



ROYAL TUSCAN

Masterpiece Residences



Building More Than *Your Legacy*

Royal Tuscan is a boutique collection of one-of-a-kind luxury condos, bungalow lofts and penthouses in the world-famous Niagara Region. Masterpiece Residences by the Palazzo Royale Real Estate Group.



All renderings are artist's concept. E. & O.E.



A luxurious first for *the Niagara Region*

Royal Tuscan's expertly crafted luxury residences, with their Tuscan Revival architecture, are the first master-planned luxury condos, bungalow lofts and penthouses in the City of St. Catharines. The community's exclusive luxury condos and penthouses feature a show-stopping, unique, European architectural design guaranteed to stand the test of time.



Royal Tuscan features penthouses with rooftop terraces, and balconies or patios on every floor.

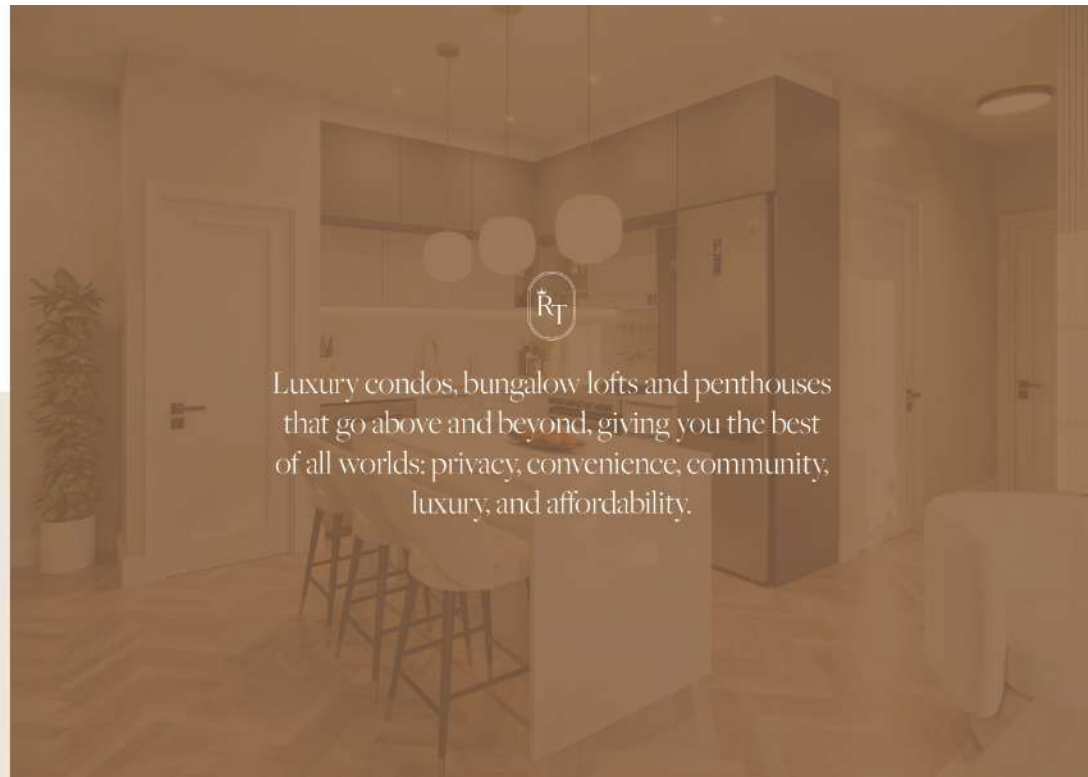


Landmark in the Making From a former orchard to an exclusive new home community.

For those who appreciate the *finer things* in life.



Create and live your best life at Royal Tuscan. La dolce vita. Picture it now. Spending precious time with your family and friends, celebrating life's big occasions and everyday accomplishments.



Luxury condos, bungalow lofts and penthouses that go above and beyond, giving you the best of all worlds: privacy, convenience, community, luxury, and affordability.

