

ADVANCED PREVIEW KIT

PARKSIDE URBAN-1,  
1 & 2 BEDROOM  
HOMES IN THE HEART OF  
CENTRAL SURREY

PARC  

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CENTRALE

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SURREY CITY CENTRE





# GROWTH, OPPORTUNITY, LIFESTYLE.

By 2041, Surrey is poised to become the  
most populated city in BC.



INVESTED — RAPID GROWTH & AFFORDABLE RATES

SURREY'S CITY  
CENTRE IS EVOLVING  
INTO A WHOLE  
NEW NEIGHBOURHOOD

1 Thousand +  
New residents each month  
to Surrey

\$ 2 Billion  
Invested in  
Community Infrastructure

\$ 1.1 Billion  
Invested in  
Surrey City Centre

3<sup>RD.</sup>  
Fastest Growing  
City in Canada



# PARC CENTRALE

SURREY CITY CENTRE

FUTURE  
KING GEORGE  
BOULEVARD  
TRANSFORMATION

SURREY  
MEMORIAL  
HOSPITAL

SFU SEE  
BUILDING

SURREY  
CITY HALL

CENTRAL  
CITY  
SHOPPING  
CENTRE

CHUCK  
BAILEY  
REC  
CENTRE

TOM BINNIE  
PARK

FUTURE BC  
PARKWAY  
GREENWAY

WHALLEY  
ATHLETIC PARK

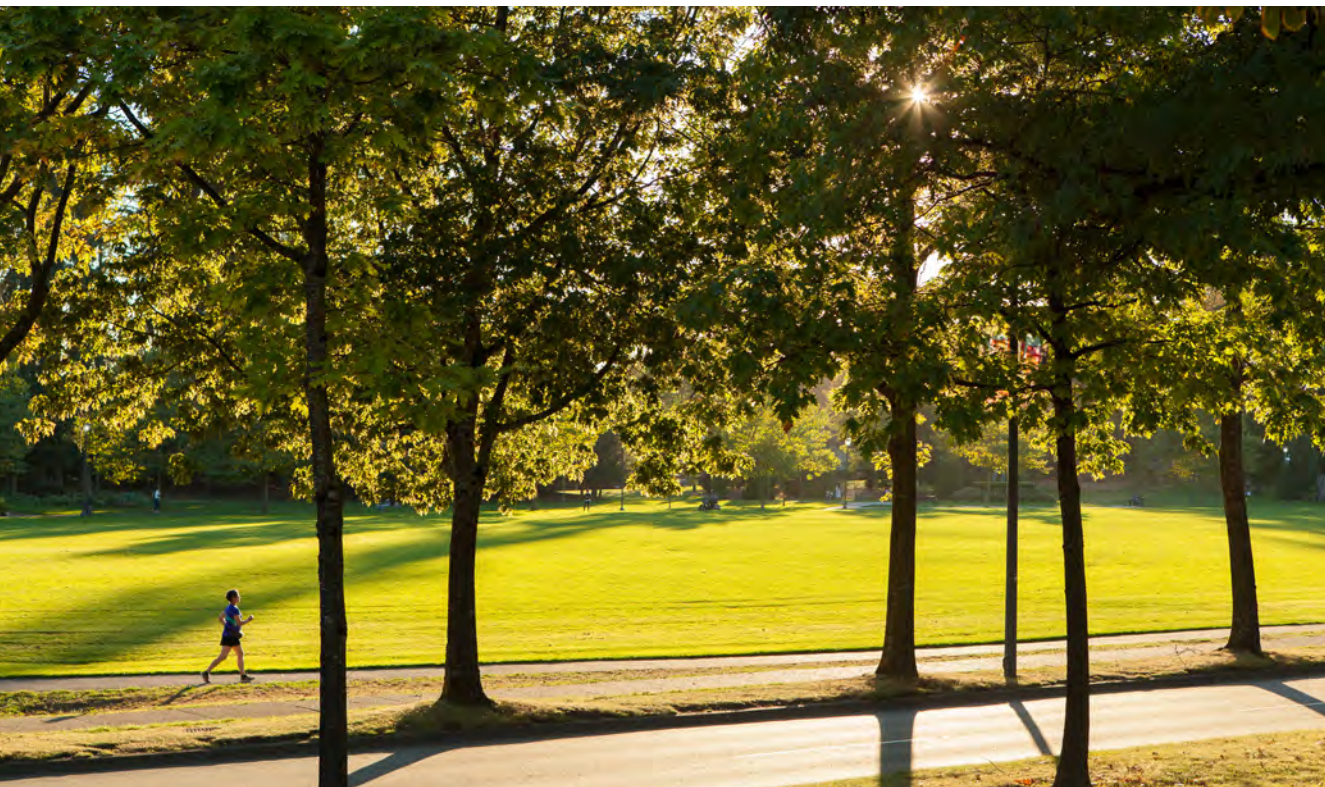
WHALLEY  
LITTLE LEAGUE

ROYAL  
KWANTLEN  
PARK





**200** Parks  
6,679 Acres of Parkland



– TOM BINNIE PARK

Surrey is a city of parks and green space. Tom Binnie Park is conveniently located across the street and features a modern recreation centre with a full slate of activities for youth and adults, fitness facilities, and a gym. Playing fields, baseball diamonds and a skate park nearby provide plenty of space for casual outdoor activities as well as organized sports. Surrey's Green Timbers Urban park is just a short drive and offers 452 acres of forest, trails and green space.

**13** Hundred  
Businesses located in  
Surrey City Centre



– SURREY CITY CENTRE LIBRARY

The City Centre Library is the main branch of Surrey's library network. Much more than books, the main branch acts as a hub of community programming and activities for the city. The branch is situated within the Central City development – a multi-stage, mixed-use development that drew new business and investment to the area, attracted by affordable lease rates and a fast growing population.

**15** Thousand  
Skilled workers  
Trained by Two Major  
Universities



– WALK TO WORK AND EVERYTHING ELSE

Centrally-located, Parc Centrale situates you a short distance to shops, work and play. Surrey Central SkyTrain station connects you quickly anywhere in the region. Pick up groceries at T&T Supermarket and a few essentials at Walmart. Have dinner at the Central City Taphouse and then stroll home. Classes at SFU, workouts at Chuck Bailey Rec Centre, all you have to do is put on your shoes and walk out your door.



140 Shops  
Restaurants & Services  
Within A 5 Minute Walk

20 Thousand  
Students Enrolled at  
SFU & Kwantlen Campuses



– SIMON FRASER UNIVERSITY

First opened in 2002, SFU's Surrey campus offers 30 undergraduate and graduate degree programs. It recently opened the first phase of a new 5-floor campus expansion, adding an additional 221,000 SF of space.

Surrey is also the original home of Kwantlen Polytechnic University which has grown to 5 campuses across the region. Kwantlen Park Secondary and KB Woodward Elementary are within walking distance.



– CENTRAL CITY

At the heart of Surrey – BC's fastest growing city – is a massive mixed-use, shopping, entertainment, education, and workplace hub, and it's just a short walk from Parc Centrale. It features major stores like Best Buy, Winners, Walmart and Shoppers Drug Mart.

Live walking distance to your dentist, doctor and optometrist. Central City has virtually everything covered - what you may need now or might need in the future.

40 Minute Ride  
To Downtown Vancouver



– EXPO LINE SKYTRAIN

Also located at Central City is a station of the same name on SkyTrain's Expo Line. The Expo Line connects you to downtown Vancouver, and points in between, in forty minutes or less depending on time of day.

It also connects you to the Canada Line (YVR), and Millennium Line (Broadway extension open 2025). Burnaby, Coquitlam, Richmond and New Westminster are within easy reach.



## LOCATION GUIDE — WHERE PARK & URBAN MERGE

### RESTAURANTS

01. Taste Of Punjab
02. Central City Taphouse and Kitchen Brewpub
03. Nahm Thai Bistro
04. Browns Social House
05. Prado Café
06. Newtown Bakery & Restaurant
07. Starbucks
08. Tim Hortons
09. Chatime

### GROCERIES & CONVENIENCE

10. T&T Supermarket
11. Save-On-Foods
12. Costco Wholesale
13. Real Canadian Superstore
14. Nesters Market
15. Walmart Supercentre
16. Canadian Tire

