



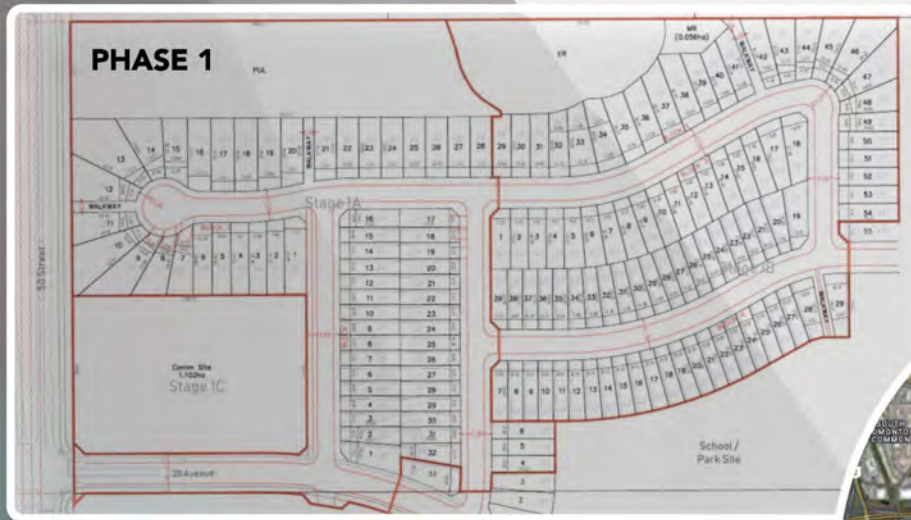
MELTWATER PROJECT

WELCOME TO CIRA HOMES PROJECT

Meltwater Neighbourhood emerges as a promising community in South East Edmonton, blending strategic connectivity, innovative housing concepts, and a forward-looking vision. With Cira Homes Ltd. at the helm of its development, Meltwater becomes more than just a neighborhood – it's an opportunity for individuals and families to build a future in a thriving and carefully planned community.

Scan me





Strategic Connectivity

Meltwater's strategic location on St. 50 and its seamless connectivity to Anthony Henday provide residents with easy access to all corners of Edmonton. Situated minutes away from Harvest Point Plaza and Walker Plaza, the neighborhood enjoys proximity to schools, parks, shopping complexes, and other essential facilities.

The result is a dynamic and wellconnected community that caters to the needs of its residents.

Recommendation for Pre-Construction Purchase

Cira Homes Ltd. encourages potential homeowners to consider purchasing houses as pre-construction.

This approach allows customers to customize layouts and upgrade features, ensuring that the house truly becomes a representation of their family's needs and preferences.

Comfort and satisfaction are at the forefront of Cira Homes Ltd.'s commitment to delivering homes that stand the test of time



WARRANTY

- 1 Year Warranty against defects in materials and labour
 - 2 Years Warranty for defects in material and labour supplied for gas, electrical, plumbing, heating, ventilation and air conditioning delivery and distribution systems
 - 5 Years Building Envelope Warranty
 - 10 Years Structural Defects Warranty
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Cira Homes Ltd. introduces a thoughtful touch to the Meltwater project with side entrance basements.

Every layout in this development includes this feature, providing homeowners the option to add a legal basement suite.

This additional living space not only enhances the property's value but also offers an opportunity for rental income, easing the financial burden of mortgage payments.



