



# THE GREAT FALLS

A ONE-OF-A-KIND COMMUNITY OVERLOOKING THE NIAGARA FALLS



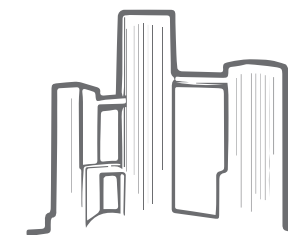
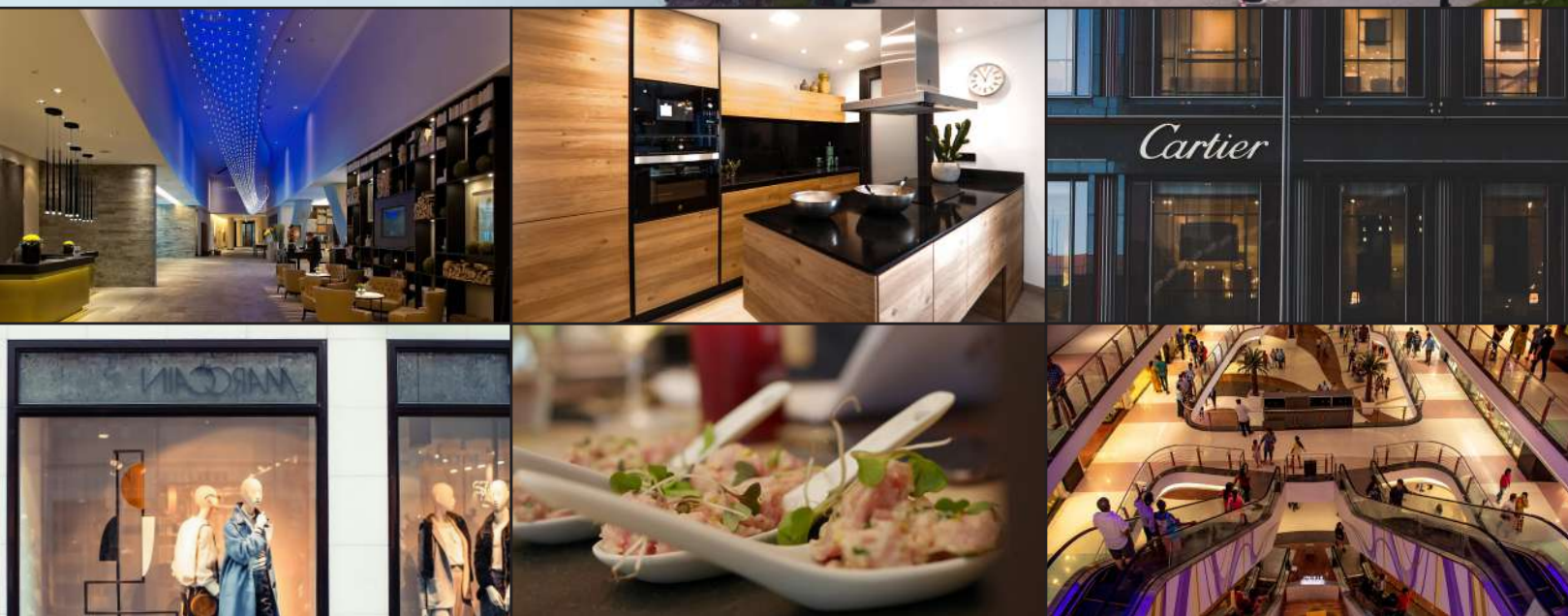




*Extraordinary in its location,  
unmatched in its vision, and limitless in its  
opportunities, The Great Falls will become the  
preeminent residential, hospitality, business,  
and retail destination of the Niagara Falls.*

*As a one-of-kind development, it will create a  
magnificently integrated community  
that blends luxurious lifestyle, convenience,  
and endless recreation into a self-contained  
world that will take its place amongst  
the 'must visit' places in Canada.*

*Leveraging a spectacular location,  
The Great Falls will introduce a way of life  
to the region that redefines  
the Niagara Peninsula.*





# AN EXTRAORDINARY LOCATION

There are very few settings that contain within them natural wonder, luxurious convenience, and enterprising opportunity all in one location – The Great Falls will create that setting and is destined to become an attraction that rivals its namesake. Boasting a location that occupies the last remaining waterfront property overlooking the river, The Great Falls will be home to some of the most spectacular sights of Niagara Falls. With unobstructed views from every direction, these vistas alone will define The Great Falls’ elevated status.

