



# UNIVERSITY DISTRICT

# VIP

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## REALTOR PACKAGE



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(04) Inc. Rendering is representational only. Prices subject to change. E.80.E.

## WELCOME TO UNIVERSITY DISTRICT

I'm always pleased to introduce a new Bosa Properties community, but we're especially excited about University District. It's a place where so many extraordinary things are converging.

We've had our eye on Surrey City Centre for a while now and the energy is incredible. Its iconic architecture would make any city proud, and Simon Fraser University attracts students from all over the world. The progressive municipal government here fosters rapid transit, business investment, and strong employment. No wonder it's the fastest growing, most talked-about city in B.C.

So it was our goal to create a community that would contribute to the forward-looking character of this neighbourhood: a tower of the most talked-about homes in B.C. Surrey City Centre is ideal for launching **BosaSpace**, our completely new concept of the condo. These homes are intelligent, responsive, and unlike anything else anywhere. They really will change the way you think about apartment living, and they're an example of how Bosa Properties works smarter to innovate the urban dwelling.

For over five decades our team has put my family's name on the projects we've developed for generations of British Columbians, and we do not take lightly the responsibility to deliver on the expectations that we and others have placed upon ourselves.

Should you elect to own a University District home we sincerely hope that you'll be as proud to own it as we are to build it for you.

Sincerely,



Colin Bosa  
CEO, Bosa Properties



# FACTS AND STATS.



## UNIVERSITY DISTRICT

### HOMES:

310 homes.

### TOWER:

35 floors, including penthouse and sub-penthouse.

### LOCATION:

Corner of 104th Ave and University Drive.

### BUILDING AMENITIES EXCLUSIVE TO THE RESIDENTS OF UNIVERSITY DISTRICT:

- State of the art fitness facilities open to an expansive rooftop terrace. Equipped with modern change rooms
- Zen yoga pavillion surrounded by relaxing water features and landscaping.
- Spacious rooftop terrace, complete with BBQ facilities and reflecting ponds.
- Entertainment lounge with double-sided fireplace, designer kitchen and separate theatre room – perfect for hosting birthday parties, weekend gatherings, or game nights.
- Professional boardrooms and work offices offer the convenience of conducting meetings and working without leaving your front door.
- Guests of residents can relax in style and comfort in a separate guest suite.

### TRANSIT:

Less than one block from the Central City SkyTrain Station on the Expo Line.

### RECREATION:

A plethora of neighbourhood amenities include the Chuck Bailey Recreation Centre, Trevor Linden Fitness Centre, and Bear Creek Park, in addition, University District is steps from the brand new City Hall, new Public Library, and SFU Surrey Campus.

