

# NOVA

FURNISHED RESIDENCES

THE PINNACLE OF LUXE LIVING™





# WELCOME TO NOVA BY ROYAL PREMIER HOMES

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At the heart of Nova is modern, elegant design. We want your home to feel cozy, bright and inviting while offering you an exceptionally convenient, Smart lifestyle. Every feature is designed for your convenience and delight. We can't wait to welcome you to your new home and to enjoy the Pinnacle of Luxe Living™ at Nova.











## AT NOVA, EXPERIENCE AN EXCEPTIONAL LIFESTYLE

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Many amenities are within walking distance from Nova and the YMCA is steps away featuring state-of-the-art swimming pools, fitness facilities, basketball courts, work areas, and more. London's Largest Mall CF Masonville Mall featuring 'The Rec Room' and 'Cineplex Theatres' is also a 7-minute drive, and so are several other amenities like excellent restaurants, grocery stores, health-care providers, and more!



# OUR CONVENIENT SHUTTLE SERVICE HELPS YOU GET AROUND LONDON WITH EASE

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With stops at the Stoney Creek YMCA, our sister property Masonville42s, Masonville Mall, and Western University only a ~9-minute drive, our luxury shuttle service ensures you can get where you need to go! Running every 45 minutes during the school year on a continuous route, you can rely on us to get you where you need to be in a timely and efficient way.







## EV CHARGING STATIONS FOR RESIDENT CONVENIENCE

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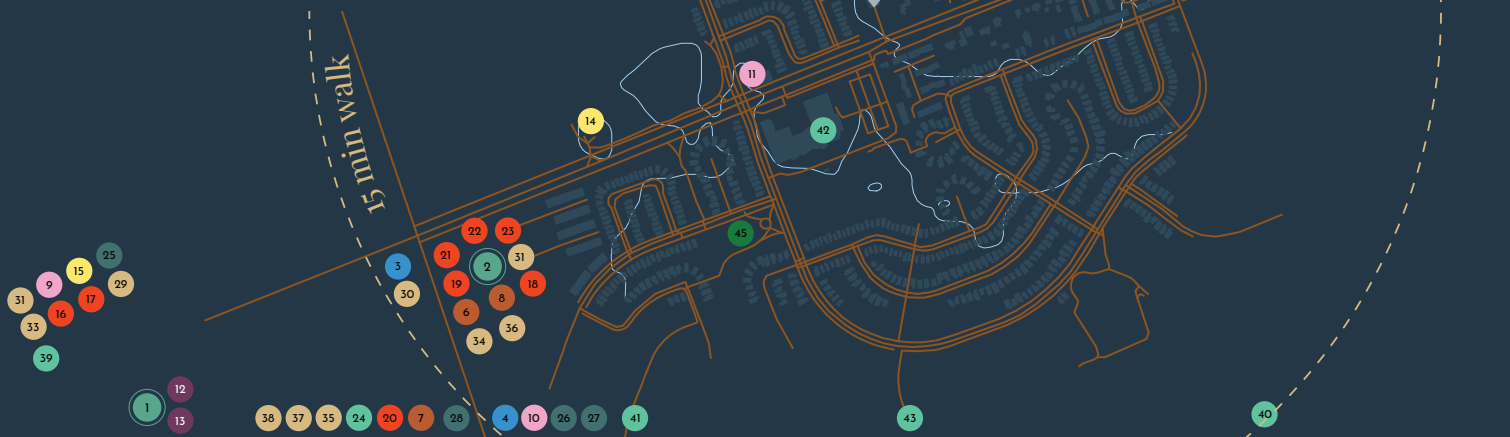
With Electric Vehicles becoming more popular, we wanted to ensure that you're always ready to go with charging stations available for your use. Commercial EV chargers are available for resident use so that you can easily charge your EV quickly and contribute to a sustainable future.



# NOVA

## AMENITY MAP

1140 SUNNINGDALE RD E, LONDON ON, N5X 3Y6



### Major Commercial Amenities/Stores

- 1 CF Masonville Mall - 1680 Richmond St
- 2 Stoney Creek Commercial Center - 1800 Adelaide St N

### Gas Stations

- 3 Petro Canada - 1845 Adelaide St N
- 4 Esso - 1536 Adelaide St N
- 5 Rumas Syl Petro - 1896 Sunningdale Rd E

### Grocery

- 6 Sunripe Fresh Market - 1800 Adelaide St N
- 7 Sobeys North London - 1595 Adelaide St N
- 8 No Frills (Coming Soon) - 1820 Adelaide St N

### Pharmacy

- 9 Uptown Guardian Pharmacy - 2155 Richmond St
- 10 Shoppers Drug Mart - 1118 Adelaide St N
- 11 Stoney Creek Pharmacy - 770 South Wenige Drive

### Entertainment

- 12 Silver City Cineplex (Masonville Mall) - 1680 Richmond St
- 13 The Rec Room (Masonville Mall) - 1680 Richmond St

### Fitness

- 14 Stoney Creek YMCA - 920 Sunningdale Rd E
- 15 Oxygen Yoga & Fitness - 2155 Richmond

