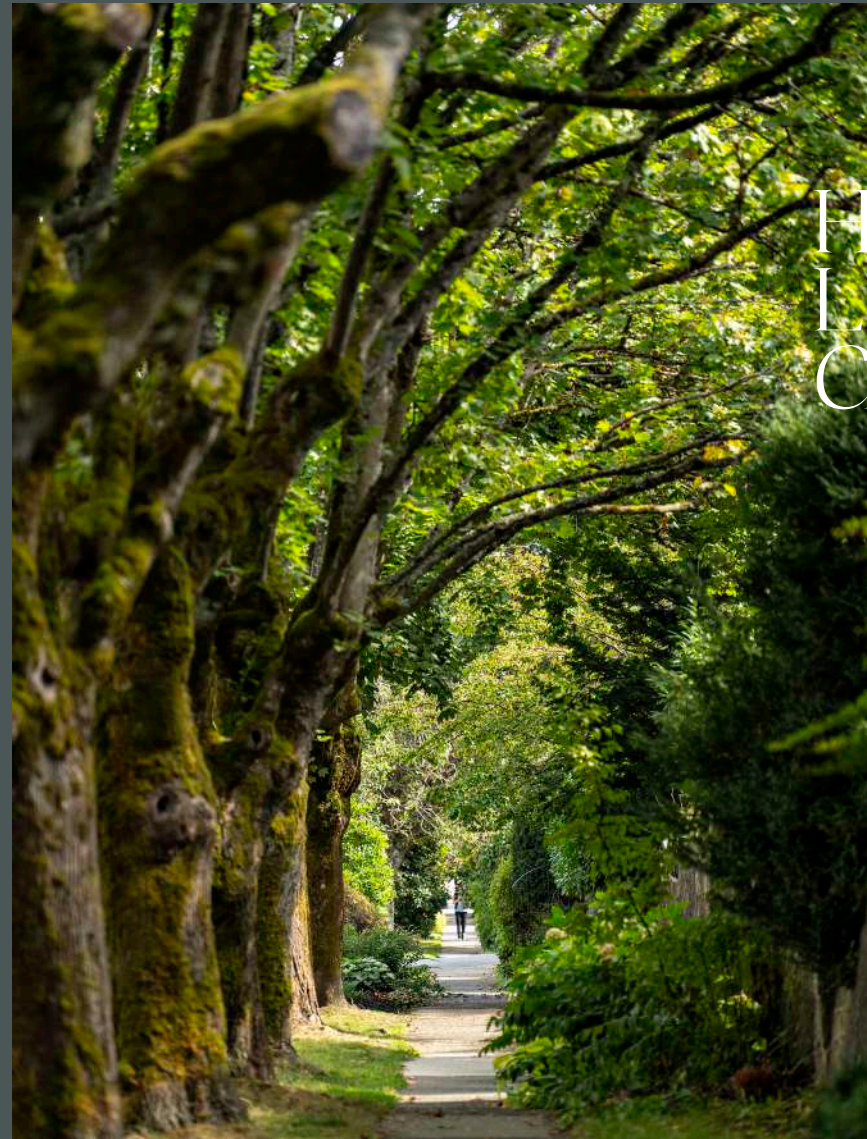




NOLLA



MORE THAN  
JUST A HOME.  
IT'S A NEW  
WAY OF  
LIVING.



# HOLISTIC LUXURY LIVING IN THE CAMBIE CORRIDOR

Introducing Nolia, an exclusive collection of 6 townhomes that reimagines luxury in Vancouver's Cambie Corridor. Located on Ash Street and W29<sup>th</sup> Avenue, Nolia is thoughtfully designed with a holistic approach that seamlessly integrates architecture, nature, sustainability and community. Surrounded by mature magnolia trees, this collection is immersed in the natural splendor of the neighbourhood, fostering a harmonious connection to its environment.