The Joy of *Nature*

Discover the Unique Charm of St. Catharines

Surrounded by world-class wineries and orchards, Royal Tuscan is nestled in St. Catharines' heartland. The community is just minutes from the shores of Lake Ontario and the beautiful Port Dalhousie, where you can enjoy the beach, park, marina, and fine dining while you watch the sunrise or sunset.

St. Catharines is a flourishing city that's undergoing an exciting revitalization. The city is ripe with opportunity and offers unprecedented value and freedom to live a rich, fulfilling life in a beautiful setting.



Rockway Winery



Westwood Golf Course

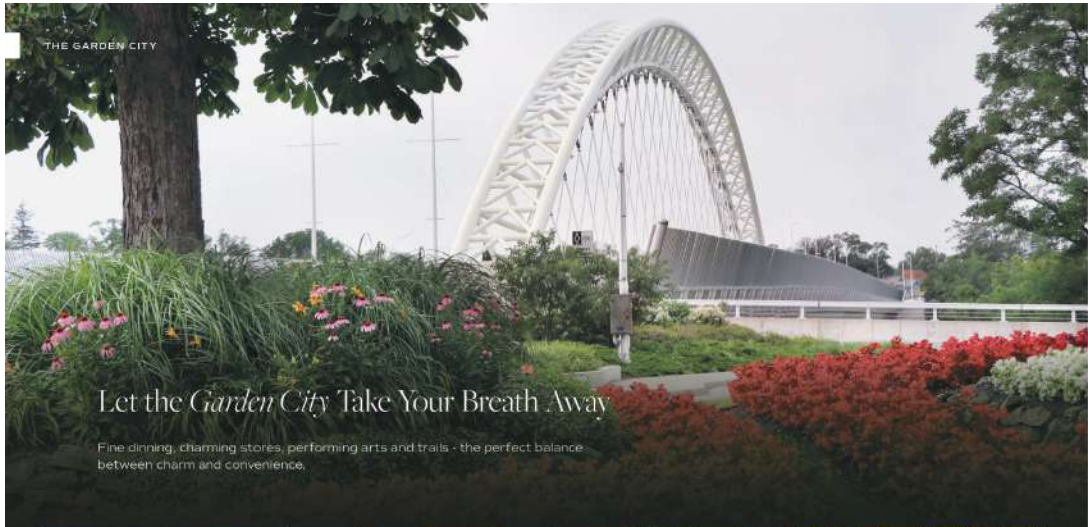


Queen's Royal Park



Wayne Gretzky Estates

Cheers to *New Memories* Live in a city that's rich with character.



Let the *Garden City* Take Your Breath Away

Fine dining, charming stores, performing arts and trails - the perfect balance between charm and convenience.



Farmers Market at Market Square



Fine Dining Downtown



Real Ontario Performing Arts Centre



Marion Trail



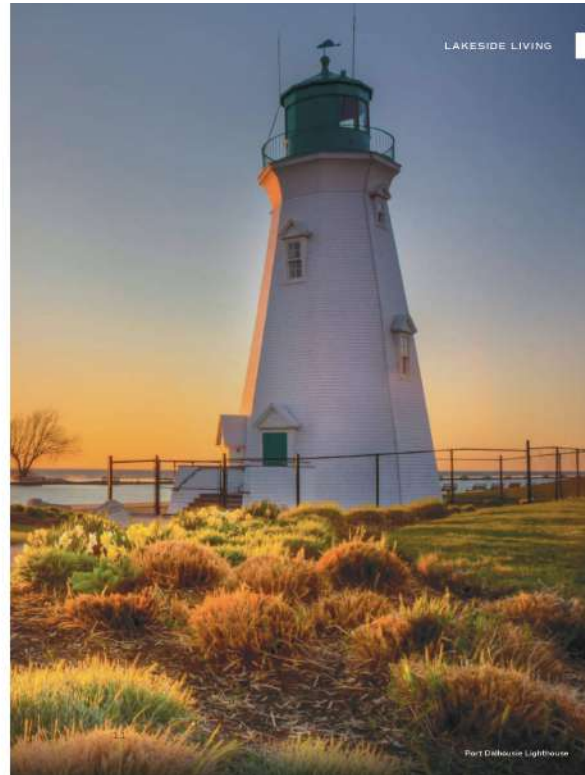
Lake House Restaurant

Life is Better By the Lake

Just minutes from the shores of Lake Ontario and beautiful Port Dalhousie, where you can enjoy the beach, park, marina, and fine dining while you watch the sunrise or sunset.



