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The sun slowly climbs over the horizon. Golden light spills across the calm surface of Lake Ontario, and reaches toward you. Slide your balcony door open. Step out. Stretch. Breathe.

Ease into your day with the familiar embrace of your favourite armchair, and a steaming cup of coffee.





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## A NEW DAWN

Alba is a residential community by Edenshaw, set to bring a new standard of condominium living to Downtown Mississauga. Located at the intersection of Hurontario Street and Fairview Road East, Alba is distinctively situated between a burgeoning urban centre and an array of natural amenities. Conceived by Core Architects, a black and white clad podium serves as the base of the structure, while a sleek, curvaceous tower with undulating balconies will make a harmonious addition to the Mississauga skyline.

Cecconi Simone's interiors borrow from the minimalism and functionality of a Scandinavian-inspired aesthetic. Taking further inspiration from the warmth of mid-century modern design, they have curated communal and private spaces that are unique and sophisticated. The suites are a mix of one-bedroom and two-bedroom residences, ranging from 420 to 650 and 750 to 850 square feet respectively, with four multi-level townhomes nestled intimately along Fairview Road East.





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Right Living Room  
Floor-to-ceiling windows offer  
sweeping panoramic views

At Alba, attention has been given to every detail, including how the unique shape of the building plays into the sightlines and views. The curvilinear form of the tower has created rounded spaces within the suites, which allow for captivating vistas from sunrise to sunset.

Each suite has expansive floor-to-ceiling windows, with sliding doors that open onto balconies overlooking Lake Ontario to the south, the skyline of Downtown Toronto to the east, and the bustling skyline of Mississauga City Centre to the north.



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Enjoy breakfast in a kitchen that beautifully combines functionality with aesthetics.

Step into the harmoniously designed signature bathroom for an invigorating shower, and feel energized for the day ahead.





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**Left Kitchen**  
Integrated appliances tuck neatly into the cabinetry to create harmonious coherence, and extra storage space is featured neatly behind the counter

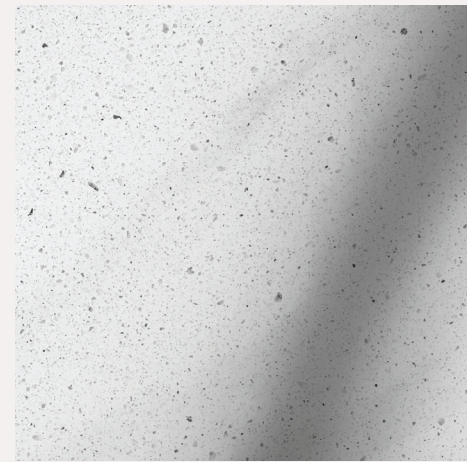
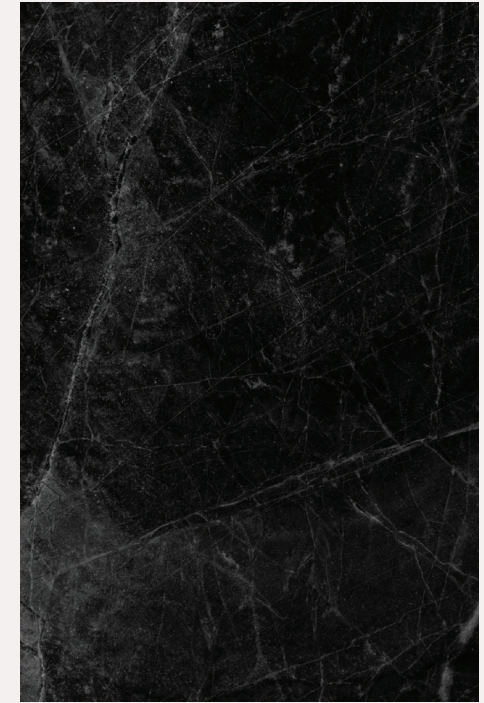
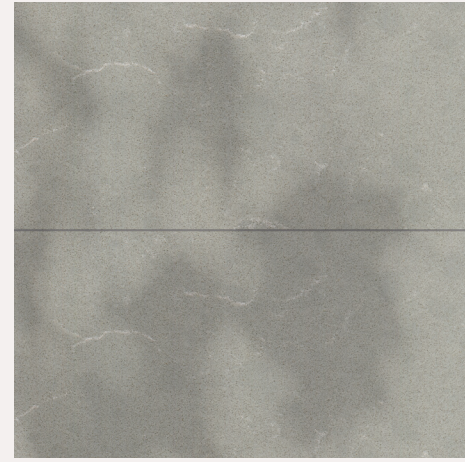
Not a feature overlooked, not an inch wasted. This was the vision for Toronto-based design studio, Cecconi Simone, when conceptualizing Alba's unique and carefully considered suite designs. Each home has been thoughtfully laid out to optimize flow and space efficiency. The clean, modern kitchens make no compromises. Each suite includes a premium induction cooktop, elegant laminate floorings, integrated appliances, and recessed lighting. They also feature a stainless steel under-mounted sink complemented by composite stone worktops. In the bathrooms, no detail has been forgotten. From porcelain tile flooring to frameless glass showers to custom storage towers, every decision has been made with beautiful and functional living in mind. Designed with attention to detail to maximize your space, Alba's suites offer a smart, sophisticated sanctuary for you to call home. Elevate your cooking experience with Alba's custom-designed kitchens. With a minimal footprint, they make a big impact by utilizing space efficiently to maximize