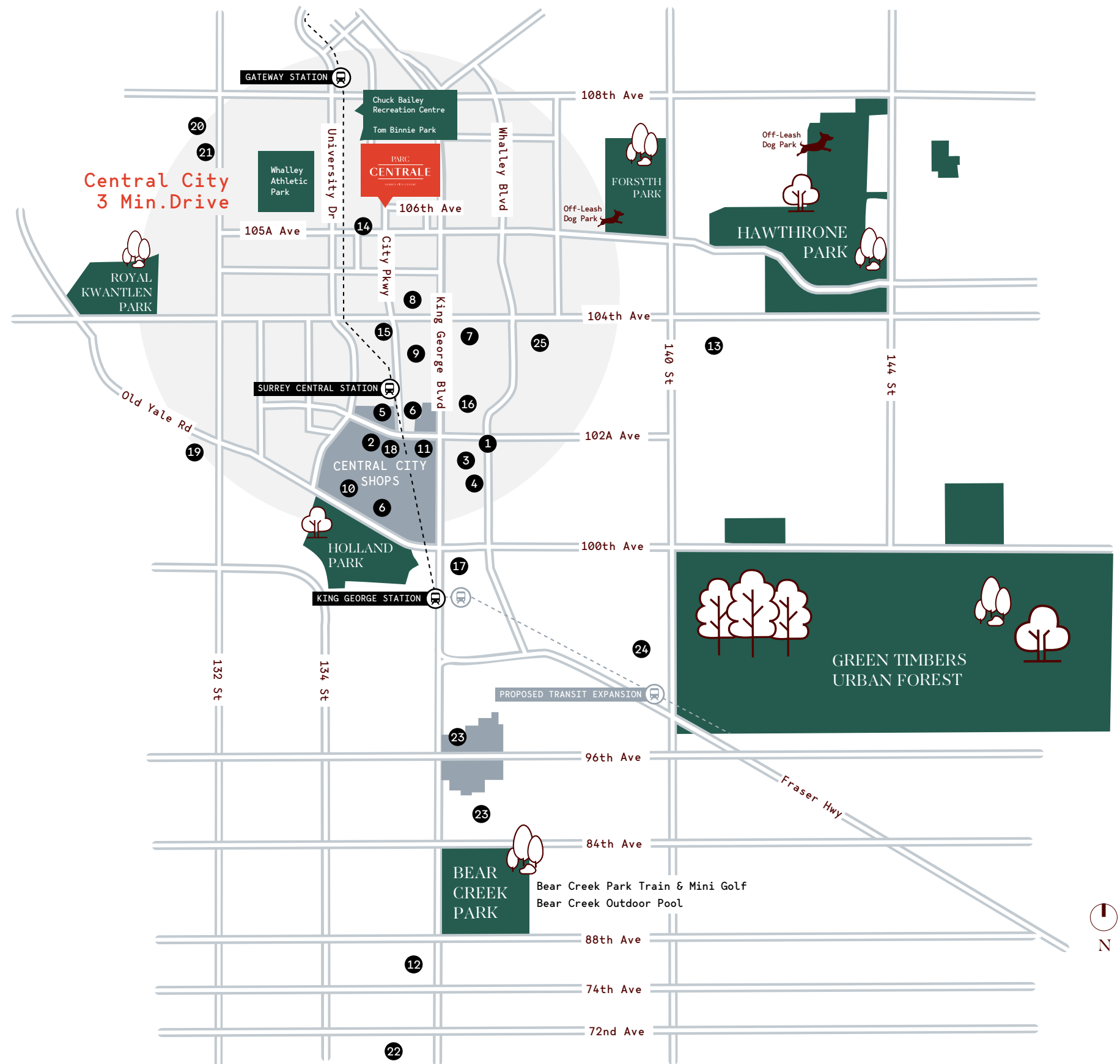
### SCHOOLS

17. Sprott Shaw College Surrey
18. Simon Fraser University - Surrey Campus
19. Old Yale Road Elementary School
20. K.B. Woodward Elementary
21. Kwantlen Park Secondary School
22. Kwantlen Polytechnic University

### HEALTH RESOURCES

23. Surrey Memorial Hospital
24. Maxxine Wright Community Health Centre
25. Options Community Services
26. Fitness World

## EASY ACCESS TO SURROUNDING PARKS, SHOPS & SERVICES







– INTERIOR SPACES

Open-concept layouts are designed with plans that maximize floor space and create roomy, thoughtful living spaces. The style influences are distinctly modern with touches of timeless and feature-refined details like soft-close cabinets and drawers. Tall ceilings and overheight windows enhance views and create bright, light-filled rooms.

# THOUGHTFULLY-DESIGNED VIBRANT CITY HOMES





– AMENITY SPACES

Parc Centrale's well-appointed fitness centre is the ultimate in convenience and lets you get a workout with a view. In addition to weights and cardio, it offers flex space for quieter practices like yoga. Study and meeting rooms are also available, and a huge 5,000 SF eighth floor lounge complete with chef's kitchen offers space for larger gatherings with friends and family.

## PARC CENTRALE FITNESS CENTRE & YOGA RETREAT





## A SPACIOUS ROOFTOP TERRACE AMENITY

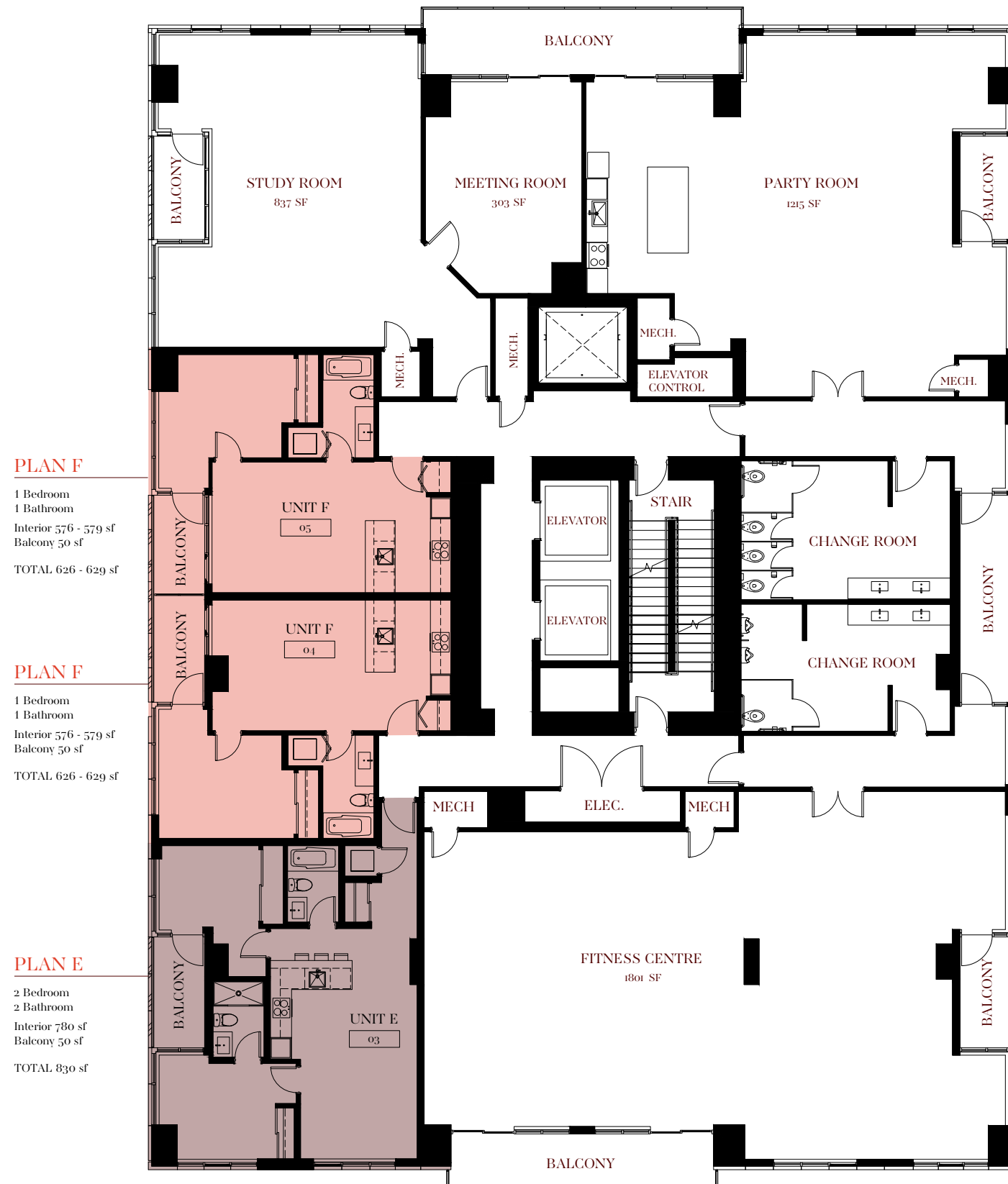
### – ROOFTOP SPACE

Up on the rooftop with views in all directions is a spacious, 6,000 SF sky terrace with a handy BBQ that lets you get together with friends for a cookout. Plenty of outdoor lounge seating provides comfortable spots to watch kids enjoy the fun play area. Raised planters and cabanas create areas for privacy and create a cozy, comfortable atmosphere in which to relax.



# PARC CENTRALE

SURREY CITY CENTRE



## LEVEL 8



**PLAN DN**

Urban 2  
1 Bathroom  
Interior 559 sf  
Balcony 135 sf  
TOTAL 694 sf

**PLAN AN**

2 Bedroom  
2 Bathroom  
Interior 706 sf  
Balcony 45 sf  
TOTAL 751 sf

**PLAN BN**

1 Bedroom  
1 Bathroom  
Interior 403 sf  
Balcony 46 sf  
TOTAL 449 sf

**PLAN CN**

Urban 1  
1 Bathroom  
Interior 371 sf  
Balcony 48 sf  
TOTAL 419 sf

**PLAN CS**

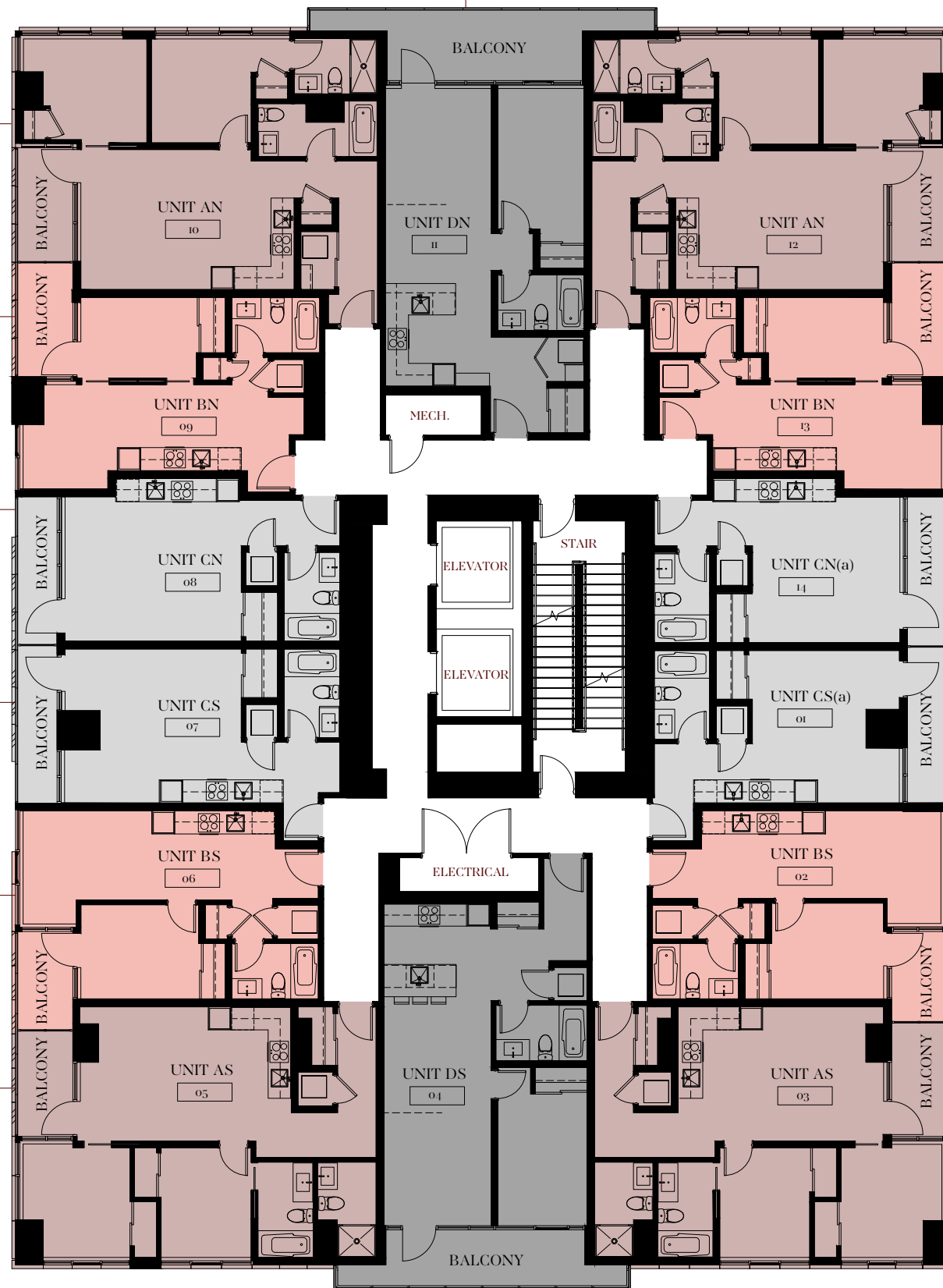
Urban 1  
1 Bathroom  
Interior 390 sf  
Balcony 43 sf  
TOTAL 433 sf