INNOVATIVE HOUSE LAYOUTS





Pamplona



684 SFT

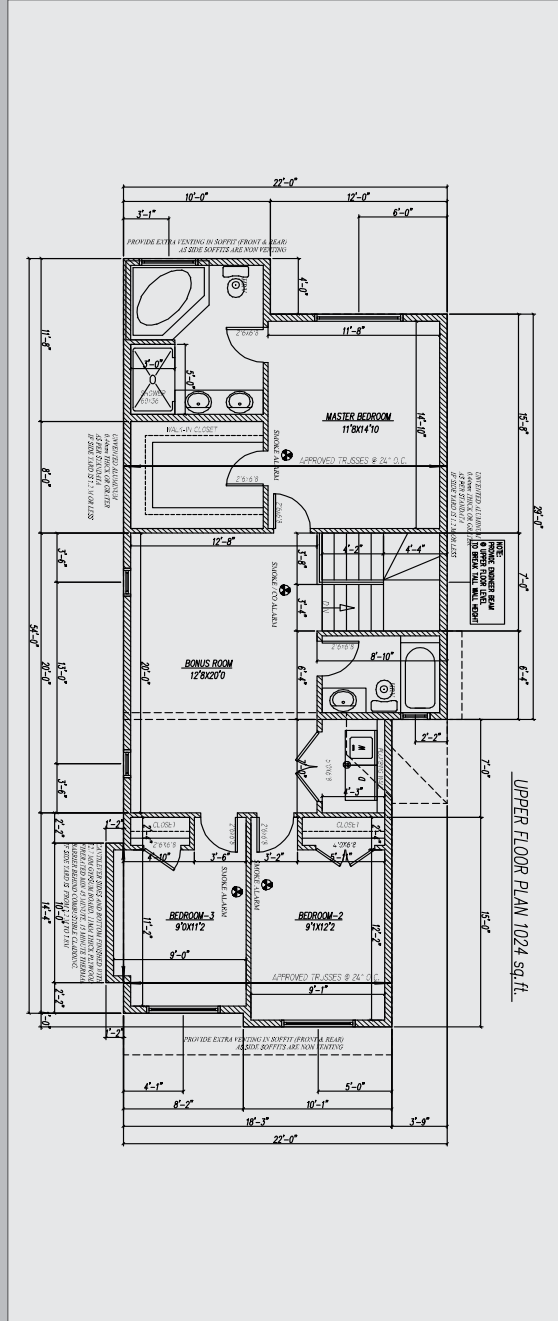
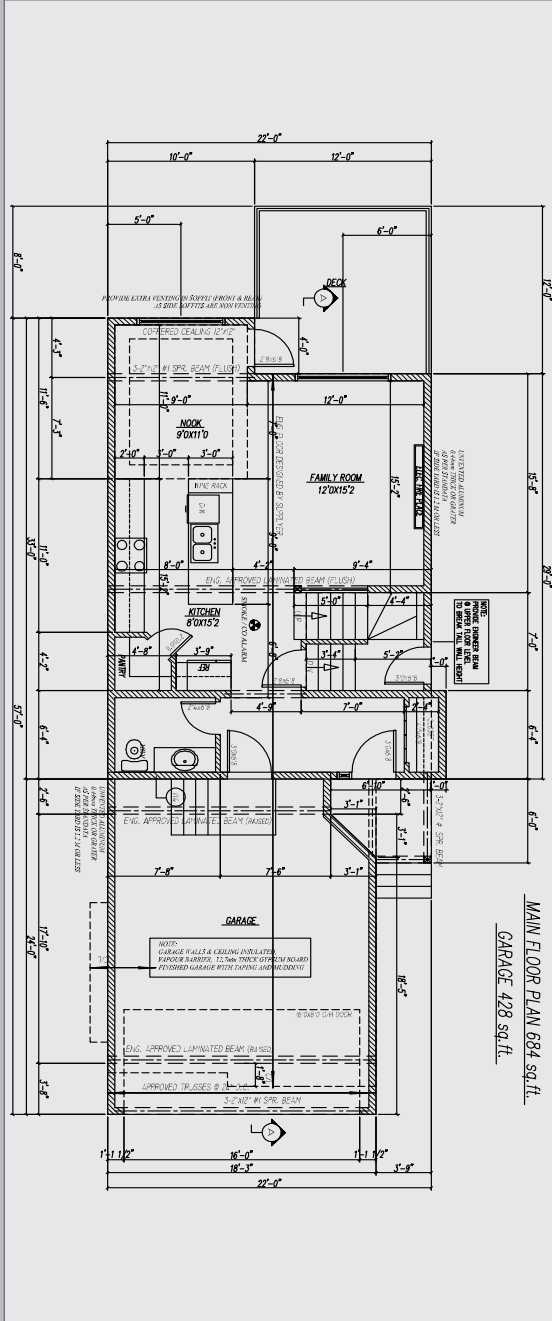


1024 SFT

FEATURES

Total Area (Sq. Ft.)	Open to Above	Main Floor			Bedroom	Bonus Room	Side Entrance	Garage
1708	No	Den	Spice Kitchen	Full Bath	3	Yes	Yes	428
		No	No	No				

