

Coming Soon

CAIVAN

2026

PLATINUM REALTOR PRE-LAUNCH ORIENTATION

auro

LAKEVIEW VILLAGE

Mississauga Waterfront

Exclusive Listing Brokerage

RARETM
REAL ESTATE

PROJECT DEVELOPER

CAIVAN

CAIVAN

Caivan has Ontario's best urban land inventory.

Continuous evolution of product along with market opportunities.

A deep care toward customers and broker partners.

Doubling down on innovation.

Investing in the future.

Coming Soon



LAKEVIEW VILLAGE





MIMICO STATION

SQUARE ONE SHOPPING CENTRE

13

403

BURNHAMTHORPE RD E

DIXIE RD

DIXIE STATION

CF SHERWAY GARDENS

KIPLING AVE

LAKE SHORE BLVD W

COOKSVILLE STATION

MISSISSAUGA HOSPITAL

19

LONGBRANCH STATION

HURONTARIO ST

DUNDAS ST E

THE QUEENSWAY

QUEEN ELIZABETH WY

CAWTHRA RD

DUNDAS ST W

UNIVERSITY OF TORONTO MISSISSAUGA

PORT CREDIT STATION

PORT CREDIT

LAKEVIEW VILLAGE PIER

aura
LAKEVIEW VILLAGE

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MISSISSAUGA'S REIMAGINED WATERFRONT



12,000

Anticipated number of new residents



50 ACRES

nature, parks and green space



1.9 MILLION SQ. FT.

Office and employment space



9,000

people working at the Innovation District



177 ACRE COMMUNITY

A once in a generation transformation



200,000+ SQ. FT

Curated retail experience



OVER 1 MILLION

visitors & weekenders



12 ACRES

campus, cultural, and innovation uses



SUSTAINABILITY LEADER

Canada's most sustainable waterfront community

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Mississauga Waterfront



aura
LAKEVIEW VILLAGE

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Mississauga Waterfront



TWO-STORY TOWNS | PARK-SIDE LIVING | MINUTES TO WATERFRONT



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Mississauga Waterfront

AURA LIVING

AN URBAN TOWN COMMUNITY WITHIN
THE LAKEVIEW VILLAGE MASTERPLAN,
OFFERING CONTEMPORARY LAKESIDE
LIVING WITH SEAMLESS ACCESS TO
PARKS, TRAILS, AND URBAN AMENITIES.



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Mississauga Waterfront

AURA LIVING

- Two blocks to the shoreline
- Fully activated waterfront vision with year-round community activations
- Longest freshwater pier in the Great Lakes
- Lifestyle amenities tied to the waterfront include:



