



SOUTHBANK BY CALA
ABERDEEN



CALA HOMES

BUILT FOR YOUR NEXT CHAPTER



SOUTHBANK

WHERE RIVERSIDE RETREAT MEETS CITY CHIC

Enjoying a private setting alongside the River Don, Southbank by CALA is a tranquil new corner of the city. This landmark development of contemporary homes is creating an exclusive urban village, complete with 15 acres of open space by the riverfront with access to woodland walks and cycle paths.

Part of our Light & Space Collection, it will feature 1 & 2 bedroom apartments and 3, 4 & 5 bedroom homes. Their sympathetic design will complement and enrich the local neighbourhood, offering the best of both worlds, just three miles from Aberdeen city centre.



A previous CALA showhome



Local photography



A previous CALA showhome







BUYING NEW IS BETTER WITH CALA



CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



MOVE CHAIN-FREE

Our 100% Part Exchange* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit cala.co.uk/part-exchange.



MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.

ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.”

SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.

ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers’ warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.

FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.

MORE LIGHT AND SPACE

Our Light & Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.

CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.

**CONSUMER
CODE FOR
HOMEBUILDERS**

www.consumercode.co.uk

*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit cala.co.uk/terms. **Source: The NHBC Foundation 2016.



A previous CALA showhome



A typical CALA street scene



A previous CALA showhome

SERVICE WITH A WIDE RANGE OF SMILES

CALA Homes is committed to making your journey into your brand new home as seamless as possible. Providing quality care from the moment we receive your first enquiry to handing you the keys of your dream home, our friendly team is with you every step of the way.

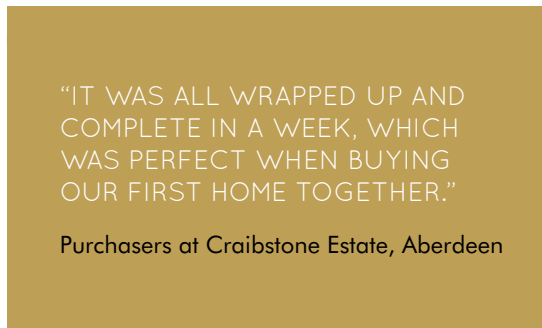
Here are just some of the many happy comments we've received from CALA homeowners who found their move simple and straightforward.



A previous CALA showhome

"WHAT MADE THINGS EVEN EASIER WAS THE SERVICE – BUYING A HOUSE WITH CALA COULD NOT HAVE BEEN SIMPLER."

Purchaser at CALA at Grandhome, Bridge of Don



Purchasers at Craibstone Estate, Aberdeen



A previous CALA showhome



A previous CALA showhome

"WE WERE EXTREMELY IMPRESSED WITH THE PROCESS, IT WAS COMPLETELY FLAWLESS, WELL EXPLAINED AND QUICKLY ORGANISED."

Purchasers at CALA at Grandhome, Bridge of Don

A NEW CHAPTER FOR CATRINA AND GREG

Hoping to discover somewhere which offered a taste of rural community life but still had convenient access to the city centre, Catrina and Greg decided to buy off-plan at Craibstone Estate, using CALA's part exchange service.

Catrina explained: "As this would be our first house, we were both extremely excited but a little worried about selling our current home, however when the CALA sales team explained to us how the part exchange service works, our decision to move was simple.

Having never part exchanged, we imagined it would be a fairly time consuming process, but to our surprise it turned out to be the complete opposite. From start to finish it was very straight forward and everything was explained in detail making the whole scenario a stress-free one. We first visited CALA in February and by April, we'd moved into our new home".

Catrina and Greg were the very first residents to lay their roots in the Aberdeen development, moving into the detached Garvie housetype in the spring. Designed completely with flexible family luxury in mind, the home's five bedrooms provide ample room to breathe which can be tailored to suit any lifestyle, providing the ideal solution to Catrina and Greg's search for more space.

Catrina added: "There were certain requirements that both of us were looking for in our future dream home and The Garvie covered them all and more. From the bright and airy master bedroom to the lovely garden located at the back, there were plenty of boxes ticked for what we were looking for. The double garage was also ideal for our work commute into the city centre. However, my personal favourite space in the house is the stunning open plan kitchen and dining area, which is tailor-made for hosting both our family and friends".

Comprising a mix of three, four and five bedroom luxury detached, semi-detached and terraced homes, as well as contemporary apartments, Craibstone Estate has proven to be hugely popular with a variety of homebuyers searching for their dream home.



"EVEN NOW THAT WE'VE BEGUN TO SETTLE AT CRAIBSTONE, ROSS FROM THE SITE TEAM HAS BEEN VERY ACCOMMODATING AND SUPPORTIVE. IT'S REMARKABLE TO SEE HOW CALA CONTINUE TO DELIVER EVEN AFTER WE'VE RECEIVED THE KEYS TO THE DOOR!"

Catrina Taylor and Greg Keith, purchasers at Craibstone Estate



A previous CALA showhome

ABERDEEN

ITS COSMOPOLITAN DELIGHTS ON YOUR DOORSTEP

With everything in close reach, you can find the perfect lifestyle balance at Southbank. Your immediate Don Valley surroundings are full of characterful charm, scenic trails and beautiful green spaces like The Persley Walled Garden.

If you fancy a little more buzz and excitement, the desirable café culture, independent shops, extensive leisure facilities and major supermarkets in neighbouring Bridge of Don are only round the corner, together with the Granite City's bountiful high street stores, restaurants, museums and theatres all just a short drive away.

Aberdeen enjoys access to championship golf clubs like Royal Aberdeen, Murcar Links and Trump International Golf Links, as well as offering a convenient gateway to the unspoilt, rugged beauty of the coastline.

When it comes to schooling, Woodside Primary and St Machar Academy are both nearby, while many other well-regarded schools* can be found throughout the local area. And for higher education, the University of Aberdeen and Robert Gordon University are also nearby.

*Owning a home in a school's catchment area does not guarantee a place at the school. Please consult the local authority for details.







WELL CONNECTED IN EVERY WAY

For your daily commute into Aberdeen, you can look forward to a convenient three-mile journey, with direct access to the A92 and the recently completed Aberdeen Western Peripheral Route (AWPR), which is improving connections greatly. The A96 is equally handy and runs all the way up to Inverness in the north.

If you wish to take the train, Aberdeen station offers regular services both to the north and south of the city, as well as direct main line connections throughout the country.

Aberdeen Airport is within easy reach too, so you can take off across the world at a moment's notice.



PERFECTLY LOCATED

SOUTHBANK BY CALA, PERSLEY DEN DRIVE, ABERDEEN, AB21 9WL



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Persley Walled Garden – 0.3 miles
- Woodside Sports Complex – 0.3 miles
- Woodside Trail – 0.3 miles
- Bannatyne Health Club and Spa – 0.8 miles
- Tesco Supermarket – 0.9 miles
- Woodside Primary – 0.9 miles
- St Machar Academy – 1.7 miles



BY CAR

- Aberdeen Royal Infirmary – 1.8 miles
- University of Aberdeen – 1.9 miles
- Aberdeen Sports Village and Aquatics – 2.8 miles
- Aberdeen City Centre – 3.4 miles
- Aberdeen Beach – 3.8 miles
- Aberdeen Airport – 3.7 miles
- Robert Gordon University – 5.2 miles



BY RAIL FROM ABERDEEN STATION

- Dundee – 1 hour 3 minutes
- Perth – 1 hour 30 minutes
- Stirling – 1 hour 58 minutes
- Edinburgh – 2 hours 19 minutes
- Glasgow (Queen Street) – 2 hours 30 minutes





