

M

MODERN  
LOFT LIVING

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Moda means style—say  
who you are without saying  
anything at all.



# Live *à la moda*

**Meet Moda—modern loft living that offers all the features you need to carry out your best life.**

Designed to be simple yet sophisticated, Moda is finished with amenities that will make each day more convenient, fun, and focused.

Accessibly located in Waterloo, Ontario, one of Canada's most sought-after regions, Moda is close enough to the heart of the city without losing its soul. This is your quiet oasis with all of the conveniences a city has to offer. This is Moda.







Moda's industrial, trendy architecture sets the tone for its modern interiors.




# Dressed to impress

Moda's modern loft living design is inspired by the style, trends, and expression of today's dweller. Think abundant light, contemporary architecture, and urban finishes.



*Images depicted are only to inspire the final interior and exterior finishes. Please speak to a sales representative for more information. E. & O. E.*



A modern interior space featuring a dining table with blue upholstered chairs and a bar area with high stools. The room has large windows, a wooden floor, and contemporary decor including pendant lights and a shelving unit with plants. The text is overlaid on the image.

LIFE(STYLE) AMENITIES

At-home features that will  
make every day a little brighter





# Your modern oasis

Moda is designed to bring style, functionality, and relaxation together in harmony.



## CO-WORKING SPACE

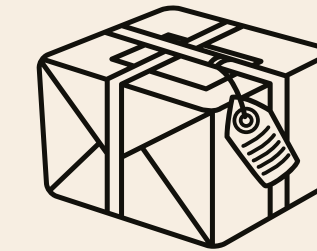
Complete with a coffee bar and kitchenette, Moda's co-working space provides you a calm, cool environment to get work done.



## LOCKERS

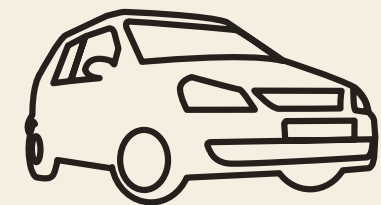
Personal lockers in a variety of sizes are available for your storage needs.

\*Additional charge applies. See sales representative for details.



## MAIL & PARCEL

Receive email notifications of your parcel deliveries and pick them up in the convenient and secure electronic parcel room located in the lobby.



## UNDERGROUND PARKING & EV CHARGING

Designated underground and exterior parking spaces are available, with optional EV charging stations.

\*Additional charge applies. See sales representative for details.



## BIKE MAINTENANCE & CLEANING

Tune your ride or simply pump your tires with a full bike maintenance station conveniently located on the main floor with direct access to the outdoor trails.



## PET WASH STATION

Keep those muddy paws off the couch! Give your furry friend a quick wash, or perhaps a full bath, after their walk with a dedicated pet wash station located off the main lobby.