WHISTLER  
UNDER 2 HOUR DRIVE

KITSILANO  
BEACH  
14 MINUTE DRIVE

GRANVILLE  
ISLAND PUBLIC  
MARKET  
14 MINUTE DRIVE

← UNIVERSITY OF  
BRITISH  
COLUMBIA  
18 MINUTE DRIVE

# NOLIA

DOWNTOWN  
VANCOUVER  
12 MINUTE DRIVE

RILEY  
PARK  
5 MINUTE DRIVE

BLOEDEL  
CONSERVATORY  
2 MINUTE DRIVE

QUEEN  
ELIZABETH  
PARK  
2 MINUTE DRIVE



# SITUATED AT THE ENTRANCE OF QE PARK

Nolia will add further distinction to the Cambie Corridor, an upscale and highly desirable Vancouver neighborhood. Walkable and bikeable with convenient transit access, this neighbourhood offers an easy connection to the thriving energy of Cambie Village and Oakridge, while a peaceful walk in the park is just moments away.



Anchored by Queen Elizabeth Park and VanDusen Botanical Garden, this neighbourhood hosts excellent schools, restaurants, and recreational amenities. Nolia residents will enjoy direct access to the Nanton Avenue bike route, which connects directly with the Arbutus Greenway – one of Vancouver’s safest and most popular car-free cycling routes.



# DISCOVER THE CAMBIE CORRIDER

## ESSENTIALS

1. Riley Park Farmers Market
2. Nesters Market
3. Safeway King Edward Mall
4. BC Children's & Women's Hospital

## PARKS

1. Queen Elizabeth Park
2. Bloedel Conservatory
3. Rose Garden of QE Park
4. Riley Park
5. Hilcrest Park
6. VanDusen Botanical Garden