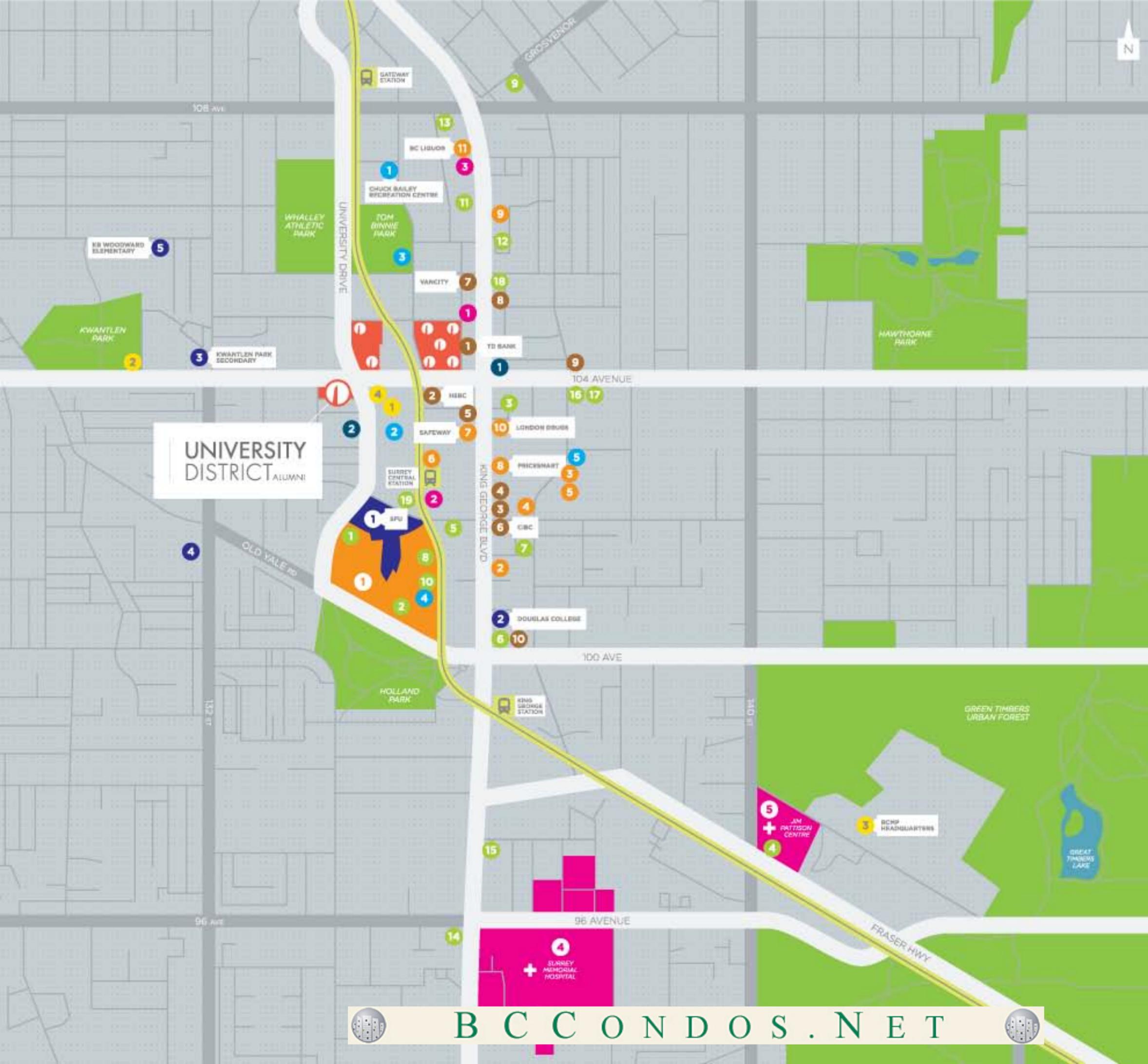
### GROCERY AND SHOPPING:

Steps from Central City Shopping Centre with T&T, Shoppers, Winners, Target, Best Buy, Future Shop, and The Brick. Minutes from the metropolis of Guildford Town Centre which features The Bay, H&M, Sears, London Drugs, Old Navy, and Forever 21. Coming to Guildford Town Centre are Aritzia, Victoria Secret, and Sephora.

### UNIVERSITY:

7 minutes walking distance from the brand new Simon Fraser University, ranked Canada's top comprehensive university for the fifth straight year by Maclean's.





- SHOPS**
- 1 Central City Shopping Centre
    - Best Buy
    - The Brick
    - Bed, Bath & Beyond
    - Target
    - Winners
    - T&T Supermarket
    - Boston Pizza
    - Sport Mart
    - KFC
  - 2 Staples
  - 3 Toys R Us
  - 4 Canadian Tire
  - 5 Dollarama
  - 6 The Hockey Shop
  - 7 Safeway
  - 8 PriceSmart Foods
  - 9 Pharmasave
  - 10 London Drugs
  - 11 BC Liquor Store
  - Future Shop
  - Shoppers Drug Mart
  - Pricemart Foods
  - London Drugs
  - Safeway
  - Teavana
  - Subway
  - White Spot

- FOOD**
- 1 Central City Brewing
  - 2 Boston Pizza
  - 3 Starbucks
  - 4 Blenz
  - 5 White Spot
  - 6 Vlassis Souvlaki & Greek Taverna
  - 7 Nahm Thai Bistro
  - 8 Neptune Seafood Restaurant
  - 9 Taqueria Jalisco
  - 10 Teavana
  - 11 Taste Of Africa
  - 12 Doni Korean Restaurant
  - 13 Tokachi Japanese Restaurant
  - 14 Tim Hortons
  - 15 Swiss Chalet Rotisserie & Grill
  - 16 Domino's Pizza
  - 17 Pizza Hut
  - 18 Church's Chicken
  - 19 Central Station Bistro Panini