Pamplona





Granada



783 SFT

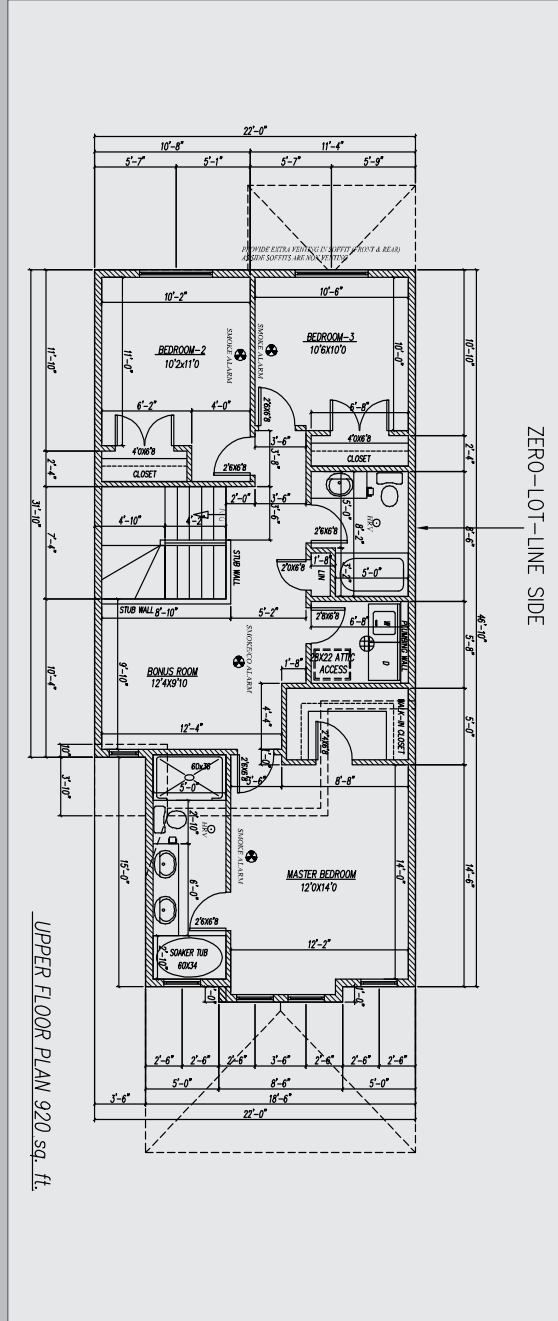
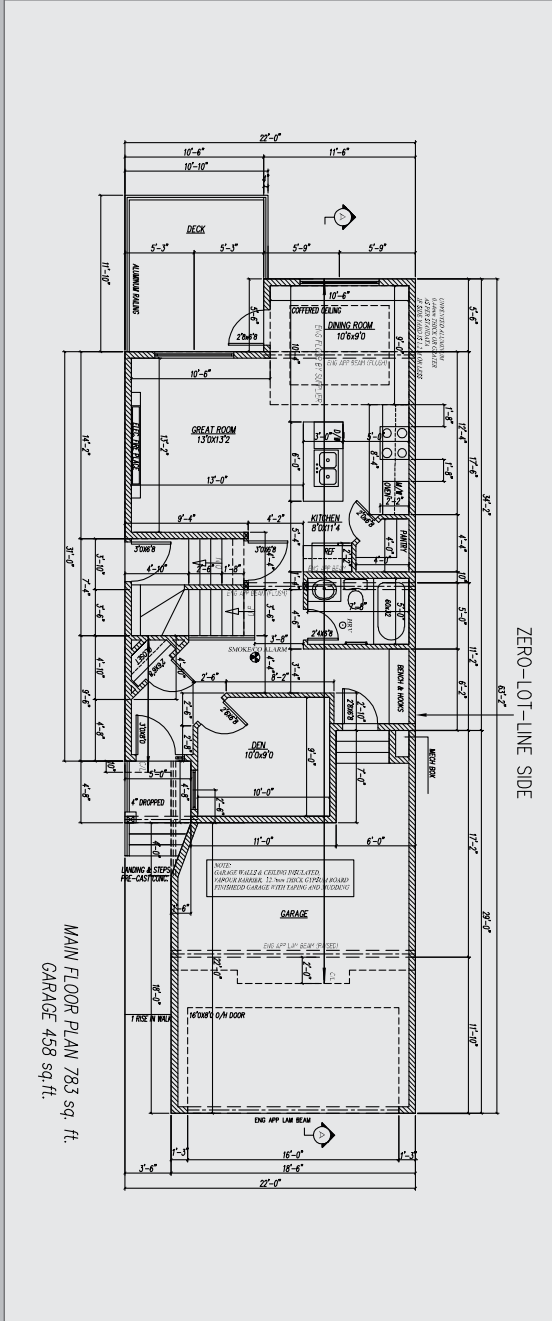


920 SFT

FEATURES

Total Area (Sq. Ft.)	Open to Above	Main Floor			Bedroom	Bonus Room	Side Entrance	Garage
1703	No	Den	Spice Kitchen	Full Bath	3	Yes	Yes	458
		Yes	No	Yes				

