



THE AIR OF SERENITY

MINDFUL LIVING AWAITS IN 1, 2, AND 3 BEDROOM HOMES

COMING SOON TO WEST COQUITLAM.



Komo, the second tower in Strand's Oakdale Collection, is the next evolution of refined living in West Coquitlam. Modern convenience, an air of calm, and unique indoor and outdoor wellness-inspired experiences, including the signature rooftop Sky Spa, enhance your way of life. Reward every element of your senses and enter the expression of living well at Komo.



Strand's Oakdale Collection is a thoughtful master vision taking root in the heart of West Coquitlam. Building on the triumphs of Alina and The Oaks, Strand is dedicated to continuing their legacy of shaping this flourishing neighbourhood by providing thoughtfully designed, curated homes. With Komo and a third community on the horizon, Strand remains steadfast in their commitment to the endless potential and allure that West Coquitlam offers.

COMMITMENT TO
BOUNDLESS
POTENTIAL.

 **STRAND**



LOUGHEED
TOWN CENTRE

7 MIN DRIVE
7 MIN TRANSIT

BURQUITLAM PLAZA
5 MIN WALK

BURNABY LAKE
REGIONAL PARK
10 MIN DRIVE

ALINA

BURQUITLAM
SKYTRAIN STATION
5 MIN WALK

DEER LAKE PARK
15 MIN DRIVE

METROTOWN
20 MIN DRIVE
30 MIN TRANSIT

FUTURE STRAND TOWER

BURNABY MOUNTAIN
PARKS AND TRAILS
5 MIN WALK

BRENTWOOD
TOWN CENTRE
15 MIN DRIVE
15 MIN TRANSIT

DOWNTOWN
VANCOUVER
30 MIN DRIVE
35 MIN TRANSIT

SIMON FRASER
UNIVERSITY
6 MIN DRIVE
15 MIN TRANSIT

PORT MOODY
5 MIN DRIVE

INSPIRED BY NATURE'S FLOW,



Artist's rendering. All renderings/pictures are for illustration purposes only.

BALANCED BY TIMELESS DESIGN.

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EMBRACE
LIFE'S BALANCE.

Artist rendering. All renderings/pictures are for illustration purposes only.

Discover a harmonious blend of contrasting elements at Komo, where mindful design merges with modern convenience and serenity meets contemporary living. Step inside a peaceful retreat away from the vibrancy of daily life, while offering a sophisticated living experience that caters to your every need.