- SERVICES**
- 1 City Hall
  - 2 Surrey Fire Service Hall
  - 3 RCMP Headquarters
  - 4 Surrey City Centre Library

- FITNESS**
- 1 Chuck Bailey Recreation Centre
  - 2 North Surrey Recreation Centre
  - 3 BC Lions Football Club
  - 4 Trevor Linden Fitness Club
  - 5 Steve Nash Fitness World Studio II

- EDUCATION**
- 1 Simon Fraser University
  - 2 Douglas College
  - 3 Kwantlen Park Secondary
  - 4 Old Yale Road Elementary
  - 5 KB Woodward Elementary

- FINANCE**
- 1 Toronto Dominion
  - 2 HSBC
  - 3 Scotiabank
  - 4 Royal Bank of Canada
  - 5 Bank of Montreal
  - 6 CIBC
  - 7 VanCity Credit Union
  - 8 H & R Block
  - 9 Prospera Credit Union
  - 10 Western Union

- MEDICAL**
- 1 Surrey Centre Optometry
  - 2 City Centre Dental Clinic
  - 3 Gateway Medical Centre
  - 4 Surrey Memorial Hospital
  - 5 Jim Pattison Outpatient Care & Surgery Centre

- GAS**
- 1 Esso
  - 2 Chevron

# INTELLIGENT INTERIORS. AMAZING ADDRESS.

## MORE SPACE FOR LESS

Introducing BosaSPACE™ — a new concept that drastically changes the reality of condominium living. Your entire home is responsive, giving you more living space than you ever dreamed possible.

## IN THE HEART OF SURREY CITY CENTRE

Live steps from the new library, new City Hall, SFU Surrey, Skytrain and Central City Shopping Centre.

**STARTING FROM \$199,900.  
200 HOMES UNDER \$350,000.**

**BOSA**  
PROPERTIES

UNIVERSITY  
DISTRICT

REGISTER FOR THE LATEST INTELLIGENCE

[bosaproperties.com/ud](https://bosaproperties.com/ud)

604.588.5795

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# RETHINK SURREY

## A REVITALIZED CITY CENTRE

### LIVE HERE

This Fall, Bosa Properties is helping to reshape Surrey City Centre. Just steps from SFU campus, City Hall, and the new library, University District will redefine how to live in a 21st century city. Our bold new condos are responsive, dynamic, and as smart as your phone. They really will change the way you think about apartment living.

From \$199,900.



The new City Hall — 180,000 square feet



## PROSPER HERE

The new City Hall and civic plaza are the focal point of a revitalized downtown Surrey, part of a vibrant metropolitan core, where a fast-growing range of shops, cafes, and services cater to a significant local workforce and student body. Thousands of municipal employees, Coast Capital staff, RCMP, and SFU staff and students will cross the pedestrian square each day on their way to and from work.

The new SFU Campus is 7,500 strong



## LEARN HERE

Over 7,500 students attend SFU Surrey, and its international reputation is such that there are 4 applicants for every place. This smart city centre is also home to a progressive new library.



City Centre Library designed by Bing Thom

## GROW HERE

Almost 1,200 people move to Surrey every month. Now is the time to claim your place at the heart of it all. Projections show that by 2041, the city's population will reach 740,000, making it as big as Vancouver.

**BOSA**  
PROPERTIES

UNIVERSITY  
DISTRICT



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# BOSA PROPERTIES

## Revolutionizing real estate

// BY SUSAN M BOYCE

ON THIS PAGE

PICTURED BOTTOM LEFT  
Sleek, minimalist  
kitchens at Uptown.

PICTURED BOTTOM RIGHT  
Uptown West  
Coquitlam.

ON OPPOSITE PAGE

PICTURED TOP  
Uptown's living rooms  
are sophisticated and  
comfortable.

