



# KATSURA

ON WEST 18TH

An intimate design-driven collection shaped by contemporary beauty, light and space.



Four Private Residences — Created with intention

*Renderings are an artist's concept only.*

Welcome to Katsura

# A New Expression of West Side Living

Katsura is located at 3192 West 18th Avenue in Vancouver, set within an established West Side neighbourhood known for its calm residential character, tree-lined streets, and effortless access to everyday essentials.

The address offers a rare balance; quiet and calm, yet connected to parks, schools, shops, dining, and the broader city within easy reach.

Katsura brings together the space and functionality of a detached home in a collection of four contemporary residences on Vancouver's West Side.

Generous designs across multiple levels offer four or five bedrooms, flexible and expansive family spaces, peaceful outdoor terraces and rooftop decks with sweeping city and mountain views. Carefully considered layouts create separation between gathering spaces and contemplative retreats.

For growing families, multigenerational households and homeowners seeking a simpler way to live without sacrificing space, Katsura offers a rare alternative to the traditional single-family home.



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# Designed for Better Living

## ARCHITECTURE



The architecture gives each home a distinct presence while keeping the collection cohesive. Contemporary forms, natural materials, intentional glazing and carefully placed outdoor spaces bring daylight, privacy and strong connections between interior rooms, gardens, terraces and the surrounding West Side streetscape.

## WELLNESS



Wellness is built into everyday living through abundant daylight, generous bathrooms, spa-inspired finishes, private outdoor areas and access to parks. Homes provide places to gather, retreat, exercise, work and recharge, making wellbeing part of daily life.

## CRAFTSMANSHIP



Craftsmanship is expressed through meticulous workmanship, durable materials, considered detailing and finishes selected for both aesthetic and functionality. Kitchens, bathrooms, millwork, flooring and fixtures come together as a cohesive whole, creating interiors that feel refined today and remain practical as households change.

## COMMUNITY



Katsura offers the advantages of an intimate community setting without giving up the independence of a private home. Four residences share a landscaped setting while each has its own entry, hedge or fence-screened outdoor areas, parking and generous interior space, balancing privacy, neighbourliness and connection.

# Neighbourhood & Community

# Nestled in the West Side. Connected to Daily Essentials.

KATSURA  
ON WEST 18TH

Katsura sits within Vancouver's coveted residential West Side. It offers a rare sense of calm without feeling removed. Close to the everyday places that make a neighbourhood work: Schools, parks, shops, restaurants and cafés are nearby, while major routes and transit keep the wider city accessible. Generous views and rooftop outdoor spaces extend your connection beyond your personal sanctuary.

Thoughtfully designed homes that maximize livability rather than excess size.

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Intimate gourmet restaurants and cafes just a walk away.



Walkable West Side location close to daily essentials.



Surrounded by top-rated educational institutions in the Lower Mainland.



Nature and wellness around every corner.

# Architecture & Interiors

# Private Outdoor Space At Every Doorstep

Landscape design is woven throughout the property, creating a setting that feels established from day one.

Lawns, pathways, mature trees, layered planting and cedar fencing create distinct outdoor areas for each residence while maintaining a shared connection to greenery and natural light.

Private patios and rooftop terraces provide multiple places to gather, relax and enjoy the outdoors through every season.

Four private homes, each with its own outdoor space.

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# Space that Adapts with You.

Layouts are planned around family life, with generous kitchens, dining and living areas forming the centre of the home. Bedrooms are separated from gathering spaces, while flex rooms and studies provide room for work, exercise, entertainment, homework, guests or hobbies as needs change.

Multiple levels give households room to be together without sharing every moment. Children can have their own spaces, guests can stay comfortably, and adults can work or unwind. This flexibility is particularly valuable for multigenerational families who want closeness without giving up privacy.



Carefully selected materials chosen for timeless appeal and durability.



# Spacious. Serene. Considered.

Bathrooms designed with generous proportions, stone surfaces, warm wood-finish cabinetry, integrated lighting, and freestanding tubs in ensuite. These are restorative yet practical spaces for busy mornings and family routines.

The interiors balance warmth with a clean contemporary aesthetic. Natural textures and colours, and uncompromising fixtures create a calm backdrop for everyday life, while refined finishes and well-planned storage make the homes functional for families and guests.

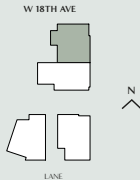
Zen-invoking ensuite.

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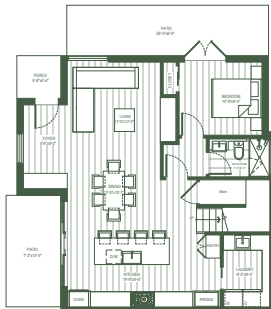
# Floorplans + Features

|           |      |       |
|-----------|------|-------|
| Interior: | 2879 | Sq Ft |
| Exterior: | 1152 | Sq Ft |
| Total:    | 4031 | Sq Ft |

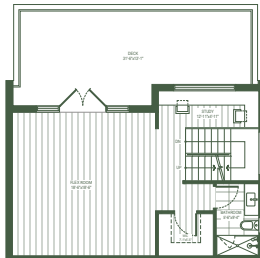
Disclaimer: Interior square footages are based on approved Building Permit drawings. Exterior square footages refer to balconies and decks.



