



thera

AT MCKINLEY BEACH

LEARN MORE



Inspired Living Starts Here



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3271 Hilltown Drive, Kelowna, BC



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Thera at McKinley Beach is a six-storey luxury rental community located in one of Kelowna's most sought-after lakefront neighbourhoods. Offering 164 thoughtfully designed one-, two-, and three-bedroom homes, Thera blends contemporary interiors with exceptional lifestyle amenities. Suites feature private balconies, modern kitchens with stainless steel appliances, in-suite laundry, and soft, neutral interiors inspired by the surrounding landscape. 9'+ ceilings are offered throughout, with expansive 12' ceilings on the ground and top floor to maximize natural light and volume. Residents also enjoy access to a rooftop lounge and terrace, fitness centre, and co-working space, all thoughtfully curated to enhance daily life.



PET FRIENDLY



LAKESIDE LIVING



**PREMIUM
NEIGHBOURHOOD**



LUXURY AMENITIES

AMENITIES AT THERA

Thera at McKinley Beach offers a curated collection of resident-focused amenities designed to support connection, wellness, and everyday flexibility. Thoughtfully designed indoor and outdoor spaces include a rooftop lounge and terrace, co-working areas, and a fully equipped fitness centre, creating inviting settings to gather, relax, and stay active. Residents also enjoy access to McKinley Beach's shared community amenities and the surrounding lakefront environment, seamlessly extending everyday living into nature.



Rooftop Lounge & Terrace:

Thera's sunset lounge with panoramic lake views offers curated seating, a statement fireplace, chef-inspired kitchen, and breakfast nook create an inviting atmosphere. The experience extends to a rooftop terrace with outdoor lounge seating, a fire table, and lakeview sauna — perfect for sunset gatherings and quiet relaxation.



Fitness Centre:

Thera's 2,000+ sq. ft. fitness studio offers a complete, membership-worthy workout experience with squat racks, cable machines, Peloton bikes, cardio machines, and commercial-grade strength equipment. Expansive lakeview windows and an attached patio create an energizing space to train.



Co-Working Space:

Designed for focus and flexibility, Thera's coworking space features dedicated desks, high-speed internet, and rentable private offices, all enhanced by thoughtfully curated, high-end furnishings. An adjoining patio with picnic tables offers the option to work outdoors while enjoying views over Lake Okanagan.

ADDITIONAL BUILDING AMENITIES

Thera is designed to support connection, flexibility, and an active lifestyle, with shared amenities that extend living beyond the suite and make everyday routines more convenient.

- Pet friendly community (no weight restrictions*) with a dedicated pet wash station
- Secure, heated underground parking for ultimate convenience and peace of mind
- Secure bicycle storage with wash station and easy access to nearby cycling routes
- Enjoy exclusive beachfront and private marina access, complemented by full use of McKinley Beach's exceptional Amenity Centre, Our Place, including a pool, hot tub, sport courts, playground, outdoor gym, and thoughtfully designed outdoor gathering spaces. To learn more, visit: mckinleybeach.ca/amenities
- Dedicated parcel and mail room for secure, convenient deliveries
- Dedicated live-in, on-site management
- Air conditioning throughout all suites and shared spaces
- Located in one of the Okanagan's safest neighbourhoods, offering privacy, comfort, and peace of mind

*Thera does not have specific pet weight restrictions, however all pets are subject to approval based on a pet interview.



Pet Wash Station



Our Place Amenity Centre



Lake Okanagan



Azhadi Vineyard

SUITE FEATURES

Designed to embody the effortless elegance of lakeside living, each residence at Thera is a refined expression of modern luxury. Expansive natural light, curated finishes, and impeccably designed layouts create a serene, sophisticated retreat—where comfort is elevated and everyday living feels exceptional.



- Bright, sun-drenched interiors with soft, neutral wall tones and high-quality luxury vinyl plank flooring where suites feature 9'+ ceilings throughout, and expansive 12' ceilings on the ground and top floors
- Private balconies or patios on every suite, many offering serene views of Okanagan Lake, rolling hillsides, or meticulously landscaped grounds
- Contemporary kitchens showcasing sleek cabinetry and elegant quartz countertops
- Full stainless steel appliance package, including refrigerator, range with smart oven, dishwasher, & microwave
- Convenient in-suite washer & dryer for effortless everyday living
- Modern bathrooms featuring clean-lined fixtures, stylish tile surrounds, ensuites with dual sinks, rain shower heads, & spa-inspired lighting
- Thoughtfully crafted layouts designed to maximize functionality, comfort, & seamless flow

3721 HILLTOWN DRIVE | KELOWNA, BC



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ON YOUR DOORSTEP

- 1. Okanagan Lake
- 2. Local Outdoor Gym
- 3. Our Place Amenities Centre
- 4. McKinley Beach Playground
- 5. Beach House Pizza
- 6. Foret Pilates
- 7. Azhadi Vineyards
- 8. McKinley Mountain Park
- 9. McKinley Beach Marina
- 10. McKinley Beach Community Garden



NOW LEASING | APPLY TODAY

Thera at McKinley Beach offers modern rental homes thoughtfully designed for lakeside living. From refined interiors to lifestyle-driven amenities, every detail supports comfort, connection, and everyday ease. Reach out to our Leasing Team to learn more.

We look forward to welcoming you home



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