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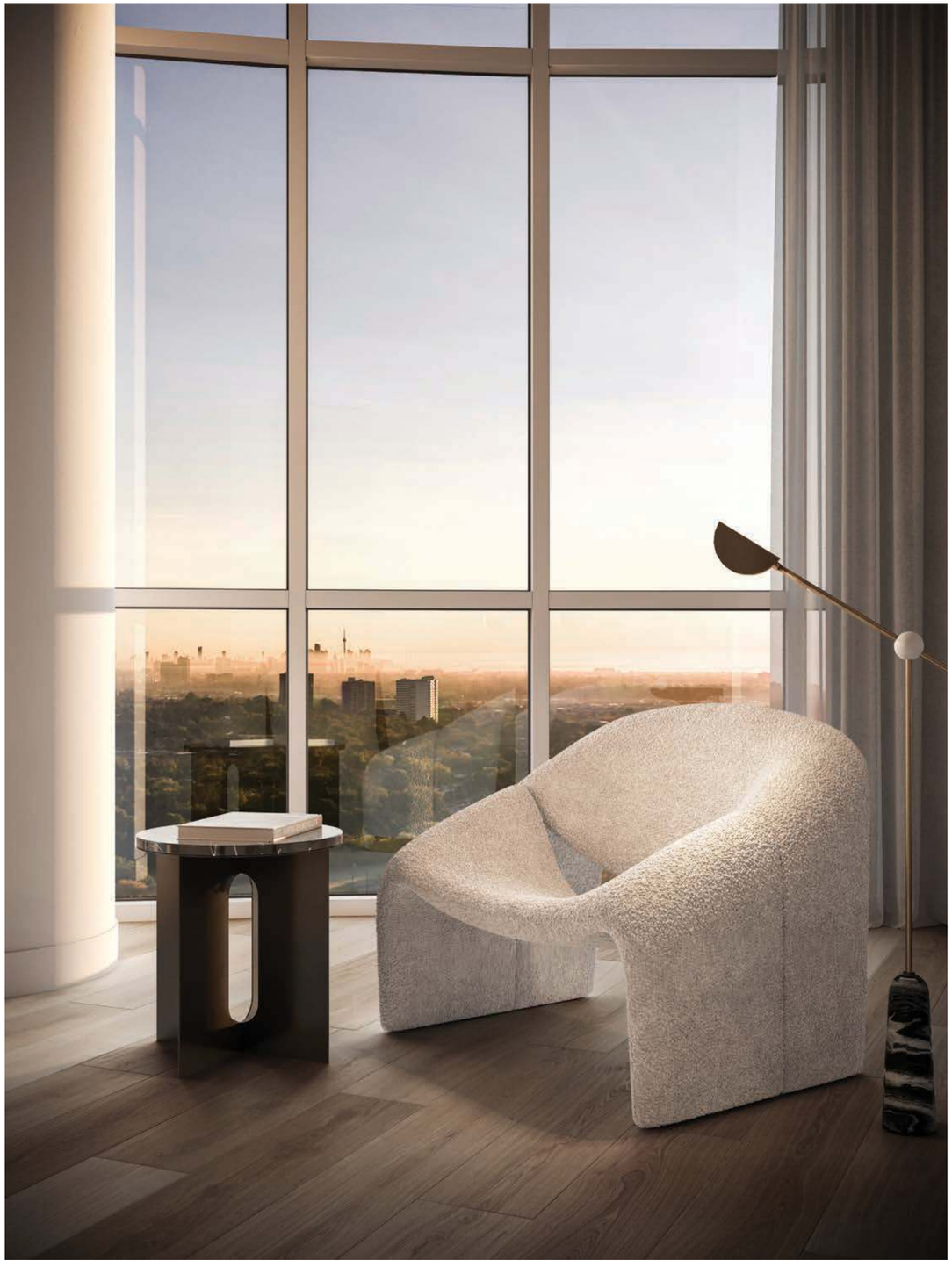
BA



6 : 23 AM

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.



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 cladded 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.


Alvar Aalto

Right Living Room
Floor-to-ceiling windows o er 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.