**PLAN BS**

1 Bedroom  
1 Bathroom  
Interior 426 sf  
Balcony 40 sf  
TOTAL 466 sf

**PLAN AS**

2 Bedroom  
2 Bathroom  
Interior 688 sf  
Balcony 40 sf  
TOTAL 728 sf



**PLAN DS**

Urban 2  
1 Bathroom  
Interior 587 sf  
Balcony 105 sf  
TOTAL 692 sf

**PLAN AN**

2 Bedroom  
2 Bathroom  
Interior 717 sf  
Balcony 45 sf  
TOTAL 762 sf

**PLAN BN**

1 Bedroom  
1 Bathroom  
Interior 426 sf  
Balcony 46 sf  
TOTAL 472 sf

**PLAN CNa**

Urban 1  
1 Bathroom  
Interior 340 sf  
Balcony 48 sf  
TOTAL 388 sf

**PLAN CSa**

Urban 1  
1 Bathroom  
Interior 351 sf  
Balcony 50 sf  
TOTAL 401 sf

**PLAN BS**

1 Bedroom  
1 Bathroom  
Interior 439 sf  
Balcony 40 sf  
TOTAL 479 sf

**PLAN AS**

2 Bedroom  
2 Bathroom  
Interior 702 sf  
Balcony 40 sf  
TOTAL 742 sf



# PARC CENTRALE

SURREY CITY CENTRE

## LEVEL 9-20



# PARC CENTRALE

SURREY CITY CENTRE

# AS

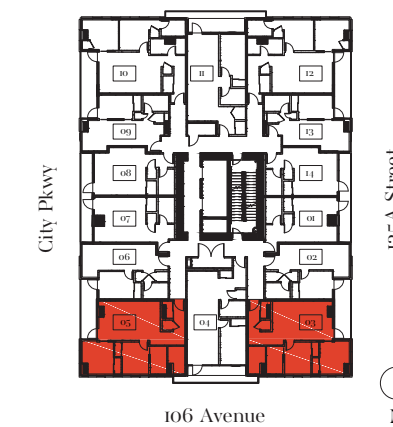
2 Bedroom  
2 Bathroom

Interior 688 - 702 sf  
Balcony 40 sf

TOTAL 728 - 742 sf



Level: 9-20



SPECIFICATIONS AND MATERIALS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.