A typical CALA street scene



A previous CALA showhome



A previous CALA showhome



CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL
HOMES



FIRST CLASS
CUSTOMER
SERVICE



QUALITY
DESIGN AND
BUILD



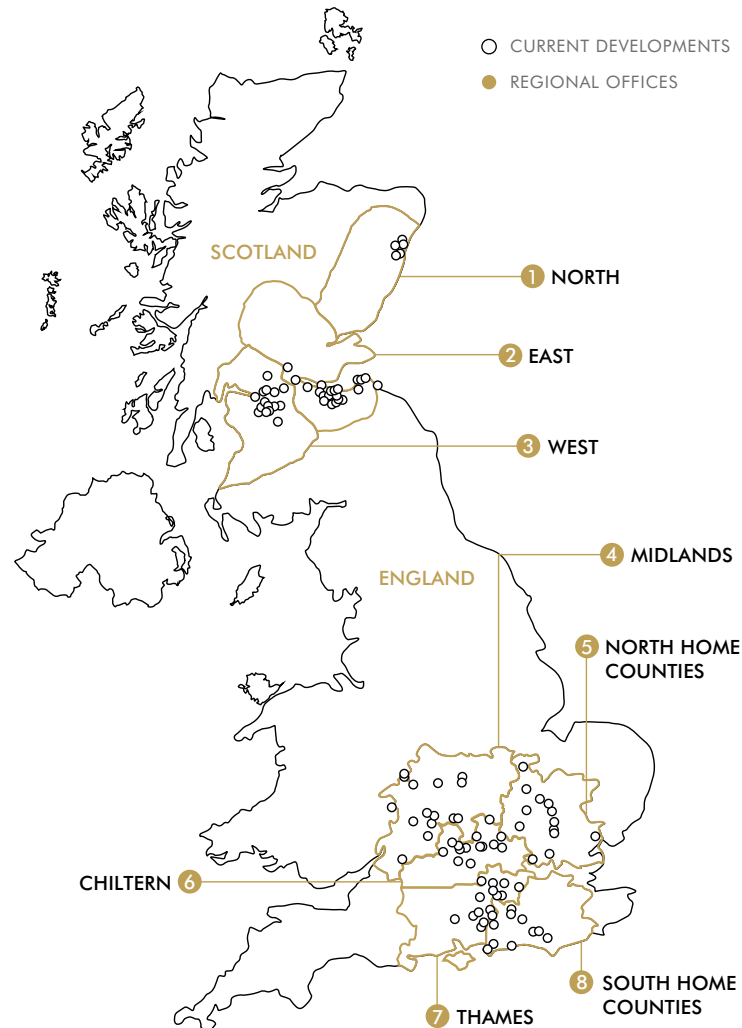
INVESTMENT IN
OUR PEOPLE



POSITIVE
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



PEOPLE

Creating an empowering and inclusive culture that puts the wellbeing of our people, partners, customers and local communities at the heart of our business.



CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)

BY CALA
SOUTHBANK



CALA.CO.UK

SOUTHBANK BY CALA, PERSLEY DEN DRIVE, ABERDEEN, AB21 9WL

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A previous CALA showhome



Local photography

SOUTHBANK
BY CALA

- ALLAN
- ALEXANDER
- ANDERSON
REAR OR FRONT ENTRY
- AVON
- AVON SPECIAL
- BARGOWER
- BARRIE
- BRYCE
- CLELAND
- CRICHTON
- DARROCH
- GUIDECCA
PLOTS 184-201
- MARAIS
PLOTS 208-219
- RAVAL
PLOTS 161-172
- BALMAIN
PLOTS 228-239
- ASTORIA
PLOTS 107-127
- MISSION
PLOTS 62-92
- TORTONA
PLOTS 25-36
- BESPOKE APARTMEN
- SB I
PLOTS 174-176
- SB II
PLOTS 222-224

- DENOTES DEVELOPMENT BOUNDARY
- FEATURE WALL 1800MM
- DENOTES LOW FEATURE WALL & RAILING 1115MM
- DENOTES TIMBER FENCE 1800MM
- DENOTES RETAINING WALL TIMBER FENCE ABOVE 1800MM
- DENOTES DRY STONE WALL 600MM
- DENOTES POST AND WIRE FENCE 1000MM
- DENOTES FEATURED ENTRANCE WALL
- DENOTES FEATURE WALL 900MM
- RIVER DON



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.



SOUTHBANK BY CALA
SPECIFICATION



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish German kitchen featuring Nobilia worktops with Pinto LED under cabinet light
- Bosch induction hob (see housetype List A below)
- Siemens induction hob (see housetype List B below)
- Bosch single oven (see housetype List A below)
- Siemens single oven (see housetype List B below)
- Siemens microwave oven (see housetype List C below)
- Elica telescopic extractor hood
- Active charcoal filter to suit extract hood
- Integrated Indesit fridge freezer (see housetype List D below)
- Integrated Indesit larder fridge (Crichton, Darroch, Garvie only)
- Integrated Indesit larder freezer (Crichton, Darroch, Garvie only)
- Integrated Indesit dishwasher (see housetype List E below)
- Integrated Indesit washer dryer (Bargower only)
- Carron 1 ½ bowl stainless steel sink with VADO origins mixer taps (kitchen)
- Carron single bowl sink with VADO matrix taps (utility)

BATHROOM & EN SUITES

- White sanitary ware from the Laufen range (see housetype List B below)
- White sanitary ware from the Vitra range (see housetype List A below)
- VADO chrome taps
- VADO chrome plated shower mixer set
- Glass shower enclosure
- Full height tiling around baths and shower enclosures
- Choice of wall tiling from Porcelanosa range*
- Free standing vanity unit below the sink in the bathroom and en suite (see housetype List B below)

INTERNALS

- Ground floor approx. 2399mm, first floor approx. 2471mm floor to ceiling height (Allan, Avon, Avon Special, Banton, Bargower, Barrie, Bryce, Cleland, Crichton, Darroch)
- Ground floor approx. 2624mm, first floor approx. 2471mm floor to ceiling height (Garvie)
- Ground floor approx. 2400mm, first floor approx. 2400mm, second floor approx. 2475mm floor to ceiling height (Anderson & Alexander)
- Ground/first floor approx. 2425mm, second floor approx. 2475mm floor to ceiling height (Apartments only)

DECORATION

- Internal walls & ceilings finished in white Internal woodwork finished in satin paint
- Oak veneer pre-finished solid core internal pass doors (excluding Apartments)
- White pre-finished solid core internal pass doors (Apartments)
- Staircase to include oak varnished handrails with white painted balustrades (excluding Apartments)

WARDROBES

- A mix of stylish bi-fold doors, shelves, hanging rails and white or oak veneer pre-finished semi-solid core doors (where design dictates)

ELECTRICAL

- Ample power, TV and telephone points throughout the properties
- Chrome sockets to be fitted above the kitchen worktop
- Pendant light fittings throughout the property with down lighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

SECURITY & SAFETY

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector

PLUMBING & HEATING

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiators (see housetype List B below)
- Central heating via gas-fired boiler with hot water cylinder and radiators, also featuring roof integrated solar PV (See housetype List A below. Apartment PVs serve the communal area only)

EXTERNALS

- uPVC double-glazed windows finished with chrome internal handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles to the rear of the property (where design dictates) (see housetype List B below)
- Feature front door in white
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

A: Alexander, Allan, Anderson, Avon, Avon Special, Banton, Apartments

B: Bargower, Barrie, Bryce, Cleland, Crichton, Darroch, Garvie

C: Bryce, Cleland, Crichton, Darroch, Garvie

D: Alexander, Allan, Anderson, Avon, Avon Special, Banton, Bargower, Barrie, Bryce, Cleland, Apartments

