



ABEJA DISTRICT

JANE + RUTHERFORD



SOMETHING BEAUTIFUL

Abeja District is a brand new live/work community in Vaughan that is bringing unity to the unique. A collection of towers surrounding an innovative greenspace known as Verde at Abeja District, this master planned community is poised to bring a vibrancy to Vaughan that has never been seen before.

Abeja is the Spanish word for bee. Bees are mighty creatures that embody a sense of community and collectivity that is truly inspiring. The goal for Abeja District is to draw on the way that bees form their hives to create our own –designed for the movers, shakers, makers and tasters who are always looking for the most flavour from life and chasing la dulce vida. Bienvenido a Abeja District.



building

INHALE EXHALE



ABEJA DISTRICT

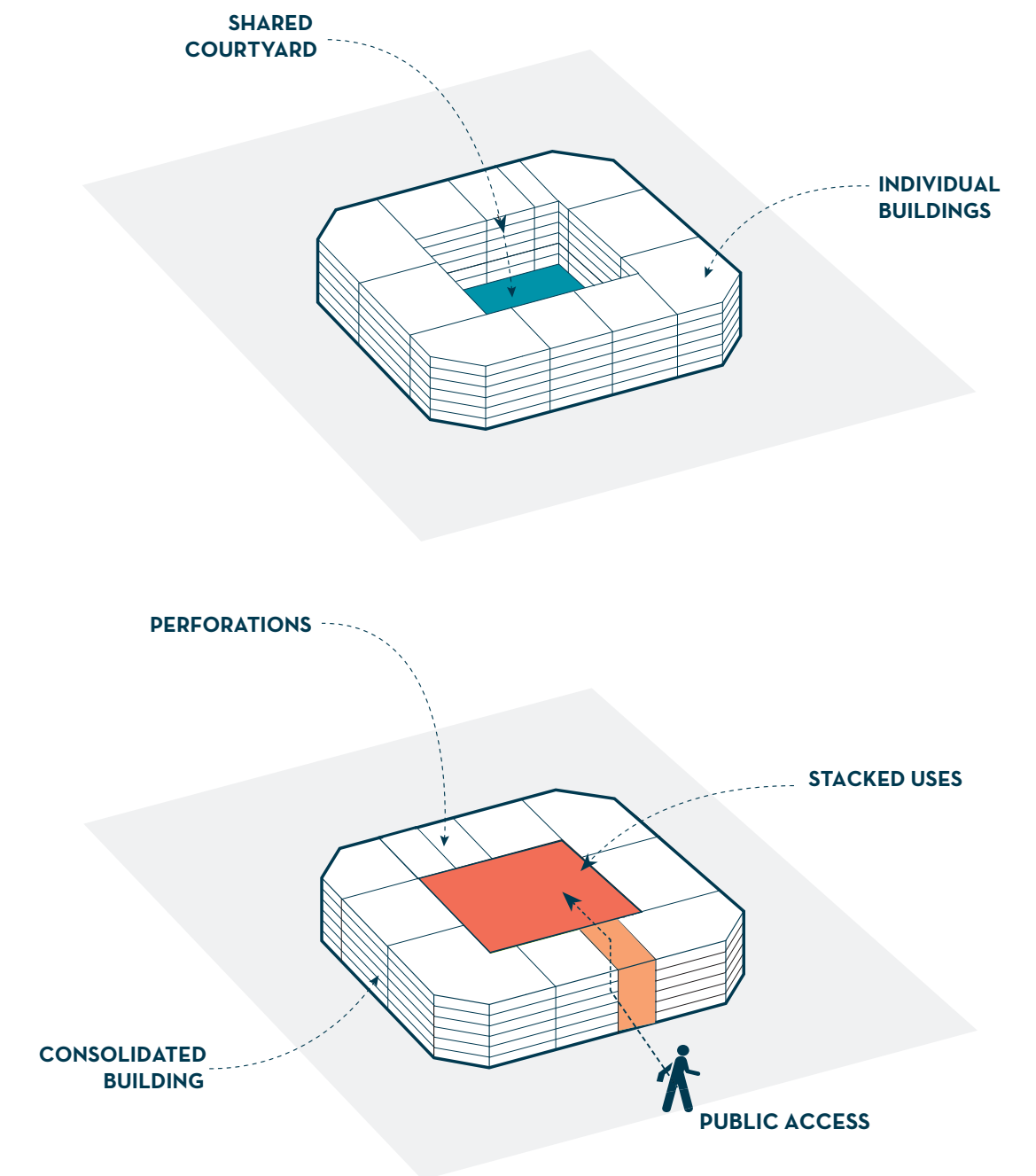
Hexagonal balconies, an array of courtyards and outdoor spaces, and a carefully considered use of shape, texture and colour come together to create a subtle balance of organic and industrial design. An arrangement of smaller windows and more metal paneling not only breaks the inefficient all-glass condo mould, but also allows for a subtle interplay of light and shadow as part of the overall design.



