



# STRATA

# STRATA

UPTOWN WATERLOO

01

# ARCHITECTURE

## *AN ICON IS BORN*

Featuring the striking and cutting-edge architecture design of Martin Simmons Sweers Architects, Strata stands to become the gateway to this vibrant community. This impressive 25-storey tower features a wave-like melodic exterior, where each balcony adds rhythm and offers a private oasis that allows for expansive living. Strata's architecture highlights the holistic balance between a stylish, modern and streamlined lifestyle in the heart of Uptown Waterloo, and a healthy, connected-to-nature approach to life.

Perched on King Street, Strata is bursting with life. It brings new retail and restaurant opportunities, creates an elevated urban park for residents to explore and is set to become a landmark not only on this bustling, historic street, but for the entire Uptown Waterloo community.





## 02 *VIEWS*

### BRING THE OUTSIDE IN

Strata's connection to nature is spectacularly embodied in each unit's unique, unobstructed views. The horizon seamlessly blends into every suite offering clear vistas of the Kitchner-Waterloo region. The wow-factor is evident, as is the indoor-outdoor lifestyle that Strata offers all residents.



# 02 AMENITIES

CONNECTED  
*LEISURE*

Strata wants you to prioritize you, so we offer close to 25,000 sq ft of amenities to encourage health, wellness and socializing. From a well-appointed fitness centre, to an 800-meter woodland trail, an outdoor sauna, hammocks and social room, the goal is for residents to unwind, de-stress and have a place where they can indulge in what matters to them. Children will be able to enjoy a playground, while even the dogs of Strata will have their own green space and washing station. Fire pits add the perfect touch for cozying up and socializing with friends, family or fellow residents.



# AMENITIES AT STRATA

1. HAMMOCK LOUNGE
2. OFF LEASH DOG AREA
3. GAS FIREPITS
4. SHADY KNOLL
5. RESTING PODS
6. WOODLAND WALKING PATH
7. LOUNGE AND DINING
8. OUTDOOR KITCHEN
9. COMMUNITY GARDEN
10. PLAYGROUND
11. LOOKOUT
12. OUTDOOR FITNESS AREA
13. COVERED LOUNGE AREA
14. SAUNA
15. FITNESS STUDIO
16. AMENITY ROOM
17. SOCIAL LOUNGE
18. COWORKING SPACE
19. DOG WASH







03 *EXPANSIVE*  
LIVING

LIVE LARGE

Strata's extraordinary suite design—unrivaled by other projects in the region—gives an oasis-like feel to every unit. Designed with comfort and maximizing space in mind, every suite is light-filled and features custom millwork and spectacular sliding, oversized balcony doors that expand usable living space and bring the outdoors in. Unobstructed views of the Kitchener-Waterloo region are the highlight of every suite at Strata.



# 04 *THOUGHTFUL* DESIGN

## DESIGNER FINISHES & *CUSTOM MILLWORK*

Strata's thought-provoking and striking exterior is matched by the stunning and thoughtful design of its interiors. The indulgent approach to urban dwelling seeps into the three available colour schemes, evoking a sense of connection to nature and wellness. Solid wood doors, quartz countertops, state-of-the-art appliances, soft close drawers and cabinets, and oversized sliding balcony doors are only a few of the features residents will enjoy.

But what truly sets us apart: our custom millwork. Every unit at Strata has custom-crafted millwork throughout, for a seamless, established look that provides 50% more storage. Entertainment units, closets that are custom wardrobe systems, pantries, even custom cabinetry around the washer and dryer—no detail has been overlooked. Each piece of millwork at Strata is custom-fit to the unit size, maximizing storage and incorporating beautiful function.



**TRANSPORTATION**

-  GRT ION Light Rail
-  GRT Bus
-  GO Bus
-  GO Train

**PARKS**

- 1. Eby Farmstead/Animal Farm
- 2. Waterloo Park
- 3. Waterloo Skatepark
- 4. Waterloo Cenotaph
- 5. Waterloo Public Square

**ARTS & ENTERTAINMENT**

- 1. Gallery Double T Fine Arts & Custom Framing
- 2. Revive Karaoke
- 3. The Uptown Zoo
- 4. Princess Cinemas
- 5. Erb and Culture
- 6. Ace Ping Pong Lounge
- 7. Waterloo Public Library
- 8. Canadian Clay and Glass Gallery

**TECHNOLOGY & EDUCATION HUBS**

- 1. Waterloo University
- 2. Laurier University
- 3. Conestoga College
- 4. Perimeter Institute for Theoretical Physics
- 5. The Cigi Campus
- 6. Faire
- 7. Research In Motion B
- 8. Waterloo Technology Park
- 9. Shopify
- 10. D2L
- 11. Google
- 12. Deloitte

