



11|YV

11 YORKVILLE • TORONTO



WELCOME HOME

WELCOME TO 11YV - WHERE ELEGANCE, LUXURY, AND LIFESTYLE COME TOGETHER IN THE HEART OF YORKVILLE. WITH EXQUISITE FINISHES AND WORLD-CLASS AMENITIES, EVERY DETAIL IS DESIGNED FOR THE FINEST LIVING EXPERIENCE. NESTLED IN NORTH AMERICA'S MOST PRESTIGIOUS NEIGHBOURHOOD, YOU'RE STEPS FROM DESIGNER BOUTIQUES, GOURMET DINING, AND CULTURAL HOTSPOTS.

ENJOY OVER 20,000 SF
OF WORLD-CLASS AMENITIES

NORTH AMERICAN
PROJECT OF THE YEAR



AMENITY OVERVIEW



LEVEL 3

- 1. HAMMAM SPA
- 2. PRIVATE PARTY & DINE LOUNGE
- 3. INDOOR/OUTDOOR POOL
- 4. FITNESS STUDIO
- 5. OUTDOOR TERRACE



LEVEL 4

- 6. GAMES ROOM
- 7. PRIVATE LUXURY LOUNGE
- 8. BUSINESS CENTRE
- 9. WIFI LOUNGE
- 10. THEATRE
- 11. KIDS' ROOM
- 12. ZEN GARDEN
- 13. WINE TASTING ROOM
- 14. PIANO LOUNGE

LOBBY



AN OPULENT ARRIVAL

THE BREATHTAKING DOUBLE-HEIGHT LOBBY OFFERS A DAILY SENSE OF ARRIVAL LIKE NO OTHER, A SOARING LIGHT-FILLED SPACE THAT WELCOMES YOU FROM A DISCREET PRIVATE LANEWAY TO THE EAST. IT IS A STATEMENT OF QUIET LUXURY, SEAMLESSLY BLENDING GRANDEUR WITH INTIMACY.

“A lot of the things that you see at 11YV, you would never see in a typical condo building. We were committed to doing something really unique, something befitting the exclusive Yorkville neighbourhood.”

ELAINE CECCONI, CECCONI SIMONE

THE ART OF UNWINDING

LET THE SOFT MELODIES OF THE PIANO ACCOMPANY YOUR MOMENTS OF CALM. WHETHER YOU'RE LOST IN A NOVEL OR SIMPLY TAKING IN THE FINELY APPOINTED SURROUNDINGS, THE PIANO LOUNGE OFFERS AN ELEGANT ESCAPE DESIGNED FOR REFINED RELAXATION.

PIANO LOUNGE



WINE TASTING ROOM



SAVOUR EVERY DETAIL

EXCEPTIONAL WINES DESERVE AN EQUALLY EXCEPTIONAL SETTING. IN THE WINE TASTING ROOM, A STONE TABLE TAKES CENTRE STAGE, INVITING YOU TO UNCORK RARE VINTAGES. DESIGNED FOR CONNOISSEURS AND COLLECTORS ALIKE, THIS EXQUISITE SPACE ELEVATES EVERY POUR INTO A MOMENT WORTH REMEMBERING.

