

# MOVALA

ELEVATED BEACHSIDE LIVING

ADVANCE PREVIEW BROCHURE

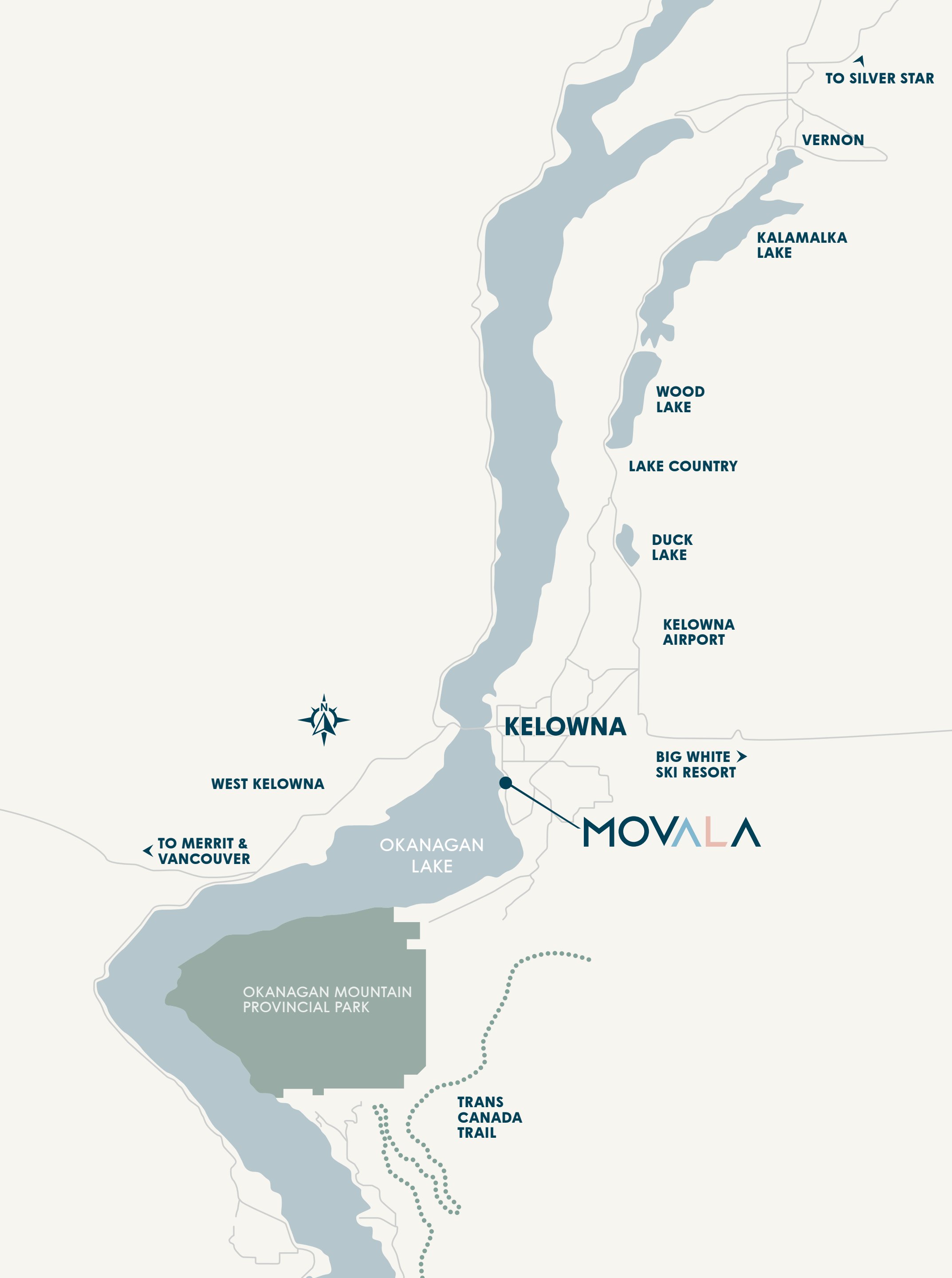


# KELOWNA'S PREMIER BEACHSIDE RESIDENCES AT PANDOSY VILLAGE

MOVALA

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# YOUR GATEWAY TO AN IDYLIC OKANAGAN LIFESTYLE

Kelowna is the heart of the Okanagan Valley. The scenic city is brimming with orchards and vineyards, award-winning wineries and culinary excellence, arts and culture, mountain trails and biking paths, beachfront parks and world-class golf, with sparkling Okanagan Lake as its centrepiece.