Granada





Burgos



839 SFT

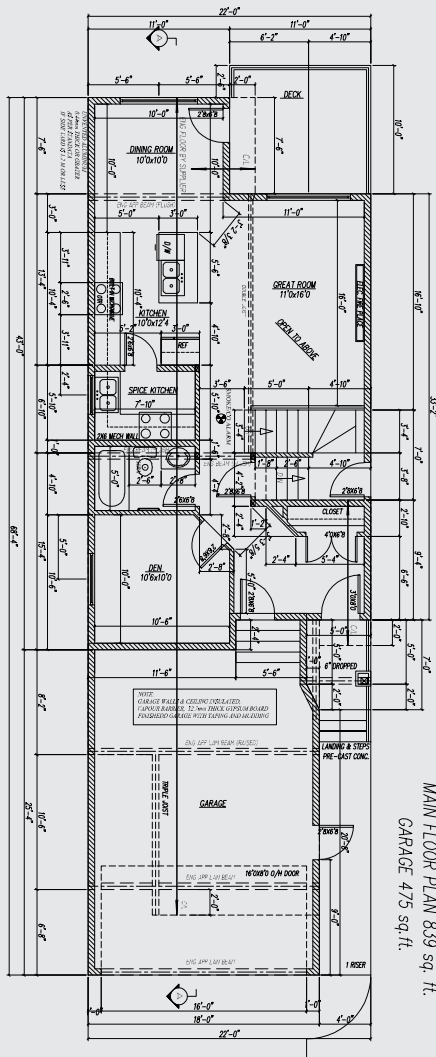


969 SFT

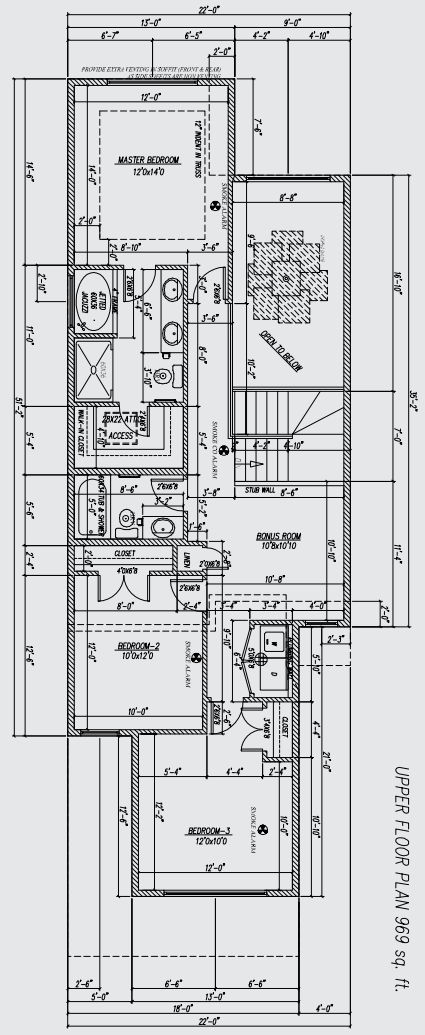
FEATURES

Total Area (Sq. Ft.)	Open to Above	Main Floor			Bedroom	Bonus Room	Side Entrance	Garage
1808	Yes	Den Yes	Spice Kitchen Yes	Full Bath Yes	3	Yes	Yes	475

Burgos



MAIN FLOOR PLAN 839 sq. ft.
GARAGE 475 sq. ft.



UPPER FLOOR PLAN 969 sq. ft.



Bilbao



798 SFT

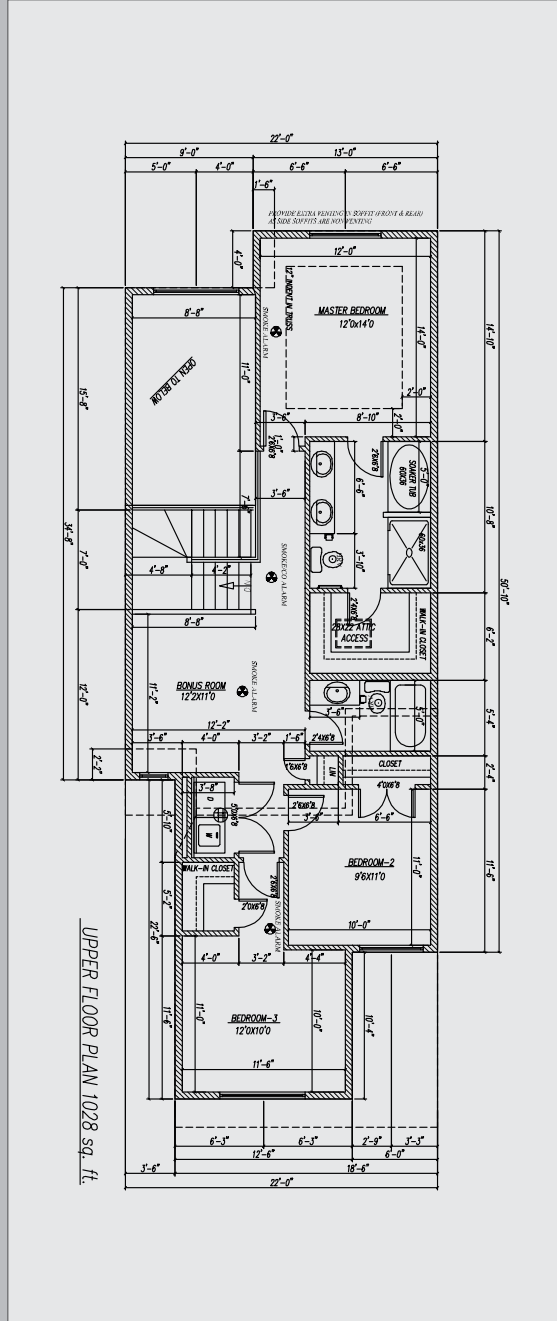
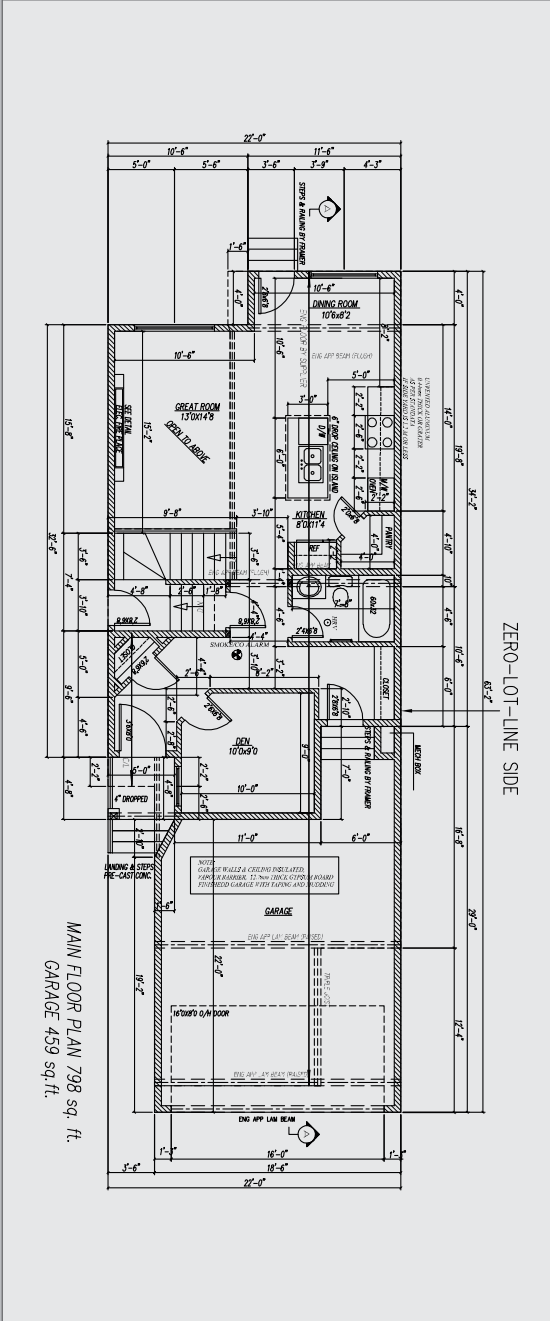


