

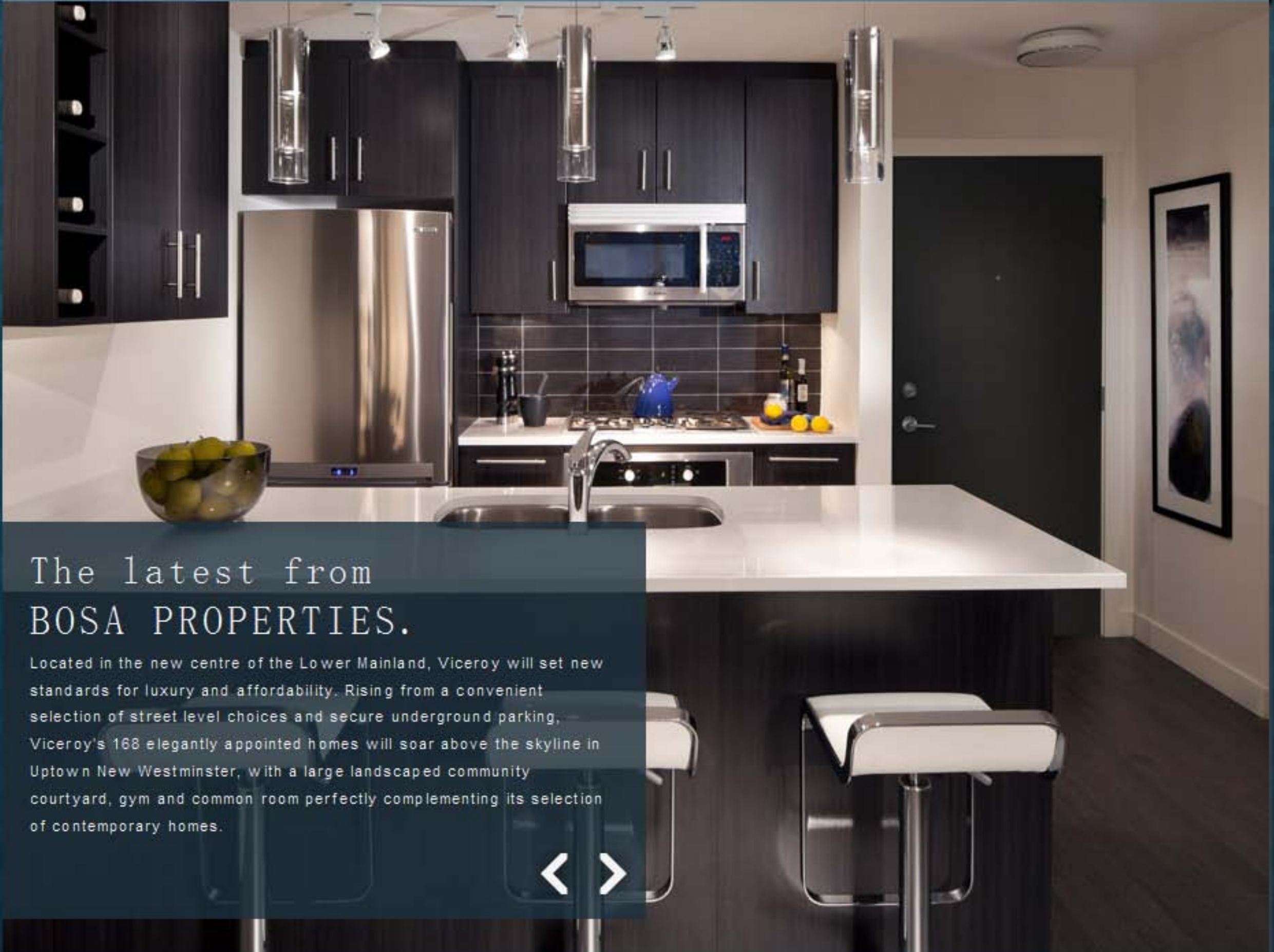


# VICEROY

LIFE AT THE CENTRE

REGISTER

VICEROY / LOCATION / VIEWS / GALLERY / PLANS & PRICING / DESIGN / BY BOSA / CONTACT



## The latest from BOSA PROPERTIES.

Located in the new centre of the Lower Mainland, Viceroy will set new standards for luxury and affordability. Rising from a convenient selection of street level choices and secure underground parking, Viceroy's 168 elegantly appointed homes will soar above the skyline in Uptown New Westminster, with a large landscaped community courtyard, gym and common room perfectly complementing its selection of contemporary homes.



