



# SEQUOIA



# A New Icon *for* Urban Balance

LOCATION

A tranquil neighbourhood chosen with thoughtfulness, situated with purpose, and created for a life of convenience and comfort.

*02–09*

FLOORPLATES

Spacious design and thoughtful planning bring the best of living to every home at Sequoia.

*32–33*

ARCHITECTURE

The bold architectural curvatures highlight the sequoia tree while the glistening exterior metal panels reflect the beauty of the sun.

*10–15*

INTERIORS

Quiet elegance meets with striking sophistication in refined and thoughtful interiors.

*34–43*

THE SEQUOIA CLUB

Beyond the elevated interiors of your home, life at Sequoia will grant you exclusive access to the private Sequoia Club.

*16–31*

TEAM

Renowned developer ML Emporio and its esteemed partners bring a well-accomplished history delivering exceptional homes.

*44–46*





LOCATION



# Urban Connection *meets* Tranquility

Ascending above the exclusive West Village neighbourhood of Surrey, Sequoia is a rare park-side boutique tower with panoramic views.

This is Surrey's most prestigious address. West Village offers a rare blend of a quiet, tree-lined neighbourhood in close proximity to a bustling urban city centre.





City Hall

KPU

Civic Plaza  
& Library

Surrey Central  
Station

SFU

Surrey Central City

01

Minute walk  
to West Village Park

05

Minute walk to Kwantlen  
Park Secondary School  
and Royal Kwantlen Park

08

Minute walk  
to SkyTrain

10

Minute walk to SFU  
and Surrey Central City

# A Metropolitan Oasis, *Connected* to it All

Mere steps to the SkyTrain, beautiful parks, shopping, restaurants, and elite schools, Sequoia has been carefully selected to present the luxurious lifestyle you deserve and the day-to-day conveniences you need.



# Surrey's Most Prestigious Address

Sequoia offers the best of city life and its vibrance all within steps of your front door.

RESTAURANTS

- 01 Prado Café
- 02 Starbucks
- 03 Dominion Bar + Kitchen
- 04 White Spot
- 05 Take Five Café
- 06 Sharetea
- 07 Big Star Sandwich Co.

RECREATION

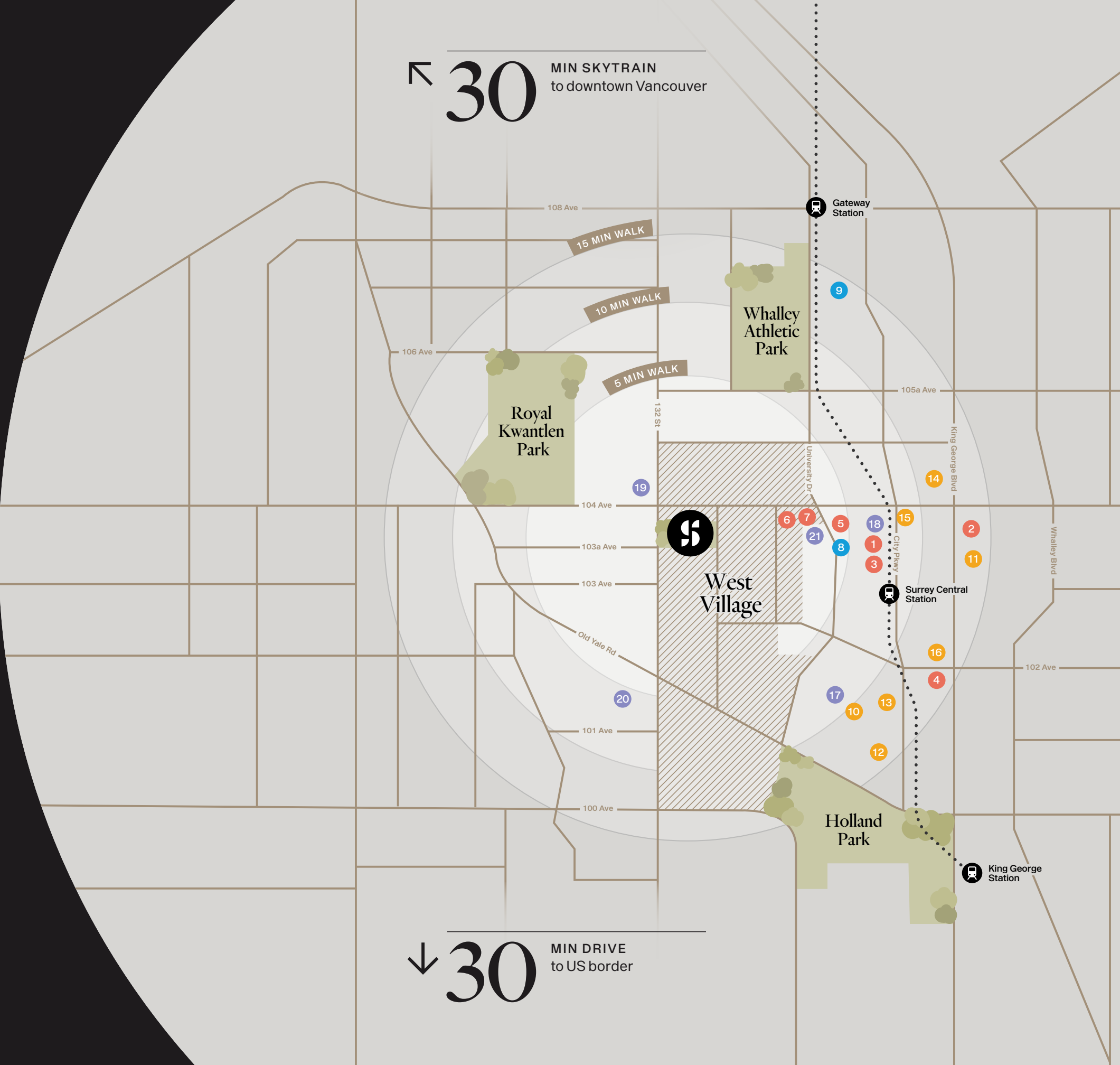
- 08 City Centre Library
- 09 Chuck Bailey Recreation Centre