1028 SFT

FEATURES

Total Area (Sq. Ft.) 1826	Open to Above Yes	Den Yes	Main Floor	Spice Kitchen No	Full Bath Yes	Bedroom 3	Bonus Room Yes	Side Entrance Yes	Garage 459
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Bilbao





Seville



911 SFT

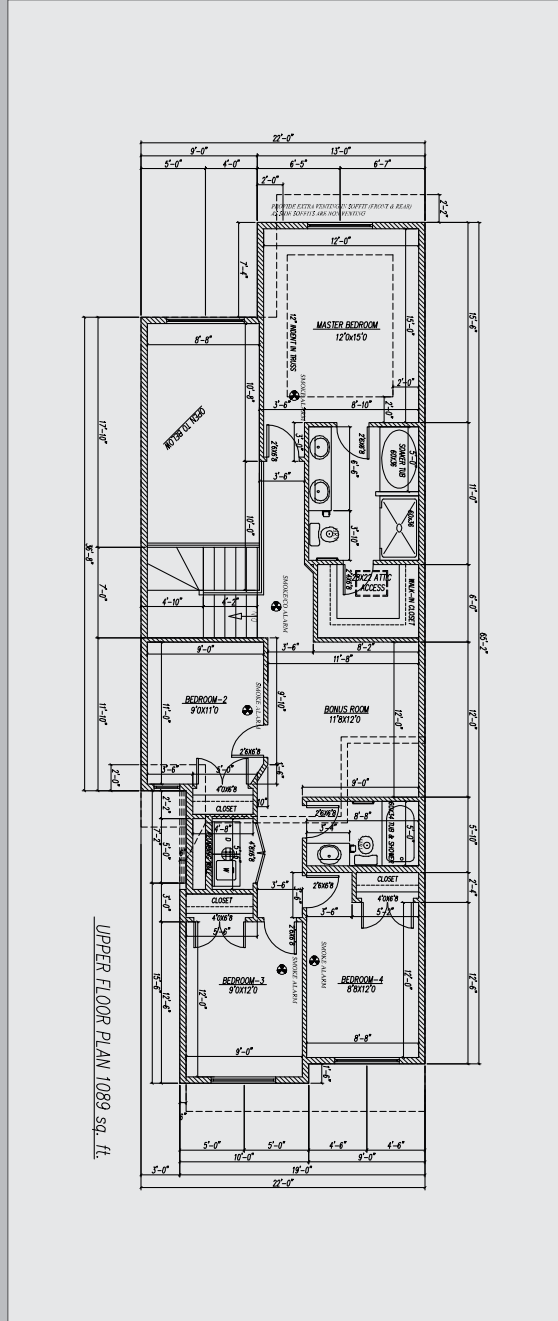
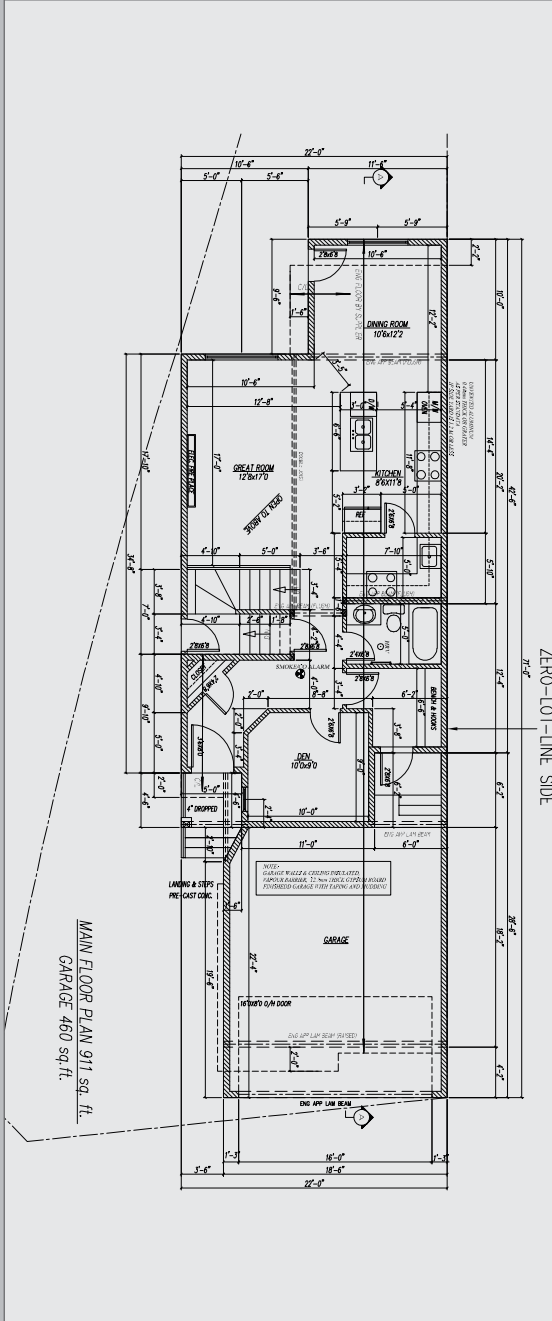