This is not an offering for information contained here



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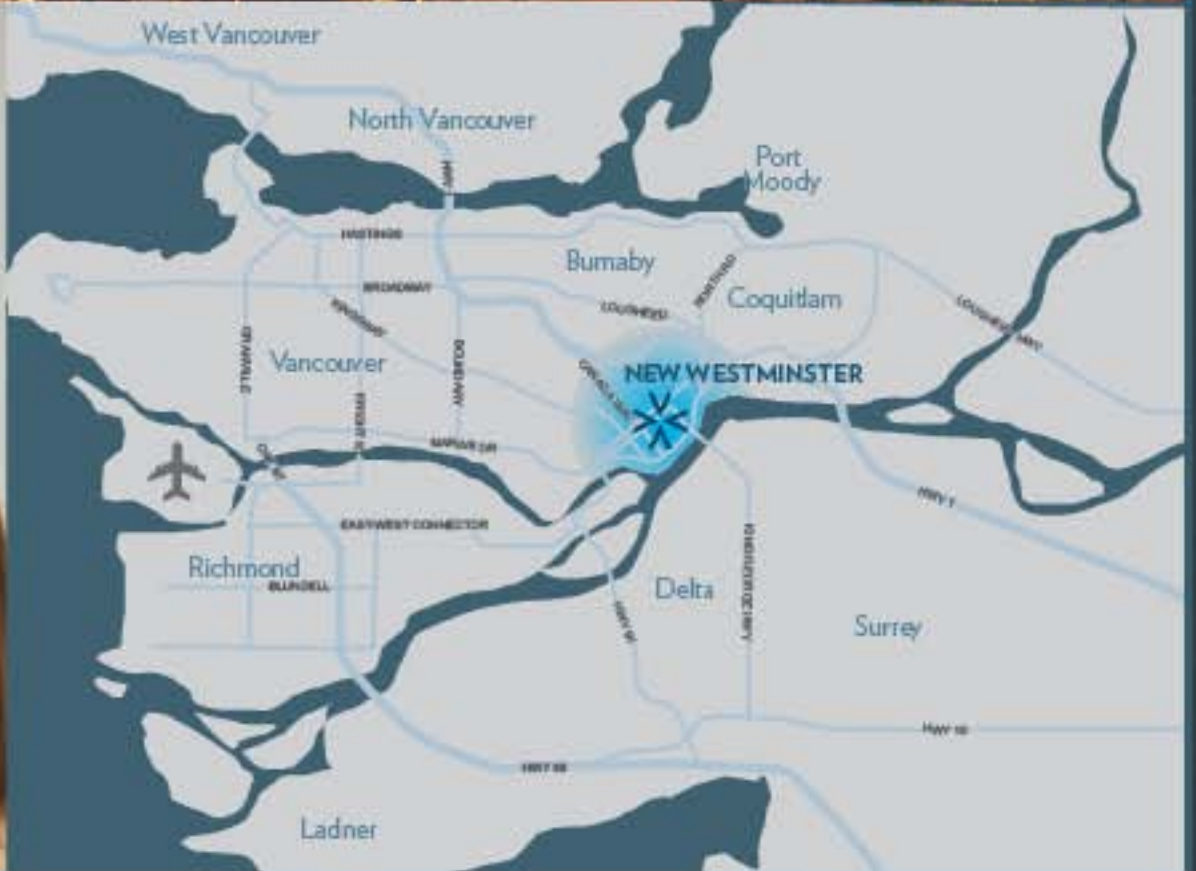
# VICEROY

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Viceroy is at the  
**GEOGRAPHIC CENTRE**  
of the lower mainland



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## A world of convenience is only 10 minutes away.

### SHOPPING

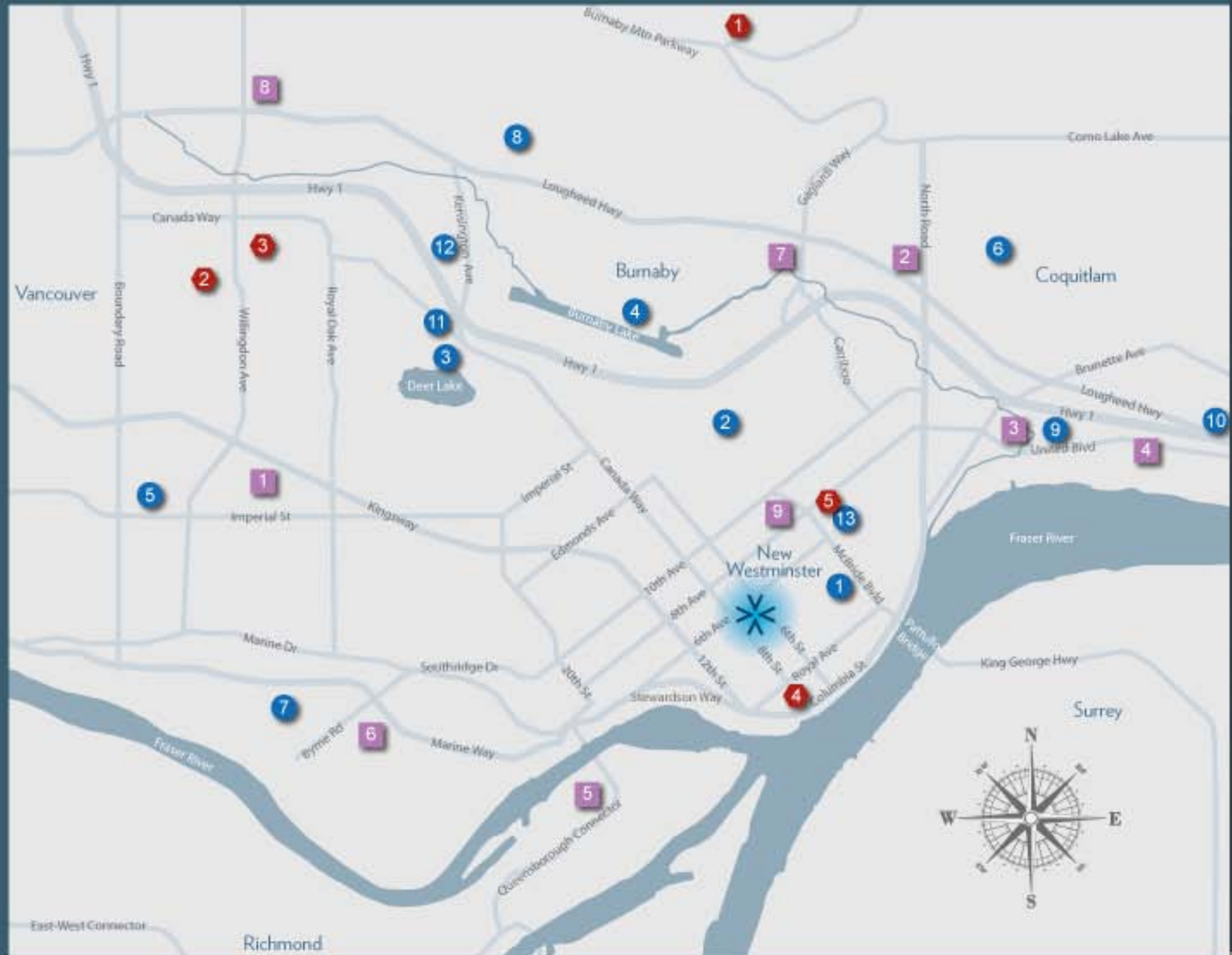
- 1 METROTOWN
- 2 LOUGHEED MALL
- 3 IKEA
- 4 UNITED BLVD BIG BOX STORES
- 5 QUEENSBOROUGH LANDING
- 6 MARKET CROSSING
- 7 COSTCO
- 8 BRENTWOOD MALL
- 9 ROYAL SQUARE MALL

