



**KING  
BLUE**  
BY  
GREENLAND



**Greenland**  
FORTUNE GLOBAL 500





  
**KING  
BLUE**  
BY  
GREENLAND

KING WEST'S  
PREMIER  
ADDRESS TO  
WORK, LIVE  
AND PLAY.





TORONTO

LOS ANGELES | TORONTO | NEW YORK | LONDON | MADRID | BARCELONA | FRANKFURT

# REDEFINING THE URBAN LANDSCAPE ACROSS THE GLOBE

HEADQUARTERED IN SHANGHAI WITH ASSETS TOTALING OVER 58 BILLION USD, GREENLAND GROUP IS A PRE-EMINENT FORCE IN THE WORLD'S ENERGY, FINANCE, COMMERCIAL AND HOTEL, CONSTRUCTION, AUTOMOTIVE AND TRANSPORTATION SECTORS.



SHANGHAI

ST. PETERSBURG | BANGKOK | PATTAYA | JOHOR BAHRU | JEJU | MELBOURNE | SYDNEY





**Chengdu Greenland Center**  
Chengdu, China



**Dalian Greenland Center**  
Dalian, China



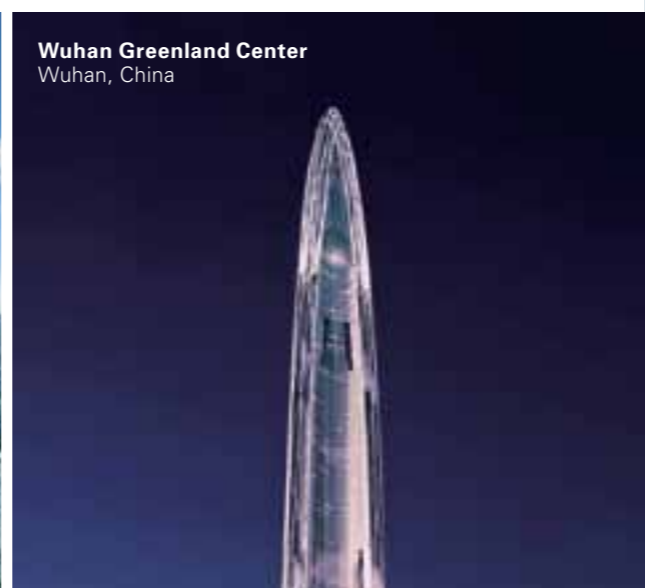
**Zhengzhou Greenland Plaza**  
Zhengzhou, China



**Community Project**  
Johor Bahru, Malaysia



**Sydney Greenland Center**  
Sydney, Australia



**Wuhan Greenland Center**  
Wuhan, China



**Greenland Qube Hotel**  
Frankfurt, Germany



**Shanghai Waitan Center**  
Shanghai, China



**London Ram Brewery Residential Project**  
London, England



**Guangzhou Baiyun Greenland Center**  
Baiyun New City, Guangzhou, China



**Los Angeles Greenland Center**  
Los Angeles, USA



**Atlantic Plaza**  
New York, USA



**Nanchang Greenland Center**  
Nanchang, China



**Dream Mansion**  
Jeju, South Korea



Since its inception in 1992, Greenland has also garnered a world class reputation in real estate — both as the largest real estate conglomerate in China, and as the name behind high profile properties in 9 countries, including the US, Australia, the UK, Germany, France, Spain, South Korea, Thailand and Malaysia. Of the 23 ultra high-rise buildings in Greenland’s global portfolio, 4 are heralded as being among the world’s tallest.

**2014 marks the year that Greenland expands into the Canadian condominium market, with the soaring 48 storey King Tower at King Blue, in Toronto’s vibrant King Street West district.**





# A GLOBAL LEADER IN REAL ESTATE DEVELOPMENT







# 2 COMMANDING TOWERS. 1 UNPARALLELED PLACE TO LIVE.

Soaring skyward high above King West and Blue Jays Way in Toronto's King Street West neighbourhood, King Blue delivers the ultimate in urban living for those looking to work, live and play in one of Toronto's most sought-after areas.

