



EAU DU SOLEIL

WATERFRONT CONDOMINIUMS

THE NEXT
GENERATION OF
WATERFRONT LIVING
HAS ARRIVED



THE CITY'S
NEWEST
LANDMARK
ON THE
WATER

Great architecture transcends time and space, it makes a distinctive statement of inspired living. That statement is Eau Du Soleil. A landmark condominium destination nestled on Toronto's idyllic waterfront. Destined to be one of Canada's tallest and most iconic waterfront communities, Eau Du Soleil soars into the sky in a dramatic expression of architectural grandeur. Two slender residential towers are connected by a series of cascading terraces that converge

on a majestic multi-storeyed podium in a beautiful symphony of form and movement. The stunning façade is accentuated by a clean white metal band that rises up the towers culminating at the top to the curved roofs that will become landmarks on the Toronto skyline. At night, lighting around the edge of the band will provide a powerful image of the overall composition. If Beethoven were an architect, this would be his Moonlight Sonata.

SPECTACULAR VIEWS
ARE JUST THE BEGINNING





Generous balconies and wide terraces overlook magnificent vistas in every direction, providing an intriguing and ever changing visual kaleidoscope. To the south the blue waters of Lake Ontario stretch out to the horizon as far as your eyes can see. To the east, Toronto's dramatic skyline rises majestically like a picture postcard photo op. To the north, the soothing green expanse of High Park captivates you in summer, while fall paints a vivid canvas of bright reds and browns and every shade in between. And the best thing is, you can enjoy these spectacular views from virtually every room in your suite.





WHERE THE WATER *MEETS* THE SKY

Eau Du Soleil's two soaring towers, 66 and 45 storeys high, are connected by a dramatic podium, anchoring the community and providing a vibrant pedestrian streetscape and public park, enhanced with beautiful landscaping and enchanting water features.



Imagine coming home to a scenic urban water garden every day. The arrival forecourt of Eau Du Soleil is a stunning sensory extravaganza, with rows of neatly manicured lawns alternating with ornamental mosaic stone walkways. Synchronized dancing fountains create a dynamic water effect while strategically placed benches with panoramic vistas of the lake offer a seamless connection to the water. Stylish modern accent lighting transforms the courtyard park into a glittering spectacle after sundown. It's a scene straight out of a fantasy movie, except this is real and it's yours to experience every day and night at Eau Du Soleil.

A gracefully curving Porte Cochere entranceway brings you to the magnificent front lobby under majestic V-shaped columns. The twin themes of water and sun combine with the exquisitely sculpted stone and the green of the garden to create a unique sense of arrival for residents and their guests.



INSPIRED BY THE SUN
A WARM AND WELCOMING
AMBIENCE



LOBBY



LOBBY

If first impressions matter to you, be prepared to be overwhelmed. The spectacular two-storey lobbies, one in each tower, offer a stunning welcome experience that sets the tone for elegance and sophisticated living. Accessed through a winding carriageway porte cochere, the glass double doors of the lobby open up into a vast and airy atrium space, bathed in natural radiance. Soaring glass provides an organic visual connection to the beautifully landscaped park and courtyard outside, as well as the blue expanse of the lake in the distance. Conceptualized by the award-winning

firm of Munge Leung Interior Design, the Lobby has a clean, modern and stylish sensibility, accentuated by the abundant use of natural materials and textures. Modelled on the lines of a luxury hotel lobby lounge, gleaming natural stone columns and rustic wood paneled walls frame the sleek Concierge desk where residents and visitors receive a traditional welcome greeting. A modern 2-sided fireplace surrounded by contemporary leather seating provides a warm and luxurious ambience.





RESORT **STYLE**
LIVING *BY THE*
WATER'S
EDGE

Take your next party celebration to a whole new level. Eau Du Soleil's spectacular Party Room overlooks magnificent views of the lake and the Toronto skyline. Stylish entertaining is a breeze, with a sleek stone bar and kitchenette, comfortable seating areas and plenty of room for gathering and socializing.

For the exclusive use of residents from the 50th floor and above, the private Sky Lounge on the 66th floor boasts a rare fusion of grandeur and sophistication in a warm and intimately personal atmosphere. Lavishly appointed with custom stone and leather accents, it's the perfect setting to make any occasion memorable.