### PARKS & RECREATION

- 1 QUEEN'S PARK
- 2 ROBERT BURNABY PARK
- 3 DEER LAKE PARK
- 4 BURNABY LAKE PARK
- 5 CENTRAL PARK
- 6 VANCOUVER GOLF CLUB
- 7 RIVERWAY GOLF COURSE
- 8 BURNABY MTN GOLF COURSE
- 9 EAGLEQUEST GOLF
- 10 PLANET ICE
- 11 BURNABY WINTER CLUB
- 12 EIGHT RINKS
- 13 CANADA GAMES POOL

### HIGHER EDUCATION

- 1 SIMON FRASER UNIVERSITY
- 2 THE ART INSTITUTE
- 3 BCIT
- 4 DOUGLAS COLLEGE
- 5 JUSTICE INSTITUTE



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## On your doorstep - shopping, dining, recreation and transportation.

### SHOPPING

- 1 ROYAL CITY CENTRE
- 2 UPTOWN CENTRE
- 3 HISTORIC DOWNTOWN
- 4 COLUMBIA SQUARE MALL
- 5 RIVER MARKET

### PARKS & RECREATION

- 1 QUEEN'S PARK
- 2 QUEEN'S PARK ARENA
- 3 FRIENDSHIP GARDENS
- 4 MOODY PARK
- 5 MOODY PARK POOL
- 6 MOODY RINK
- 7 NEW WEST TENNIS CLUB
- 8 NEW WEST LIBRARY

### EDUCATION

- 1 NEW WEST SECONDARY
- 2 DOUGLAS COLLEGE
- 3 HERBERT SPENCER COMMUNITY SCHOOL
- 4 JOHN ROBSON ELEMENTARY
- 5 WEST COAST COLLEGE OF MASSAGE THERAPY

### DINING

- 1 TAMARIND HILL
- 2 INDIA STAR RESTAURANT
- 3 HI DOJO SUSHI
- 4 MOONRAKERS PUB
- 5 THE PANTRY
- 6 MONGO BONGO
- 7 RIVERS REACH PUB
- 8 OLD BAVARIA HAUS
- 9 LA SPAGHETTERIA
- 10 STEFANOS
- 11 GREKA TAVERNA
- 12 THE KEG
- 13 THE BOATHOUSE
- 14 HERITAGE GRILL
- 15 THE DRINK
- 16 OLD SPAGHETTI FACTORY



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[11TH FLOOR](#) > [16TH FLOOR](#) > [20TH FLOOR](#) > [24TH FLOOR](#)



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## Plan R

Suite 1702-2202  
3 Bedroom

Suite area: 1,236 sq.ft.  
Deck area: 227 sq.ft.  
Total: 1,463 sq.ft.



CLICK HERE TO  
DOWNLOAD  
THIS PLAN

3 BEDROOM

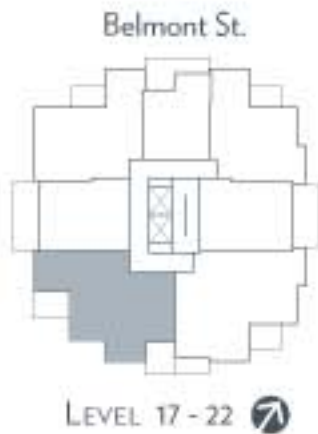
Plan R

Plan PH1

2 BEDROOM

1 BEDROOM

STUDIO



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E&OE Developed by Bosa Properties (Viceroy) Inc. and Bosa BlueSky Properties (Viceroy) Inc.



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FAMILY COMPANY







## Viceroy Features

### UNEQUALLED STYLE

- Secure and durable solid-brass entry hardware
- Designer lighting over eating areas and in bathrooms
- Choice of two interior design schemes by award-winning BYU Design
- Discrete and stylish fabric roller blinds throughout
- Durable Stainmaster™ treated carpeting in bedrooms
- Expansive two-tone framed windows
- Easy step door sills to balconies
- Quality engineered-wood baseboards and door casings

### ELEVATED COOKING

- Full-height high-pressure laminate cabinetry with brushed nickel pulls
- Soft-close cabinet doors
- Soft-close cabinet drawers
- Recessed halogen valance lighting under cabinets
- Dramatic designer light fixture over breakfast bar
- Kohler™ single-lever faucet in polished chrome with integral pull-out spray
- Solid polished quartz countertops
- Undermount 18-gauge stainless steel sink by Kindred™
- Full-height porcelain backsplash
- Premium stainless steel appliance suite including:
  - Bosch™ 30-inch built-in stainless steel wall oven
  - Bosch™ four-burner high output natural gas cooktop
  - Bosch™ premium microwave with integral hoodfan
  - Bosch™ ultra-quiet stainless steel dishwasher
  - Samsung™ 32-inch top mount refrigerator with digital display(24-inch model standard in Studio suites)

### ENSUITE AND BATH

- Master ensuite features a luxurious soaker tub or walk-in shower with full-height tile surround
- Solid polished quartz stone countertop with backsplash
- Kohler™ vitreous china undermount sink
- Polished chrome faucet by American Standard™
- Polished chrome tub and shower fixture by American Standard™
- Handset porcelain tile flooring
- Designer vanity with integral storage drawer
- Recessed halogen lighting above water closet, sink and tub/shower
- Custom-framed vanity mirror with light fixture
- GFCI plugs at all vanities
- Decorative polished chrome towel bars and paper holders
- Contemporary flat-panel laminate-grain cabinets