1089 SFT

FEATURES

Total Area (Sq. Ft.)	Open to Above	Main Floor			Bedroom	Bonus Room	Side Entrance	Garage
2000	Yes	Den	Spice Kitchen	Full Bath	4	Yes	Yes	460
		Yes	Yes	Yes				

Seville





Madrid



911 SFT

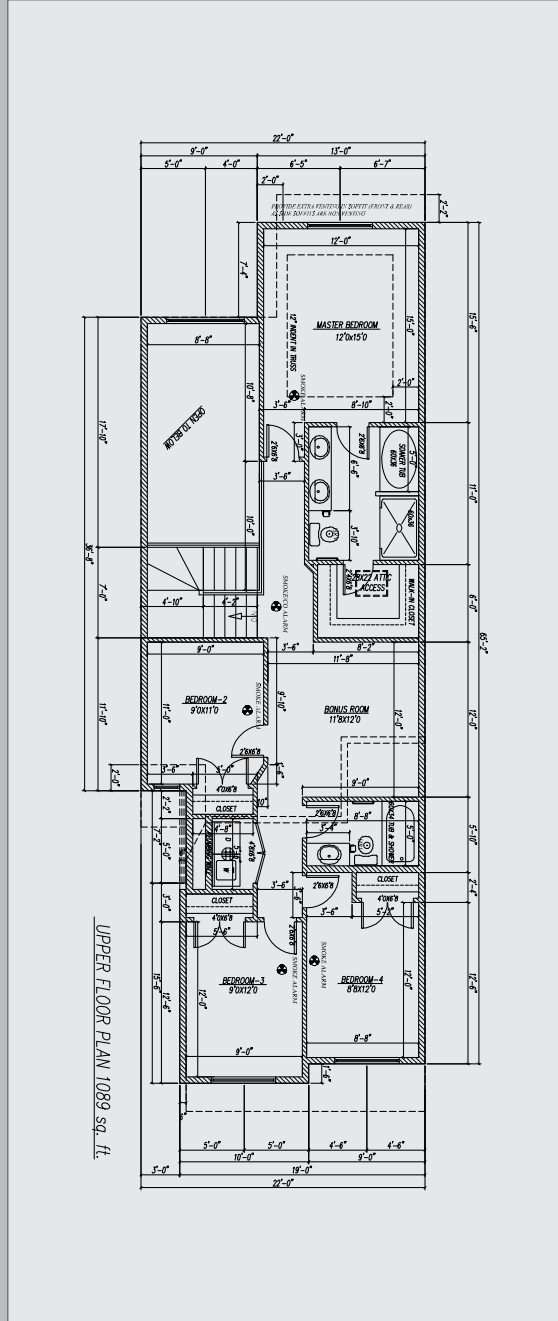
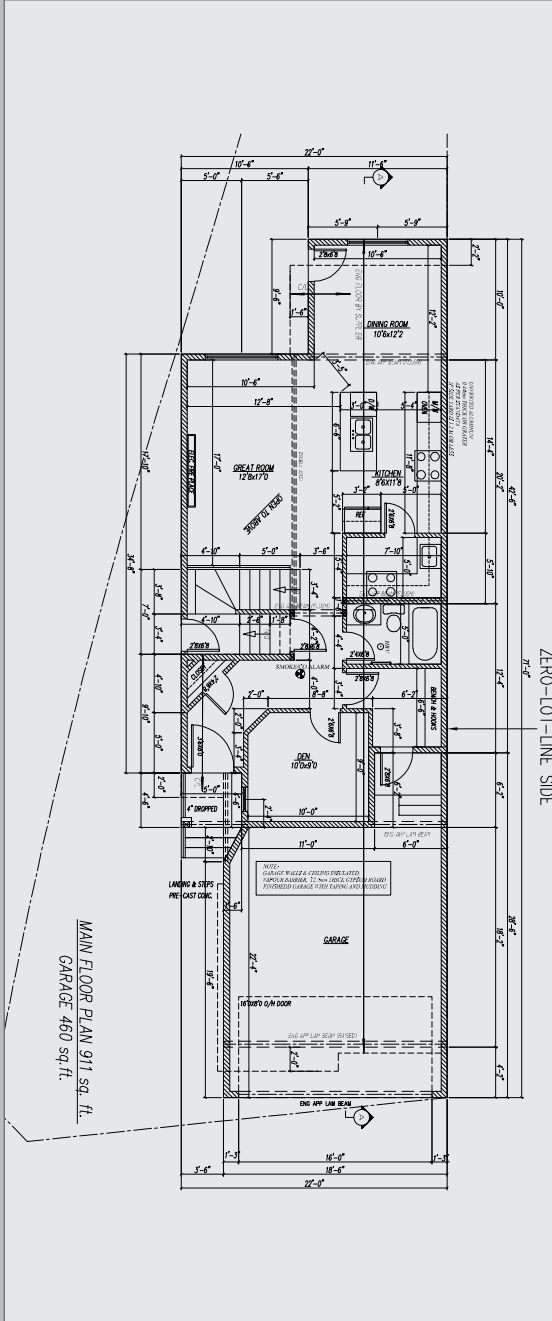