BUILDING BLOCKS



The architectural design of Abeja District was inspired by aerial views of Barcelona, as it reveals intricate city blocks woven together to create a mosaic of buildings and streets reminiscent of honeycomb in a beehive. The traditional Barcelona city block allows for densification while maintaining a shared interior courtyard.

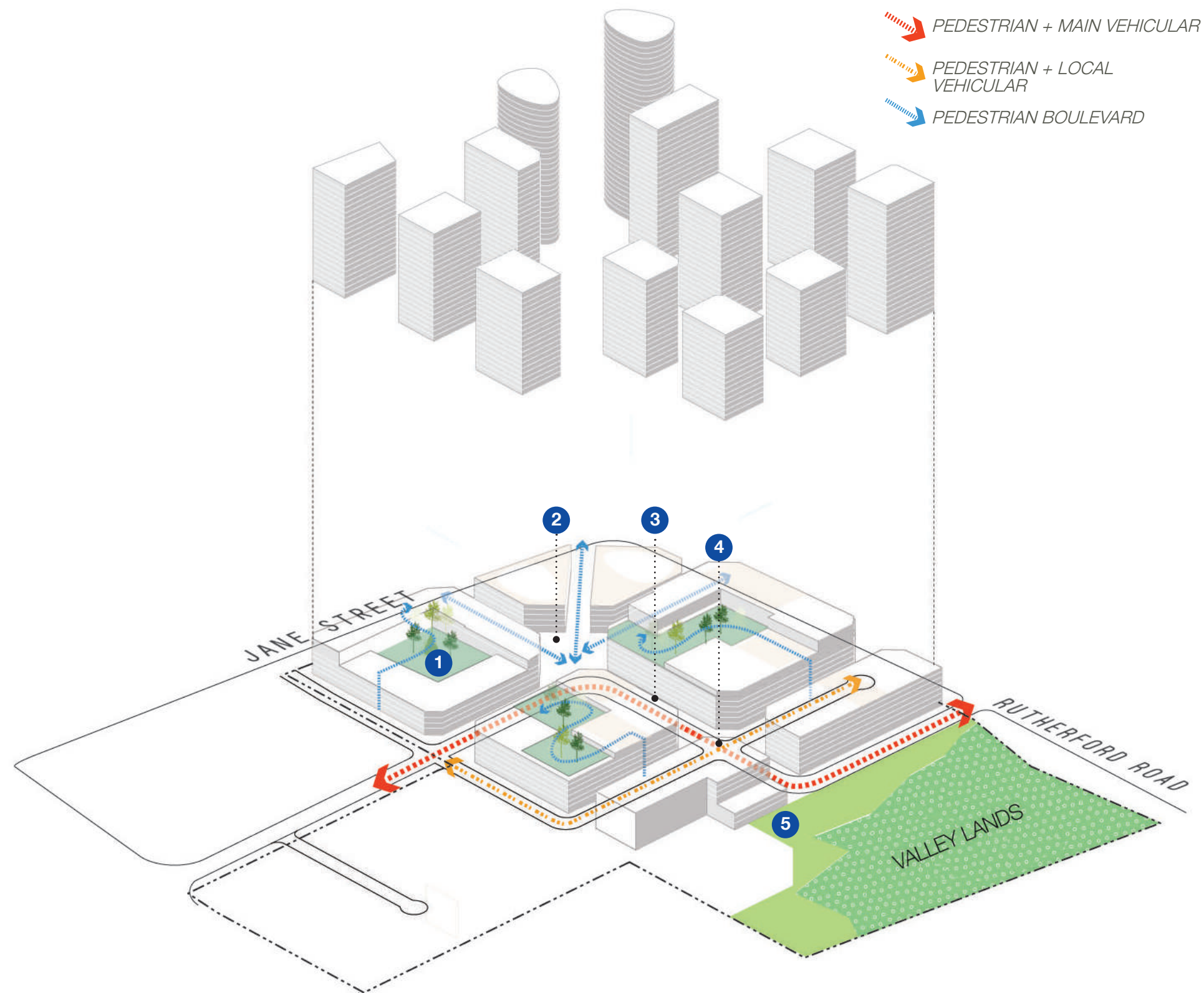


ABEJA DISTRICT

Our blocks elevate the central courtyard to provide better, brighter internal space, with a continuation of the ground level connecting public and semi-private spaces. It will be an urban blend of retail, commercial and residential neighbourhood, designed to create and foster a sustainable, social, environmental, and economical community.



THE PLAN



An urban mixture of retail, commercial and residential neighbourhood, designed to create a sustainable, social, environmental and economical community.





builder



FROM THE GROUND UP

Cortel Group is about more than just building homes. We are a collective of businesses that work together to help build communities in a comprehensive and complete way.

From developing infrastructure to supporting non-profit initiatives, we are devoted to being a part of the greater community in as many ways as we can. For a number of years, we have been dedicated to helping build a better future by giving back to local charities and organizations that make it their goal to improve lives in our communities – from the Mackenzie Vaughan Hospital to the Vaughan Metropolitan Centre YMCA.

Our logo is a seed, not only because we aim to be as environmentally responsible as possible, but to represent the passion that each company under the Cortel Group umbrella has when it comes to growing and nurturing the communities we are involved in. We thrive on being able to watch communities adapt to and accommodate modern innovation, and we are proud to have such an important role in building lifestyle, culture, innovation, and technology from the ground up.