CELEBRATIONS
WILL *NEVER* BE THE SAME AGAIN

EXCLUSIVE SKY LOUNGE ON 66TH FLOOR



PARTY ROOM



AMENITIES THAT *INSPIRE* THE MIND, BODY AND SPIRIT

If water is the fountainhead of life, the amenities at Eau Du Soleil are a magnificent expression of its sublime connection with water. The experience begins in the spa-inspired salt water pool and hot tub, continues through the state-of-the-art CrossFit training zone overlooking the pool, and culminates in the gorgeous outdoor terrace. Expansive glass in all amenity areas opens up sweeping sightlines to the lake and the landscaped courtyard below.



CROSSFIT TRAINING ZONE, SALT WATER POOL & HOT TUB

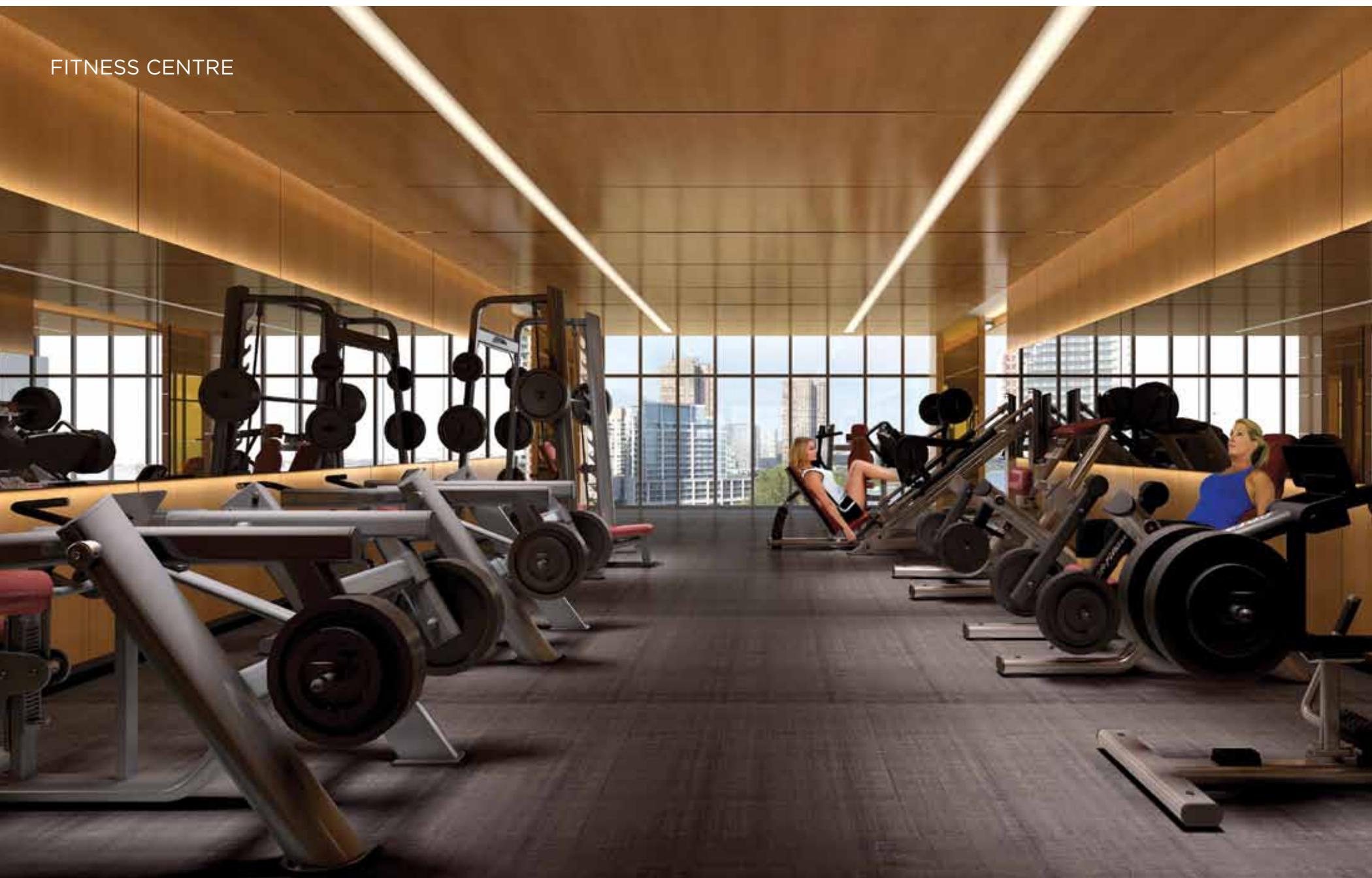


HOT TUB

FITNESS CENTRE



FITNESS CENTRE





Stay in peak physical shape in the ultra-modern Fitness Centre, equipped with cardio and weight training machines. Perfect your routine in the spin room or balance your body and mind in the yoga and pilates studio.

