

ELIZA

CONDOMINIUMS
AT ROYAL BAY



Find it all. Closer to home.



THERE REALLY IS NO
OTHER PLACE LIKE
ROYAL BAY.

From the sweeping views of the Strait of Juan de Fuca; to waterfalls, rugged hills and untouched coastal shores, ELIZA offers the chance of a lifetime to make your home in the kind of community most people can only dream about. There's an energy here that soothes the spirit as much as it energises you.



A PLACE TO THRIVE

ELIZA at Royal Bay puts you within walking and biking distance of all the amenities you need for daily life. The Royal Bay master-planned community has a whole retail village, plus brand new schools, bike paths, playgrounds, and the beach—all very close to your front door. You’ve simply never found a more ideal location for the kind of life you’ve always dreamed of.



An aerial map of the Royal Bay master-planned community. The map shows a grid of streets, residential areas, and green spaces. Numbered callouts 1 through 8 are placed on the map to indicate specific locations. Callout 1 is near a central building, 2 is in a park area, 3 is in a circular park, 4 is near a beach, 5 is near a school, 6 is near a school, 7 is near a school, and 8 is near a beach.

THE FUTURE OF ROYAL BAY

1 The Commons	6 Royal Bay Secondary
2 Latoria Creek Park	7 Royal BC Museum Research & Collections Facility
3 Meadow Park Playground	8 Royal Beach Park
4 Murray's Pond Park	
5 Royal Bay Elementary (Future)	

ELIZA

CONDOMINIUMS

AT ROYAL BAY

Neighbourhood living, redefined.



WALK OR BIKE TO
ALL THE AMENITIES
YOU NEED FOR
DAILY LIFE.

There's The Commons—the vibrant new retail village anchored by Quality Foods and Cascadia Liquor—plus schools, a daycare, a new Royal BC Museum collections and research building, and surrounding greenways. In just minutes, you can be at Sitting Lady Falls, Esquimalt Lagoon or out on the course practising your golf swing. Drive a little further, and you can swim, camp, hike, play on the beach, and even surf. You've simply never found a more ideal location for the kind of life you've always dreamed of.



COMPLETE & CONNECTED

ELIZA rises near the edge of the urban landscape, with Vancouver Island’s wild natural beauty right next door. Farms and artist’s studios dot the surrounding area, along with municipal and provincial parks; plus the Galloping Goose bike trail is close by.

SHOPPING & SERVICES

- 1. The Commons
- 2. Red Barn Market
- 3. Belmont Market
- 4. Westshore Town Centre
- 5. Costco
- 6. London Drugs
- 7. Millstream Village
- 8. Victoria General Hospital

SCHOOLS

- 1. Royal Bay Secondary School
- 2. Royal Bay Elementary (Future)

DINING

- 1. Royal Bay Bakery
- 2. My Chosen Café
- 3. Table Nineteen
- 4. Liberty Kitchen
- 5. MOD Pizza
- 6. Sushi Belmont
- 7. Original Joe’s
- 8. Darcy’s Pub
- 9. Bin 4 Burger Lounge
- 10. Rhino Coffee House
- 11. Sabhai Thai

PARKS & RECREATION

- 1. Royal Beach Park
- 2. Esquimalt Lagoon
- 3. Fisgard Lighthouse
- 4. Hatley Castle
- 5. Galloping Goose Trail
- 6. Witty’s Lagoon
- 7. Olympic View Golf Club
- 8. Metchosin Golf & Country Club
- 9. Royal Colwood Golf Club
- 10. WildPlay Victoria
- 11. The Q Centre
- 12. Langford Lanes
- 13. Starlight Stadium



The oceanside life you imagined *is possible.*



INSPIRED BY NATURE & RICH WITH AMENITIES.

Along with our sister company, GableCraft Homes, PCRE has a reputation for quality that exceeds industry standards, setting the bar ever-higher in each area we invest. As the first condominiums offered inside the Royal Bay master-planned community, ELIZA embodies the unique character and flavour of the larger neighbourhood—with all our signature extra touches. Clean architectural lines and West Coast Modern style are as approachable and well-designed as the larger community, yet rest beautifully within the natural surroundings.