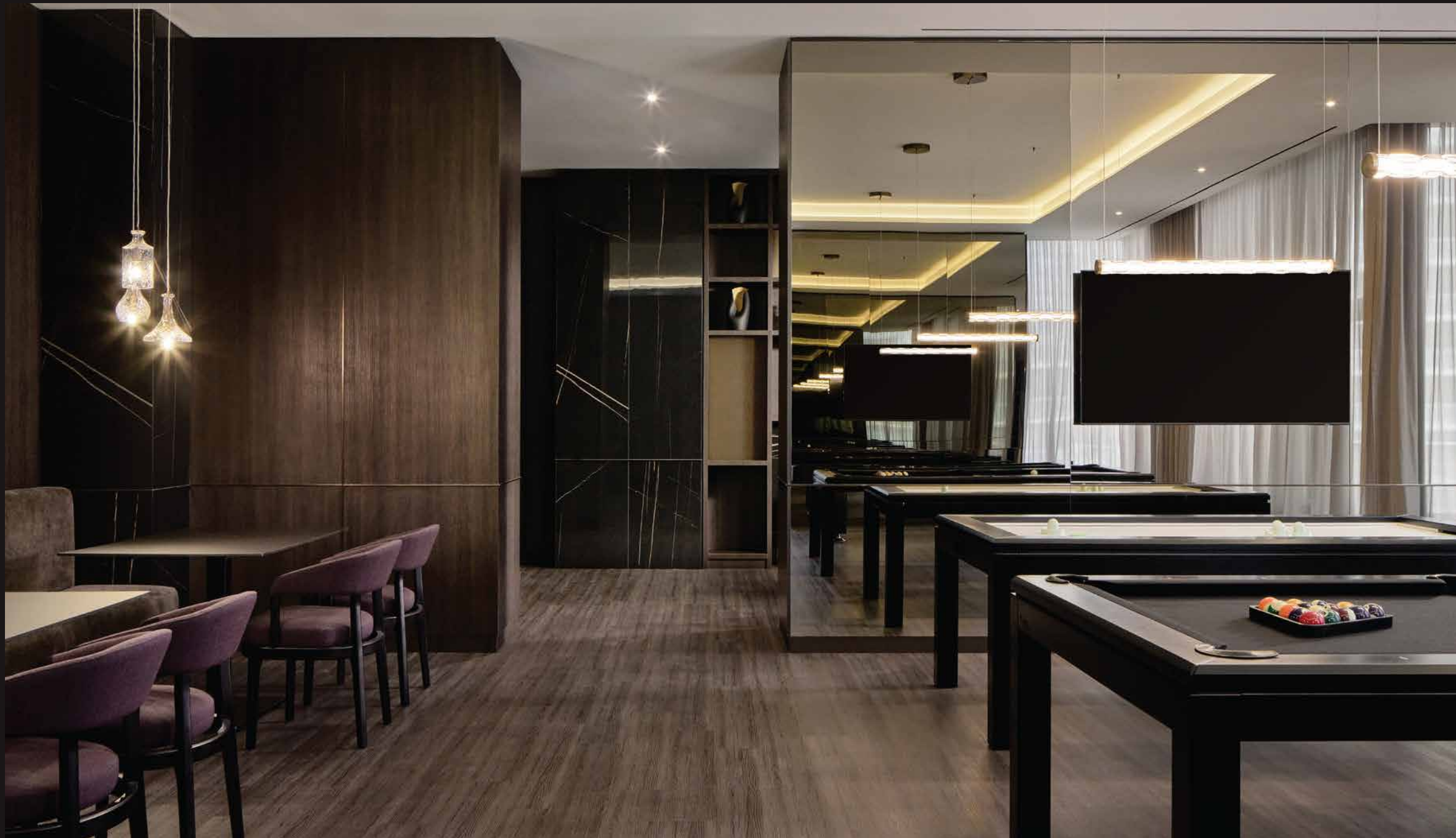
A LUXURIOUS RETREAT

IN THE LUX LOUNGE, EVERY DETAIL IS CRAFTED FOR THE DISCERNING. A STRIKING WRAPAROUND VELVET SOFA FILLS THE SPACE, OFFERING A PLACE FOR INTIMATE CONVERSATION OR QUIET REFLECTION. RICH TEXTURES AND POLISHED FINISHES COMBINE WITH MOOD LIGHTING TO CREATE AN ATMOSPHERE THAT'S BOTH SEDUCTIVE AND REFINED.

PRIVATE LUXURY LOUNGE



GAMES ROOM



WHERE STYLE MEETS PLAY

IN THE GAMES ROOM, SLEEK SOCIAL SPACES INVITE CONVERSATION AND COMPETITION. WHETHER YOU'RE GATHERING FOR A LIVELY MATCH OF BILLIARDS, OR SIMPLY UNWINDING WITH FRIENDS, EVERY MOMENT IS ELEVATED.

A VIP EXPERIENCE

THE THEATRE IS ENTERTAINMENT AT ITS MOST REFINED. TIERED SEATING AND STATE-OF-THE-ART SURROUND SOUND IMMERSE YOU IN EVERY SCENE, WHETHER YOU'RE WATCHING A FILM, CATCHING A GAME, OR HOSTING A VIEWING PARTY.

THEATRE



KIDS' ROOM



A WORLD OF IMAGINATION

IN THE KIDS' ROOM, EVERY CORNER SPARKS CREATIVITY, YOUNG MINDS
CAN EXPLORE, PLAY AND GROW, IN AN ENVIRONMENT DESIGNED TO INSPIRE
WONDER AND JOY.