Sunset Beach by Welland Canal



Port Dalhousie Lighthouse



New Dreams New Challenges

St. Catharines is the home of two Brock University's campuses, 4 colleges, Ridley College boarding school, great public schools and libraries.



Niagara Falls

Enjoy Living in a *Four-Seasons Playground*

From jazz festivals, casinos, family entertainment and Niagara Falls – the 7th wonder of the world – St. Catharines has it all.



Niagara SkyWheel



Palladium Casino Resort



Niagara Jazz Festival

Joy in Numbers

St. Catharines is the largest city in Canada's Niagara Region and the sixth largest urban area in the province of Ontario.

136,803

Residents (2021 Census)

\$1.87 B

Invested Over 5 Years

\$700 Sq.Ft.

New Home Average Price

+335 Wineries

In the Niagara Region

Niagara GO Transit Expansion



Festivals & The Arts

The Folk Arts Festival
The Art of Peace Festival
The Niagara Grape & Wine Festival
SCENE Music Festival
Royal Canadian Henley Regatta
TD Niagara Jazz Festival
Bravo Niagara! Festival of the Arts
Niagara Symphony Orchestra

Top Five Employers

1. District School Board of Niagara: 5,000
2. General Motors: 2,653
3. Niagara Health System: 1,800
4. Brock University: 1,324
5. Site! Approximately 1,100

The Garden City

Nicknamed after the 1,000 acres of parks, gardens, and trails.

Transportation

WELLAND CANAL
43.4 km Connects Lake Erie to Lake Ontario

HIGHWAYS

Queen Elizabeth Way & Highway 406

TRAINS

GO Transit & VIA Rail Linking Niagara to Toronto

BUS

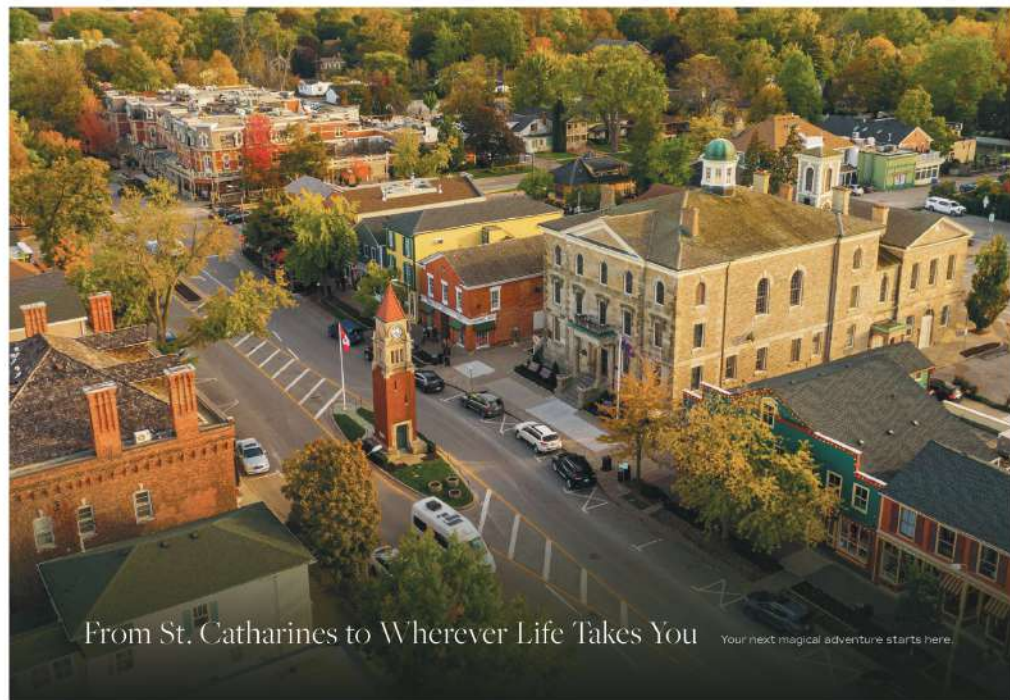
St. Catharines Transit (SCT) & GO Bus

NIAGARA DISTRICT AIRPORT

Located in the heart of the world famous Niagara Region, Niagara-on-the-Lake

"Top Retirement Destinations"

- Good Times Magazine



From St. Catharines to Wherever Life Takes You

Your next magical adventure starts here.

