

# DISCOVER MISSISSAUGA'S MOST EXCITING LAKEFRONT COMMUNITY.

Aura by Caivan introduces a new way to live by the water, set within the visionary Lakeview Village master plan along the shores of Lake Ontario.

Exceptionally designed townhomes combine contemporary architecture with smart, livable layouts and seamless access to parks, trails, and established urban amenities. Bringing lakefront living within reach.



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.

## YOUR FRONT DOOR BY THE LAKE.

Steps from the waterfront and surrounded by parks and open space, Aura offers a rare opportunity to live connected to nature, community, and the rhythm of the lake. Wander along shoreline trails, take in the calm of the water nearby, and enjoy everyday moments shaped by light, air, and thoughtful design. Where lakefront living becomes part of daily life.



# WELCOME TO AURA

## GROCERY & SHOPPING

- 01 Walmart Supercentre
- 02 Metro
- 03 Rabba Fine Food
- 04 Dixie Outlet Mall
- 05 Longos
- 06 Cf Sherway Gardens
- 07 The Home Depot
- 08 Ikea
- 09 Costco Wholesale
- 10 Farm Boy
- 11 Canadian Tire
- 12 Rona
- 13 Square One Shopping Centre

## HEALTH & FITNESS

- 14 Corefit
- 15 F45 Training
- 16 One Health Clubs
- 17 Fitness By The Lake Inc.
- 18 Auria Pilates
- 19 Mississauga Hospital

## EDUCATION

- 20 Micheline-Saint-Cyr Elementary School
- 21 Lakeview Park Public School
- 22 Lakeside Montessori School
- 23 Alderwood Academy Elementary School
- 24 Blyth Academy Mississauga
- 25 Mineola Public School
- 26 Port Credit Secondary School
- 27 Janet I. McDougald Public School
- 28 St. Dominic Catholic Elementary School
- 29 Cawthra Park Secondary School
- 30 St. Paul Catholic Secondary School
- 31 Queen Of Heaven Elementary School
- 32 Toronto French School (West Campus)
- 33 Allan A. Martin Public School
- 34 Star Academy
- 35 St. Edmund Separate School
- 36 Westacres Public School

## DINING & DRINKING

- 37 Joey Sherway
- 38 Cactus Club Cafe
- 39 P&J Hamburgers
- 40 Sushi King
- 41 Tim Hortons
- 42 Stonehooker Brewing Company
- 43 Spice Nosh
- 44 Antojitos Bakery
- 45 Chef's Door Premium Shawarma
- 46 Dairy Cream
- 47 Pizza Pizza
- 48 McDonald's
- 49 Osmow's Shawarma
- 50 Coffee Culture Cafe & Eatery
- 51 Bobby's ideaway
- 52 Soranno's
- 53 Colossus Greek Taverna
- 54 Wingporium
- 55 The Crooked Cue
- 56 Papa Giuseppe's
- 57 Posta Italbar Cucina
- 58 Snug Harbour
- 59 Starbucks

## PARKS & RECREATION

- 60 Toronto Golf Club
- 61 Lakeview Golf Course
- 62 Lakeview Library
- 63 Lakeshore Park
- 64 Marie Curtis West Beach
- 65 Jim Tovey Conservation Area
- 66 Sunflower Garden
- 67 Lakeview Park
- 68 Douglas Kennedy Park
- 69 Lakefront Promenade Volleyball Courts
- 70 AE Crookes Park
- 71 Lakefront Promenade Park
- 72 Spruce Park Playground
- 73 St Lawrence Park
- 74 Colonel Samuel Smith Park
- 75 Mississauga Golf & Country Club







AURA TOWNS



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# AURA TOWNS MAIN RESIDENCE

These modern main-level homes offer an abundance of thoughtfully designed living space that supports both everyday living and long-term flexibility. Select plans allow for personalization, such as the addition of an extra bathroom or a dedicated dining room, giving home-buyers the ability to tailor their space to suit a variety of lifestyles.

- ① ENTRANCE
- ② LIVING ROOM
- ③ DINING
- ④ KITCHEN
- ⑤ BATHROOMS
- ⑥ BEDROOMS

## KEY FIGURES

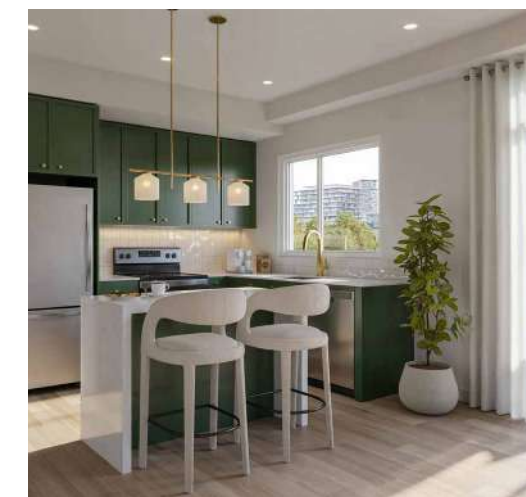
|             |         |
|-------------|---------|
| Square Feet | 789-973 |
| Bedrooms    | 2-3     |
| Bathrooms   | 1.5-2.5 |