TIME TO CELEBRATE

DESIGNED FOR INTIMATE GATHERINGS AND GRAND CELEBRATIONS,
THE PARTY ROOM SETS THE SCENE FOR EXCEPTIONAL MOMENTS.
AN IMPRESSIVE GAS FIREPLACE ANCHORS THE SPACE, CASTING A WARM
GLOW OVER THE LOUNGE AND DINING AREAS.

PRIVATE PARTY & DINE LOUNGE



FITNESS STUDIO



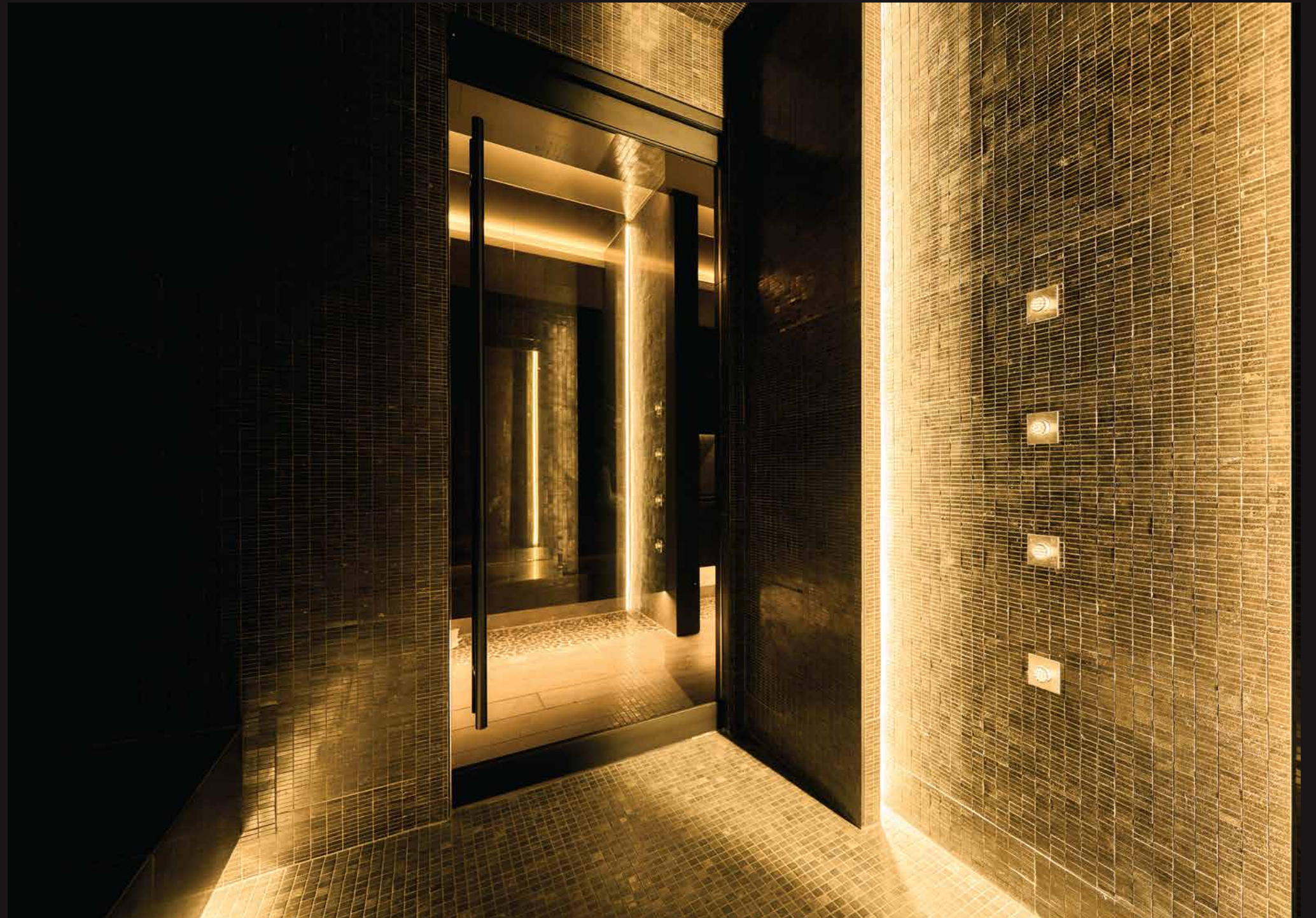
STRENGTH AND RENEWAL

THE STATE-OF-THE-ART FITNESS STUDIO IS EQUIPPED WITH CARDIO EQUIPMENT, FUNCTIONAL TRAINING STATIONS, AND A SERENE YOGA STUDIO. FLOOR-TO-CEILING WINDOWS LOOK ONTO THE TERRACE.