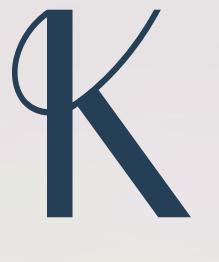
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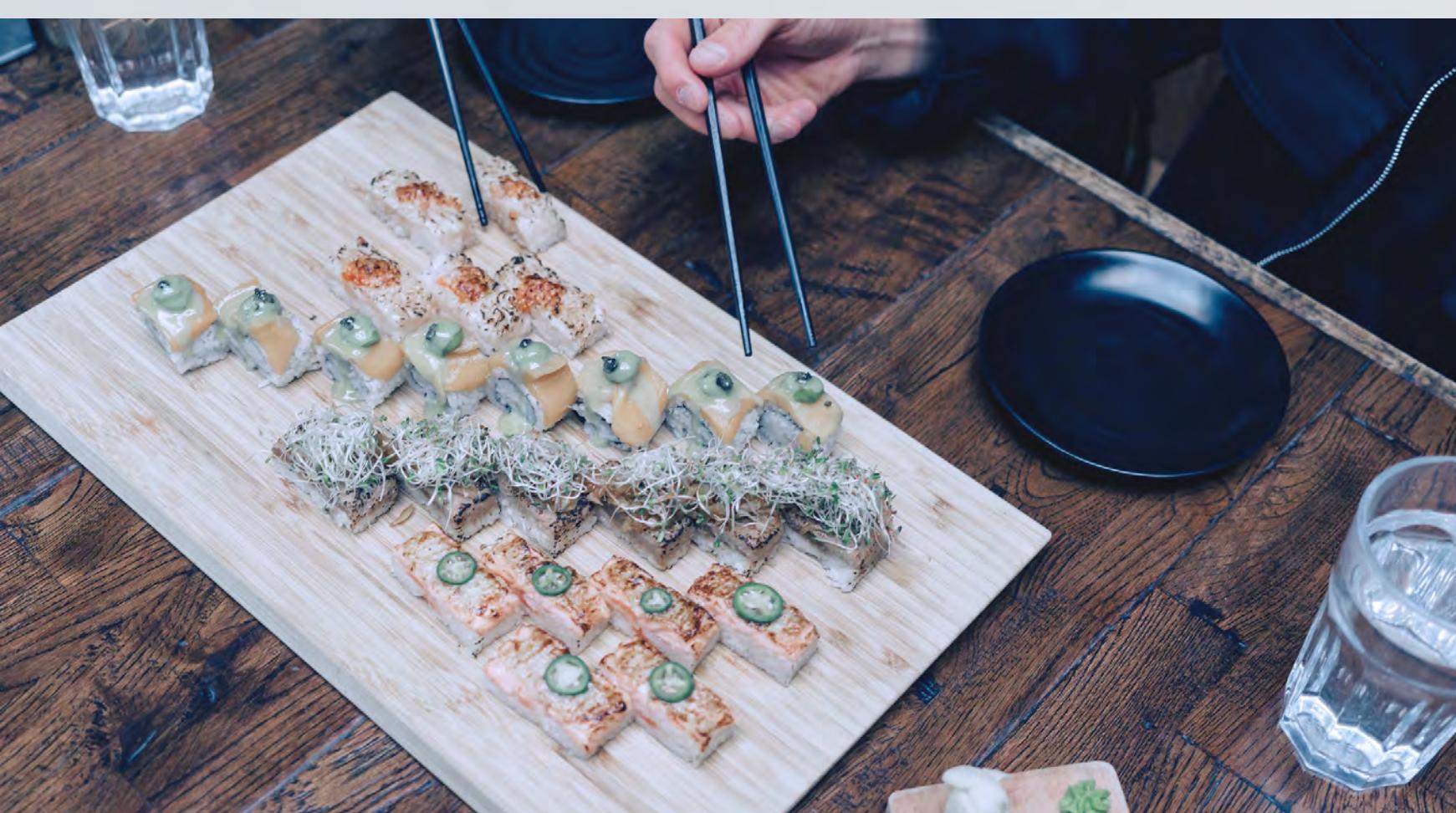
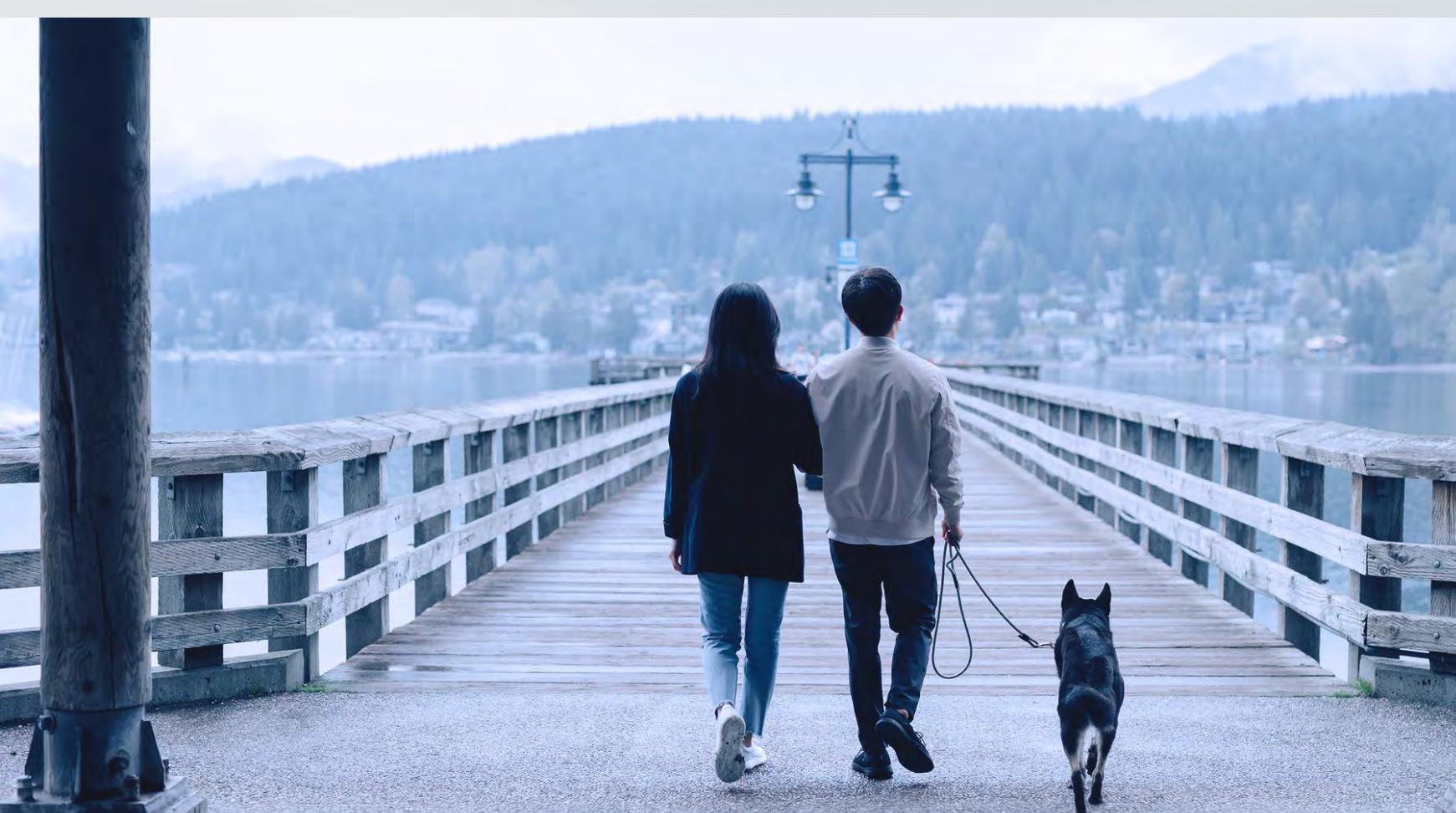
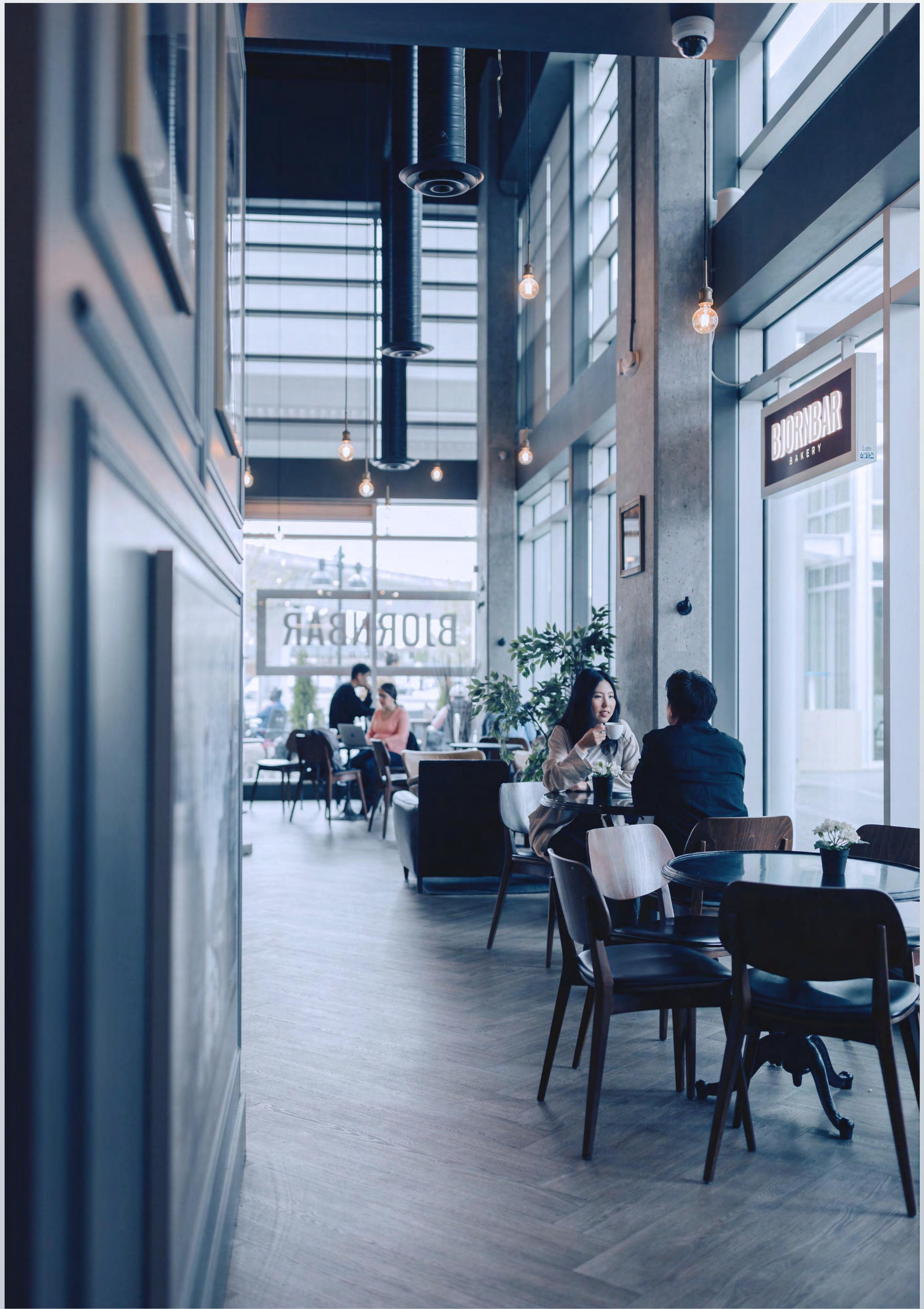
Breathe in fresh air and take in stunning views from our signature rooftop experience. The Komo Sky Spa inspires indulgent self-care with hot and cold plunge pools, a steam room and sauna, a refreshing water station and an outdoor lounge complete with an experiential rainfall shower. Lounge recliners and soft seating invite you out to relax and immerse yourself in a setting of lush greenery framed by horizons and mountain tops in the serenity of the Sky Terrace.