② LIVING ROOM



③ DINING



④ KITCHEN



⑤ BATHROOMS



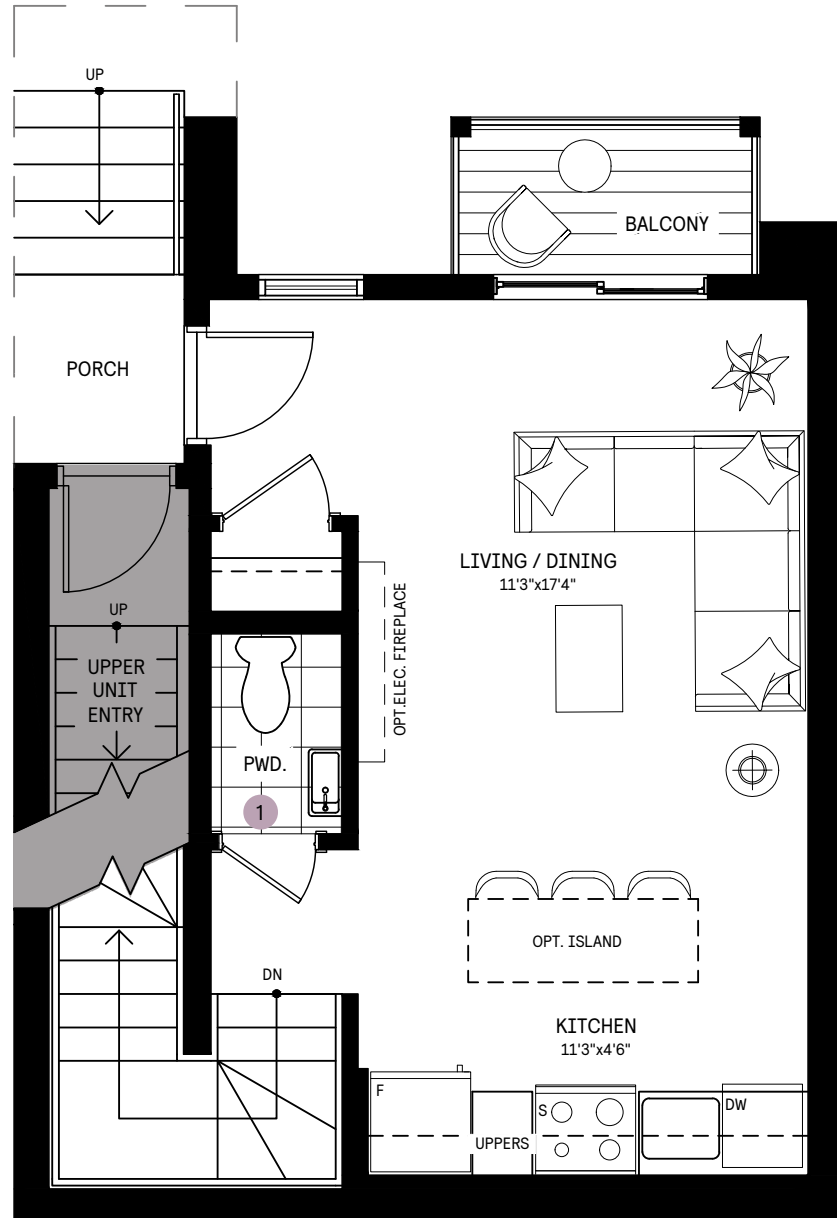
⑥ BEDROOMS

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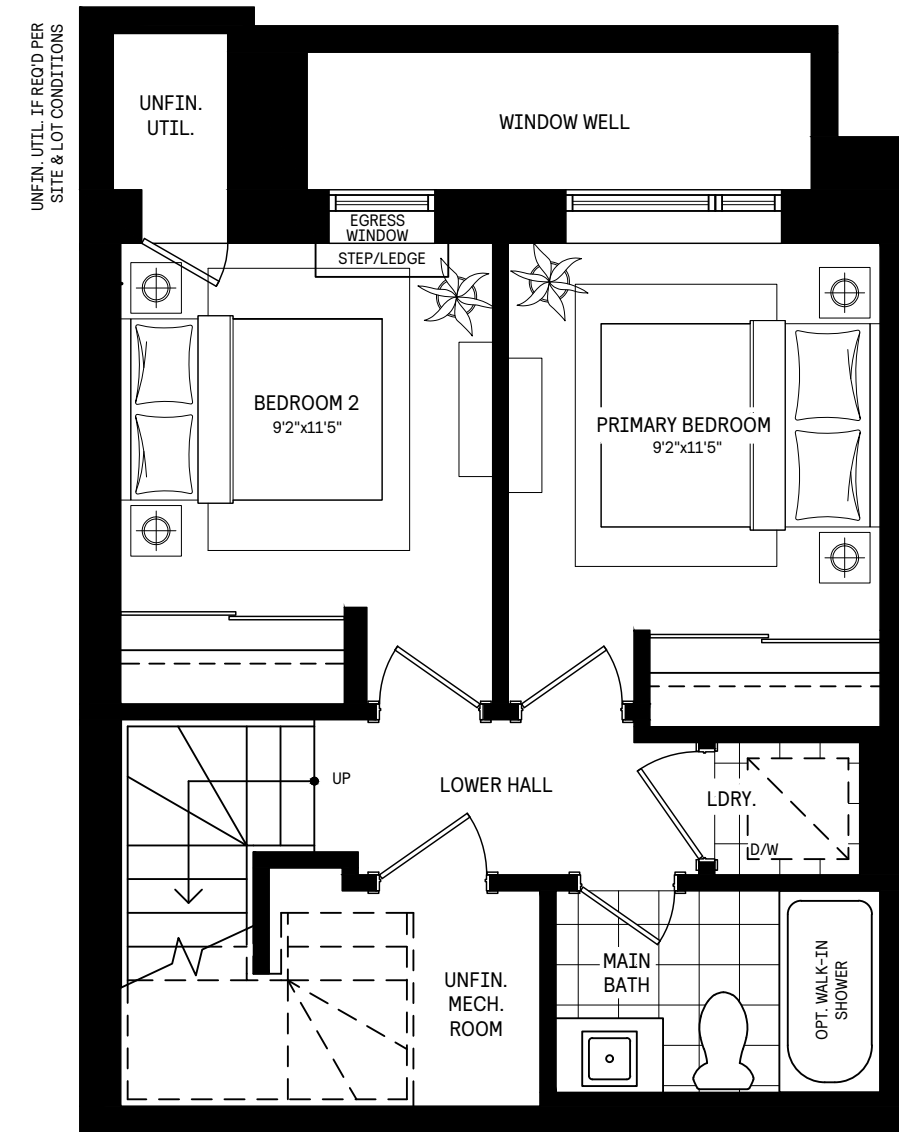
**KEY FEATURES**

|             |                        |
|-------------|------------------------|
| Square Feet | 789                    |
| Bedrooms    | 2                      |
| Bathrooms   | 1.5 (Optional up to 2) |

**MAIN LEVEL**

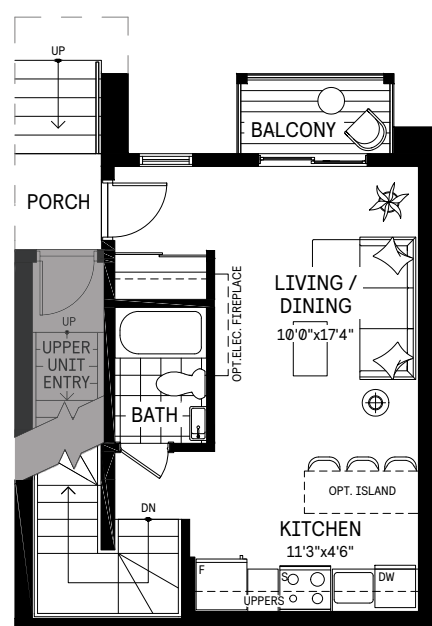


**LOWER LEVEL**



**MAIN LEVEL – DESIGNER CHOICE OPTIONS**

**1 Main Full Bath**



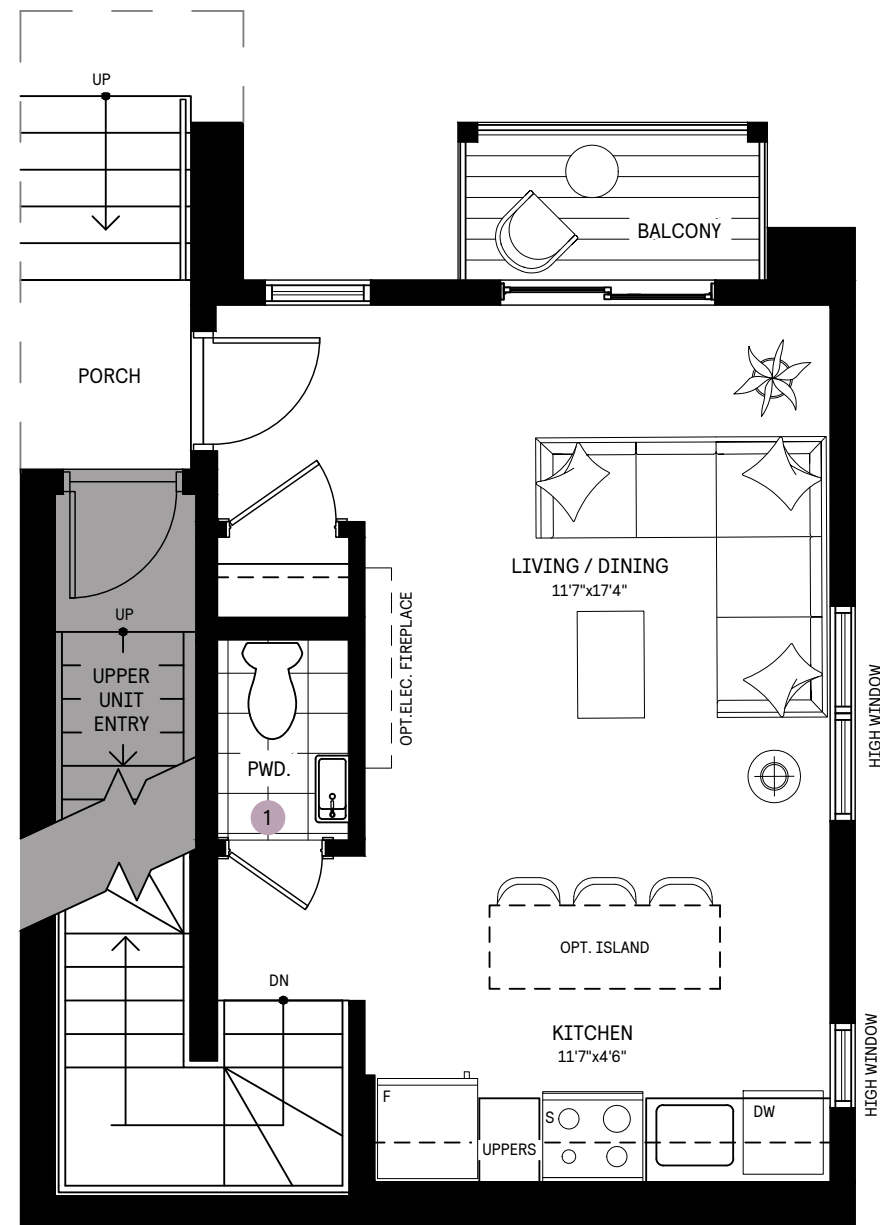
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AURA TOWNS  
**THE ECHO**  
 END MAIN RESIDENCE