### THOUGHTFUL DETAILS

- Conveniently located cable and telephone outlets in living room, kitchen, each bedroom and work space or den
- Pre-wired for high-speed internet access and digital cable entertainment channels
- Convenient built-in closet shelving
- Laundry closet with a full-size stacking washer and dryer by Samsung™

### EXCLUSIVE SECURITY AND PEACE OF MIND

- Heavy duty solid-brass deadbolt lock and viewer on suite entry door
- Hard-wired smoke detectors
- Energy-efficient double-glazed windows and sliding glass doors with thermally broken two-tone aluminum frames
- Two personally coded entry devices for access to entry lobby, elevators and individual residential floor
- Storage locker provided for each home
- Entry phone outside main lobby with security camera allows you to pre-screen visitors using your TV set
- Bright lighting along outdoor pedestrian walkways
- Secure underground parkade with emergency alert buttons
- Home Warranty coverage for:
  - 2 year materials and labour warranty
  - 5 year building envelope warranty
  - 10 year structural warranty







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## **BOSA** PROPERTIES

Excellence and quality are more than promises at Bosa Properties; they are the standards we've been delivering to home buyers since the Bosa family company was founded over four decades ago. The proof is visible across the Lower Mainland in homes that endure every test of time. Decades later, the communities we've built remain sound, strong, comfortable, and highly sought after by home buyers. The trust we've earned from satisfied homeowner is our greatest asset. Their loyalty has fuelled our growth and will remain our foundation for generations to come.

## **BlueSky** PROPERTIES

BlueSky Properties is a new property development company that asks the question, "What if?" What if we allowed ourselves to be open to the possibilities of every opportunity as it presents itself? Lowrise. Highrise. Commercial. Residential. Rent. Buy. We could truly blue sky without limits. We wouldn't box ourselves in by saying, "We only do this." To 'blue sky' literally means to think without limits. We could examine each proposition on its merit and the need in the marketplace – and of course, based on our ability to execute to the highest degree. So, you'll find us doing urban infill rental apartments, commercial buildings along important corridors and very stylish residences that you can buy – throughout the Lower Mainland. And, the benefit to you is that you get some very fresh thinking backed by more than 40 years of experience building and developing property in the Lower Mainland. It's what we do, and it's why we named our newest member of the Robert Bosa Family of Companies, BlueSky.



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# VICEROY

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With Viceroy's 1.9%\* Mortgage Payment Program for the first 100 home buyers, the inherent value you'll find in each home adds up to even greater savings.

HOME TYPE	INTERIOR SIZE	TOTAL SIZE Including Balcony	PRICED FROM	MONTHLY SAVINGS*	TOTAL SAVINGS*
Studio	370-388 sq. ft.	370-388 sq. ft.	\$179,900	\$186	\$6,696
One Bedroom	598-656 sq. ft.	714-852 sq. ft.	\$238,900	\$248	\$8,928
One Bed+ Den	736-797 sq. ft.	892-934 sq. ft.	\$329,900	\$340	\$12,240
Two Bedroom	914- 978 sq. ft.	997-1093 sq. ft.	\$369,900	\$382	\$13,752
Two Bed+ Den	1038 sq. ft.	1120 sq. ft.	\$459,900	\$475	\$17,100
Three Bedroom	1236-1325 sq. ft.	1463-1489 sq. ft.	\$559,900	\$578	\$20,808

\*Calculated based on the current 3 year fixed rate at 4.55% and with 25% down and 25 year amortization.



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## Building for Generations

FINELY DESIGNED, EXPERTLY CRAFTED, AND PERFECTLY FINISHED HOMES ARE A TRADEMARK OF OURS, AND ONE OF THE MANY REASONS WE ENJOY THE TRUSTED REPUTATION WE DO.



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BOSA PROPERTIES





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## NOW SELLING > Call or Email Today

### SALES CENTRE

Open noon to 6pm Daily

609 Belmont Street,  
New Westminster,  
BC, Canada

### JEAN OPENSHAW

jopenshaw@bosaproperties.com

### ALICE WANG

awang@bosaproperties.com



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**BOSA**  
PROPERTIES



# Bosa Properties' 168-suite tower is set to rise in the heart of booming New Westminster

BY MARY FRANCES HILL, POSTMEDIA NEWS MAY 13, 2011



Model of the Viceroy, at the New Westminster Sales office. The exterior of the building is covered in glass.

Photograph by: Ward Perrin, PNG

## Viceroy

Project size: 168 suites (six studios; 40 one-bed; 39 one-bed + den; 49 two-bed; 17 two-bed + den; 17 three-bed units)

Residence size: 374 to 1, 246 sq. ft.

Prices: From \$179,900 for studios, from \$559,900 for three-bed units

Developer: Bosa Properties in partnership with Blue Sky Properties

Architect: Chris Dikeakos Architects

Interior design: BYU Design

Sales Centre: 609 Belmont Street, New Westminster

Hours: Open from May 28, noon - 6 p.m., daily

Telephone: 604 522-2583

Email: [awang@bosaproperties.com](mailto:awang@bosaproperties.com); [jopenshaw@bosaproperties.com](mailto:jopenshaw@bosaproperties.com)

Web: [www.liveatviceroy.com](http://www.liveatviceroy.com)



Occupancy: Summer 2013

When Bosa Properties' 168-suite Viceroy tower rises in New Westminster, it will be in the heart of a community that's rich in history, and rich in a contemporary, cosmopolitan feel.

The 25-storey building will be minutes from Metrotown, Burnaby's booming retail centre, adjacent to a Save-On-Foods, subway shop and pizza takeout spot, and a half-block to the Royal Centre mall.

But it's Belmont Street, which the condominium tower will face, that speaks to the diverse flavour of New Westminster.

"There's a big mix here — you walk down the street and there's every culture and every age group out here, and every store, every restaurant and every service you may want is one block away," says Viceroy sales manager Jean Openshaw, who is organizing sales of the homes, along with Alice Wang.

