



Walk on the West Side



ML EMPORIO
PROPERTIES LTD.





It's Better on the West Side

STYLISH LA INSPIRED STUDIO, 1, 2 & 3 BEDROOM RESIDENCES

Why settle for ordinary when you can live somewhere exceptional? Melrose stands apart with a unique combination of breathtaking mountain and water views, luxurious interiors, solid craftsmanship and landmark architectural design. Ideally located in a walkable and amenity-rich City Centre, Melrose offers the perfect blend of fresh, contemporary living and wise long-term investment.

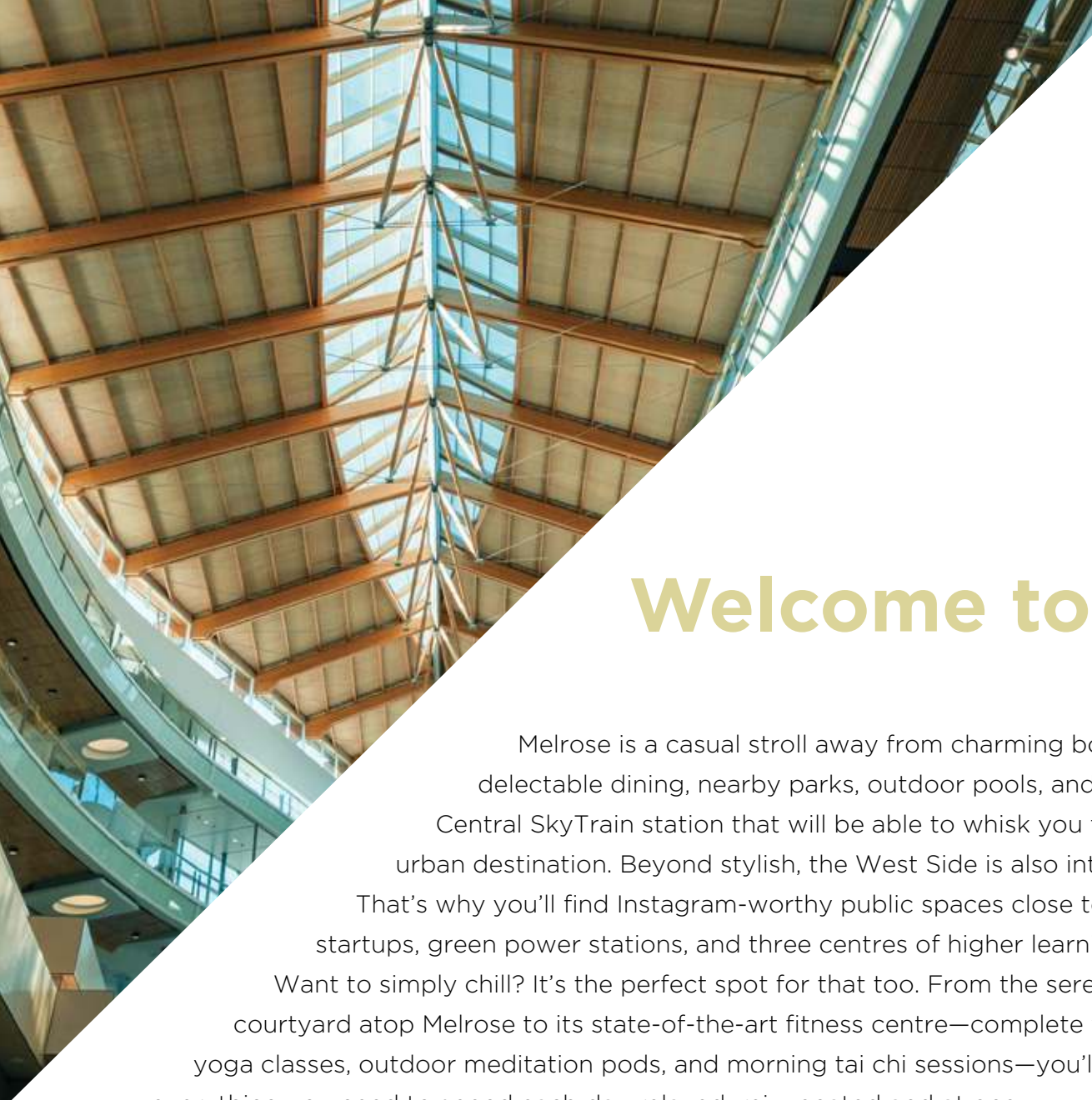
Take a walk on the West Side.



melrosliving.ca



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Welcome to West Village

Melrose is a casual stroll away from charming boutiques, delectable dining, nearby parks, outdoor pools, and Surrey Central SkyTrain station that will be able to whisk you to any desirable urban destination. Beyond stylish, the West Side is also intelligent.