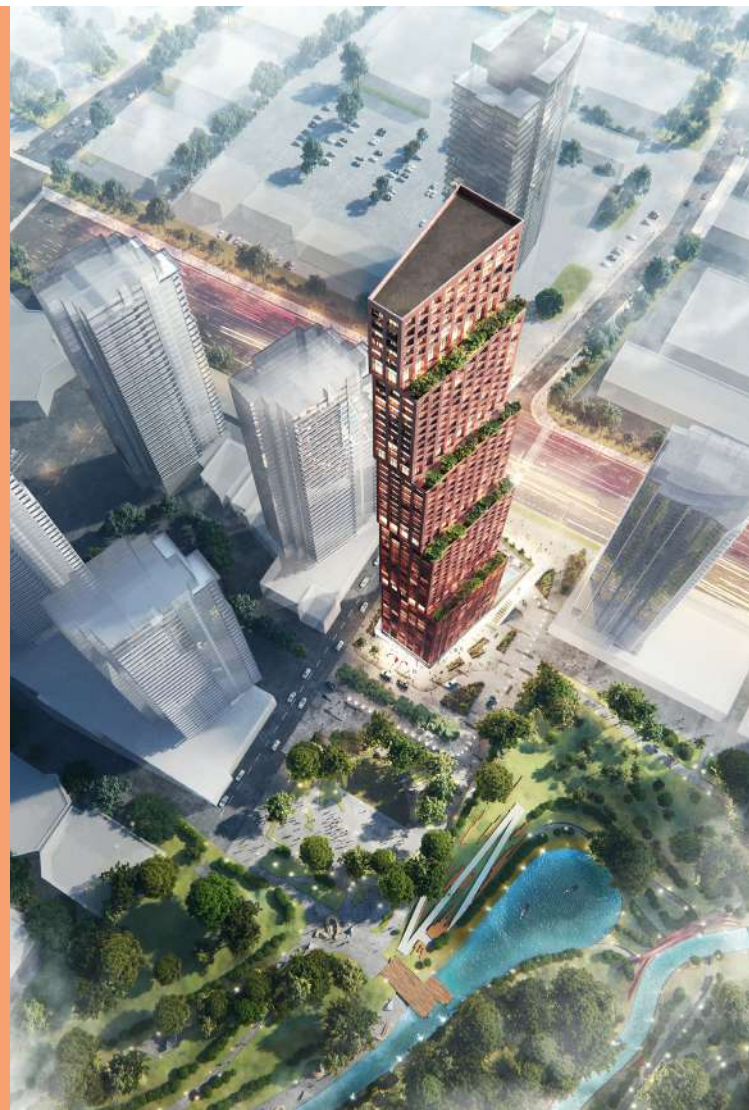
past & present communities



OAK
& CO.