Greenland now presents the dramatic glass and steel clad King Tower, complete with a coveted King Street address. Rising a show-stopping 48 storeys high above the 8 storey podium it shares with King Blue, King Tower will offer stunning lake or city views from all suites.

This is where the financial district meets the entertainment district. Where retail meets sport. And where urban design meets sophisticated living. This is King Tower. And it's Toronto's definitive King Street address.





STUNNING PANORAMIC  
VIEWS IN EVERY  
DIRECTION, WHILE THE  
CITY PULSES WITH  
EXCITEMENT BELOW.





THE PODIUM AT KING BLUE CELEBRATES THE RICH HERITAGE OF THE ORIGINAL WESTINGHOUSE CANADA COMPANY THAT OPERATED IN THIS LOCATION UNTIL THE MIDDLE OF THE LAST CENTURY. THE DISTINCTIVE

BRICK BUILDING WAS ONE OF THE FINEST EXAMPLES OF INDUSTRIAL ARCHITECTURE THAT APPEARED IN THE DOWNTOWN TORONTO AREA DURING THE 1920s.





WHEN KING BLUE TAKES ITS PLACE ON THE TORONTO SKYLINE, IT WILL BE HOME TO THEATRE MUSEUM CANADA, THE ORGANIZATION THAT SEEKS TO SHARE THE WONDER OF CANADA'S RICH THEATRE LEGACY

WITH CANADIANS AND THEATRE ENTHUSIASTS EVERYWHERE. ITS 900 SQUARE METRES WILL INCLUDE SPACE FOR DYNAMIC EXHIBITS, PRESENTATIONS AND EDUCATIONAL PROGRAMMING.





A URBAN OUTDOOR COURTYARD IS MAGICALLY  
CREATED WHERE THE TWO TOWER LOBBIES  
MEET THE THEATRE MUSEUM OF CANADA AND  
STREET-LEVEL RETAIL.





## FIRST CLASS AMENITIES, SECOND TO NONE.

A premier address merits outstanding amenity spaces at every turn. Which is why King Tower features a grand Porte Cochère Courtyard for car and limo pick up and drop off. Inside, a 24/7 private concierge welcomes guests and residents into the sleek lobby, complete with seating lounges and an inlaid granite fireplace. Resort style amenities include a stunning Rooftop Pool

with adjacent outdoor deck and bar, landscaped Rooftop Terrace with seating/lounging areas, fully equipped Fitness Centre and lounge area, even a Multi-Media Room. No detail has been left unconsidered, right down to the Guest Suites available for use by overnight guests.