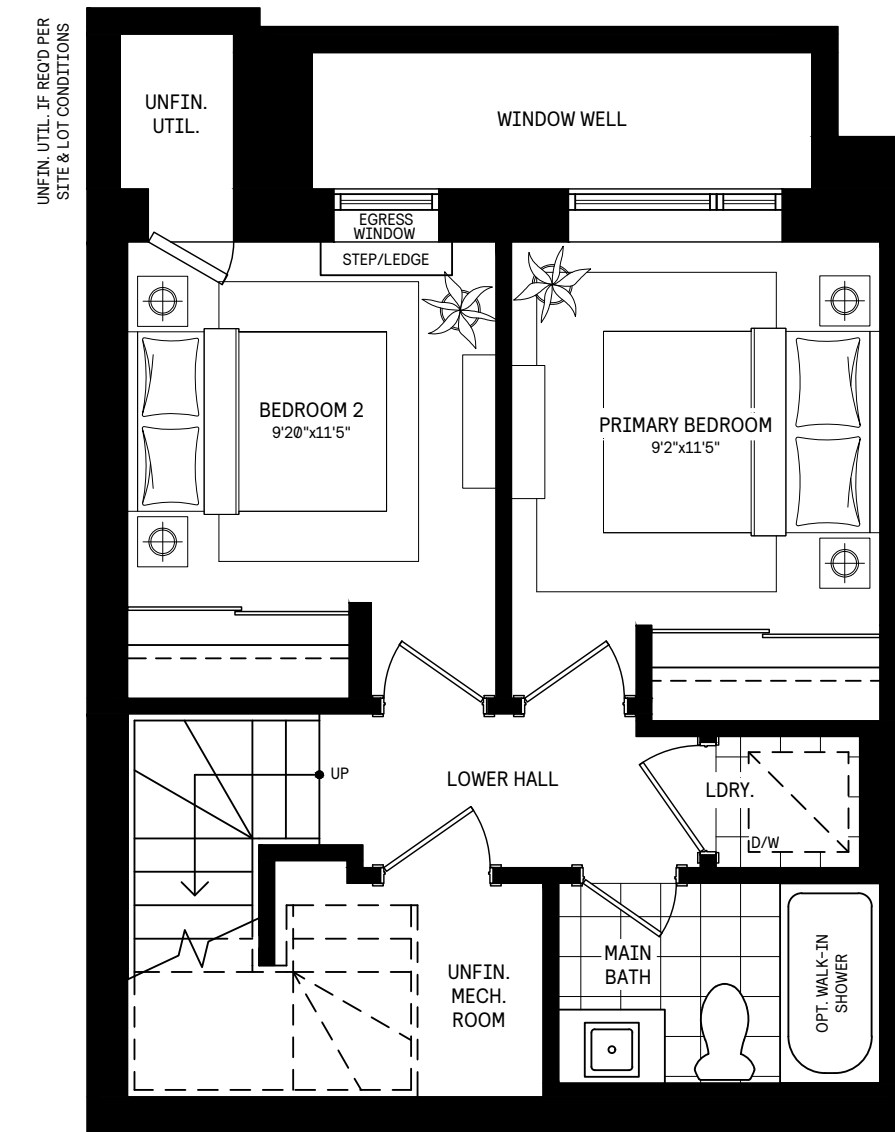
**KEY FEATURES**

|             |                        |
|-------------|------------------------|
| Square Feet | 815                    |
| Bedrooms    | 2                      |
| Bathrooms   | 1.5 (Optional up to 2) |

**MAIN LEVEL**

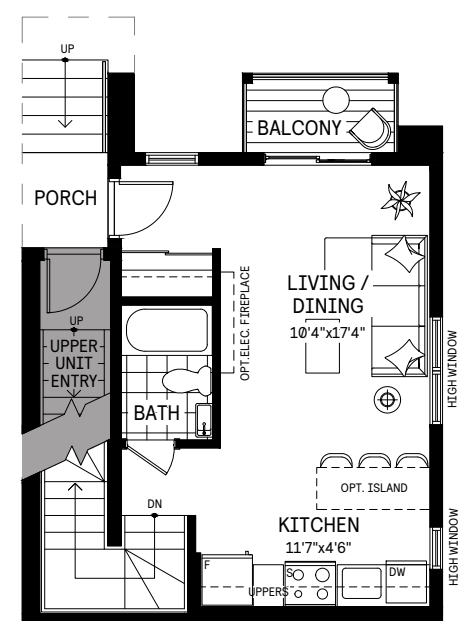


**LOWER LEVEL**



**MAIN LEVEL – DESIGNER CHOICE OPTIONS**

**1 Main Full Bath**



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AURA TOWNS  
**THE LUX**  
 CORNER MAIN RESIDENCE

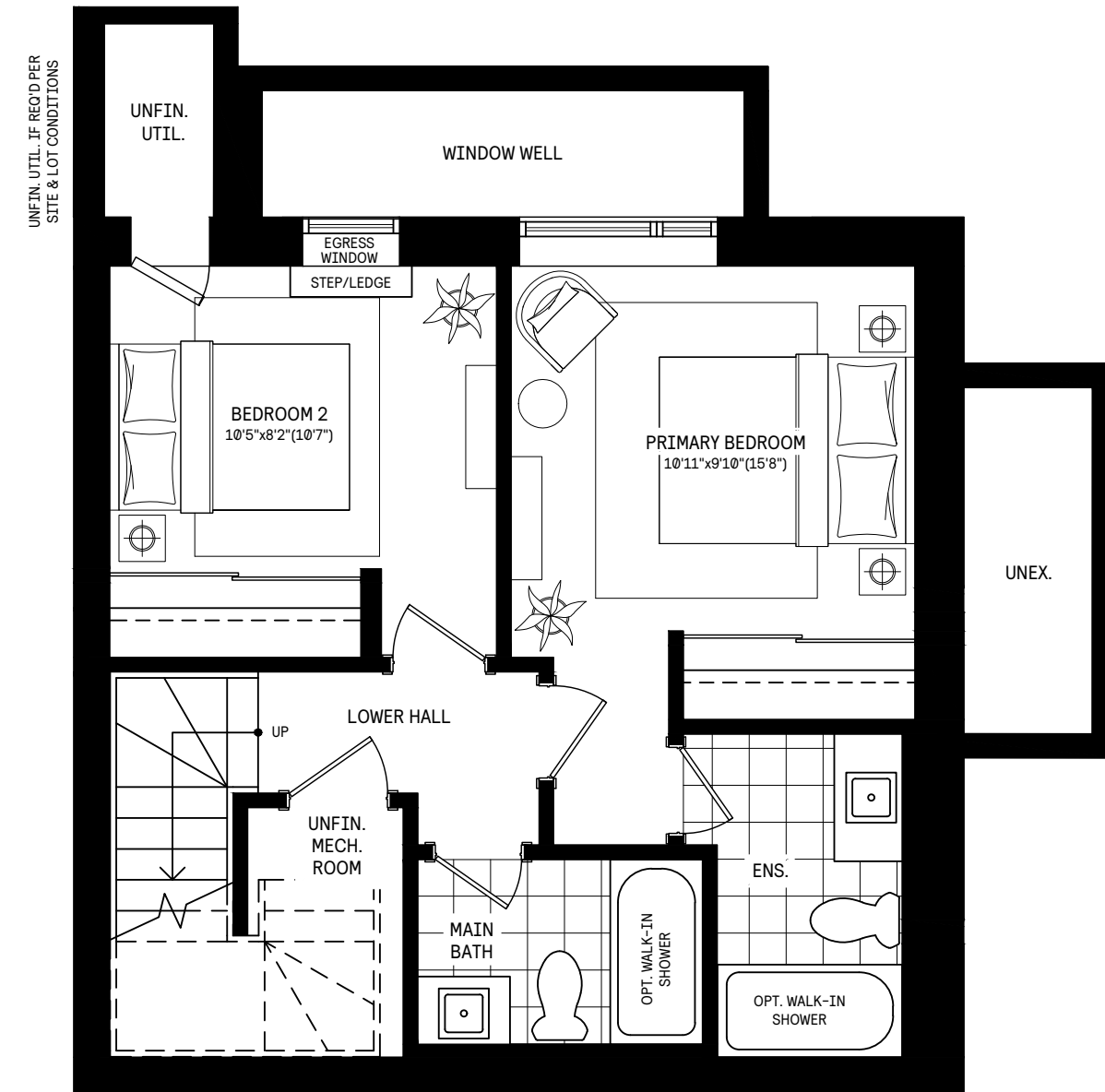
**KEY FEATURES**

|             |                        |
|-------------|------------------------|
| Square Feet | 973                    |
| Bedrooms    | 3 (Optional 2)         |
| Bathrooms   | 2 (Optional up to 2.5) |