1089 SFT

FEATURES

Total Area (Sq. Ft.)	Open to Above	Main Floor			Bedroom	Bonus Room	Side Entrance	Garage
2100	Yes	Den	Spice Kitchen	Full Bath	4	Yes	Yes	486
		Yes	Yes	Yes				

Madrid





Murcia



905 SFT

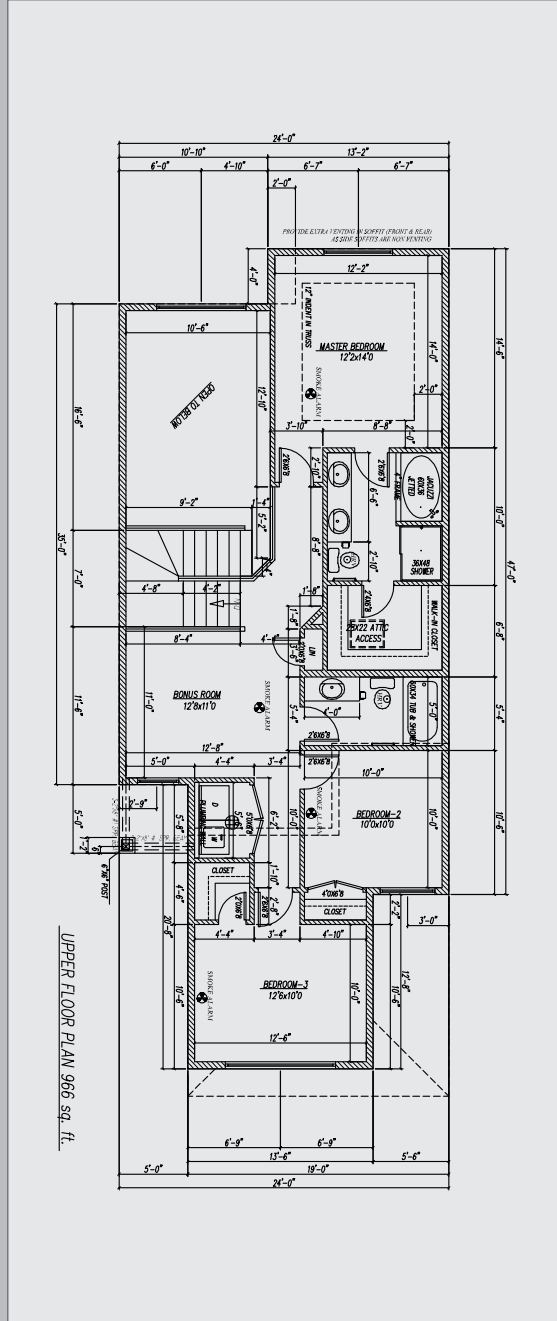
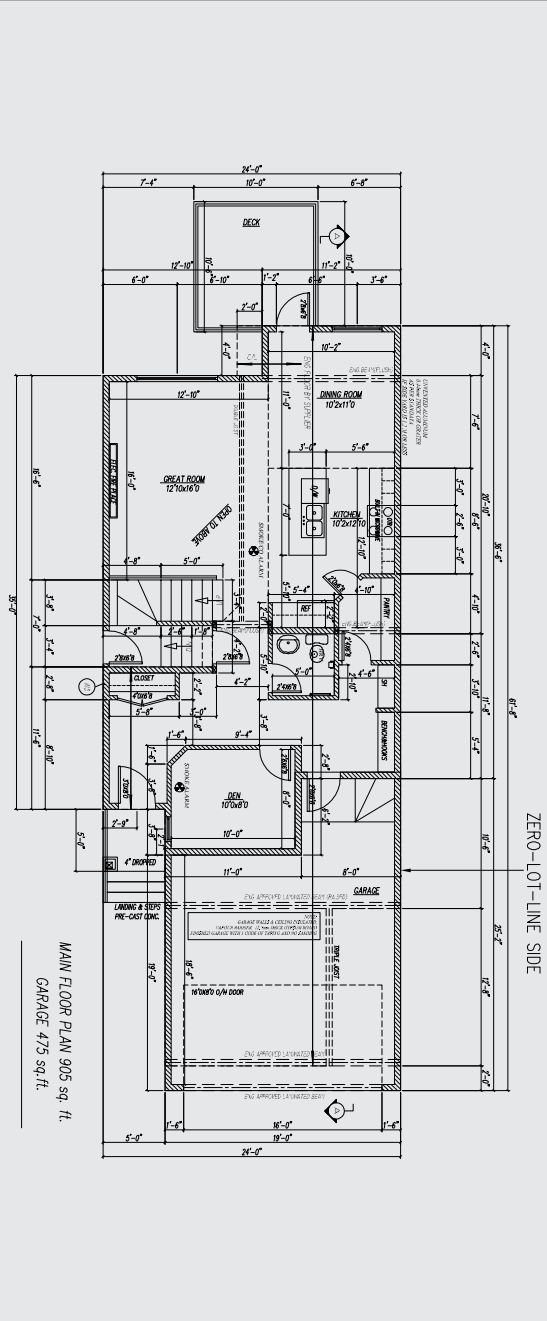