Make MOVALA home and enjoy Kelowna's unprecedented outdoor recreation in every season.

Golf, hike, bike, paddle and boat from the early spring through late fall harvest. Soak up summer at the beach and on the region's winery patios. Come winter, Big White's champagne powder calls from less than an hour's drive away. Ski, board, snowshoe and cross-country in featherlight snow.

Major city amenities, including an international airport, top-rated hospital and primary cardiac care unit, and the University of British Columbia's Okanagan campus, make Kelowna ideal for anyone seeking a year-round, recreation-centric lifestyle.





# KELOWNA'S MOST WALKABLE BEACHSIDE NEIGHBOURHOOD

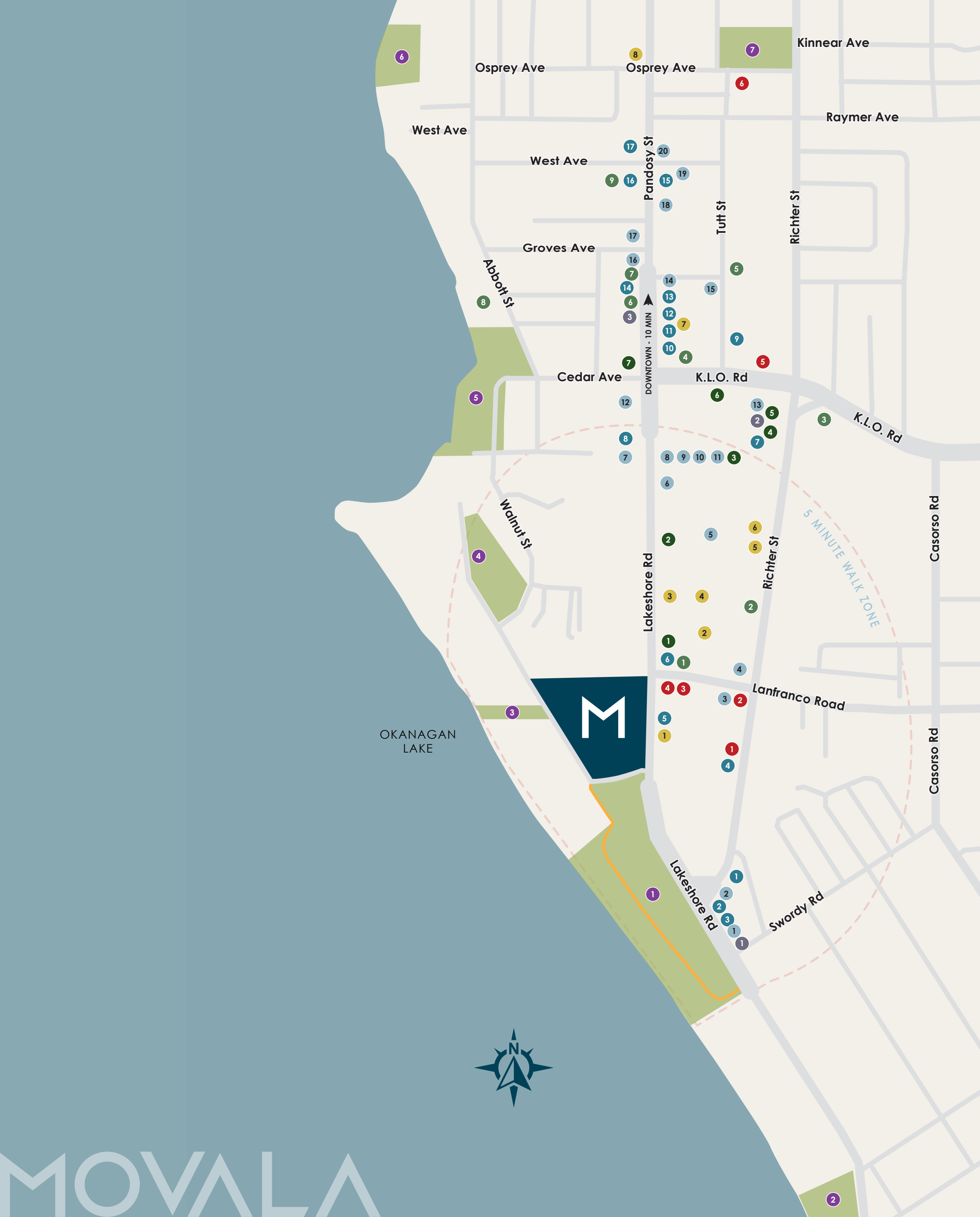
Vibrant Pandosy Village is a welcoming, community-minded neighbourhood with colourful storefronts, tree-lined streets, and a locally-driven culinary, arts and culture scene. MOVALA's coveted Lakeshore Road address affords effortless access to Lower Mission and South Pandosy's best beaches, boutiques, galleries, markets, restaurants, bike paths, future Pandosy Waterfront Park, and hallmark recreation.

