



ByWard Market living. An elegant urban lifestyle awaits.



22<sup>nd</sup> floor, Northwest view. E. & O.E.



26  
DRAMATIC  
STOREYS

237  
UNITS

27  
UNIQUE PLANS

∞  
INFINITE  
OPPORTUNITIES





## INTRODUCING CLARIDGE ROYALE

### *Your new address in Ottawa's ByWard Market*

Connect Market-style living and shopping convenience in one vibrant location. Nestled in the eastern corner of Ottawa's historic ByWard Market, Claridge Royale gives you a rare blend of retail and living spaces at one address.

Claridge Royale's 26-storey condominium property features 27 breathtaking floorplans ranging from studio, one bedroom, one bedroom + den and two bedroom suites.

Here, **everything is local**: from boutique shopping, groceries, farmer's market and locally-owned restaurants, to nationally-prized culture, internationally recognized landmarks and Ottawa's most sought-after Market-area and downtown office addresses.

Discover today why Claridge Royale is your new address in Ottawa's ByWard Market.





## BUILDING HIGHLIGHTS

### AMENITIES

- Fitness centre
- Indoor pool
- Rooftop terrace access with gas BBQs and patio furniture
- Theatre room
- Boardroom
- Party lounge

### COMFORT & SAFETY

- 24-hour security
- Secure fob access at key entry points
- Controlled access and intercom system
- Closed circuit television security
- Secure touch-screen entry

### FEATURES

- Grocery Store at Base of Building
- 26 Storeys
- 237 Suites
- Guest Suite
- Contemporary furnished lobby with 18' ceilings and porcelain tile floors
- 3 high-speed elevators
- Underground parking
- Storage lockers
- Bicycle storage
- Optional electric car charging stations

**Claridge Royale** offers a smoke-free environment





## SUITE SPECIFICATIONS

### INTERIOR FINISHES

- Pre-engineered, pre-finished hardwood flooring \*
- Pot lighting in living/dining areas, kitchen and bedrooms \*
- Capped outlet in dining room for personal light fixture
- Contemporary style interior doors and hardware
- Smooth ceilings throughout (exclusive of dropped ceilings and bulkheads)
- Moulded black window frames and 4" modern baseboards
- Wood door at entrance of suite

### APPLIANCES

- Stackable European-size 24" washer and dryer
- Stainless steel kitchen appliances (five European sized for Studio, 1 Bedroom, and 1 Bedroom + Den / five standard sized for 2 Bedroom and 3 Bedroom Suites)
- Ceramic glass cooktop and built-in oven, with microwave/hood fan combo

### COMFORT & TECHNOLOGY

- Central heating and cooling, individually controlled
- Two-pipe fan coil system and integrated ERV with individual suite control
- Exhaust fans in all bathrooms with manual control
- Central hot water
- Pre-wired for phone and cable
- Pre-wiring to centralized hub for future home networking
- USB receptacle in kitchen
- Smoke-free building

### GOURMET KITCHEN

- 1-1/4" granite or quartz stone counters from builder's selections with matching backsplash slab

- LED strip valance lighting under cabinets, complemented by ceiling pot lights \*
- Quality contemporary cabinetry from builder's designer packages
- Soft-close doors and drawers on all cabinetry
- Modern stainless steel single-bowl kitchen sink, featuring single lever chrome faucet

### BATHROOMS

- Contemporary cabinets from builder's design packages
- Soft-close doors and drawers
- 1-1/4" granite or quartz counters from builder's selections
- Surface mounted medicine cabinet with mirror
- Contemporary sink(s)
- Modern interior door hardware with privacy sets
- Recessed light in shower and over tub \*
- Single-lever chrome faucets
- Water-saving toilets and faucets
- Ceramic shower with pre-fab base and clear glass pivot door \*
- 2 Bedroom Suites also have moulded tub in main bathroom with full height ceramic tile \*
- Pressure-balancing valves in all showers