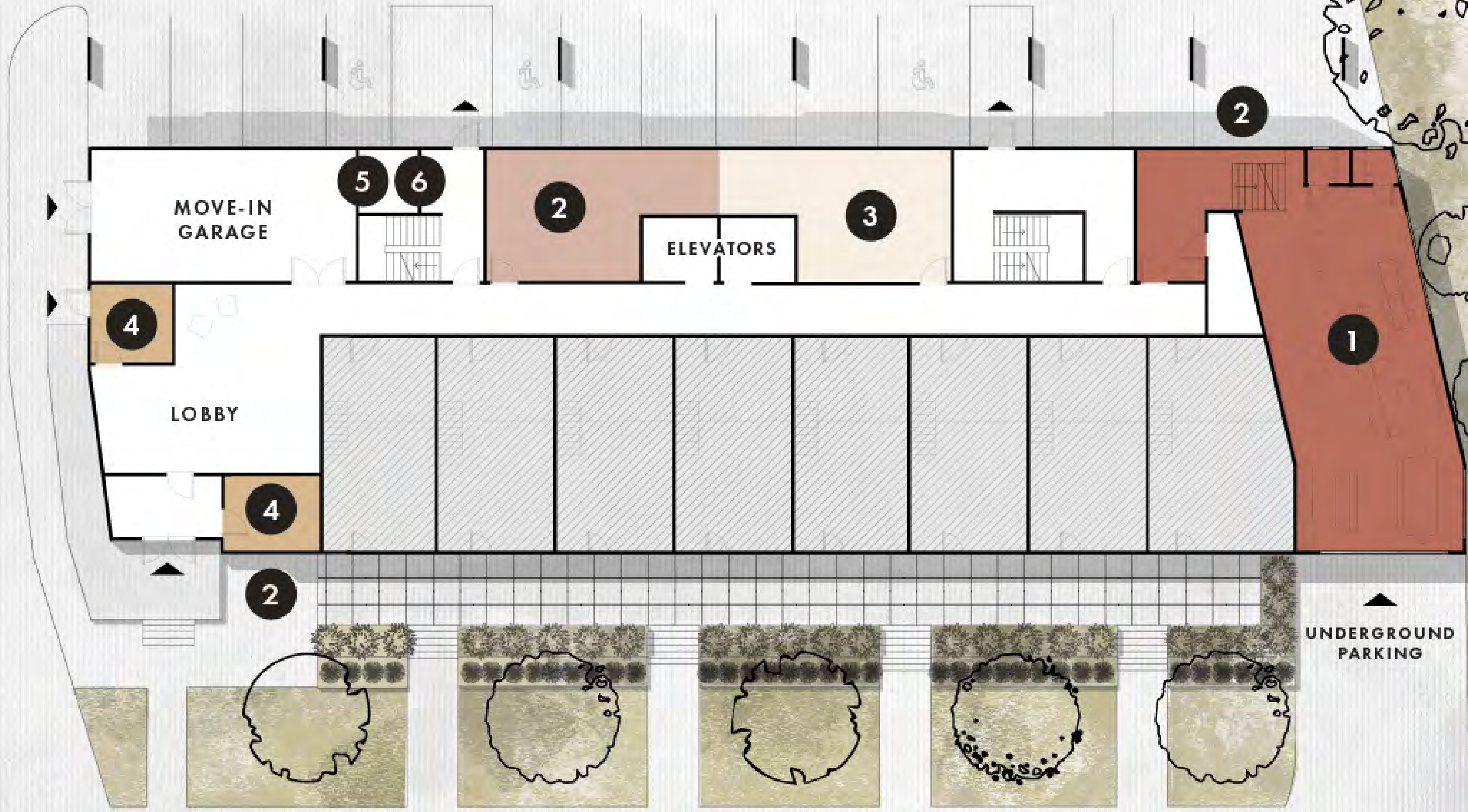




Get your work done in Moda's co-working space, complete with a coffee bar, kitchenette, and soundproof Meeting Pods.



# Site plan



- 1 CO-WORKING SPACE & LOUNGE
- 2 BIKE PARKING
- 3 LOCKERS
- 4 MAIL & PARCEL
- 5 BIKE MAINTENANCE STATION
- 6 PET WASH STATION



THE SUITES

Where sophistication  
is integrated





1-bedroom lofts feature concrete walls and ceilings, floor-to-ceiling windows, walkout terraces, and modern finishes.



# Style is *home*

Your home is a way to say who you are without saying anything at all. Moda offers ground-floor lofts with soaring 15' ceilings and one and two-bedroom condos on the second to sixth floors. Style never came with so much variety.