Indeed, while there is a multitude of larger shops and services nearby, the immediate area is home to a host of independent outlets: a digital printing service, a convenience store, a dental clinic and a butcher shop.

The Viceroy homes are priced from \$179,900 for a studio and \$579,900 for a three-bedroom unit, and for many units, Openshaw says buyers will be "looking at about 200 square feet more for the price than in Metrotown, just a five-minute drive away."

All units come with Bosch ovens and dishwashers, Samsung refrigerators and full-sized Bosch washers and dryers.

ConA work station — a deep, spacious desk built into a nook between the kitchen and living room — also comes standard in every unit. Master bedrooms include a walk-through closet leading to a bathroom next to in-suite laundry.

Viceroy's display home is indicative of the suites' spacious outdoor space: the 600-square-foot unit has a 150-square-foot balcony. "One of the key things about Viceroy is that the patios are very generous," says Openshaw.

Outside, a water feature will line an entire side of the building, and landscaped green space will surround the development. More expansive park land can be found within two blocks at Moody Park, a popular family recreation hub that includes a community centre and rink, an outdoor pool, sports fields, community gardens and walking trails.

Much has been written about New Westminster's status as the province's oldest city and first capital, nicknamed the "Royal City" after Queen Victoria named the community after her favourite district in London.

Neighbouring Metrotown has long been touted as a model of growth in residential and commercial real estate, but this historic city is changing too, with long-time industrial sites along the Fraser River set to be developed.

The Viceroy marks Bosa Properties' first New Westminster development. The 40-year-old family-run Burnaby company has earned its reputation through developments in downtown Vancouver and outlying areas of

Coquitlam, North Vancouver and Richmond. Wang and Openshaw say the locale is only part of what





makes the Viceroy significant for the company: the project also represents the first partnership between Bosa

Properties and Blue Sky, a Bosa subsidiary run by Dale Bosa, son of founder Robert Bosa.

Though Viceroy is Blue Sky's first involvement with condominium development, it's gained some respect among housing advocates in Vancouver for its project at 1142 Granville, at Davie.

With the construction of a 10-storey LEED-certified structure with 106 rental units, Blue Sky is constructing the first building to be part of the city's Short Term Incentives for Rental (STIR) program, encouraging the building of new rental supply.

Viceroy, and New Westminster as a whole, gets the benefit of another Blue Sky venture: a donation of \$100,000 from the Blue Sky Foundation to a local charity that can address the most pressing needs of the community.

"The foundation will give the funding to [non-profit organizations] in the community, and then they will gift it where they see fit," says Wang. "This is its way of giving back."

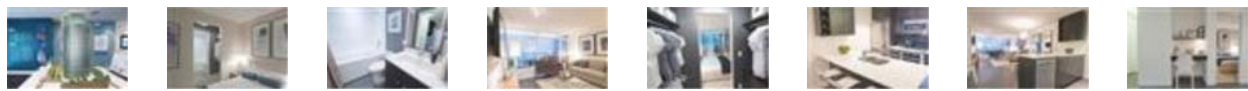
Blue Sky is currently scouting out community and charitable organizations with ideas for projects at [www.blueskyproperties.ca](http://www.blueskyproperties.ca).

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Model of the Viceroy, at the New Westminster Sales office. The exterior of the building is covered in glass.

Photograph by: Ward Perrin, PNG





# Viceroy Condos

By [Bosa Properties Inc.](#) and [BlueSky Properties](#)

5th Avenue and 6th Street [New Westminster](#)

from \$179,900 to \$559,900

Viceroy Condos is a new condo project by [Bosa Properties Inc.](#) and [BlueSky Properties](#) currently in preconstruction at 5th Avenue and 6th Street in [New Westminster](#). The project is scheduled for completion in 2013. Available condos range in price from \$179,900 to \$559,900. The project has a total of 168 units.



DEVELOPMENT NAME Viceroy Condos

DEVELOPER(S) [Bosa Properties Inc.](#) and [BlueSky Properties](#)





PROJECT TYPE Condominium  
ADDRESS 5th Avenue and 6th Street  
NEIGHBOURHOOD/CITY New Westminster  
STATE/PROVINCE British Columbia  
SALES CENTRE PHONE # 604 522 2583  
SALES CENTRE ADDRESS 609 Belmont Street, New Westminster  
CONSTRUCTION STATUS Preconstruction  
ESTIMATED COMPLETION Summer 2013  
SELLING STATUS Registration Phase  
TOTAL NUMBER OF UNITS 168 units  
NUMBER OF STOREYS 26 storeys  
UNIT SIZES From 370 to 1325 Square Feet  
ARCHITECT(S) Chris Dikeakos Architects  
INTERIOR DESIGNER(S) BYU Design

#### PROJECT SUMMARY

Located at the geographic centre of the Lower Mainland in Uptown New Westminster, Viceroy offers truly livable suite designs, luxurious finishing touches and a level of affordability not seen in today's market.

#### FEATURES AND FINISHES

- Spacious entertaining lounge for informal gatherings with kitchen and bar
- Private boardroom for meetings
- Fully equipped fitness centre with private patio and open-air in seasonable weather
- Exclusive landscaped terrace with reflecting ponds and garden

#### CURRENT INCENTIVES

##### EQUITY BUILDER PROGRAM™ FOR FIRST 100 PURCHASERS

The first 100 home buyers at Viceroy entitle themselves to an incredibly low 1.9% mortgage payment program. We call it the Equity Builder Program™, and are pleased to make it available to our early purchasers.