YOUR ULTIMATE REWARD
THE SIGNATURE SKY SPA.

A scenic landscape featuring a range of mountains in the background under a sky with a warm, orange and pink sunset glow. In the foreground, there's a body of water with small islands and a dense forest of evergreen trees.

KOMO IS AN EXPRESSION
OF HOLISTIC LIVING WITH
DESIGN AND AMENITIES

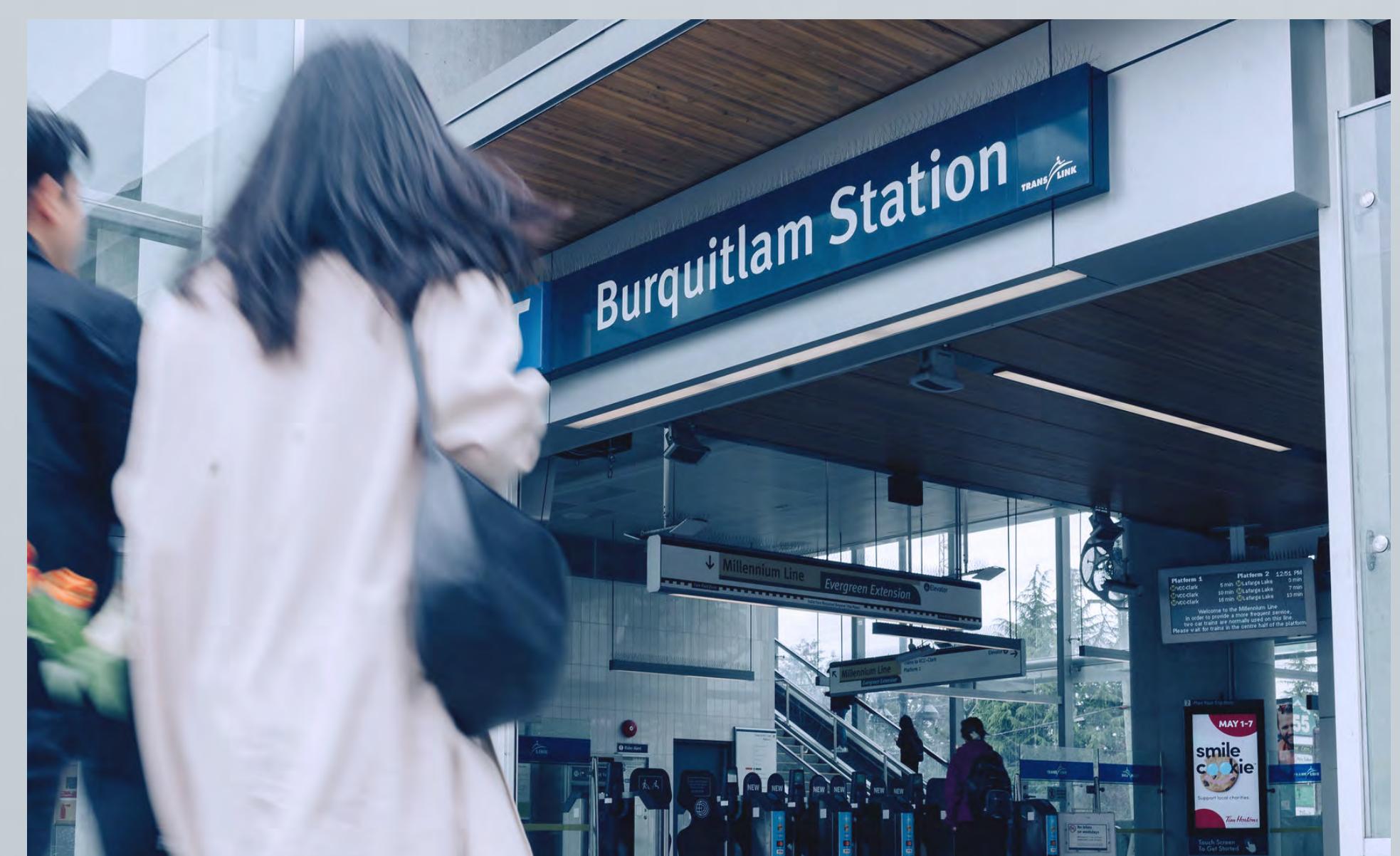
THAT PROMOTE OVERALL WELL BEING.