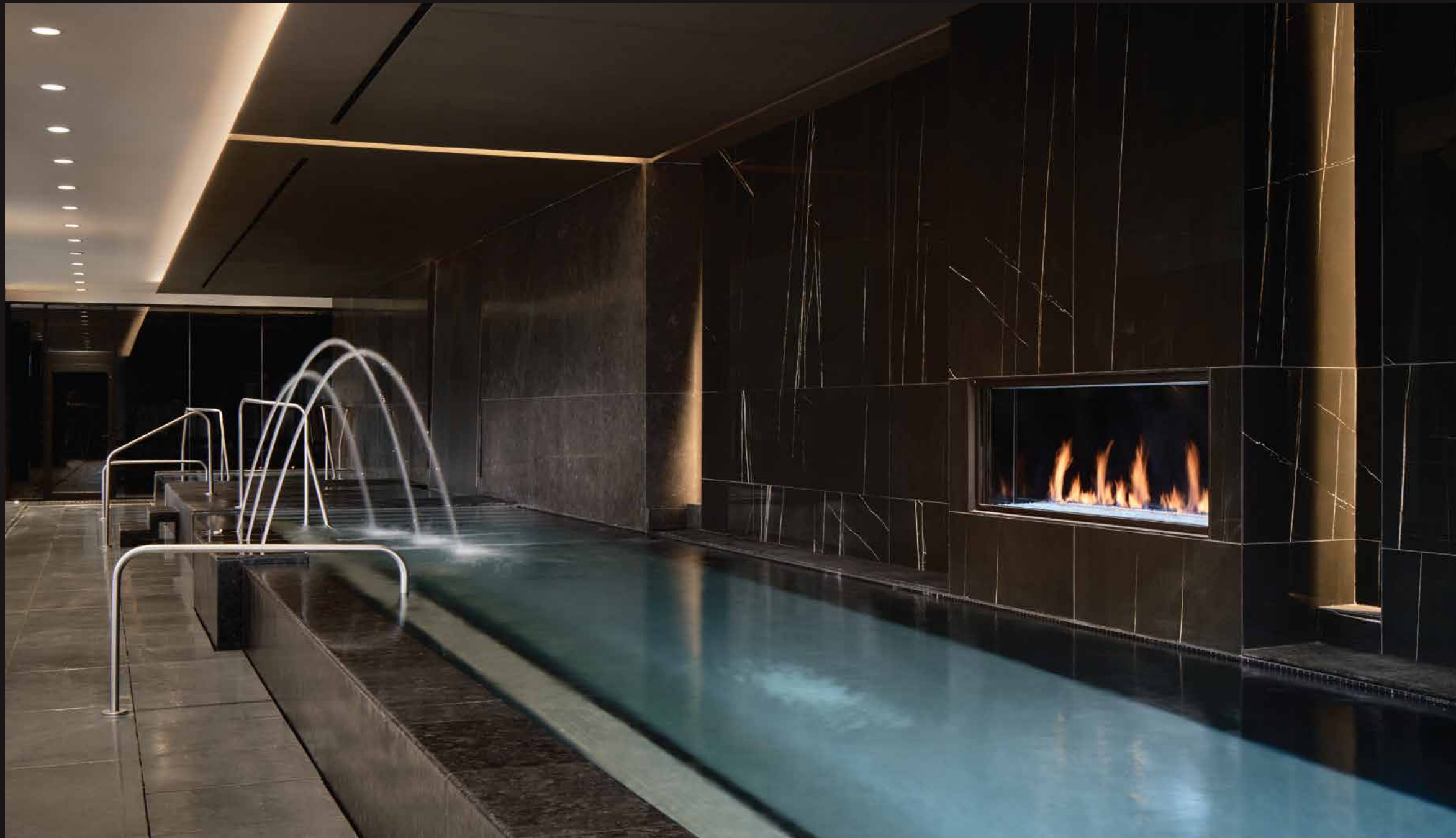
A SANCTUARY OF SERENITY

STEP INTO THE HAMMAM SPA, WHERE TIME SLOWS AND TRANQUILITY REIGNS. LUXURIOUS STEAM, SOOTHING STONE, AND ANCIENT RITUALS COME TOGETHER TO RENEW BODY AND SPIRIT IN AN ATMOSPHERE OF PURE INDULGENCE, COMPLETE WITH DEDICATED MEN'S AND WOMEN'S STEAM ROOMS, SAUNAS, AND MULTI-SENSORY EXPERIENCE SHOWERS.