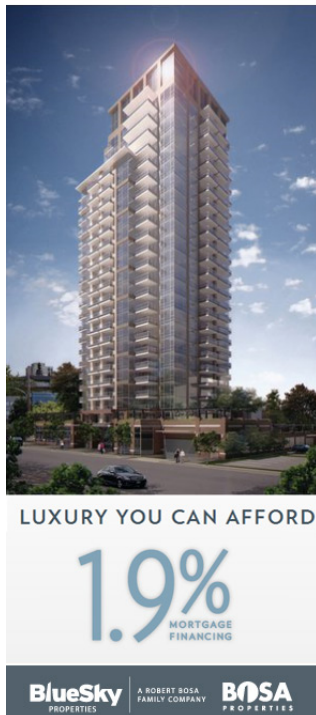
Our first 100 Viceroy home buyers will receive a credit upon completion with a lump-sum payment that reduces monthly mortgage payments to an effective rate of just 1.9%, resulting in some significant savings! Below are some examples of just how significant the savings can be with the Equity Builder Program™.





Excitement Builds for The Viceroy New  
Westminster Condo Tower by BOSA & BlueSky  
Properties - Landmark 25 Storey High-Rise  
Living in Uptown New West Real Estate Market at  
The Viceroy Condos

The Viceroy New Westminster Condo Tower



Coming soon to Uptown New Westminster real estate market is a striking tower and spectacular perks. The Viceroy New Westminster condos for sale features luxury that any homebuyer can afford and enjoy with a 1.9% mortgage financing package available to new homebuyers who qualify. Representing the best value in town with the lowest mortgage rates to date, the New Westminster Viceroy condo tower reaches new heights, literally. The Uptown condos present a wide collection of studios, one beds, two beds and three bedroom floor plans





(many of which have extra dens and work spaces) and all of which have outdoor spaces and in suite laundry. The Viceroy New Westminster condos are brought to you by BluSky Properties (a Robert BOSA Family Company) and BOSA Properties. Chris Dideakos Architects Inc, BYU Design (interior designers) and Durante Kreuk Ltd Landscape Architects round out the development team. Inside, homebuyers can expect to find the highest level of craftsmanship, finishes and maintenance free living features with brand name finishing and appliances by Bosch, Kindred, Kohler, Blomberg and Delta. The 25 storey Uptown New Westminster Viceroy condo tower will have ground floor retail along Belmont Street and spectacular views from all residential levels. The expected completion and move-in date for homebuyers is Summer 2013 and there are an expected 168 high-end suites for sale. Some of the great amenities at the Viceroy New Westminster condos for sale include a common clubhouse lounge, secure underground parking, bike lockers, extra security, fob access and a courtyard. There is also expected to be a fitness gym on site. The uncommon elegance and high-end features appointed in every suite make these truly magnificent homes. However, the best part of it all here at the Uptown New Westminster Viceroy condo tower is the price point. New pre-sale New West condos start affordably for just \$179,900 for the bachelor suites. Plus, there is that VIP promo of 1.9% mortgage rates for homebuyers who qualify. For additional information please call 604.522.2583 or visit [www.liveatviceroy.com](http://www.liveatviceroy.com). The sales centre is opening May 2011. **The BOSA Viceroy Equity Builder Program™ is Back with 1.9% Financing Rates** – We've partnered with our preferred mortgage lenders to provide our New Westminster Viceroy condo buyers with one of the most compelling financing packages in the marketplace today. When combined with our already affordable prices, ownership at Viceroy New Westminster condo tower is incredibly easy thanks to our Equity Builder Program. Be sure to ask our sales associates for all of the great details and rewards. **Discover Uptown New Westminster. You Owe It To Yourself.**

The Viceroy Tower is located in the heart of one of Greater Vancouver's most cherished and established neighbourhoods, blocks from the mansions of Queens Park and where lush trees line the sidewalks. Every convenience is right at your doorstep. Within one block of your Viceroy home you'll find Safeway, Save-On Foods, London Drugs, Starbucks all major banks and more. If you've not been to Uptown New Westminster real estate district for some time, we think you'll be pleasantly impressed with the convenience, centrality and utter livability of the new Viceroy New Westminster condo neighbourhood.





Plan	Size Range (Sq. Ft.)	Priced From
Studio	374 - 393	\$179,900
One Bedroom	599 - 663	\$249,900
One Bedroom + Den	733 - 800	\$329,900
Two Bedroom	883 - 1075	\$369,900
Two Bedroom + Den	1050 - 1608	\$459,900
Three Bedroom	1246 - 1517	\$559,900

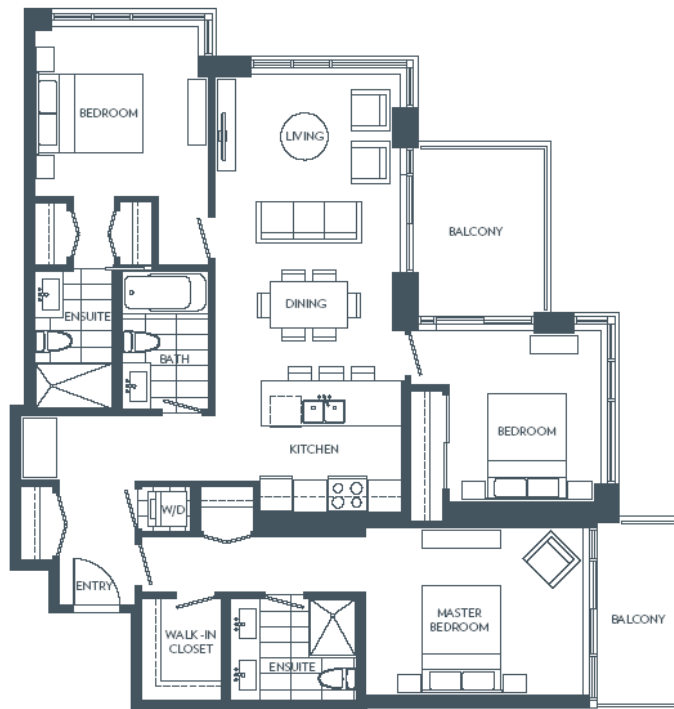
## Update on the New West Viceroy Equity Builder Program™ PLUS the Viceroy Rental Guarantee