**MAIN LEVEL**

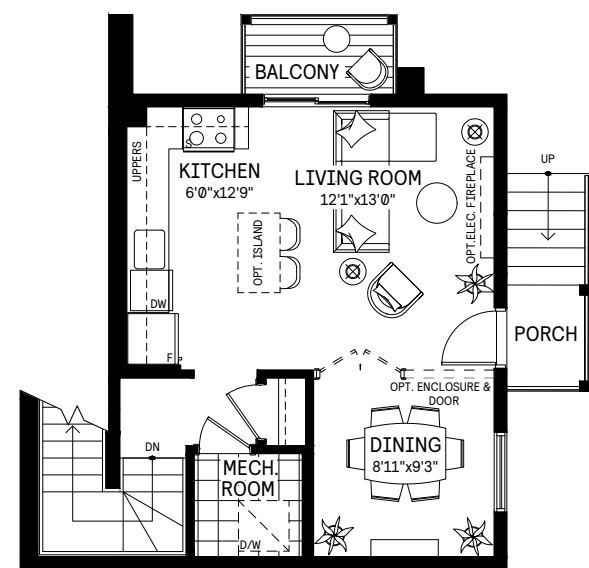


**LOWER LEVEL**

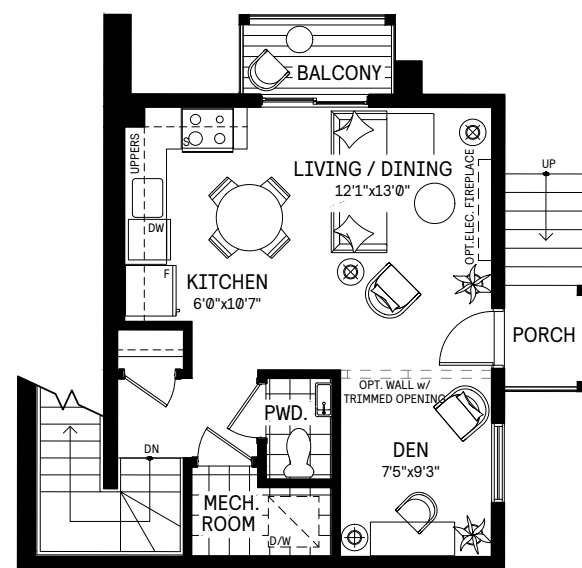


**MAIN LEVEL – DESIGNER CHOICE OPTIONS**

**1** Optional Dining



**2** Optional Den + Powder Room



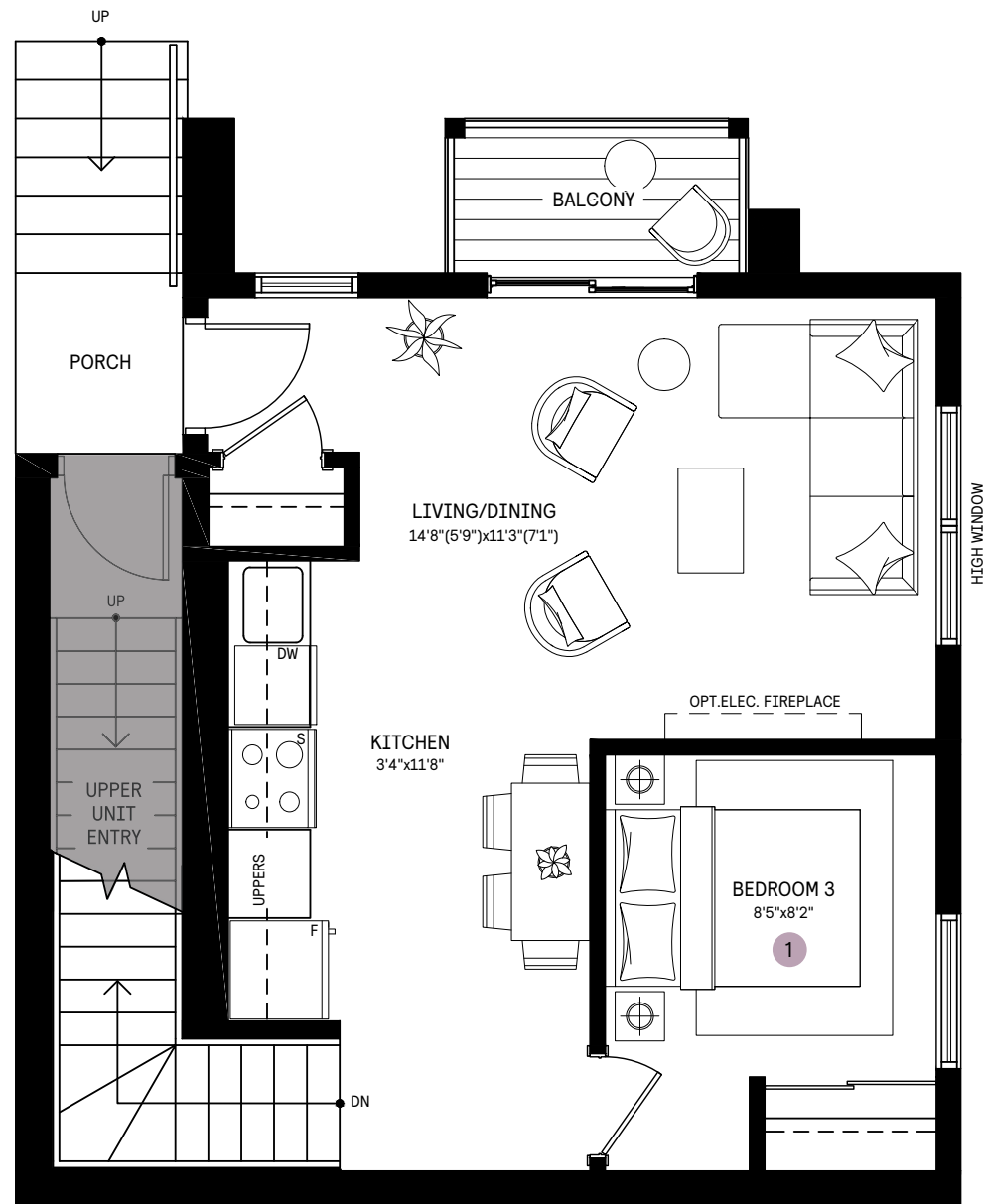
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AURA TOWNS  
**THE PRISM**  
 END MAIN RESIDENCE