CONVENIENCE

- 10 Central City Shopping Centre
- 11 London Drugs
- 12 T&T Supermarket
- 13 Walmart
- 14 TD Canada Trust
- 15 HSBC Bank
- 16 RBC Royal Bank

EDUCATION

- 17 Simon Fraser University
- 18 Kwantlen Polytechnic University
- 19 Kwantlen Park Secondary School
- 20 Old Yale Road Elementary School
- 21 Canadian College



# An Iconic Building at a *Prestigious* Address



02



01

03



01 EXPANSIVE ACCESS TO GREENWAYS  
The new bike lane of 104th Ave offers an idyllic bike ride to the abundance of nearby parks.

03 CENTRALLY CONNECTED  
West Village remains close to the best of urban living. Nearby rapid transit ensures connectivity to Vancouver and neighbouring communities.



04

02 URBAN OASIS  
With a one-acre park at the entrance to your home, take in a breath of fresh air and enjoy nature right at your doorstep.

04 NURTURE AND GROW  
The daycare at Sequoia provides parents with the opportunity of drop off and pick up without the commute.



05



06

05 CULINARY VARIETY  
A vibrant and diverse food scene offers restaurants for every occasion. Savour a wide range of culinary diversity all within walking distance.

06 DISTINGUISHED BY ACADEMIC EXCELLENCE  
From city-leading schools to the world's best universities, this is a place where lives are shaped and futures are built.



## Investment in a Shared Future

Named British Columbia's best city to invest in, Surrey is growing exponentially with no signs of slowing down. With its access to education, ample greenspace, urban amenities and transit connections to downtown Vancouver, Surrey is a city for those who appreciate value and opportunity. It's why 1,000 new residents move to Surrey every month, and 2,000 new businesses call Surrey home each year.





# Iconic Design *meets* Rooted in Nature

Sequoia is grounded in natural beauty. The architecture of this iconic building gracefully curves around the majestic sequoia tree, creating a striking and notable addition to the city's skyline. Sweeping curvilinear shapes reminiscent of the surrounding park on which the building is placed adorn an elevated and balanced structure.