### Retail

- 16 Springhill Flowers - 2155 Richmond St
- 17 Lilylux Nail & Spa - 2155 Richmond St
- 18 Marshalls - 1820 Adelaide St North
- 19 Dollarama - 1830 Adelaide St North
- 20 Home Depot - 600 Fanshawe Park Rd East
- 21 Dynasty Nails and Spa - 1830 Adelaide St North
- 22 LCBO - 1820 Adelaide St North
- 23 Global Pet Supplies - 1820 Adelaide St North

### Institutions

- 24 LHSC University Hospital - 339 Windermere Rd

### Banks

- 25 TD - 2165 Richmond St
- 26 RBC - 1530 Adelaide St N
- 27 CIBC - 1080 Adelaide St N
- 28 BMO - 1595 Adelaide St N

### Food

- 29 McDonalds - 2165 Richmond St.
- 30 Tim Hortons - 1825 Adelaide St N
- 31 Dairy Queen - 1820 Adelaide St N
- 32 Pastry Culture French Bakery - 2175 Richmond St
- 33 Hanabi Sushi - 2155 Richmond St
- 34 DoughBox Wood Fired Pizza and Pasta - 1820 Adelaide St N
- 35 McDonalds - 103 Fanshawe Park Rd E
- 36 Mary Browns Chicken - 1830 Adelaide St N
- 37 Popeyes - 580 Fanshawe Park Rd E
- 38 Burger Factory - 580 Fanshawe Park Rd E

### Schools

- 39 Western University - 1151 Richmond St
- 40 Fanshawe College - 1001 Fanshawe College Blvd
- 41 StoneyBrook Public School - 1460 Stoneybrook Crescent
- 42 Mother Teresa Catholic Secondary School - 1065 Sunningdale Rd E
- 43 A. B. Lucas Secondary School - 656 Tennent Ave

### Area Parks and Recreational Trails

- 44 Llyndinshire Golf and Country Club - 14983 Medway Rd
- 45 Stephens Farm Park - 867 Thistlewood Dr
- 46 Pibline Park - 2125 Springridge Dr
- 47 Forest Hill Woods Park

### Other

LTC Bus Stop Located Directly Beside Nova, Only Steps Away!  
9.5KM to Downtown London



# EXPERIENCE THE EXCLUSIVITY OF THE SUNNINGDALE NEIGHBORHOOD

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Nova's location was selected in the Sunningdale neighbourhood for its highly desirable location with top-notch schools and an abundance of amenities and outdoor recreation options making our rental suites a great match for you.

## ENJOY SECURED RENT RATES FOR A FUTURE OF WORRY-FREE LIVING

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Enjoy peace of mind living with secure rental rates. Nova provides long-term rental stability with select 3-year lease terms, allowing the option to sign a fixed-rate 3 year lease term with the assurance that your rental rate remains locked in for the full 3-year period for a worry-free and secure future living experience.





01. All materials, renders, measurements and drawings are approximate only.  
 02. The actual area may slightly vary from the mentioned area.  
 03. Drawings are not to scale.  
 04. All images are purely illustrative and do not accurately depict the size, features, specs, fittings or furniture.  
 05. The developer retains the right to make changes or adjustments at its sole discretion and without any liability.



# A THOUGHTFULLY DESIGNED COMMUNITY INSIDE AND OUT

With 36 exclusive units, we've created a vibrant outdoor community space where neighbors can connect and enjoy amenities like a sitting area and a free-to-use BBQ. Plentiful parking is thoughtfully designed to accommodate the number of suites, ensuring you'll never have to search for a spot.

Royal Premier Homes' reputation and commitment to quality, functionality, security, energy efficiency, and sustainability are reflected in a thoughtful design inside and out. Nova's residents can enjoy a secure, comfortable lifestyle in a community built to the highest standards.





# THE FIRST FURNISHED STACKED TOWNHOME RENTAL PROJECT IN LONDON

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Discover the first furnished luxury stacked townhome rental project in London, Ontario, offering a refined living experience with superior space and unmatched privacy compared to traditional apartments. Each suite is thoughtfully designed for comfortable modern living featuring upscale furnishings and decorations, state-of-the-art appliances, including a 4K TV, and spacious interiors.

Let Nova elevate your lifestyle upon move-in without the need for additional investment.





# VARIOUS FLOOR PLANS TO CHOOSE FROM

Nova offers 2 unique themes finished with exceptionally luxurious quality and various floor plan arrangements to suit the needs of your lifestyle and living needs. With space, versatility, and functionality in mind, Nova allows you to find the perfect fit. Our suites range from over 1500 to nearly 1700 square feet of total area.