For those who like to kick it up a notch, the Mixed Martial Arts room offers a variety of equipment to combine action with fitness.



YOGA & PILATES STUDIO



SPIN ROOM

Movie night takes on a whole new dimension in the multimedia theatre rooms, equipped with big screens, surround sound and theatre-style seating. Just bring the popcorn!





SKY COURT & COMMUNITY GARDEN



The gorgeous, open air multi-purpose Sky Court combines the fresh invigorating appeal of the great outdoors with the energy and vitality of active sports. Dedicated basketball and tennis courts invite you to get out into the open and play your way to a healthy lifestyle. For residents who wish to indulge their green thumbs, the outdoor community garden plots offer the perfect setting to get close to nature. At Eau Du Soleil, it's all about finding unique ways to connect you with the sun, with nature and with the water.





The 7th floor Infinity Terrace might as well be named seventh heaven, there's simply nothing like it anywhere in Toronto. Exquisitely landscaped with ornamental shrubbery, sculptured stone details and plush lounge style seating with cabanas, the Terrace is your perfect alfresco destination for parties and social occasions. Stunning outdoor fireplaces, barbecue pits and sleek metallic accent lights add to the sophisticated ambience. But the crème de la crème of the Terrace has to be the views: a magnificent spectacle of blue waters, green landscapes and the dramatic skyline of downtown Toronto. The Infinity Terrace is truly beyond your imagination.