That's why you'll find Instagram-worthy public spaces close to technology startups, green power stations, and three centres of higher learning.

Want to simply chill? It's the perfect spot for that too. From the serene landscaped courtyard atop Melrose to its state-of-the-art fitness centre—complete with yoga classes, outdoor meditation pods, and morning tai chi sessions—you'll find everything you need to spend each day relaxed, rejuvenated and at one with your surroundings.



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Walk on the West Side

When you live on the West Side, it's the place to be—no matter what you could be into. Casual or active, refreshing or nourishing, informative or inspiring, it's all here for you. So take a moment and get to know the neighbourhood.

M SKYTRAIN STATIONS

RECREATION

- 1 CHUCK BAILEY REC CENTRE
- 2 SURREY CIVIC HALL AND PLAZA
- 3 SURREY CITY CENTRE LIBRARY
- 4 FITNESS WORLD
- 5 CLUB16 TREVOR LINDEN FITNESS

EDUCATION

- 6 FORSYTH ROAD ELEMENTARY SCHOOL
- 7 OUR LADY OF GOOD COUNSEL SCHOOL
- 8 LENA SHAW ELEMENTARY SCHOOL
- 9 KWANTLEN POLYTECHNIC UNIVERSITY
- 10 SIMON FRASER UNIVERSITY
- 11 UBC CLINICAL CAMPUS / SURREY MEMORIAL HOSPITAL
- 12 QUEEN ELIZABETH SECONDARY SCHOOL
- 13 SIMON CUNNINGHAM ELEMENTARY SCHOOL
- 14 KWANTLEN PARK SECONDARY SCHOOL
- 15 KB WOODWARD ELEMENTARY SCHOOL

RESTAURANTS

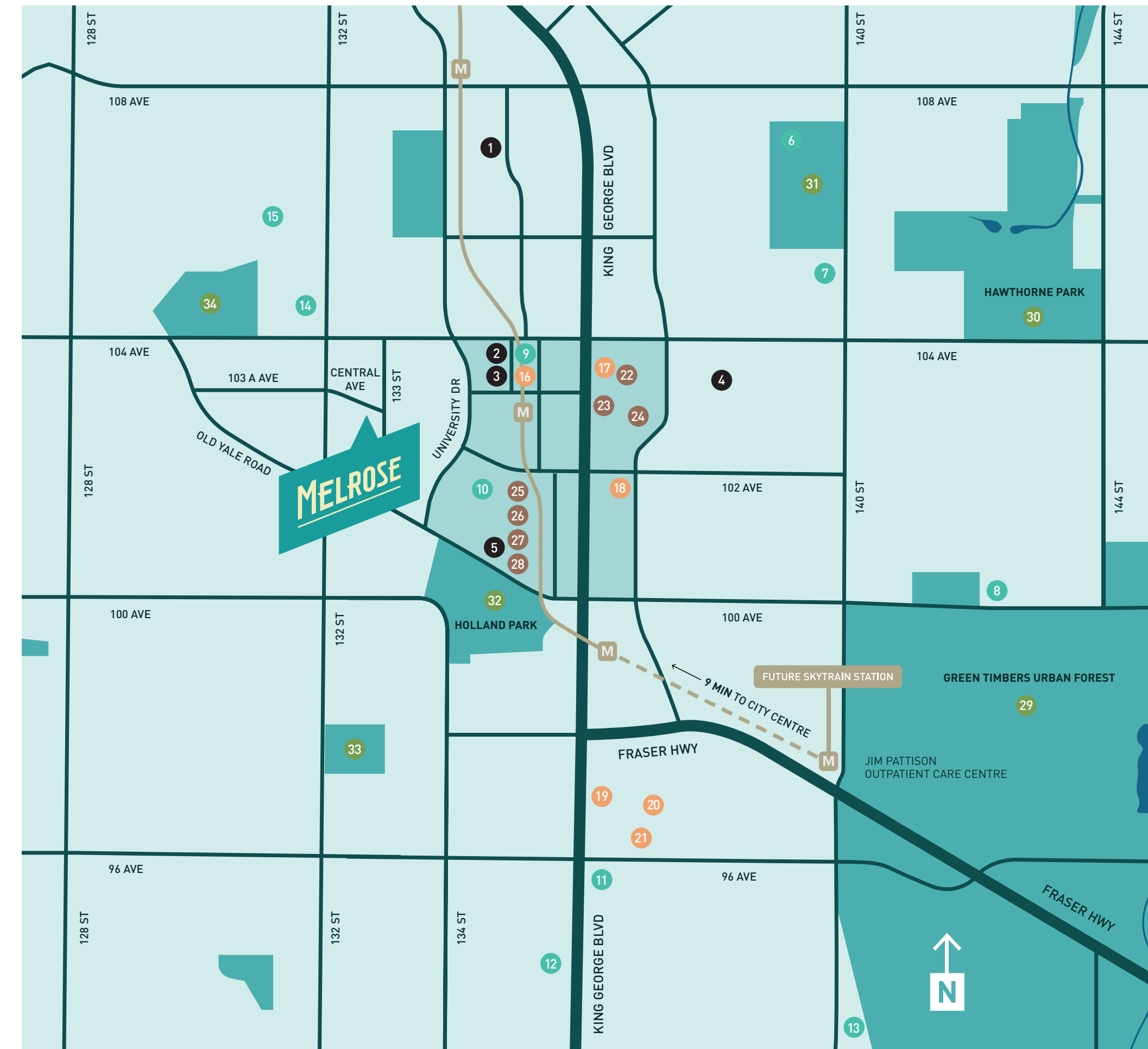
- 16 PRADO CAFE
- 17 STARBUCKS
- 18 NAHM THAI BISTRO
- 19 BROWNS SOCIALHOUSE
- 20 CAPTAIN'S OVEN PIZZA
- 21 QUESADA BURRITOS AND TACOS