Wander outside of MOVALA and discover the simplicity of living in Kelowna's most walkable beachside community.

Cross over Lakeshore Road for six newly-opened restaurants, including Diner Deluxe and Shoreline Brewing Co. Take less than 500 steps and arrive at premium grocery and wine retailers. Another 220 paces, and you're at Mission Park Shopping Centre, with Urban Fare, Starbucks and a host of boutiques and retail services. Continue along Pandosy, and the options are endless — from yoga studios, spas and salons to art galleries, cafes, brewpubs and bakeries.







# VIBRANT PANDOSY VILLAGE & THE LAKE AT YOUR DOORSTEP

## PLACES TO EAT

### DINE IN

1. T-ONE Restaurant
2. Shore Line Brewing Co.
3. Diner Deluxe
4. Georgia Cafe
5. Seki Noodle House
6. The Fixx Café
7. Aja Noodle
8. Mission Tap House
9. Tuft Street Tapas + Wine
10. Momo Sushi Mission
11. Chutney Cuisine of India
12. Chao Vietnamese Restaurant
13. Zabb Thai Restaurant
14. The Canadian Brewhouse & Grill
15. Hector's Casa
16. Soy Asian Fusion Restaurant
17. Original Joe's Restaurant & Bar

### QUICK & EASY

1. Kb&co
2. Marble Slab Creamery
3. WrapZone Restaurant
4. Tim Hortons
5. The Chopped Leaf
6. Starbucks
7. A&W
8. Dairy Queen
9. KFC
10. Meltwich Food Co.
11. Quesada Burritos & Tacos
12. McDonald's
13. Panda Box
14. Subway
15. Joon's Kitchen
16. Mucho Burrito Fresh Mexican Grill
17. Bean Scene Pandosy Village
18. Bread Co.
19. Marmalade Cat Café
20. Blenz Coffee

### PIZZA

1. Pizza Hut Kelowna
2. Hansen's Classic Pizza
3. Famoso Neapolitan Pizzeria

### PARKS

1. Boyce-Gyro Beach Park
2. Rotary Beach Park
3. Watt Road Beach Access
4. Watt Park
5. NEW Pandosy Waterfront Park
6. Kinsmen Park
7. Osprey Park

### SHOPPING

1. Shoppers Drug Mart
2. Save-On-Foods
3. Mission Liquor Store
4. BC Liquor Store
5. Pharmasave
6. Urban Fare
7. Lakeview Market
8. Southgate Shopping Centre

### MEDICAL

1. Kelowna Medical Imaging
1. ThreeSixty Physiotherapy
2. Mission Medical Centre
3. Mission Health and Wellness
4. Lakeshore Vein & Aesthetics Clinic
5. Valley Medical Laboratories
6. PRIME Physiotherapy & Performance

### WELLNESS

1. Tandava Yoga
2. Gravity Float & Wellness
3. New U Health & Wellness
4. Orangetheory Fitness
5. All-Activity Massage Therapy & Health Center
6. Innovative Fitness Kelowna
7. 9Round Fitness
8. Kelowna Paddle Centre
9. Modo Yoga

### BANKING

1. Scotiabank
2. BMO Bank of Montreal
3. Prospera Credit Union
4. TD Canada Trust Branch & ATM
5. CIBC
6. Interior Savings Credit Union
7. RBC Royal Bank



# LANDMARK DESIGN, LEED-CERTIFIED SUSTAINABLE BUILDING TECHNOLOGIES

MOVALA's landmark design sets a new standard for Kelowna. Modern concrete construction, accented by dynamic curves and warm tones, complement the natural landscape and vibrant beachside neighbourhood. Every architectural element is thoughtfully curated to enhance year-round comfort, foster community, inspire indoor-outdoor living and showcase the Okanagan's iconic views.