LOFTS



ONE BEDROOMS



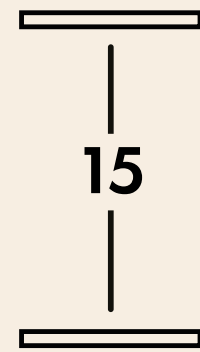
TWO BEDROOMS



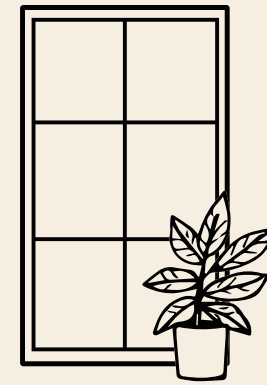


# Lofts

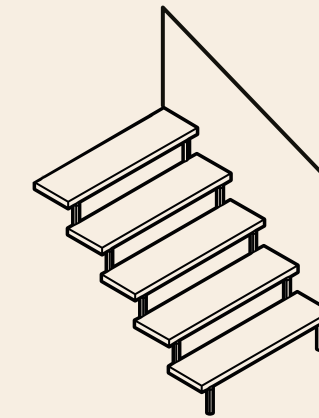
Your loft at Moda is the perfect place to get things done or unwind, featuring all that you need to host a crowd or just yourself. Two storeys of stylish living space plus a walkout terrace are finished with contemporary accents and floor-to-ceiling windows for plenty of light.



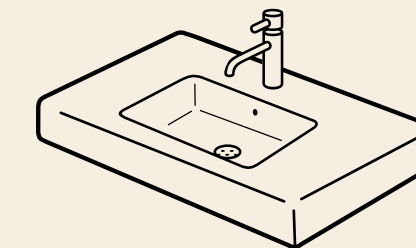
15-ft concrete ceilings and feature wall



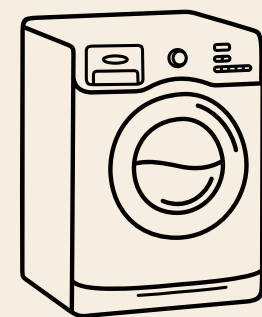
Large, full-height, black-framed loft-style windows



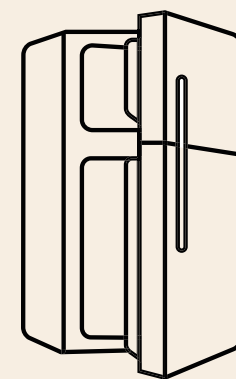
Glass railings with wooden stair treads



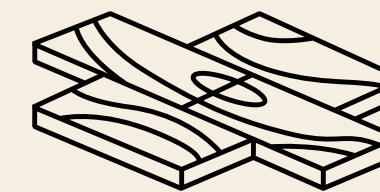
Contemporary quartz countertops with stainless steel kitchen undermount sink



In-suite high-efficiency, stacked front-load washer and dryer



Modern stainless steel appliances, including refrigerator, stove, and dishwasher



Premium-quality vinyl-plank flooring

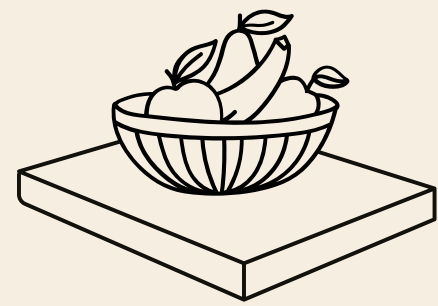


BBQ gas line on terraces

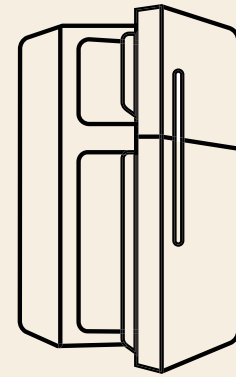


# Condos

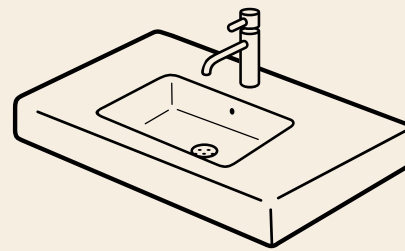
With spacious, open-concept style, these condos feature the space and environment you need for a busy, active lifestyle while also inviting you to unwind. Each suite exudes clean, cool, sophisticated style, with conveniences like in-suite laundry and a balcony or patio to make everyday endeavours a little simpler.