## EDUCATION

1. General Wolfe Elementary
2. Emily Carr Elementary
3. Ecole Secondaire Jules-Verne
4. Eric Hamber Secondary

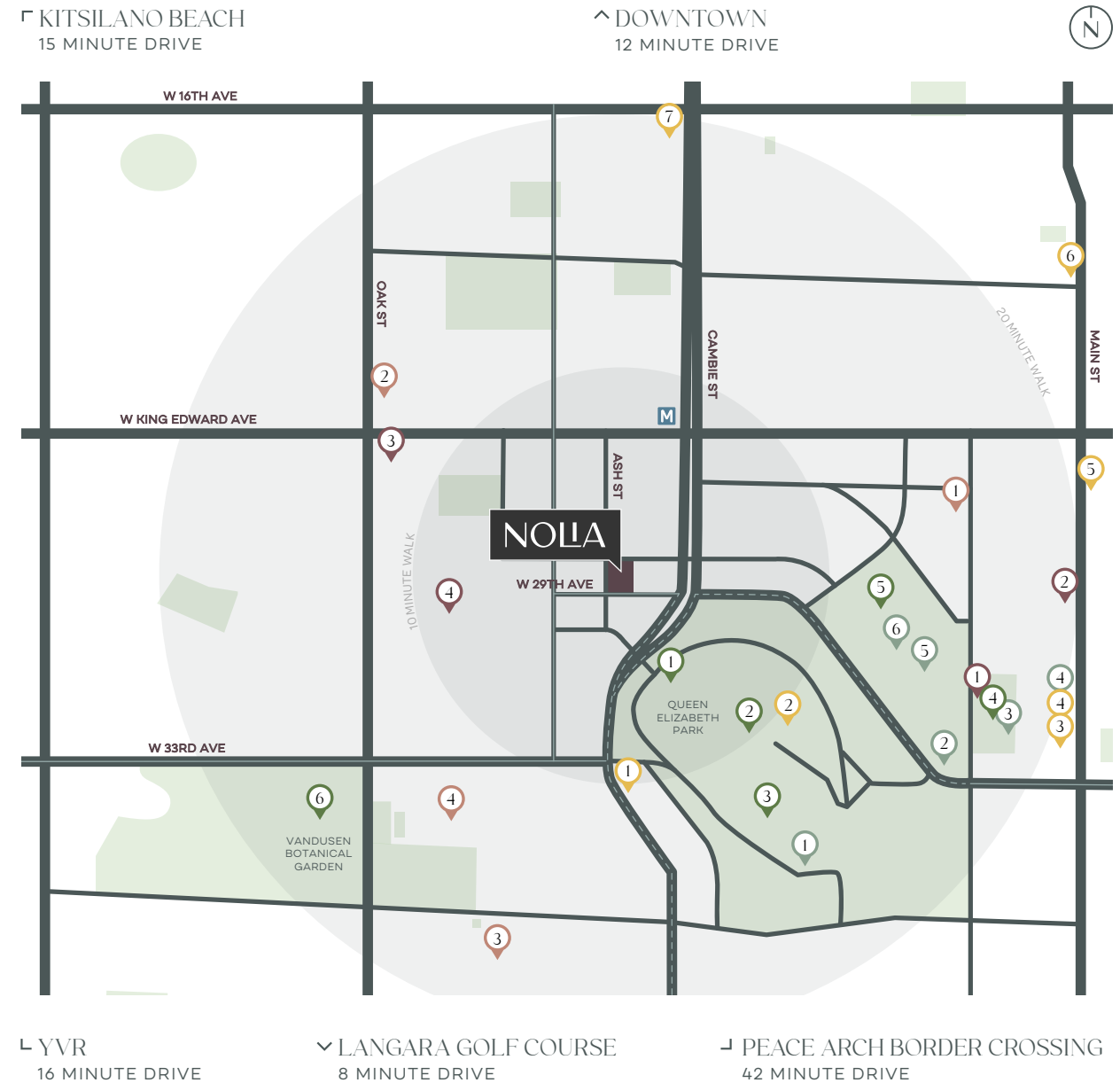
## RECREATION

1. Queen Elizabeth Pitch & Putt
2. Vancouver Racquets Club
3. Mat Collective
4. Core Community - Main St
5. Vancouver Canadians Baseball Club
6. Hilcrest Aquatic Centre

## DINING

1. Simple Love Coffee Home
2. Seasons in the Park
3. Matchstick Riley Park
4. Sweet Thea Bakery
5. Sula Indian Restaurant
6. Published on Main
7. Osterio Elio Volpe

- Painted Bike Lane
- Local Street Bikeway
- Skytrain Station





# THOUGHTFUL AND INTELLIGENT EXTERIORS

Thoughtful design underscores Nolia's signature focus on holistic wellness, and the benefits of a healthy home. While reimagining city living by organically integrating outdoor spaces into every floorplan. Each townhome features a private rooftop deck with 360° unobstructed views, making the proven benefits of outdoor living an integral part of your everyday experience.

Nolia is thoughtfully crafted to harmonize with the neighborhood while making a striking impression. Marrying West Coast contemporary aesthetics with Passive House standards, its façade showcases warm, durable, and low-maintenance materials. Prioritizing noncombustible, long-lasting finishes ensures both safety and peace of mind, creating a beautiful yet resilient design for years to come.



# BUILT TO PASSIVE HOUSE STANDARDS.

Originating at Germany's Passive House Institute, Passive House is the world's only performance-oriented construction standard with international accreditation. Emphasizing energy-efficient sustainability, Passive House standards prioritize year-round thermal comfort through carefully engineered and thoughtfully executed design.

By integrating advanced building systems and materials with Passive House principles, Nolia embraces health and wellness, sustainability and elite performance – for today and tomorrow.



# EIGHT PRINCIPLES OF PASSIVE HOUSE

Grounded in science, Passive House construction techniques reduce the amount of energy needed to heat and cool a building by up to 90%. Passive House recognizes eight core principles that work in unison to achieve truly exceptional performance standards.



## SUPERIOR ENERGY EFFICIENCY

Passive House buildings access advanced design techniques to achieve elite efficiency ratings, resulting in heating and cooling energy savings of up to 90%.



## SMART INSULATION

Passive House buildings are highly insulated, with thick, well-sealed walls, floors, and ceilings to minimize heat loss, prevent drafts, and eliminate thermal bridging.



## ENGINEERED WINDOWS

Triple-glazed exterior-facing windows eliminate drafts while providing superior insulation, reducing heat loss and stopping condensation.



## HEAT RECOVERY VENTILATION

Passive House ventilation technologies extract heat from outbound air as it is replaced with fresh air, enhancing indoor air quality while elevating energy efficiency.



## IMPERMEABILITY

Airtight construction standards focus on sealing the gaps and cracks that account for the majority of energy losses in most buildings.



## ALL-SEASON COMFORT

Passive House thermal comfort standards require that indoor temperatures do not exceed 25°C for more than 10% of total annual hours. Only by meeting these standards to buildings receive Passive House designation.