In the Heart of *St. Catharines*

Shopping

- 01 SmartCentres St. Catharines
- 02 Fairview Mall
- 03 Niagara Pen Centre
- 04 Outlet Collection at Niagara
- 05 Downtown Boutiques
- 06 Market Square

Entertainment

- 07 FirstOntario Performing Arts Centre
- 08 Meridian Centre
- 09 Delta Bingo & Gaming
- 10 Fallsview Casino Resort
- 11 Shaw Festival Theatre

Education

- 12 Brock University
- 13 Niagara College
- 14 Ridley College
- 15 Grapeview Public School
- 16 Harriet Tubman Public School
- 17 St. Winston Churchill Secondary School
- 18 Laura Secord Secondary School
- 19 Eden High School

Recreation & Attractions

- 20 Leweside Park
- 21 Royal Canadian Henley Rowing Course
- 22 Sunset Beach
- 23 St. Catharines Golf & Country Club
- 24 Garden City Golf Course
- 25 Royal Niagara Golf Club
- 26 Horseshoe Falls (Niagara Falls - Falls)
- 27 DeCaw Falls
- 28 St. Catharines Museum & Welland Canals Centre
- 29 Port Dalhousie Lighthouse
- 30 Bruce Trail
- 31 Short Hills Provincial Park
- 32 Montebello Park
- 33 Whirlpool Golf Course
- 34 White Oaks Conference Resort & Spa
- 35 Niagara-On-The-Lake Sailing Club
- 36 Niagara Parks Botanical Gardens
- 37 Downtown Niagara-on-the-Lake

Hospital

- 38 Butterfly Conservatory
- 39 Queenston Heights Park

Hospital

- 40 Niagara Health - St. Catharines Site
- 41 Hotel Dieu Shaver Hospital

Wineries

- 42 13th Street Winery
- 43 Harry of Palham Family Estate Winery
- 44 King's Court Estate Winery & Vineyard
- 45 Rockway Vineyards
- 46 Peller Estates Winery And Restaurant
- 47 Ravine Vineyard Estate Winery
- 48 Chateau des Charmes
- 49 Inniskillin Wines
- 50 Jackson-Triggs Niagara Estate
- 51 Wayne Gretzky Estates
- 52 Two Sisters Vineyards
- 53 Konzelmann Estate Winery
- 54 Reef Estate Winery

Restaurants

- 55 Lake House Restaurant
- 56 Wellington Court Restaurant
- 57 Blue Marmad Seafood & Steak House
- 58 Dispaton
- 59 Il Formello
- 60 Casa Mia Ristorante
- 61 Rise Above Restaurant
- 62 Twenty FORTN & Bar
- 63 Table Rock House Restaurant
- 64 Prime Steakhouse Niagara Falls
- 65 The Hog Steakhouse & Bar
- 66 Skylyn Tower Revolving Dining Room
- 67 Cannery Restaurant
- 68 HCB NDB Restaurant
- 69 Noble Restaurant
- 70 Oozin Inn Restaurant

Transportation

- 71 Lewiston Queenston Bridge
- 72 Rainbow International Bridge



Artist's concept. E. & O.E.

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THE BUILDING

Let *Inspiration* Take Shape

Royal Tuscan features luxury condos, bungalow lofts and penthouses facing east and west, gifting Royal Tuscan residents with exquisite sunset and sunrise views - every day of the year. There's nothing like starting the day with a cappuccino as you watch the sunrise from your balcony or the closeby Sunset beach bringing with it all the promise and hope of a new day. At dusk, you'll feel completely at peace winding down in the evening twilight, enveloped in the warm colours of the sunset as you hold your loved ones close.