# SITE PLAN



## NORTH TOWER AMENITIES



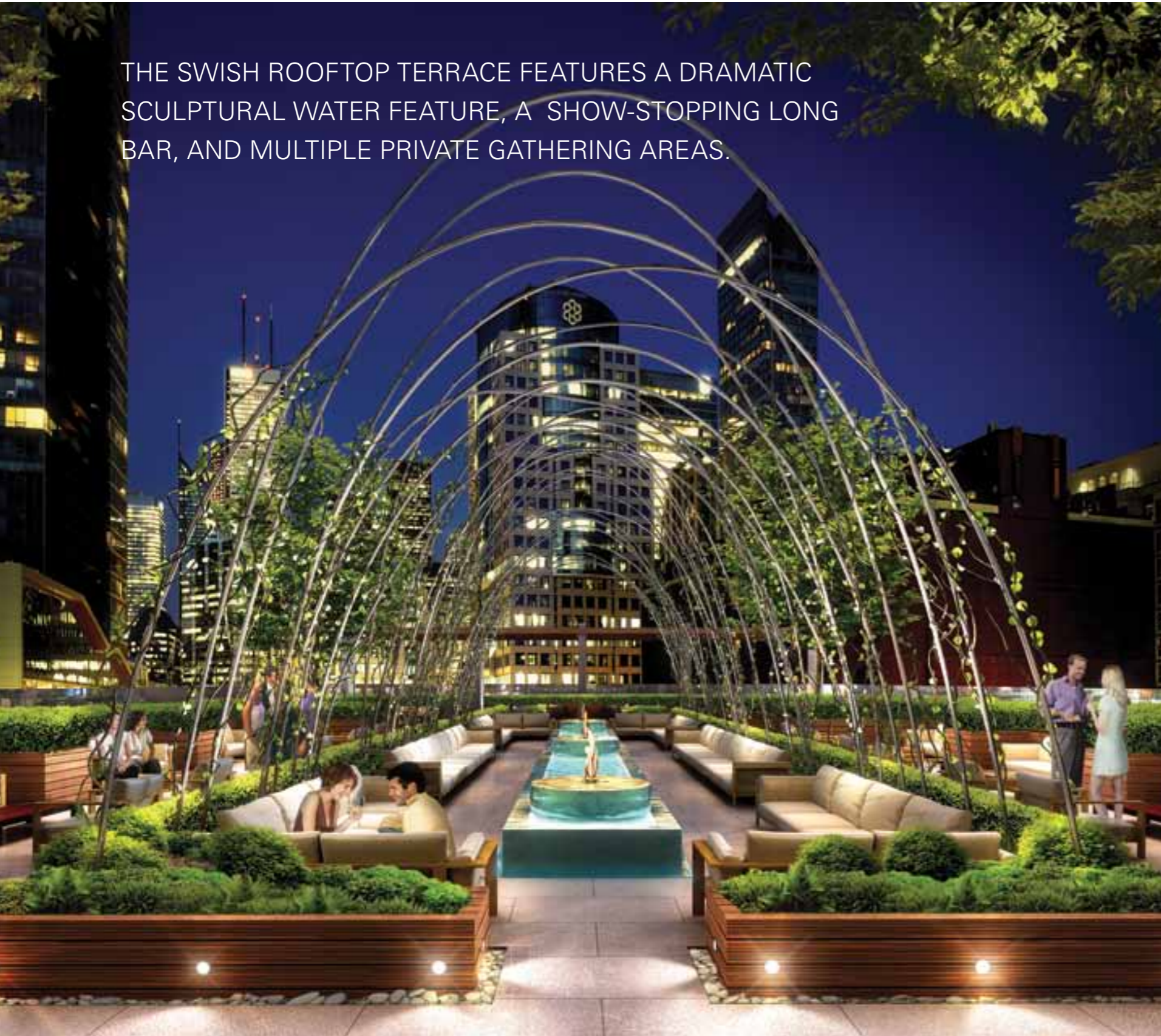
## SOUTH TOWER AMENITIES



- A** THEATRE ROOM
- B** 7TH FLOOR OUTDOOR DECK & POOL BAR
- C** POOL
- D** FITNESS CENTRE
- E** CHANGE ROOMS
- F** SHOW KITCHEN
- G** LOUNGE
- H** PARTY ROOM
- I** 7TH FLOOR ROOFTOP TERRACE
- J** 9TH FLOOR ROOFTOP TERRACE



THE SWISH ROOFTOP TERRACE FEATURES A DRAMATIC SCULPTURAL WATER FEATURE, A SHOW-STOPPING LONG BAR, AND MULTIPLE PRIVATE GATHERING AREAS.







THE EUROPEAN-INSPIRED ROOFTOP POOL IS PERFECT FOR SWIMMING WHATEVER THE WEATHER. WHEN TEMPERATURES RISE, THE DOORS OPEN DIRECTLY ONTO THE ADJACENT SUNDECK.





THE SLEEK PARTY ROOM WITH BAR, FIREPLACE AND LOUNGE PROVIDES THE PERFECT VENUE TO HOST COCKTAILS BEFORE TRANSITIONING TO DINNER.





## SUITES WITH A DRAMATICALLY DIFFERENT POINT OF VIEW.

Modern urban design meets sophisticated luxury in King Tower's masterfully designed residences. Open concept suites maximize living and entertaining space, while expansive floor-to-ceiling windows provide dramatic backdrops of the Toronto skyline or the lake.

Sleek gourmet kitchens clad in granite and stainless steel flow effortlessly into living and dining spaces. Spa-inspired master retreats are equally luxe in wood, coupled with polished marble. Finely engineered hardwood floors create a polished, unified look throughout.