Mindful construction practices and world-class building techniques with leading-edge LEED environmental certification and EV-ready parking ensure efficiency and sustainability while supporting the well-being of homeowners and the greater community.



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# YOUR EXCLUSIVE RESIDENCE CLUB

Resident-exclusive amenities enhance your lifestyle at MOVALA. The Lakeside Veranda is the centrepiece, with a spacious outdoor lakeview pool, hot tub, fireside lounges, gardens, Bocce lawn, BBQs and dining tables.

MOVALA's Residence Club features a guest suite for visitors, a temperature-controlled wine cellar with individual lockers, a private indoor-outdoor dining room and full-service kitchen, fitness and yoga studios, games room and social lounge, pet wash station and a Beach Club for watersports storage.

Come home to elevated beachside living, without compromise, at MOVALA.

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# SPEND KELOWNA'S LONG SUMMER DAYS IN THE LAKEVIEW POOL



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ENJOY ONE OF THE OKANAGAN'S  
LARGEST LAKESIDE VERANDAS



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## METICULOUSLY DESIGNED FOR YEAR-ROUND LIVING

### Kelowna's Most Walkable Beachside Neighbourhood

- Exclusive collection of 1, 2 and 3 bed beachside residences
- Steps away from Pandosy Village, Gyro Beach, parks, shopping, grocery stores, yoga studios, art galleries, restaurants, biking and walking paths
- Just a few minutes drive to downtown Kelowna and world class wineries

### A Landmark Design

- Thoughtfully designed by local experts
- Modern concrete construction, accented by dynamic curves and warm tones, complement the natural landscape and vibrant beachside neighbourhood
- Leading-edge LEED environmental certification with sustainable building practices
- EV-ready parking

### The Beach Club

- For residents only, this secure space features storage for outdoor watersports equipment, e-bikes and more
- Pet wash station

### Exclusive Residence Club Amenities

- 1,800 sq.ft. fitness facility equipped with weights, cardio equipment, and a yoga studio/flex room
- Washroom facilities & change rooms
- Wine storage room with individual lockers
- Private dining & celebration room
- Fully equipped catering kitchen
- Guest suite with kitchenette
- 530 sq.ft. games room and TV lounge
- Business centre with work hubs
- Private banquet room with gas fireplace and lounge seating adjacent to the outdoor gardens
- Resident library

### Lakeside Veranda Amenities

- Expansive, elevated landscaped grounds including walkways, Bocce Lawn & seating areas
- Lakeview swimming pool overlooking Okanagan Lake
- Hot Tub
- Cabanas
- Outdoor showers and change rooms
- Numerous fire tables with lounge seating throughout the private, elevated outdoor amenity space
- Alfresco dining area with an outdoor BBQ area

### Thoughtfully Curated Interiors

- MOVALA will feature two contemporary color palettes and a variety of bespoke upgrades to choose from
- Expansive private decks averaging 500 sq.ft. up to 2,200 sq.ft.
- Choice of flat panel or slim shaker cabinetry
- Polished quartz countertops
- 9' ceilings throughout, with no drops or bulkheads
- Sustainable, luxury vinyl plank flooring in herringbone or straight lay
- Roller shade window coverings
- Sleek and sophisticated energy-efficient lighting fixtures
- Quiet and sustainable heating & cooling systems
- Soft white dove walls
- Front-loading WHIRLPOOL full-size washer and dryer featuring side-by-side laundry centre in most of the homes

### Peace of Mind

- Covered by a comprehensive 2-5-10 year New Home Warranty Program
- With a prohibitive short-term rental policy, MOVALA offers longer term rental potential while encouraging quiet year-round enjoyment for its residents