- A collection of 59 elegant, fully air conditioned homes, including 1-bedroom floor plans of approximately 599 to 701 square feet, and 2-bedroom floor plans of approximately 896 to 1,013 square feet.
- West Coast Modern architecture designed by the internationally-recognized Rositch Hemphill Architects, one of Vancouver's top architectural firms.
- There's EV-ready underground parking available plus secured storage for bikes
- Traditional building materials create a classic architectural appeal designed to harmonise with the natural environment.
- Balconies and patios create outdoor living space for every resident, with a wraparound terrace gracing select corner suites.
- Park-like landscaping creates a soothing backdrop to enhance your lifestyle here.

FLOODED WITH
LIGHT, FILLED
WITH WARMTH.

So much of daily life centres around the kitchen. With that in mind, we've curated light-flooded spaces that embrace a clean, contemporary design aesthetic finished to a luxurious standard. From sleek appliances and hardware to finely-crafted cabinetry, flooring and countertops, we haven't overlooked a single detail.





AT ELIZA, LIFE IS COMFORTABLE,
WELCOMING AND EASY.

Welcome home to sophisticated interiors, soothing colour palettes and superior finishes designed and crafted with an eye towards the perfect blend of materials suited to all kinds of lifestyles.

Whether you like to keep things casual or refined, we think you'll be equally happy in your new surroundings. And, to help you personalise your home to your tastes, the team at award-

winning Proscenium Architecture + Interiors Inc. has curated two distinct colour palettes for you to choose from.

As developers of some of the finest residential projects on the Island and beyond, we've channelled our vast experience into ELIZA's design, and we can promise you this: you'll love living here.



Renderings are an artist's conception and are intended as a general reference only.