## INDOOR ENVIRONMENTAL QUALITY

Innovative, mechanically operated air filtration and circulation systems extract trace pollutants and particulate matter from indoor air to create a healthier living space.



## ECOLOGICAL HARMONY

Lower energy input requirements reduce carbon footprint while diminished greenhouse gas consumption helps mitigate climate change.

A modern living and dining area. The living room features a green sectional sofa with matching pillows and a white throw, a marble coffee table with a wooden base, and two light green armchairs. A large window and a balcony with a railing offer a view of greenery. A floor lamp with a white shade and a curved base stands behind the sofa. The dining area includes a round wooden table with four light-colored upholstered chairs. A potted plant is visible in the background.

# UNDERSTATED ELEGANCE MEETS *TIMELESS DESIGN*

Every home at Nolia embodies a refined aesthetic of understated elegance, confidence, and timelessness. Clean lines, high-quality materials, and a neutral, calming palette come together to create spaces that are both modern and inviting.

# INSPIRED DESIGN AND *ELEVATED* CRAFTSMANSHIP

Nolia masterfully blends European elegance with functional practicality to create spaces that elevate everyday living. Premium materials define every surface, while thoughtful features like designer millwork, enhance the sophisticated aesthetic. Light-filled, open main floor layouts foster connection to the outdoors when you want it and smart motorized blinds create privacy when you need it. The upper floors continue the aesthetic with large format tilt and turn windows in the bedrooms providing the privacy and tranquility essential to daily life





## INSPIRATION OF MINIMALISM AND PRACTICALITY

Residents can choose from the inviting Lily or Ash colour palettes, with customizable upgrades available on request. Every detail, from the carefully selected materials to the timeless design brings warmth, balance, and modern refinement to each residence.

Nolia's kitchens seamlessly combine elegance and practicality with intelligent design and refined features. Highlights include Nano tech, finger resistant upper cabinets; quartz waterfall countertops and matching backsplashes; two inch pot lights; under-cabinet lighting; a premium Miele appliance package.



# LUXURY BATHROOMS

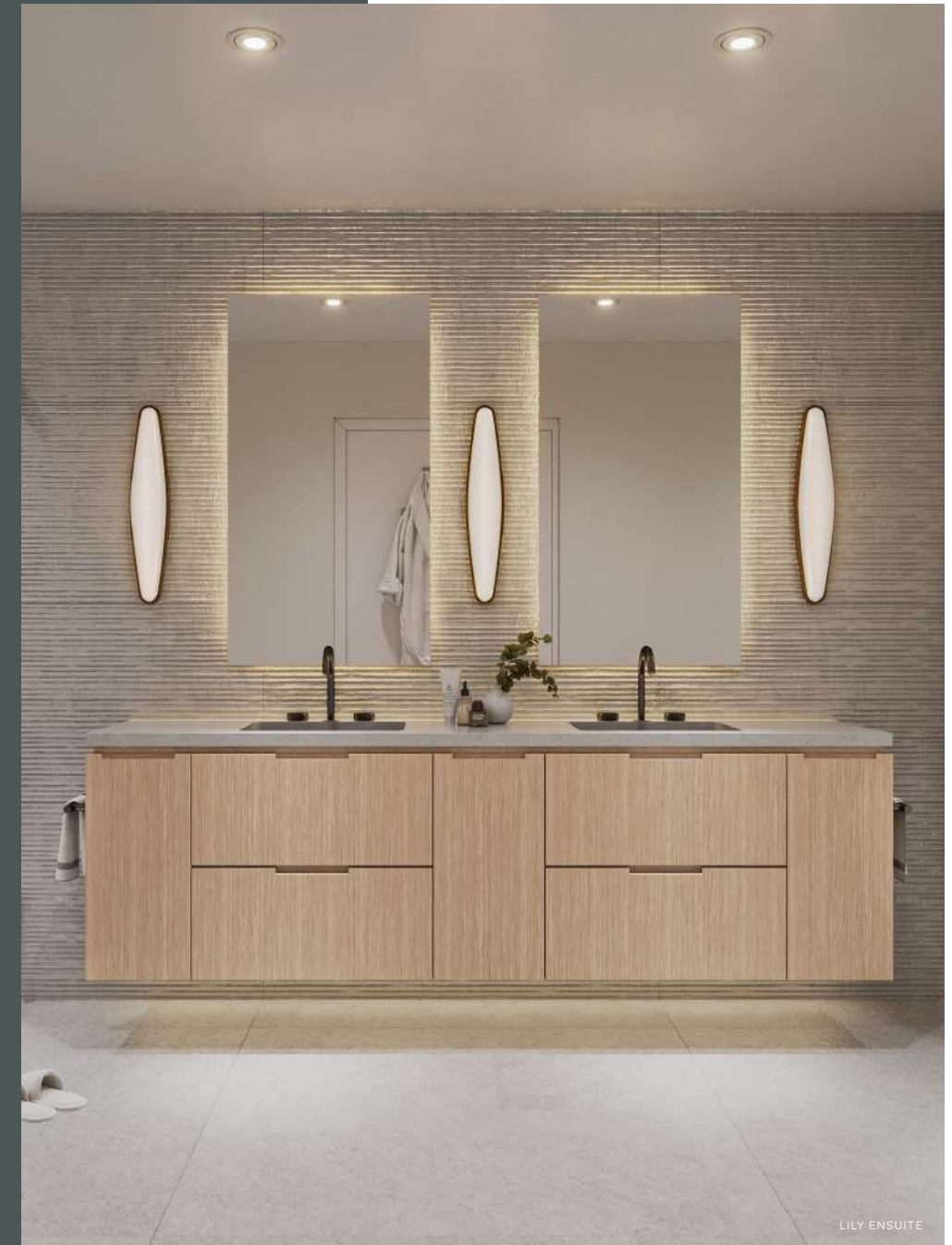
Every bathroom in the Nolia collection is elevated with premium finishes, including accent walls adorned with designer tiling. From the polished details to the calming palette, each bathroom offers a serene retreat.