Here are the exciting new details regarding the ultra-successful Equity Builder Program™. Sales at Viceroy have been brisk in the past month since opening, and the developer is pleased to say that they have only 19 remaining opportunities to participate in this New Westminster Viceroy Equity Builder Program™ program at this time. Over the past weeks there have met with dozens of home owners and visitors with a variety of purchasing needs. And while most were duly impressed with the value that the 1.9% mortgage payment provides, some potential home owners have told the developer that they prefer to see their New Westminster real estate investment protected by way of a Viceroy Condo rental guarantee. They have spoken and the developer have listened! The Viceroy New West condos are pleased to announce that they have tailored the Viceroy Equity Builder program to meet the distinct need of both those who will live in their Viceroy condominium home and also those who may wish to purchase primarily as a New West real estate investment. As a result the next 19 Viceroy New West home owners will have the opportunity to choose from either a 1.9% mortgage payment, or a 2 year rental guarantee program. Here is a quick summery of the two strong Viceroy Equity Builder Programs for both residents and investors:

- > **1.9% Mortgage Financing** = The Viceroy New West condo owner occupiers can enjoy our low 3 year 1.9% mortgage offer which translates to thousands in savings.
- > **2 year Viceroy Investor Rental Guarantee** = The developer will guarantee a market-leading rental rate for 2 years, as well as handle the rental management of your suite, and cover your strata fees and property taxes. Guaranteed!







## New West Viceroy Condo Floorplans and Views

From their latest email update, it looks like the developer has released the New West Viceroy floorplans as well as images of the panoramic views from various levels of the landmark New Westminster condo tower. As the Viceroy Condo Sales Centre is about to launch their pre-sales program, the interest has been gradually building over the past month in regards to this landmark New Westminster condo high-rise at the Viceroy by BOSA Properties. There have been over 1,000 pre-sale New West condo pre-registrants who have requested more information about the project. The Viceroy floorplans are now available for previewing by prospective New West homebuyers. There are 16 different home designs to choose from at Viceroy New Westminster condos for sale, and as a result, there is a layout catered to each and every lifestyle out there. Whether you're a growing family in need of more room, or a first-time New Westminster homebuyer with limited finances, BOSA has delivered and designed a home just for you. At Viceroy New Westminster real estate development project, there is an offering of a wide array of home sizes and configurations regardless of your budget. As depicted in the Viceroy floor plans on this

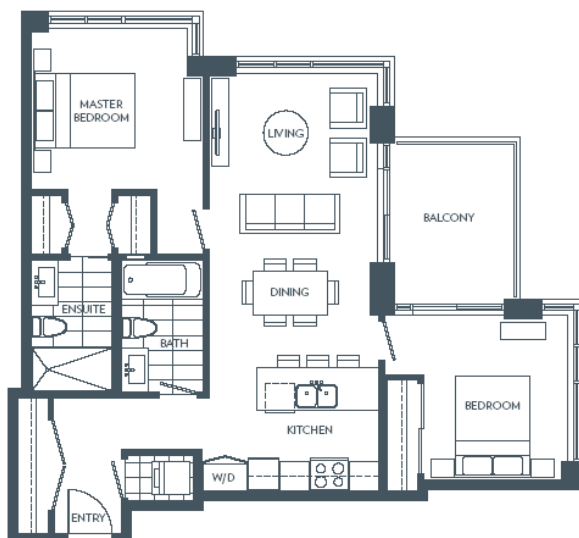
page, you will see that large functional floor plans that are available for previewing right now. Please note that there are sixteen different floorplans to choose from, and many of them are now available online or through a sales representative. All homes will have in suite laundry with washer/dryer and most homes will have outdoor living spaces. The Viceroy New Westminster floor plans will range in size between approximately 388sf to over 1325sf and the layouts range from studio/bachelor pads to three bedroom family sized homes. In addition, BOSA Properties has released some images of the views from the hilltop location. The Viceroy New Westminster condos for sale sit atop the gently sloping hills, creating exceptional views and outlooks. Stunning views of the North Shore mountains, the Fraser River, and everything in between.

**Some of the Floor Plans to look forward to:**

- > Viceroy Floor Plan Q (3 Bedroom/3 Bath) at 1325 sf plus 164 sf balcony
- > New Westminster Floorplan P (2 Bed+Den/2 Bath) at 1038sf plus 82 sf balcony
- > New West Viceroy Floorplan G (1 Bed+Workstation/1 Bath) at 602sf and 170sf balcony
- > Viceroy Floorplan M (2 Bed/2 Bath) at 964 sqft plus 97sqft deck area
- > Bachelor Pad Plan B at 388 square feet with 1 full bathroom