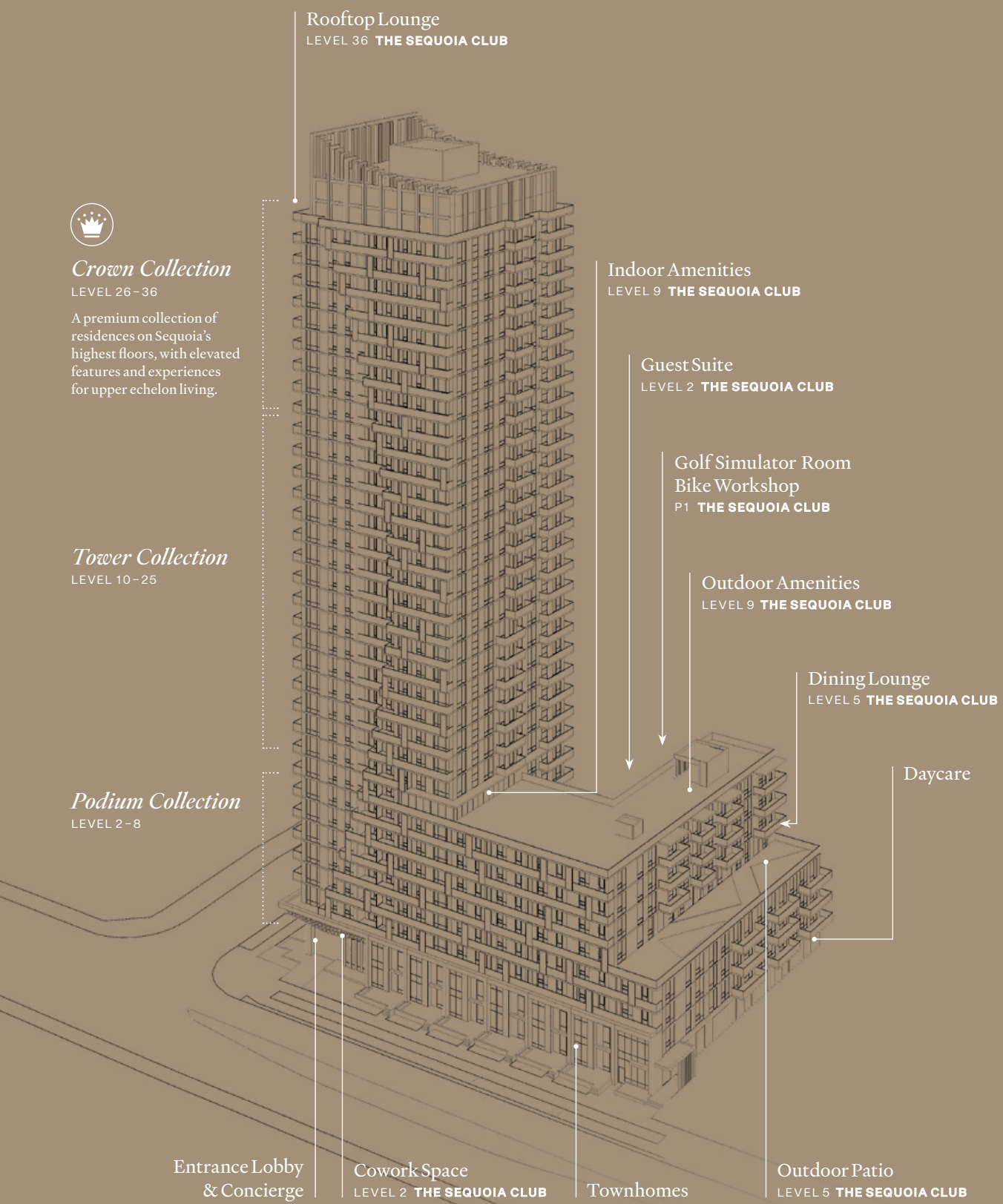


#### WELCOMING HOME

A sweeping artisan-crafted ceiling feature that echoes the distinctive curve on the building and beautifully manicured landscaping create an entrance to Sequoia that welcomes you home to an elevated living experience.

Bold architectural curvatures drawn from the *impressive beauty* of the natural world.





# Intelligent Homes for *Premium Living*

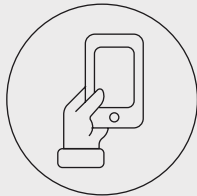
Enhance your residential experience with the conveniences and added security of state-of-the-art integrated technology.

## TOUCHSCREEN VIDEO INTERCOM



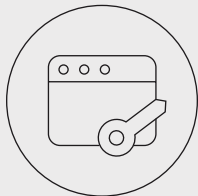
A 22" touchscreen video intercom gives keyless and facial recognition building entry and garage access to residents.

## SIMPLE AMENITY BOOKING



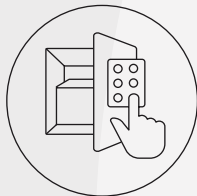
Reserve and pay for amenity spaces virtually for extra convenience and transparency.

## VIRTUAL GUEST ACCESS



Provide guests with access to the building, parking and your suite through virtual keys and parking registration.

## DIGITAL PARCEL LOCKERS



Fully integrated digital parcel lockers keep packages safe and waiting for you to return home.



ML EMPORIO

*Proudly Presents—*

THE  
SEQUOIA  
CLUB

*Exclusively at*

SEQUOIA



# Life, Styled Your Way

Inspired by the traditions of the world’s most exclusive five-star resorts, the Sequoia Club holds over 20,000 square feet of luxurious indoor and outdoor amenities. Sequoia homeowners, welcome to the club.