storage and functionality. What's more, articulated custom millwork creates beautiful lines and an aesthetic that is anything but conventional.

Alba's kitchens have compelling, custom features making them both unique and highly practical. To start, fully integrated appliances add to the sleek, cohesive design with the fridge, dishwasher, and pantry storage symmetrically placed in towers at both ends.

Thoughtfully positioned LED lighting surrounds the upper cabinets giving the appearance they are floating, while also ensuring prep surfaces are well lit. An area behind the counter extends storage, while a drawer beneath the cooktop provides a convenient space for cooking utensils or spices. A microwave-hood fan combination is situated seamlessly in the cabinetry above the cooktop. Alba's kitchens stand out with a well-considered use of space.





**FINISHES**

Selected by Cecconi Simone, Alba's finishes layer neutral tones and natural textures, resulting in palettes that are balanced and harmonious. Effortlessly sophisticated with timeless appeal, these materials fit beautifully within any home decor aesthetic.





**Left Bathroom**  
 Custom-designed storage towers and generously oversized vanities complete every Alba bathroom

**Right Bedroom**  
 From Alba's higher floors, enjoy captivating 360-degree views stretching to Lake Ontario, Downtown Toronto, and the Mississauga skyline

When every element is carefully contemplated, the result is a sense of seamless cohesion. Designed to minimize corridors and maximize flow, each suite welcomes you home to a feeling of tranquility. Clean, neutral colour palettes have been chosen to complement the communal spaces and provide the perfect backdrop to your own personal tastes.