HAMMAM SPA



INDOOR/OUTDOOR POOL



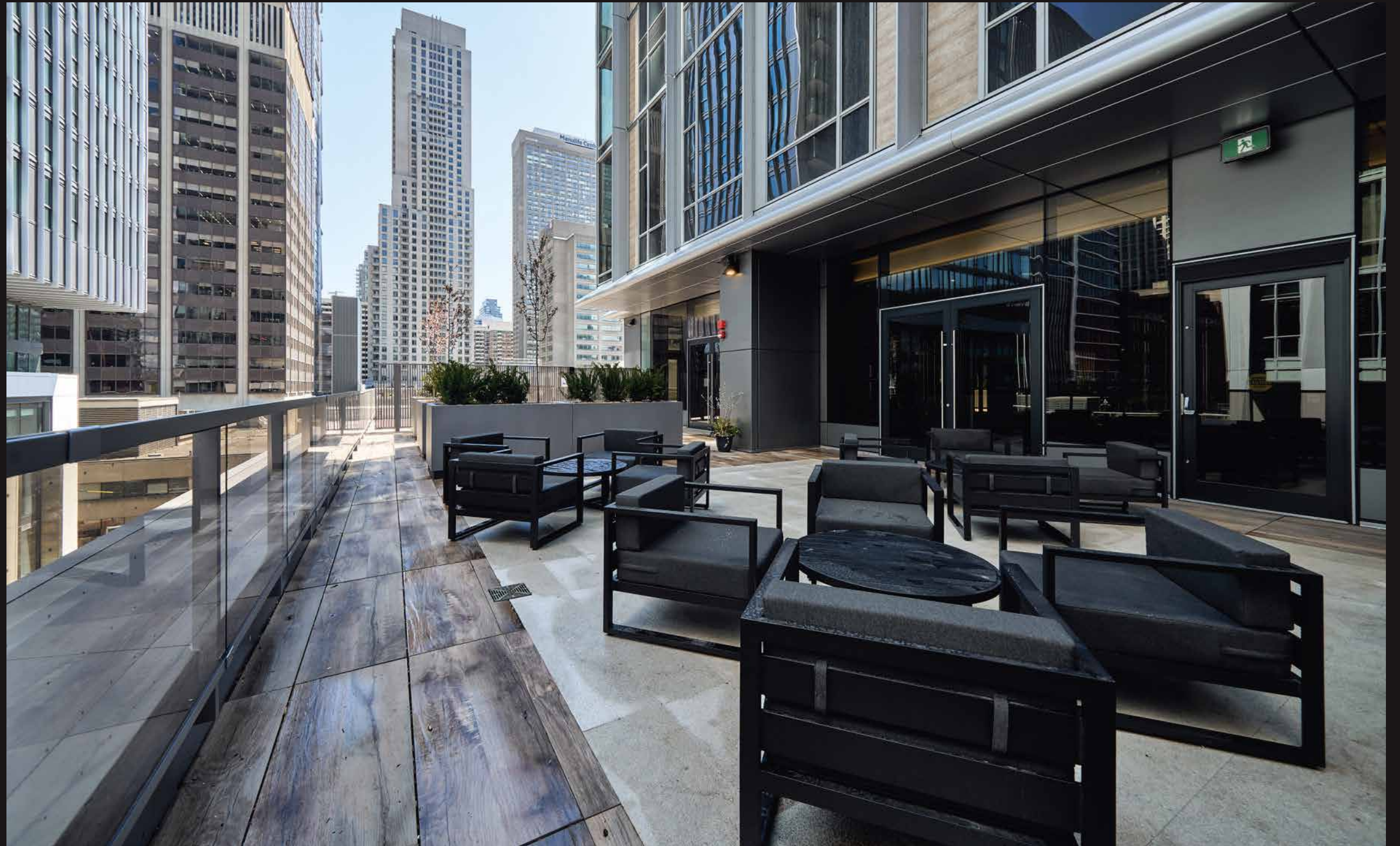
A SANCTUARY OF WELLNESS AND CALM

DAY AND NIGHT, THE INDOOR/OUTDOOR POOL SHIMMERS LIKE A JEWEL, REFLECTING OFF THE SLEEK BLACK-AND-WHITE MARBLE WALLS. IN THE HOT TUB, NEXT TO THE FIRE, OR UNDER THE WATERFALL, STRESS MELTS AWAY AND A SENSE OF WELLNESS SETS IN.

AN URBAN OASIS

ON THE OUTDOOR TERRACE, DESIGN AND NATURE COMBINE IN PERFECT HARMONY. ELEGANT DINING AND LOUNGE AREAS ARE FRAMED BY THE BEAUTY OF SCULPTED TREES AND THE SHIMMERING SURFACE OF THE INDOOR/OUTDOOR POOL. OUTDOOR BARBECUES INVITE CURATED CULINARY MOMENTS AND A SENSE OF REFINED LEISURE.

OUTDOOR TERRACE



RIO CAN LIVING

Since 1993, RioCan has helped shape the places Canadians want to work and shop. Now, RioCan Living is shaping the places they want to live. We know that building a community takes more than bricks and mortar. It takes people. When we select a project location and building team, we're thinking about the people who will one day call it home. Our goal is to enhance the culture of each neighbourhood we work in through listening, discovery, and innovation. Every one of our developments is backed by our proven performance and commitment to providing impeccable management, convenient access to major commuter routes, world-class architecture, best-in-class amenities, and expertly curated retail experiences.

METROPIA

Under the steadfast leadership of the BILD Lifetime Achievement award winner – Founder, Chairman & CEO Howard Sokolowski – the Metropia name has become synonymous with integrity. The Toronto-based premier real estate developer has led the development of over 30,000 homes and has been recognized with some of the industry's highest honours. With a reputation for quality construction, thriving communities, solid integrity, and exceptional customer care, Metropia delivers undeniable value, changing skylines and neighbourhoods, and redefining the meaning of home.