NOURISH



ENGAGE



ACCOMPLISH



CULTIVATE



REJUVENATE



STRENGTHEN



# Elevated Dining, *Elegant Hosting*

Imagine the possibilities of your next dinner party, made truly amazing with two exceptional dining lounges and gourmet kitchens. On a star-studded evening, fire up the barbecue and enjoy a steak on the outdoor dining terrace.



FORMAL DINING ROOM (LEFT)

Entertain in style in the building's formal dining room, fully equipped with a gourmet chef's kitchen, then complete the evening with a glass of wine by the fireplace.

DINING LOUNGE (ABOVE)

Catch up with friends over coffee or host a surprise birthday party in the casual dining lounge overlooking the sequoia tree.





01

# Upgrade Your Entertainment

Enjoy friendly competition in the games room, watch the big game, or work on your swing in the golf simulator room. Entertainment made easy with unparalleled amenities.



02

## 01 ROOFTOP LOUNGE

Enjoy the best sunset views on the intimate rooftop lounge where stylish sun loungers and firepits await you.

## 02 GOLF SIMULATOR ROOM

Improve your game year-round with the Sequoia Club's premium golf simulator, a first of its kind in Surrey.



03

## 03 GAMES ROOM

Challenge each other to a game of pool, darts, foosball and more. The entertaining games room includes a mini bar, plush seating areas and a big-screen TV.



# Focused Spaces for *Productivity*

Collaborate, accomplish and nurture your next brilliant idea in the cowork space. Stylish and functional workstations allow you to work effectively without compromising privacy and creativity. Keep moving forward by maintaining your bike in the dedicated bike workshop.



BIKE WORKSHOP  
A space to tune your bike or add training wheels to a new two-wheeler, the bike workshop is a cyclist's dream that serves daily commuters and weekend joyriders.



COWORK SPACE  
'Work from home' in a coworking room that is elevated beyond your private space, including areas for focused work and for shared conversations.





# Nurture the Best *in Each Day*

Cultivate the exceptional. Breathe in the freshness of the community garden, delight in the laughter of children in the play area or extend your warm welcome to friends and family staying in the guest suite.



## COMMUNITY GARDEN

Connect with nature while taking in some of the best views the city has to offer on the landscaped outdoor terrace with a community garden.





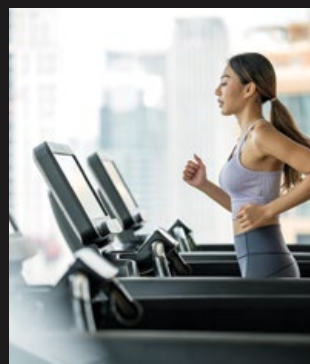
STRENGTHEN

REJUVENATE



# Wellness for the *Body and Mind*

Your home at Sequoia includes state-of-the-art strength training equipment, cardio machines and boxing facilities as well as a dedicated yoga studio, giving you the spaces and tools to strengthen your commitment to yourself.



## FITNESS CENTRE

Fitness goals are well within reach without having to leave the building. Sequoia's fully equipped facilities provide what you need to stay active and healthy.

## YOGA STUDIO

Embrace your practice with a dedicated space to stretch, release stress and focus on your breath.

# *Revitalize and* Breathe Deeper

Enter the Sequoia Club Spa and breathe new life into your day. Inspired by the world's finest hotels, rejuvenate in the sauna, steam room and showers available exclusively to Sequoia residents.


















