

# Murano

by Bobbi-Sue Menard

## Green technologies applied to condo project's design

The Murano is nearing completion and home owners are preparing for their spring move in date. One of the greenest buildings in Kelowna and a significant value for the dollar, Murano has been built by long time developer Harvey Benson and the team at Rossland. Designed by New Town Architecture, Murano is impeccably finished.

A green lens has been applied to almost every facet of the building. For personal comfort in each condo, Murano has a state of the art geo thermal system. Used for heating and cooling, the geo thermal system not only lowers personal energy costs for home owners, the system also helps keep strata fees lower. The geo thermal also produces hot water for domestic use, a huge bonus to home owners, and it is ultra kind to the environment. Residents at Murano should expect nothing more than a minimal electricity bill for monthly utilities. Importantly, the geo thermal system is owned by the strata council of Murano, no outside utility has been brought in, the long term benefits are in place.

The windows on the north side of the building facing Harvey Avenue are triple glazed, the sound proofing is outstanding. The majority of the building has low E, double glazed windows. The windows are part of the 'Healthy Envelope' building design. Environmentally friendly finishing materials have been chosen. As the exterior of the building is nearing completion, home owners are seeing how the material choices has combined to create a pleasing interpretation of the craftsmen style.

The exterior of the building is surrounded by water wise landscaping choices. Murano is situated to face Saucier Avenue, and the entrance is marked by a stylish gate house. Murano offers two separate elevators, removing the specter of disruption on moving day. Separate, secure bike storage is available.

The interior of each home continues the focus on green living. Natural light was maximized through careful design and generous windows. Lighting fixtures in common areas are all low energy installations. Each home has low VOC paint, and CRI approved green label carpet.



Quality and luxury finishing were not sacrificed at the expense of green options. Built in features include full wiring for surround sounds systems, cable, and other necessities for flat screen TVs. Extensive soundproofing is a part of every suite.

Floor plans have an emphasis on generous space, especially for areas that serve a practical purpose, large great rooms, walk-in closets, and secondary storage and utility rooms, are part of each floor plan. Luxury upgrades including home theatre speaker system, built in vacuum systems, and granite or silestone countertops are available.

"We are very proud of this building," says Harvey Benson. "We've done many, many buildings and we think this one is fantastic."

Murano is over two thirds sold. Between now and the end of the year prices begin at very competitive, \$241,400. For more information visit [www.muranokelowna.com](http://www.muranokelowna.com).