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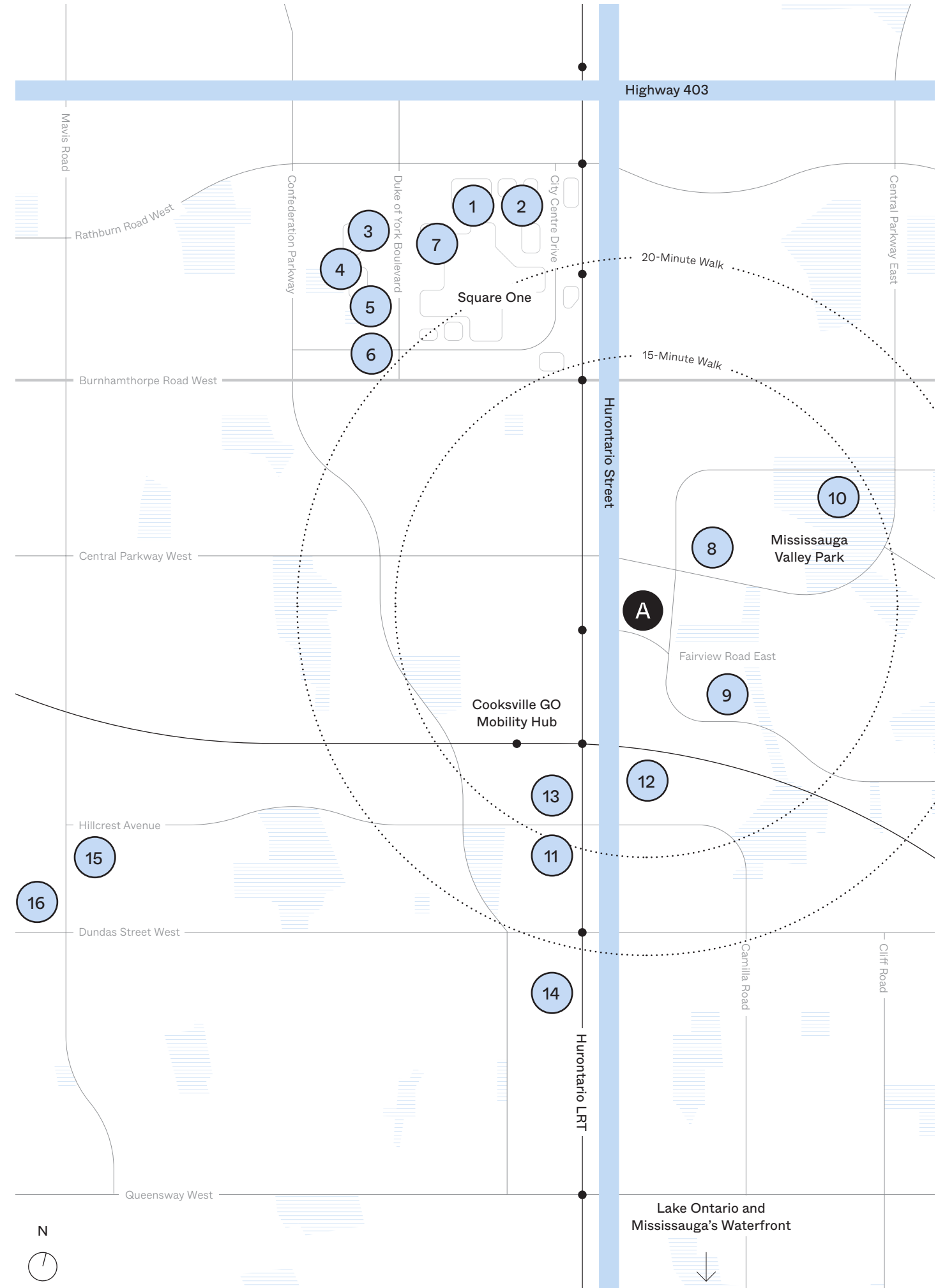
Head out for a run through Mississauga Valley Park. Warm up under the midday sun and keep pace with the fresh breeze moving through the trees.

On your way home, stop at the local bakery and Whole Foods Market to collect ingredients for this evening's dinner.



AREA MAP

- |   |   |    |   |
|---|---|----|---|
| 1 | <b>Whole Foods Market</b><br>155 Square One Drive               | 9  | <b>Thornwood Public School</b><br>277 Mississauga Valley Boulevard        |
| 2 | <b>Crate and Barrel</b><br>95 Square One Drive                  | 10 | <b>The Valleys Sr. Public School</b><br>1235 Mississauga Valley Boulevard |
| 3 | <b>Sheridan College</b><br>4180 Duke of York Boulevard          | 11 | <b>T. L. Kennedy Secondary School</b><br>3100 Hurontario Street           |
| 4 | <b>Living Arts Centre</b><br>4141 Living Arts Drive             | 12 | <b>La Novita Bakery</b><br>25 John Street                                 |
| 5 | <b>Art Gallery of Mississauga</b><br>300 City Centre Drive      | 13 | <b>LCBO</b><br>25 Hillcrest Avenue  |
| 6 | <b>Mississauga Celebration Square</b><br>300 City Centre Drive  | 14 | <b>FreshCo</b><br>2500 Hurontario Street                                  |
| 7 | <b>La Carnita at The Food District</b><br>100 City Centre Drive | 15 | <b>The Home Depot</b><br>3065 Mavis Road                                  |
| 8 | <b>Metro</b><br>1585 Mississauga Valley Boulevard               | 16 | <b>Canadian Tire</b><br>3050 Mavis Road                                   |



Alba is distinctively located in bustling Downtown Mississauga, with both nature and the city's urban centre nearby. It's within walking distance of Square One Shopping Centre, grocers, bakeries, cafés, retail, and restaurants. Nature is close at hand, with Mississauga Valley Park, the Lake Ontario waterfront, and several nearby trails to explore.





