

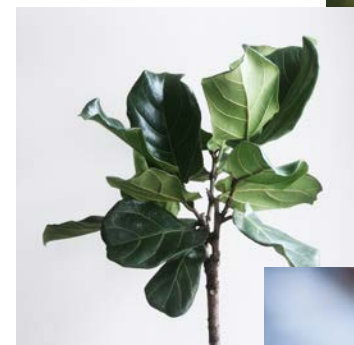
JOYA

ON THE QUEENSWAY

MARLIN
SPRING
DEVELOPMENTS

 Greybrook

IT'S YOUR HAPPY PLACE ON THE QUEENSWAY



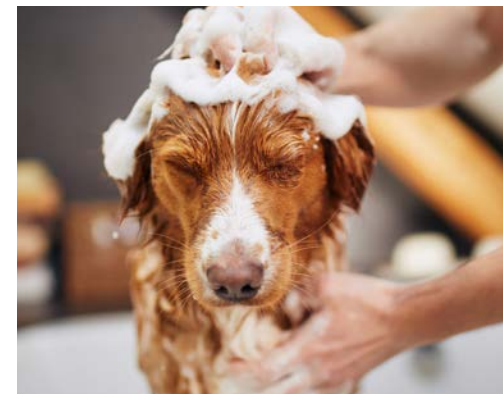


FIND YOUR JOY

Joya Condos is where you'll discover the pleasures of modern urban life. Where night and day you'll experience the joy of living in a neighbourhood that is one of the west end's most exciting areas. A place remarkable for easy commutes, walk to conveniences, sweet home comforts, and lots of green space.

And that's where you'll find your joy.

Marlin Spring Developments and Greybrook present an ideal address for those in search of a perfect place to call home.



WHERE THE PULSE
OF THE CITY MEETS
THE HEART OF
THE QUEENSWAY.

**CF Sherway
Gardens**
25 The West Mall

5 min. 🚗
14 min. 🚌
11 min. 🚲



Rudy
1466 The Queensway

3 min. 🚗
6 min. 🚲
19 min. 🚶



Farm Boy
841 Brown's Line

9 min. 🚗
32 min. 🚌
13 min. 🚲



**Markland Wood
Golf Club**
245 Markland Drive

11 min. 🚗



**Tom's Dairy
Freeze**
630 The Queensway

6 min. 🚗
9 min. 🚲
10 min. 🚌
28 min. 🚶



Costco
50 Queen Elizabeth Blvd.

3 min. 🚗
7 min. 🚌
5 min. 🚲
13 min. 🚶



**Sherway
Farmer's Market**
*Algic Avenue and
The Queensway*

3 min. 🚗
7 min. 🚌
5 min. 🚲
20 min. 🚶



**Great Lakes
Brewery**
30 Queen Elizabeth Blvd.

4 min. 🚗
12 min. 🚌
7 min. 🚲
18 min. 🚶



**Cineplex
Cinemas & VIP**
1025 The Queensway

5 min. 🚶



**SanRemo
Bakery**
374 Royal York Road

5 min. 🚗
10 min. 🚲
30 min. 🚶



Humber Bay Arch
Martin Goodman Trail

9 min. 🚗
27 min. 🚌
14 min. 🚲



A JOYFUL NEIGHBOURHOOD

Nestled within the rapidly blossoming Queensway neighbourhood, Joya Condos entices you to immerse yourself in the sheer vibrancy of the area. Embrace the serenity and beauty of nearby parks, where you can run, walk, or cycle on endless trails. Uncover the hidden gems of enticing local restaurants, where mouth-watering cuisines from around the world await your discerning palate. Embark on a journey of exploration through the eclectic shops throughout this thriving locale, each offering a unique treasure waiting to be discovered.

When you live at Joya, all the pleasures of the neighbourhood are nearby.



JOYA



DISCOVER OUTDOOR BLISS

At Joya Condos, you can take advantage of effortless commutes and access to nature with the Lakeshore just minutes away. Enjoy a morning run, a family picnic, or simply connect with the peace and serenity of beautiful green space just moments away.

Queensway Park

8 Avon Drive

This urban community park features two baseball diamonds, outdoor tennis courts, a pickleball court, outdoor ice rink, and a children's playground.

4 min.



18 min.



9 min.



6 min.