E: Alexander, Anderson, Bargower, Barrie, Bryce, Cleland, Crichton, Darroch

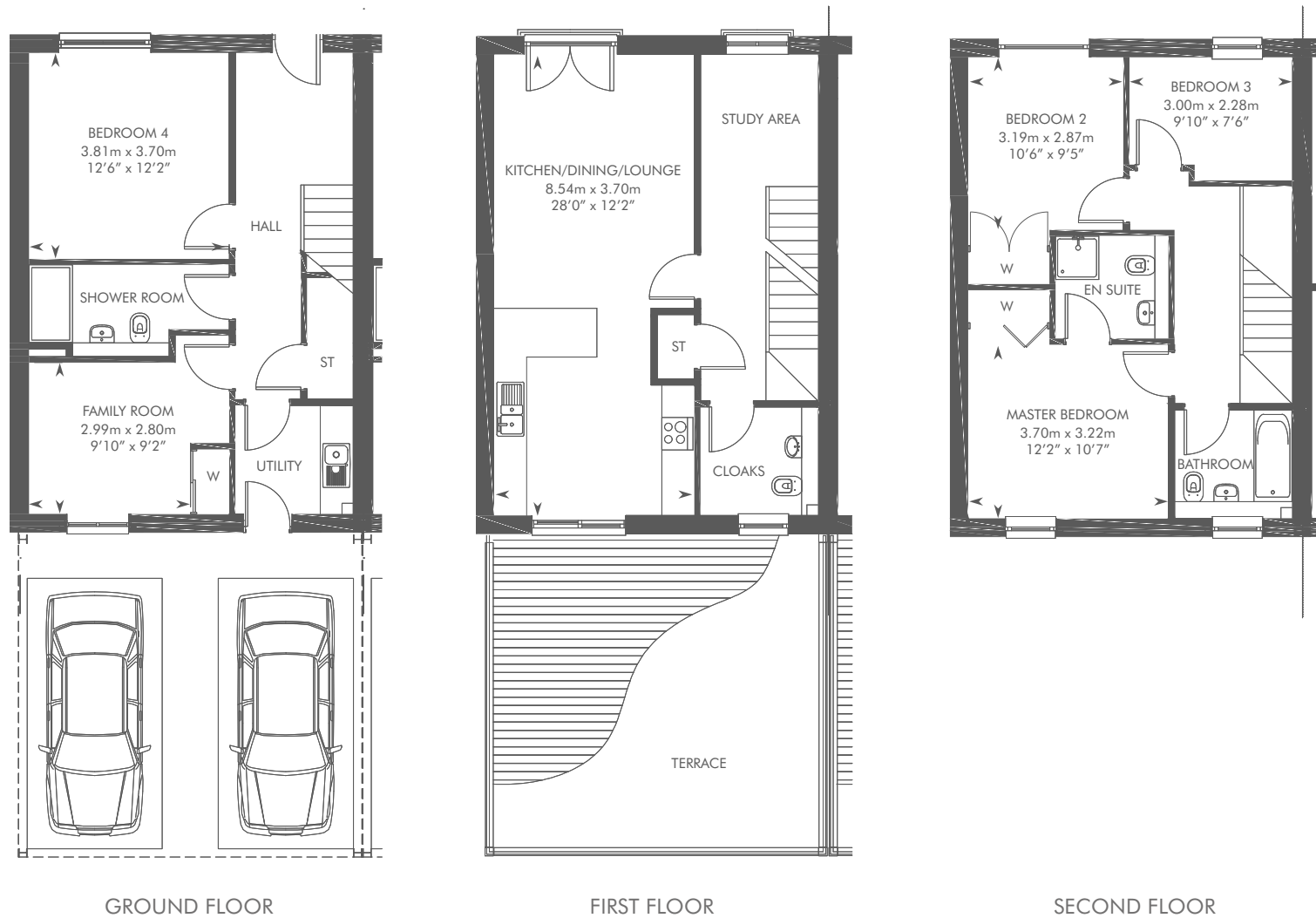
*Subject to build stage. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring.



THE ALEXANDER

4 BEDROOM TOWNHOUSE





Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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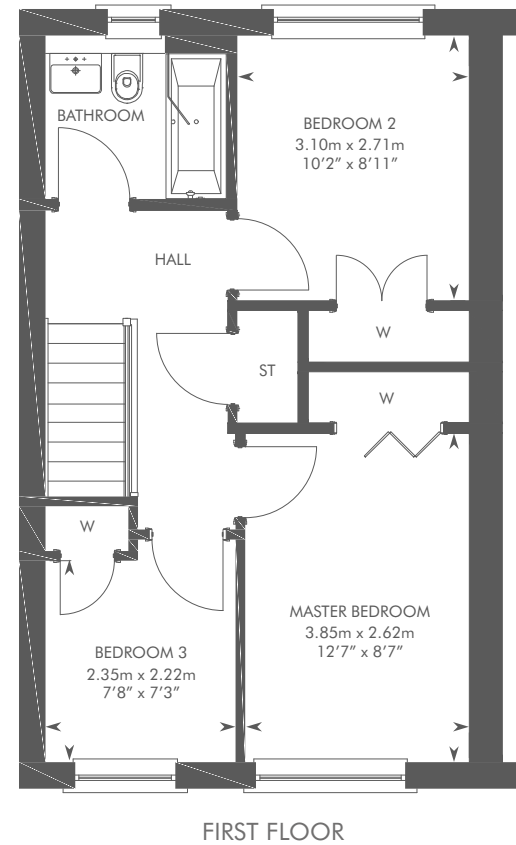
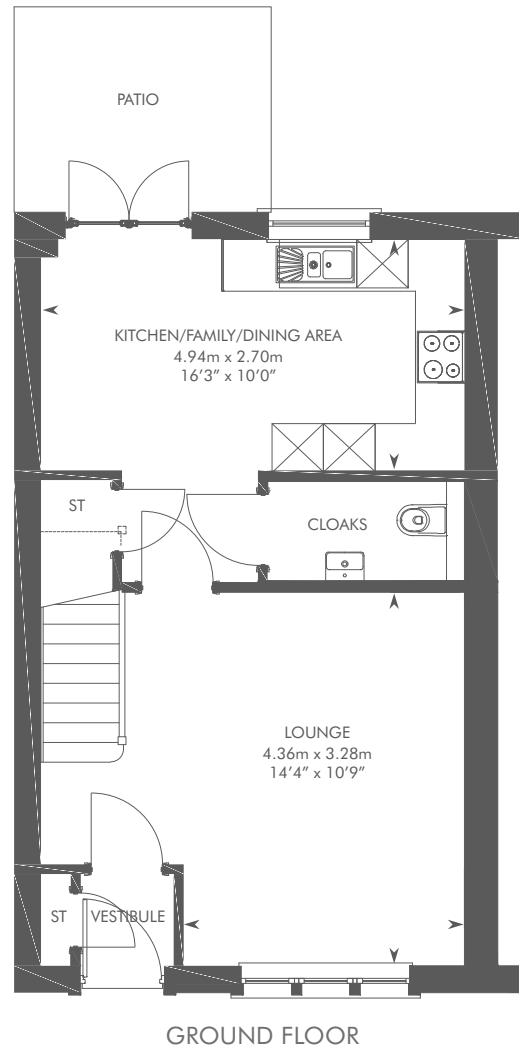