OAKVILLE

Trafalgar Rd + Dundas St E



HIGHLANDS
OF MILLBROOK

MILLBROOK

Fallis Line



THE
ORBIT

INNISFIL

6th Line + 20th Sideroad



EXPO CITY +
NORD CONDOS

VAUGHAN

Highway 7 + Jane St



CG
TOWER

VAUGHAN

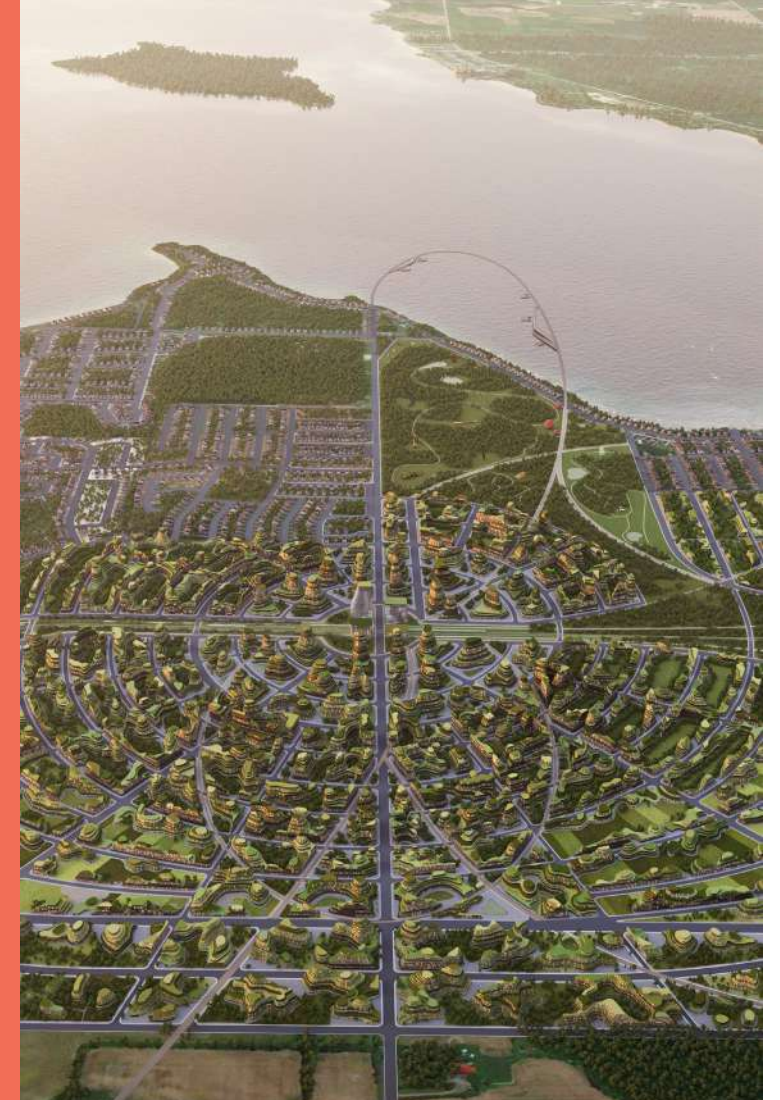
Highway 7 + Jane St



BELLE AIRE
SHORES

INNISFIL

6th Line + 20th Sideroad



ABEJA DISTRICT





TOWER I

TOWER II

TOWER III

VERDE

VMC SUBWAY STATION

GO STATION

MARCELLO'S PIZZERIA

STARBUCKS

VAUGHAN MILLS

GRAZIE RISTORANTE

PETRO CANADA

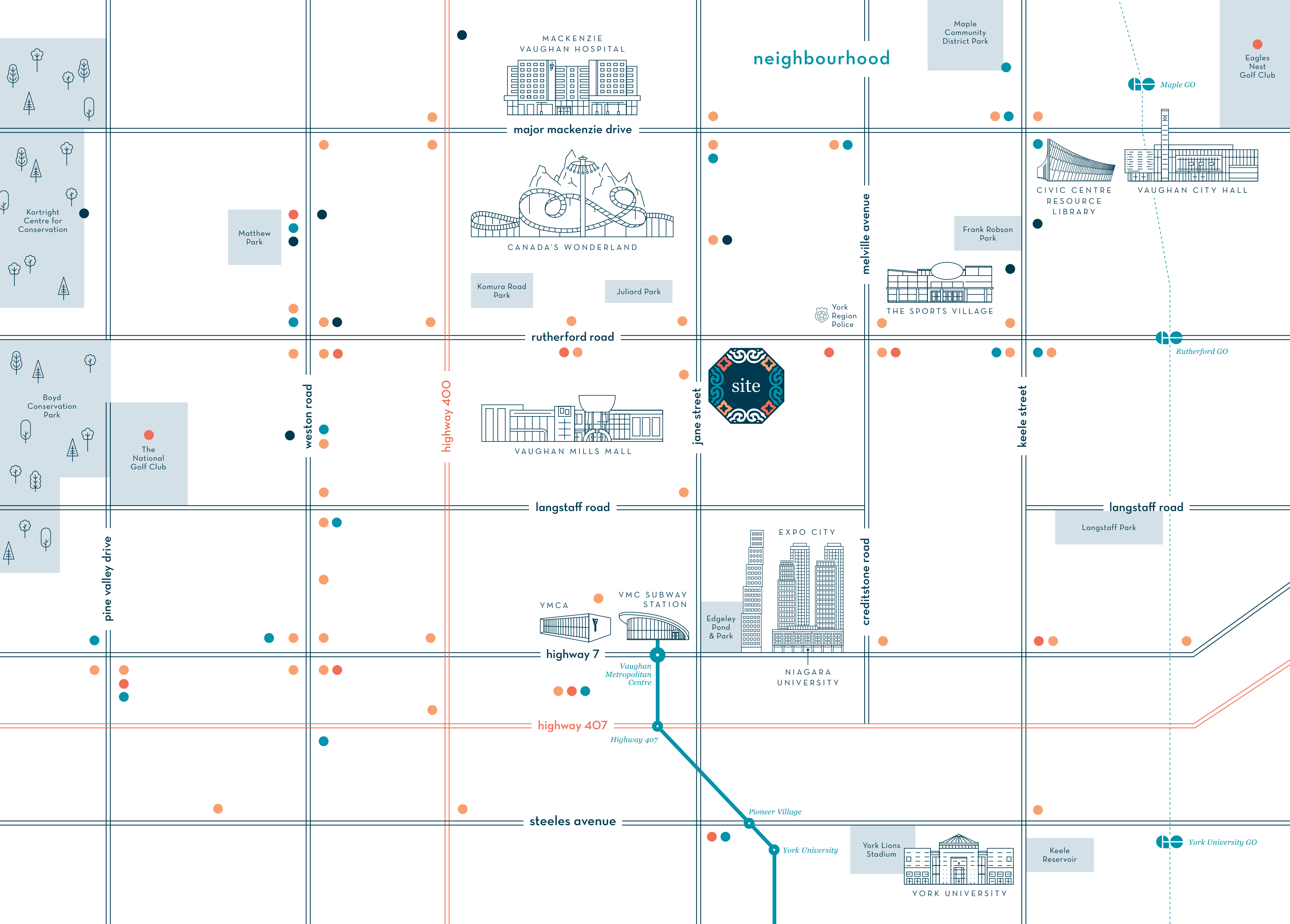
TIM HORTONS

CANADA'S WONDERLAND

jane street

rutherford road





- *Play*
- *Wellness*
- *Experience*
- *Education*

reasons to invest

State-of-the-Art Healthcare

The Mackenzie Vaughan Hospital will be the first hospital to be built in York Region in the last 30 years. Only 5 minutes away from Abeja District, it will be the first hospital in Canada to feature fully integrated "smart" technology systems and medical devices that can speak directly to one another to maximize information exchange, including: a state-of-the-art emergency department, advanced diagnostic imaging, specialized ambulatory clinics and intensive care beds.

I N V E S T I N



W E L L N E S S

Community Space

Abeja District Block 1 will feature a landscaped, privately-owned park in the center of the three towers. This will allow residents the opportunity to connect with the outdoors, socialize with neighbours and escape the hustle-and-bustle to relax under the sun.