9 : 3 6 A M

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.





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 e ciency. 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 o er 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 e ciently 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

















FINISHES

Selected by Cecconi Simone, Alba's finishes layer neutral tones and natural textures, resulting in palettes that are balanced and harmonious. E ortlessly 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.



12:06 PM

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



3



4



5



6



7



8

NEIGHBOURHOOD

1 La Novita Bakery
25 John Street

2 La Carnita at The Food District
100 City Centre Drive

3 Mississauga Celebration Square
300 City Centre Drive

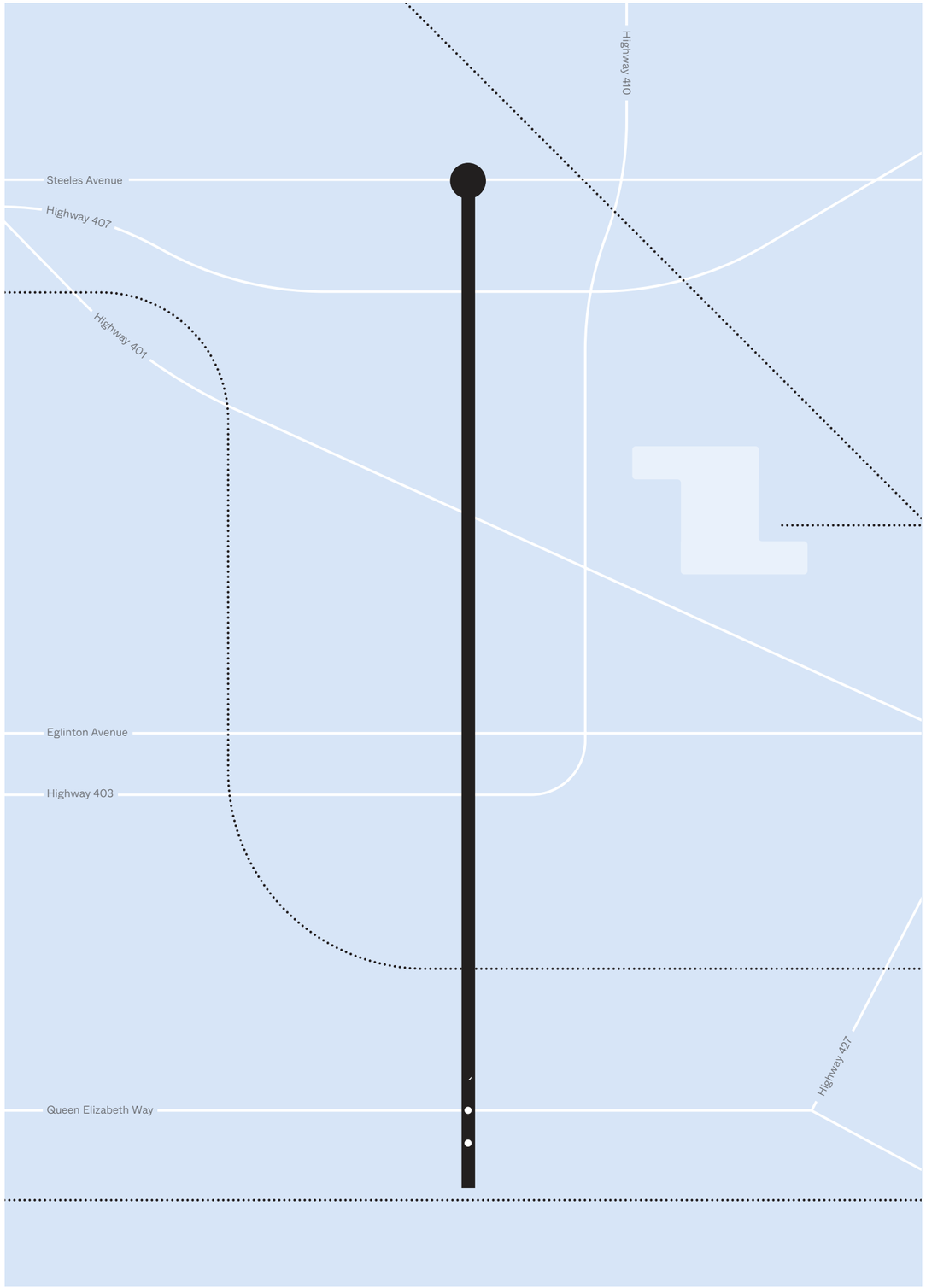
4 Cooksville GO Mobility Hub
3210 Hurontario Street