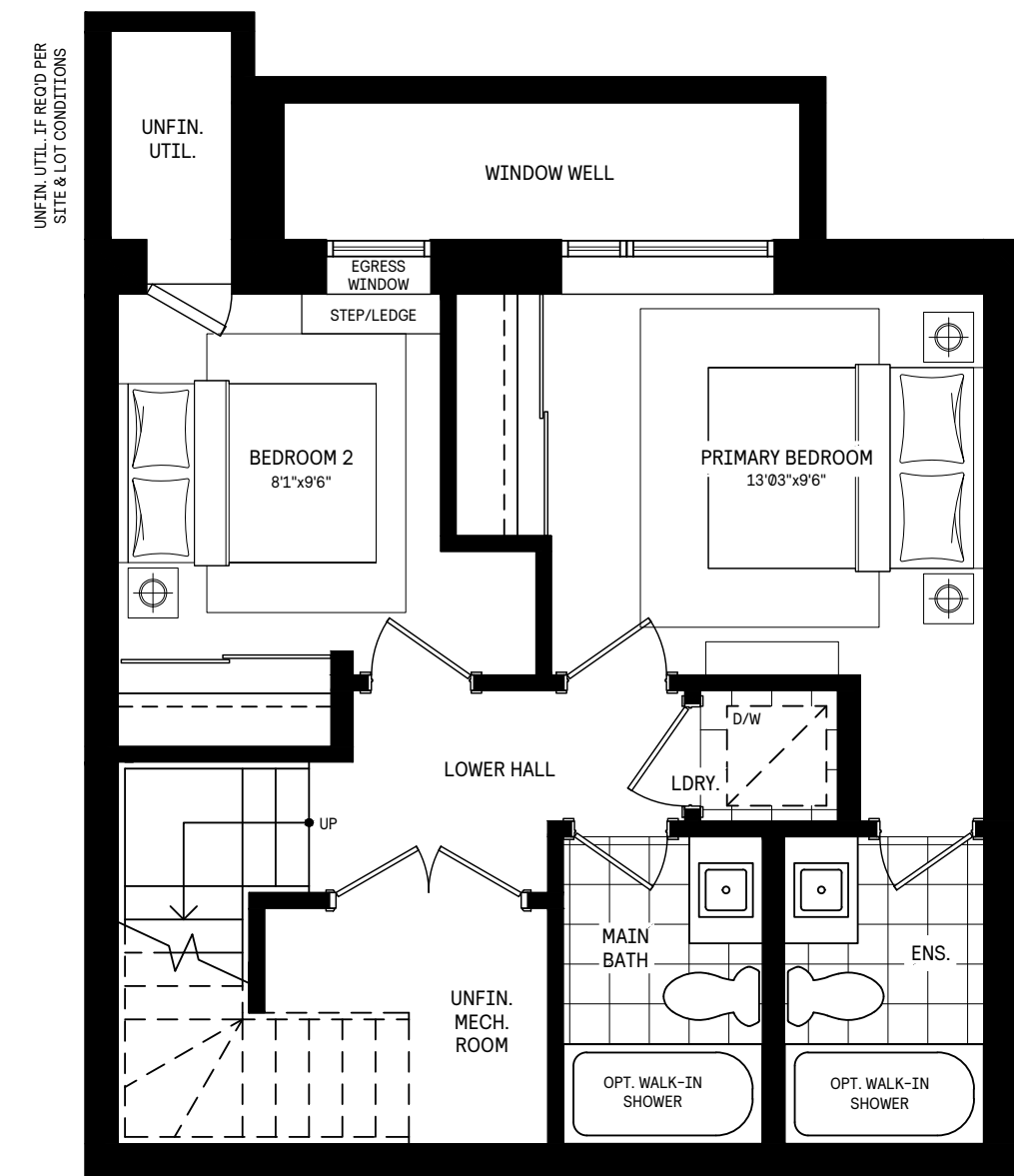
**KEY FEATURES**

|             |                        |
|-------------|------------------------|
| Square Feet | 961                    |
| Bedrooms    | 3 (Optional 2)         |
| Bathrooms   | 2 (Optional up to 2.5) |

**MAIN LEVEL**

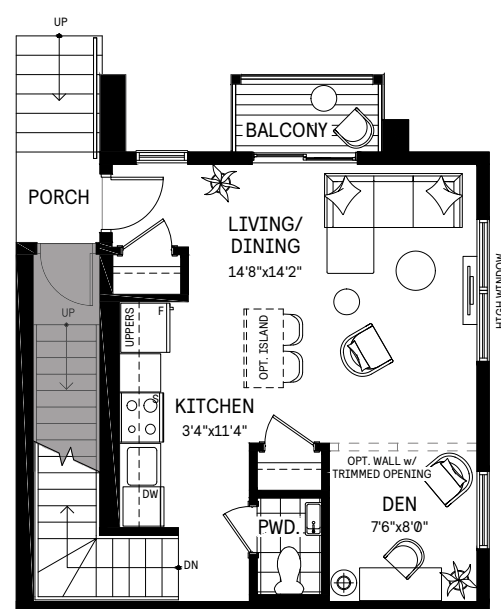


**LOWER LEVEL**



**MAIN LEVEL - DESIGNER CHOICE OPTIONS**

**1 Optional Den + Powder Room**



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# AURA TOWNS UPPER RESIDENCE

These modern upper-level homes offer an abundance of well-designed living space, creating a comfortable and functional environment for everyday life. Select plans present flexibility through the addition of an optional bathroom or dining room, allowing the home to adapt to a variety of lifestyles.

- ① ENTRANCE
- ② FOYER AND STAIRCASE
- ③ LIVING ROOM
- ④ KITCHEN
- ⑤ DINING
- ⑥ BATHROOMS
- ⑦ BEDROOMS

## KEY FIGURES

|             |           |
|-------------|-----------|
| Square Feet | 957-1,138 |
| Bedrooms    | 2-3       |
| Bathrooms   | 1.5 -2.5  |



③ LIVING ROOM



④ KITCHEN



⑤ DINING



⑥ BATHROOMS



⑦ BEDROOMS

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AURA TOWNS  
**THE HALO**  
 UPPER RESIDENCE

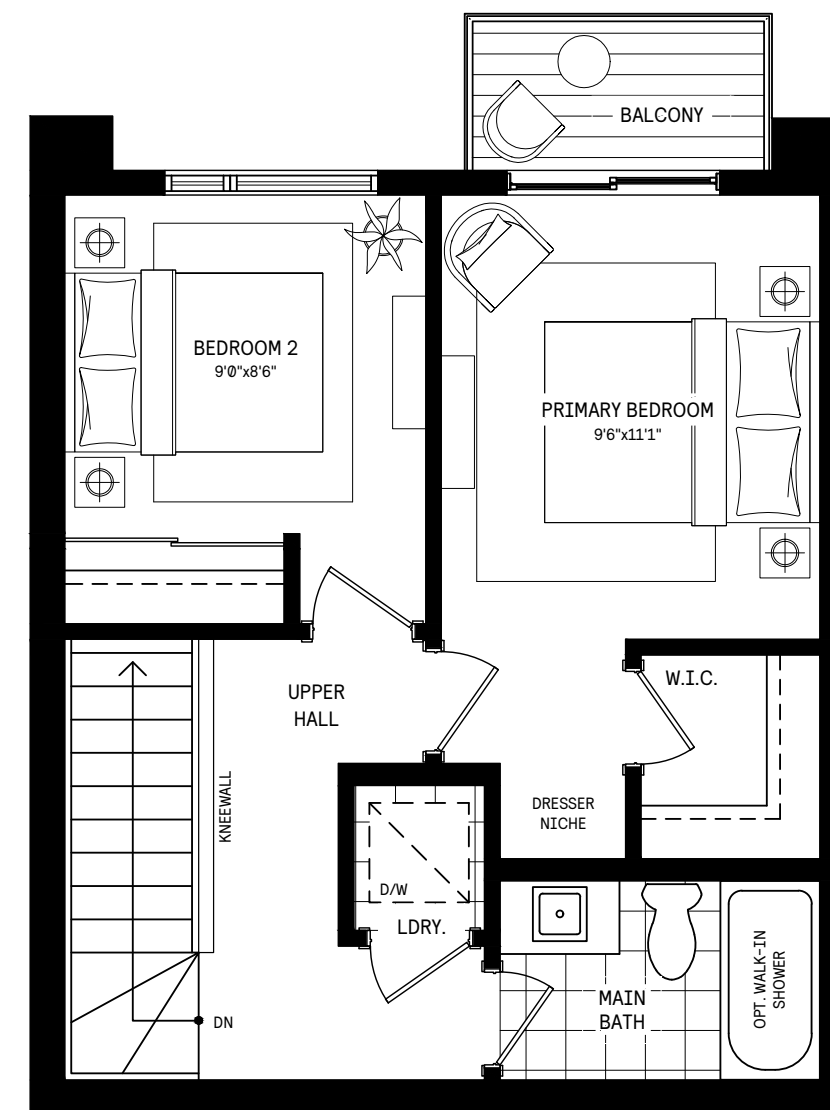
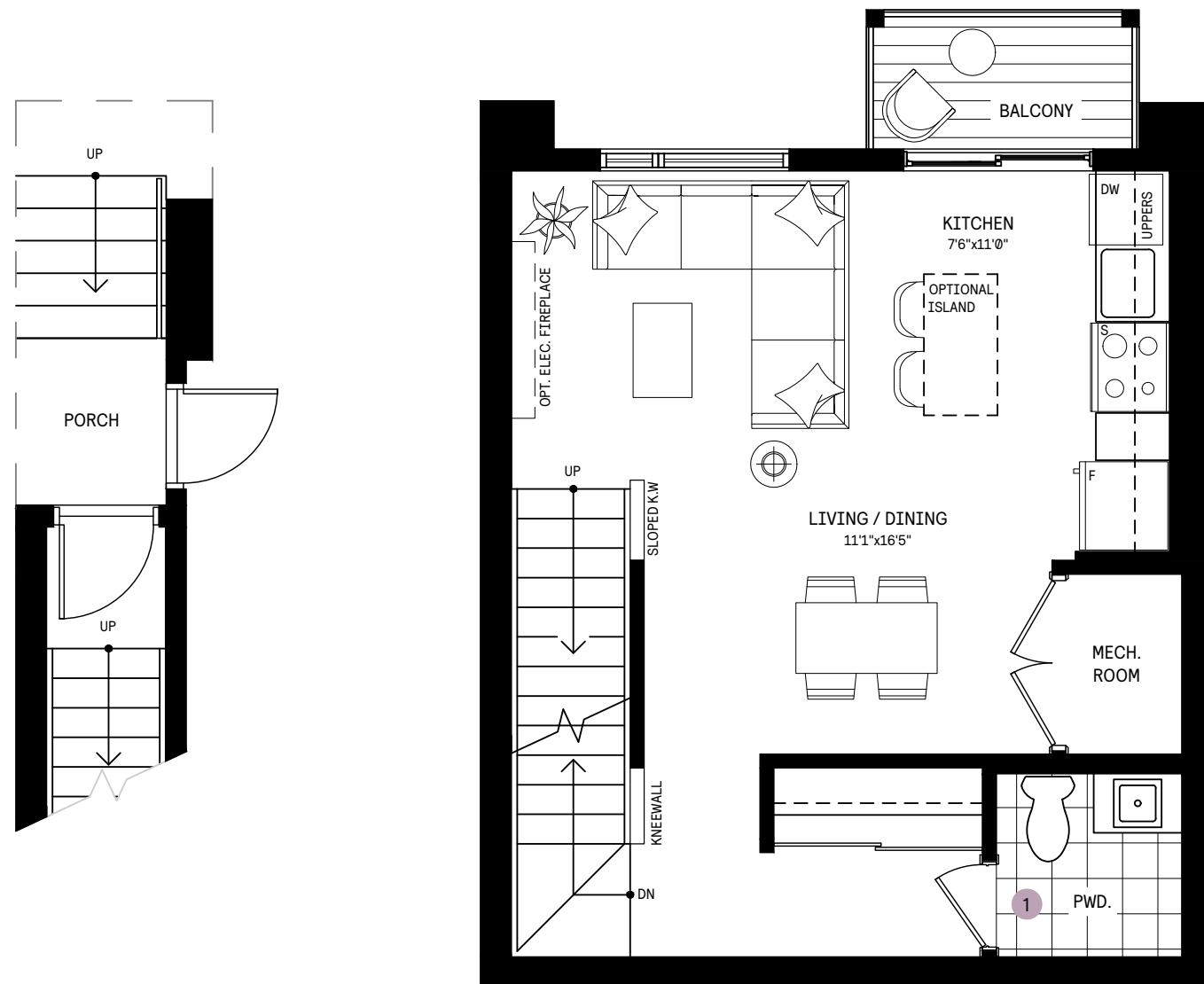
**KEY FEATURES**