Mimico Creek

Starting at Lakeshore between Humber Bay Park East and Humber Bay Park West

Mimico Creek flows 33 km through Brampton, Mississauga and Toronto. Home to the Mimico Creek Trail, a paved 8 km trail that is a great spot for hiking, biking, running and walking.

8 min.



34 min.



14 min.



Humber Bay Shores

100 Humber Bay Park Road

Located just south of Lakeshore near Park Lawn Avenue, Humber Bay Park is a lively outdoor space where Mimico Creek meets Lake Ontario. It is a protected Butterfly Habitat with an exceptional bike trail, many picnic sites, and a pond.

5 min.



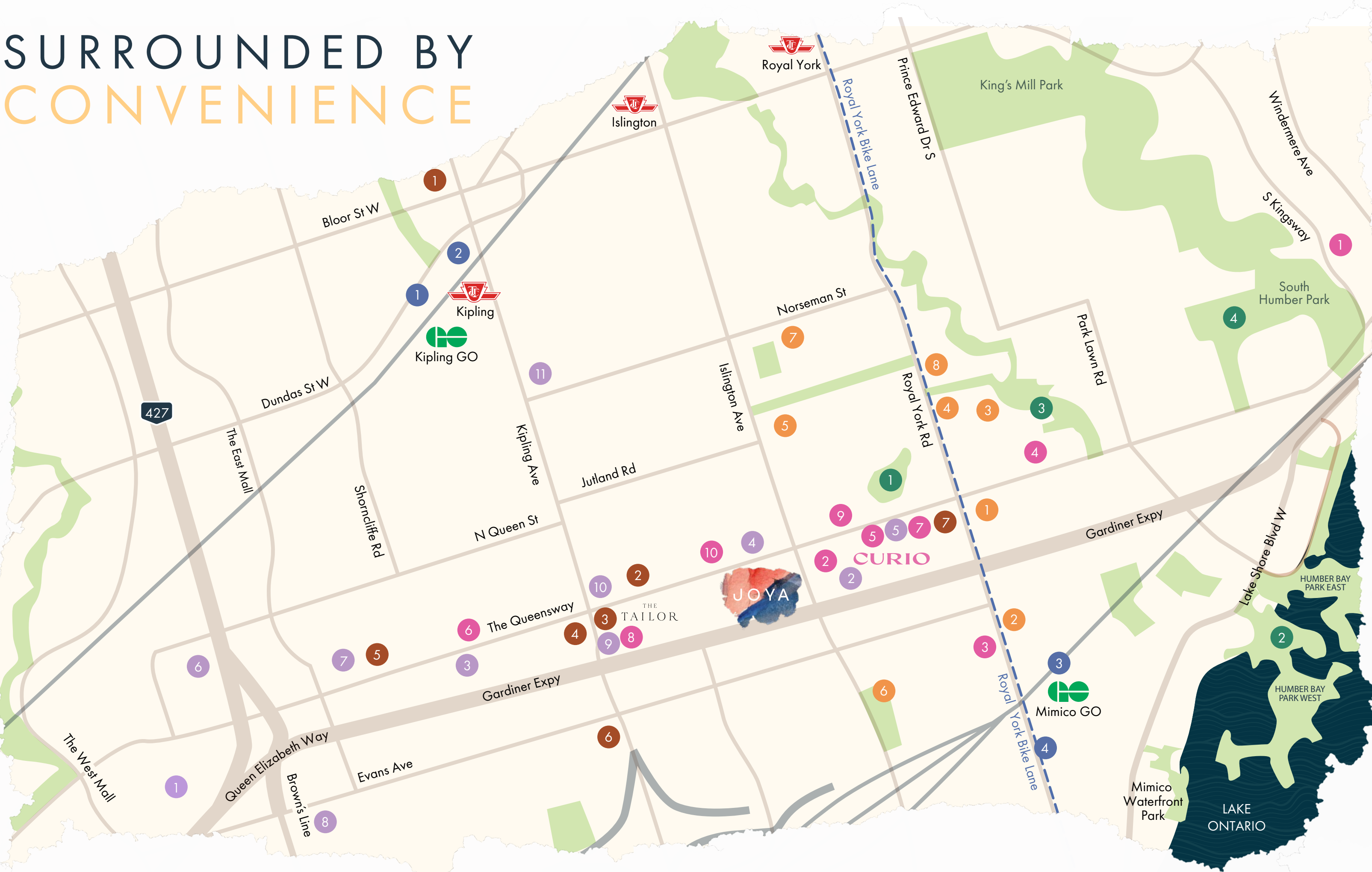
30 min.