Computer Generated Image – A typical Allan

THE ALLAN

3 BEDROOM SEMI-DETACHED OR TERRACED HOME





Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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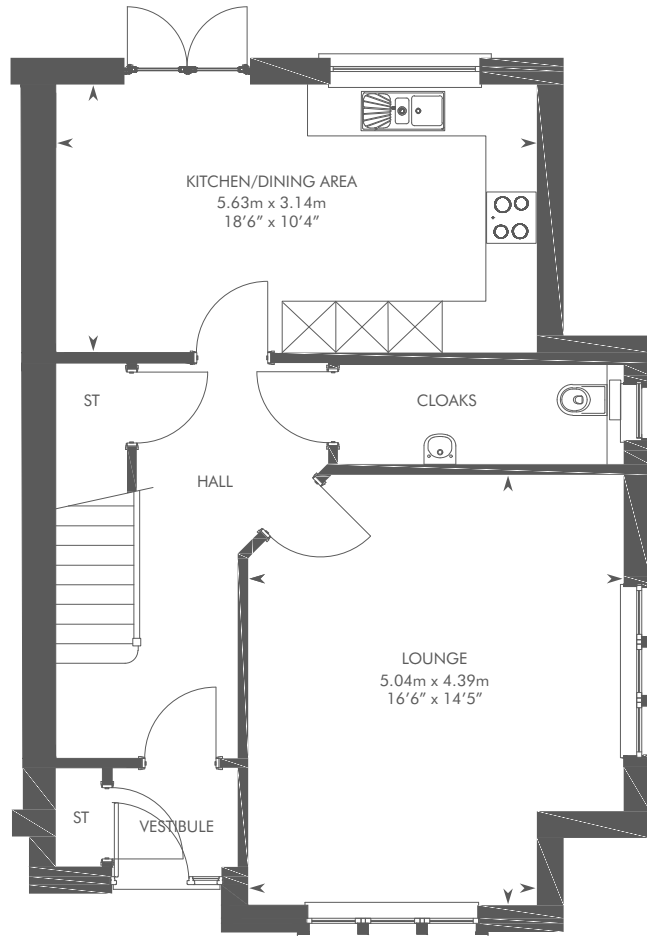


Computer Generated Image – A typical Avon Special

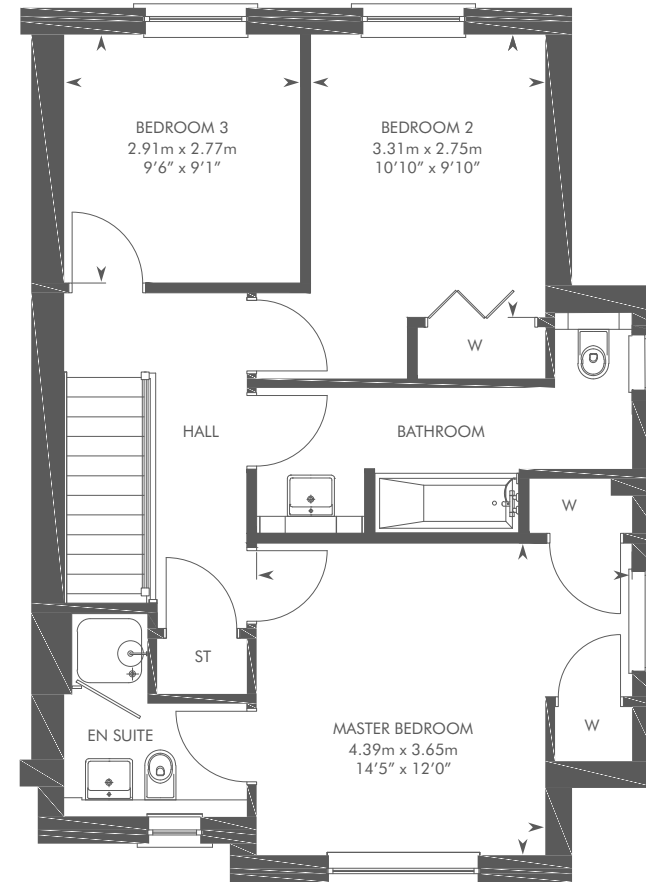
THE AVON SPECIAL

3 BEDROOM SEMI-DETACHED OR END TERRACE HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

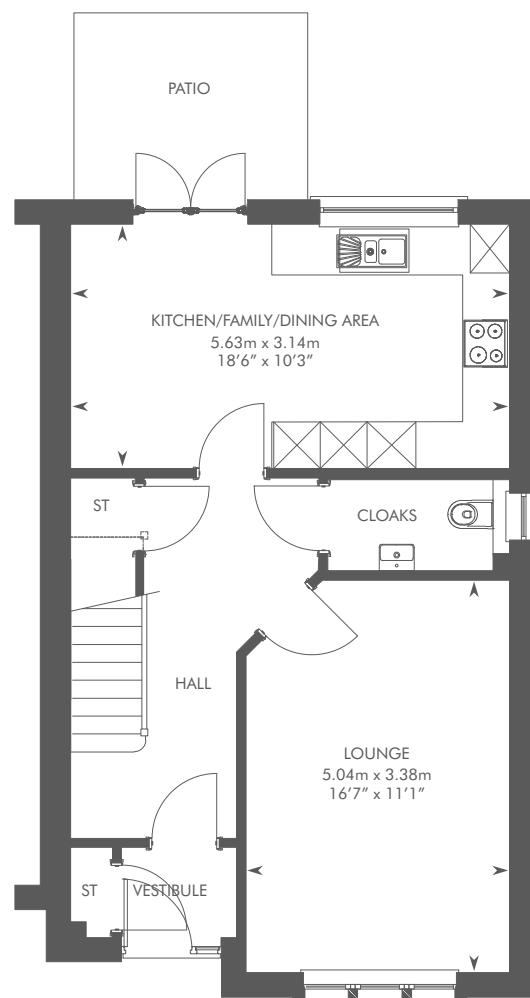
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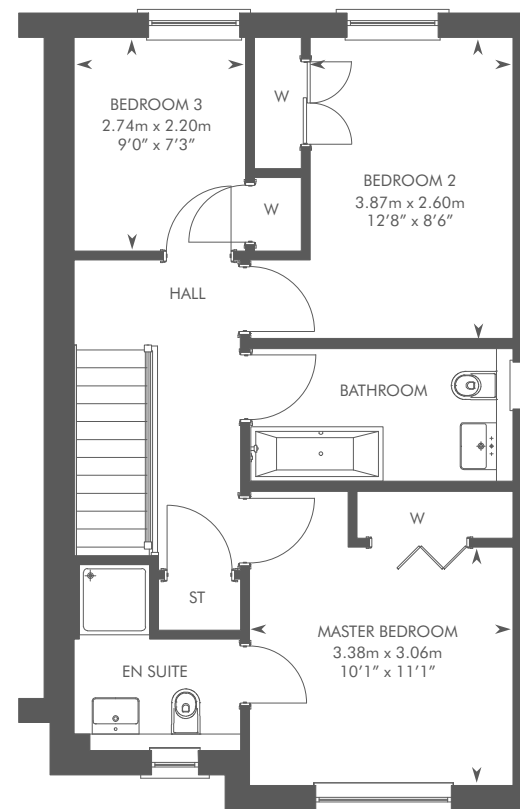
THE AVON

3 BEDROOM SEMI-DETACHED, MID OR END TERRACE HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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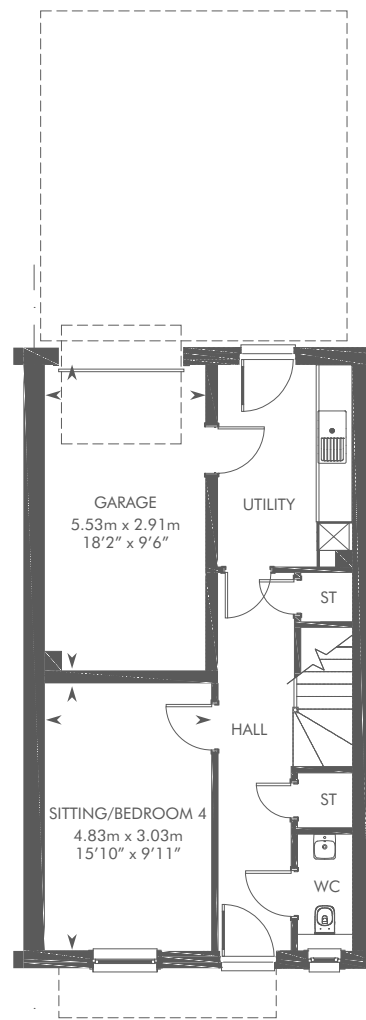