BEACH
ACCESS

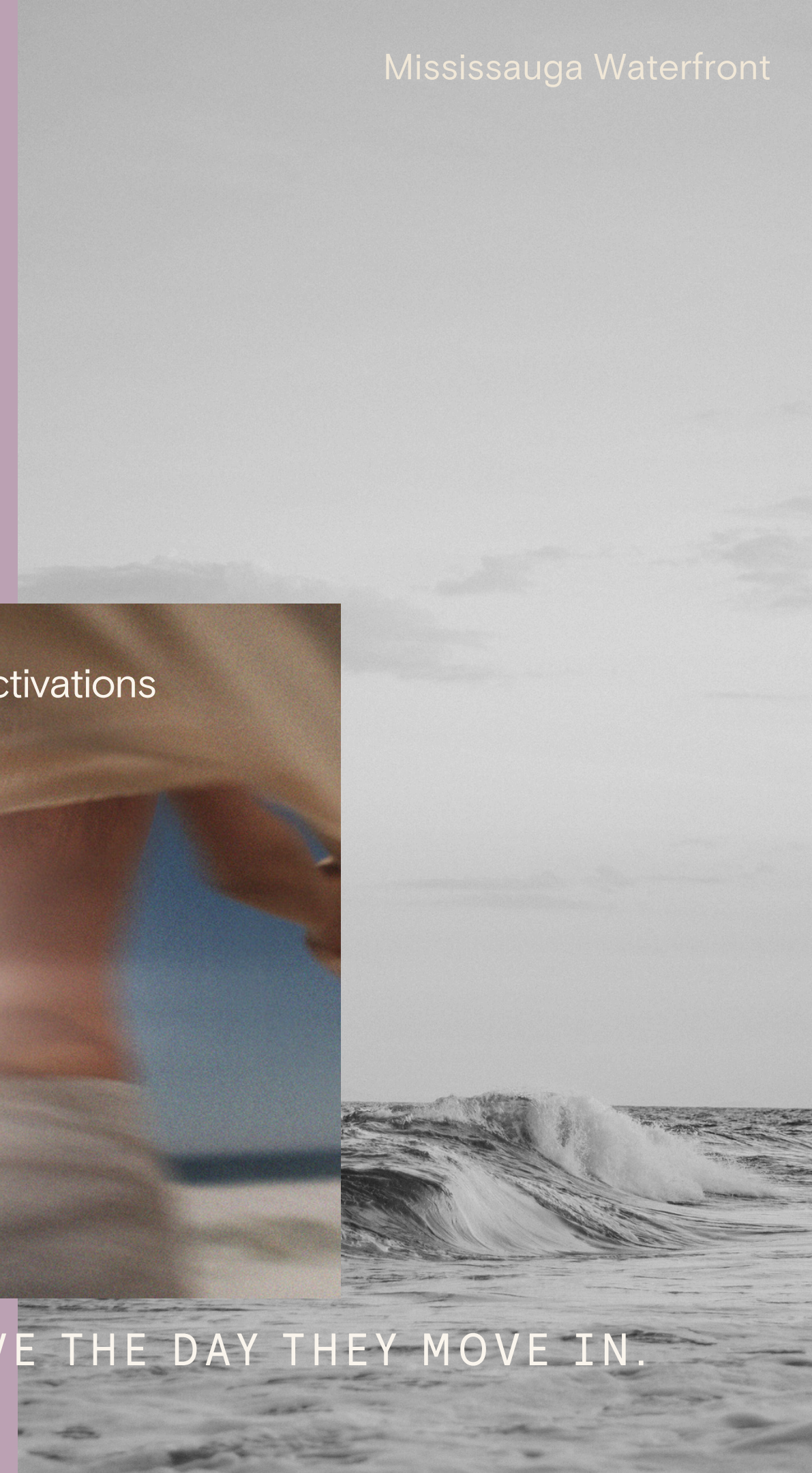


KAYAKS/
PADDLE BOARDS



MARINA/
YACHT CLUB

RESIDENTS DAILY LIVES IMMEDIATELY IMPROVE THE DAY THEY MOVE IN.





GROUND ORIENTED TOWNHOME LIVING

UNIQUE OFFERING

Few ground-oriented developments around major urban centres.

- Two-storey townhomes designed for real life
- Private entry on ground level and a more home-like feel
- A practical alternative for condo buyers who want more privacy and better livability

STRONG FIT FOR THREE BUYER GROUPS:

FIRST-TIMERS

“Detached or traditional towns feel out of reach”

YOUNG FAMILIES

“Need something that feels like it can grow with us”

RIGHT-SIZERS

“Moving from our giant home but want highly private living + lifestyle”

LOWEST PRICE FOR LOW-RISE IN ~~LAKEVIEW VILLAGE~~ GTA!

STARTING
FROM THE **\$500s**

An approachable entry into
a major waterfront master plan

800–1,000 sq.ft.

At a price lower than any pre-construction
two or three bedroom condo in the area

**PRICED MORE
AGGRESSIVELY
THAN RESALE
COMPARABLES**

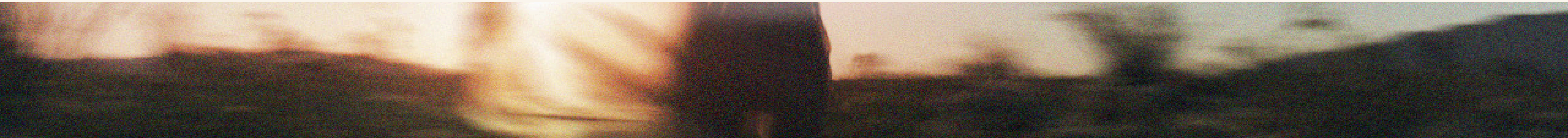
**EARLY PHASE
INCENTIVES**

To ensure buyers maximize from
early-purchase opportunity

TIMING & SCARCITY

LIMITED FIRST RELEASE

- Early buyers benefit from best layouts, availability, and locations
- Buying early is often about choice first, not just price
- Strongest combination of selection and incentives
- A quieter market can create opportunity with less competition



