



# B E L L A P A R K

At Royal Bay

Early Preview Kit

# BELLA PARK

## Discover the Elements of Living

Introducing BELLA PARK – West Coast Contemporary residences nestled in the vibrant community of Royal Bay. Explore a diverse collection of modern homes amongst an abundance of green space, beachfront vistas, bike paths, and convenient amenities. Designed with a focus on wellness, this is island living at its finest.

### Highlights



Over an acre of park-like landscaping



Central clubhouse rich with amenities



Spacious living areas with wide windows



Children's playground



Secure underground parking with EV-ready stalls



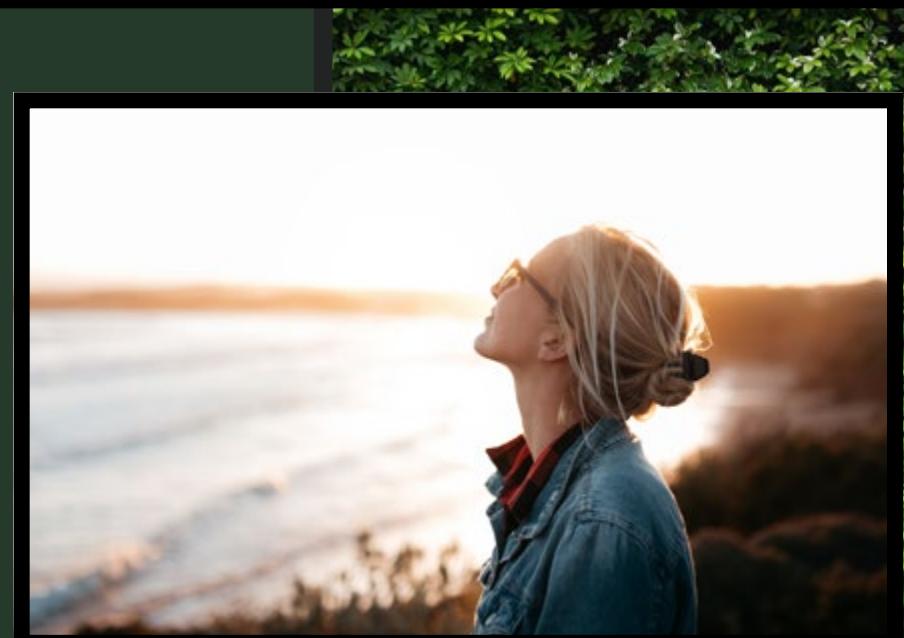
Fully air-conditioned units