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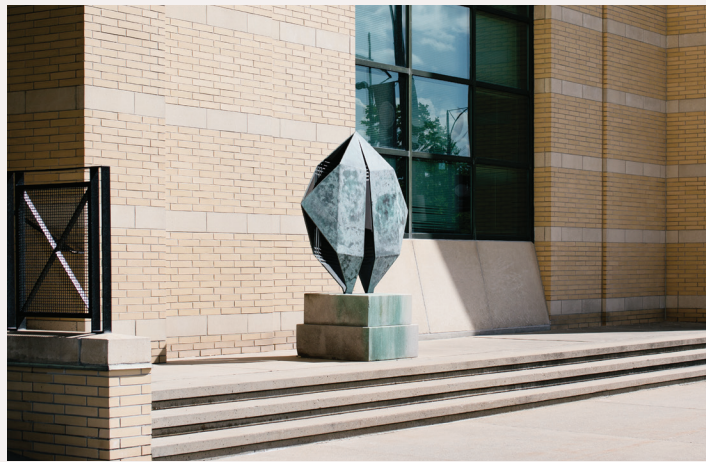
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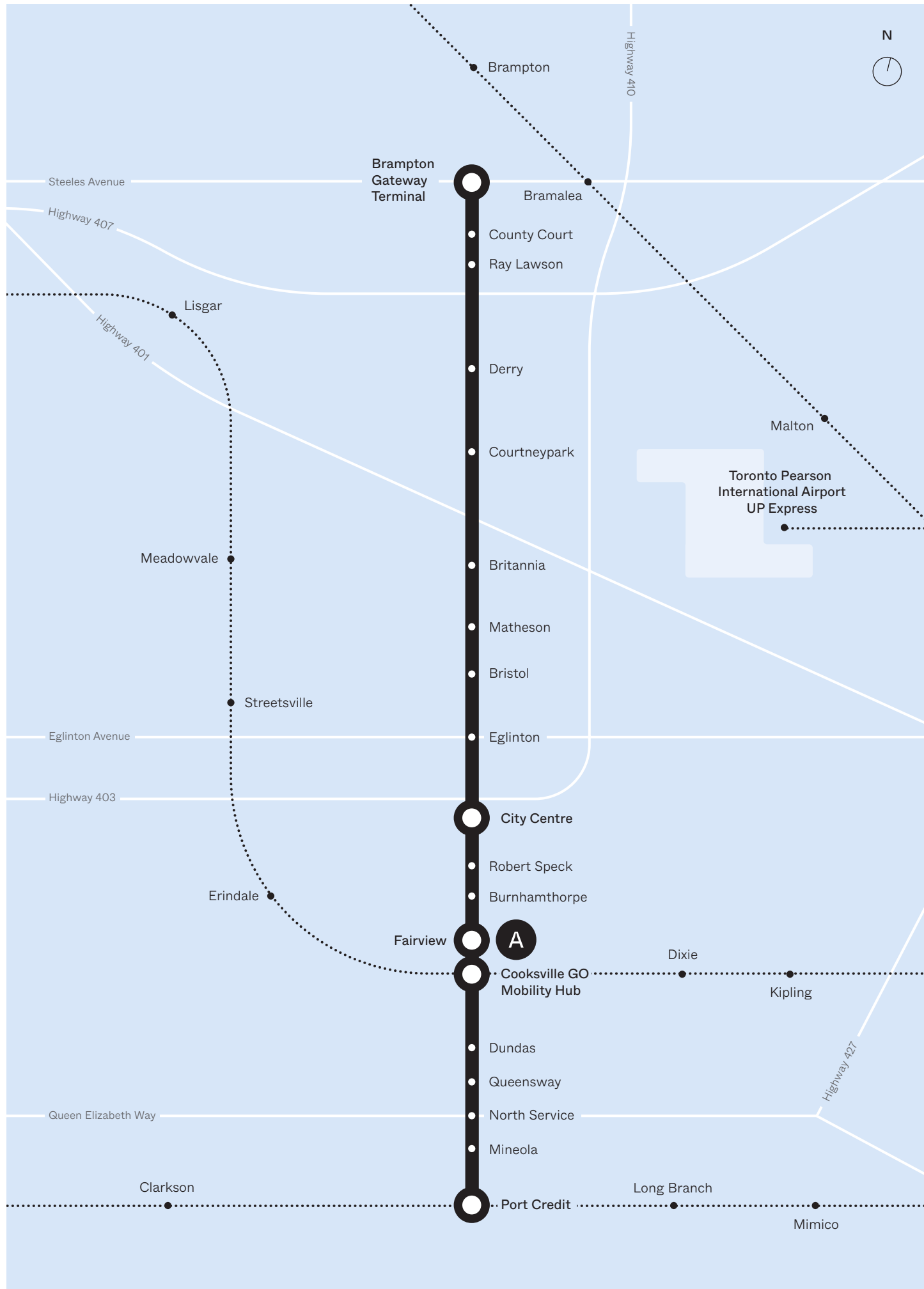