# PARC CENTRALE

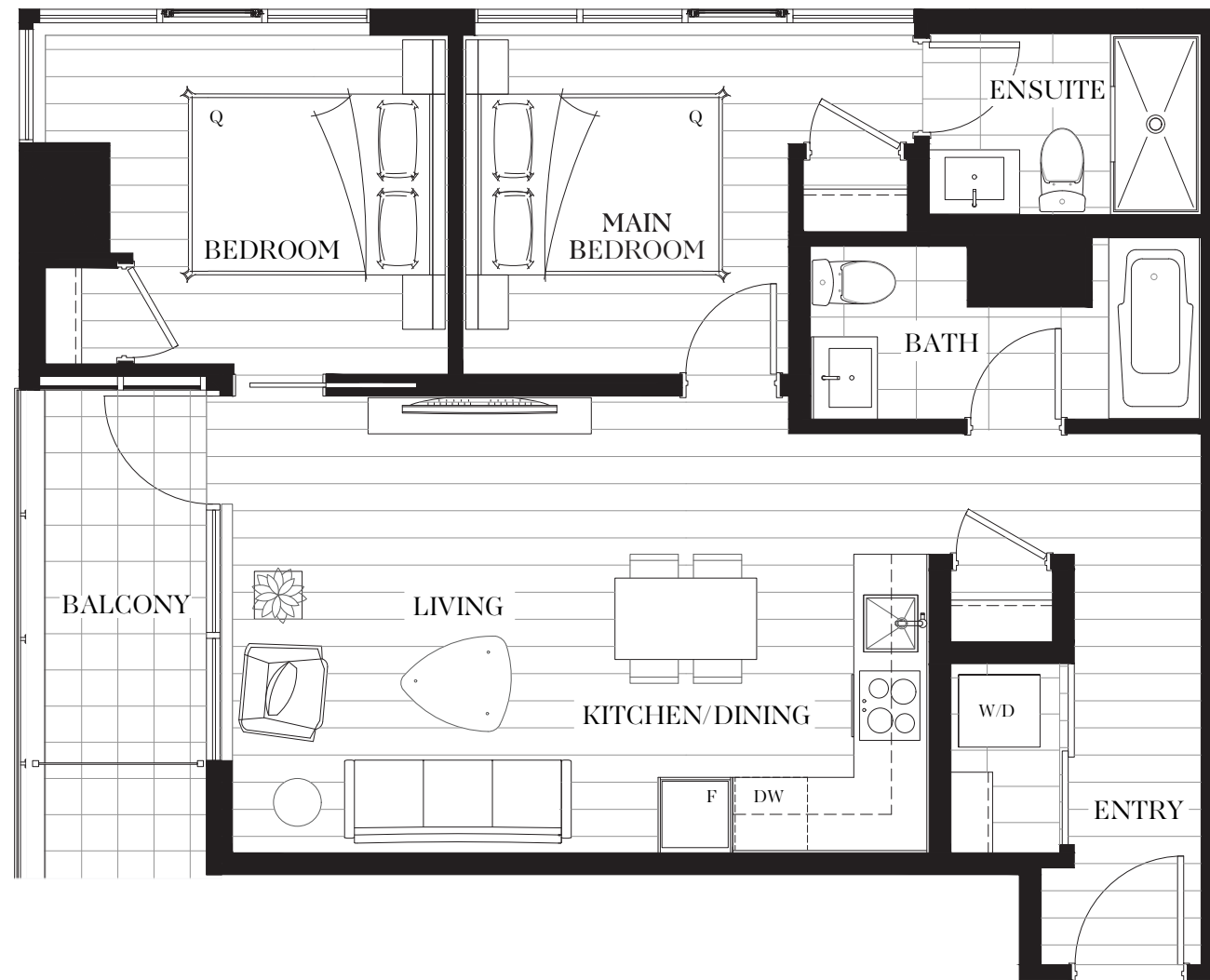
SURREY CITY CENTRE

## AN

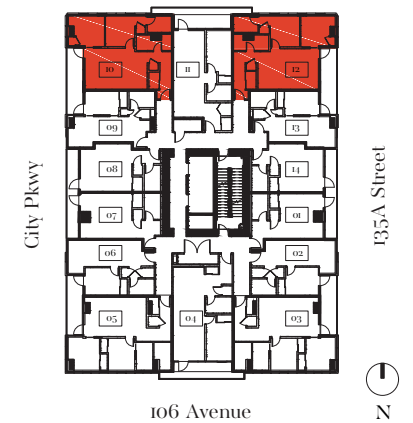
2 Bedroom  
2 Bathroom

Interior 706 - 717 sf  
Balcony 45 sf

TOTAL 751 - 762 sf



Level: 9-20



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# PARC CENTRALE

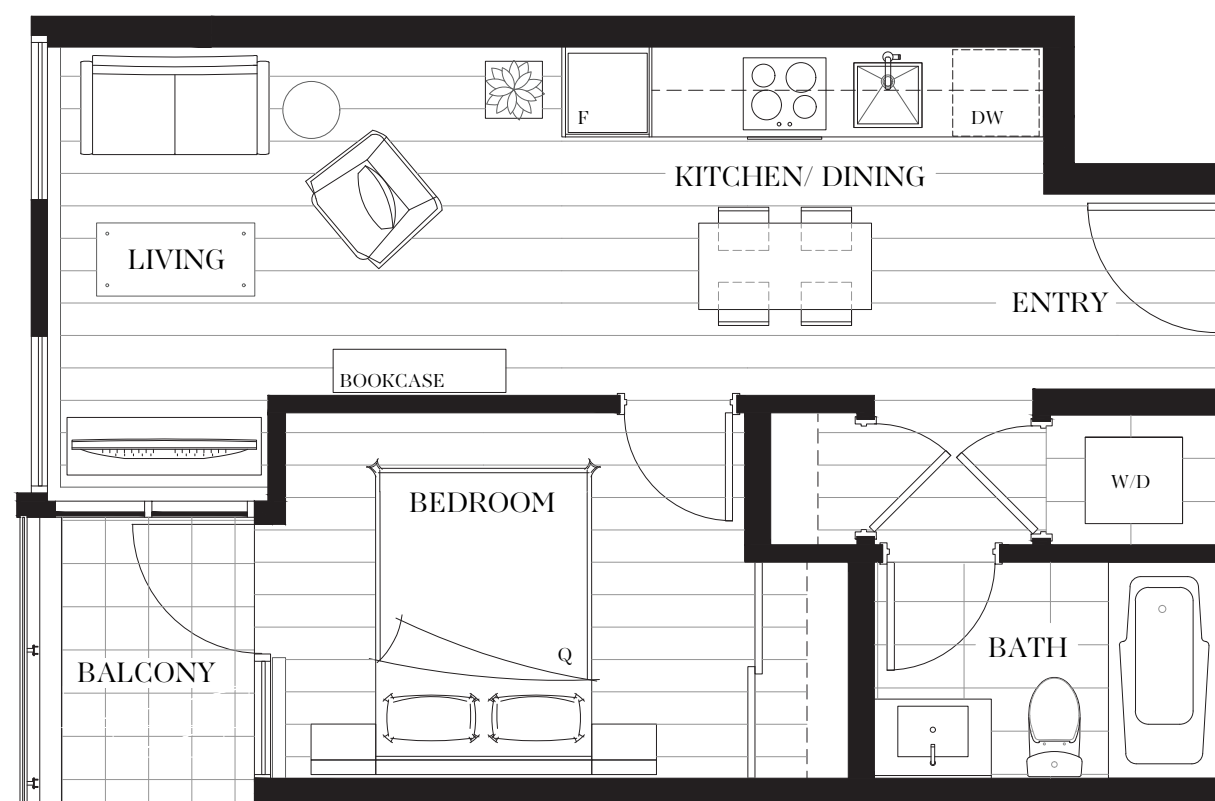
SURREY CITY CENTRE

## BS

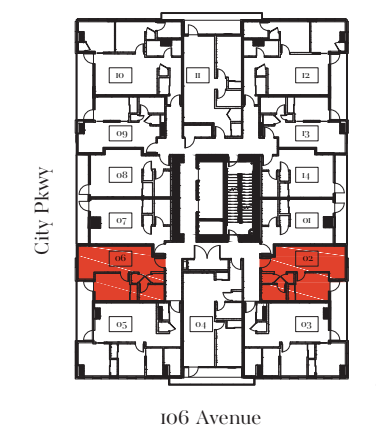
1 Bedroom  
1 Bathroom

Interior 426 - 439 sf  
Balcony 40 sf

TOTAL 466 - 479 sf



Level: 9-20



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# PARC CENTRALE