SHOPPING

- 22 LONDON DRUGS
- 23 SAVE-ON-FOODS
- 24 CANADIAN TIRE
- 25 SHOPPERS DRUG MART
- 26 CENTRAL CITY
- 27 T&T
- 28 BEST BUY

PARKS

- 29 GREEN TIMBERS URBAN FOREST
- 30 HAWTHORNE ROTARY PARK
- 31 FORSYTH PARK
- 32 HOLLAND PARK
- 33 AHP MATTHEW PARK
- 34 ROYAL KWANTLEN PARK / OUTDOOR POOL





Melrose Living

Distinctly West Coast in form and function, the Melrose will not blend into the skyline. It is a unique architectural statement of coloured metal panels and glass. Pairing contemporary form, enduring materials and bold detailing, Wilson Chang Architect Inc. and trusted developer, ML Emporio, have collaborated to create a modern landmark. 221 homes are steps away from the hub of a thriving city, yet far enough removed to offer peace and tranquility to those who live here. This perfect balance of stimulation and peace is echoed throughout the grounds, terraces, spas, residences and shared spaces. This is West Coast living at its finest.



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West Coast Luxury

Luxury can be defined in many ways. At Melrose, it is a combination of aesthetically pleasing design, fine materials, and amenities that let you live your life with convenience, joy and confidence. From the high, sweeping lobby, to the attentive concierge service and secure Amazon delivery room, every detail has been attended to. Whether your choice of eco-friendly transportation is on two wheels or four, we've got you covered with both easy-access bike lockers and parking stalls roughed in for EV charging. Even your pup can have their spa-like treatment in our built-in dog wash station. When you live at Melrose, life is yours to enjoy.



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A wide-angle photograph of a modern, well-lit gym. The room features large floor-to-ceiling windows on the left side, offering a view of lush green trees. The gym is equipped with various exercise machines, including treadmills, stationary bikes, and weight racks. A woman in athletic wear is running on one of the treadmills. The ceiling has recessed lighting, and the walls are partially covered in marble. On the right, there are wooden shelves holding neatly folded white towels.

Amenities to fit your lifestyle

Health and wellness are at the core of everything we do. This is why our integrated gym, yoga studio, spin room, and outdoor tai chi studio are at the heart of our building. Having a world class fitness facility right outside your door isn't an extravagance. It's an essential element of keeping you at the top of your game.

Amenities: Level One

The thought-out amenities provide the perfect excuse to get “out of the house” while remaining “chez vous”. On level one, you’ll find a well-appointed gym, spacious yoga studio, invigorating spin room and peaceful outdoor tai chi studio.





Unwind in Style

Any time is the perfect time to gather at Melrose. From the arbour-covered patio lounge with views of the surrounding courtyard and private children's playground to the fully-outfitted kitchen and indoor games room, you'll find everything you need to welcome and entertain your party guests.

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Amenities: Level Two

Upstairs from the fitness facility, you'll find the entertainment lounge, kitchen and food preparation area. Feeling like a game of billiards or need a quiet office space to work away from home? This is the perfect spot for you to relax, socialize or be more productive.