5 Art Gallery of Mississauga
300 City Centre Drive

6 Whole Foods Market
155 Square One Drive

7 Living Arts Centre
4141 Living Arts Drive

8 Crate and Barrel
95 Square One Drive


Highway 410
Steeles Avenue
Highway 407
Highway 401
Eglinton Avenue
Highway 403
Highway 427
Queen Elizabeth Way

5 : 2 8 P M

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.


KIRA
Hurontario

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.

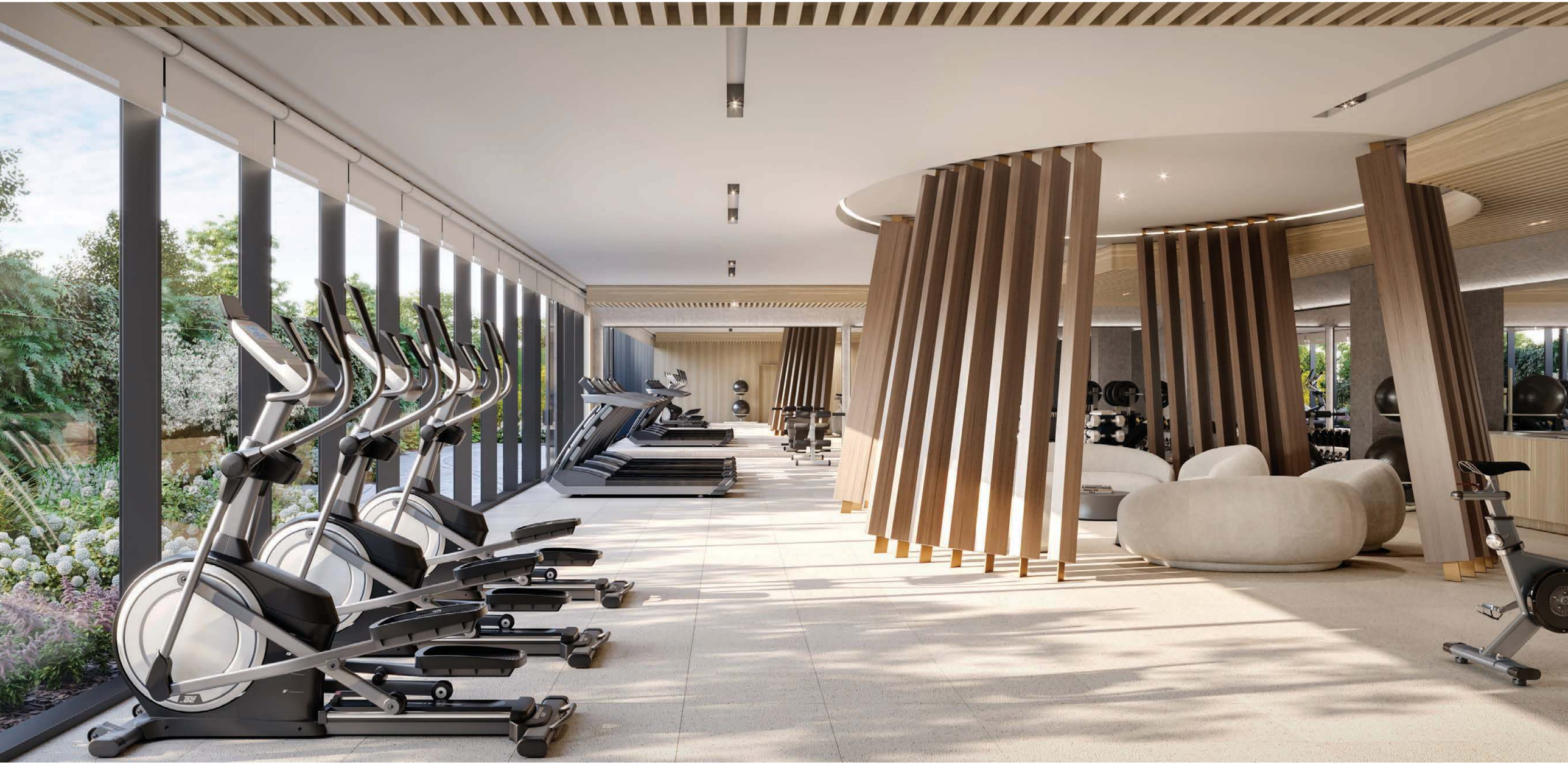
Common areas are visually connected through distinctive architectural louvers, a design motif repeated throughout key amenity spaces, as a means of creating a cohesive and inviting experience for residents. The design takes its cues from the warmth of mid-century modern, coupled with the understated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