THE ULTIMATE
IN ALFRESCO
LIVING

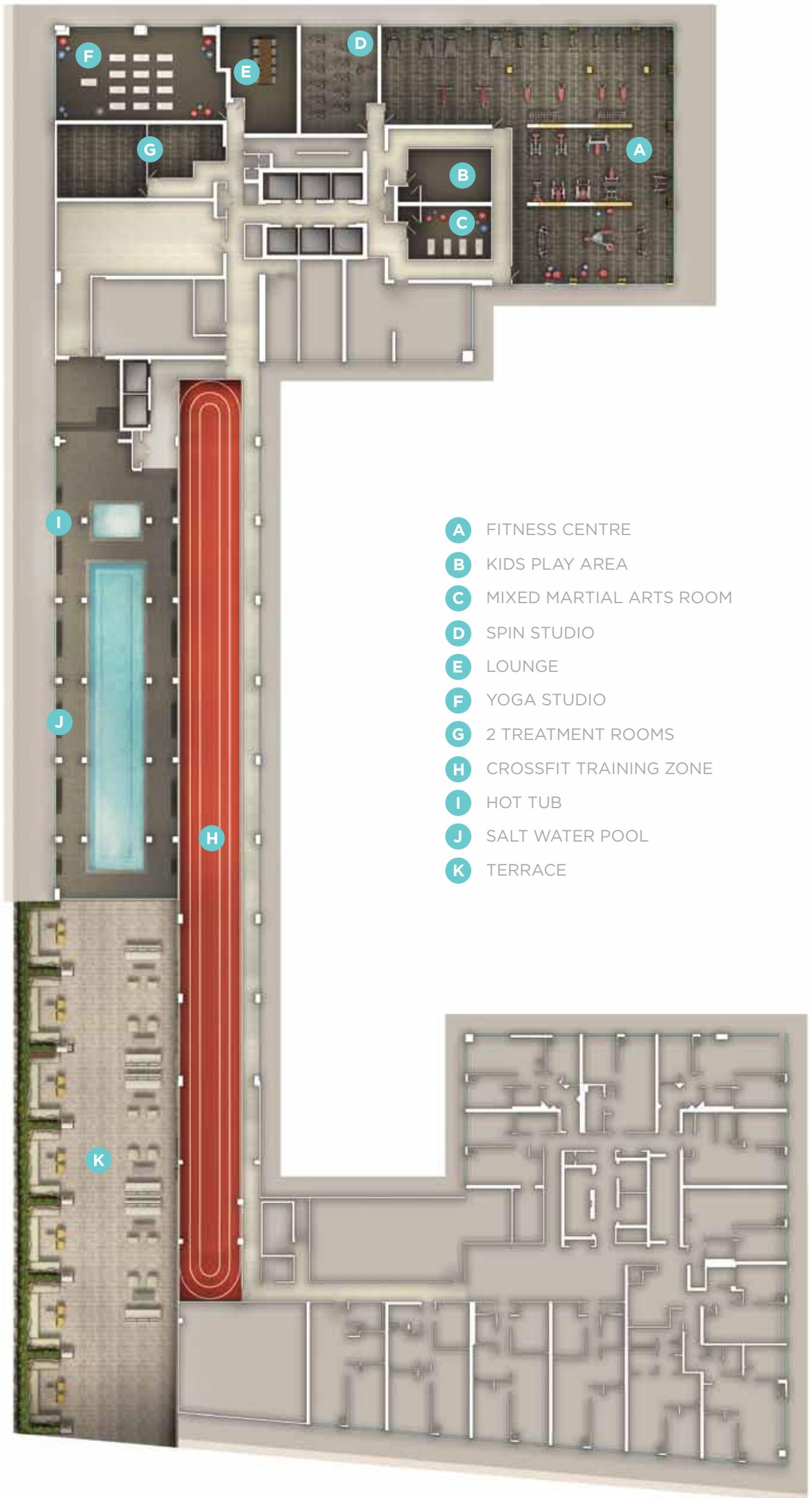








6TH FLOOR



- A** FITNESS CENTRE
- B** KIDS PLAY AREA
- C** MIXED MARTIAL ARTS ROOM
- D** SPIN STUDIO
- E** LOUNGE
- F** YOGA STUDIO
- G** 2 TREATMENT ROOMS
- H** CROSSFIT TRAINING ZONE
- I** HOT TUB
- J** SALT WATER POOL
- K** TERRACE

7TH FLOOR



- L** MEETING ROOM
- M** THEATRE ROOMS
- N** BOARDROOM
- O** MANAGEMENT OFFICE
- P** PRIVATE DINING ROOMS
- Q** GAMES ROOM
- R** PARTY ROOM
- S** 7TH FLOOR INFINITY TERRACE
- T** PARTY ROOM
- U** GAMES ROOM
- V** THEATRE ROOM
- W** BOARDROOM
- X** OFFICES
- Y** BOARDROOM



OWN *THE* WATER

Set against the brilliant blue waters of Lake Ontario and the verdant green of Humber Bay Shores Park, Eau Du Soleil offers serene waterfront living with every amenity at your doorstep. Enjoy a leisurely stroll or an invigorating jog along the most scenic shoreline in Toronto. Just seconds away is the Gardiner Expressway, your quick and convenient route to downtown Toronto, whether it's for work, an evening at the theatre, a shopping trip, a gourmet meal or a pro sports game. Mimico GO Station is minutes away and TTC

is right at your doorstep. Highway 427 and QEW provide speedy routes to the north and west. Shopping choices are plentiful, from neighbourhood boutiques, coffee shops and groceries to big box stores and mega malls. Sherway Gardens, just a short drive away, is an upscale fashion and lifestyle centre with over 200 shops and services, known for its exclusive retailers and fine gourmet restaurants. At Eau Du Soleil, you've got connections to the water, the city and nature.

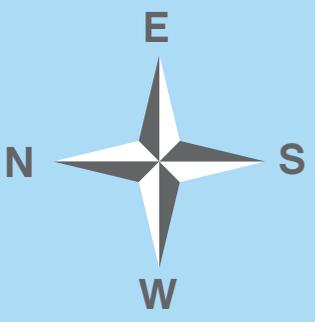
PARK YOURSELF *HERE*

If you love the great outdoors, you'll revel in the numerous public parks in the immediate vicinity. Walk your dog, do some bird watching, or park yourself on a bench and gaze at the blue waters. The Martin Goodman Trail, just minutes away, has a boardwalk for cycling, jogging and in-line skating. The Humber Bay Butterfly Habitat incorporates a diversity of native wildflowers, shrubs, trees, grasses, sedges and a variety of physical features that support butterflies throughout their life cycle. South Humber Park, located on the west bank of the Humber River is a natural marsh environment with lush undergrowth and marine life which attract a multitude of migratory birds on their way south for the winter.