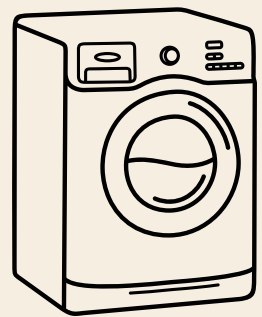
Contemporary quartz  
countertops



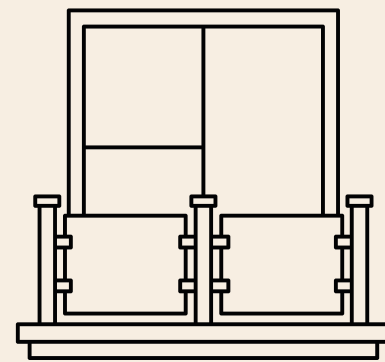
Modern stainless steel appliances,  
including refrigerator, stove,  
and dishwasher



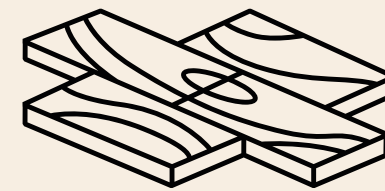
Contemporary, stainless steel  
kitchen undermount sink



High-efficiency, stacked  
front-load washer and dryer



Terrace or balcony options  
with every suite



Premium-quality vinyl-  
plank flooring





LIVE BY THE CORE

# Just down the street from Uptown





# Uptown Waterloo

Moda is conveniently located in one of Canada's most sought-after regions, Kitchener-Waterloo, Ontario. Home to vibrant arts & culture, historic downtowns, and the booming tech corridor, "KW", as they say, is where modern life is lived to the fullest.





# Core connections

Waterloo Region allows you to experience both nature and city, innovation and history, downtown and uptown. Learn more about some of the unique amenities the region has to offer.



## THE HYDROCUT

Just a 15-minute bike ride away is The Hydrocut—one of the top bike riding destinations in Ontario. It offers fast lines and technical features for a challenging workout on a scenic trail.



## WATERLOO REC COMPLEX

The award-winning Waterloo Memorial Recreation Complex offers some of the best in recreation. Construction has recently been completed to expand the facilities, which include an arena, pool, track, and banquet and meeting rooms.



## THE BOARDWALK

The Boardwalk is a hub for shopping, dining, and entertainment. It features the gorgeous Movati gym, Dutchies Fresh Market for quality groceries, Adventure Guide for all your outdoor exploring.



## WATERLOO PARK

Waterloo Park is one of KW's many beautiful parks. A 2-minute drive from Moda, this park offers a small zoo, splashpad, trails, and more. Construction to expand the park is underway, too.



## ST. JACOBS MARKET

Meet your new Saturday morning tradition: a trip to the St. Jacob's Farmers Market. Featuring baked goods, meats and cheeses, and other handmade products, this charming market is just a short drive from Moda.



## HISTORIC WESTMOUNT AREA

Kitchener's Westmount, also known as the tie that binds two cities, is a beautiful, prominent area that was dreamed into existence over 100 years ago. It is home to the pristine Westmount Golf Course.