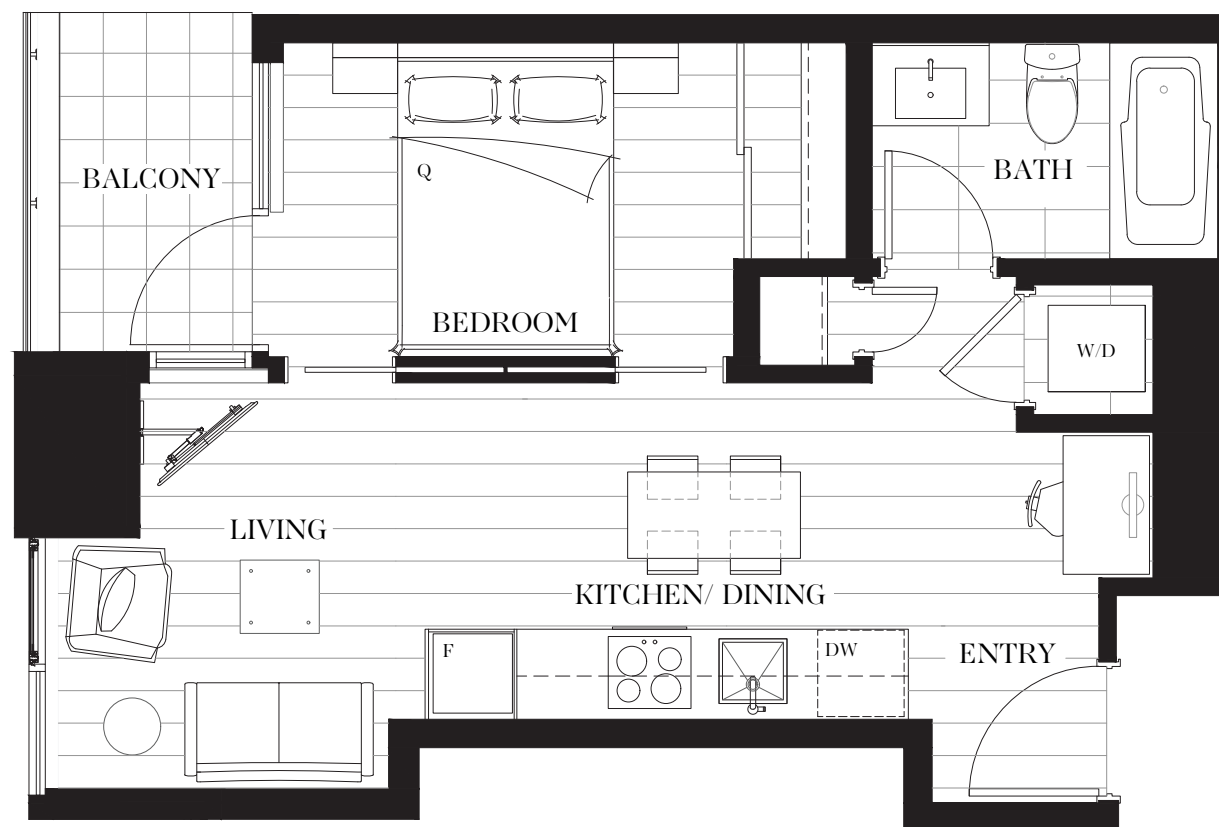
SURREY CITY CENTRE

## BN

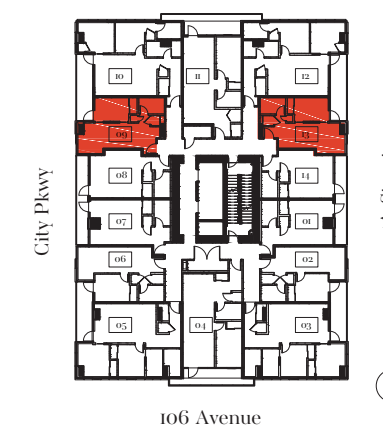
1 Bedroom  
1 Bathroom

Interior 403 - 426 sf  
Balcony 46 sf

TOTAL 449 - 472 sf



Level: 9-20



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# PARC CENTRALE

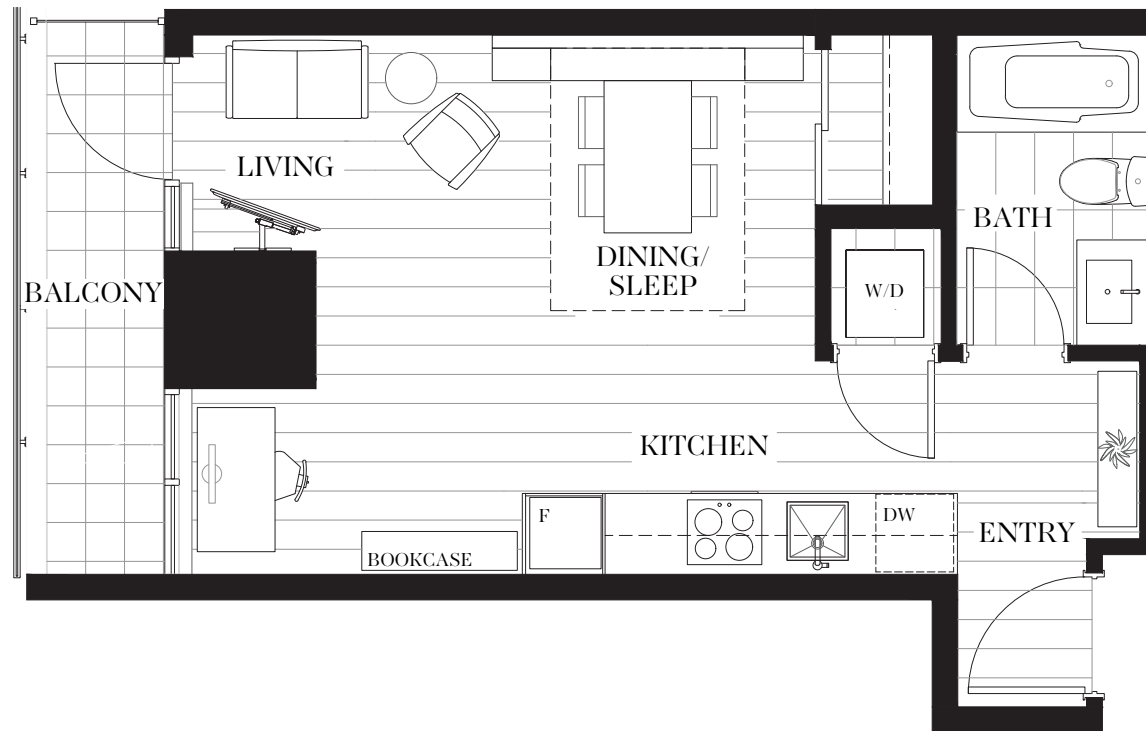
SURREY CITY CENTRE

# CS

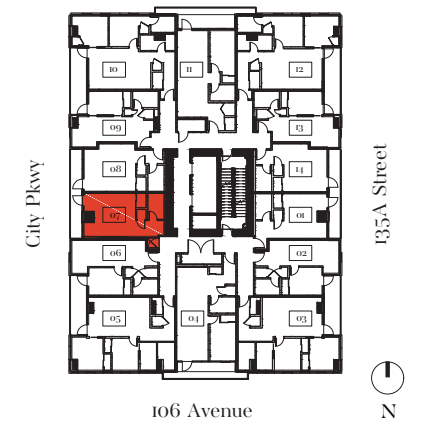
Urban 1  
1 Bathroom

Interior 390 sf  
Balcony 43 sf

TOTAL 433 sf



Level: 9-11



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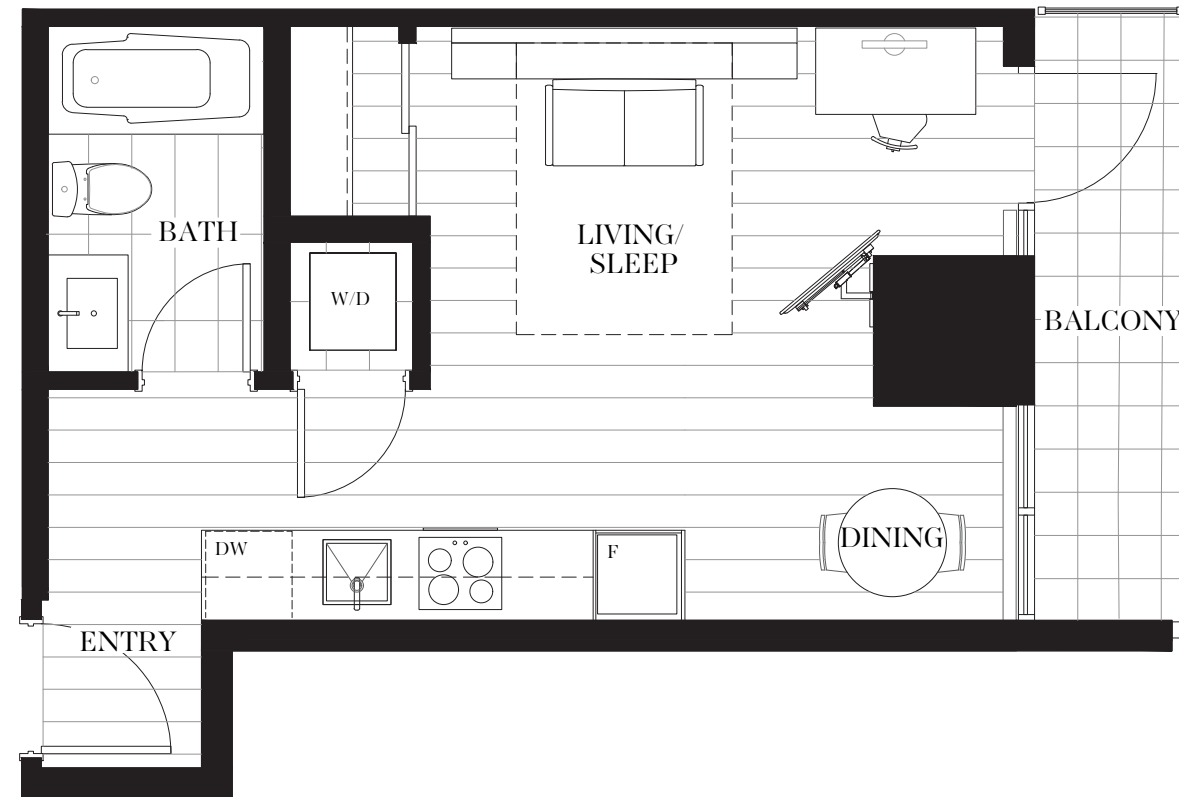