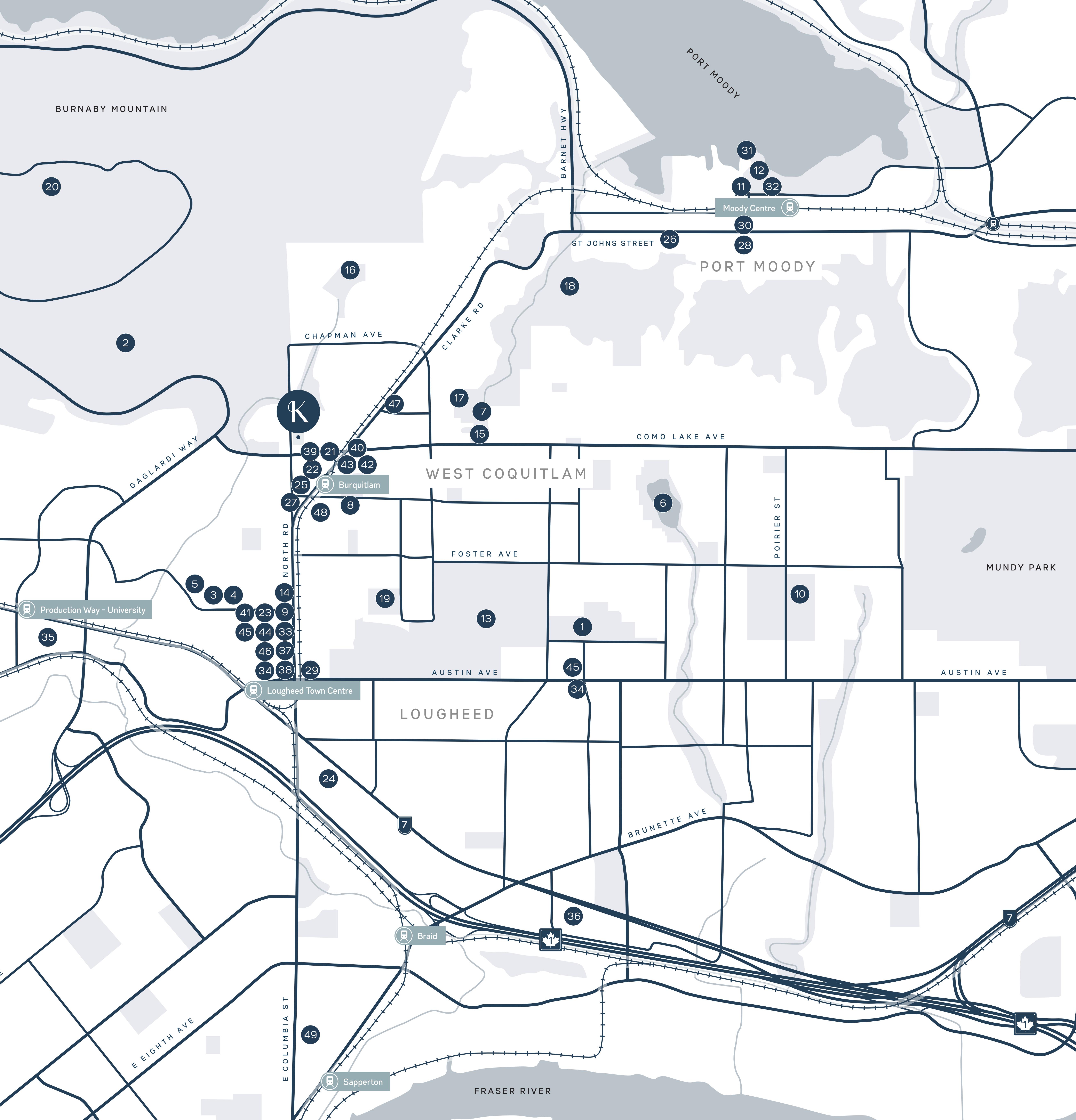
Komo seamlessly blends modern convenience with a serene environment, providing a connected, enriched way of life. With easy access to the SkyTrain, local shopping centers, and nearby Burquitlam trails, residents can enjoy the best of urban living surrounded by nature. It's the envy of those seeking it all, making West Coquitlam a prime location for a fulfilling and balanced lifestyle.