### Kitchens That Inspire

- Lacquer cabinetry in flat panel or shaker
- Brushed nickel hardware
- Moen motion sensor stainless steel pull down faucet
- Blanco Silgranit double undermount sink
- Polished quartz countertops
- Kitchen island with bar stool seating for entertaining
- Premium stainless steel appliance package:
  - ◊ Integrated, paneled BOSCH 36" or Fulgor 30" fridge with bottom mount freezer and ice maker
  - ◊ BOSCH 30" induction cooktop
  - ◊ BOSCH 30" convection wall oven
  - ◊ BROAN 30" concealed hood fan
  - ◊ PANASONIC 22" microwave with trim kit and Cyclonic Wave Inverter® technology
  - ◊ BOSCH Ascenta 24" ultra-quiet built-in dishwasher

### Upscale Bathrooms

- Moen single-handle chrome faucet with lever handle
- Caroma undermount sink with softened edges
- Polished chrome fixtures
- Grey tone lacquer vanity cabinet
- KOHLER dual-flush toilet
- Bathtub and shower with polished porcelain tile shower walls
- Glazed porcelain tile floors with a pale grey honed finish
- Chrome and white opal glass lighting fixtures



# ENJOY BREATHTAKING LAKE, CITY & VALLEY VIEWS



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# CONTEMPORARY COLOR PALETTES TO COMPLEMENT YOUR STYLE

The Okanagan’s natural environment is the inspiration for MOVALA’s warm neutral interior colour palettes. Layering indigenous wood grains, soft stone and mountain hues, and sandy beach tones creates an enriching urban living space that’s sophisticated, relaxing and inviting — from dawn through dusk.

Interior design curated by  
 **BEGRAND FAST**  
design inc

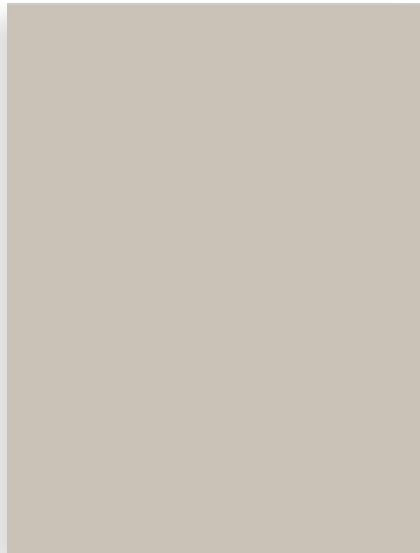
**MOVALA**

O'Keefe Grey Cabinetry  
Choice of Flat Panel or Slim Shaker

DAWN



White Dove - Wall Colour



Brushed Nickel  
Hardware Throughout



Snowy Ibiza Countertops Throughout



Brite White Laundry Countertop



24" x 24" Light Grey  
Bathroom Floor & Wall Tile



Fiji Oak Island Millwork



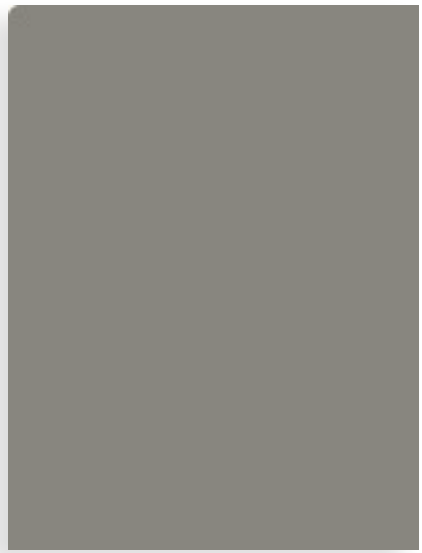
Soliel 8" Herringbone or Plank  
Luxury Flooring Throughout

Chelsea Grey Cabinetry  
Choice of Flat Panel or Slim Shaker

DUSK



White Dove - Wall Colour



Brushed Nickel  
Hardware Throughout



Piatra Grey Countertops Throughout



Brite White Laundry Countertop



24" x 24" Medium Grey  
Bathroom Floor & Wall Tile



Fiji Oak Island Millwork



Bl  8" Herringbone or Plank  
Luxury Flooring Throughout



DAWN



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DUSK





# 10 REASONS TO LOVE MOVALA

## 1. Steps Away from Lower Mission and the Vibrant Pandosy Village Neighbourhood

Kelowna is a scenic and thriving city with award-winning wineries, chef-driven cuisine, arts and culture, world-class golf and waterfront parks bordering Okanagan Lake. MOVALA's coveted Lakeshore Road address, in one of the Okanagan's most walkable neighbourhoods, affords effortless access to Kelowna's best beaches, boutiques, galleries, markets, restaurants and bike paths.