Complementing its natural panoramas, The Great Falls is also situated ideally right next to the largest Convention Centre of the peninsula. It will connect two of the most significant economic contributors within the region, and its proximity to the city’s Central Business and Entertainment Districts puts it just steps away from the city’s dynamic shopping, dining and nightlife hubs.

While the region is known internationally for its world-renowned waterfall, the Niagara Peninsula offers so much more and is home to an abundance of other activities, festivals and attractions. Over 100 wineries have made the peninsula famous for its ice wines, there are 40 golf courses for players of every expertise, dozens of performing arts establishments and festivals add a rich cultural atmosphere, and 5 theme parks and Canada’s largest casino await travelers who want to indulge in unbridled excitement.

Together, the Niagara Peninsula offers a richly rewarding way of life for residents and visitors alike.







## AN UNMATCHED VISION

The Great Falls was born from a vision that was left unsatisfied with simply breathtaking location and views - it sought to take what was already spectacular and to transform it into an extraordinary landmark that will rival the greatest shopping and lifestyle destinations around the world. It is a spectacular coming-together of luxurious residences, world-class hotels, spas, a private club, a cultural museum, and a premier shopping experience that will create an iconic way of life in the Niagara Region.

The Great Falls begins with three Towers that feature panoramic views and luxuriously contemporary interiors, and extends to include a world of effortless conveniences and endless recreation just steps away. Whether one is visiting just for the day, the weekend, or for an extended conference, The Great Falls will offer an equally captivating experience. A 5-star hotel and fully serviced residences will ensure that every moment spent here is as richly rewarding as the surrounding views and attractions.

Whether you live at The Great Falls year-round or are just visiting, your stay will be centred around the remarkable experience that unites all the residences and hotels of The Great Falls. As the lifestyle, entertainment, and business epicentre of the community, The Great Falls will feature flagships brands to satisfy even the most discerning shopper, a diversity of culinary and nightlife experiences, places to workout, and spaces to get work done. The Great Falls will also serve as a bridge between the past and the future of Niagara Falls: the transformation of the site will include the existing Loretto Academy building, incorporating its historical architectural elements into the newer, contemporary design.

Everything will come together to create a dazzling lifestyle, entertainment, shopping and business ecosystem that will redefine what it means to visit the Niagara Falls.