Computer Generated Image – A typical Anderson

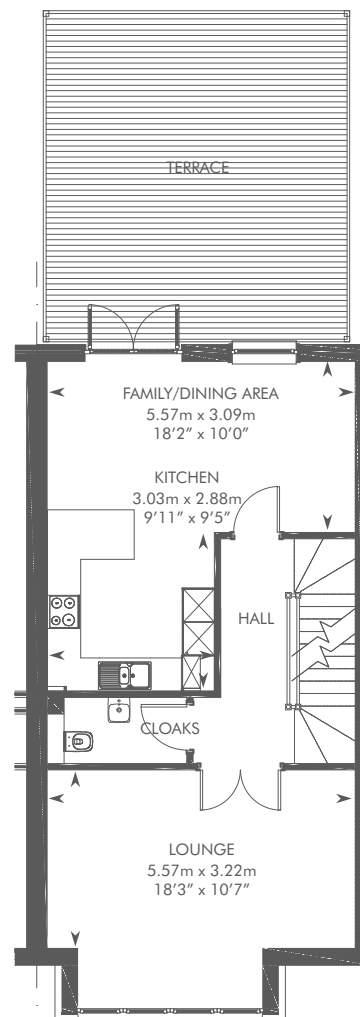
THE ANDERSON

4 BEDROOM TOWNHOUSE

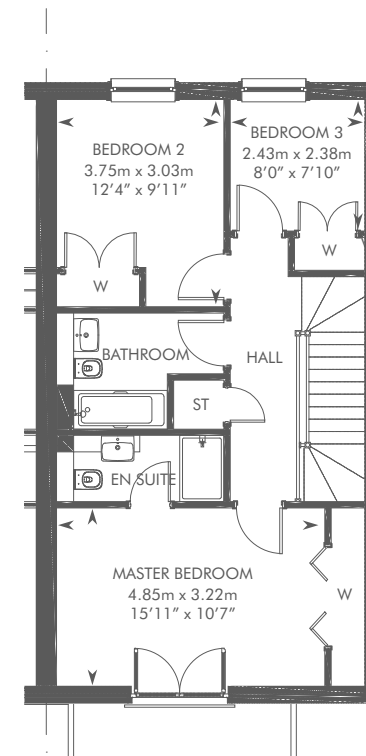




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please ask your Sales Consultant for further plot specific details. ST: Store cupboard. W: Wardrobe.

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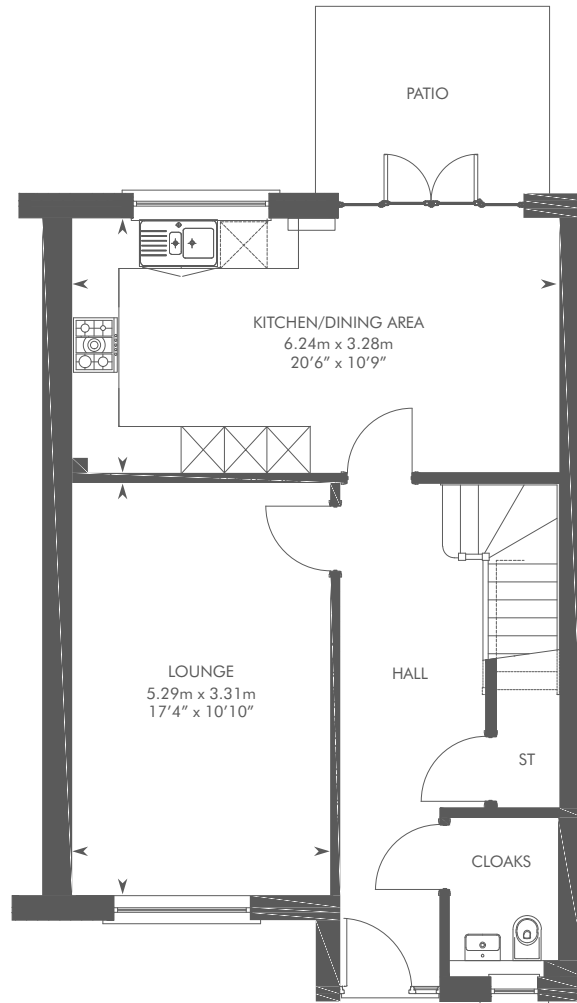


Computer Generated Image – A typical Banton

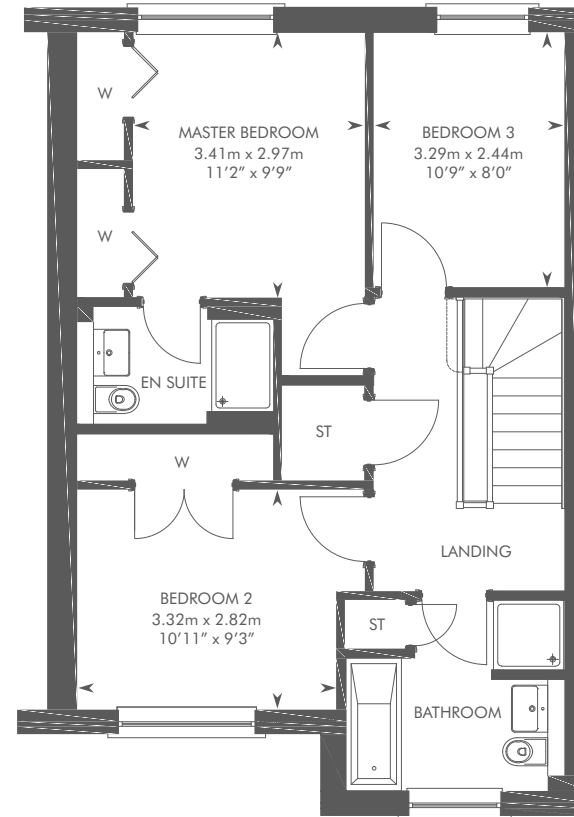
THE BANTON

3 BEDROOM SEMI-DETACHED, MID OR END TERRACE HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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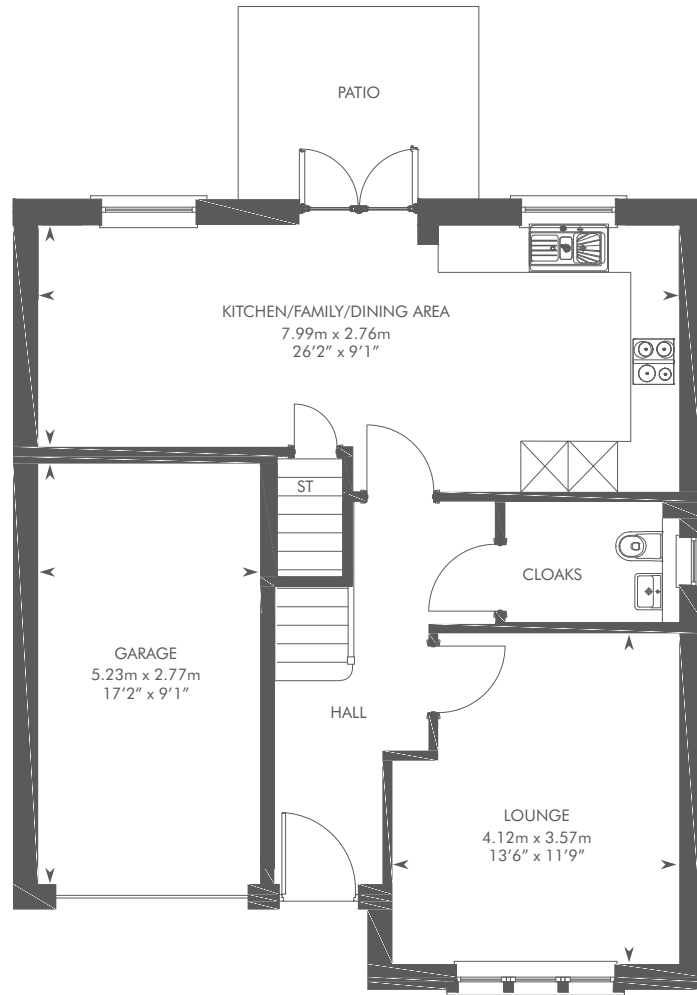
Computer Generated Image – A typical Bargower