## 2. Iconic Okanagan Views Every Day of the Year

Situated beachside, on Lakeshore Road, MOVALA boasts unobstructed Okanagan Lake views, sweeping valley, mountain and city panoramas, breathtaking sunrises to the east, and the Okanagan's legendary sunsets to the west.

## 3. Beachside Location Offering Endless Recreational Pursuits

Bordering Kelowna's best stretch of soft golden sand, MOVALA is located directly beside Gyro Beach, and within walking distance to dozens of waterfront parks on Okanagan Lake. Paddleboard and kayak storage in the residents-exclusive Beach Club elevate MOVALA's beachside setting.

## 4. Unmatched Resident-Exclusive Amenities

MOVALA's extensive resident-exclusive amenities include the Lakeside Veranda's lakeview pool, hot tub, fireside lounges, Bocce lawn, BBQs and alfresco dining tables. Additional highlights include a temperature-controlled wine cellar with individual lockers, a private indoor-outdoor dining room, fitness and yoga studios, games and social lounge, visitor guest suite and watersports storage.

## 5. Designed for Year-Round Living

MOVALA is a pet-friendly community, with a comprehensive suite of resident-exclusive amenities, expansive private decks — averaging 500 sq.ft., up to 2,200 sq.ft. — and a prohibitive short-term rental policy to encourage quiet year-round living.

## 6. Sophisticated, Contemporary Interiors

Thoughtfully planned one, two, and three-bedroom residences feature modern, elegant interiors with curated upscale finishings from award-winning, Bergrand Fast Design Inc., featuring warm natural colour palettes for an enriching urban living space that's sophisticated, relaxing and inviting.

## 7. Inspiring Architecture that Builds Community

MOVALA's landmark design, accented by dynamic curves and warm tones, complements the natural landscape and showcases iconic Okanagan views. Every architectural element is thoughtfully curated to enhance year-round comfort, foster connection and inspire indoor-outdoor living.

## 8. LEED Certified for Your Well-Being

With leading-edge LEED environmental certification and EV-ready parking, MOVALA's mindful construction practices and green building techniques ensure efficiency and sustainability by reducing energy and carbon emissions while supporting the well-being of homeowners and the greater community.

## 9. Concrete and Steel Construction for Your Comfort

MOVALA's concrete and steel construction reduces sound transfer and reinforces structural durability to enhance comfort, livability and lasting value.

## 10. Reputable Local Development Team

With strong ties to Kelowna and Pandosy Village, The Stober Group has partnered with a team of local community-minded experts for MOVALA, including Meiklejohn Architects Inc., CTQ Consulting, and Bergrand Fast Design Inc.

# MOVALA





## THOUGHTFULLY DESIGNED AND BUILT BY LOCALS

Community roots run deep at MOVALA. The Stober Group is leading MOVALA's envisioning and development and has partnered with a team of local experts to help bring MOVALA to life.



Stober Group is a Kelowna-based family company operating in construction, development and property management for over 60 years. With a broad portfolio of both residential and commercial properties, Stober Group is most noted for its development and management of the Landmark District, a Live-Work-Play neighborhood that has become the Okanagan's most important employment centre. The family is strongly committed to giving back to the local community supporting charities in mental health, education, medicine and technology through the Stober Foundation.



Begrant Fast Design is a leading Canadian interior design firm located in Kelowna, providing a full range of services to residential and commercial clients. They specialize in creating strong design concepts and styles that enhance living experiences. Their multi-faceted, award-winning studio is constantly exploring new ideas, products, and techniques to push the boundaries of design while creating the spaces to comfortably call home.