5 MIN TO DOWNTOWN TORONTO



5 MIN TO SHERWAY GARDENS



EAU DU SOLEIL
WATERFRONT CONDOMINIUMS

Bloor St W

Bloor St W

LANSDOWNE
BLOOR

DUNDAS WEST

KEELE

HIGH PARK

RUNNYMEDE

JANE

OLD MILL

ROYAL YORK

Lansdowne Ave

Dundas St W

Queen St W

King St W

Roncesvalles Ave

Parkside Dr

HIGH PARK

South Kingsway

Humber River

Toronto Humber Yacht Club

The Queensway

QEW / The Gardiner Expressway

Royal York Rd



Humber Bay Park East

Humber Bay Park West

Mimico Cruising Club

Etobicoke Yacht Club

Boulevard Club

Toronto Sailing and Canoe Club

Argonaut Rowing Club

Humber Bay

Lake Ontario

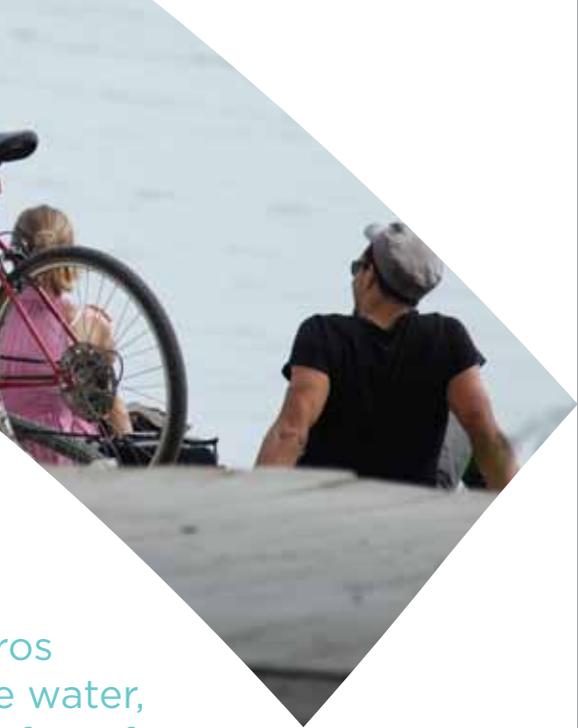
Boardwalk

Marine Parade Dr

Park Lawn Rd

Lake Shore Blvd W

The vibrant South Etobicoke waterfront offers a myriad of boating and sailing opportunities as well as popular events at the Exhibition Grounds and Ontario Place. Serious and casual boaters will find a host of nautical amenities here such as the Humber College Sailing School, Mimico Cruising Club and Etobicoke Yacht Club. With its cool cafés, bistros and restaurants by the water, the area is perfect for a fun weekend outing with friends and family.





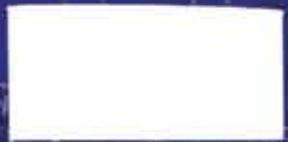
Just a few minutes to the northwest is Toronto's famous Bloor West Village, an eclectic and diverse neighbourhood with a quintessential East European flavour. Known for its quaint charming ambience, Bloor West Village draws people from all over the city for its fresh produce, bakeries and delis. Artists and musicians bring vitality and creativity to the neighbourhood, providing their talents for historic cultural venues and summer street festivals.





LIVE *YOUR* VIEWS

Sophisticated urban styling distinguishes the suite interiors at Eau Du Soleil, where Munge Leung Interior Design has created an incredibly sensual space through the use of natural materials and textures. Eau Du Soleil offers the very best in elegant living, with an exceptionally high standard of craftsmanship combined with contemporary styles, accents and upscale finishes.