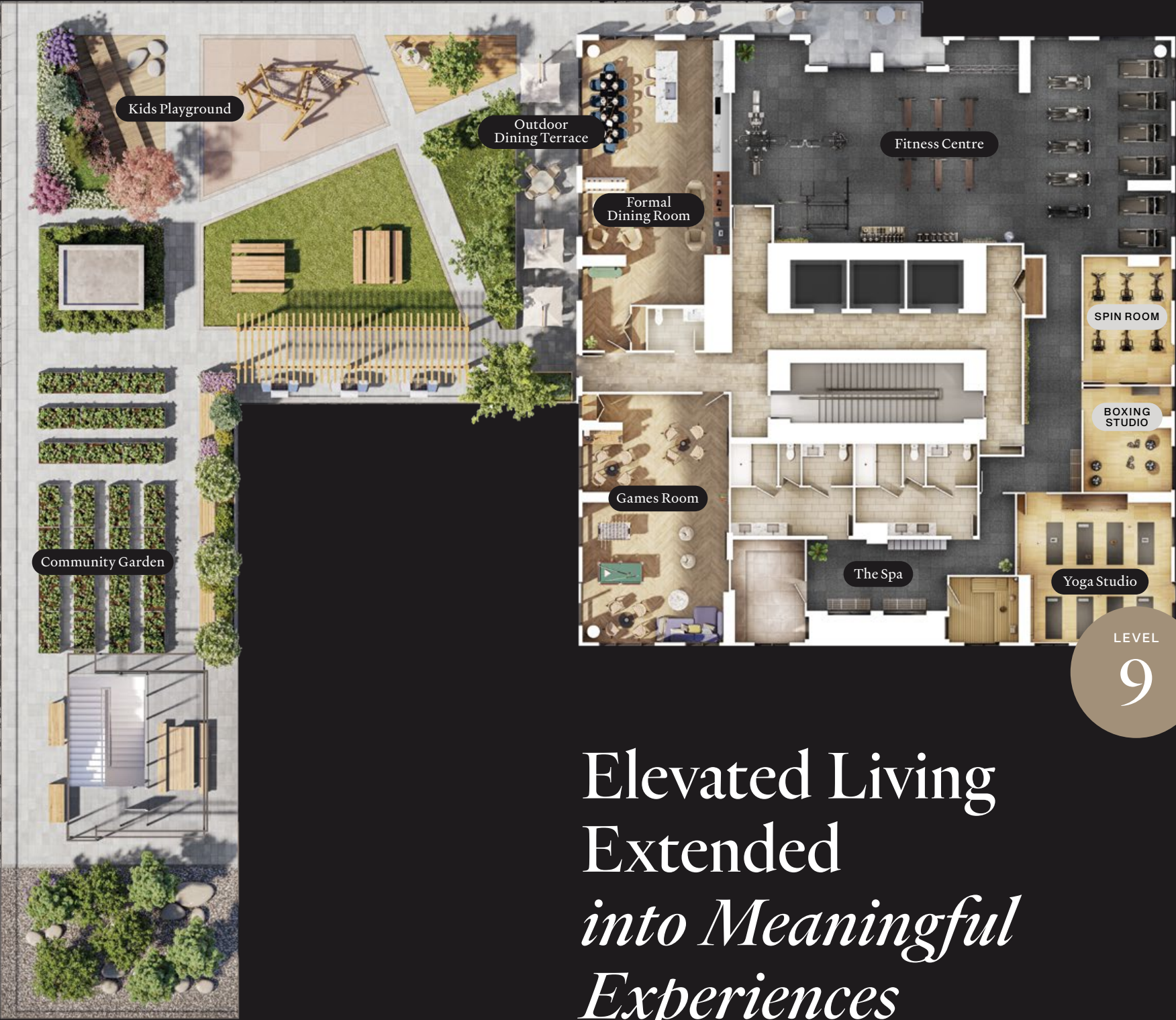
## THE SPA

Relax and refresh in a wellness haven, ready and waiting at the end of a long day.



# All-Encompassing Amenities for *Total Wellness*

PARKADE	1	 Golf Simulator Room
		 Bike Workshop
LEVEL	2	 Cowork Space
		 Guest Suite
LEVEL	5	 Dining Lounge
		 Outdoor Patio
LEVEL	9	 Fitness Centre
		 The Spa
		 Yoga Studio
		 Formal Dining Room
		 Games Room
		 Community Garden
		 Kids Playground
		 Outdoor Dining Terrace
LEVEL	36	 Rooftop Lounge



Elevated Living  
Extended  
*into Meaningful  
Experiences*







# Level 10–34

H\*  
Jr. 2 Bedroom  
ON LEVEL 26–34

H  
1 Bedroom + Den  
Interior 574 SF  
Exterior 95–149 SF  
Total 669 – 723 SF

H  
1 Bedroom + Den  
Interior 574 SF  
Exterior 41–163 SF  
Total 615 – 737 SF

I  
2 Bedroom  
Interior 690 SF  
Exterior 106 SF  
Total 796 SF

J1  
1 Bedroom  
Interior 475 SF  
Exterior 68 SF  
Total 543 SF

I2  
2 Bedroom  
Interior 690 SF  
Exterior 69 SF  
Total 759 SF

I2  
2 Bedroom  
Interior 691 SF  
Exterior 69 SF  
Total 760 SF

J  
1 Bedroom + Den  
Interior 496 SF  
Exterior 68 SF  
Total 564 SF

I  
2 Bedroom  
Interior 690 SF  
Exterior 106 SF  
Total 796 SF

H  
1 Bedroom + Den  
Interior 574 SF  
Exterior 41–163 SF  
Total 615 – 737 SF

H  
1 Bedroom + Den  
Interior 574 SF  
Exterior 95–149 SF  
Total 669 – 723 SF



Floorplans shown are available in—

**Crown Collection** **Tower Collection**  
LEVEL 26–36 LEVEL 10–25

This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Artist's renderings and maps are interpretations only and should not be relied upon. Dimensions, sizes, areas, details, specifications, layouts, and materials are approximate only and subject to change without notice. Sales by Prima Marketing. E.&O.E.

