

Specifications

A Smart Location.

Perfectly Positioned in Surrey City Centre. Lucent's location in the energetic and ever-evolving Surrey City Centre neighbourhood places you at close proximity to every essential convenience. From cafés to grocery stores, schools to city services to transit, it's all right outside your door.

A Smart Building.

Smart & Secure Building Technology by 1VALET: Lucent's fully-integrated digital experience makes life easy, and encompasses building entry, safe parcel deliveries, amenity booking, and concierge communication

Amenity Rich: Over 23,800 square feet of exclusive indoor and outdoor amenities add to the contemporary livability

Stay Connected: Wi-Fi is available throughout all amenity areas

A Thoughtful Future: All parking stalls are EV-ready

A Smart Home.

Brilliant Smart Home Integration: Simple and seamless control over your environment and entertainment systems, with endless future customization possibilities*

Smart Keyless Home Entry: Enter your home using your smart phone, fingerprint, or your personal door code — no key required

Smart Security Features for Townhomes: Complete security system, security panel and Ring Doorbell for all townhomes provide additional security

SMART URBAN LIVING

· 404 intelligently designed studio, one-, two-, and three-bedroom homes and townhomes brought to you by Vancouver's top luxury developer, Landa Global Properties

· Sleek building design by WA Architects

· Thoughtful and intuitive interior design by BYU Design

· Surrey Central and Gateway SkyTrain stations are just steps from home, providing direct access to Downtown Vancouver and surrounding cities. Future expansion of the Expo Line will provide greater access to Fleetwood and Langley

· Steps away from the newly renovated Chuck Bailey Recreation Centre, Tom Binnie Park, and Whalley Athletic Park

· Brilliance converges here, with SFU and KPU campuses a 5-min drive away, and UBC expanding its Surrey presence

SECURE 1VALET SMART BUILDING TECHNOLOGY

Peace of mind reaches new heights with 1VALET, a smart building technology that makes daily life better.

· Convenient keyless entry with facial recognition and digital key

· Video intercom connects you with guests before granting entry

· Virtual keys and guest parking registration for easier guest access

· Access logs maintain security

· Easily contact the concierge and book amenities via the resident app

· Securely receive deliveries with instant notification from the fully-integrated Snail Parcel Lockers

RICH AMENITIES

Over 23,800 square feet of integrated indoor and outdoor amenity spaces make an impact throughout the building.

Level 1

· Double-height residents' lounge featuring stone accents, elegant furnishings, and seating area

· High-touch concierge service for coordinating residents' services

· Fully-automated, smart Snail Parcel Lockers integrate into Lucent's 1VALET platform to keep deliveries secure

· Dedicated mail room

· Two fully-furnished, bookable guest suites for visiting family and friends

Level 3

Fitness Zone

Over 5,700 square feet is dedicated to fitness and wellness, providing well-designed spaces for residents to prioritize health.

· Indoor Fitness Centre featuring state-of-the-art equipment

· Sauna Room for revitalization

· Private Workout Studio featuring Lululemon's Mirror technology

· Urban Spin Studio with Peloton bikes

· Dedicated Yoga Studio for mindful stretching

· Outdoor Fitness Area to exercise in the fresh air

· Outdoor Lounge to cool down after a workout

Entertainment Zone

Residents have many opportunities to relax with friends, work on their talents, or play games in over 4,700 square feet of entertainment space.

· Outdoor Spa with hot tub, sauna barrel, and lounge seating with firepit

· Gaming Lounge featuring pool table, foosball table, video game station, and sports party lounge

· Entertainment Lounge featuring grand kitchen, dining, and lounge spaces

· Music Practice Room with plug-in piano keyboard

Co-work Zone

An expansive co-working space gives residents the option to work or study from home.

· Co-working Lounge featuring private study rooms, a business meeting centre, and an open area

Level 4

· Outdoor Lounge to meet with friends under the sun

· Designated Dog Walk space

· Outdoor Kids' Play Area fosters imaginations

· Residents' Community Garden to grow fresh produce

Level 17

· Executive Dining Lounge with fireplace, dining table, bar, and kitchen

· Sky Lounge with BBQ, dining area, and generous lounge seating

· Picnic Lawn for dining al fresco

· Tranquil Sky Garden walk

Appreciated Extras

· Storage locker available for purchase

· Bike locker included with every home

· All parking stalls are EV-ready

· Wi-Fi available throughout amenity areas

· Dedicated bike elevator for easy bike storage access

· Repair station to maintain your bike

· Dedicated pet wash station

· Convenient car wash station

· Secure visitor parking with EV charging stations available

THOUGHTFULLY DESIGNED INTERIORS

· Customize your home with one of two distinct colour palettes curated by BYU Design

· Intelligently crafted floor plans add to the ease of every day, with intuitive open layouts that offer space for functional family living and memorable special events