FEATURES AND FINISHES

IMPRESSIVE BUILDING AMENITIES

- Make an arrival in the grand Porte Cochere entranceway
- Gracious Lobby with double-sided fireplace and cozy seating area
- Courteous and attentive 24-hour Concierge
- Elegantly appointed Guest Suites for your visiting family and friends
- On site Superintendent Suite
- Stay connected 24/7 with Wi-Fi enabled amenity areas
- Pet Wash area to pamper your furry friends
- Dedicated Car Wash area

FOR YOUR HEALTH AND WELLNESS

- Invigorating indoor salt water Pool with hot tub
- Separate Men's and Women's Change Rooms with showers and saunas
- Professionally equipped Fitness Centre with weight training and cardio areas
- CrossFit Training Zone
- Contemporary Yoga & Pilates Studio equipped with mats and stability balls
- Spin Room equipped with bikes
- Mixed Martial Arts Room, for those who like to combine action with their fitness regime
- Relaxing Lounge area
- Safe, spacious and fun-filled Kids Play Area
- Sublime Treatment Rooms for the ultimate in rejuvenation therapy
- Outdoor landscaped Terrace with comfortable seating area

STATE-OF-THE-ART ENTERTAINMENT FACILITIES

- Splendid multifunction Party Room complete with kitchen, wet bar and lounge area
- Private Dining Rooms complete with kitchens
- Games Room equipped with card tables and billiards
- Professionally appointed Meeting Room
- Enjoy an authentic movie experience in the multimedia Theatre Rooms. Just bring the popcorn!
- Magnificent outdoor landscaped Terrace complete with BBQ's, fire pit, cabanas and seating areas
- Outdoor Bar area

BEAUTIFUL SUITE FEATURES

- Private balcony, terrace or patio as per plan*
- 9' ceilings on all floors (10' ceilings on 60th floor and up)
- Secure, solid core suite entry door with dead-bolt and guest viewer
- Stylish white interior doors with modern hardware (contemporary sliders where applicable)
- Mirrored sliding doors on foyer entrance closet as per plan*
- Plank laminate engineered flooring in living room, dining room, kitchen, bedrooms, den, foyer and hallways as per plan*
- Choice of glazed porcelain or ceramic tiles for bathrooms
- White ceramic floor tile for laundry room
- Walk-in closets as per plan*
- Vinyl-coated wire closet shelving as per plan*
- White front-load stacked washer and dryer
- Cultured marble window sills where applicable
- Walls painted with white latex paint; semi-gloss white in bathrooms and all trim work
- Individual climate control centralized air conditioning and heating
- Separately metered suites for personal control of suite hydro, water and heating, cooling consumption

GOURMET KITCHENS

- Stainless steel appliance package including slide-in stove, fridge, dishwasher, and OTR combination microwave / hood fan
- Custom-designed contemporary kitchen cabinets
- Polished granite countertop
- Glass tile backsplash
- Stainless steel kitchen sink with single lever pull-out faucet

SPA-INSPIRED BATHROOMS

- One-piece custom-designed cultured marble integrated sink with single lever faucet
- Designer vanity mirror including light fixture
- Luxurious soaker tub as per plan*
- Framed glass shower enclosure as per plan*
- Pressure balanced valves for tub and shower
- Choice of ceramic or glazed porcelain tile for floor, tub and shower enclosures
- Fresh and invigorating rain shower heads
- Privacy locks on all bathroom doors
- Exhaust fans vented to the outside

ELECTRICAL & COMMUNICATIONS

- Phone and data cable wired in all suites
- Conveniently located phone outlets in kitchen, living room, bedrooms and den as per plan*
- Light fixtures in foyer, halls, kitchen, den and walk-in closets
- Capped ceiling outlet in bedrooms
- White "Decora" style switches and receptacles throughout

BUILDING SECURITY, SAFETY & SPRINKLERS

- Personally-encoded security system with keypad and door contacts
- Heat/smoke and carbon monoxide detectors connected to building alarm as required by code
- Entrances, exits, elevators and selected exterior areas monitored by closed circuit television system
- Key fob allows effortless access at selected secure building entrance points
- Main garage doors operated by key fob or transmitter
- Main front entrance cameras allow you to view your visitors on a dedicated channel on your own TV
- Underground parking with security cameras in the garage area along with parabolic mirrors for greater visibility of pedestrians and vehicles
- Well lit underground garage and exit stairwells painted white
- Garage is ventilated and protected by a fire sprinkler system for added safety and protection
- Heated parking ramp for added vehicle traction

(Note: all kitchen appliances are stainless steel. Washer and dryer are in white.) All of the above specifications are from Vendor's standard samples and as per plan. Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production. The Vendor reserves the right to substitute materials and/or suppliers of equal or greater quality at any time at their sole discretion. Engineered and laminate flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. The buyer acknowledges that failure to maintain standard humidity levels may result in excessive gapping or cupping and that the Vendor will not be held liable. The ceiling height of any suite is approximate and is measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling heights will be less than the stated ceiling height for that floor. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bathrooms, laundry rooms, and hallways), the ceiling height will also be less than the stated ceiling height for that floor. All ceilings are white stippled excluding bathrooms. All renderings are artist's concept. Renderings may show upgrades. Prices, specifications and terms are subject to change without notice. E.&O.E. April 2012. *Availability determined by suite design.