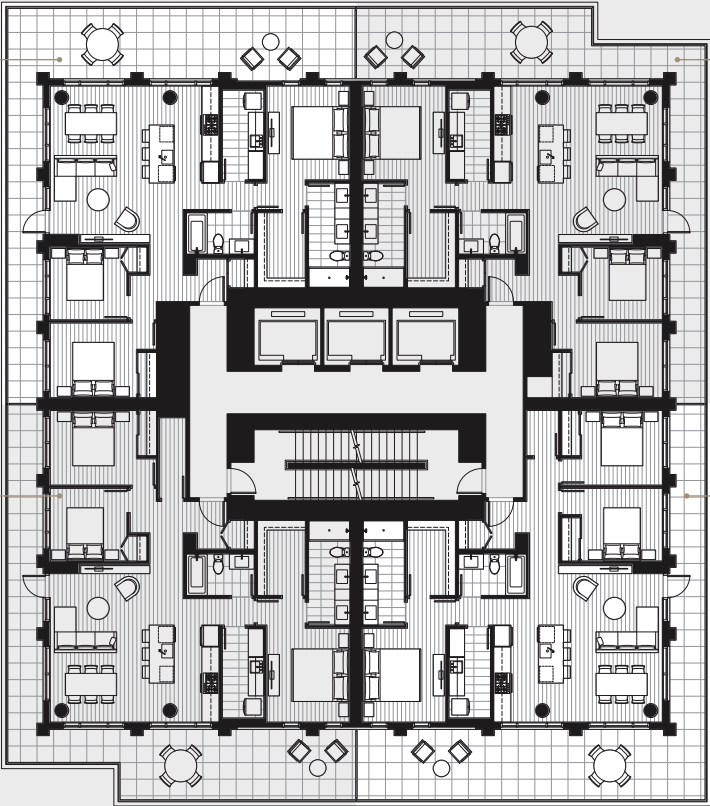
# Level 35

SPH1  
3 Bedroom  
Interior 1163 SF  
Exterior 642 SF  
Total 1805 SF

SPH2  
3 Bedroom  
Interior 1206 SF  
Exterior 581 SF  
Total 1787 SF

SPH4  
3 Bedroom  
Interior 1180 SF  
Exterior 580 SF  
Total 1760 SF

SPH3  
3 Bedroom  
Interior 1212 SF  
Exterior 642 SF  
Total 1854 SF



Floorplans shown are available in—

**Crown Collection**  
LEVEL 26–36



This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Artist's renderings and maps are interpretations only and should not be relied upon. Dimensions, sizes, areas, details, specifications, layouts, and materials are approximate only and subject to change without notice. Sales by Prima Marketing. E.&O.E.





INTERIORS



# Refined Living *meets* Effortless Luxury

Each home's interior is carefully composed to support the rhythms of your days, offered in two visually-pleasing designer colour schemes by Cristina Oberti. Both the Slate palette and the Ivory palette evoke a timeless, natural elegance to dress your home.



# Quiet Elegance, *Striking Sophistication*

With expansive windows to frame panoramic views and spacious floor plans to maximize living space, each home has been curated to exceed expectations.

01



02

## 01 COMFORTABLE LIVING

Over-height ceilings make for airy living spaces filled with functional and refined design elements. Efficient heating and full air conditioning bring year-round comfort.

## 02 IVORY SCHEME

Floor to ceiling large format tile with a striking feature wall designed to elevate your well-deserved self-care routine.

## 03 SLATE SCHEME

Sleek modernity is captured by the centrepiece of the room, a sparkling quartz countertop with contemporary fixtures.

03





*Meticulously  
Planned to  
Create the Heart  
of Your Home*







SLEEK FUNCTIONALITY  
Integrated Fisher & Paykel  
appliances bring the visionary  
design and unsurpassed quality  
of the long-beloved brand into  
a modern kitchen. Distinctive  
lacquered finish and the warmth  
of wood strike a timeless  
balance with custom-crafted  
European-style cabinetry.