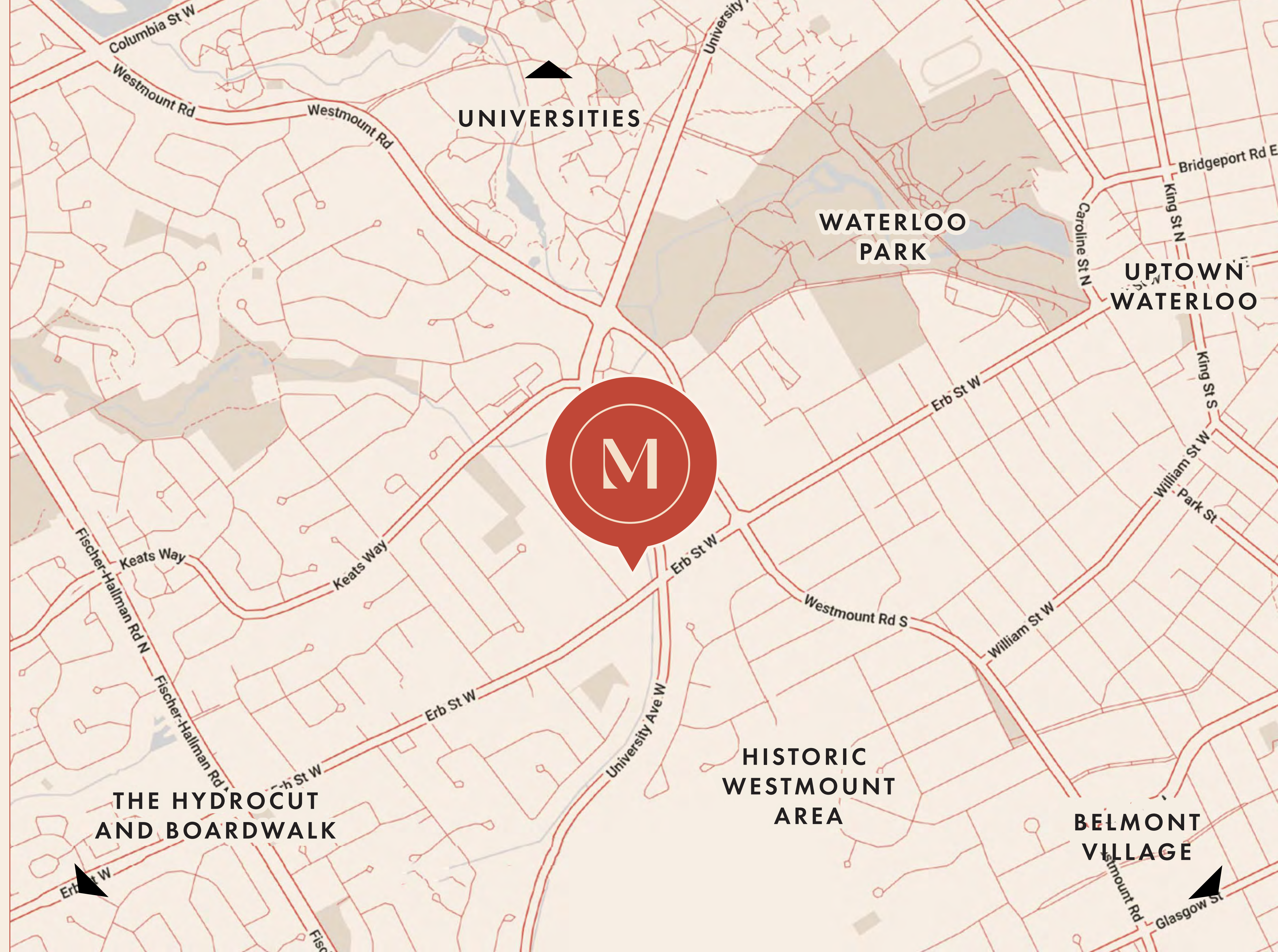
# Discover Waterloo Region

LOCATED 5 MINUTES  
FROM UPTOWN

OVER 50 CAFES,  
RESTAURANTS,  
AND BARS WITHIN  
THE UPTOWN CORE

OVER 230 KM OF  
SAFE BIKE ROUTES  
THROUGHOUT  
THE CITY

A HUB FOR  
HIGH-GROWTH  
COMPANIES





# Meet the Team

Urban Legend Developments is the driving force behind Moda. With over 20 years of development experience in the KW Region, ULD is intensely focused on doing one thing really well—creating truly exceptional places.

Engineering their products to be efficient yet inspiring, ULD creates themed developments that are beautifully designed, immersive, and unique. They select employees and partners who skillfully craft their products with pride. Our vision is to leave a legacy of thoughtfully designed communities where everyone is proud to live in a beautiful and inspiring home.

BROUGHT TO YOU BY:



**URBAN LEGEND**  
DEVELOPMENTS

**CONDO CULTURE**<sup>®</sup>  
BROKERAGE



**EDGE** ARCHITECTS

**HIMHER**



Moda

MODERN LOFT LIVING