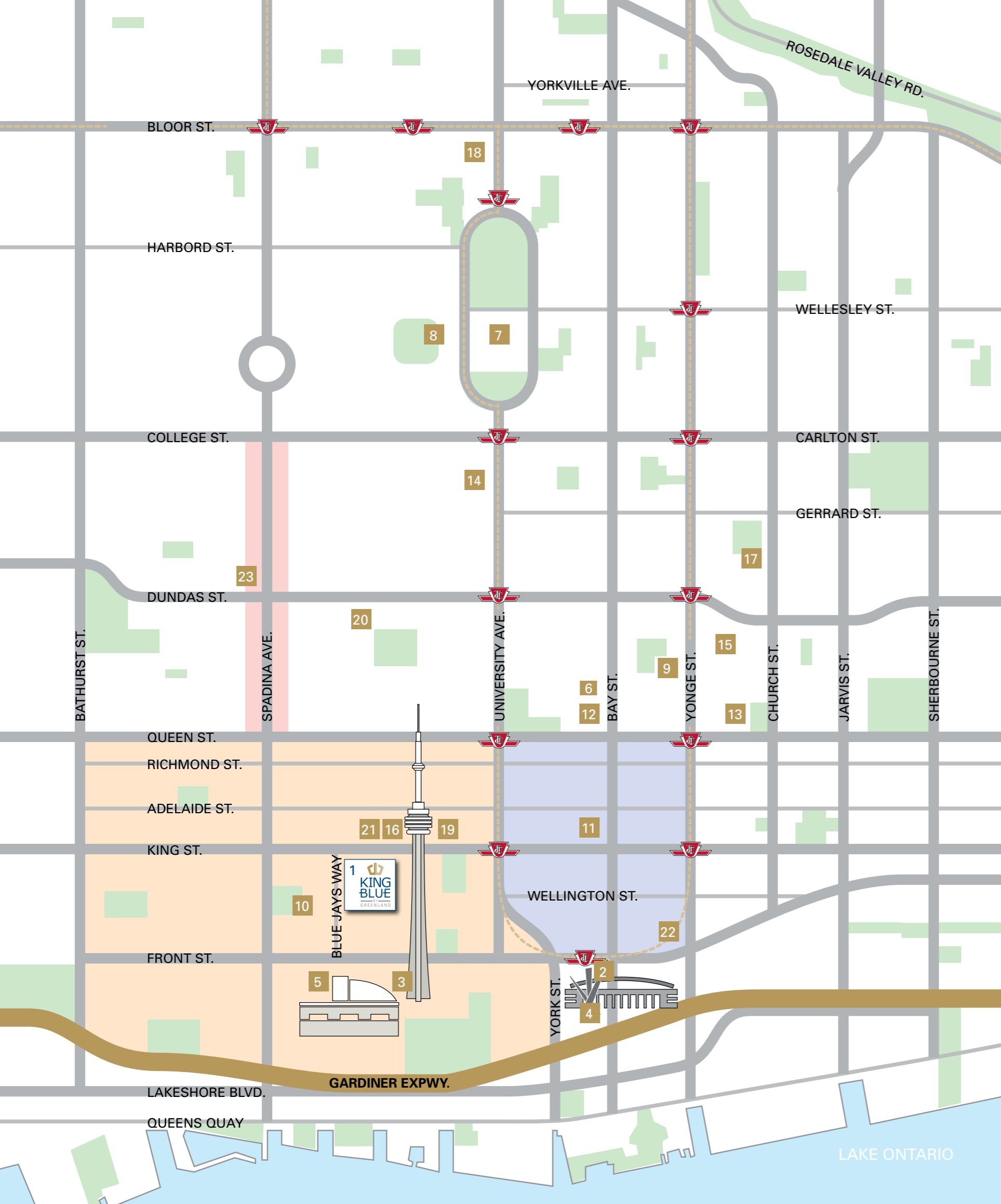




Live, work and play in one of Toronto's most vibrant areas, surrounded by some of the city's best universities, parks, restaurants, galleries, boutiques, shopping and culture. Everyday conveniences lie just outside your door; connectivity to downtown or out of town via bus or

subway is just a short walk away. Walk to the theatre, the lake, the concert, the latest art exhibit. Claim the Maple Leafs, the Raptors, the Blue Jays and the Argos as your neighbours. At King Tower, the world unabashedly revolves around you.