17 min.



SURROUNDED BY CONVENIENCE



Transit

1. Kipling GO Station
2. Kipling TTC Subway Station
3. Mimico GO Station
4. Royal York Bike Lane

Parks

1. Queensway Park and Rink
2. Humber Bay Parks
3. Mimico Creek
4. South Humber Park

Schools

1. St. Louis Catholic Elementary School
2. George R. Gauld Junior School
3. Karen Kain School of the Arts
4. Etobicoke School of the Arts
5. Castlebar Junior School
6. The Mildenhall Montessori School
7. Norseman Junior Middle School
8. Bishop Allen Academy Catholic Secondary School

Restaurants

1. Cheese Boutique
2. The Pie Commission
3. SanRemo Bakery
4. Tom's Dairy Freeze
5. Starbucks
6. Rudy
7. Posticino
8. Spoon & Fork
9. The Galway Arms Irish Pub and Restaurant
10. Scotty Bons

Shops

1. CF Sherway Gardens
2. Costco
3. IKEA
4. LCBO
5. The Beer Store
6. Walmart Supercentre
7. Canadian Tire
8. Farm Boy
9. Sobey's
10. Global Pet Foods
11. Freebird Market

Services

1. St. Andrews Clinic
2. BMO
3. RBC Royal Bank
4. TD Canada Trust Branch
5. CIBC
6. Canada Post
7. South Etobicoke Animal Hospital

THE JOY OF URBAN TRANSIT

With urban transit connections east and west, it's easy to explore Toronto, Mississauga, and beyond.

KIPLING TRANSIT HUB



- 8 min. from Joya
- Transit hub connects to TTC Subway, Buses, GO Transit, and MiWay
- Yonge & Bloor in under 30 mins. via subway Line 2
- Union Station in 40 mins. via subway
- Connect to Milton via the GO line

MIMICO STATION



- 7 min. from Joya
- Union Station in 15 mins.
- Part of the Lakeshore West line, connects to Hamilton

HIGHWAY

- Gardiner Expressway – 1 min.
- 427 – 5 mins.
- 401 – 10 mins.
- Pearson International Airport – 15 mins.
- Downtown Toronto – 15 mins.



WELCOME TO JOYA





THE AMENITIES

GROUND FLOOR

- Lobby & Lounge
- Parcel Room
- Pet Wash



Warm, inviting and filled with spaces to meet, greet and chill, Joya's lobby is light-filled and inviting.

SECOND FLOOR



CRAFT ROOM/ CHILDREN'S PLAY AREA

Indulge in your hobbies in this dedicated space while your little ones enjoy the adjacent Play Area. At Joya, everyone finds their joy!

GEAR SHOP

Show your sports gear some love. Fix, maintain, and wash it, in a space that offers you the tools and space you'll need.



THIRD FLOOR

- Social Lounge
- Games Lounge
- Theatre Room
- Party Room

- Fitness Centre with:
- Virtual Training Room
 - Treatment Room
 - Yoga Room



THEATRE ROOM

Take in an award-winning film or watch a sporting event in this ultra cool space that lets you host movie night in style!

PARTY ROOM

This open-concept space with its Games Room, is the perfect spot to unwind and have fun with friends and neighbours. It's also an ideal venue for a party!

THIRD FLOOR



VIRTUAL TRAINING ROOM

Bring your favourite virtual workout to life in this exhilarating space that puts you in the picture!

FITNESS CENTRE

Beautifully equipped with the latest fitness gear, you'll love the convenience of having everything you need for your work out just an elevator ride away!