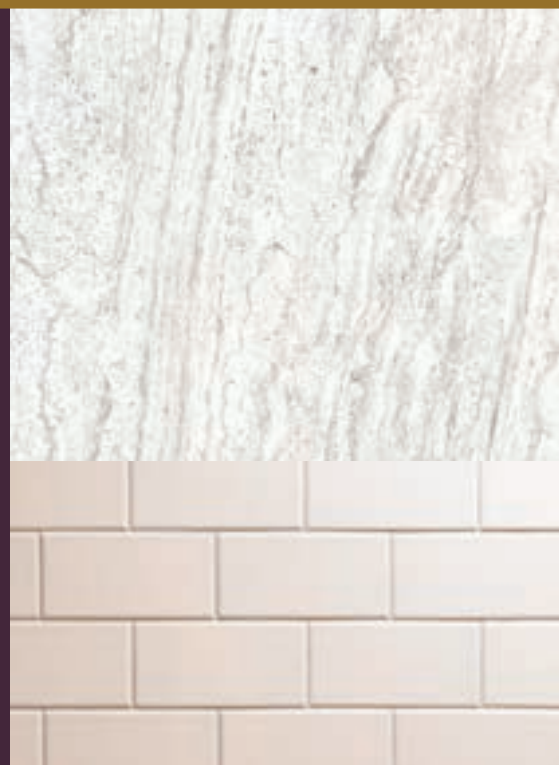
### PENTHOUSE BONUS FEATURES

- Your selection of maple pre-engineered hardwood flooring \*
- 12" x 24" porcelain or granite stone tile on designated floor areas \*
- 6" sleek and modern baseboards \*
- Moulded tubs with jet air feature \*
- Ceramic shower with mosaic base and clear glass pivot door \*

\* Feature is included as per plan  
NOTE: Specifications are subject to change without notice, E. & O. E.











# LOCAL EVERYTHING

Claridge Royale emulates the sensibilities of Ottawa's Byward Market area: urban lifestyle and locally-owned retail and amenities all become part of downtown living.

Seeking culinary delights from Ottawa eateries or one-of-a-kind shops and services? Access to arts and culture? Libraries, health care and schools? Boutique shopping and major cultural attractions?

It's all here. All for you.



**CULTURE**

- National Arts Centre
- Major's Hill Park
- National Gallery of Canada
- Canadian Museum of History
- War Museum
- Canadian Museum of Nature
- Parliamentary precinct



**NIGHTLIFE + SHOPPING**

- CF Rideau Centre
- ByWard Market
- Elgin Street District
- Sparks Street Mall



**WORKPLACE**

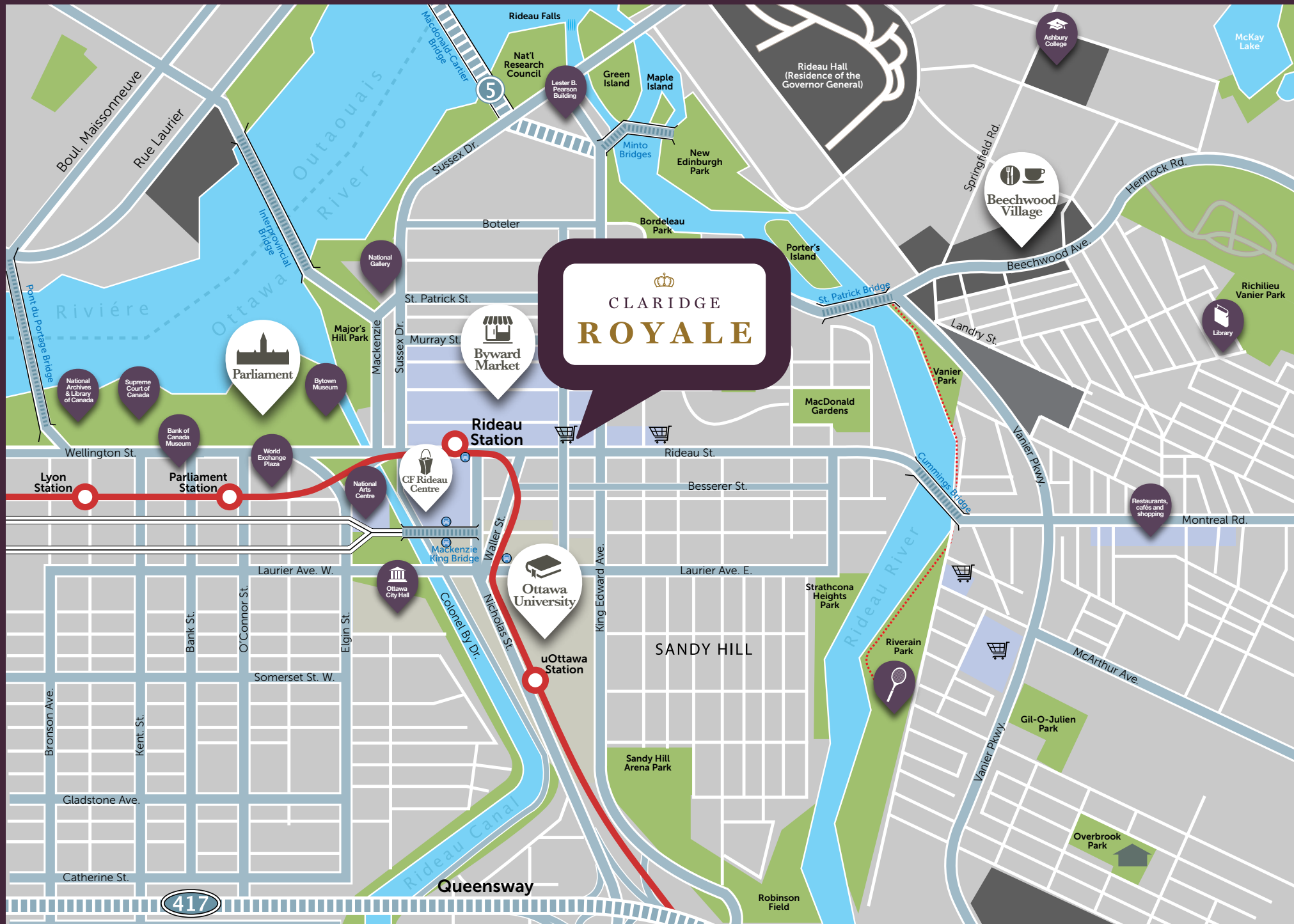
- Downtown and Market offices
- Endless array of local coffee shops and restaurants