The Most Stylish

SILK

SATIN

Address in Surrey

CHOOSE TO LIVE IN SILK OR SATIN

Melrose epitomizes the idea of living in style. Every home is thoughtfully designed with your immediate comfort and long-term joy in mind. Graced with high ceilings, large windows and wide plank flooring, each space feels bright, open and airy. The kitchen is well-appointed with sleek, two-toned cabinetry, and stunning quartz countertops. Masters of the culinary arts will feel at home with Fulgor Milano appliances and a chef-inspired gas cooktop. Then dine or simply relax on a private outdoor balcony that presents a seamless blend of indoor and outdoor living. Choose between Silk (light) and Satin (dark) colour palettes to further enhance your sense of personal style.



Silk

Crisp and bright, Silk is one of two custom themes curated by Cristina Oberti Interior Design for Melrose. Every detail, from the white quartz countertops, backsplash and island, to the lighter two-tone cabinetry, works to create a vibrant and inviting home environment. Suitable for entertaining or simply enjoying a moment in the sunshine, this colour palette perfectly complements the large windows and natural light of your home. The days are bright when you're wrapped in Silk.





Satin

Peaceful and soothing, the Satin colour palette uses warmer tones to create a calm and balanced setting to enjoy independently or with friends. The darker two-tone cabinetry provides a substantial counterpoint to bright white countertops and backsplashes in the kitchen and spa-like bathroom. Enrich your experience with a touch of Satin.



Features You'll Love

AN EVOLVING NEIGHBOURHOOD WALK ON THE WEST SIDE

- Melrose offers a rare combination of mountain and water views, quiet streets, parks, and an abundance of restaurants and boutiques in the heart of Surrey City Centre
- Refined residences are immersed in an environment of academic excellence with Simon Fraser University, Kwantlen Polytechnic University, Douglas College and City Centre Library all nearby
- Designed by Wilson Chang Architect Inc., the building's architecture pairs a contemporary West Coast form with elegant bold detailing to create a unique sense of drama
- The luxurious design continues inside with rich and timeless details and finishes of the highest quality by Cristina Oberti Interior Design
- A five minute walk to Surrey-Vancouver SkyTrain and the future Surrey-Langley SkyTrain extension plan that will bring a plethora of new businesses, shops and residents to Surrey's fast-growing neighbourhood
- Just a short drive away, Green Timbers Park provides a natural oasis away from the hustle and bustle of city living
- Walkable to Holland Park and Royal Kwantlen Park with access to tennis courts and an outdoor pool

LA-INSPIRED DESIGN

- 221 luxurious high rise residences built by quality-driven and trusted developer ML Emporio Properties
- Fresh interiors, functional layouts and thoughtfully designed amenities elevate homes
- Individually controlled heating and cooling systems in every home
- Private outdoor balconies seamlessly blend indoor and outdoor living with water hose bib in select homes

STYLISH INTERIORS

- Customize your home with two designer colour schemes curated by Cristina Oberti Interior Design.
- Choose from two fresh and sophisticated colour palettes: **Silk** (Light) & **Satin** (Dark)
- Recessed pot lights illuminate living spaces
- Sleek roller shades on double-glazed windows provide privacy and shade on sunny days
- Beautiful wide plank laminate flooring throughout much of the home
- High ceilings and large windows allow natural light to pour into homes
- Energy efficient front-loading Samsung washer and dryer
- Closets outfitted with modern wire shelving

HEART OF THE HOME

- Custom and sleek two-toned cabinetry with soft-close drawers add personality to kitchens
- Stunning quartz countertops with matching full-height backsplash unique to each colour palette
- Waterfall kitchen islands in larger homes exude luxury and are the heart of the home for cooking and entertaining
- Glamorous under-cabinet LED lighting illuminates countertops
- Stainless steel under-mount sink with Grohe polished chrome faucet
- USB charging port conveniently located in kitchen islands
- Studio & One Bedroom Homes:
 - 24" Fulgor Milano integrated refrigerator and freezer with chic panelling
 - 24" Fulgor Milano 4-burner gas cooktop and built-in 2.6 cu. ft. wall oven
 - 24" Fulgor Milano Efficient dishwasher with chic panelling
 - Haier over-the-range microwave and hood fan in studio
 - 24" Faber slide-out hood fan
 - 24" Panasonic stainless steel microwave and trim kit. Studios will have an OTR microwave

- 2 Bedroom & 3 Bedroom Homes*:
 - 30" Fulgor Milano integrated refrigerator and freezer with chic panelling
 - 30" Fulgor Milano 5-burner gas cooktop and built-in 4.4 cu. ft. wall oven
 - 30" Faber slide-out hood fan
 - 24" Fulgor Milano Efficient dishwasher with chic panelling
 - 24" Panasonic stainless steel microwave and trim kit
- *Includes Townhomes