|             |                        |
|-------------|------------------------|
| Square Feet | 957                    |
| Bedrooms    | 2                      |
| Bathrooms   | 1.5 (Optional up to 2) |

ENTRANCE

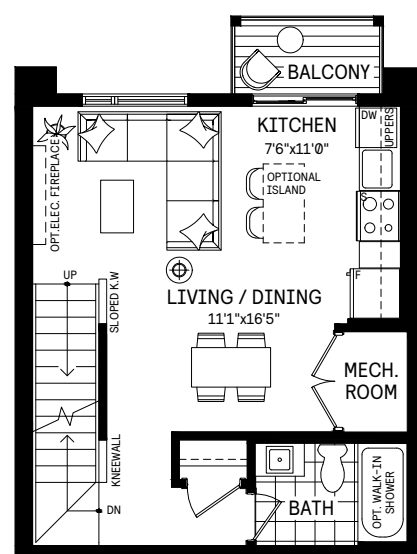
MAIN LEVEL

UPPER LEVEL



MAIN LEVEL – DESIGNER CHOICE OPTIONS

1 Main Full Bath



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AURA TOWNS  
**THE HALO**  
 END UPPER RESIDENCE

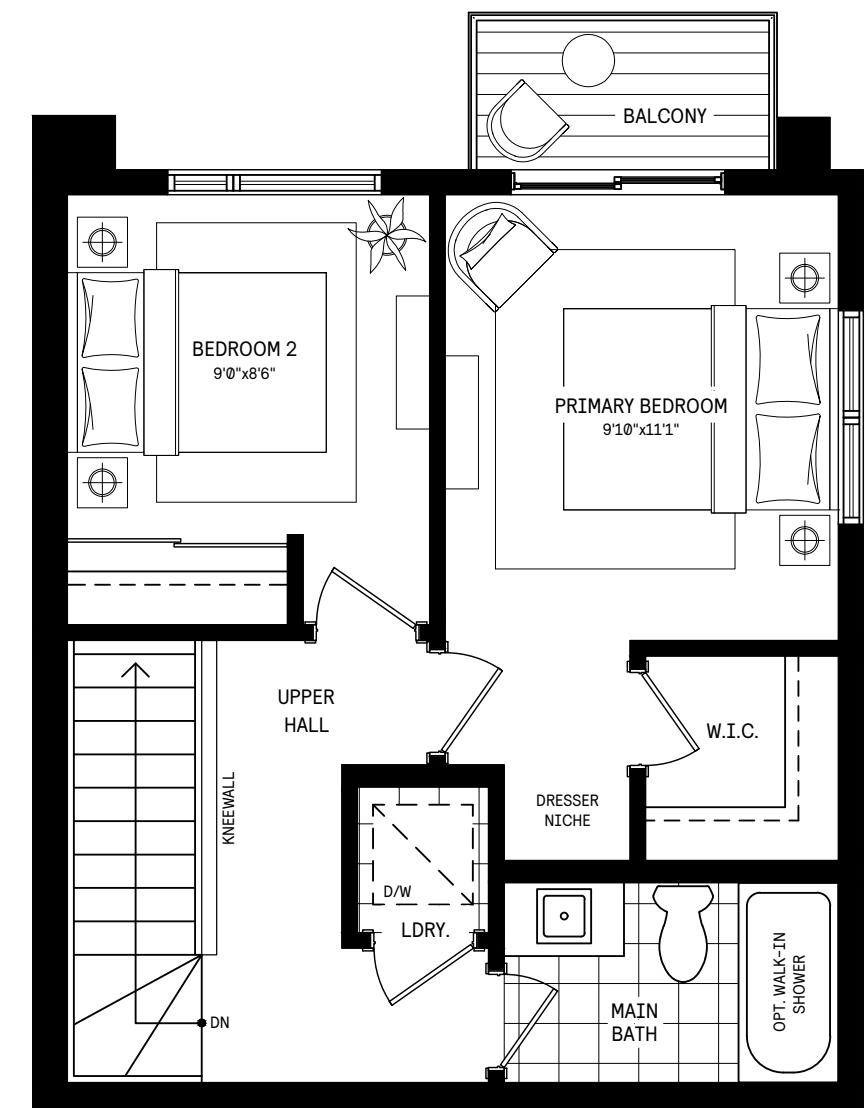
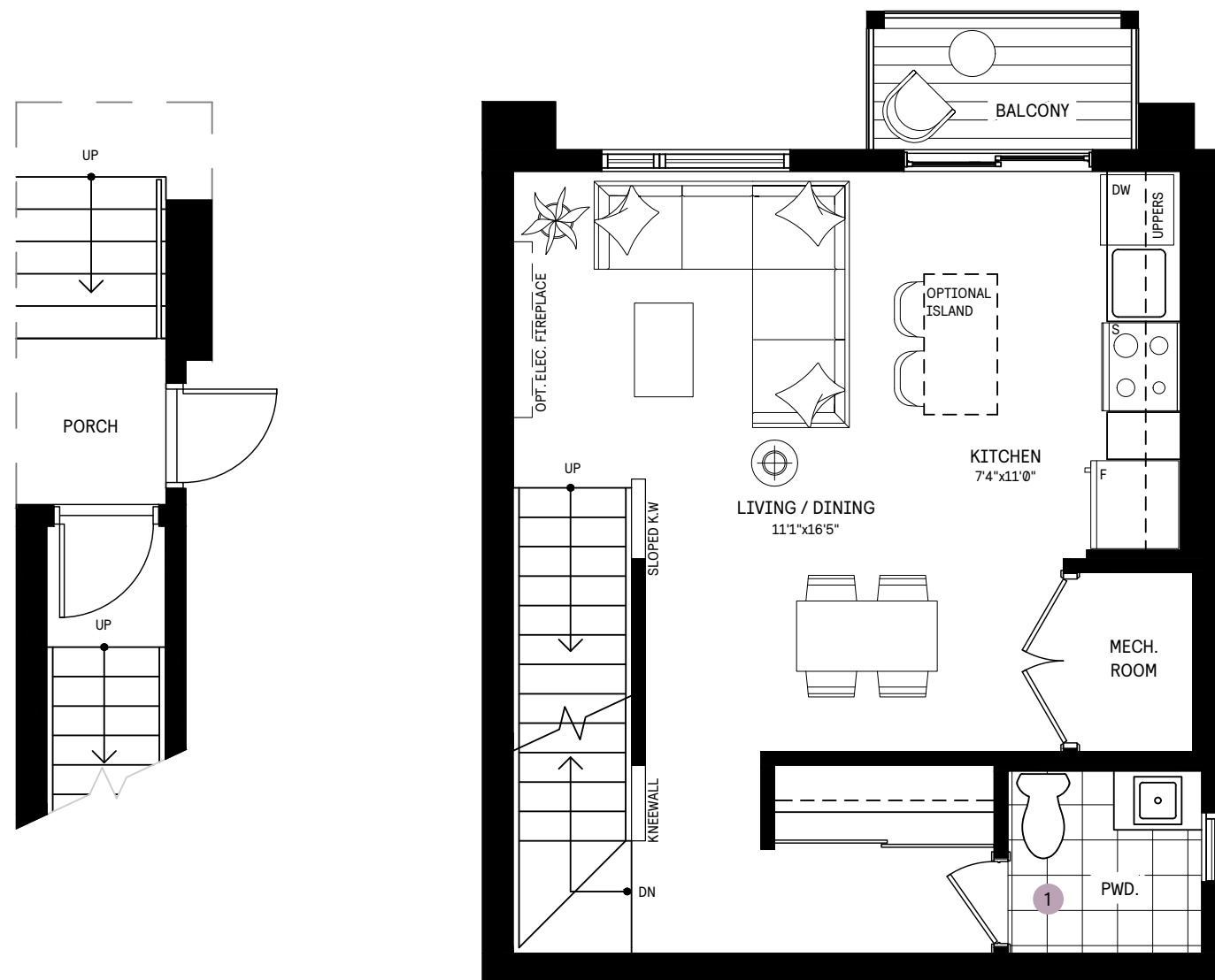
**KEY FEATURES**