INTERIORS

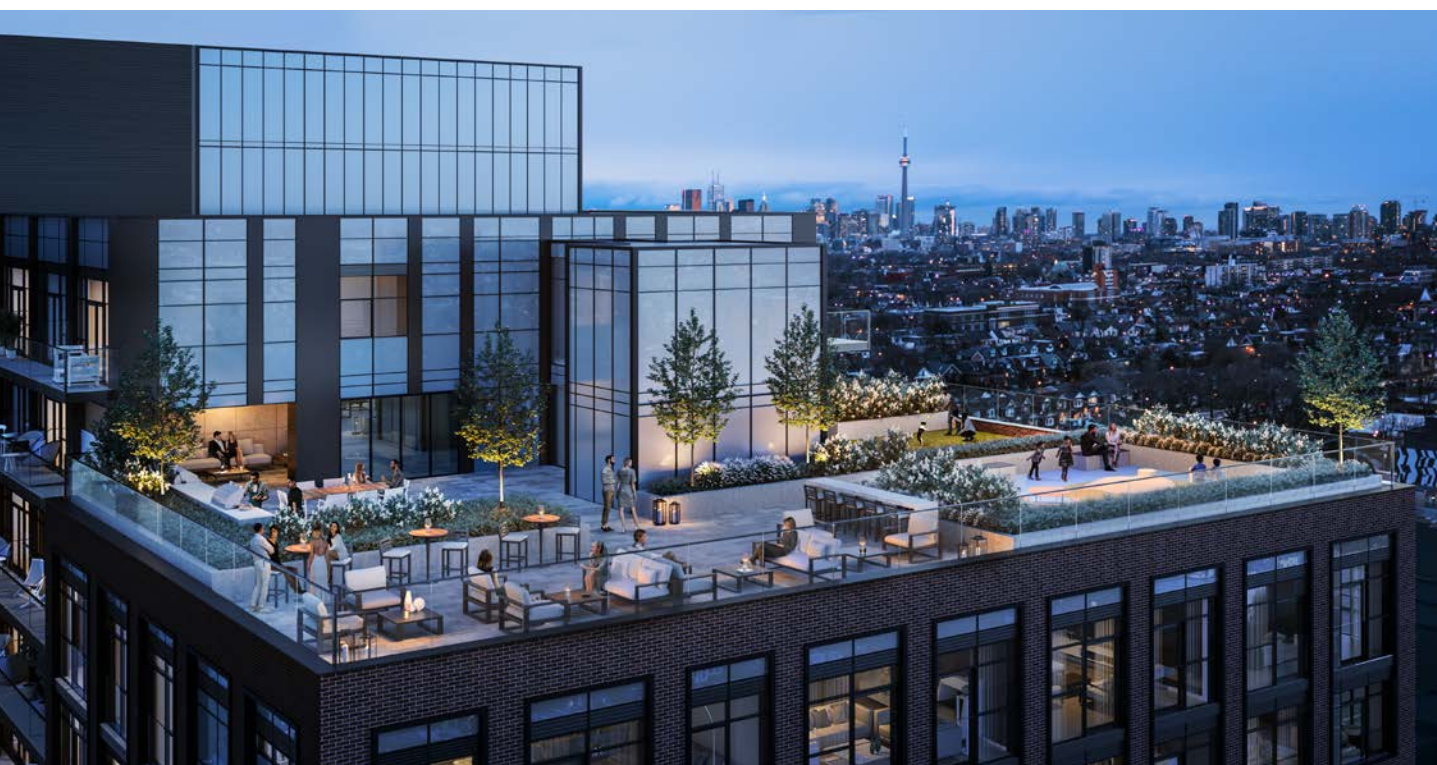






THE TEAM

MARLIN SPRING DEVELOPMENTS



Marlin Spring Developments is an award-winning development company, building low-rise and high-rise communities throughout Toronto and the GTA. Committed to providing homes for Toronto's rapidly growing and diverse population, Marlin Spring Developments is focused on delivering exceptional homes with unique and desirable amenities customized to meet its clients' needs, in locations that provide access to transit, green space, schools, and conveniences.

As the Marlin Spring Group's dedicated operating company for the development and construction of residential real estate in the Greater Toronto Area, Marlin Spring Developments' growing portfolio currently consists of approximately 10,000 homes in various stages of development, construction, and completion.

55+
Projects

9 Billion+
Project
Completion Value

9,600+
Development
Units

16 Million SF
of GFA

Greybrook

Greybrook is a Toronto based private equity firm that actively invests in and manages large-scale real estate development projects that contribute to the growth of thriving cities and communities.

Our diversified real estate portfolio, ranges from single-family homes, condominiums, multifamily rental and value-add apartment assets to ultra-luxury residences and retail.

Over the years, Greybrook has built a strong reputation for our ability to identify opportunities for new development and strategically partner with some of the best real estate developers in our chosen markets to create value and deliver exceptional homes to homebuyers and returns for our investors.

Visit us at www.greybrook.com to learn more.





Rendering is artist's concept. Building and views are not to scale. Features and finishes may vary by unit design.
Maps are not to scale. Specifications subject to change without notice, E.&O.E.

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