REJUVENATING BATHS

- Pristine bathrooms outfitted with linear, smooth white wall tile and Italian-made marble style floor tile
- Ensuite bathrooms designed with Carrera marble-style porcelain wall and floor tile
- Quartz countertops and backsplash create a spa-like serenity
- Smooth-finish cabinetry with quiet soft-close effect
- Ensuite bathrooms feature wood-grain cabinetry with quiet soft-close effect
- Tranquil dual rainfall shower head and adjustable wand in shower*
- Relax with roomy soaker bathtubs in most homes
- Stay organized with mirrored medicine cabinets and designer vanity light fixture
- Kohler undermount sink with polished chrome Grohe faucets and polished chrome bathroom accessories
- Dual-flush Kohler toilet with quiet-close lid
- Frameless glass shower enclosure and custom quartz wall shelf in shower*

*Select homes

WORK, LIVE, PLAY

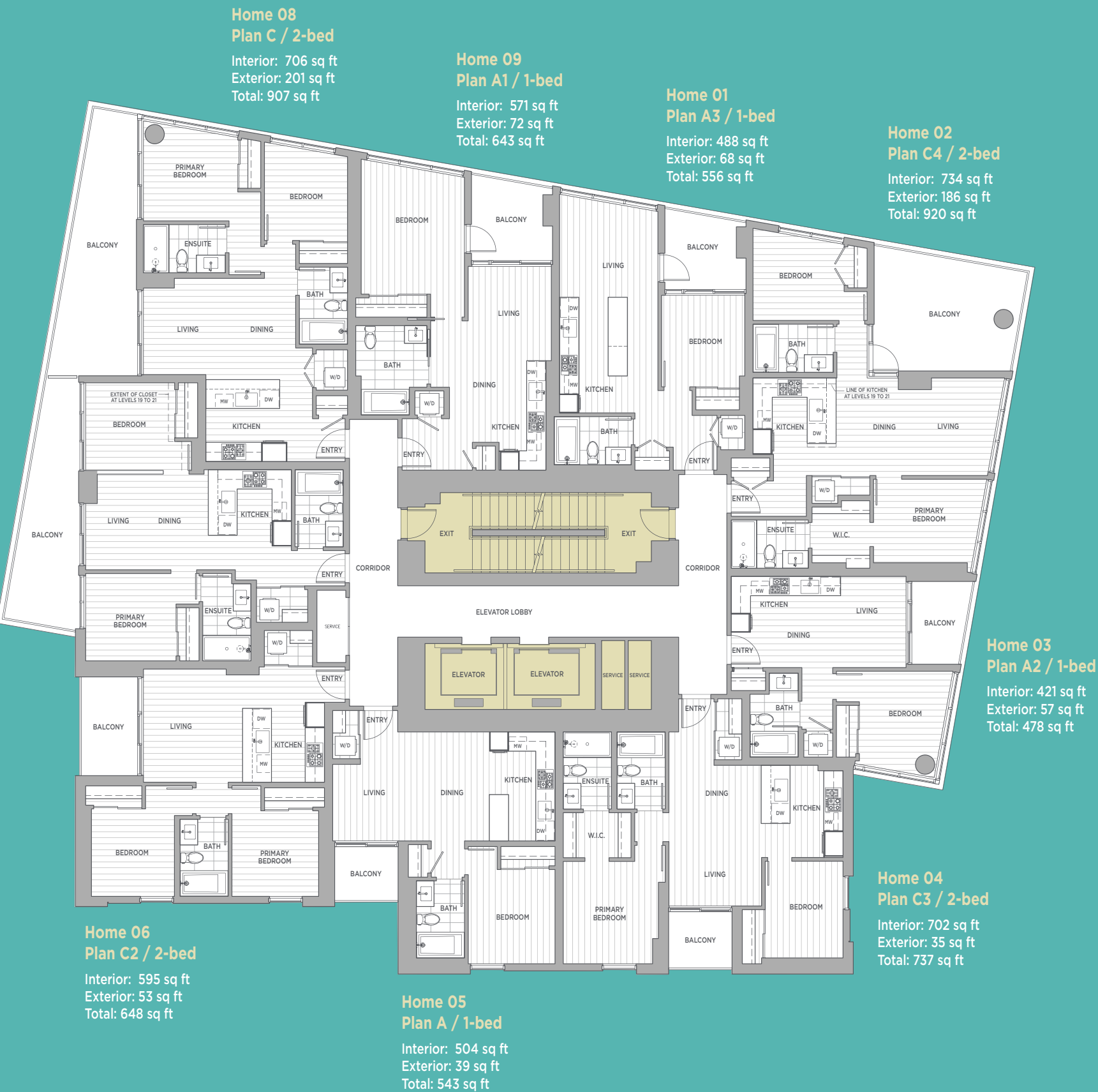
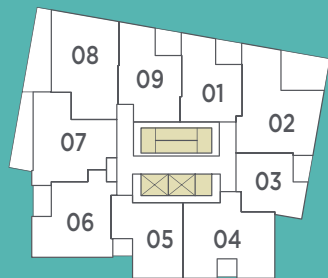
- Staying fit has never been this convenient with Melrose's world class fitness facility right outside your door.
 - Melrose offers homeowners an unparalleled facility with cardio, spinning, weight training and yoga options
 - Set your daily intention in one of the many