THE ELEMENT OF EASE.



EFFORTLESSLY CONNECTED.



PARKS AND RECREATION

- ① Blue Mountain Park
- ② Burnaby Mountain Trails
- ③ Burnaby Public Library
- ④ Cameron Recreation Complex
- ⑤ Cameron Park
- ⑥ Como Lake Park
- ⑦ Miller Park
- ⑧ Coquitlam YMCA
- ⑨ Goodlife Fitness
- ⑩ Poirier Sport & Leisure
- ⑪ Port Moody Station Museum
- ⑫ Rocky Point Park
- ⑬ The Vancouver Golf Club
- ⑭ Tri City Taekwondo

EDUCATION

- ⑯ Banting Middle School
- ⑯ Glenayre Elementary
- ⑯ Miller Park Elementary
- ⑯ Port Moody Secondary School
- ⑯ Roy Stibbs Elementary
- ⑯ Simon Fraser University

EATERIES

- ㉑ Bjorn bakery
- ㉒ Grand Seasons Restaurants
- ㉓ Green Leaf Sushi
- ㉔ Joey Coquitlam
- ㉕ Katsuya Coquitlam
- ㉖ Little Bangkok Thai Kitchen
- ㉗ Pho Super Bowl
- ㉘ Pizzeria Spacca Napoli
- ㉙ Sushi California
- ㉚ Taps and Tacos
- ㉛ The Boathouse Restaurant
- ㉜ Yellow Dog Brewing Co.

RETAIL AND CONVENIENCE

- ㉟ BC Liquor
- ㉟ BMO Bank of Montreal
- ㉟ Costco Wholesale
- ㉟ Ikea
- ㉟ Kins Farm Market
- ㉟ London Drugs
- ㉟ Royal Bank of Canada
- ㉟ Safeway
- ㉟ Save on Foods
- ㉟ Shoppers Drugmart
- ㉟ Shiraz Farm Market
- ㉟ Sport Chek
- ㉟ TD Canada Trust
- ㉟ Walmart

MEDICAL

- ㉞ Burquitlam Animal Hospital
- ㉞ Evergreen Rehab and Wellness
- ㉞ Royal Columbian Hospital

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THE RESIDENCES

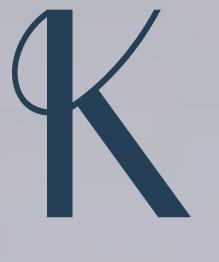
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FEEDING BODY, MIND AND SOUL.