# THE BEST OF THE CITY SURROUNDS YOU.

- 1 King Blue
- 2 Union Station
- 3 CN Tower
- 4 Air Canada Centre
- 5 Rogers Centre
- 6 Toronto City Hall
- 7 Queen's Park
- 8 University of Toronto
- 9 Eaton Centre
- 10 Entertainment District
- 11 Financial District
- 12 Nathan Philips Square
- 13 St Michael's Hospital
- 14 Mount Sinai Hospital
- 15 Ed Mirvish Theatre
- 16 Princess of Wales Theatre
- 17 Ryerson University
- 18 Royal Ontario Museum
- 19 Royal Alexandra Theatre
- 20 Art Gallery of Ontario
- 21 TIFF Bell Lightbox
- 22 Hockey Hall of Fame
- 23 Chinatown
- Parks & Greenspaces





## BUILDING FOR THE FUTURE, TODAY.

King Blue is dedicated to environmental awareness and built to maximize sustainability. From the materials selected for the design and build, to the grey water roof systems and the treatment of glass, to the actual recycling programs implemented within the residential Towers, every effort is made to promote responsible, energy efficient living.

## COMMITTED TO SOCIAL RESPONSIBILITY

As a socially responsible company, Greenland Group's philosophy is to create a better life for all. The company has donated over \$170 million to numerous charitable causes. Environmental protection is a key focus area for Greenland, where the company has donated \$70 million to beautify China's green spaces. Vigorously promoting energy-efficiency and resource technologies, Greenland Group has initiated and funded a major water conservation program in western China.



## PROJECT DESIGN

Livable by Design Awards 2013

Brampton Urban Design Awards 2012

PCBC 49th Gold Nugget Awards 2012

Markham Design Excellence Awards 2010

Design Exchange Award

Award of Excellence

Award of Merit

Grand Award Honors

Award of Merit, Urban Intensification

The Shores, Oakville

Parkplace Condominium

Chaz, Toronto

EKO Markham Centre

One12 St. Clair

# PAGE+STEELE/IBI GROUP

## INTERIOR DESIGN

James Beard Foundation Awards 2014

City of Vancouver Heritage Awards 2013

17th Annual Canadian Interiors Awards

IHMRS Gold Key Awards

Air Canada enRoute Hotel Design Awards

The National Sales & Marketing Council

Finalist, Outstanding Restaurant Design

Award of Honor

Best Hospitality Project

Finalist, Best Restaurant

Winner, Best Lobby

Silver Award, Best Model Suite

Hawksworth Restaurant

Rosewood Hotel Georgia

El Catrin

Weslodge

Rosewood Hotel Georgia

The Residences of Pier 27

King Blue Model Suite  
Photo: Evan Dion

# MUNGE LEUNG

Founded in 1926, Page+Steele has established an award-winning tradition of excellence and professionalism. The firm has merged with IBI Group, forming a multidisciplinary global practice headquartered in Toronto. The combined extensive experience in the design of hotel, residential, office and retail uses has led this new company to become Canada's pre-eminent firm in the design of mixed-use developments. While handling Canadian and international projects for some of the largest developers in North America and the best known international hotel brands, Page+Steele/IBI has developed a proven track record of creating timeless landmark projects around the globe.

Munge Leung is an internationally recognized interior design firm with a wealth of experience in creating interiors for a global roster of clients including luxury hoteliers, premium condominium and residential developers and iconic restaurant and nightclub operators. Established in 1997, Principals Alessandro Munge and Sai Leung have been lauded for the firm's passionate and unique approach to every project, their bespoke design process, craftsmanship and the emotive response their spaces inevitably evoke.









TORONTO | CANADA  
KINGBLUECONDOS.COM  
416.599.1355