· Beautiful wide-plank laminate flooring throughout living, dining, and bedroom areas

· Roller blinds throughout provide added privacy and light control

· Fully air-conditioned homes with Honeywell smart thermostats, featuring mobile app control for easy, all-season comfort

· Convenient laundry closet with Smart Care Wi-Fi-enabled Samsung washer and dryer with steam wash, SelfClean technology, and smart care error-monitoring system

· Generous balcony size designed for a seamless urban indoor-outdoor living experience

REVOLUTIONARY KITCHENS

· Contemporary two-tone kitchen with ample storage for your everyday cooking needs

· Intuitive design with thoughtful details including under-cabinet LED strip lighting and soft-close hardware

· Luxurious and durable quartz kitchen countertops and complementing quartz backsplash

· Expansive kitchen island with quartz countertop, USB charging plugs, and integrated wood-finish dining table for select homes

· Sleek chrome, single-handle, pull-down faucet, and stainless steel undermount sink by Fluid

Kitchen Appliance Package

For homes under 800 Sq. Ft.

· 24" FULGOR MILANO fully-integrated refrigerator

· 24" FULGOR MILANO wall oven

· 24" FULGOR MILANO four-burner gas cooktop

· 24" FULGOR MILANO fully-integrated dishwasher

· 24" FABER under-cabinet hood fan

· Panasonic microwave with trim kit

Premium Kitchen Appliance Package

For homes over 800 Sq. Ft.

· 32" FISHER & PAYKEL double-door fully-integrated refrigerator

· 30" FULGOR MILANO wall oven

· 30" FULGOR MILANO five-burner gas cooktop

· 24" FULGOR MILANO fully-integrated dishwasher

· 30" FABER under-cabinet hood fan

· Panasonic microwave with trim kit

SERENE BATHROOMS

· Elegant wood grain laminate floating vanity

· Sleek mirrored medicine cabinet with integrated lighting for the main bathroom

· Quartz countertops

· Marble-inspired porcelain wall tiles and complementing floor tiles

· Upscale chrome single-lever Fluid faucet with under-counter Caroma basin

· Quiet-close, dual-flush toilet by Caroma

· Relaxing tub with Fluid shower kit

· Spa-inspired Fluid shower kit for select homes with ensuite

· Caroma toilet and basin for select townhomes with powder room

TECHNOLOGY-INFUSED HOMES

Brilliant Smart Home System

Included in all B, C, D & TH-plan homes. Also available as an upgrade option for A-plan homes.

The Brilliant Smart Home System, controlled by an in-wall touch screen panel and an all-in-one mobile app, transforms your home and how you use it. Easily manage your lighting, doorbells, music, climate, scenes, and more. This intuitive automation and unified control elevates daily living.

· Built-in Voice Control: Alexa voice assistant included in the Brilliant control panel

· Smart Climate Control: Integrated climate control with Honeywell thermostat for all-season comfort

· Smart Lighting Control: Main kitchen area features automated control — additional areas may be controlled via the Brilliant Smart Home System by replacing smart switches

· Integrated Audio Control: Compatible with all SONOS speakers

· Compatible with Ring Doorbell: For townhome homeowners, Brilliant works with Ring Doorbell, allowing homeowners to see and converse with their visitors prior to allowing access

· Scenes for Every Occasion: Scenes are easily set through the control panel to combine lighting, music, temperature, and other settings. You can quickly control your smart home with a single tap or voice assistant

· Personalize Your Home: Easily integrate new smart home technology and products that may be controlled via the app or panel. Brilliant works with a wide range of smart home products, including Philips Hue, Nest, Apple HomeKit, Lutron, and more, providing ultimate flexibility for future customizations

Smart Keyless Home Entry

· Smart Keyless Entry: Use your fingerprint, smartphone, or personal door code to enter with ease

· Control From Anywhere: Lock and unlock your door wherever you are with your smartphone

· Auto-Lock: Automatically lock the door based on your customized timing

· Real-Time Alerts & Logs: Receive a notification whenever someone opens or unlocks your door

· E-Key Distribution: Send an e-key to your guests, anywhere, anytime for keyless entry

Additional Smart Security Features for Townhomes

· Complete security system and security panel for all townhomes. Easily connect with a monitoring service provider of your choice in the future

· Ring Video Doorbell for all townhomes is fully integrated with the Brilliant Smart Home System

· Easy Control: See, hear, and speak to anyone at your front door from your phone or tablet

· Real-Time Notification: Receive real-time notifications when visitors press your doorbell or trigger the built-in motion sensors

PEACE OF MIND

· Landa customer care service is included with every home

· Comprehensive 2, 5 & 10-year warranty:

· 2-year materials and labour warranty

· 5-year building envelope warranty

· 10-year structural warranty