|             |                        |
|-------------|------------------------|
| Square Feet | 977                    |
| Bedrooms    | 2                      |
| Bathrooms   | 1.5 (Optional up to 2) |

ENTRANCE

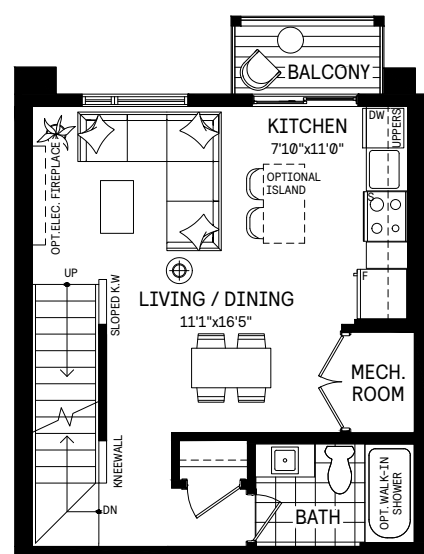
MAIN LEVEL

UPPER LEVEL



MAIN LEVEL – DESIGNER CHOICE OPTIONS

1 Main Full Bath



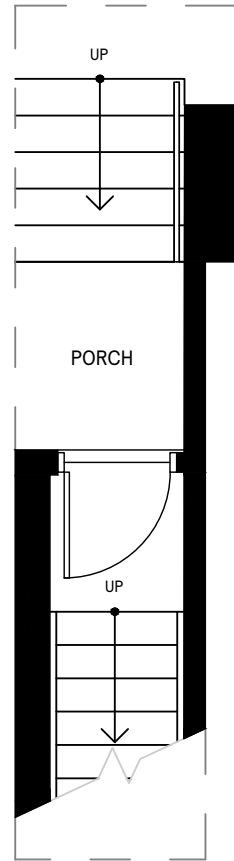
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AURA TOWNS  
**THE NOVA**  
 CORNER UPPER RESIDENCE

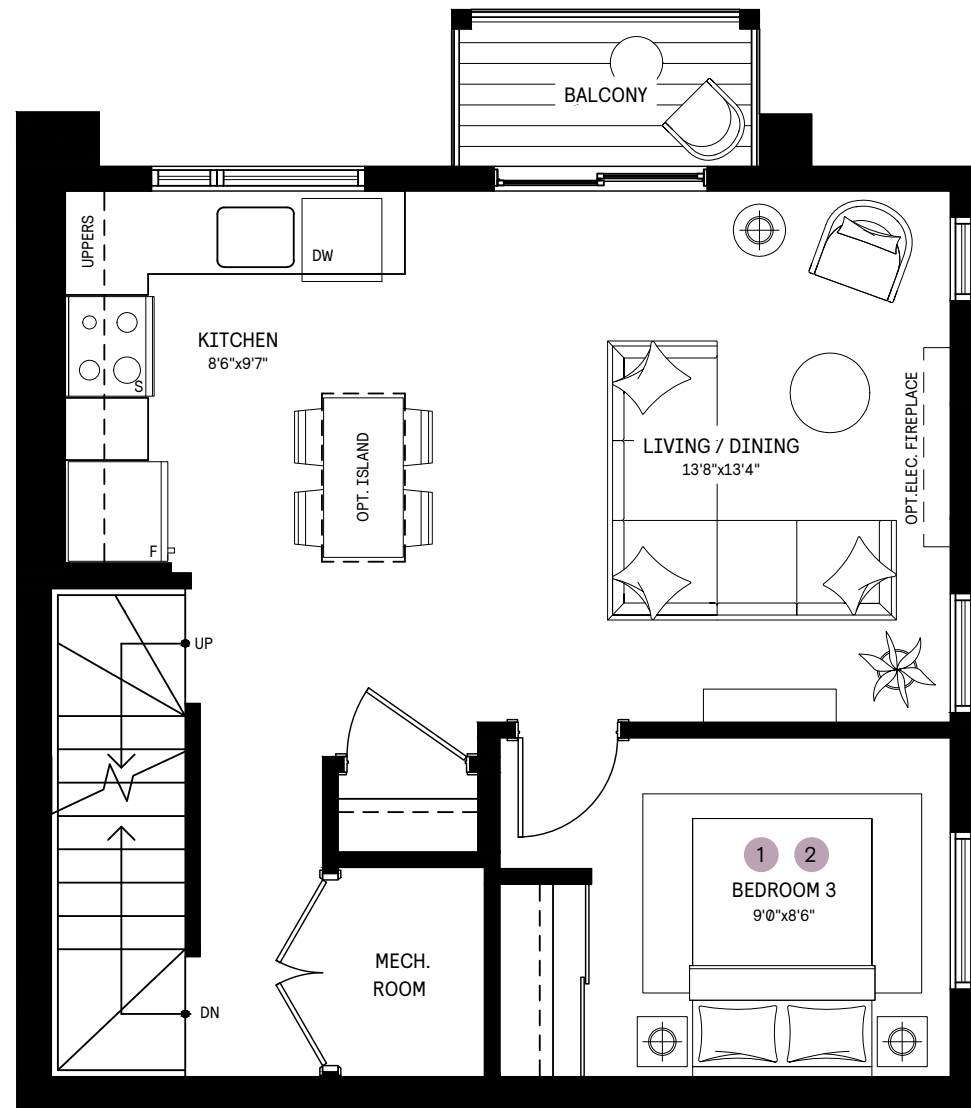
KEY FEATURES

|             |                        |
|-------------|------------------------|
| Square Feet | 1,138                  |
| Bedrooms    | 3 (Optional 2)         |
| Bathrooms   | 2 (Optional up to 2.5) |