The Golden Years

The "golden years" signify a well-earned period of relaxation and fulfillment. It's a time when seniors look for stability, comfort, and modern conveniences to make the most of their cherished days. Our project provides the perfect sanctuary for seniors to embrace this special phase of life.

Our community is designed to cater to your unique needs. Here, you can enjoy modern amenities, a tight-knit community, and 24/7 security. With maintenance taken care of, you have more time to savor your golden years. Find the freedom to explore new hobbies, spending time with family and your grand children, enjoy leisurely strolls in lush green spaces, and engage in social activities with like-minded individuals. Your golden years should be spent in comfort and surrounded by a supportive community, and that's exactly what we offer.



For those escaping the Canadian winter, Project Royal Tuscan is your sanctuary. Equipped with modern amenities, it's the perfect choice for a secure and stable home. Modern apps and smart home systems keep your residence in check, making travel worry-free. Project Royal Tuscan is more than a residence; it's your launchpad for seasonal adventures, ensuring you enjoy the best of both worlds.



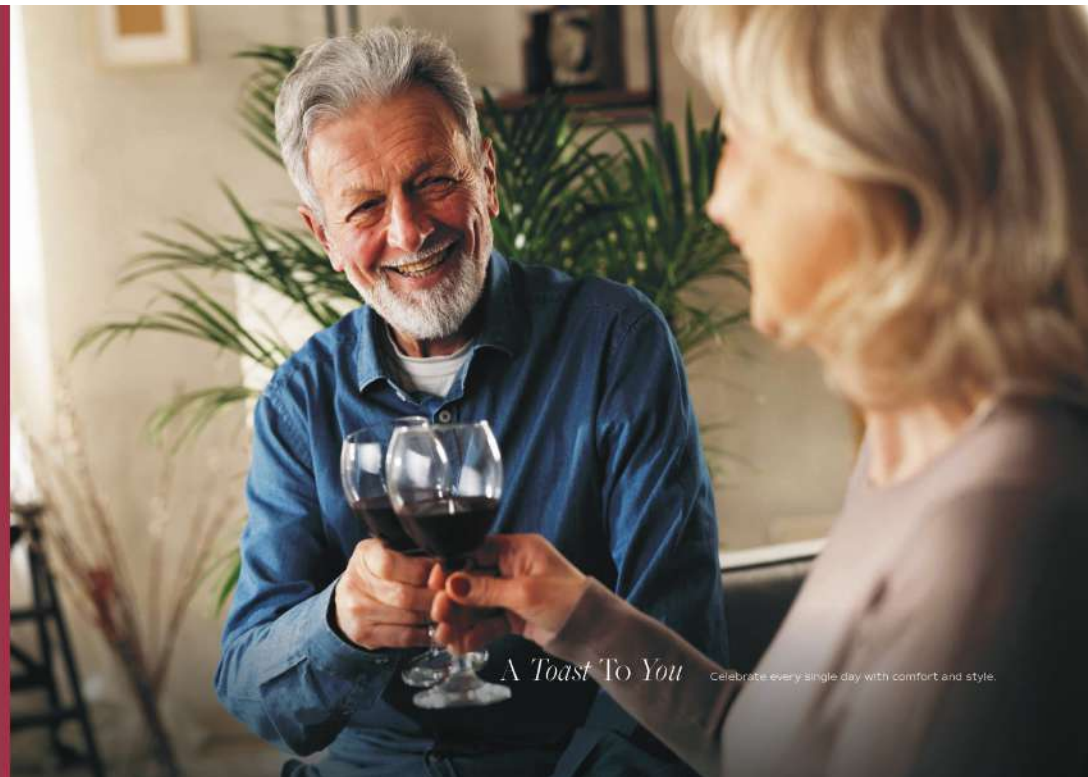
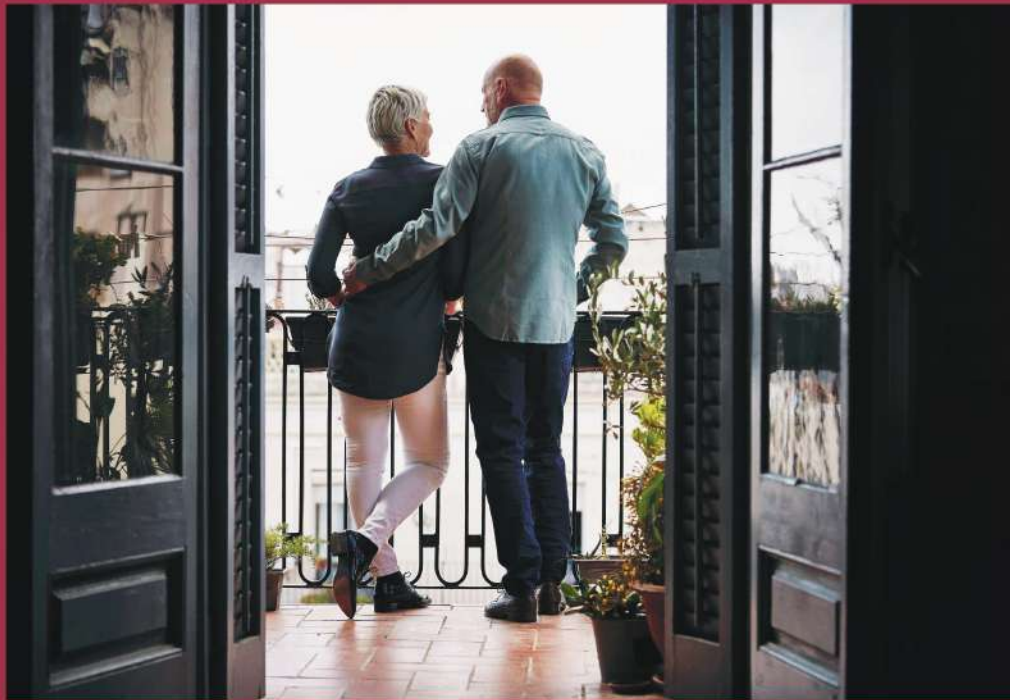
Package Upgrades