Coming Soon

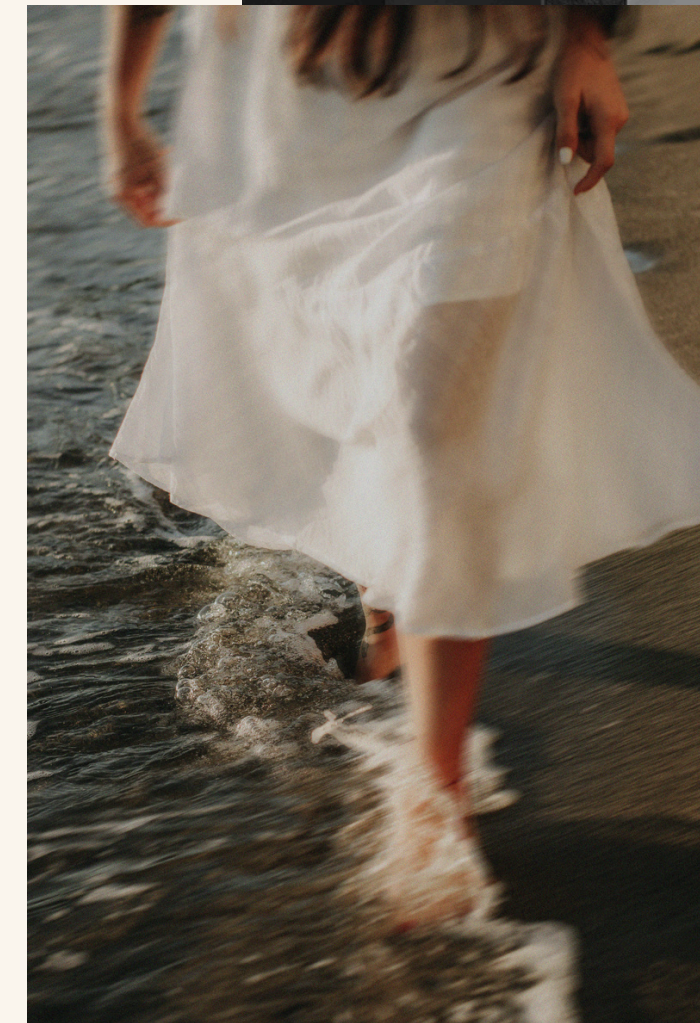
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2026



LIVABLE FLOORPLANS

- ONLY 2-3 BEDROOM HOMES
- 800 TO 1,000+ SQ.FT. UNIT
- TWO-STORY UNITS ONLY
- PRIVATE ENTRY ON GROUND FLOOR
- SMARTLY DESIGNED LAYOUTS



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Mississauga Waterfront



Artist's concept only. Exterior, and interior materials, specifications and color variations may apply, are subject to substitution and modification without notice and may vary by house type and elevation. E & O.E.

CONNECTIVITY & CONVENIENCE

**WATERFRONT LIVING
THAT STILL CONNECTS TO
REAL LIFE.**

**COMMUTER FRIENDLY WITH EASY ACCESS
DOWNTOWN AND ACROSS THE GTA:**

Walking distance to Long Branch Go Station
| Dedicated Long Branch Go Shuttle | MiWay Bus Station

**STRAIGHTFORWARD ACCESS TO MAJOR
HIGHWAYS FOR CROSS GTA COMMUTING:**

QEW | HWY 403 | Hwy 407 | Hwy 401

CLOSE TO MAJOR SHOPPING AND LIFESTYLE:

Square One | Sherway Gardens | Dixie Outlet

Coming Soon

Brought To You By CAIVAN

Mississauga Waterfront

WHY CHOOSE AURA



Centrally located with parks, nature trails and amenities at your door.



Retail, offices, and restaurants built-in to your everyday life



Canada's most sustainable waterfront community, designed for healthier, future-ready living



Quick access to **GO Transit, QEW, and Highway 427**



Rare product offering of brand-new townhomes by the lake



Early access & incentives, a limited first phase release of up to 88 homes



Caivan is an award-winning builder known for craftsmanship and design



Get in at the ground level of a transformative waterfront community



Investment upside backed by strong fundamentals, attractive pricing, and a robust tenant pool

CAIWAN