PICTURED BOTTOM RIGHT  
University District  
Surrey City Centre.

They've been part of the fabric of the Lower Mainland housing market for generations. They've built some of BC's favourite neighbourhoods and developed an enviable reputation for quality, vision and innovation.

Today, Bosa Properties continues its proud legacy of designing and building intelligent homes for new generations of homeowners. "My family has built, over the past five decades, a reputation for developing innovative communities of unequalled quality and style. And we're looking forward to the coming months as we launch two fabulous new projects that will build on this reputation," says Colin Bosa. "We're always striving to be innovative, and our new projects have a number of innovations — big and small — that we're very proud of. It's thoughtful considerations like the BosaVOLT electric car charging station or kitchen outlets that incorporate a USB outlet for your cell phone or iPad."

Long known for an uncanny ability to seek out properties that provide connected,

convenient locations, Bosa Properties' two newest communities, Uptown and University District, are no exception. Found in the heart of two of Metro Vancouver most rapidly evolving, transit-oriented neighbourhoods, both will soon turn heads with the innovations and superior quality Bosa Properties is known for.

**"MY FAMILY HAS BUILT, OVER THE PAST FIVE DECADES, A REPUTATION FOR DEVELOPING INNOVATIVE COMMUNITIES OF UNEQUALLED QUALITY AND STYLE. AND WE'RE LOOKING FORWARD TO THE COMING MONTHS AS WE LAUNCH TWO FABULOUS NEW PROJECTS THAT WILL BUILD ON THIS REPUTATION."**  
COLIN BOSA





**UPTOWN**

It's Coquitlam's newest residential hotspot, a neighbourhood that's shaking up people's perception of the entire city. Located at the intersection of Burnaby and Coquitlam, West Coquitlam's exceptional growth over the last few years has been undeniably fueled by the new Evergreen Line. In fact, many believe the transformation from sleepy Burquitlam to dynamic West Coquitlam might never have occurred without the upcoming arrival of the rapid transit line.

And Uptown is poised to take maximum advantage. Offering a diverse selection of floorplans ranging from one-bedroom to family-sized three-bedrooms, Uptown puts you just 240 metres from the station, walking distance to Lougheed Town Centre, and a short, easy drive to three higher education facilities: SFU, Douglas College and BCIT.

Comprised of two, sleek residential towers situated above a brand new, concept Safeway with Starbucks, these homes are packed with showstopping features: marble backsplashes, hardwired USB outlets and integrated LED lighting in bathroom mirrors are only the beginning. Everything is designed to inspire great living in a vibrant, connected neighbourhood.

Uptown is situated at the corner of Como Lake and Clark Rd. and will ultimately offer 451 homes including a select offering of townhomes. One-bedroom homes start at \$258,900. Priority register at [bosaproperties.com](http://bosaproperties.com) or call 604.939.2677.

**UNIVERSITY DISTRICT**

Coming soon to the heart of the City Centre neighbourhood, University District marks Bosa Properties entry into the dynamic Surrey marketplace. Even more exciting, this is the first of several residential towers the company is planning to bring to BC's second largest municipality.

"We believe in the future of Surrey, so we're thrilled to be part of its growth and evolution," Colin says. "Every month, 1,200 people move to Surrey. There are 7,500 students attending the SFU campus right down the street and four applicants for every seat that comes available — numbers which don't even take into consideration the professors, teaching aides and support staff. Plus there's the new City

Hall and library. It all comes together to create a vibrant, engaging community."

And here's an insider news flash: University District will introduce a completely unique interior design concept. Although details are still a closely guarded secret, Colin is willing to say it's "a concept that's going to change the way people think about real estate."

University District will be located at 104th Ave. and University Dr. (directly opposite the new Surrey City Hall) and just 500 metres from the SkyTrain Station. Offering a total of 310 homes ranging from junior one-bedrooms to two-bedrooms, University District homes are anticipated to be priced from \$199,900. Priority register at [bosaproperties.com](http://bosaproperties.com) or call 604.588.5795 so you're on the list for information about the grand opening celebration in November — when everything will be revealed.

