

# Condo Living

## Malibu II provides good view, value and it's close to the action

### California theme featured in new phase

### Each floor offers two-bedroom corner suite

**W.D. LIGHTHALL**  
SPECIAL TO THE STAR

Sales in the second phase of Malibu at Harbourfront get under way today.

"Phase 2 takes a slightly different direction," says Rony Hirsch, president of project developer Malibu Investments Inc. "While the first phase was aimed at those who loved the idea of living in a glass tower, with the magnificent views a 32-storey tower affords, Phase 2 provides a more intimate, lowrise setting."

Located at Lake Shore Blvd. W. and Bathurst St., Malibu's second phase comprises an 11-storey building with 164 units. The project is designed by Toronto-based Page + Steele Architects Planners.

"Everything is designed around the California theme. Every suite has floor-to-ceiling windows with spectacular views of the harbourfront (or) the city skyline," Hirsch says.

He says purchase prices in the building \$300 per square foot.

In December 2004, the average price of a new condo unit in the downtown west market was \$324 per square foot, according to The Lyon Report, published jointly by N. Barry Lyon Consultants Ltd. and RealNet Canada Inc.

"Our pricing is very affordable. You can't find this kind of location with this kind of pricing," Hirsch says, noting the site provides great access to the waterfront, downtown Toronto and the financial district as well as the shops, galleries, restaurants and nightlife of the King and Queen Sts. W.



**Malibu units come with six appliances, maple veneer cabinetry and ceramic tiling in the bathrooms.**

Studio units start at 330 square feet and \$107,900, one bedrooms at 513 square feet and \$146,900 and two-bedroom units at 677 square feet and \$191,900.

"No other condo project on the waterfront can offer this much value for the price," Hirsch says.

Each floor in Phase 2 offers a two-bedroom corner suite with a rounded wall of floor-to-ceiling windows leading out to a balcony or outdoor terrace.

"It's a very nice, very unique unit," Hirsch says.

All units come with a balcony or terrace and monthly maintenance fees are estimated at 39 cents per square foot.

Units come with six appliances (fridge, dishwasher, oven with glass cook top, microwave, stacked washer and dryer) in choice of white or black, maple veneer kitchen cabinetry, ce-

ramic tiling in bathrooms and individually controlled heating and air conditioning.

Project amenities will be housed in the Malibu Club, located on the upper storeys of the mid-rise building, with swimming pool, whirlpool, sun-deck, outdoor barbecue area and an entertainment lounge with waterfront views.

Construction of Malibu at Harbourfront starts in late spring and will take about two years to complete.

The on-site sale office is at 600 Fleet St. Hours are noon to 6 p.m. Monday to Thursday and noon to 5 p.m. weekends and holidays. Telephone 416-601-1881.

For more information, visit [www.malibuhatbourfront.com](http://www.malibuhatbourfront.com).