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NEIGHBOURHOOD

- |   |   |   |  |
|---|---|---|--|
| 1 | <b>La Novita Bakery</b><br>25 John Street                       | 5 | <b>Art Gallery of Mississauga</b><br>300 City Centre Drive |
| 2 | <b>La Carnita at The Food District</b><br>100 City Centre Drive | 6 | <b>Whole Foods Market</b><br>155 Square One Drive          |
| 3 | <b>Mississauga Celebration Square</b><br>300 City Centre Drive  | 7 | <b>Living Arts Centre</b><br>4141 Living Arts Drive        |
| 4 | <b>Cooksville GO Mobility Hub</b><br>3210 Hurontario Street     | 8 | <b>Crate and Barrel</b><br>95 Square One Drive             |





TRANSIT MAP



Alba is the most connected address in Mississauga, allowing you the accessibility to travel anywhere you want to go. Experience easy bus and train connections to the Greater Toronto and Hamilton Area with the Hurontario Light Rail Transit at your doorstep, and the Cooksville GO Mobility Hub only a few minutes from your home.

With access to seven major highways, Alba residents are only a 20-minute drive from Downtown Toronto and a 12-minute drive to Pearson International Airport.



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Return home, and start your evening by making your way to the seventh floor to prepare dinner for friends and family in the demonstration kitchen.

Together, you enjoy your meal in the stunning fireside lounge, accompanied by good conversation, set against a backdrop of city lights shimmering in the distance.







## A NEW LIFESTYLE

Spanning across three floors, Alba encompasses over 20,000 square feet of premium amenities consciously designed to foster a sense of community, and to encourage multi-generational residents and their visitors to feel at home in every space of the building.

Common areas are visually connected through distinctive architectural louvers, a design motif repeated throughout key amenity spaces, as a means of creating a cohesive and inviting experience for residents. The design takes its cues from the warmth of mid-century modern, coupled with the understated minimalism and functionality of Scandinavian aesthetics.

In the lobby, wellness centre, and fireside lounge, these soaring louvers evoke a subtle sense of privacy and cocooning warmth. They allow for an interplay of light and shadow, creating visual interest in these large, open spaces. Ground floor amenities include a wellness centre complete with a yoga studio and central lounge to facilitate socializing, while visiting the fitness area.

The unique, welcoming design – with its warm wood tones and bright, voluminous spaces – encourages Alba residents to gather and connect.