966 SFT

FEATURES

Total Area (Sq. Ft.)	Open to Above	Main Floor			Bedroom	Bonus Room	Side Entrance	Garage
1871	Yes	Den	Spice Kitchen	Full Bath	3	Yes	Yes	475
		Yes	No	No				

Murcia





Malaga



866 SFT

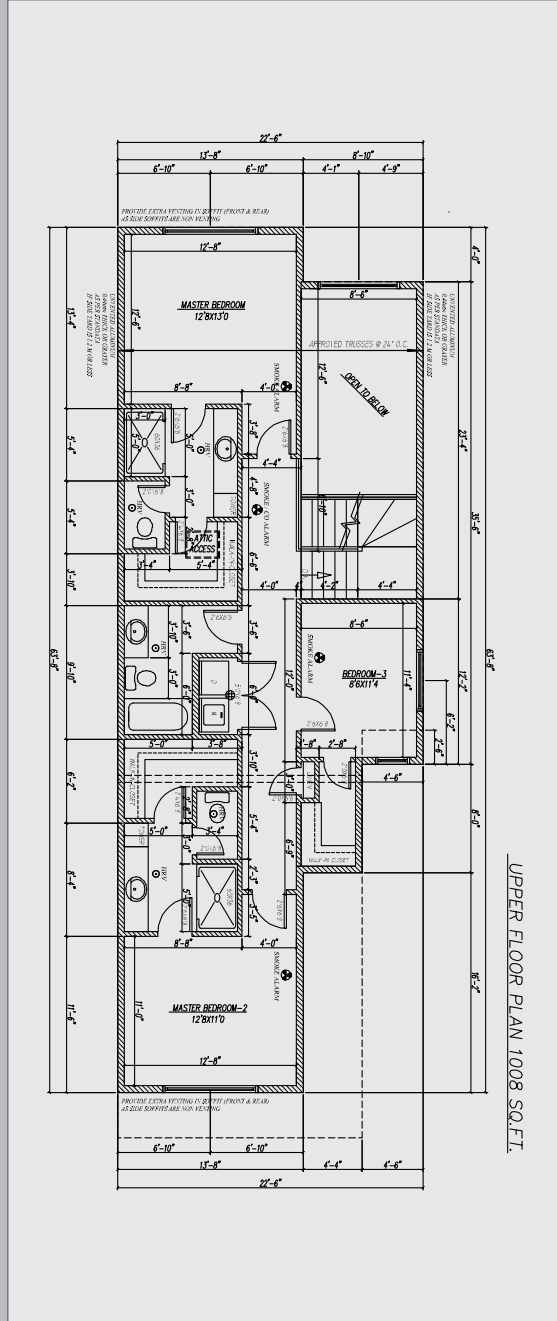
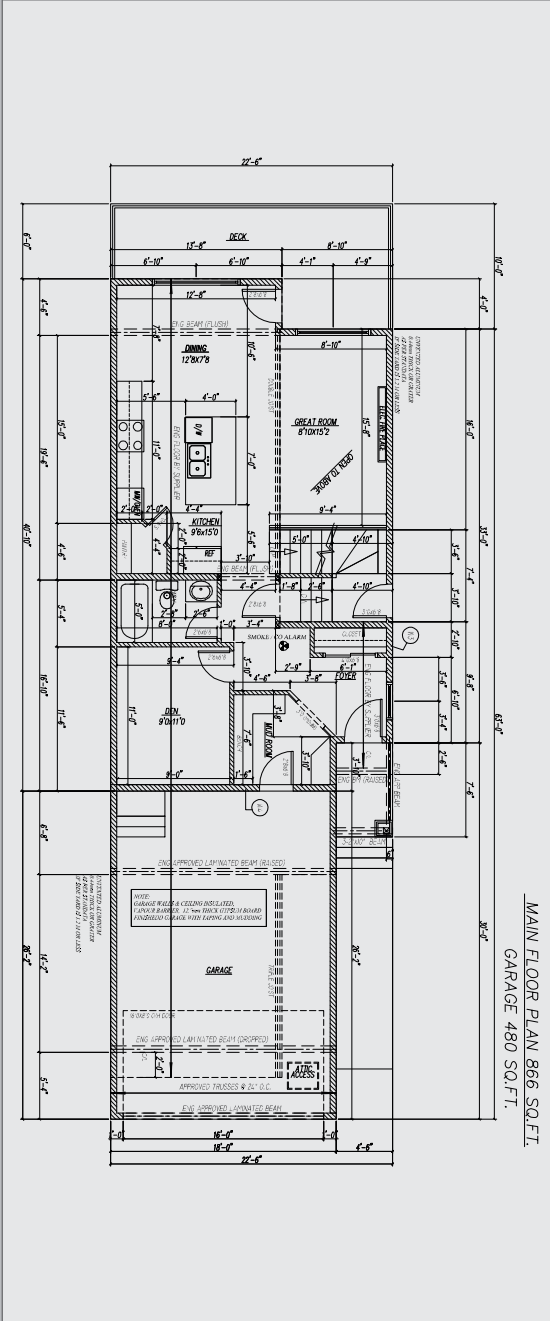


1008 SFT

FEATURES

Total Area (Sq. Ft.)	Open to Above	Main Floor			Bedroom	Bonus Room	Side Entrance	Garage
1874	Yes	Den	Spice Kitchen	Full Bath	3	NO	Yes	480
		Yes	No	Yes				

Malaga





CIRA
HOMES

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