A B E J A D I S T R I C T



reasons to invest

INVEST IN

ACCESSIBILITY

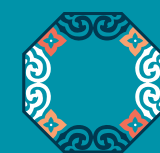
Highways

Abeja District offers quick and easy access to Highway 400 and the connecting 401 and 407 Highways. Traveling throughout the GTA has never been easier.

Transit

The city is your playground with the Vaughan Mills Bus Terminal only a minute away, Rutherford GO Station 6 minutes away and the VMC Subway Station only 7 minutes away. Reach Toronto's Union Station via TTC in only 45 minutes and explore all that the city has to offer.

ABEJA DISTRICT



Creative

Cirque du Soleil is opening its first off-resort location of the successful family entertainment centre, Creative, at Vaughan Mills Mall. Creative will be a 24,000 square-foot circus playground, offering customers the opportunity to take part in a variety of Cirque du Soleil-inspired activities.

Canada's Wonderland

There's never a dull moment at Abeja District with Canada's premier amusement park, Canada's Wonderland, only 10 minutes away. Enjoy rollercoasters and the waterpark all summer, Halloween Haunt in the fall and the brand-new Winterfest leading up to the holidays.

I N V E S T I N



RECREATION

Sports Village

Vaughan's Sports Village features 4 NHL sized hockey rinks, 5 outdoor beach volleyball courts, a 30,000 square-foot sports park and hosts over 2,000,000 visitors annually.

YMCA