## SOLARIS I CORNER, GROUND LEVEL | 2 STOREY, 3 BED, 3 BATH

LEVEL 1	756 SQFT
LEVEL 2	702 SQFT
TOTAL SUITE LIVING AREA	1,458 SQFT
BALCONY & PORCH AREA	88 SQFT
TOTAL AREA	1,546 SQFT

## HORIZON I GROUND LEVEL | 2 STOREY, 3 BED, 3 BATH

LEVEL 1	739 SQFT
LEVEL 2	686 SQFT
TOTAL SUITE LIVING AREA	1,425 SQFT
BALCONY & PORCH AREA	85 SQFT
TOTAL AREA	1,510 SQFT

## HORIZON II I GROUND LEVEL | 2 STOREY, 2 BED, 1 DEN, 3 BATH

LEVEL 1	739 SQFT
LEVEL 2	686 SQFT
TOTAL SUITE LIVING AREA	1,425 SQFT
BALCONY & PORCH AREA	85 SQFT
TOTAL AREA	1,510 SQFT

## INFINITY I CORNER, UPPER LEVEL | 2 STOREY, 4 BED, 3 BATH

LEVEL 3	814 SQFT
LEVEL 4	760 SQFT
TOTAL SUITE LIVING AREA	1,574 SQFT
BALCONY & PORCH AREA	98 SQFT
TOTAL AREA	1,672 SQFT

## NEBULA I UPPER LEVEL | 2 STOREY, 3 BED, 3 BATH

LEVEL 3	797 SQFT
LEVEL 4	743 SQFT
TOTAL SUITE LIVING AREA	1,540 SQFT
BALCONY & PORCH AREA	97 SQFT
TOTAL AREA	1,637 SQFT

## NEBULA II I UPPER LEVEL | 2 STOREY, 2 BED, 1 DEN, 3 BATH

LEVEL 3	797 SQFT
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TOTAL SUITE LIVING AREA	1,540 SQFT
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# NEBULA



LEVEL 1



LEVEL 2





# EXPERIENCE THE FEATURES OF LUXE LIVING

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## HOME INTERIORS

### Kitchen & Bathroom Finishings

- 2 Premium Kitchen Themes
- Designer Marble Tiling In all Bathrooms
- Soft Closing Doors & Drawers
- Full-Sized Kitchens With Breakfast Bars & Quartz Counter Tops
- Quartz Backsplash With LED Underglow
- Floating Quartz Top Vanities with Modern Mirrors
- Double Undermount Stainless Steel Kitchen Sinks
- Contemporary Chrome Plumbing Fixtures & Moen Hardware
- Stainless Steel Samsung Appliances
- 2 In 1 Shower & Bathtubs & Glass Enclosed Walk-In Showers

### More Interior Finishings & Features

- Individual Entrances For Each Suite
- Open Concept Designs
- 3 Full Bathrooms Per Suite
- Vast Amount Of Designer Lighting
- Engineered Luxury Plank Flooring
- Soft Roll Metal Beaded Blackout Shades
- Handcrafted Stained Oak Stairs For All Levels
- Contemporary Smooth Finished Ceilings
- Spacious Closets and Storage Spaces
- Built-In 'Work From Home' Solutions
- Premium Glazing & Triple-Coated Finishes
- Smart Hydro Metering
- Sensor Activated Bathroom Exhaust Fans
- 9' Main Level Ceilings
- Premium Insulation For Soundproofing & Heat Containment
- Smart Heat Recovery Ventilation System (HRV)

### Furnishing Features

- Multiple luxurious furnishing themes
- Premium designer sofas, chairs, and tables offering exceptional quality and stylish looks.
- Sleek, functional work desks with built-in plugs and USB ports for added convenience.
- Comfortable ergonomic desk chairs ideal for remote working or studying.
- Smart storage solutions featuring hidden in-bed storage drawers
- Luxurious beds with premium frames, plush mattresses, and built-in USB ports
- Entertainment ready featuring a 4K Smart TV.
- Premium stylish and weather-resistant outdoor balcony sets





# EXPERIENCE THE FEATURES OF LUXE LIVING

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## HOME EXTERIORS

- Premium Windows & Sliding Balcony Doors & Screens
- Spacious Modern Balconies
- Custom Balcony Flooring & Glass Railings With Privacy Screens
- Designer Wall Sconce Lighting On All Levels
- Premium Brick & Aluminum Wrapped Exteriors
- Sloped Roofs With Charcoal Shingles
- Modern Stainless Steel Door Numbers
- Waterproof Balcony & Patio Outlets
- Custom Painted Entry & Patio Doors
- Modern Doorbell With Door Chime In Units

## THE COMPLEX

- LTC Bus In Front Of The Complex
- Commercial Fast Car-Charging Stations For Residents
- Enhanced Site Landscaping Featuring Custom Flower Beds
- Centralized Garbage & Recycling Collections
- Private Amenity & BBQ Space
- Assigned Parking Spaces Available
- Walkways With Premium Architectural Path Lighting
- Vast Visitor & Bike Parking Available
- 24/7 Property Management & Emergency Response Teams
- Year-Round Landscaping & Maintenance Teams

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NOVA

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FURNISHED RESIDENCES

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EACH UNIT ALSO INCLUDES A CUSTOM WELCOME PACK FROM US,  
PROVIDING YOU WITH A WARM WELCOME TO YOUR NEW HOME!







# NOVA

## ADDRESS:

1140 Sunningdale Rd E, London Ontario, N5X 3Y6

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## CONTACT:

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