- outdoor meditation pods or enjoy an early morning tai chi session while taking in the surrounding lush landscaping and stunning views
- Recovery has never been easier with Melrose's luxurious his and hers showers and infrared sauna rooms
- Melrose's stunning rooftop courtyard is designed with family and friends in mind
 - While the kids play hide-and-seek in the private playground's playhouse, parents can enjoy some downtime on the daybeds under the arbour
 - Surrounding views of the serene landscaped garden set the tone for a memorable evening
 - Come evening, host your friends and family in the lounge with a fully-outfitted kitchen or fire up the barbeque on the beautiful outdoor terrace
 - Finish your night with a game of pool or gather around one of the outdoor fire pits
- Work from home made easy
 - Melrose's private work room is perfect for those early morning Zoom meetings providing you with a relaxing space to concentrate on your work
 - The private work room is also great for those in need of extra space to study

PEACE OF MIND

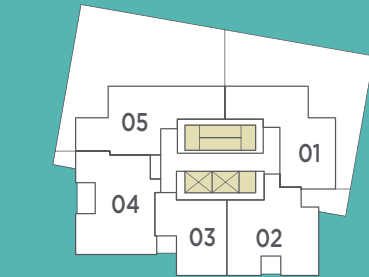
- Safe and secure parcel delivery area and mail room
- Luxury concierge service with dedicated concierge area
- Secure residential underground parking
- Parking stalls roughed in for EV charging
- Hardwired smoke detectors in all homes and common areas
- Easily accessible and secure bike locker
- Fire sprinklers in all homes and common areas
- Pamper your pup with built-in dog wash station
- Comprehensive 2/5/10 Warranty:
 - 2 year materials and workmanship protection
 - 5 year building envelope protection
 - 10 year structural protection
- MERV-13 BioPure enhanced air filtration system to ensure the cleanest air quality in your building to mitigate risk of virus and bacteria spread.