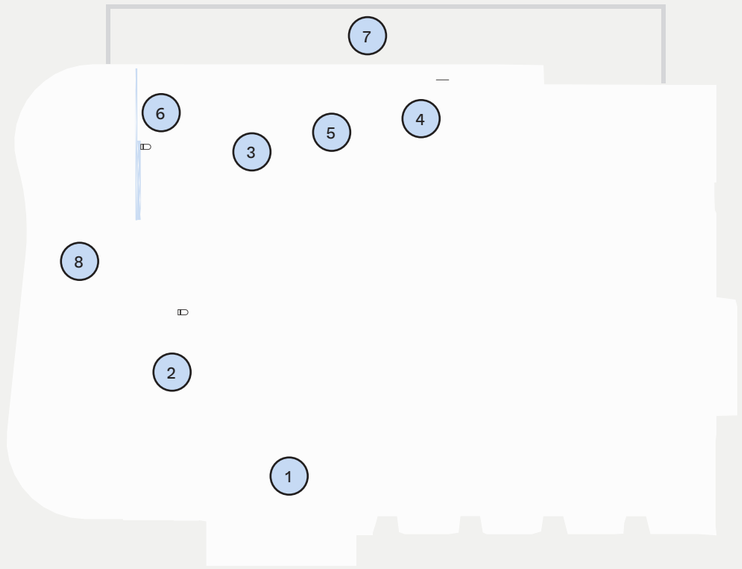
In the lobby, wellness centre, and fireside lounge, these soaring louvers evoke a subtle sense of privacy and cocooning warmth. They allow for an interplay of light and shadow, creating visual interest in these large, open spaces. Ground floor amenities include a wellness centre complete with a yoga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









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

GROUND FLOOR AMENITIES

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

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,



Thoughtfully crafted to appeal to all residents, Alba's suite of amenities culminates on the seventh floor, where a community hub fully embodies mindful design. In the fireside lounge, you will once again find the architectural louvers that are a hallmark of Alba's interior design scheme. These louvers dramatically divide this bright, voluminous space and provide a sense of privacy for the two dining areas that flank the lounge. This space is further complemented by, and centred on, a suspended fireplace and soft seating for residents to gather in groups or individually.

In consideration of the many people who work from home, multiple types of co-working areas were devised to suit every kind of working style, from open, social café-style spaces to quiet, private working areas, and boardrooms for hosting meetings.

Connected to the fireside lounge is a demonstration kitchen anchored by an expansive central island to host professional or aspiring chefs, and accommodate large or small groups. Residents can also enjoy the large outdoor terrace with lounge seating, dining areas, and barbecues, for balmy summer evenings.

On the north side, the games room, with a connected entertainment lounge for watching sports, can be kept opened or closed depending on the number of guests or desire for privacy.

The kids' play area nearby also extends to an outdoor playground terrace. Next door is a pet spa with a convenient outdoor dog run. And the makers' studio is a space created for tackling projects big and small – from lofty creative endeavours to practical DIYs.

Curated to be an extension of your home, Alba's amenities also nurture a sense of community. From the thoughtful design scheme to the versatile programming, the seventh floor warmly welcomes



8 : 16 PM

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.



1



2

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.



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