SPECTACULAR IN EVERY SENSE



NATURALLY LUXURIOUS



ICONIC STYLE



UNMATCHED PANORAMAS





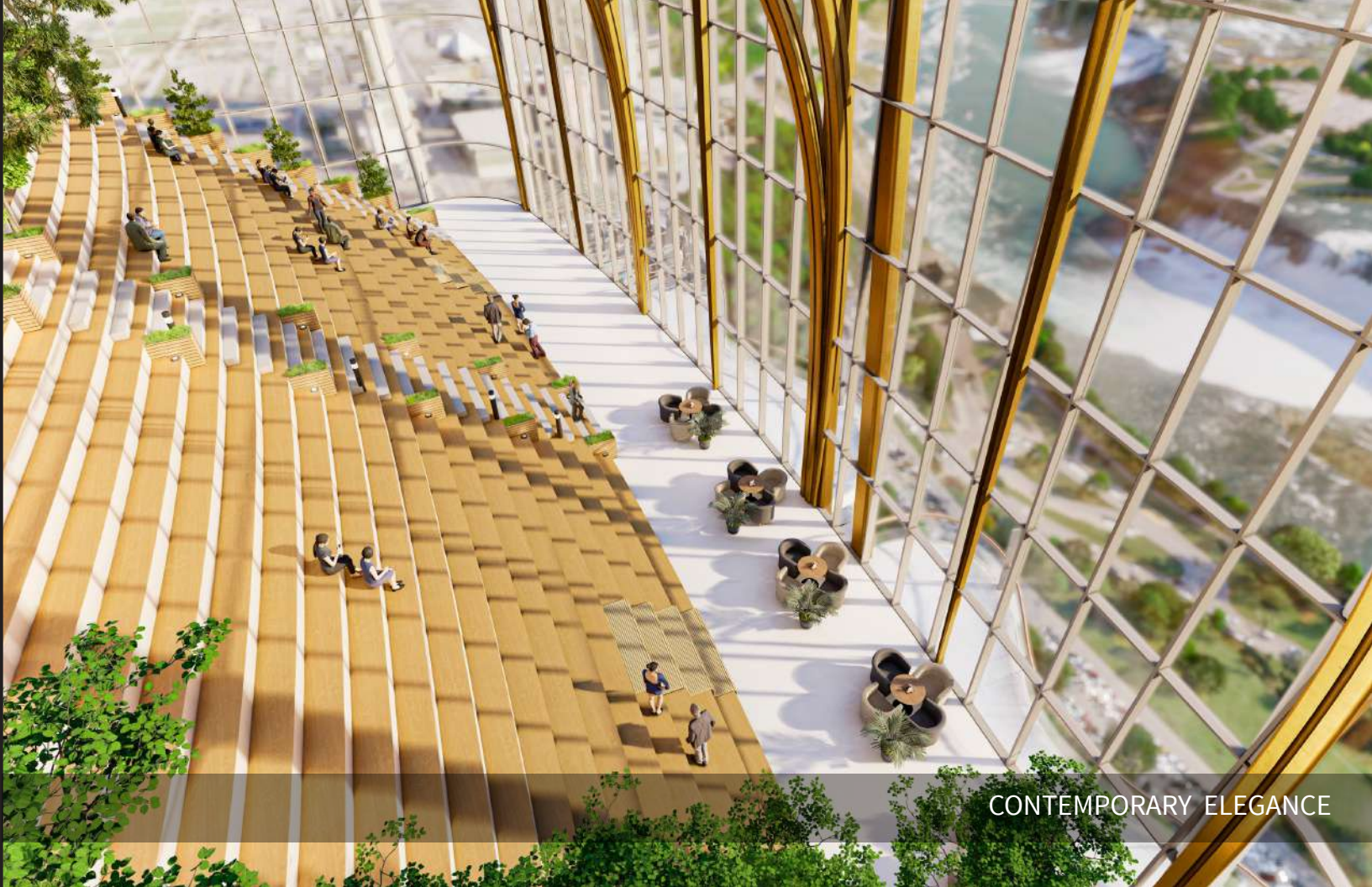
WORLD-CLASS AMENITIES



NATURALLY WONDEROUS



ENDLESS VISTAS



CONTEMPORARY ELEGANCE





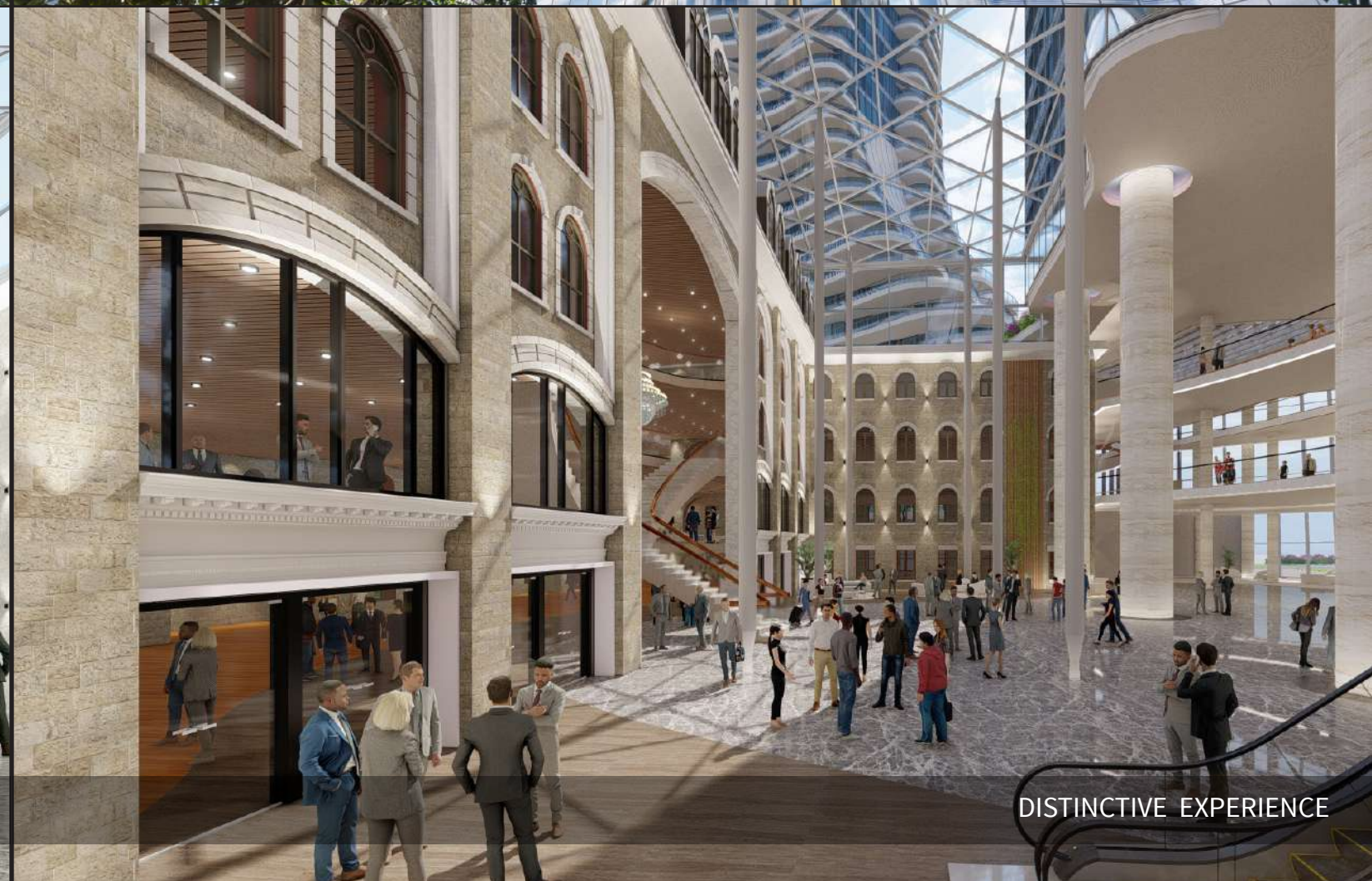
HONOURING THE PAST



ARCHITECTURAL BRILLIANCE



REFLECTING THE FUTURE



DISTINCTIVE EXPERIENCE



# LIMITLESS OPPORTUNITIES

As an iconic community and unforgettable place to visit, The Great Falls is a once-in-a-lifetime opportunity for hotels, investor partners, real estate asset management companies, the hospitality and tourism industry, and those looking for premier retail and commercial presence within an international stage. With over 2.2 million sq. ft. of buildable space, the opportunity within The Great Falls is not limited to only residential and commercial projects - the considerable indoor space offers almost unlimited creative potential.

The Great Falls' scale and scope is part of a vision that will change the city forever and usher in a new era for the Niagara region. According to the Niagara Economic Development's 2017 report, 13 million visitors contribute \$2.4 billion annually to the region. The Great Falls is envisioned to double the current tourism expenditure for the city within 5 years of project completion. Alongside the region's current attractions, The Great Falls will be part of an initiative that will add considerably to existing tourist numbers by embracing a business model designed to attract affluent international shoppers.

Visitors will be drawn here by the location, brands, services, and hospitality that they seek. 3Bridges Properties' established reputation and industry relationships in Asia will also be leveraged to provide tourism packages, bringing in overseas visitors during off-peak seasons and hosting conferences and exhibitions from Asia.

Founded in 2014 in Vancouver, 3Bridges Properties (Group) Corp. is focused on creating destinations and bringing internationally staged real estate projects to Canada. The corporate vision is to build three bridges – one of diversified cultures within multicultural cities, one of economic development within the local area, and one of friendship and understanding between Asia and North America. The 3Bridges team has extensive experience in completing large-scale development projects worldwide. By bringing together established local expertise and overseas investors, 3Bridges Properties creates meaningful projects that maximizes results for the community as well as for its stakeholders. Gold House at Metrotown in Burnaby, BC, showcases this process - partnering with Rize Alliance to create a highly successful residential community.







[www.GreatFallsNiagara.com](http://www.GreatFallsNiagara.com)

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