



# thera

AT MCKINLEY BEACH

LEARN MORE



Inspired Living Starts Here



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3271 Hilltown Drive, Kelowna, BC, V1V 0K9



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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 rental 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 Okanagan Lake.

## 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 spa
- 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 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](http://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. Find your next home at Thera.



- 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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