The brand new 77,000 square-foot Vaughan Metropolitan Centre YMCA will include a full-sized gymnasium, two pools, a multi-purpose fitness centre and more just a short drive from Abeja District.



reasons to invest

Shopping

Vaughan Mills, located just steps from Abeja District, is one of the largest enclosed shopping centres in Canada, with over 245 retail stores, restaurants, entertainment outlets and services. It is only one of the many shopping and entertainment centres that call Vaughan home.

I N V E S T I N



EXPERIENCE

Dining

Vaughan isn't just full of life, but full of flavour. A culturally diverse community surrounds Abeja District, with a vast network of local dining venues that will leave the most refined palates wanting more. Enjoy the Keg, Marcello's Pizzeria, and Grazie Ristorante - only a few of the top-tier options nearby.

ABEJA DISTRICT



reasons to invest

Quadrangle

Quadrangle, the full-service architecture and interior design firm behind Abeja District, has over 30 years of experience under their belts. They believe in using insights gained through listening, exploration, nuanced iteration and quality execution to create beautiful, liveable and workable spaces such as Abeja District.

Breaking the Inefficient Glass Condo Mould

Cortel Group is stepping back from the idea that floor-to-ceiling windows are the way to go and instead are fighting for sustainability and comfort for condo-dwellers at Abeja District.