# CSa

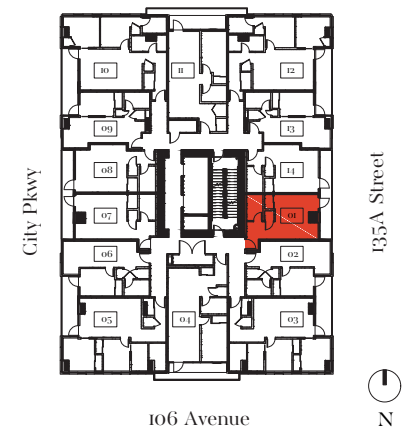
Urban 1  
1 Bathroom

Interior 351 sf  
Balcony 50 sf

TOTAL 401 sf



Level: 9-10



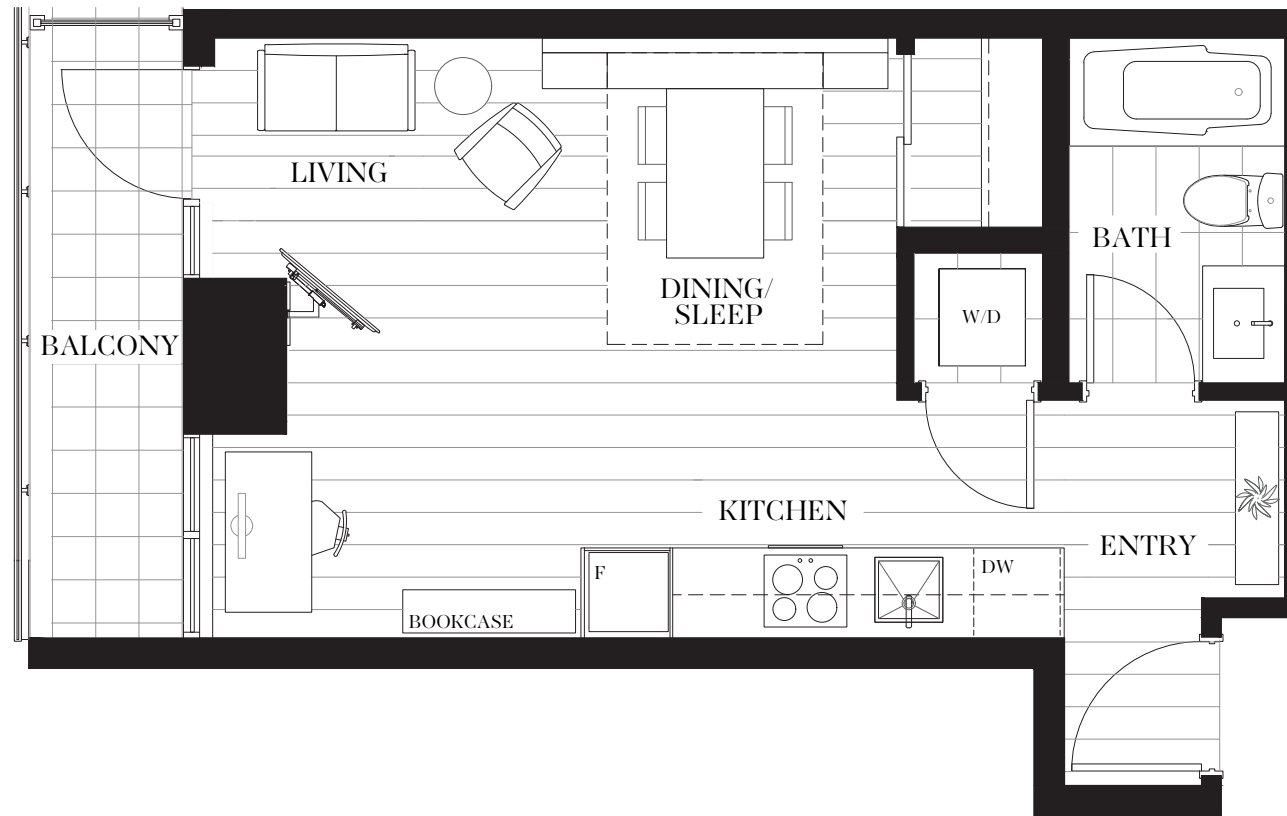


# CS1

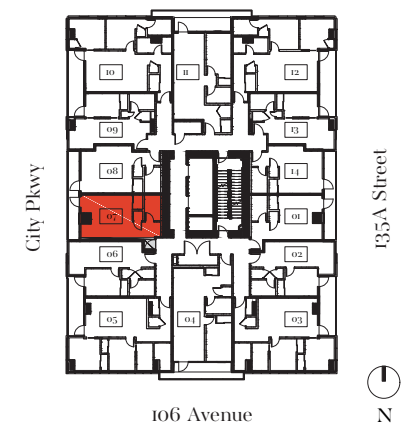
Urban 1  
1 Bathroom

Interior 390 sf  
Balcony 43 sf

TOTAL 433 sf



Level: 12-20





# PARC CENTRALE

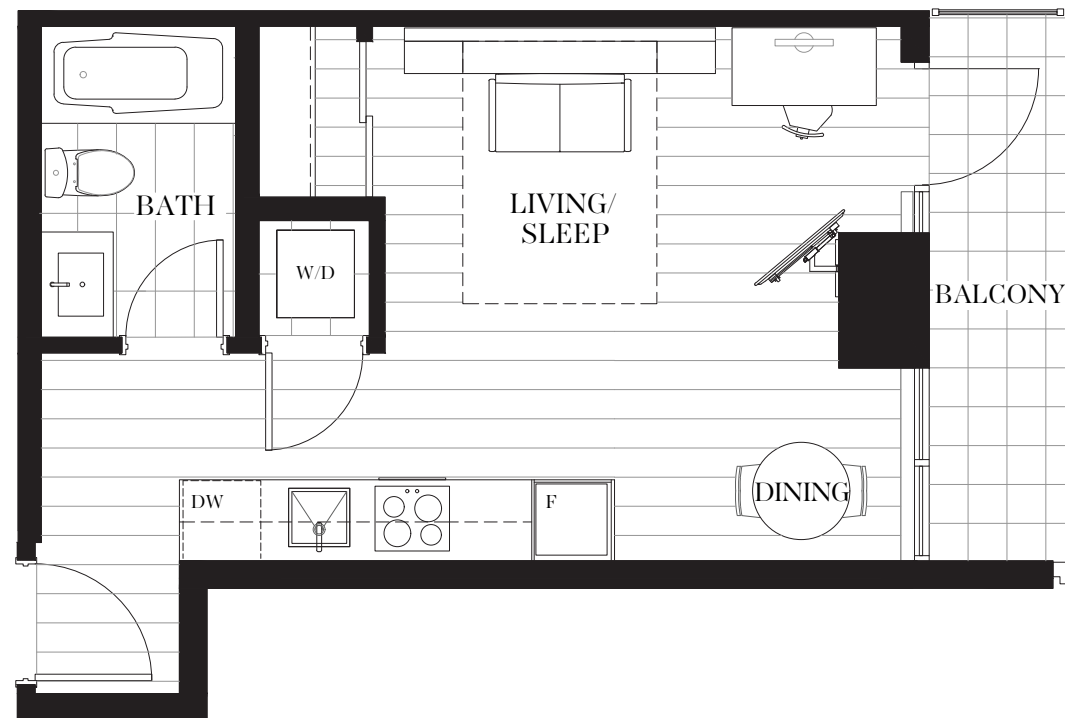
SURREY CITY CENTRE

## CS1a

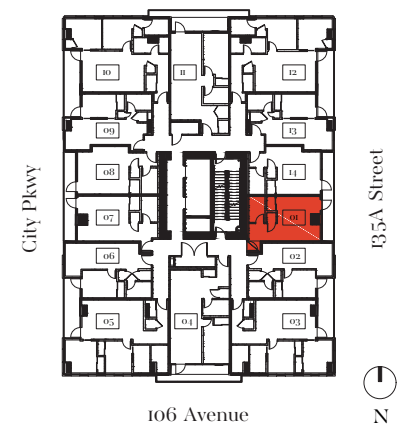
Urban 1  
1 Bathroom

Interior 351 sf  
Balcony 50 sf

TOTAL 401 sf



Level: 11-20



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# PARC CENTRALE

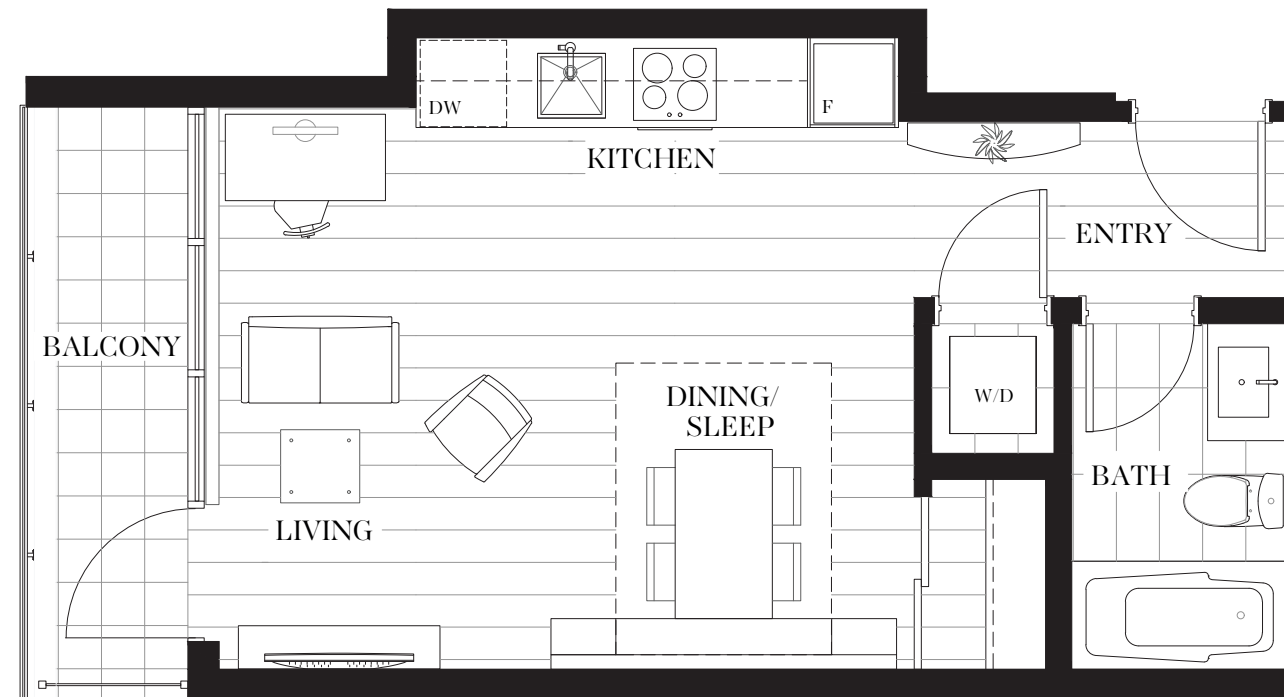
SURREY CITY CENTRE

## CN

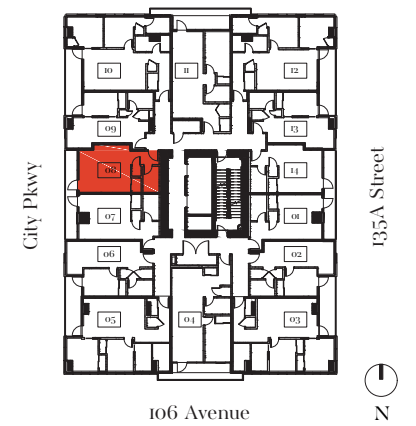
Urban 1  
1 Bathroom

Interior 371 sf  
Balcony 48 sf

TOTAL 419 sf



Level: 9-20



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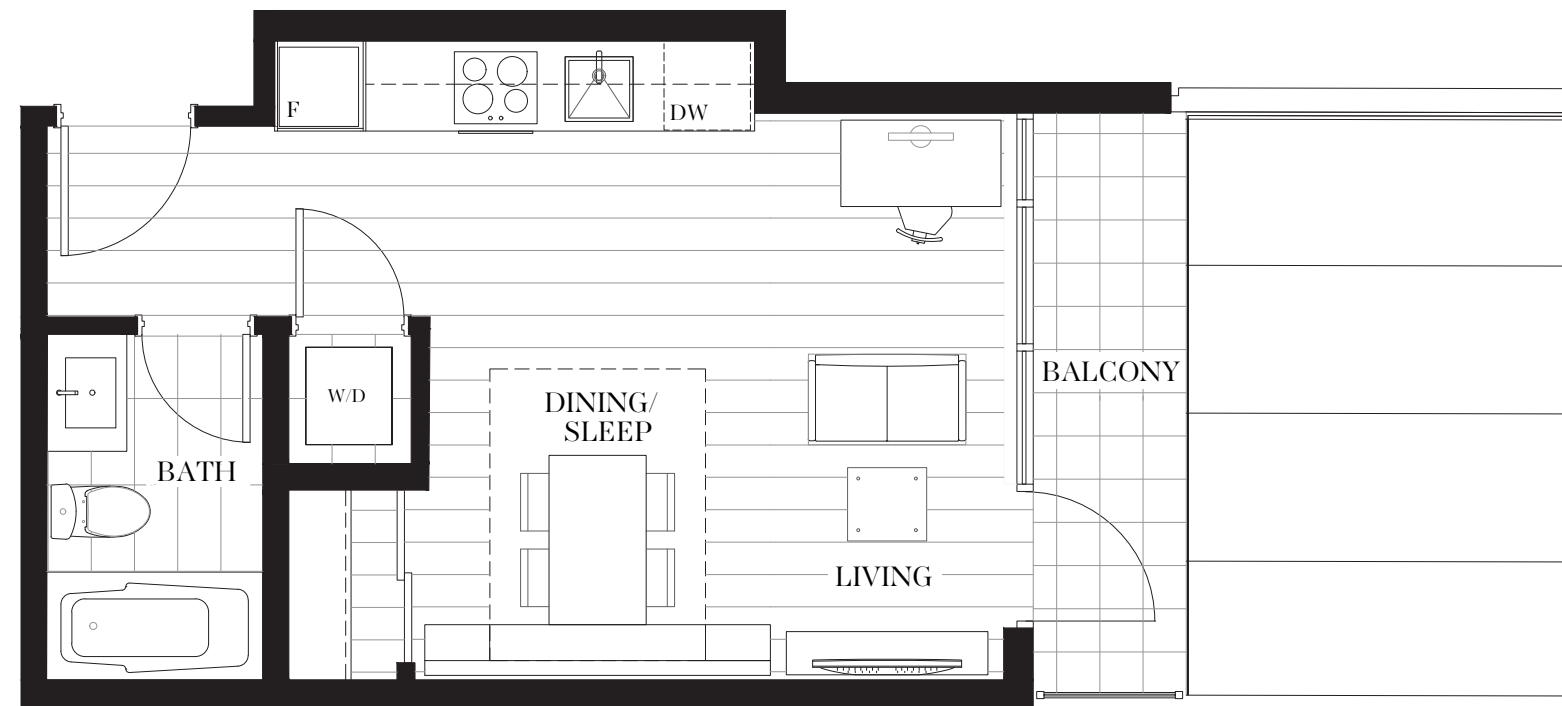