Levels 5 to 21 Draft

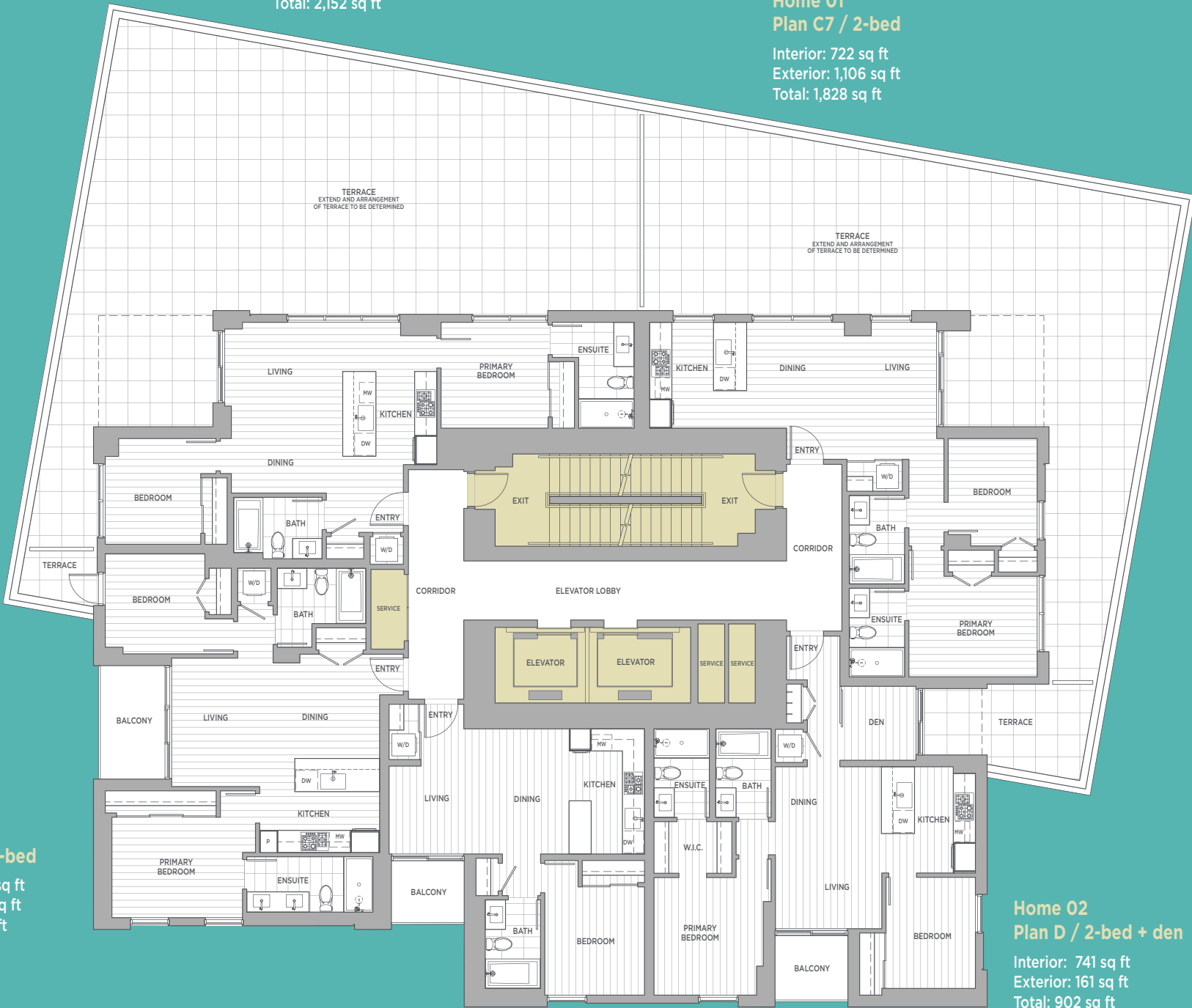


Level 22 / Catwalk

Draft



Home 04
Plan C6 / 2-bed
Interior: 781 sq ft
Exterior: 94 sq ft
Total: 875 sq ft



Home 05
Plan C5 / 2-bed
Interior: 743sq ft
Exterior: 1,409 sq ft
Total: 2,152 sq ft

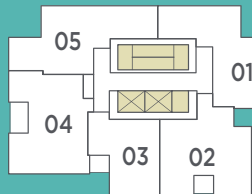
Home 01
Plan C7 / 2-bed
Interior: 722 sq ft
Exterior: 1,106 sq ft
Total: 1,828 sq ft

Home 02
Plan D / 2-bed + den
Interior: 741 sq ft
Exterior: 161 sq ft
Total: 902 sq ft

Home 03
Plan A4 / 1-bed
Interior: 508 sq ft
Exterior: 39 sq ft
Total: 547 sq ft

Level 23 to 26 / Designer Suites

Draft



Home 04
Plan C6 / 2-bed
Interior: 781 sq ft
Exterior: 53 sq ft
Total: 834 sq ft



Home 05
Plan C5 / 2-bed
Interior: 743 sq ft
Exterior: 88 sq ft
Total: 831 sq ft

Home 01
Plan C7 / 2-bed
Interior: 722 sq ft
Exterior: 73 sq ft
Total: 795 sq ft

Home 02
Plan D / 2-bed + den
Interior: 741 sq ft
Exterior: 61 sq ft
Total: 802 sq ft

Home 03
Plan A4 / 1-bed
Interior: 508 sq ft
Exterior: 39 sq ft
Total: 547 sq ft

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The Dream Team



ML EMPORIO PROPERTIES | DEVELOPER

ML Emporio is a comprehensive development company with a rich legacy of designing and constructing exceptional multi-family homes over the last 25 years. Homes are designed with a unique standard of luxury through exceptional design and thoughtful planning. ML Emporio's objective with every new community is to respect and retain the character of the surrounding neighbourhood, and to contribute to the vitality of their futures. Every element in homes is centred on liveability through a seamless blend of form and function. ML Emporio believes in delivering extraordinary quality and service to homeowners time after time.



WILSON CHANG | ARCHITECT

Wilson Chang Architect Inc. is a young, energetic interdisciplinary architecture firm. They blend strong, distinctive visual design with practical components at multiple scales, from conceptual and master planning, to feasibility studies, to residential, commercial and cultural projects, nationwide and abroad. They share their passion for developing meaningful places by revealing hidden opportunities and merging tightly knit functionality, economics and sustainability through design. At WCA, they create value and happiness.