INVEST IN

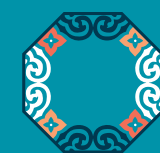
DESIGN



Amenities that Cater to Any Lifestyle

Abeja District will be home to a number of modern amenities that will cater to and improve the lives of every resident. From easy to entertainment, the amenities at Abeja District will offer it all.

ABEJA DISTRICT



Cortel's Trusted History in Vaughan

We are dedicated to helping the City of Vaughan thrive so that our homeowners in Vaughan can experience a well-rounded, enjoyable lifestyle. Buildings don't make a community - it's the people that help it grow that really matter. That's why we support local charities and organizations that make it their job to give back.

INVEST IN



TRUST

Cortel has built four towers in Vaughan in the past decade and we're going onto our fifth. We are proud to have such an important role in so many communities and the opportunity to continue to build lifestyle, culture, innovation, technology and more all from the ground up.



creating community

VERDE AT ABEJA DISTRICT



A perfect embodiment of everything the community stands for, Verde at Abeja District is a hub for culture, connection and creativity.



ABEJA DISTRICT

A vibrant, lush park-like space, Verde at Abeja District provides nearby greenspace for all residents and visitors to access, complete with gardens, playgrounds, water features, an amphitheater, and a community centre. The design makes a significant commitment to Privately Owned Publicly-Accessible Space via a ground level plaza, linked through a ramp system that weaves through multiple levels of on-structure space. It will offer a place for the community to come together and bond, while also creating visually engaging focal points – similarly to the courtyards that are a part of the way that many of Barcelona’s city blocks take shape.



A NEW ANGLE

Quadrangle, one of Canada’s most recognized and dynamic full-service architecture and interior design firms, has been in the business of creating beautiful spaces since 1986.

Not only are the experts at Quadrangle responsible for designing the spaces where people live, work and play, but they are also devoted to building these spaces in a way that speaks to the insights gained through exploration and observation. Quadrangle has worked tirelessly to incorporate the energy and flair of Abeja District into every component of its design. As the community continues to unfold, it will be incredible to witness the ways in which Quadrangle has brought unity to the unique.