Artist rendering. All renderings/pictures are for illustration purposes only.

As the heart of the home, kitchens at Komo are designed with exceptional functionality and timeless finishes. Framed integrated lighting and resilient polished quartz stone countertops make a stunning statement. Intelligent storage options, soft-close doors, and Bosch appliances, including a five-burner gas cooktop, make everyday practicalities effortless, and enjoyable.



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HARMONIOUS LIVING.

Surrounded by your choice of two elegant colour palettes and finishes, featuring natural warm accents and timeless details, your home has been purposely designed to emphasize openness and flow. With interconnected spaces that invite togetherness, capture life's best moments around the table.

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KOMO

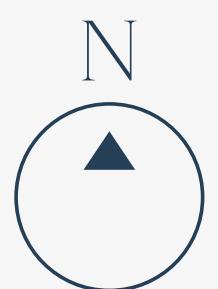
WEST COQUITLAM

Level 4-27

 **STRAND**

 **MLA**
CANADA

The developer reserves the right to modify or make substitutes to the building design, specifications, floor plates and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. This is not an offering for sale. Any such offering may only be made with municipal approvals and a disclosure statement. E&OE. Sales powered by MLA Canada Realty.

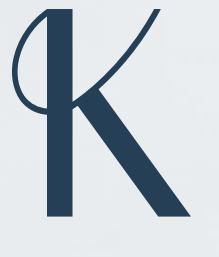




A VIEW TO BEHOLD.

APPROXIMATE NORTH VIEW FROM THE 28TH FLOOR.

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FEATURES

WELCOME HOME

Elegantly designed interiors by award-winning Ste. Marie Studio
A selection of two designer colour palettes
Airy over-height 9' ceilings
High-quality laminate wood flooring throughout your home
Effortless roller-shade window coverings in living, dining, and bedrooms
Laundry closet with porcelain flooring and Samsung washer and dryer
Air Conditioning and Heating delivered by a centralized energy-efficient variable refrigerant flow (VRF) system
Hard-wired smoke and CO₂ detectors
Expansive balconies for all suites to maximize indoor-outdoor living

EXCEPTIONAL KITCHEN

Refined wood-grain laminate kitchen cabinetry with recessed LED strip under-cabinet lighting
Premium soft-close doors, Magic Corner storage system, and below-sink recycling centre
Polished quartz stone countertops and stacked porcelain backsplash
Brushed nickel Kohler faucet with pull-down head and stainless steel under-mount sink
Sleek AEG under-cabinet hood fan with integrated lighting
Integrated 24" Panasonic microwave
Integrated Bosch appliance packages including:
+ Fridge and bottom-mount freezer with integrated panelling
+ Dishwasher with integrated panel
+ 5 burner gas cooktop
+ Built-in wall oven
+ 24" package for 1BR
+ 30" package with 24" dishwasher for 2BR+

LUXURIOUS AMENITIES

14,000 square feet of private indoor and outdoor wellness-focused amenity space

Ground level

Inviting lobby with double-height ceiling and soft seating
Casual lounge, elevated workspace seating, and water station
Covered outdoor social space with custom built-in seating surrounded by lush landscaping
Dedicated parcel delivery lockers
Secure mailroom

Level 3

Fully equipped fitness centre and yoga room with direct access to an outdoor workout area
Co-work areas, meeting rooms, and undisturbed work pods
Cozy outdoor firepit area with seating
Outdoor children's play area
Bocce court
Putting green
Outdoor firepit and seating
Co work & meeting rooms on multiple floors

Level 29

Rooftop Signature Sky Spa with:
+ Outdoor hot and cold plunge pools
+ Outdoor experiential rainfall shower
+ Outdoor relaxation area and garden lounge
+ Steam room
+ Sauna with windows
+ Spa-inspired showers and changerooms

Spacious Social Lounge with:

- + Fully equipped kitchen
- + Entertaining island
- + High top window bar and seating
- + Seated dining area
- + Dedicated entertainment corner
- + Multi-purpose games table
- + Secondary entertainment area

Sky Terrace with:

- + Intimate fire pit with plush seating
- + Social harvest table
- + Custom built BBQ station
- + Outdoor pizza oven