Plan M Suite 301-601, 701-1601 2 bedroom	Suite area: 964 sq. ft. Deck area: 97 sq. ft. Total: 1061 sq. ft.
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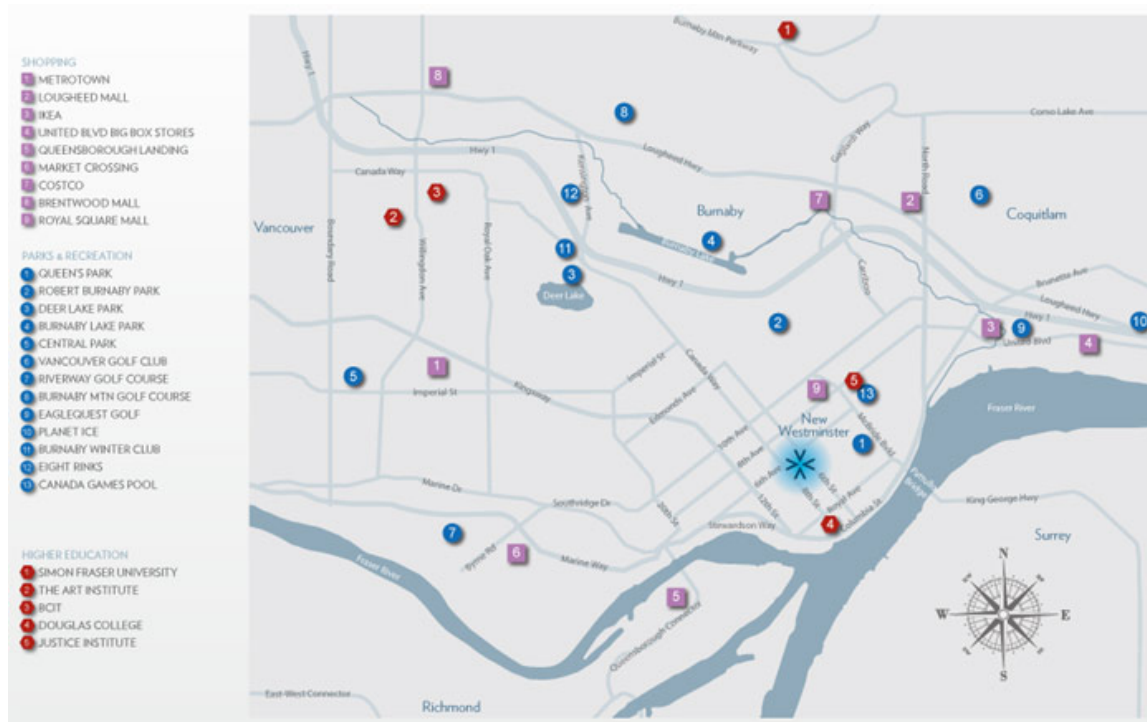




# Bosa Properties Introduces New Westminster Viceroy Tower

From their online marketing campaign: Luxury and Affordability comes to Uptown New Westminster real estate market! We are writing to you today to ensure that you are among the first to know of our newest New Westminster real estate development opportunity - introducing Viceroy Tower. Located at the geographic centre of the Lower Mainland in Uptown New Westminster Viceroy condos for sale offer truly livable suite designs, luxurious finishing touches and a level of affordability not seen in today's market. We've been working diligently for over a year to finalize the floor plans for Viceroy New Westminster condos for sale, to ensure that we'd be able to offer a broad range of home designs with industry leading features, while being able to deliver them to you at an incredible price. We're extremely pleased with the value offered at Viceroy New Westminster, and we think you will be too. Launching Mid May! We are putting the finishing touches on our New Westminster Viceroy condo presentation centre and designer display home and anticipate launching our sales campaign in mid-May. We'll of course be sending regular email updates to those who have registered for Viceroy by Bosa Properties. We do look forward to meeting with you soon.





## Three Bedrooms to Studios. And everything in between.

Whether you're a growing family in need of more room, or a first-time buyer with limited finances, we've designed a home for you. At the New Westminister Viceroy, we are pleased to offer a wide array of home sizes and configurations regardless of your budget. In addition, the most respected brands are all here. Bosch. Kohler. Bosa. And more. We've worked with our design team to create finishing details at Viceroy New Westminister condos for sale that you simply will not find outside of downtown Vancouver, and certainly not at these prices. Here you'll find Kohler fixtures, Bosch appliances, premium cabinetry and legendary Bosa Properties quality touches.







## New Info on the New Westminster Viceroy Tower

Located in the Uptown New West real estate market, The Viceroy Condo Tower features suites that offer beautifully functional floor plans, luxurious finishes and outstanding affordability for all types of homebuyers. Discover a lifestyle where convenience is right at your doorstep - within one block of The Viceroy New West condo tower, you will find Safeway, Save-On Foods, London Drugs, Starbucks, major banks, and an awesome collection of both casual and fine dining options. The New West Viceroy floor plans range from studio suites to three bedroom layouts and are very well priced from the \$179,900 range. The Viceroy New West condo presentation centre and display home are expected to open right now.



## THE VALUE IS GREAT. THE SAVINGS ARE GREATER.

As you know, the first 100 home buyers at Viceroy entitle themselves to an incredibly low 1.9% mortgage payment program. We call it the Equity Builder Program™, and are pleased to make it available to our early purchasers.

Our first 100 Viceroy home buyers will receive a credit upon completion with a lump-sum payment that reduces monthly mortgage payments to an effective rate of just 1.9%, resulting in some significant savings! Below are some examples of just how significant the savings can be with the Equity Builder Program™.

HOME TYPE	INTERIOR SIZE (in Sq. Ft.)	TOTAL SIZE Inc. BALCONY (In Sq. Ft.)	PRICED FROM	MONTHLY MORTGAGE SAVINGS*	TOTAL SAVINGS*
STUDIO	370 - 388	370 - 388	\$179,900	\$186	\$6,696
ONE BEDROOM	598 - 656	714 - 852	\$238,900	\$248	\$8,928
ONE BED + DEN	736 - 797	892 - 934	\$329,900	\$340	\$12,240
TWO BEDROOM	914 - 978	997 - 1093	\$369,900	\$382	\$13,752
TWO BED + DEN	1038	1120	\$459,900	\$475	\$17,100
THREE BEDROOM*	1236 - 1325	1463 - 1489	\$559,900	\$578	\$20,808

\*homes start on 17th floor

## Wherever You Are In Life, Viceroy New West Has a Home Just For You

You are graduating from university, getting married or simply wanting to move to a bigger space. No matter what your needs are, the Viceroy New West condo tower has just the right home custom designed with you in mind. The first 100 homebuyers at the New West Viceroy condos will enjoy 1.9% mortgage interest rate too (please see sales staff for details on this limited time offer). Luxurious New West condominium living reaches new heights in the Uptown District. With Viceroy New West condo homes starting as low as \$399/square foot, the Viceroy Tower is a spectacularly affordable place for you to call home. Studios start from \$179,900, one bedrooms from \$238,900, 1 bed plus den from \$329,900, two bedroom from \$369,900, 2 bed/den from \$459,900 and spacious three bedroom floor plans start from just \$559,900. The Viceroy Presentation Centre opens this May at Belmont & 6th Avenue in Uptown New Westminster real estate district. Register today!