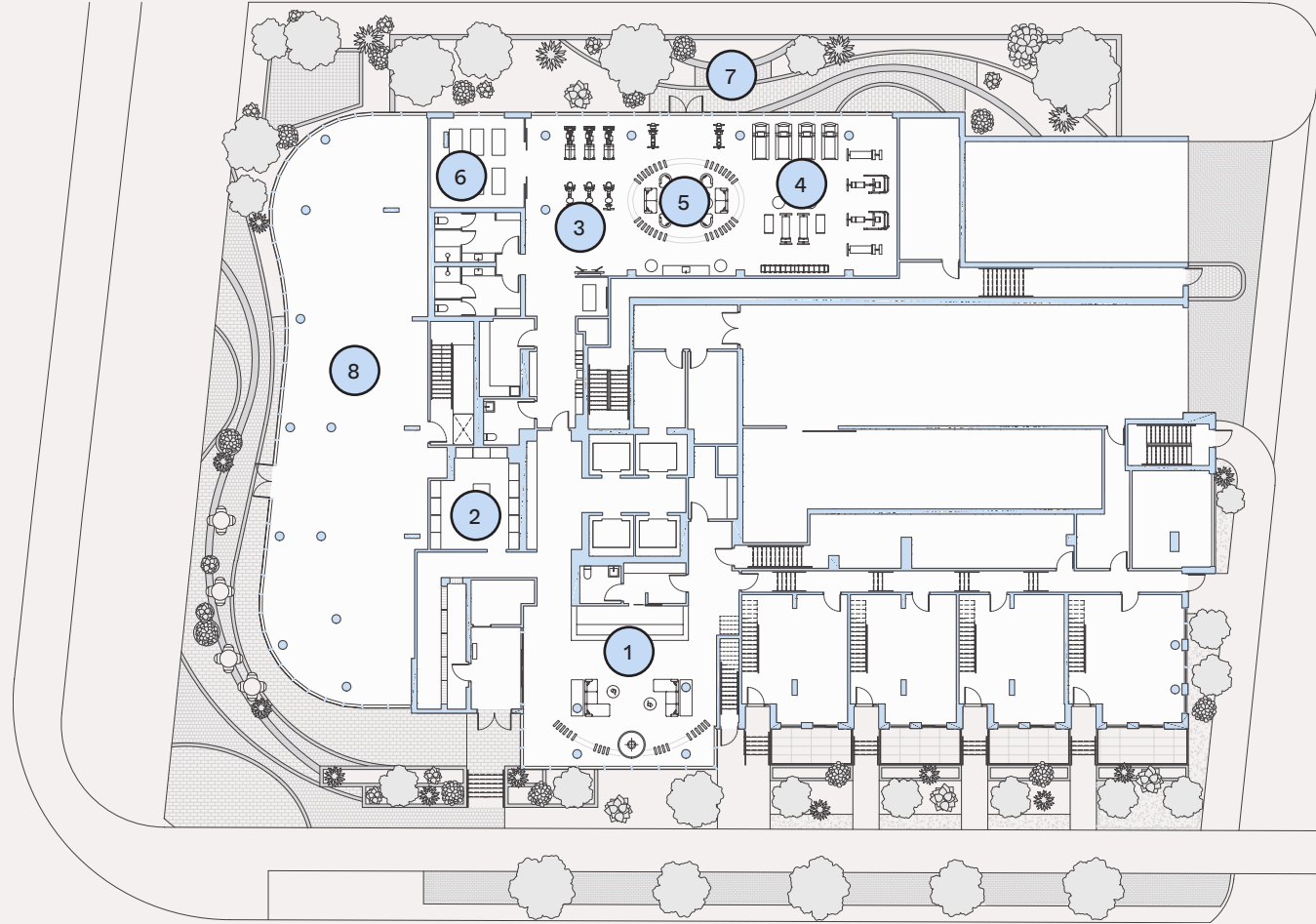






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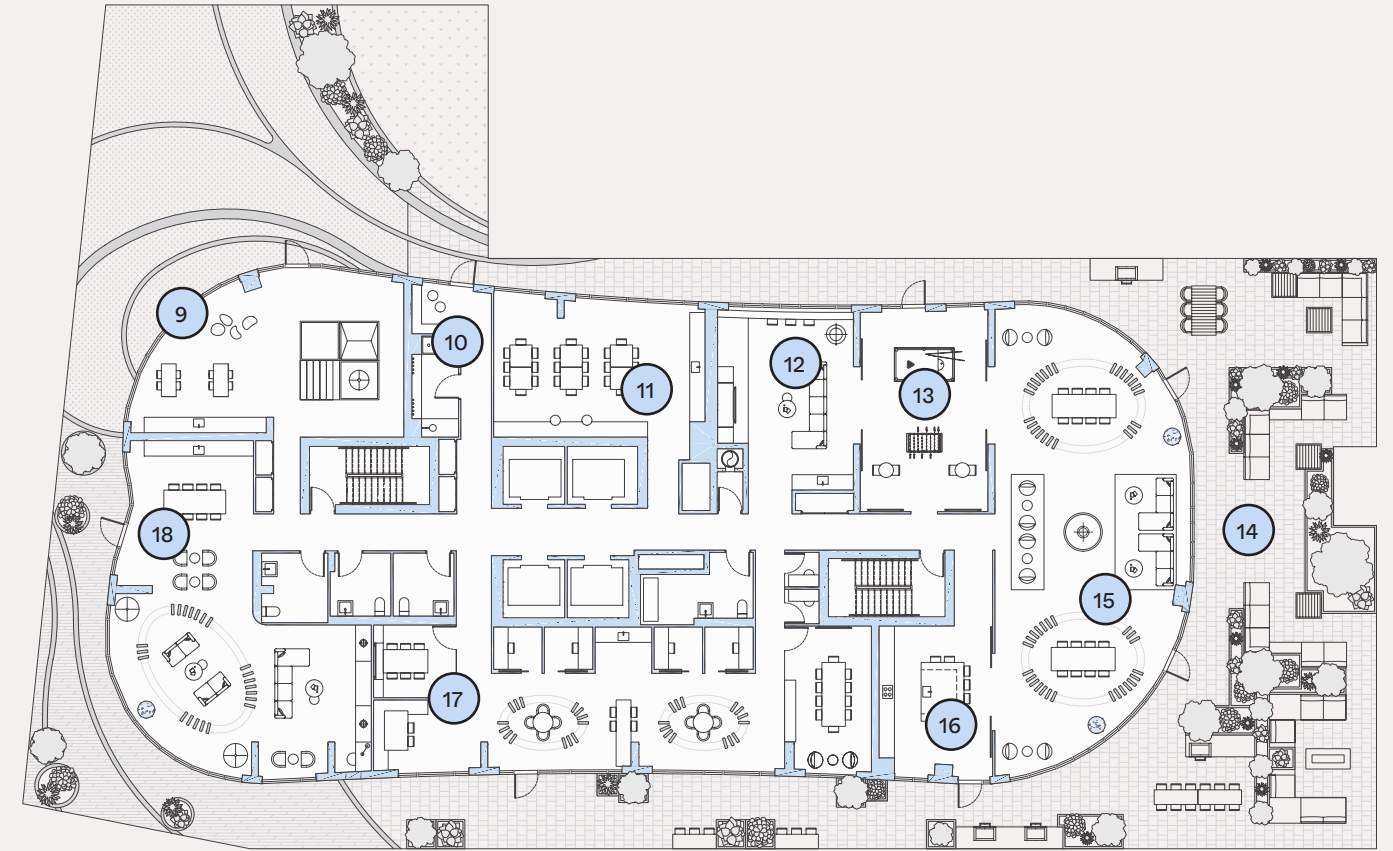




**GROUND FLOOR AMENITIES**

- 1 Lobby Lounge
- 2 Mail Room
- 3 Wellness Centre
- 4 Fitness Area
- 5 Wellness Lounge
- 6 Yoga Studio
- 7 Wellness Deck
- 8 Commercial Space

The ground floor greets residents and visitors with an impressive, beautifully articulated hotel-style lobby. Here, you'll be greeted by a 24-7 concierge – the sense of arrival amplified with a dramatic double-height ceiling, architectural louvers and columns that further complement the space with a sense of solidity and volume. Nearby, residents can enjoy a beautifully appointed wellness centre, fitness area, lounge, a yoga studio, and an outdoor wellness deck.



**SEVENTH FLOOR AMENITIES**

- 9 Kids' Play Area
- 10 Pet Spa and Dog Run
- 11 Makers' Studio
- 12 Entertainment Lounge
- 13 Games Room
- 14 Terrace Lounge
- 15 Fireside Lounge
- 16 Demonstration Kitchen
- 17 Co-working Lounge
- 18 Private Dining Lounge

The seventh floor amenities are designed to be an extension of residents' suites. Featuring a large demonstration kitchen with a massive central island, this space is ideal for hosting cooking classes or preparing a large meal for friends. While the makers' studio is the perfect place for your next project, whether you are painting a nightstand, repairing a bike, or creating a work of art. And the pet spa and outdoor dog run allow pet owners quick access to fresh air and exercise for their dogs, rain or shine. This space also includes multiple lounge and social areas for both kids and adults alike, with each uniquely enhancing the experience of living at Alba.





