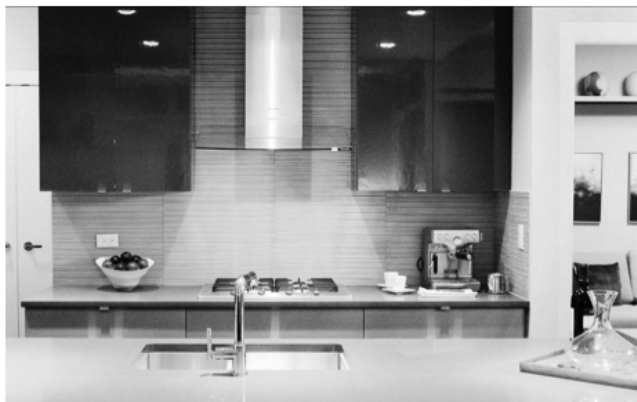


Feel like royalty, live at Bosa's Sovereign

Company champions Burnaby highrise's upper addresses as highest in Lower Mainland

BY BARBARA GUNN, VANCOUVER SUN FEBRUARY 26, 2011

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Photograph by: Wayne Leidenfrost, PNG, Vancouver Sun

Rare is the opportunity for a residential building's ground-level occupants to have high-level views.

But such is the case with those on the lowest level of Bosa Properties' Sovereign tower in Burnaby -their apartments will be some 210 feet above the street, a good 20 storeys up.

That's because their homes -and those Sovereign homes above it -will be atop an 18-storey hotel and three levels of retail space beneath that, high enough that they will be able to enjoy sweeping outlooks from high above the Metrotown neighbourhood.

And height, where Sovereign is concerned, is a huge part of this highrise story.

At 45 storeys, and at over 500 feet, Sovereign will be the tallest tower in Burnaby. But as Bosa's Daryl Simpson notes, that's not the only reason the building will be a standout -quite literally.

"It is the tallest highrise above sea level of any building in the Lower Mainland," says Simpson, the developer's vice-president of sales and marketing. "Of course, we're assisted by the fact that we're sitting on the promontory that is Metrotown, so we're already 400 feet above sea level here.

"But regardless of that, if you were to live in a penthouse here, you would be higher than any other highrise in the Lower Mainland, which is quite something."

Bosa Properties recently launched the 202 Sovereign apartments -comprised of 19 levels of what the developer is calling "tower" homes, four higher levels of "estate" homes and three higher-still grand penthouse suites -and the homes sold out quickly, Simpson reports. "Many people are saying that this project is very important to our market, and is a bellwether of things to come," he says.

Both tower homes and estate homes, most with open-concept layouts, will be fitted with high-end finishings -Miele appliances, Kohler fixtures and composite stone countertops, among them -but the latter will be distinguished by something else.

"We've put the largest, most expensive homes, quite frankly, in the highest area of the building," Simpson explains. "The ceiling heights are higher . They come with two parking stalls, as opposed to one parking stall. And generally speaking, they're just much larger."

The hotel component of the project -tucked above some 90,000 square feet of retail space and beneath the Sovereign residences -has been claimed by a "very well respected international brand," which Simpson can't yet name.

SOVEREIGN

Project location: 4533 Kingsway, Burnaby

Project size: 202 apartments in a 45-storey hotel/apartment building that includes lower-level retail space

Residence size: 388 sq. ft. -1,366 sq. ft.

Price: \$259,900 - \$2.5 million

Developer: Bosa Properties

Architect: Chris Dikeakos Architects Inc.

Interior design: BYU Design

Sales centre: 4533 Kingsway

Hours: noon -6 p.m., daily

Telephone: 604-540-2672

Website: www.bosaproperties.com/sovereign

Email: Daryl Simpson at dsimpson@bosaproperties.com

Occupancy: Spring 2014

According to Bosa Properties vice-president of sales and marketing, Daryl Simpson, the 202 Sovereign apartments will consist of 19 levels of tower homes, four higher levels of estate homes and three higher still grand penthouse suites.



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Both tower homes and estate homes, most with open-concept layouts, will be fitted with highend finishings: Miele appliances, Kohler fixtures and composite stone countertops, with double sink in the kitchen, and gas range with backsplash.

While that 167-room hotel will share an address with Sovereign -along with a foundation -every effort has been made to separate the two. Each will have its own parking area. Each will have its own elevators. And each will have its own lounges and fully equipped gyms.

Each also will have its own entrance: the hotel, off Willingdon, and Sovereign, off Hazel Street.

A pool will be shared by hotel guests and Sovereign residents alike, but only the latter will be able to enjoy a huge common-area deck that will be fully landscaped and fitted with an outdoor fireplace.

"We've actually gone to great pains to separate them," Simpson says. "There's no financial obligation on owners of the residential on their strata fees to pay for common-area costs of the hotel or to subsidize the hotel in any way. We've consciously cleaved it off."

Bosa, which is no stranger to the Metrotown neighbourhood -the four-decade-old developer has built extensively in the neighbourhood and has its head office next door to the Sovereign site -had seen considerable interest in Sovereign since it began accepting registrations.

While some of those individuals are now living in Richmond and in downtown Vancouver and in other parts of the city, a good chunk also are living in the Sovereign neighbourhood.

"There are a lot who've, in fact, purchased buildings from us, The Dynasty and Monarch and other buildings," Simpson reports.

"They're living in a seven-or eightor 10-year-old building, and they want a bit of an upgrade. They want the latest and greatest, and newest and largest. We're seeing a lot of that."

The latest and the greatest is evident in the 950-square-foot two-bedroom Sovereign show home, which a crew has been tirelessly polishing in advance of the opening.

It replicates what will be a northwest-facing "tower" unit positioned somewhere between the 20th and 39th storeys, and is fitted with six projectors that can be adjusted to give visitors a sense of what might be seen from its 100-square-foot balcony.

"So, if you want to stand in your kitchen and see what it would look like at 21 feet, we can show you," Simpson says.

"If you want to see what it would look like at 430 feet, we can show you that, too." Aside from a built-in shelving unit in the master suite, all touches will be standard: the gas range, the engineered hardwood flooring, the undermount sinks, the huge windows and the ceilings that rise to almost nine feet.

"[It's] a cut above what you'd typically find in the suburbs," Simpson says.

"Quite frankly, it's a cut above what you'd typically find in a lot of downtown projects now, too."

Sovereign will share its neighbourhood with shops and services that number in the hundreds, but when complete, will be noteworthy for more than its location or its height, Simpson asserts.

"With Sovereign, Metrotown sort of comes of age," he says.

"It gives Metrotown licence to be a little bit bigger, a little bit more urbane, a little more cosmopolitan than maybe it's been in the past . This really does set a new standard, not just for Metrotown, but all of Burnaby."

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