THE BARGOWER

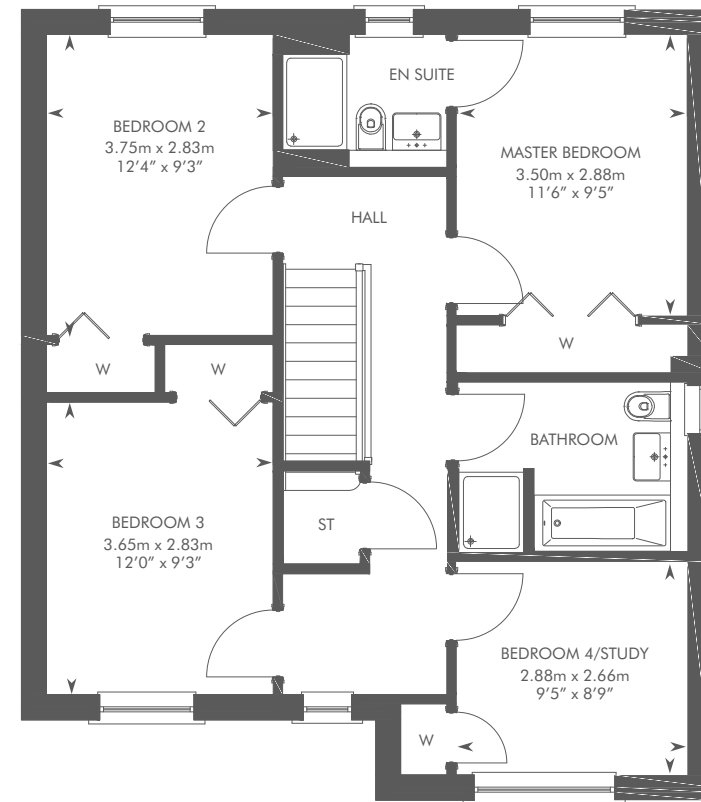
4 BEDROOM DETACHED HOME



THE BARGOWER



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

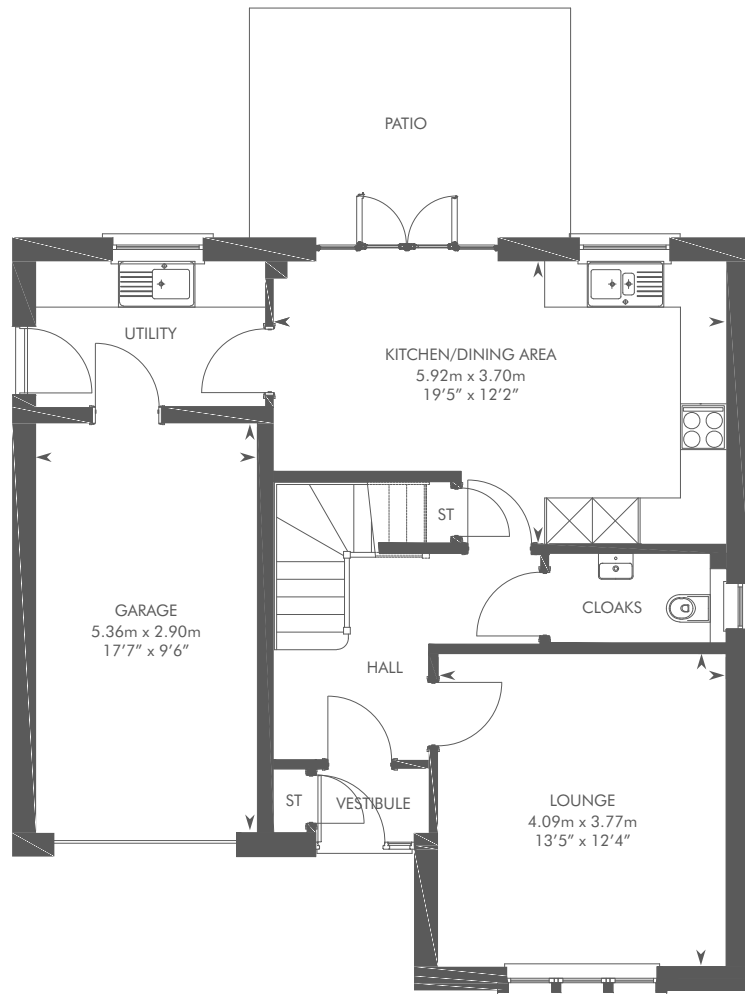
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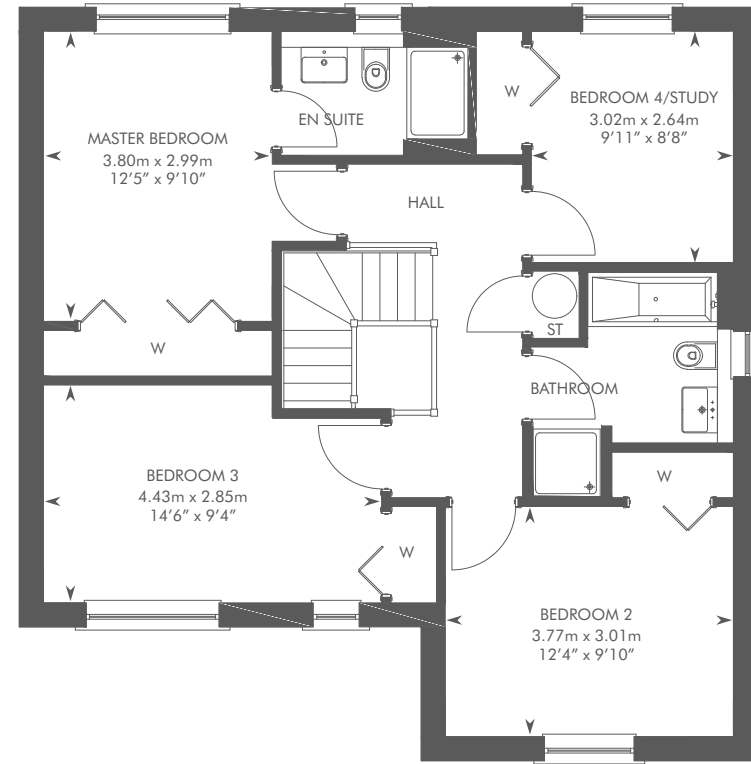
THE BARRIE