# Take in Sweeping, *Panoramic Views*

LIVE ABOVE IT ALL  
Oversized balconies allow for  
the best of indoor-outdoor  
living and spectacular views.



# A New Icon for Urban Balance

Ascending above the exclusive West Village neighbourhood of Surrey, Sequoia offers a premium collection of 1, 2 and 3-bedroom homes in a rare park-side boutique tower with panoramic views. Mere steps to the SkyTrain, beautiful parks, shopping, restaurants, and elite schools, Sequoia has been carefully selected to present the luxurious lifestyle you deserve and the day-to-day conveniences you need.

## A CULTIVATED LIVING EXPERIENCE

- 386 premium residences built by quality-driven and trusted developer ML Emporio
- Each home meticulously planned for refined living and effortless luxury
- Efficient heating and air-conditioning in every home bring year-round comfort
- Private expansive balconies allow for the best of indoor-outdoor living and spectacular views
- Customize your home with two visually-pleasing designer colour schemes curated by Cristina Oberti. Both the Slate (dark) palette and the Ivory (light) palette draw on the rich tones of the tower’s exterior to evoke a timeless, natural elegance
- Recessed LED pot lights for seamless illumination
- Sleek roller shades on double-glazed windows provide privacy and shade
- Premium wide-plank laminate flooring in living areas and bedrooms
- Over-height ceilings and expansive windows frame views and draw in light for airy living spaces
- Energy efficient, front-loading Samsung washer and dryer
- Closets outfitted with built-in organizers maximize storage

## KITCHENS—THE HEART OF THE HOME

- Integrated Fisher & Paykel appliances bring the design and quality of the long-beloved brand into a modern kitchen
- Custom-crafted European-style cabinetry in dual tones with distinctive lacquered and woodgrain finishes
- Soft-closing doors and drawers with nested internal organizers
- Polished quartz countertops with matching full-height backsplash unique to each colour scheme
- Custom integrated dining and waterfall kitchen islands offered in select homes\*
- Large, picturesque window over the kitchen sink with sweeping views offered in select homes\*
- Integrated pull-out pantry offered in select homes\*
- Sleek LED under-cabinet lighting
- Contemporary stainless steel undermount sink
- Polished chrome faucet with hand spray
- USB charging port conveniently located in kitchen islands
- 1- Bedroom Homes:
  - 24” integrated Fisher & Paykel refrigerator and freezer
  - 24” Fisher & Paykel 4-burner gas cooktop and built-in 3 cu. ft. wall oven
  - 24” integrated Fisher & Paykel dishwasher
  - 24” AEG hood fan
  - 24” Panasonic stainless steel microwave and trim kit
- 2- Bedroom & 3-Bedroom Homes:\*\*
  - 30” integrated Fisher & Paykel refrigerator and freezer
  - 30” Fisher & Paykel 5-burner gas cooktop and built-in 4.1 cu. ft. wall oven
  - 30” AEG hood fan
  - 24” integrated Fisher & Paykel dishwasher
  - 24” built-in Panasonic stainless steel microwave

## REJUVENATING BATHROOMS

- Large-format wall and floor tiles
- Sparkling, polished quartz countertops and backsplash
- Custom medicine cabinet with integrated lighting in ensuite and main bathroom
- Floating vanity cabinet with deep pull-out drawers
- Spa-like shower head and adjustable shower wand offered in select homes\*
- Deep soaker bathtubs placed in most homes
- Contemporary undermount sink with polished chrome faucets and accessories
- Dual-flush Kohler toilet with quiet-close lid
- Frameless glass shower enclosure offered in select homes\*
- Pre-wired outlet for easy bidet installation in ensuite and main bathroom

## LUXURIOUS INDOOR & OUTDOOR AMENITIES

- Over 20,000 square feet of luxurious indoor and outdoor amenity offerings
- Concierge service in an exquisite over-height lobby to welcome you home
- Two well-appointed dining rooms with fully equipped chefs’ kitchens, entertaining areas, and flexible seating arrangements provide both casual and formal dining settings
- Entertain in the games room with an integrated bar on the outdoor rooftop lounge
- Work on your swing in Surrey’s first golf simulator room
- Enjoy the landscaped outdoor terrace with generous seating and dining areas, childrens’ play area, and a community garden
- Sweat in the well-equipped and air-conditioned fitness centre containing cardio, weight training, boxing and yoga areas
- Finish your workout with a visit to the spa to rejuvenate in the sauna, steam room and showers
- Work from home with a flexible cowork space
- Host your overnight guests in the stylishly furnished 1-bedroom and den guest suite
- Maintain your bike in the dedicated bike workshop
- Parking stalls roughed in for EV charging