Developer reserves the right to make modifications or substitutions to the building design, floorplans, areas, unit numbers and/or specifications without notice. Actual floor plans may have minor variations and final floor plans may be a mirror image of the floorplans shown. Interior square footage and room sizes are based on the architectural measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. This is not an offering for purchase. Any such offering can only be made with a Disclosure Statement. E&O/E. Sales and Marketing by EnnekiVolkers and rareEarth Project Marketing.



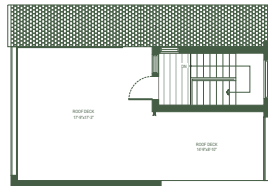
Level 1



Level 3



Level 2



### Rooftop Deck

# KATSURA

ON WEST 18TH

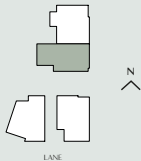
## Home 2

5 Bedroom  
5 Bathroom  
2 Designated on-site parking spaces

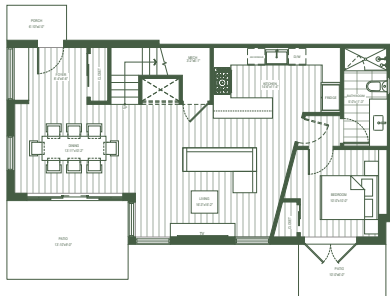
Interior: 2693 Sq Ft  
Exterior: 956 Sq Ft  
Total: 3649 Sq Ft

Disclaimer: Interior square footages are based on approved Building Permit drawings. Exterior square footages refer to balconies and decks.

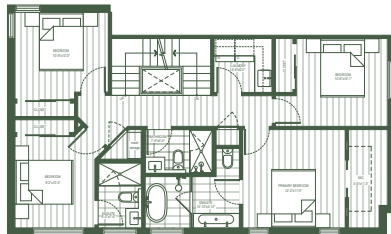
W 18TH AVE



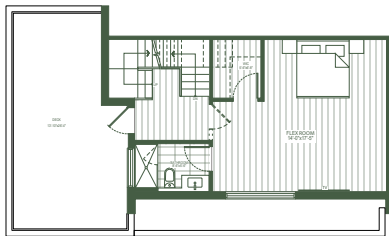
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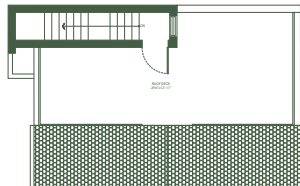
Level 1



Level 2



Level 3



Rooftop Deck

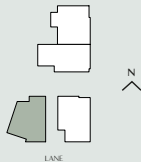
## Home 3

5 Bedroom  
4 Bathroom  
2 Designated on-site parking spaces

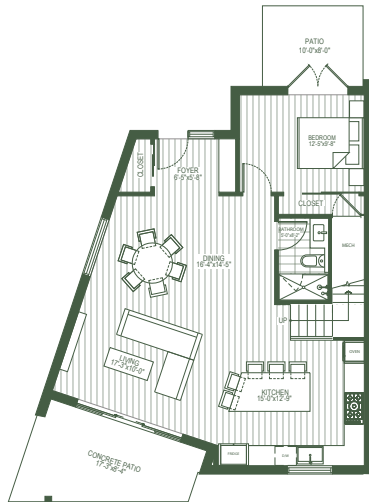
Interior: 2291 Sq Ft  
Exterior: 225 Sq Ft  
Total: 2516 Sq Ft

Disclaimer: Interior square footages are based on approved Building Permit drawings. Exterior square footages refer to balconies and decks.

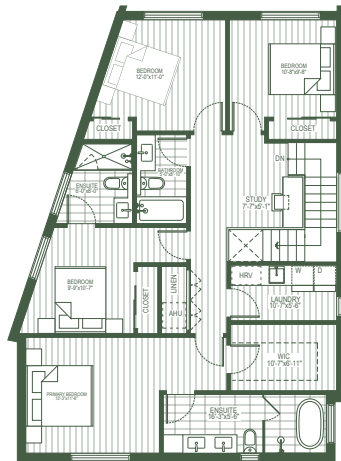
W 18TH AVE



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Level 1



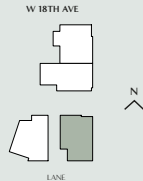
Level 2

## Home 4

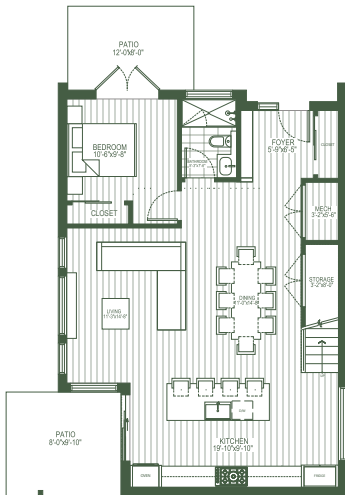
5 Bedroom  
4 Bathroom  
2 Designated on-site parking spaces