# CNa

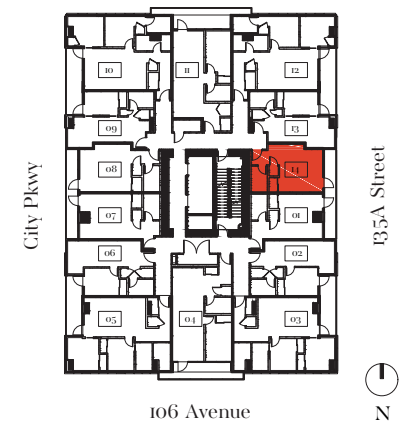
Urban 1  
1 Bathroom

Interior 340 sf  
Balcony 48 sf

TOTAL 388 sf



Level: 9-20





PARC  
CENTRALE

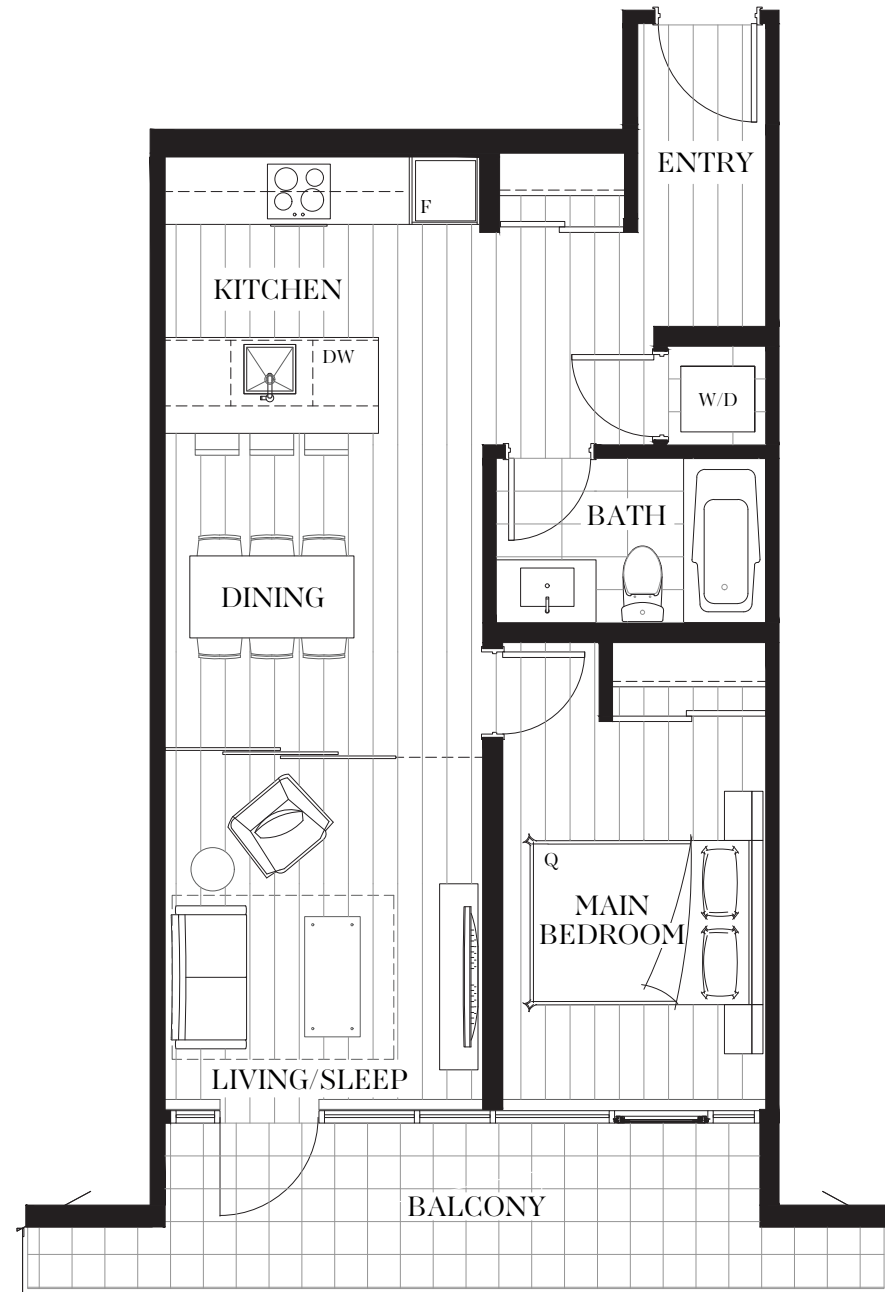
SURREY CITY CENTRE

# DS

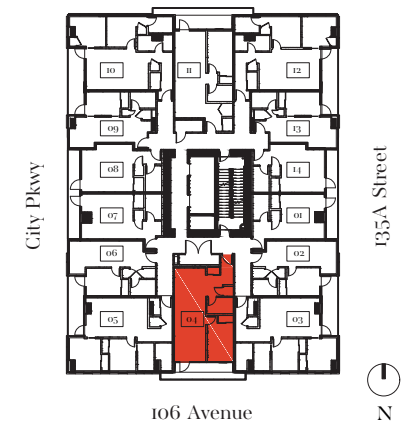
Urban 2  
1 Bathroom

Interior 587 sf  
Balcony 105 sf

TOTAL 692 sf



Level: 9-20



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# PARC CENTRALE

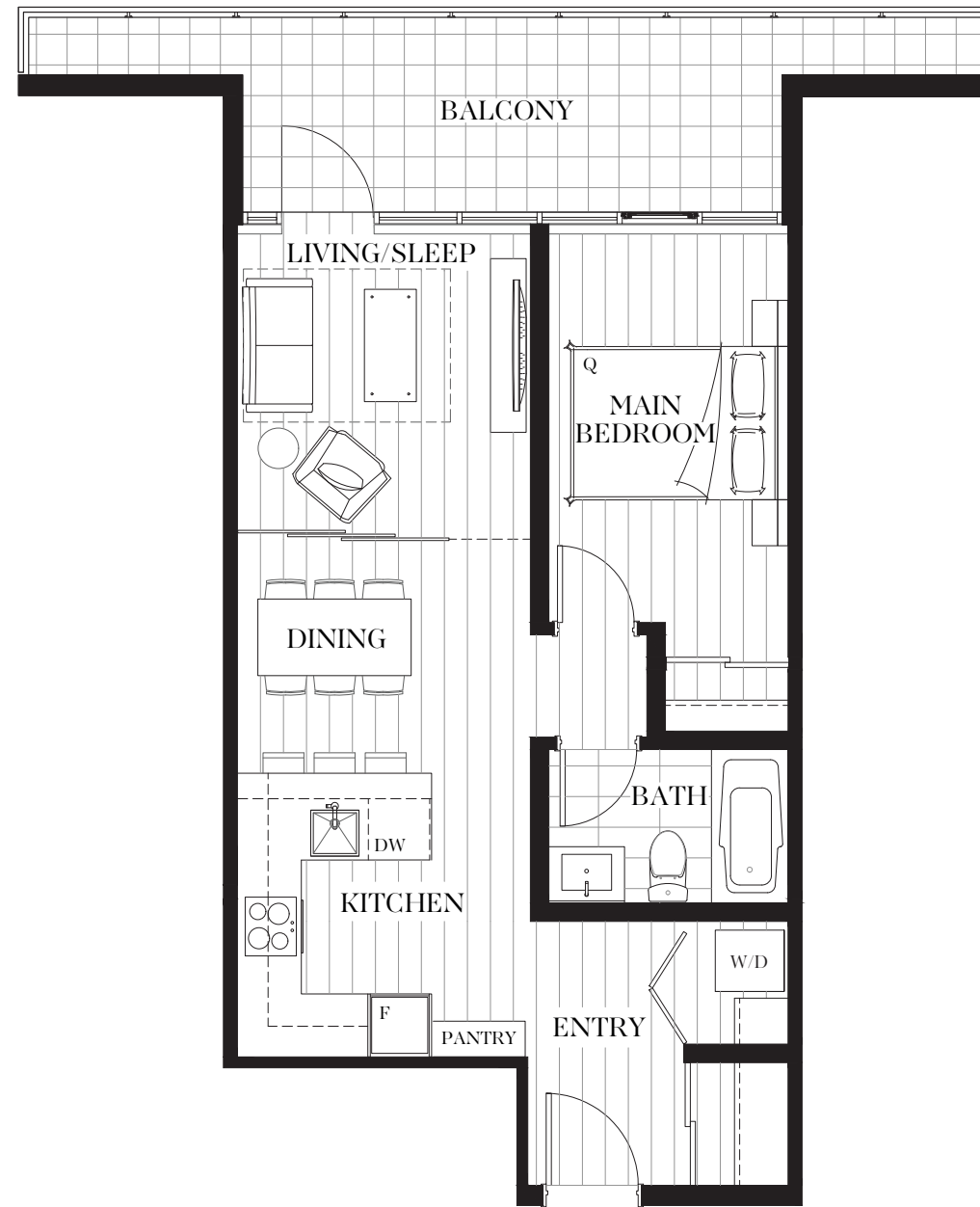
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# DN

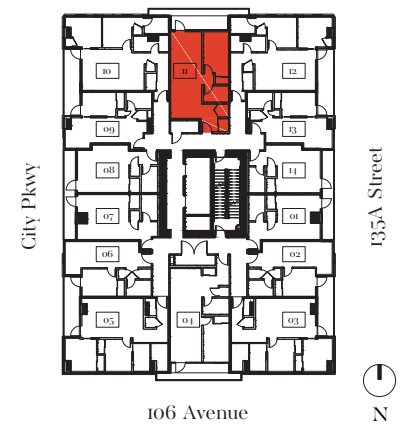
Urban 2  
1 Bathroom

Interior 559 sf  
Balcony 135 sf

TOTAL 694 sf



Level: 9-20



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# PARC CENTRALE

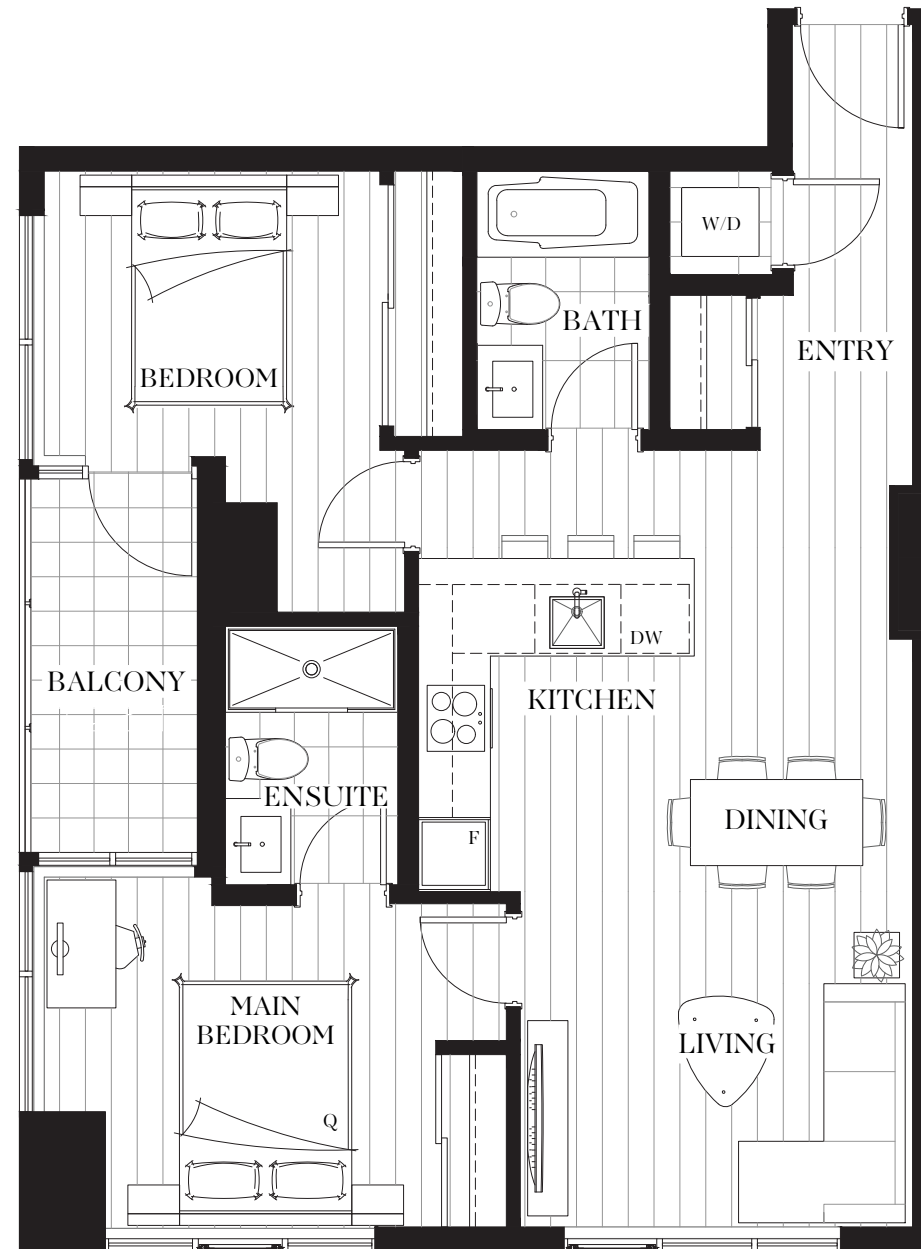
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# E