ASH POWDER ROOM



LILY



LILY ENSUITE

*“Our focus is on sustainable materials and innovative design methods to ensure our homes offer livability, longevity, and lasting value.*

*The name ‘Nolia’ is inspired from the beautiful magnolia trees lining Ash Street and our vision of building legacy homes. This project embodies our unwavering commitment to creating environments that prioritize your health and well-being.*

*Nolia is more than a place to live—it’s a location for life.”*

– JAMES MARSHALL  
HANDMADE HOMES

# TEAM

## DEVELOPER

### HANDMADE HOMES

Nolia is a passion project for Handmade Homes, a visionary residential builder with more than 25 years of experience creating exceptional space across Greater Vancouver.

Handmade Homes believes that leaving a positive footprint will help to ensure a brighter future for generations to come. They embrace a sustainability-focused philosophy that emphasizes excellence through innovation, coupled with smart, elegant design. Guided by a core ambition to create homes that are healthy for both residents and the environment, Handmade Homes has earned a reputation as one of Vancouver's most imaginative builders.



## ARCHITECT

### CORNERSTONE ARCHITECTURE

Formed in 1983, Vancouver-based Cornerstone Architecture has established a niche as one of Canada's most technically accomplished and environmentally sensitive architecture firms. They are a leading voice in the global Passive House initiative. Nolia is one of Cornerstone's signature residential developments, advancing the firm's legacy of imbuing sustainability with preeminent design expertise.



## INTERIOR DESIGN

### KALU INTERIORS

Kalu Interiors was formed in 2007. For more than a decade, this Vancouver-based design firm has been known to break barriers in the industry and design award-winning spaces. Partners, Aleem and Phyllis, focus on creating thoughtfully curated interiors that enhance and inspire how their clients live. While they both have unique styles and sensibilities for design, the pair share an undeniable passion for interior design. It is this passion that has led them to understand the importance of personal style and space for their clients' homes.



# NOLIA

BEAUTIFUL  
THOUGHTFUL  
ENDURING  
DESIGNED FOR TODAY,  
BUILT FOR *TOMORROW.*

nolia.ca



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**NOLIA ADDRESS**  
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All renderings are an artist's interpretation. The developer reserves the right to make modifications, substitutes, and changes to the building and landscape design, floor plans, specifications, features, finishes without notice should they be necessary to maintain the high standards of these homes. Square footages are approximate, refer to preliminary strata plan drawings for specific sizes. E.&O.E. Sales by Handmade Homes (Ash St) Ltd. and Remax Select Properties.