BEAUTIFUL BATHROOM

Custom wood-grain laminate medicine cabinet with integrated lighting and soft-close doors complemented by a mirror with shelf and recessed LED strip lighting
Under-sink drawers for additional storage
Beautiful quartz stone countertop and backsplash
Kohler under-mount sink with brushed nickel
Kohler Elate faucet
Kohler energy-efficient toilet with quiet-close seat
Soaking tub with spout, shower faucet and pressure-balancing valve
Porcelain tile flooring and tub/shower surround

ELEVATED ENSUITE

Finishes consistent with the main bathroom
Spacious walk-in shower with luxurious glass enclosure
Brushed nickel Kohler rainfall shower with hand-held sliding shower head

PEACE OF MIND

Home warranty coverage:
+ 2-year materials and labour warranty
+ 5-year building envelope warranty
+ 10-year structural warranty
Dedicated Strand Customer Care Team

GENERAL

3 high-speed elevators for easy access throughout the building
All parking stalls EV ready
Above grade premium storage areas
Urban bike storage area
Bike repair room
Bike wash station
Dog wash station
Car wash station

LEVEL 29

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① OUTDOOR SKY SPA

The air of serenity at the height of luxury.

- Hot & cold plunge pools
- Rainfall shower
- Gas firepit lounge
- Relaxation area & garden lounge

② INDOOR SKY SPA

Find comfort in the heat of the room followed by cooling off.

- Steam room
- Sauna with view
- Refreshing water station
- Spa-inspired showers and changerooms

③ SKY TERRACE

Elevate your outdoor experience with breathtaking views.

- Covered terrace with harvest table
- Gas firepit lounge
- BBQ station

④ SOCIAL LOUNGE

Host events and connect with friends, family, and neighbors.

- Kitchen & dining space
- High top window bar
- Entertainment corner

⑤ GAMES ROOM

Unleash your playful side in a space designed for fun and entertainment.

- Multi-purpose games table
- Lounge area



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LEVEL 3

① FITNESS CENTRE

Enjoy your workout with premier equipment and soaring windows.

- Yoga room and outdoor workout area

② BUSINESS CENTRE

A professional and well-equipped space to cater to your work needs.

- Meeting room
- Co-work area
- Individual work pods

③ FIREPIT & SEATING

Settle in for the evening, cozy by the fire.

④ LUSH GARDENS

A place to connect with the beauty of nature.

⑤ CHILD PLAY AREA

Where kids can run, laugh, and climb.

⑥ BOCCE COURT

Enjoy friendly competitions on the dedicated Bocce court.

⑦ PUTTING GREEN

Perfect your putting skills with a satisfying swing on our pristine green oasis.



DEEP ROOTS. BIG PLANS.



Deeply rooted in Vancouver for over four decades, Strand has developed dozens of award-winning communities, while delivering over 43,000 homes across North America.

With a strong commitment to timeless design that complements a global sensibility, Strand brings knowledge and experience back to our home city, deepening our investment in the future of the region.

KOMO'S PARTNERS.



Ciccozzi Architecture is a leading mid-sized architectural firm based in downtown Vancouver. Their collaborative team of architects, intern architects, and technologists drive their culture of creative and inspired solutions that advance their clients' mission. Their portfolio includes a wide range of building types; from mixed-use developments, mid-rise residential, and high-rise towers to townhomes and custom residences.

ARCHITECTURE



Ste. Marie is a commercial interior design studio and creative consultancy. They lead concept development and interior design for mixed-use, hospitality, residential and retail projects, globally. They are sought for their vision of the world as it could be. Notable projects include Flourist, Pepino's, Como Taperia, Botanist, Savio Volpe, and Kissa Tanto.

INTERIOR DESIGN



Axiom Builders is committed to building exceptional projects to exceptional standards. As a forward-thinking construction partner, our dedicated team and skilled tradespeople operate everyday with the end user in mind. The result: a first-in-class product that homeowners will fall in love with.

CONSTRUCTION



eta landscape architecture is an award winning team who guide every project through all levels of the planning, design, approval, and construction process. The value of landscape to each and every project is explored and developed to enhance the development and further the connectivity and understanding of the natural environment. Their approach is multidisciplinary, culminating in each project being integrated into its context surroundings through unified ground planes and the extension of the landscape throughout the build.

LANDSCAPE ARCHITECTURE



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