Full-size front loading Samsung washer and dryer

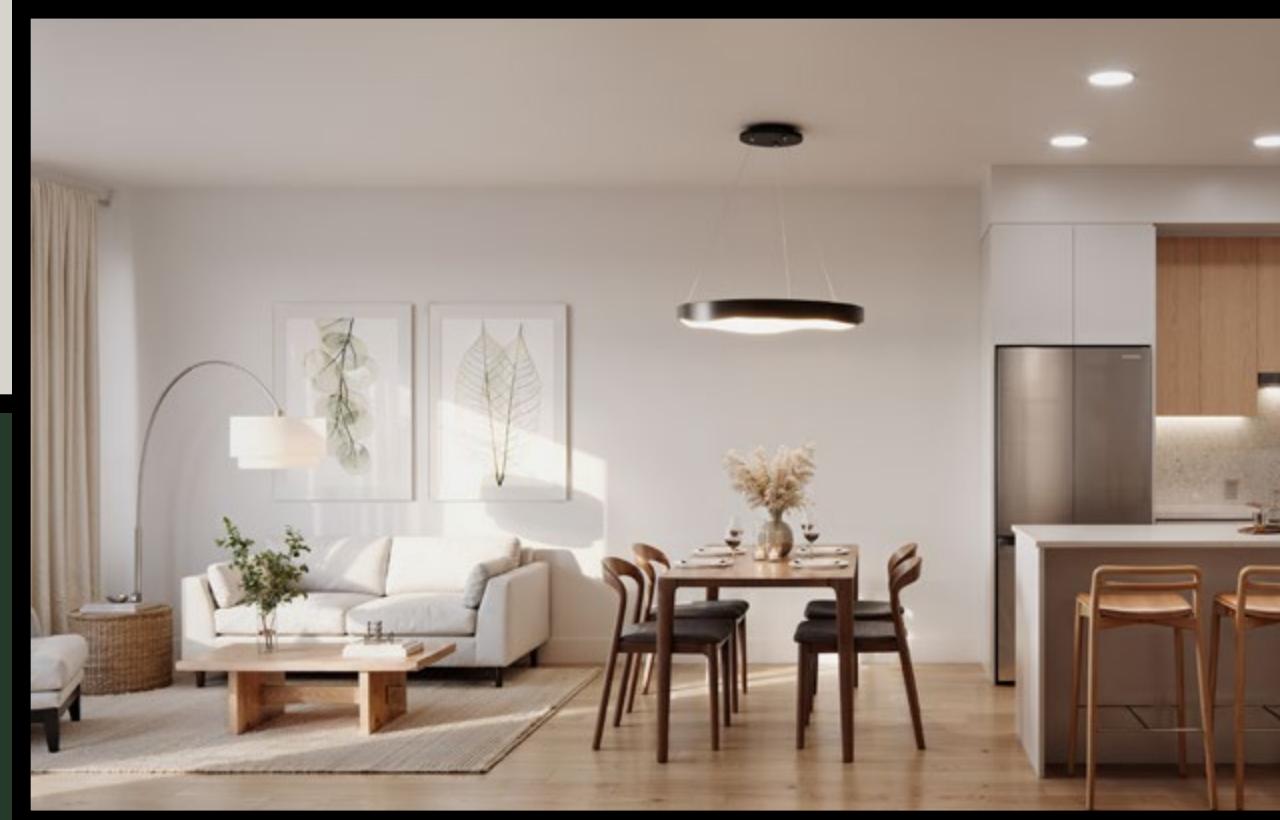


New home warranty provided by National Home Warranty



# Your Home Your Retreat

Unwind in contemporary condominium homes created with convenience and comfort in mind. From spa-like finishings to expansive windows that fill your space with natural light, each unit was designed to feel like an everyday oasis.



Sleek modern kitchens with large quartz island

# CENTRAL PARK

## An Extension of Your Home

Rich with thoughtful amenities, the CENTRAL PARK Clubhouse is a hub for connection and elevating your wellness.

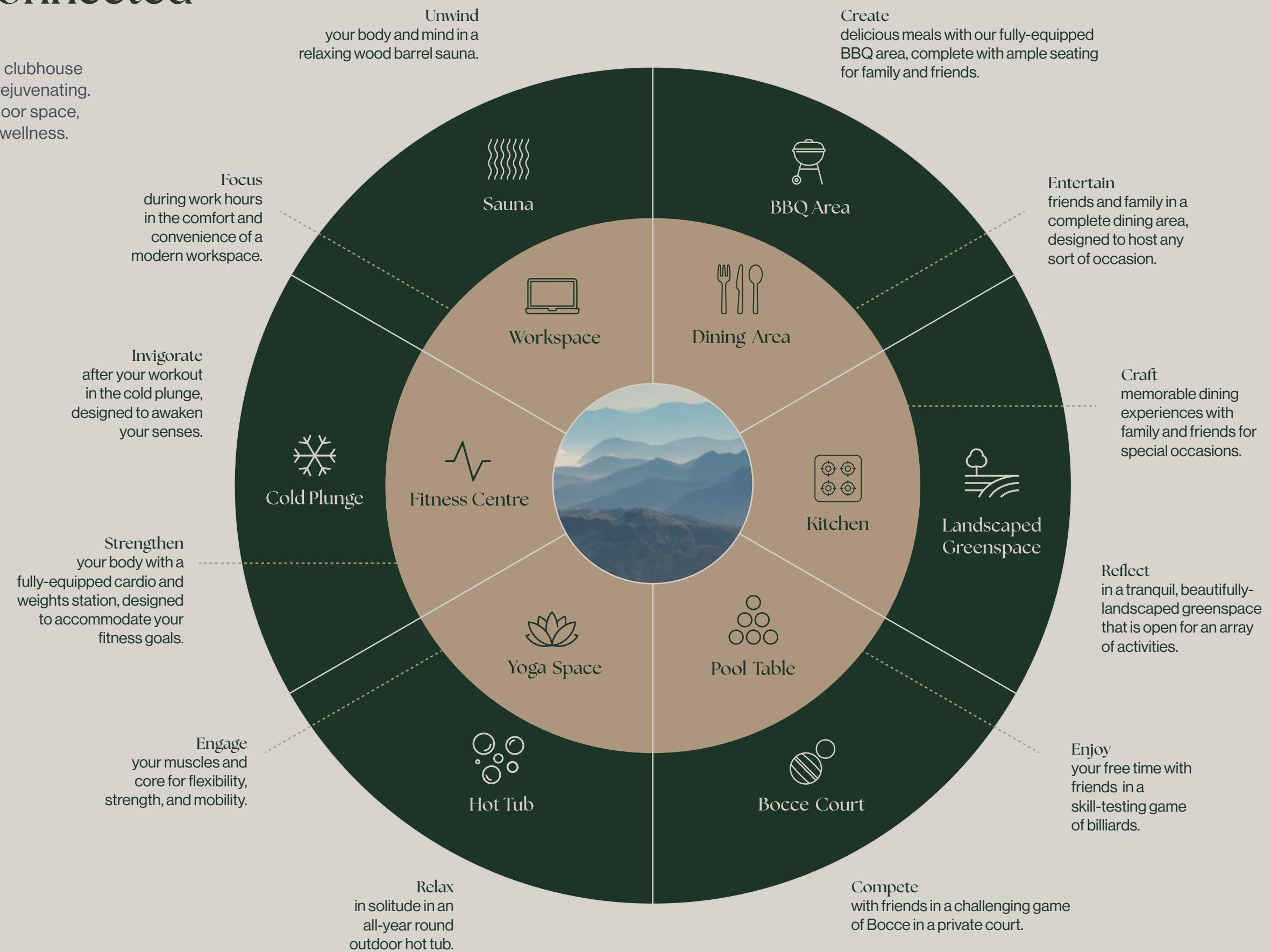
Start your mornings with a stroll through the gardens and wrap up the day with a workout or a movie night.