Capital Developments is a leading Canadian real estate development company with international roots. Through the mid 90's and early aughts, founders Todd Cowan and Jordan Dermer were instrumental in the development of over 10 million square feet in Europe before turning their sights back to home grown soil. Today the company has an impressive portfolio of design-forward developments across Canada, projects that have created meaningful connections for communities, cities, and the country as a whole.

THANK YOU

FROM THE VERY BEGINNING, OUR VISION FOR 11YV WAS CLEAR – TO CREATE A BOLD NEW ICON, A TORONTO LANDMARK THAT WILL REMAIN A BEACON OF ELEGANCE AND PRESTIGE, REGARDLESS OF THE PASSING OF TIME.

WELCOME HOME TO 11YV, YOUR AWARD-WINNING RESIDENCE LOCATED ON NORTH AMERICA'S MOST CELEBRATED STREET. 11YV, ON THE ICONIC YORKVILLE AVENUE, IS WHERE ELEGANCE, LUXURY, AND LIFESTYLE COME TOGETHER.

THE MOST EXCLUSIVE STREET IN NORTH AMERICA IS NOW YOURS. YOU ARE PART OF SOMETHING TRULY EXCEPTIONAL, AN ADDRESS THAT DEFINES LUXURY, A BUILDING DESIGNED TO ENDURE, AND A COMMUNITY THAT EMBODIES THE VERY ESSENCE OF REFINED CITY LIVING.

YOUR BELIEF IN 11YV HAS MADE IT THE EXTRAORDINARY SUCCESS IT IS TODAY, AND WE ARE PROUD TO WELCOME YOU HOME TO A PLACE THAT IS NOT JUST A RESIDENCE, BUT A LASTING INVESTMENT IN BEAUTY, CRAFTSMANSHIP, AND UNPARALLELED LOCATION.

THANK YOU FOR BEING PART OF 11YV.

Jonathan Gitlin
CEO, RioCan REIT

Howard Sokolowski, O.Ont
CEO, Metropia

Todd Cowan & Jordan Dermer
Co CEOs, Capital Developments