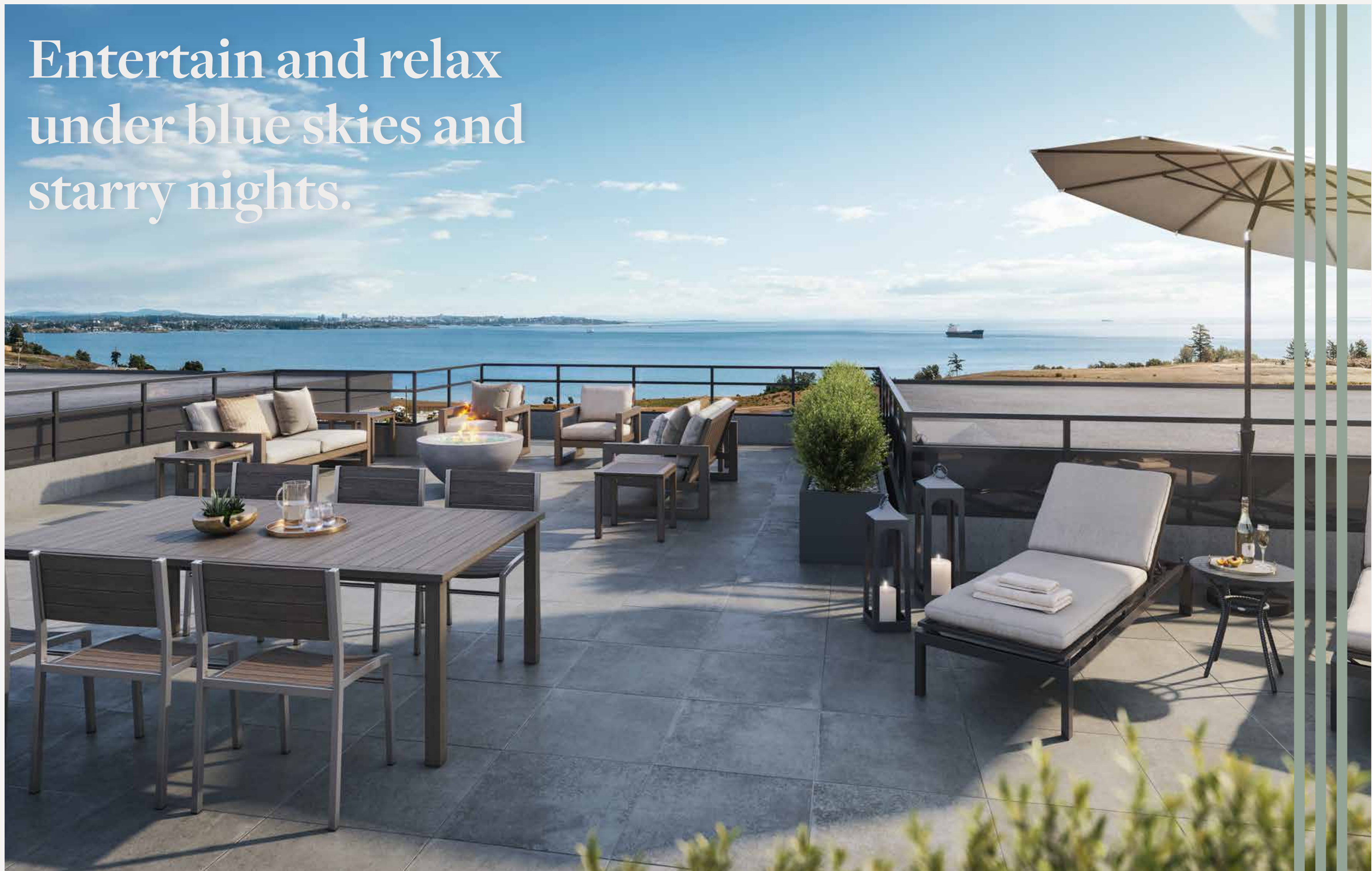


LIVE IN STYLE WITHOUT SACRIFICING SPACE.

A well-designed home should never compromise on the best use of space. We've crafted floor plans that promote ease and flow, with ensuite baths and large closets in every home. We've raised ceiling heights to nine feet throughout, with overheight ceilings that rise to thirteen feet in our signature series homes on the top floor.

Newlyweds, professional singles, growing families and rightsizers will all find ample living space and storage inside our offering of one and two bedroom suites.

Entertain and relax
under blue skies and
starry nights.





YOU'RE SET FOR LIFE.

ELIZA's exciting outdoor amenities allow you to enjoy single-level condo living with all the advantages of a single family home. Life here is about sunset views and strolls along the ocean's edge. It's about Sunday BBQs on the common rooftop patio, or a day spent relaxing or tending your vegetables in the community garden in ELIZA's landscaped "backyard."

Your dog is welcome here too, by the way. There's a built-in dog washing station, and quick access to walkways that meander throughout the community's greenways.

A GYM MEMBERSHIP? YOU DON'T NEED ONE.

No sense plodding away in a crowded fitness centre when you can just pop downstairs to your in-house gym, or dash outside for an oceanside jog. ELIZA comes equipped with a fitness facility shared between both buildings; along with the surrounding bike and walking trails, beaches, playgrounds and parks that offer plenty of opportunities for exercise.

Speaking of convenience, we also set aside a common room where you can host a special celebration, set up shared workspaces, or even hold a meeting. At ELIZA, you're set—for life.



LUX APARTMENTS *Bellevue, WA*



BRIDGELAND CROSSINGS *Calgary, AB*



WEST COMMONS TOWNHOMES *Colwood, BC*



GATSBY APARTMENTS *Seattle, WA*

BUILDING EXPERIENCES.

Established in 2003 and based in Vancouver, Pacific Capital Real Estate (PCRE) has developed over 17,000 residences in BC, Alberta and Washington, with a large number of those projects located on Vancouver Island. As a company, we dedicate our talents and our passion to the long term vision for your community.

PCRE has a history of focusing on the details to deliver top quality homes, and to tailor the architecture, design and amenities to the unique needs of each community. Whenever we embark on a new project, we start by asking, “Who will live here?” Then we design every last detail with those future homeowners in mind.