Interior: 2248 Sq Ft  
Exterior: 175 Sq Ft  
Total: 2423 Sq Ft

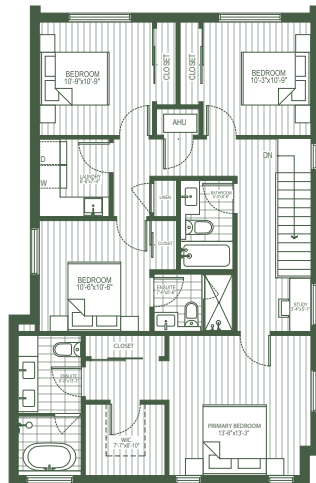
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Level 1



Level 2

THOUGHTFULLY SELECTED. BEAUTIFULLY INTEGRATED.

# Features & Finishes

Katsura's interiors pair clean contemporary design with enduring materials and a warm, elegant palette. From generous kitchens designed for gathering to serene, spacious bathrooms, every finish has been considered for how it looks, feels and performs in everyday life.

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## Bathrooms Designed to Refresh and Unwind

- Floating vanities create a clean, contemporary aesthetic and a greater sense of space.
- Integrated under-vanity LED lighting provides a soft ambient glow.
- Refined quartz countertops with undermount sinks.
- Generously scaled mirrors enhance sense of space.
- Frameless glass shower enclosures in all ensuites.
- Riobel faucets, shower systems and coordinated bathroom accessories.
- Kohler and Duravit sinks, as specified by residence.
- Stylish Toto toilets.
- Acri-Tec semi-freestanding bathtubs create a relaxing focal point in primary ensuites.
- Aqualeum tub fillers in primary ensuites.

- Radiant in-floor heating in primary ensuites for added comfort.
- Double vanities in select primary ensuites.
- Polished chrome fixtures provide a refined finish in primary ensuites, complemented by matte-black fixtures in secondary bathrooms.

## Comfort Beautifully Integrated

- Dedicated two onsite parking stalls per home (one roughed-in for EV charging).
- Expansive patios, terraces and rooftop decks extend living outdoors.
- Contemporary lighting throughout.
- Quality materials selected for durability, ease of maintenance and lasting appeal.
- Heating and cooling comfort with energy efficient GREE multi-zone heat pump system.
- 2-5-10 New-home warranty protection for added peace of mind.

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## Connectivity

- Generous windows bring natural light deep into the home.
- Contemporary millwork and a refined, neutral palette create a timeless backdrop for individual style.
- Elegant soft-close cabinetry and drawers throughout.
- Integrated LED lighting adds warmth, ambience and practical illumination.
- Thoughtfully planned storage throughout each residence.
- Full-size laundry facilities designed for everyday family living.

## Kitchens Created for Family-life and Entertaining

- Contemporary three-tone cabinetry combining natural wood tones, warm neutral finishes and soft-close hardware.
- Generous and striking, matte-black kitchen islands provide additional workspace, storage, and a natural gathering place.
- Durable quartz countertops complemented by a full-height quartz slab backsplash.
- Recessed under-cabinet LED lighting.
- Riobel matte-black pull-down kitchen faucet with pull down spray
- Blanco PRECIS 30-inch black single-basin undermount sink.
- Premium Miele appliance package featuring:
  - 36-inch built-in French-door refrigerator/freezer with ice maker
  - 36-inch five-burner gas cooktop
  - 30-inch convection wall oven
  - 36-inch integrated extra-slim hood fan
  - 24-inch fully integrated dishwasher
- Panasonic built-in microwave

# Team & Contact

Developers:



Altitude Properties brings a long-term approach to residential development, with an emphasis on strong partnerships, responsible execution and lasting value. For Katsura, that commitment is reflected in a carefully considered collection designed for Vancouver's West Side and contemporary homeowners.



VSP Developments specializes in boutique multiplex and small-scale multi-unit housing, with a focus on thoughtful design, attention to detail and family-friendly homes. At Katsura, that experience informs four residences combining private outdoor space, generous floorplans and a strong connection to the neighbourhood.

Sales & Marketing:



rareEarth Project Marketing brings extensive experience in positioning and selling distinctive residential developments across Western Canada. For Katsura, the team connects the project's architecture, location and livability into a clear story for buyers seeking something more substantial than conventional multi-unit housing.



Engel & Völkers Vancouver provides local expertise and international reach in marketing distinctive residential properties. Together with the project team, the brokerage introduces Katsura to buyers seeking exceptional West Side homes, with the space, privacy and quality expected from a long-term home.





A boutique collection of single family homes in  
Vancouver's coveted residential West Side community.

778-668-1909

[KatsuraWest18.com](https://KatsuraWest18.com)