MEET THE TEAM

WHEN THE FINEST TALENTS IN DESIGN,
ARCHITECTURE, LANDSCAPE PLANNING
AND MARKETING COME TOGETHER,
THE RESULTING SYNERGY IS ABOVE AND
BEYOND THE ORDINARY.



ZEIDLER PARTNERSHIP

Pursuit of quality is the hallmark of Zeidler Partnership Architects, a Toronto-based architectural practice with roots that can be traced back to 1880. Under the direction of senior partner Tarek El-Khatib, the firm has established an international reputation for projects that reinforce the ideologies of local history, context and cultural flow. Each project develops out of intensive research and a collaborative process, and resolves perceived challenges through the architecture of fascinating spaces. This approach has resulted in an extensive portfolio of work that emphasizes the translation of client vision and values into distinctive urban places.



E. I. RICHMOND

E. I. Richmond Architects specialize in large and small-scale condominium residences, retail, commercial and institutional buildings. The company has operated in Toronto since 1992 and has been a leading architectural firm for some of the city's most impressive high rise buildings. At the heart of E. I. Richmond's practice are both its design and technical teams. These are led by senior architects who report directly to the principals in charge of the project. From strategic planning to design and approval, E. I. Richmond is committed to efficiency, expertise and creativity.



MUNGE LEUNG

Established in 1997 by partners Alessandro Munge and Sai Leung, Munge Leung is among Canada's leading interior design firms. The international award-winning firm has been recognized for providing sophisticated design solutions to a diverse palette of projects ranging from luxury hotels and high-end condominium developments, to specialty restaurants and popular nightclub venues. Munge Leung has received prestigious awards and recognition from Hospitality Design Magazine, International Interior Design Association, Best of Canada Design Competition, Design Exchange Awards, Ontario Home Builders' Association Awards and The Nationals - Sales & Marketing Awards.



MBTW GROUP

One of Canada's most renowned landscape architecture firms, The MBTW Group has been at the forefront of creating innovative, animated and sustainable outdoor urban environments. Over the past 35 years, MBTW has worked with leading developers and municipalities in creating numerous award-winning urban parks, streetscapes, waterfronts, golf courses, resorts, town centres, institutional and civic centres, as well as thematic gardens and elegant courtyards for new communities and upscale condominiums across Canada. The firm's passion for excellence in design has been recognized with over 50 design awards from numerous municipalities, industry associations and professional associations.



MONTANA STEELE

Over the last 20 years, dedication, energy and passion have guided Montana Steele Strategic Marketing to create real estate brands that are truly magnetic. This award-winning, Toronto-based advertising agency is today one of the foremost names in the new home development business. With an impressive client list that includes some of North America's largest developers, Montana Steele Strategic Marketing is an agency that's committed to creating original and effective communication.

BUILDING *AN* EMPIRE

Empire Communities is a leading builder-developer of some of the most successful master-planned communities in Ontario. Since inception in 1986, Empire has established a long-standing tradition of creating prestigious residences in amenity-rich neighbourhoods that fit effortlessly into the lifestyles and priorities of their homeowners, no matter what their stage of life.

Empire's diverse portfolio has encompassed homes, condominium towers and lowrise communities all across the Greater Toronto Area and Southern Ontario. These iconic landmarks have earned Empire its reputation for outstanding attention to detail, contemporary construction technology and thoughtful designs. In fact, it's these very qualities that win Empire prestigious industry awards year after year.

OUR MISSION

Our company is committed to bringing a foundation of C.A.R.E. to every exceptional community we build. The four keystones of Empire's mission statement are: Customers - Attitude - Relationships - Excellence. Together, they form C.A.R.E. and it's our company-wide commitment to these principles that has helped Empire achieve a reputation for outstanding attention to detail and customer service.



BEYOND THE SEA | Etobicoke



THE MODERN | Toronto



FLY CONDOS | Toronto



RAIN CONDOS | Oakville



SCHOOLHOUSE | Toronto



THE VINEYARDS | Richmond Hill



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