General Design Features:

- Specialized wiring personal alert system in bedroom and bath
- Door levers throughout
- Motion activated lighting
- Adaptable Kitchens and Bath Cabinets (future space for wheelchairs)
- Adequate lighting throughout the home, including night lights and low glare fixtures
- Automatic shut-off safety devices for kitchen appliances
- Specialized blocking for retrofitted ramps for entryways with steps
- Blocking for stair lifts
- Blocking for future installation of railings along all stairways and in bathrooms

Specialized Bathroom Features:

- Designed to be fully accessible with adequate clearance for wheelchairs and walkers
- Designer grab bars for the bathroom near the toilet and shower
- Hand-held shower head
- Toilet seat riser adapter
- Bathtub/shower transfer bench
- Stepless/walk-in bathtub or shower





Amenities For *Your Lifestyle*

No matter your passion, there's something for everyone to enjoy! At the Royal Tuscan, there are countless amenities to complement your lifestyle.

Love to entertain? Make memories with friends and family in the spacious party room or enjoy a game at the mini golf course. There's more than enough space for all your guests with above-ground guest parking.

Prefer to spend time alone? Enjoy quiet moments throughout the day in the serene community garden and trail, or bask under the sun in the gazebo. We didn't forget about your furry friend, enjoy the dog-washing station after a relaxing hike with Fido!



Eco-Urban Design

We believe that sustainable homes are a win-win, and sustainable building design contributes to a cleaner, greener world - all while saving you money on energy bills and providing a better indoor environment for you and your family's health.

Through eco-friendly features like Energy Star Certified appliances, insulated doors, triple glazed windows, and eco-conscious construction standards, the Royal Tuscan will use 52% less energy than traditional construction projects, reduce energy costs by 11%, and emit reduced greenhouse gas emissions.

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Your personal mark: Customization is the ultimate luxury. Choose from a variety of features and finishes to match your personal style and taste. We'll help you bring your design vision for your new home to life.