4 BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

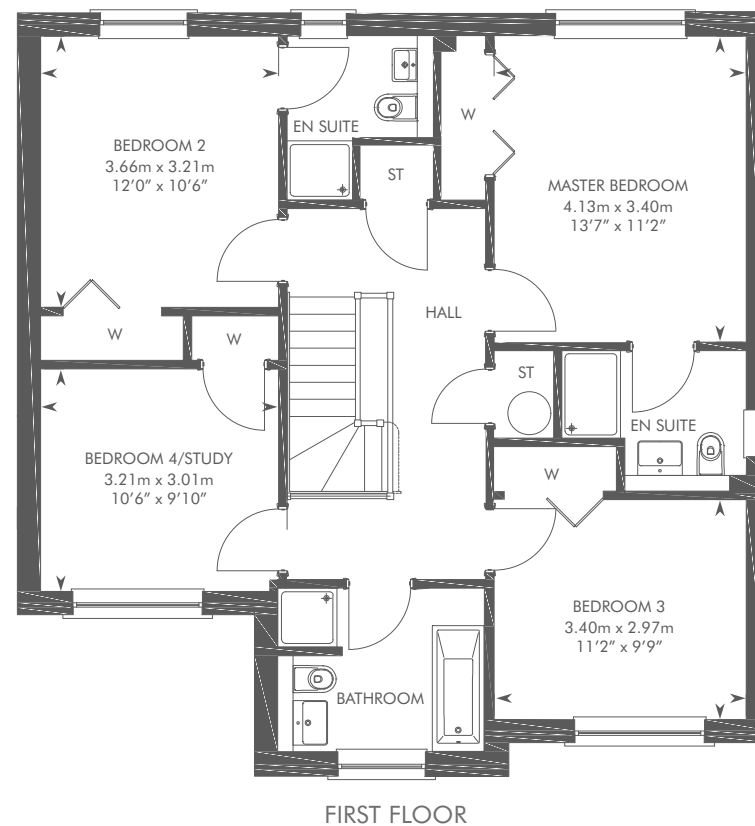
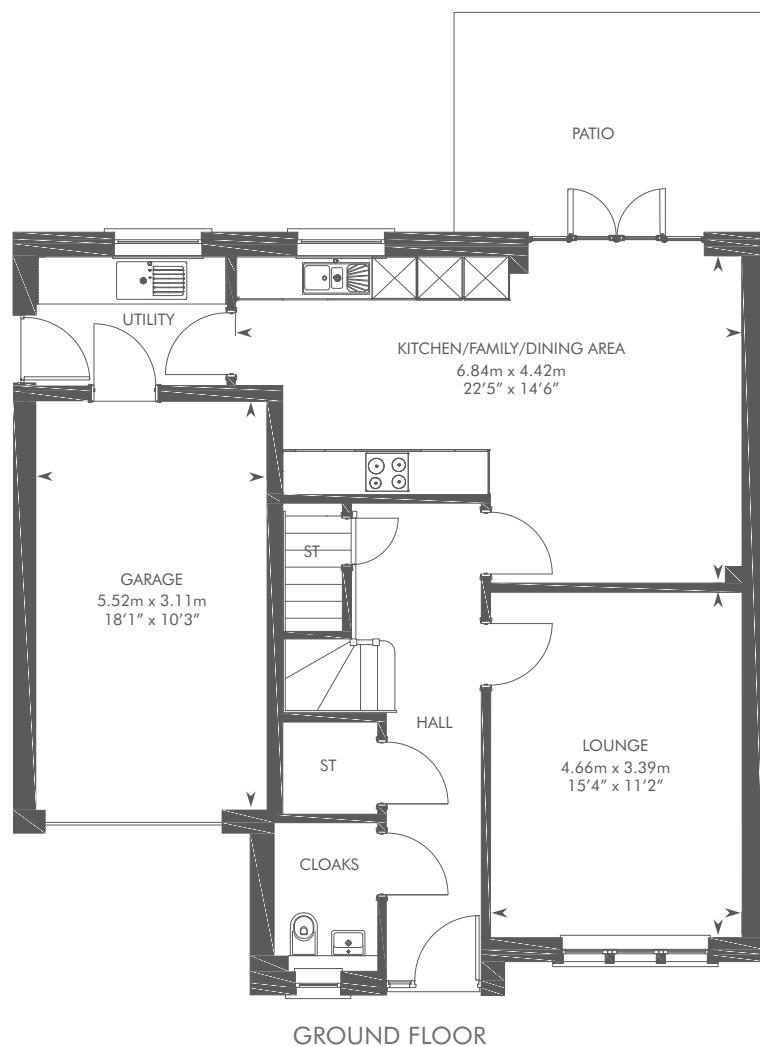
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THE BRYCE

4 BEDROOM SEMI-DETACHED OR DETACHED HOME





Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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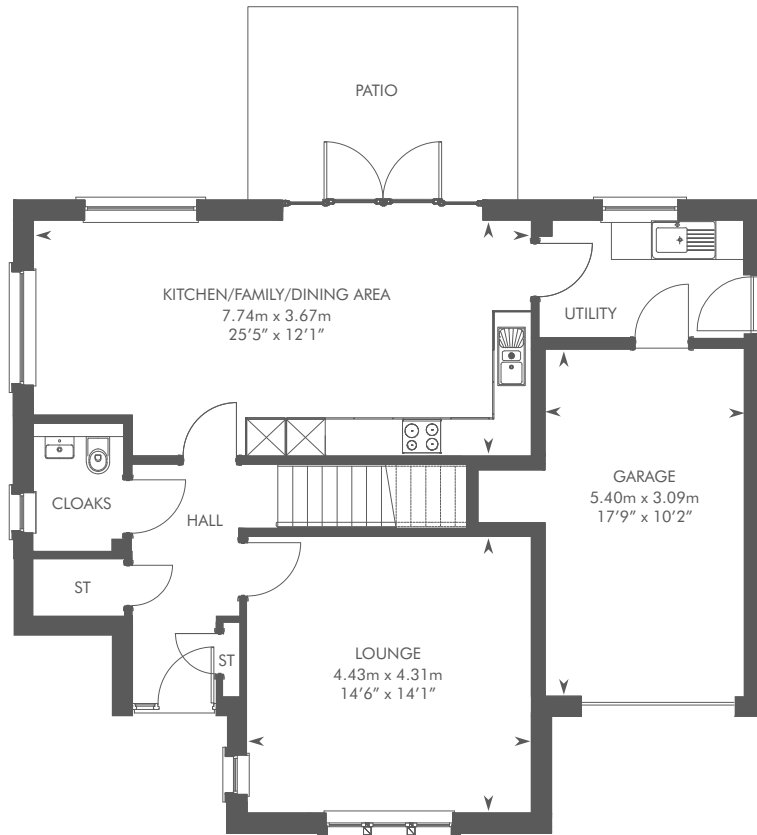