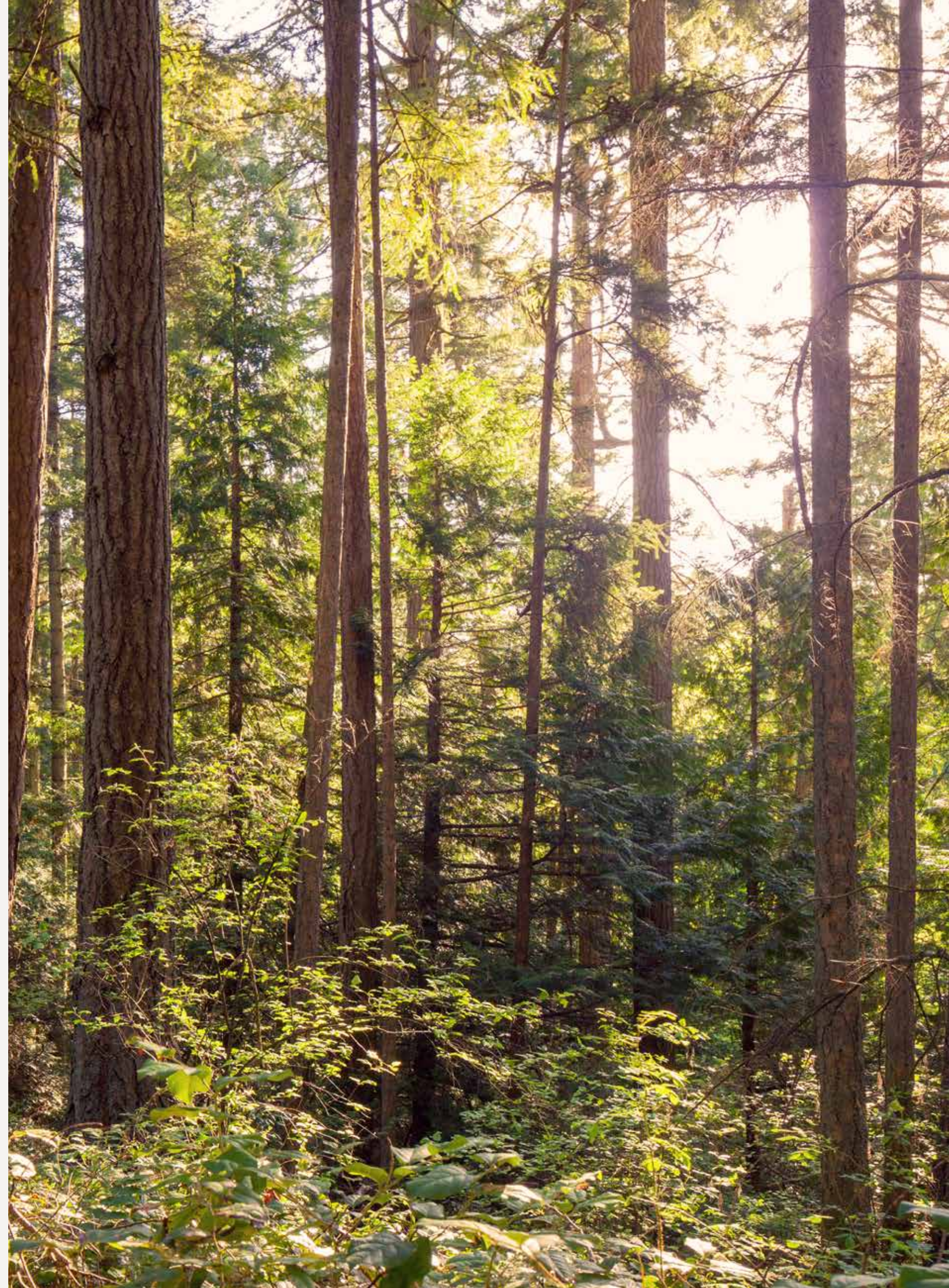
Built in partnership with our subsidiary, GableCraft Homes, the master planned community of Royal Bay is our largest project in BC, and is a major focus of development for the coming years.

With all this experience as our guide, we’ve assembled the best team in Victoria to bring our newest condominium homes at ELIZA to life in a way that meets the needs of the community.

Our passion lies in building a flourishing community that takes full advantage of one of the most stunning locations in Canada. To us, ELIZA reflects our personal commitment to this area, and to the vision of Royal Bay.

It’s here that we know you’ll discover your best life.

∴ **PCRE**group



THE ELIZA SALES TEAM

Nickole Goeujon

250.686.0078

nickole@ElizaCondos.com

Quinn Van Gylswyk

250.888.0729

quinn@ElizaCondos.com

ElizaCondos.com

PCREgroup

ISLAND REALM
REAL ESTATE

This is currently not an offer for sale, any such offer will be made by way of a disclosure statement. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As reverse, flipped, and/or mirrored plans occur throughout the development please see architectural plans for exact unit layout if material to your decision to purchase. Renderings are an artist's conception and are intended as a general reference only. Please ask one of the helpful sales staffs to reference the most recent set of architectural construction drawings for most up to date dimensions and other details. Please refer to disclosure statement for specific offering details. E. & O.E. Sales and Marketing provided by Island Realm Real Estate Ltd. www.islandrealm.com