ABEJA DISTRICT



amenities

BUILDING AMENITIES

LEVEL 3

+ Artist Studio

LEVEL 4

+ Theatre

LEVEL 5

+ Fitness Room

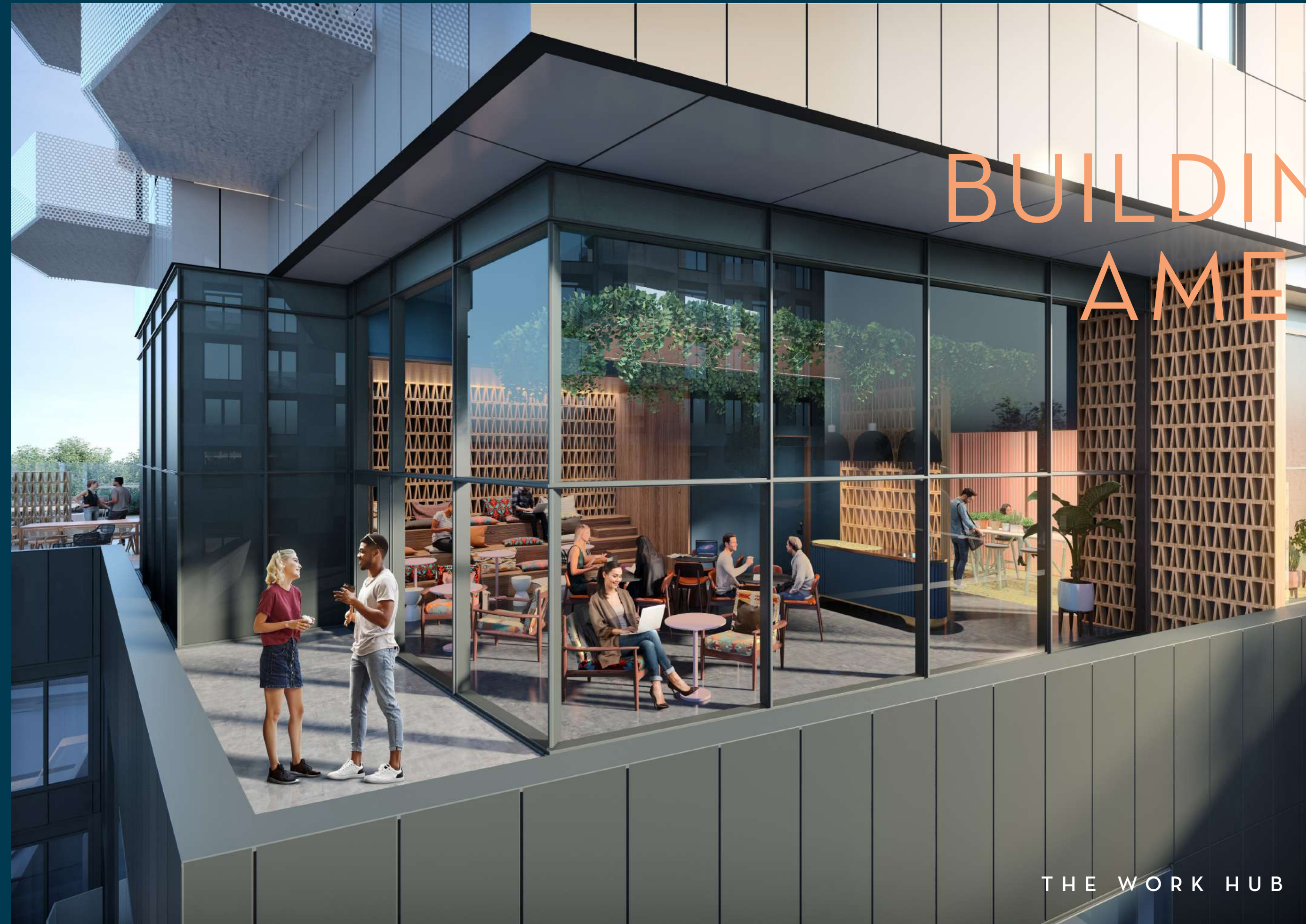
+ Wellness Spa (plunge pool, infrared sauna, etc.)

+ Yoga Room (Zen Area)

+ Lounge (Party Room)

+ Work Hub

+ Outdoor Terraces



THE WORK HUB

ABEJA DISTRICT



SELECT FEATURES

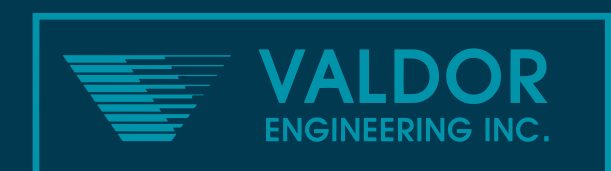
- 9' smooth ceilings (excluding areas with dropped ceilings and bulkheads).
- Premium stainless steel standard appliance builder package (dishwasher, fridge, stove).
- In-suite convenient stacked laundry.
- 5', deep soaker tub or shower as per plan.
- 24-hour video surveillance.
- Sleek kitchen & bathroom cabinetry.
- Choice of a variety of designer quartz or upgraded stone Kitchen countertop finishes.
- Bathroom & Laundry Modern tile flooring.



partners

UNITED WE STAND

Bees can thrive alone, but are far more powerful in groups. Our devoted team has drawn on that power and connection in the development of Abeja District, in hopes of that energy extending into every part of the community as it begins to come together.



ABEJA DISTRICT



information

TOWER I LAUNCHING VERY SOON

TOWER I 27 storeys / TOWER II 26 storeys / TOWER III 30 storeys

unit types STUDIO • 1 BED • 1BED+DEN • 2 BED • 2BED+DEN • 3 BED • LIVE/WORK

units average sq.ft. 667 sf • sq.ft. range 415 to 1,560



thank you

abejadistrict.com