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Look out to the distance, the city vista illuminates the dark night sky. The light of the glowing moon is reflected in the calm, still waters of Lake Ontario. The night rests. And, finally, so do you.

Close your eyes and let the warm evening breeze wash over you. The day ends just as peacefully as it began.

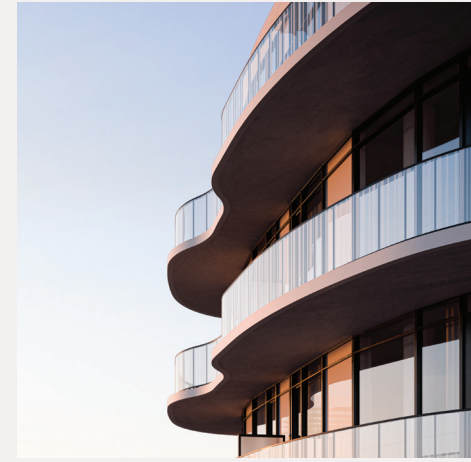




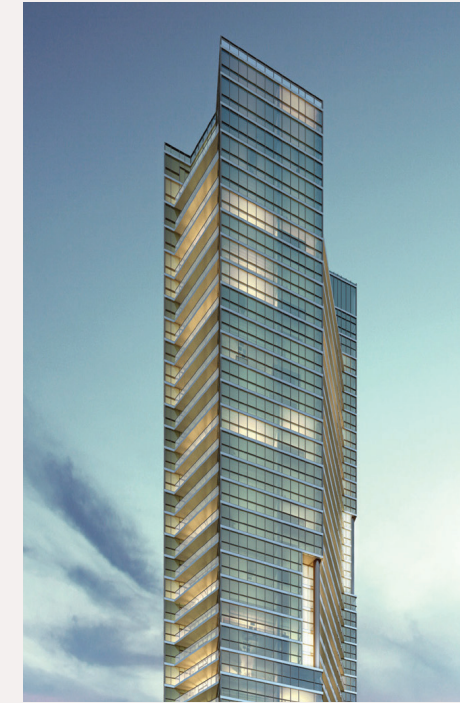




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 EDENSHAW

- 1 **Westport**  
Port Credit, Ontario
- 2 **Alba**  
Mississauga, Ontario
- 3 **Chaz**  
Toronto, Ontario
- 4 **Tanu**  
Port Credit, Ontario

Edenshaw Developments was founded in 2009 by David McComb, with a mission to craft elevated, innovative, and sustainable mixed-use residential communities in the Greater Toronto Area. Over the last 12 years, Edenshaw has established itself as one of Canada’s most trusted, progressive, and versatile boutique residential development firms. Striving to continuously build beyond expectation, Edenshaw leverages a comprehensive suite of development services to build communities for modern living, which pay homage to the past while looking towards the future.

WINDSOR PRIVATE CAPITAL

Windsor Private Capital is a merchant banking firm headquartered in Toronto, Canada. Together with its affiliates, it advises and manages over \$2 billion on behalf of institutional and high net worth investors. Since its inception in 1992, Windsor has provided customized financial solutions for clients in various industry sectors, including real estate, financial services, technology, telecommunications, healthcare, consumer products, manufacturing, and retail.

CECCONI SIMONE

Cecconi Simone Inc. is a multi-disciplinary interior design practice based in Toronto, Canada, privately owned and operated by Elaine Cecconi and Anna Simone. Established in 1982, Cecconi Simone has been met with continued success and has created award-winning interiors for the retail, corporate, hotel-hospitality, and residential sectors in Canada, the United States, Anguilla, Italy, the United Arab Emirates, Qatar, India, and China.

CORE ARCHITECTS

Founded in 1994, Core Architects Inc. is an award-winning architectural firm with over 120 architects and interior designers based in Toronto, Canada. Core is committed to implementing innovative yet thoughtful design solutions with a specific focus on creating exceptional master-planned communities, residential, retail, commercial, entertainment, and leisure facilities.





A Community by Edenshaw  
in Partnership with Windsor Private Capital

[albacondos.com](http://albacondos.com)