Specializing in engineering, planning, landscape architecture and urban design, Kelowna-based CTQ Consultants is one of the Okanagan's, and British Columbia's most prominent and well-respected consulting companies. Since 2003, CTQ Consultants has set themselves apart by utilizing integrated teams, innovative technologies, and adaptive management strategies to provide practical, creative, and sustainable solutions. The company's impressive and extensive client portfolio includes UBC Okanagan, City of Kelowna, District of Lake Country, Mark Anthony Group of Companies and Tower Ranch.



Meiklejohn Architects Inc. is a Kelowna-based architectural office with a breadth of experience across numerous sectors. With expertise in various building types, Meiklejohn thrives on growing and sharing their knowledge and seeking collaborative opportunities to deploy their design intelligence.





## FREQUENTLY ASKED QUESTIONS

### When will the next collection of homes be released at MOVALA?

We anticipate starting sales starting Spring 2022.

### When can I move in?

We forecast construction to begin in Spring 2022, with completion for Phase 1 estimated for late 2024.

### Do residents have parking?

Yes, every home will come with one secure parking stall. Select homes may include additional parking. Please speak with your Sales Manager for more details on the parking included with each home.

### Will there be additional parking available for purchase?

Yes, there will be a limited number of additional parking stalls available on a first-come / first-serve basis at our Sales Selection Event in September.

### How will I charge my electric car?

All parking stalls will be EV-ready, with an optional upgrade available to install vehicle charging outlets.

### Will there be car sharing?

Yes, there will be one vehicle allocated to the project for use by MOVALA residents.

### Are rentals allowed?

Yes, minimum 30-day rentals are allowed at MOVALA. To maintain the sense of community at MOVALA, short-term rentals of less than 30 days will

not be permitted.

### What amenities does MOVALA have?

MOVALA has resident-exclusive amenities, including The Lakeside Veranda with a spacious outdoor lakeview pool, hot tub, fireside lounges, gardens, Bocce lawn, BBQs and dining tables. MOVALA's Residence Club will feature two guest suites for visitors, a temperature-controlled wine cellar with individual lockers, a private indoor-outdoor dining room and full-service kitchen, fitness and yoga studios, games room and social lounge, pet wash station and a Beach Club for watersports storage.

### Is there shopping nearby?

MOVALA is located in the urban centre of South Padosy, walking distance to an abundance of shops, boutiques, restaurants, cafes, grocery stores, pharmacies, and more. Everything you need is just steps outside your door.

### Are pets allowed?

Yes, MOVALA will be a pet-friendly community and residents can own up to two pets. There are no size or breed restrictions.

### What are the strata fees?

The estimated monthly strata fees based on the interim strata budget are approximately 42 cents per sq.ft., per month.

### Are there storage lockers and bike storage?

Yes, the building will have a well-lit, secure bike storage area outfitted with motion cameras for added security. In addition, each home will come with one (1) designated storage locker.

### What would the ceiling heights be?

Ceiling heights will be 9 feet throughout.

### What is the deposit structure?

The deposit will be 20% total, with 10% due within 7 days of contract acceptance and the remaining 10% due on or before March 31, 2022. Please see your Sales Manager for additional details.

### Will there be a safe and secure area to receive parcel deliveries?

Yes, there will be a safe and secure parcel room to receive parcel deliveries.

### Is there new home building warranty?

Yes, each residence and the building are covered by the 2-5-10 new home warranty program.

### How do I purchase at MOVALA?

If you haven't already done so, speak with one of our Sales Managers to ensure you are on the Priority Access List to purchase at MOVALA. Once you're on the list, we'll keep you updated and send you additional information, as it becomes available, on this exciting new community and how to secure a new home at MOVALA in September.

### What is the Assignment Policy?

Purchasers, with the developer's approval, may assign their contract. Assignments are subject to an assignment fee of 2% of the original purchase price plus GST in addition to administrative costs in the amount of \$975.00 plus GST. Some restrictions apply, please see your Sales Manager for more information.



# MOVALA

## EXPLORE ELEVATED BEACHSIDE LIVING

PRESENTATION CENTRE OPENING SOON

103 – 3327 LAKESHORE DRIVE | KELOWNA, BC V1W 3S9

250-870-8591

[MOVALA.CA](https://movala.ca)

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