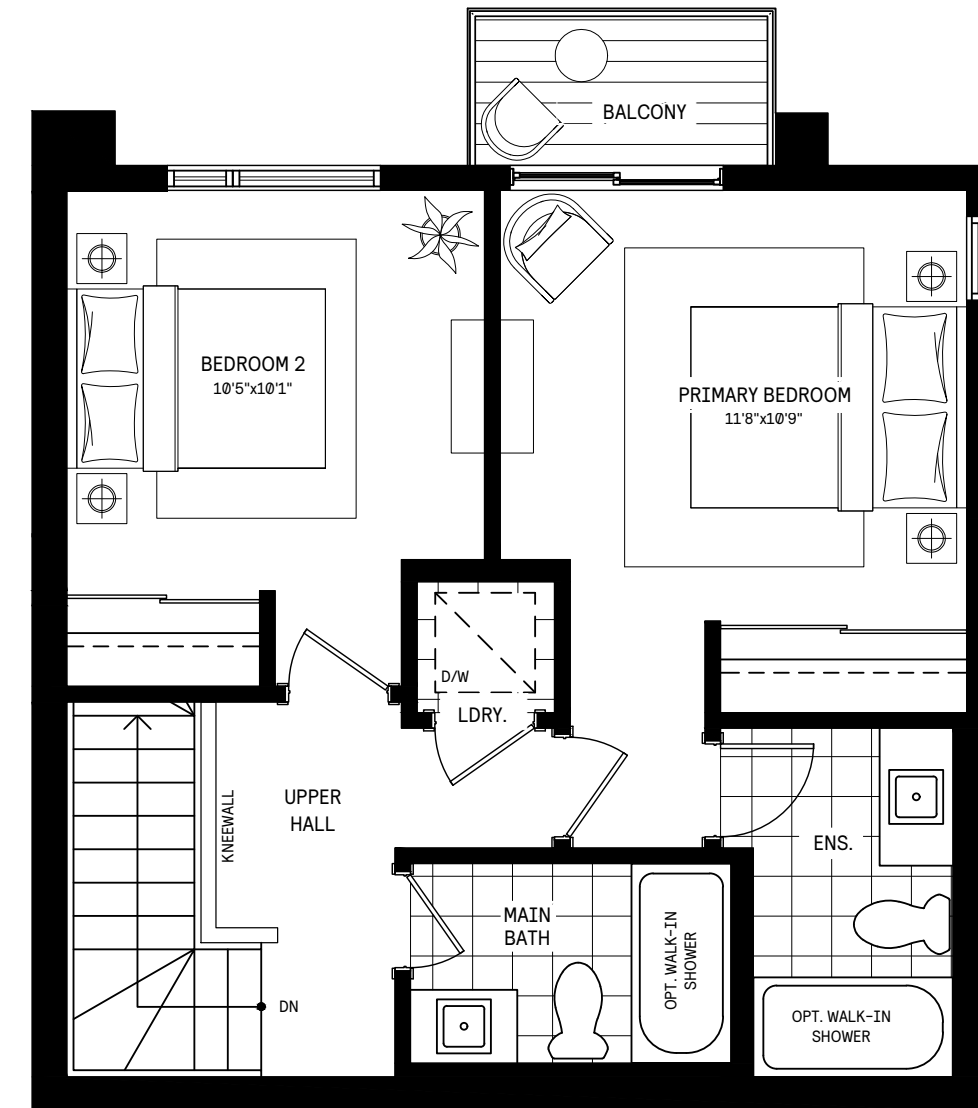
ENTRANCE



MAIN LEVEL

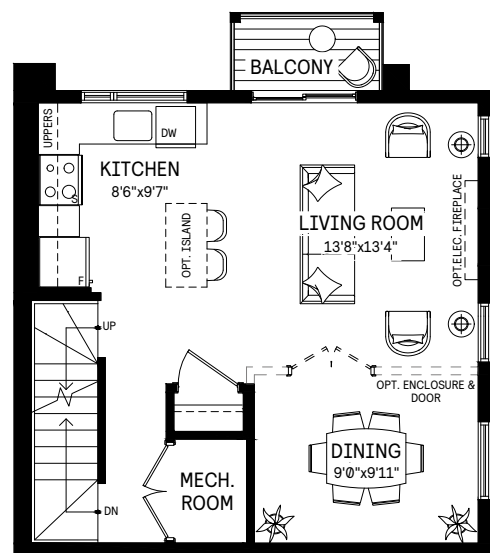


UPPER LEVEL

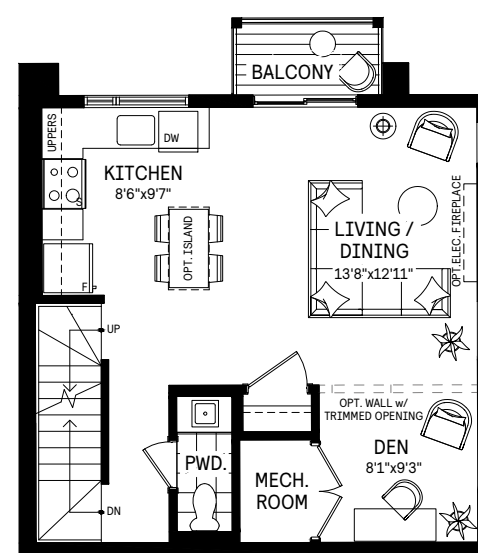


MAIN LEVEL – DESIGNER CHOICE OPTIONS

1 Optional Dining



2 Optional Den + Powder Room



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# BUILT WITH INTENTION

## THE CAIVAN PROMISE

Every Caivan home begins with a simple belief: homes should support the way people actually live. From how our spaces flow, to how we build, to how our customers are guided through the journey, we approach homebuilding with care, clarity, and long-term thinking.

This is where design, quality, and experience come together. Creating homes that feel comfortable, considered, and built to last.

## DESIGN FORWARD HOMES

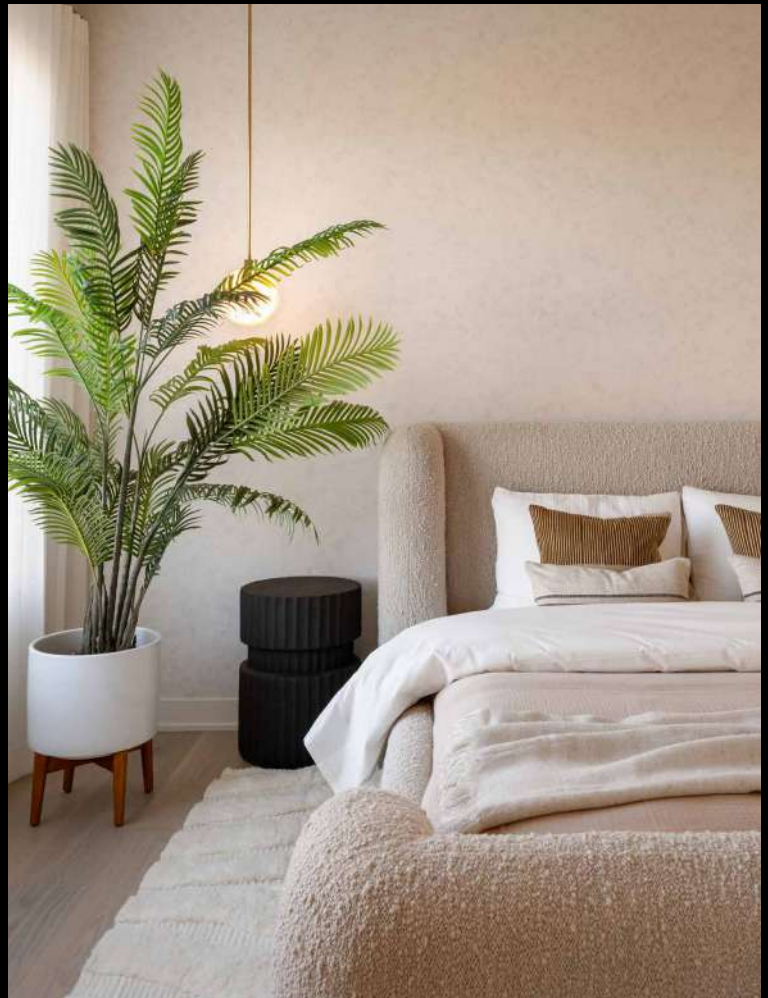
Caivan homes are designed from the ground up, guided by how families live every day. Layouts are open and intuitive. Spaces connect naturally from one room to the next. Natural light is prioritized to make homes feel brighter, calmer, and more comfortable.

Design decisions aren't made for show, they're made to improve daily life. From window placement to ceiling heights to architecture, every element is considered to create homes that feel timeless, functional, and enduring.

## CUSTOMER EXPERIENCE

Buying a home is one of life's biggest decisions. Caivan approaches the experience with the same care as the homes we deliver.

From early conversations through Sales, Design appointments and beyond, our homeowners are supported by a knowledgeable team, clear communication, and an experience that is thoughtful and deliberate.



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