Computer Generated Image – A typical Cleland

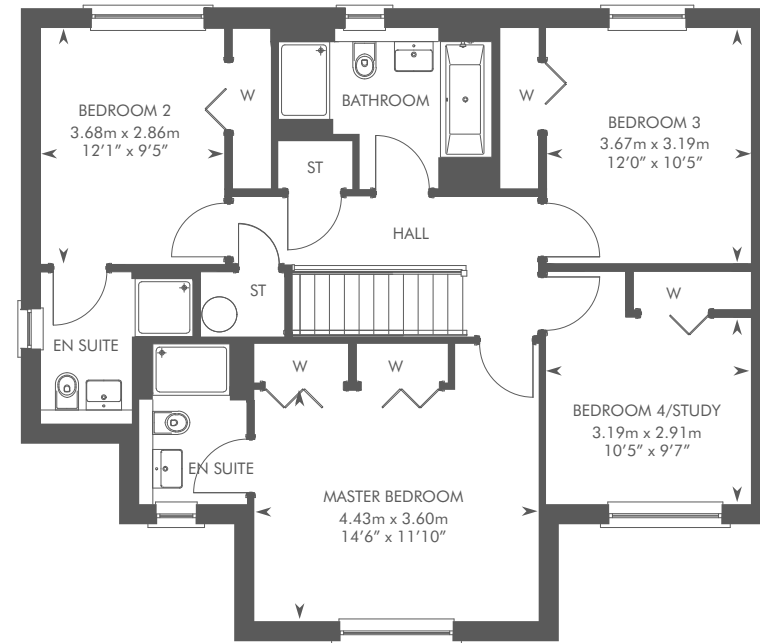
THE CLELAND

4 BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

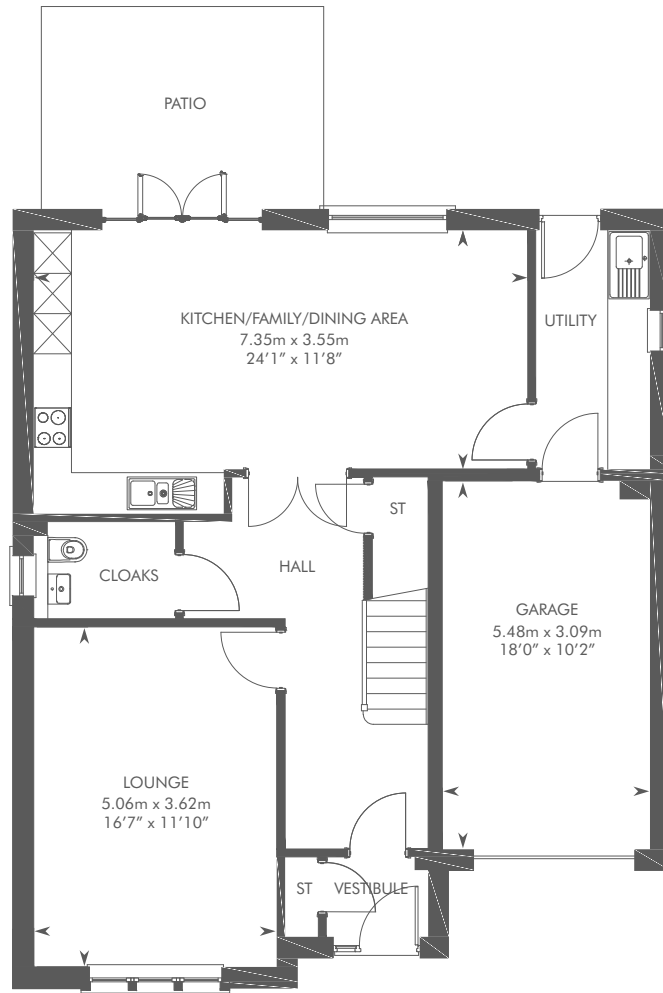
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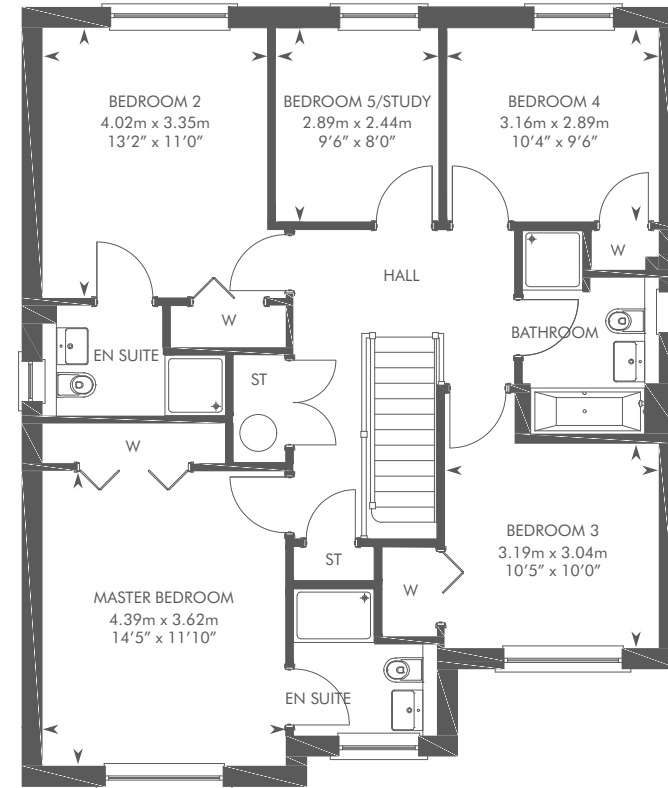
THE CRICHTON

5 BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

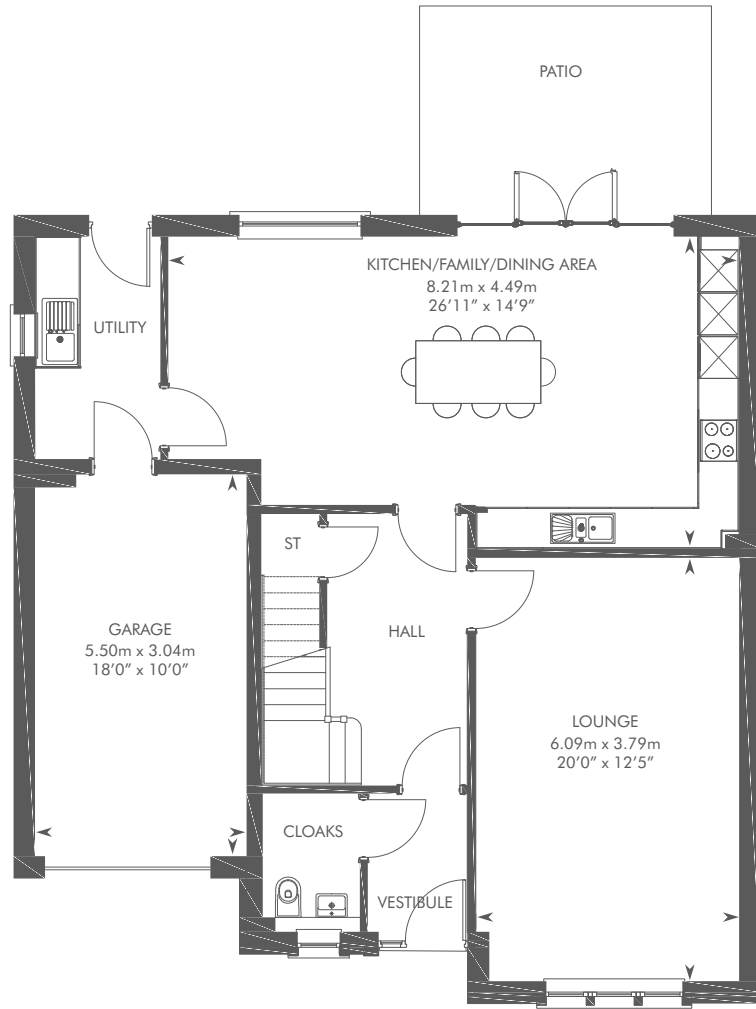
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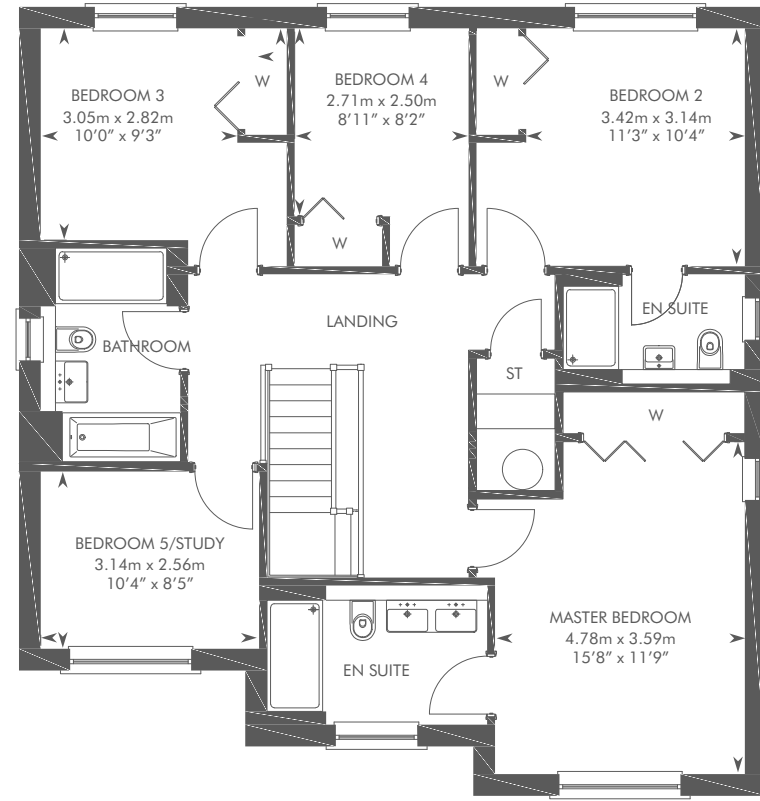
THE DARROCH

5 BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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