## INTELLIGENT HOMES

- Secure Intelligent Building System
  - 22” touchscreen video intercom with keyless and facial recognition building entry and garage access
  - Virtual amenity reservation and payment system for extra convenience and transparency
  - Virtual guest key and parking registration
  - Fully integrated digital parcel lockers for added security
- Four elevators with restricted floor access
- Concierge service with dedicated concierge area
- Secure residential underground parking
- Hardwired smoke detectors in all homes and common areas
- Secure and accessible bike storage
- Concealed fire sprinklers in all homes and common areas
- Comprehensive 2-5-10 Home Warranty:
  - 2 year materials and workmanship protection
  - 5 year building envelope protection
  - 10 year structural protection

## PREMIUM FEATURES

### Crown Collection

A premium collection of residences with elevated features and intelligent interiors, exclusively reserved for level 26 – 36.

- Smart suite entry lock
- Control4 home automation to remotely control heating, cooling, lighting, and two built-in speakers
- Custom-designed and fully integrated work/live furniture system features a single size bed, work desk, and storage\*\*\*
- Large format floor-to-ceiling feature tile wall in ensuite of 2- and 3-bedroom homes and in main bathroom of 1-bedroom homes
- First-in-line, priority access to register at the on-site daycare
- Exclusive access to purchase a private wine cellar
- 2-bedroom, sub-penthouse and penthouse homes comes with 1 large oversized storage locker



\* Select 2- and 3-Bedroom Homes

\*\* Includes Townhomes

\*\*\* Available to H\* Plan on level 26 – 36 only

The Developer reserves the right to make modifications or substitutions to project design, specifications, features, appliances, pricing and floor plans in its sole discretion and without notice or obligation. Dimensions, square footage and floor plans are illustrative, approximate and provided for reference only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Artist’s renderings and maps are interpretations only. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales & Marketing by Prima Marketing.



# A Passion to Build, Driven *by a* Unique Vision

ML Emporio is a full service company dedicated to delivering exceptional multi-family homes. Their group of companies encompasses all aspects of the homebuyer experience, from development through to construction, sales, marketing and after-home care. The result is a comprehensive commitment to owners and residents. Collectively, ML Emporio's companies deliver a cohesive vision that soars above the rest.



01



02



03



04



05

01 VIKTOR  
Surrey, British Columbia

02 LOMA  
Coquitlam, British Columbia

03 MELROSE  
Surrey, British Columbia

04 OAK & ONYX  
Surrey, British Columbia

05 ARISTOTLE  
Langley, British Columbia

25  
YEARS



# Partners in *Building a Legacy*

CO

CRISTINA OBERTI INTERIOR DESIGN INC.

Cristina Oberti Interior Design Inc. is an award-winning Vancouver interior design firm specializing in luxury multi-unit residential and commercial designs. Founded in 2000, they believe that every project has a story. A home designed by Cristina Oberti is both timeless and meaningful. By inviting in structural elements of each project, Cristina and her team have become known for weaving their signature style with a distinct West Coast flare.



Brasfield Builders offers design-build and construction management services. Since 1995, Brasfield Builders has worked in collaboration with leading architecture and engineering firms to successfully deliver multi-family projects. Brasfield Builders has a team and vast network of innovative consultants and competitive subtrades and suppliers that enable them to consistently deliver cost-effective design and construction solutions.

GR @UP 161

DF ARCHITECTURE | ATELIER PACIFIC ARCHITECTURE | BARNETT DEMBEK ARCHITECTS

DF Architecture of group 161 has years of expertise in place-making for commercial, residential, hospitality, industrial, recreational, community and large urban design projects. Their team is committed to design excellence and sustainability. DF Architecture has built their reputation creating sustainable, beautiful and innovative buildings and their environments.



Prima Marketing is a boutique marketing and sales firm focused on launching the Fraser Valley's most sought-after multi-family developments. Prima is a leader in utilizing technologies to reshape the pre-sale home buying experience. With a team that has sold more than \$1 billion in pre-construction homes, their core focus is ensuring prospective home buyers receive unparalleled customer service.



#### DISCOVERY CENTRE

10522 King George Blvd  
Surrey, BC

#### CONTACT US

604.363.5654  
[info@sequoiawestvillage.ca](mailto:info@sequoiawestvillage.ca)

[SequoiaWestVillage.ca](http://SequoiaWestVillage.ca)

This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Artist's renderings and maps are interpretations only and should not be relied upon. Dimensions, sizes, areas, details, specifications, layouts, and materials are approximate only and subject to change without notice. Sales by Prima Marketing, E & O.E.