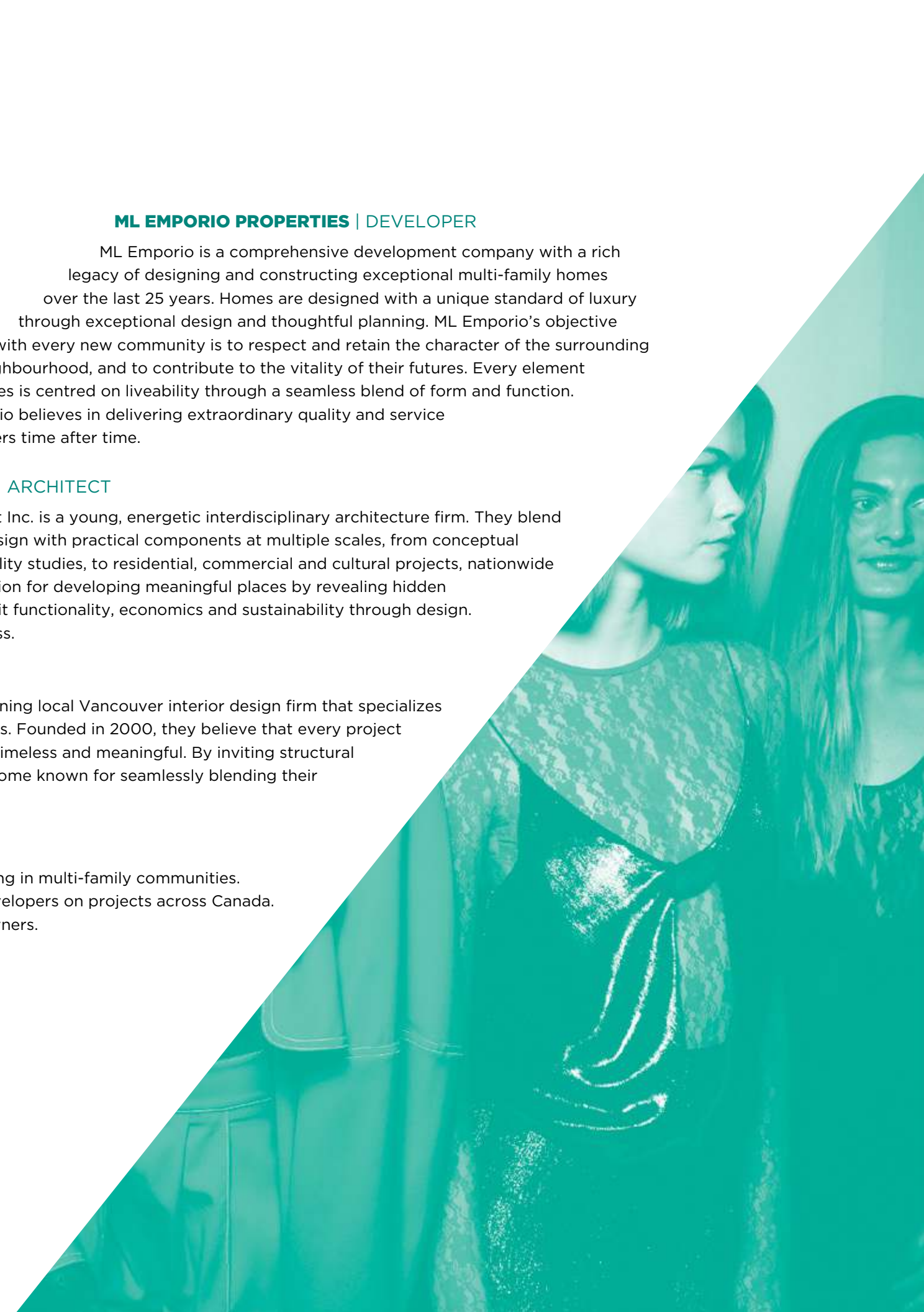
CRISTINA OBERTI | INTERIOR DESIGN

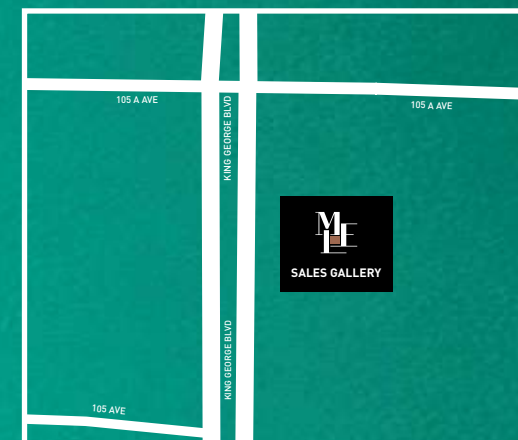
Cristina Oberti Interior Design Inc. is an award-winning local Vancouver interior design firm that specializes in luxury multi-unit residential and commercial designs. Founded in 2000, they believe that every project has a story. A home designed by Cristina Oberti is both timeless and meaningful. By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



KEY MARKETING | SALES & MARKETING

Key Marketing is a full-service project marketing and sales firm specializing in multi-family communities. Key has had the privilege of working with some of Western Canada's top developers on projects across Canada. The result has been billions in sales and a proven track record of happy homeowners.





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