# Wellbeing is Interconnected

Exclusive to the residents of PARK, the 3,730 sq. ft. clubhouse is your destination for gathering, entertaining, and rejuvenating. Designed with the perfect blend of indoor and outdoor space, its robust amenities support every element of your wellness.

■ **Outdoor Amenities**  
■ **Indoor Amenities**



# Thoughtfully Planned

- 1 Outdoor terrace with fire pit
- 2 10-person hot tub
- 3 Cold Plunge
- 4 Wood barrel sauna
- 5 Outdoor Shower



# Floorplans



A1

**Plan Type**

**Jr. 1 Bed + 1 Bath**

Interior – 474 sq.ft.

Exterior – 90 sq.ft.

Total – 564 sq.ft.



B1

**Plan Type**

**1 Bed + 1 Bath**

Interior – 624 sq.ft.

Exterior – 70-114 sq.ft.

Total – 694-738 sq.ft.

\*The balcony shown is for Unit 216

# Floorplans



\*The terrace shown is for Unit 109



\*The terrace shown is for Unit 117

## GARDEN LEVEL

# C3G

### Plan Type

**1 Bed + Den + 1 Bath**

Interior – 700 sq.ft.

Exterior – 280-350 sq.ft.

Total – 980-1,050 sq.ft.

## GARDEN LEVEL

# D1G

### Plan Type

**2 Bed + 2 Bath**

Interior – 850 sq.ft.

Exterior – 365-370 sq.ft.

Total – 1,215-1,220 sq.ft.

# Floorplans



# Building Experiences

20 yr

Legacy

15k+

Homes

3m

Square feet

An award-winning real estate company with over 20 years of experience in developing single & multi-family residences across British Columbia, Alberta, and Washington State.

PCREgroup





# Right Outside Your Door

From the majestic Olympic Mountains to the rugged West Coast shoreline, Royal Bay is rich in natural wonder. With access to endless outdoor activities, shops, and services, Royal Bay combines beauty and convenience in a community inspired by nature.

## Royal Bay Area Highlights

### Shopping & Services

1. **The Commons**  
Quality Foods  
Royal Bay Dental  
Pure Integrative Pharmacy  
Cascadia Liquor  
Scotiabank  
Next Level Childcare  
Acera Insurance
2. Red Barn Market
3. Belmont Market
4. Westshore Town Centre
5. Costco
6. Colwood Corners
7. Millstream Village
8. Victoria General Hospital

### Parks & Recreation

1. The Beachlands
2. Esquimalt Lagoon
3. Fisgard Lighthouse
4. Hatley Castle
5. Galloping Goose Trail
6. Witty's Lagoon
7. Olympic View Golf Club
8. Metchosin Golf & Country Club
9. Royal Colwood Golf Club
10. WildPlay Victoria
11. The Q Centre
12. Langford Lanes
13. Starlight Stadium

### Schools

1. Royal Bay Secondary
2. Royal Bay Elementary

### Dining

1. **The Commons**  
Starbucks  
Noodlebox  
Pizza Pizza  
BarBurrito  
Subway
2. Royal Bay Bakery
3. My Chosen Café
4. Table Nineteen
5. Liberty Kitchen
6. MOD Pizza
7. Sushi Belmont
8. Original Joe's
9. Darcy's Pub
10. Bin 4 Burger Lounge
11. Rhino Coffee House
12. Sabhai Thai

# B E L L A P A R K

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