Bringing *Your Vision* To Life



Embrace the pinnacle of luxury and style. Royal Tuscan's suites are designed to be as practical as they are beautiful. The floor plans are spacious, with a natural flow. The suites have great storage, quality materials, and top-of-the-line finishes curated by an expert team of designers. At Royal Tuscan, live at the height of excellence where each living space, kitchen, bedroom, and ensuite is handcrafted to bring your vision to life and honour your legacy.

Tailor your Dream Home with *Expertly-Curated* Colour Packages

Depending on the home design you choose, you will have the option to select from two to three colour packages to ensure that your home suits your unique design aesthetic. Each colour package has been assembled by an experienced interior design professional, so you're guaranteed to have a home that's expertly coordinated with beautiful, complementary finishes and colours. From flooring and tiles to cabinetry and fixtures, our colour package options offer stunning colour palettes that harmonize beautifully, no matter your style.

If you prefer, you can also customize your home by choosing your own finishes à la carte.

Crafting Dreams, Shaping Spaces

Experience the art of personalized interior design, where every element - from the floor underfoot to the faucet in your hand - is carefully chosen to create a home that truly reflects your unique style and preferences.

Luxurious Optional Upgrades

- Heated floors, so you can turn your bathroom into a spa-like retreat
- Steam shower, so you can enjoy your own personal steam sauna at home
- Double-sided fireplace in the master bedroom, bringing you the height of luxury, romance, and decadence



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Tuscan Collection



EMBRACE THE EPITOME OF LUXURY AND STYLE

Each Royal Tuscan residence features high-end, curated features and finishes to suit your immaculate style and elevate your lifestyle. From top to bottom, the home designs include impeccably crafted details and top-of-the-line modern European finishes. You'll love living in a home that you can be proud of, and that will serve as the perfect backdrop against which to spend time with loved ones, entertain friends, and make memories that will last a lifetime.

Signature Collection



TAKE YOUR HOME TO THE NEXT LEVEL WITH EXQUISITE CUSTOMIZATION OPTIONS

While you will have the option to select from two to three expertly-curated colour packages for your new home, at Royal Tuscan a world of customization is available to you. If you would like, you may select your flooring, tiles, cabinetry, fixtures, and other finishes à la carte.

Other luxurious optional upgrades at Royal Tuscan include:

- Heated floors, so you can turn your bathroom into a spa-like retreat
- Steam shower, so you can enjoy your own personal steam sauna at home
- Double-sided fireplace in the master bedroom, bringing you the height of luxury, romance, and decadence



President Collection



THE HEIGHT OF PREMIER LIVING

The President Collection brings you premier features and finishes to provide a profound sense of comfort and luxe into your lifestyle. Each floor plan in the collection is designed for adults & seniors who prefer a bungalow style suite without sacrificing space.

These suites boast expansive layouts with 3 bedrooms, 2.5 bathrooms, and spacious balconies. You'll also love the convenience of having an open concept kitchen with a standard island and for your ensuite and primary bathroom double vanity sinks.

Relish in comfort and discover unparalleled luxury living in the Royal Tuscan's Presidential Collection.



Penthouse Collection



YOU'VE REACHED THE TOP OF YOUR GAME –
DISCOVER THE HEIGHT OF LUXURY

With spectacular views, ample outdoor space thanks to large rooftop terraces up to 450 sq. ft., and an ideal placement on Royal Tuscan's two blocks, our penthouse designs are the cream of the crop (or il meglio del raccolto, as they say in Italy). These homes are the pinnacle of luxury, and are designed for those who appreciate the finer things in life.



Platinum Penthouse Collection



ROYAL TUSCAN'S HOMES HAVE BEEN
THOUGHTFULLY DESIGNED TO SUIT YOUR LIFE

Whether you want a highly-functional home office designed to spark productivity and creativity, a Zen-like study or library, or a dreamy nursery, an exercise area - the dens provide flexibility to tailor the designs to how you live.

Off the master bedroom, indulge in a luxurious master ensuite bathroom that serves as your personal retreat, a posh oasis that lets you escape the cares of the day. Let lavish self-care become a part of your daily routine and relish the delicious quiet moments in your decadent freestanding 5' soaker tub or generous frameless glass shower. You deserve it.



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