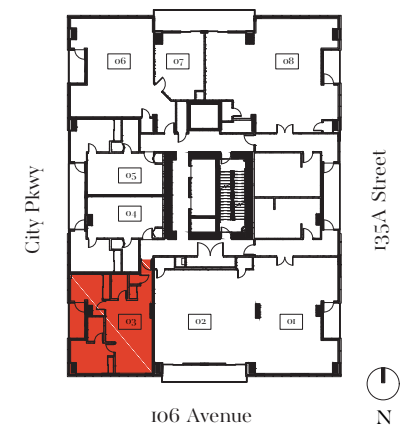
2 Bedroom  
2 Bathroom

Interior 780 sf  
Balcony 50 sf

TOTAL 830 sf



Level: 8



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# PARC CENTRALE

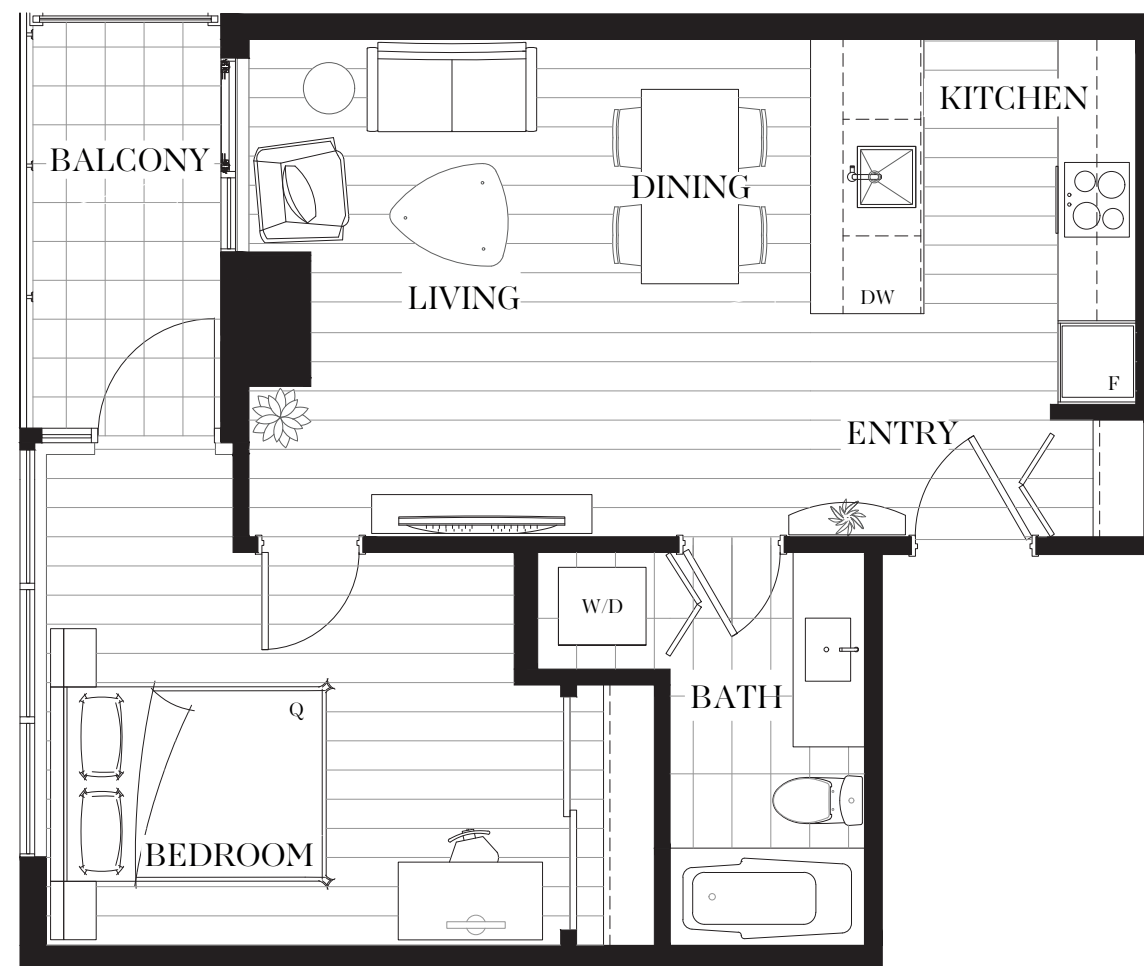
SURREY CITY CENTRE

# F

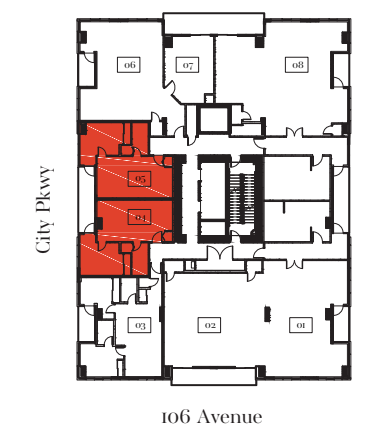
1 Bedroom  
1 Bathroom

Interior 576 - 579 sf  
Balcony 50 sf

TOTAL 626 - 629 sf



Level: 8



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## FEATURES & FINISHES

# WELCOME HOME TO PARC CENTRALE—PROUDLY DEVELOPED BY DAVA DEVELOPMENTS

- Parc Centrale creates a natural, memorable downtown hub through its distinct visual identity and thoughtful, functional design
- Conceived by trusted developers Dava Developments and Lark Group, Parc Centrale features thoughtfully designed one to two bedroom urban homes across twenty stories
- With 171 residences in total, homes range in size from 340 - 780 SF
- Smart layouts designed to make optimal use of space
- Lofty ceiling heights stretch from 8.6 FT to 9 FT in main living areas
- Expansive windows maximize views and access to natural light
- Safe, secure bike storage for every home
- Bike and walking paths create a pedestrian-oriented neighborhood with tree-lined boulevards surrounding both City Parkway and 106 Avenue
- Secure underground parking uses gate-controlled access and a fob security system
- 168 parking stalls are equipped with EV capabilities and includes 3 Modo stalls

## THE NEIGHBOURHOOD

- Located within Surrey City Centre, and minutes from Surrey Central SkyTrain Station, SFU, City Central Shopping Centre, and Surrey Memorial Hospital
- Just steps from Tom Binnie Park, which features expansive green space along with a playground, basketball court, ball hockey court, skate park and the Chuck Bailey Recreation Centre

## THE HOMES

- Open-concept layouts with choice of two style palettes: *Park* or *Metro*
- Glass railings on patios which feature panoramic city views in some homes
- Convenient, stacked Samsung 24" front loading, Energy Star-certified washer and dryer
- Contemporary wide-plank wood laminate flooring throughout main living areas and bedrooms
- Blackout roller shades add privacy to all bedrooms
- Closet spaces thoughtfully-designed and feature open-concept shelving

## THE ELEGANT & FUNCTIONAL KITCHEN

- Open-concept kitchen in a contemporary two-tone design with sleek white uppers and classic woodgrain lowers
- Warm under-cabinet accent lighting (home specific)
- Essential soft-close cabinetry and drawers
- Solid quartz countertops with polished wide-format tile backsplash
- Single bowl stainless steel under-mounted sink with modern pull-down kitchen faucet
- Waste bin pull-outs for convenient recycling
- *Bosch appliance package including:*
  - 24" built-in electric glass cooktop
  - 24" two-in-one microwave and convection oven
  - 4" stainless steel dishwasher
- *Additional appliances include:*
  - Integrated Fulgor Milano refrigerator with bottom freezer
  - 24" stainless steel Broan hood fan

## THE CONTEMPORARY BATHROOM

- Sleek framed glass shower with acrylic pan base (home specific)
- Minimalist 60" tub with clean, crisp features (home specific)
- Solid quartz countertops with under-mounted porcelain sink
- Modern matte-finished porcelain flooring
- Essential soft-close cabinetry and drawers

## PARC CENTRALE AMENITIES

- Over 6,000 SF rooftop terrace, equipped with outdoor lounge seating and lounge chairs, a children's play area, raised planters and cabanas to create desirable privacy
- Rooftop barbeque space with expansive views of the surrounding landscape
- Spacious fitness centre, including a restorative yoga space
- Convenient, quiet study and meeting rooms
- Eighth floor lounge features over 5000 SF of space with a chef's kitchen for large gatherings

## DAVA DEVELOPMENTS & LARK GROUP PARTNERSHIP

- Built by Dava Developments, developers of quality homes and buildings throughout Greater Vancouver since 1979
- In partnership with Lark Group, an award-winning development and construction company founded in the 1970s
- Interior design by Dava Developments
- Architecture by WA Architects with a reputation for excellence for 40+ years
- Marketing by Magnum Projects



# AWARD-WINNING DEVELOPERS



Parc Elise Vancouver



Parc Riviera, Richmond



Dava Developments is a leading developer that has been building quality homes in the Greater Vancouver Area since 1979. Committed to superior craftsmanship and design, our portfolio includes projects such as Richmond's riverfront Parc Riviera and Parc Portofino, Vancouver West Side's Parc Elise, and now Parc Centrale.

[DavaDevelopments.com](http://DavaDevelopments.com)



West 4th, Vancouver



City Centre 3, The District, Surrey



The Lark Group is a family-owned and operated development, construction and facility management company successfully developing real estate in British Columbia since 1972. Based in Surrey, B.C., the Lark Group has built a trusted reputation in the North American market by leading world-class institutional, residential, award-winning healthcare and long-term care developments.

[LarkGroup.com](http://LarkGroup.com)

# THE TEAM



Cap West, North Vancouver

## WA ARCHITECTS

In the 40+ years of building long-standing relationships with developers and construction professionals throughout Vancouver, Victoria, and Western Canada, WA Architects has created connections with municipalities, developed processes to get the job done on time and budget, and built a reputation for excellence. Believing good relationships are the foundation of great design, WA Architects goes beyond designing buildings and shaping landscapes. WA Architects makes a great impression, as do their buildings.

[WA Architects.com](http://WA Architects.com)



Kew Schofield, Schofield, NSW

## AUSVOGAR CAPITAL

Ausvogar Capital is a multinational investment company specialized in real estate investment funds in Canada, Australia and China. Headquartered in Beijing, the company has established offices in Sydney and Vancouver. Based on trust and integrity, Ausvogar Capital is dedicated to global asset management and intends to achieve swift and sustainable growth in assets under management. Ausvogar Capital has successfully completed 20+ investment projects globally with total asset value over 1.3 billion Canadian Dollars.

[AusvogarCapital.com](http://AusvogarCapital.com)



## MAGNUM PROJECTS

Since 1991, the Magnum Projects team has established an impeccable track record. Across the lower Mainland, Magnum Projects consistently delivers impressive results for both developers and purchasers.

[MagnumProjects.ca](http://MagnumProjects.ca)





ParcCentrale.com  
604.707.7777

info@parccentral.com

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MARKETING BY  
magnum  
projects Ltd.