**PUBLIC SERVICES**

- Rideau Station LRT
- OC Transpo and STO Buses
- Ottawa Public Library
- Ottawa City Hall
- University of Ottawa





## WALKABLE OTTAWA COMES TO YOU

With the Walk-Score of 99, Claridge Royale gives you walking convenience to downtown and Byward Market amenities, attractions, arts and entertainment and services. All within single-digit distances from your front door.



**GROCERY STORE**  
0 Minute  
(in-building location)



**BYWARD MARKET**  
5 Minutes



**RIDEAU LRT + BUS STOPS**  
4 Minutes  
(Transit-Score 99)



**CF RIDEAU CENTRE**  
4 Minutes



**OTTAWA UNIVERSITY**  
9 Minutes



**LOCALLY-OWNED RESTAURANTS**  
2 Minutes



**PARLIAMENT HILL**  
9 Minutes



**RIDEAU CANAL**  
5 Minutes





## CAMPUS LIFE

Walking distance from Ottawa University, Claridge Royale offers convenient and contemporary units for every type of scholar. Situated between the ByWard Market and campus, Royale allows students to balance their academic life along with their social. With a guest suite in the condo building, and a modern new hotel attached, friends and family will have a variety of places to stay when visiting their future graduate.





**NORTH**  
73 M  
(25<sup>th</sup> floor \*)

**NORTHWEST**  
65 M  
(22<sup>nd</sup> floor \*)

**WEST**  
65 M  
(22<sup>nd</sup> floor \*)

**EAST**  
73 M  
(25<sup>th</sup> floor \*)

\* E. & O.E.

## DAY VIEWS

## NIGHT VIEWS





## THE CLARIDGE EXPERIENCE

*Enjoy the Claridge experience when choosing your next home*

Set your heart on your new home in Ottawa's Byward Market area with Claridge Royale. Our professionally crafted condominium units are built to please and built to last.

### **OTTAWA FOCUSED**

As Ottawa's largest condominium developer, Claridge understands the needs of home-buyers in the national capital area.

### **FLEXIBILITY COMES STANDARD**

Claridge designs are flexible to your unique needs, ensuring all elements of your new condo reflect your own personality and style.

### **EARNED REPUTATION**

With more than 12,000 residences in our portfolio, Claridge has earned a reputation for craftsman-grade quality and satisfaction among first-time and repeat buyers alike.

### **FEATURES COME STANDARD, TOO**

This includes hardwood flooring, quartz/granite stone countertops, contemporary finishes, and smooth ceilings.



CLARIDGE  
HOMES