**RESTAURANTS**

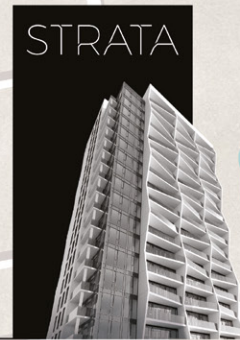
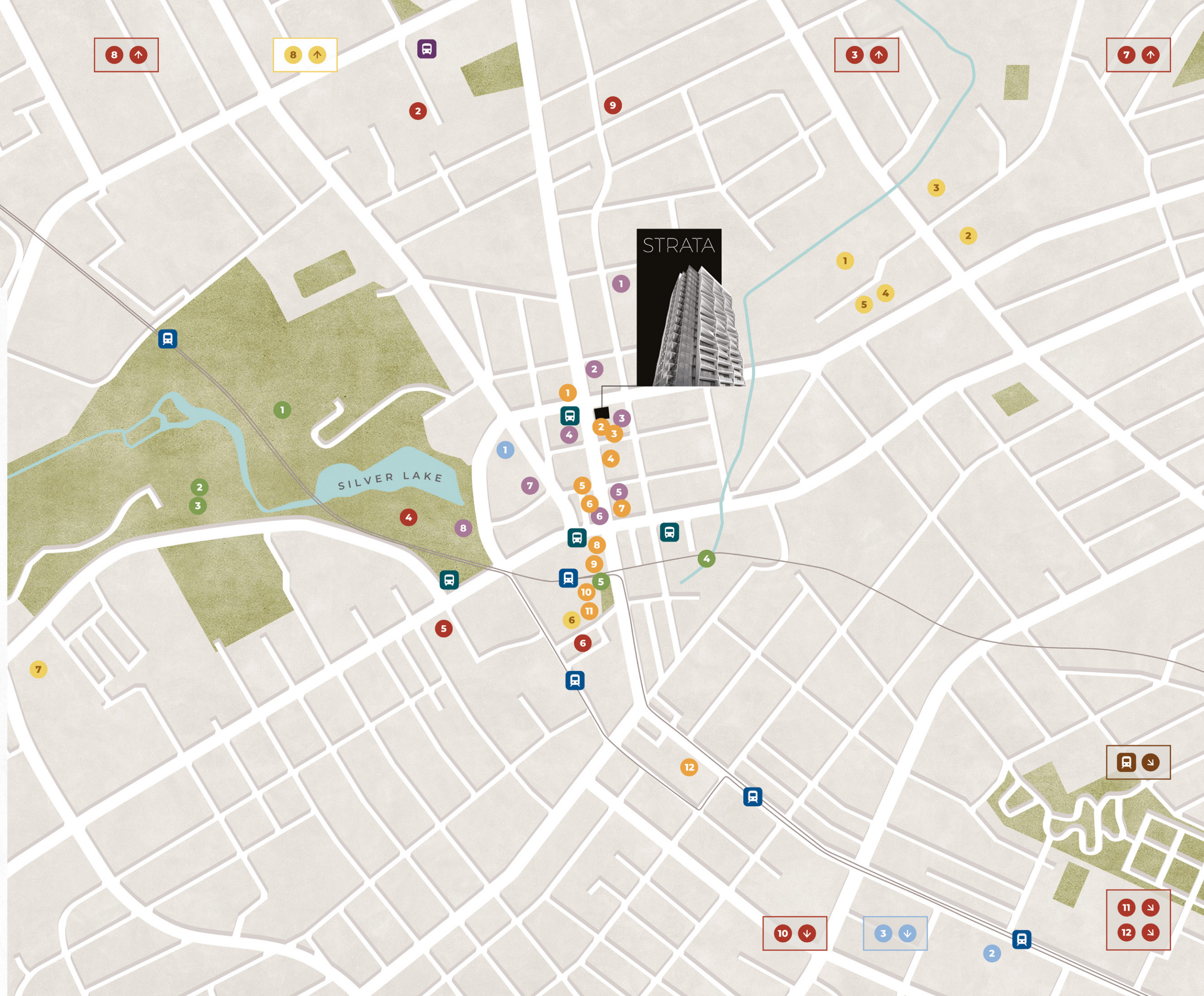
- 1. The Pub on King
- 2. The Drink Uptown
- 3. The Prohibition Warehouse
- 4. Princess Cafe
- 5. Kinton Ramen Waterloo
- 6. S&V Uptown
- 7. Watami Sushi
- 8. ABE ERB - Uptown Waterloo
- 9. Beertown Public House
- 10. Piper Arms Pub Waterloo
- 11. Jinzakaya
- 12. LaLa Social House

**HEALTH**

- 1. Insight Eye Care
- 2. Grand River Hospital
- 3. St. Mary's General Hospital

**SHOPPING**

- 1. Walmart Supercentre
- 2. Shoppers Drug Mart
- 3. M&M Food Market
- 4. Sobeys Bridgeport
- 5. Bridgeport Plaza
- 6. Shops At Waterloo Town Square
- 7. T&T Supermarket Waterloo Store
- 8. Conestoga Mall



## DISCLOSURES

The images shown herein are for illustrative purposes only and do not constitute an agreement or commitment on the part of developer to make available all of the depicted features. Changes may be made in the floor plans, building, methods, square footages, or designs used in the project and condominium units that are not reflected in the information, sales center, or model units provided or presented to a prospective purchaser.

The amenities and services described herein are subject to change and no assurance is made that these amenities and services will be of the nature described or available in the project. Use of certain amenities and services may be subject to fees set by the condominium association.

All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views,

and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions, and other changes, without notice. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements.

Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all unit types, and all depictions of furniture, appliances, counters, soffits, floor coverings, and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit.

Furnishings and finishes are only included if and to the extent provided in your purchase contract.

All Artist renderings and photography by PUREBLINK.