



TWENTYFOUR, ROSEMOUNT
ABERDEEN



SET YOUR SIGHTS ON HIGH-SPEC LIVING

Located within the west end of Aberdeen, TwentyFour, Rosemount offers a limited number of stunning contemporary living spaces with an appealing backdrop of mature trees and open green spaces.

Comprising just 24 two bedroom apartments within a four and a half storey block, floors 1 to 3 benefit from a private balcony off the main living area, providing the perfect al fresco space to relax or entertain. Penthouse apartments feature a secluded private terrace, adding an exclusive touch to everyday life and the ideal space to entertain. All apartments include high-spec interiors, allocated parking and lift access.

The 'Granite' or 'Silver City', with its stunning architectural backdrop and wealth of amenities, makes this development the ideal choice for first time buyers, downsizers or those looking to move up the property ladder.

From foodies to festival goers, sports fans to fashionistas, you are sure to be spoiled for choice by Scotland's third largest city.



ROSEMOUNT

BE SPOILED FOR CHOICE

Known for its granite Victorian tenements, villas and terraces, Rosemount offers the perfect blend of old and new - an enticing urban base just minutes from the city centre. A wide range of local shops and amenities including butchers, bakers, cafes and one-off boutiques create a bustling community while offering plenty of scope for exploration.

Just a short walk from TwentyFour, Rosemount, Victoria Park Gardens offers a splendid array of plants, flowerbeds, trees and shrubs. It's fountain centrepiece incorporates an incredible fourteen different granites and was presented to the people of the city by the Granite Polishers and Master Builders of Aberdeen.

The adjacent Westburn Park is popular for walking, having fun with the family or meeting friends. It also provides excellent sports facilities including football pitches, tennis courts, children's cycle training track and world championship standard bowling greens. Two large ponds and a stream, the Gilcomston Burn, offer plenty of places to relax or picnic.

Wander a little further to Duthie Park to enjoy their all-weather glasshouse. Packed with an incredible mix of tropical plants, it's one of Europe's largest indoor gardens.

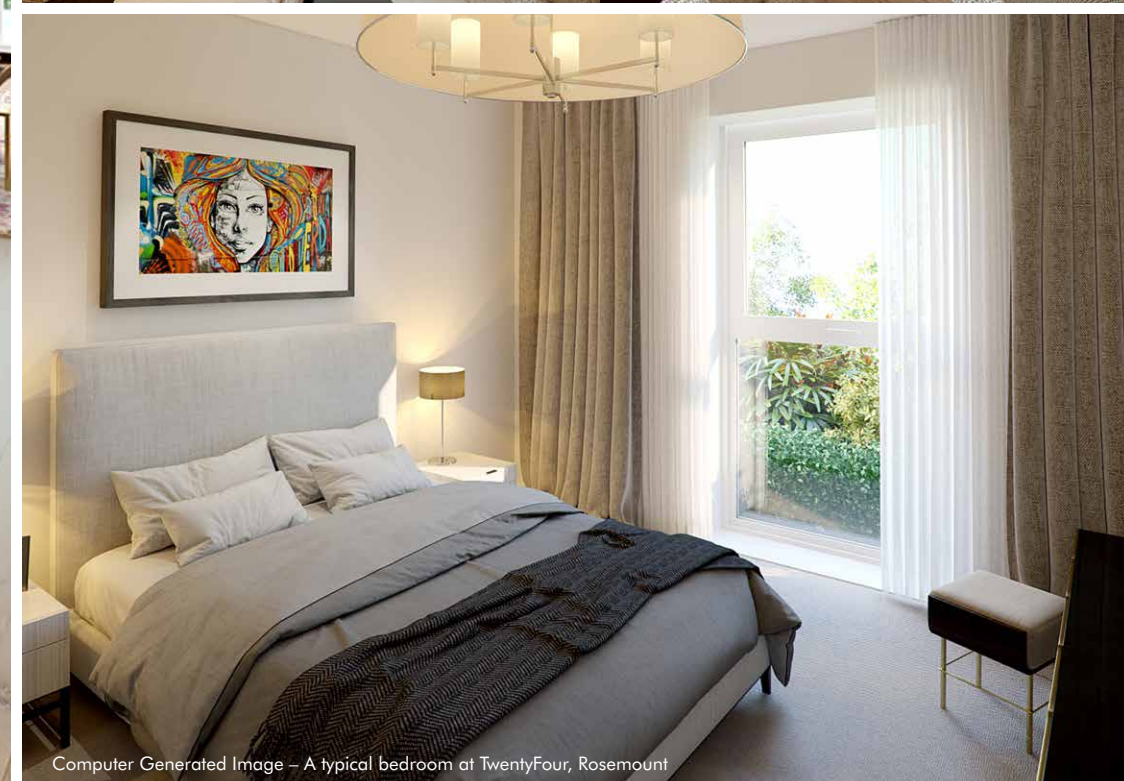




Computer Generated Image – A typical dining area at TwentyFour, Rosemount



Computer Generated Image – A typical lounge at TwentyFour, Rosemount



Computer Generated Image – A typical bedroom at TwentyFour, Rosemount

GETTING AROUND THE GRANITE CITY

Positioned in one of Aberdeen's most sought-after locations, you'll benefit from the city's excellent motorway and public transport network.

An easy 4 minute drive will take you to North Anderson Drive - a key arterial route within the city. From here, join the Aberdeen Western Peripheral Route (AWPR), which accesses both north and south of the city, as well as the A96 to Inverness and the A90 to the central belt.

Whether day-tripping or commuting, Aberdeen Train Station is just over a mile and a half from home. Take a short walk or park and ride to benefit from a wide variety of routes servicing the local area and beyond.

Local buses also offer easy travel throughout the city, to surrounding business parks and the suburbs.

Looking to go further afield? With Aberdeen Airport just 5 miles away, whether for business or for pleasure, a world of opportunity awaits.

*Google maps used to calculate distances





SERVICE WITH A WIDE RANGE OF SMILES

As a Home Builders Federation 5 star builder, awarded for customers' willingness to recommend us to a friend, you are at the heart of everything we do. Every one of our homes comes with a 10-year NHBC warranty, giving you the assurance that, with CALA, service and peace of mind go hand in hand.

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

A previous CALA showhome



“I’m hugely grateful for CALA for helping make my first home-buying experience so simple and helping me find a home that I truly love.”

Purchaser at Craibstone Estate

BUYING 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.



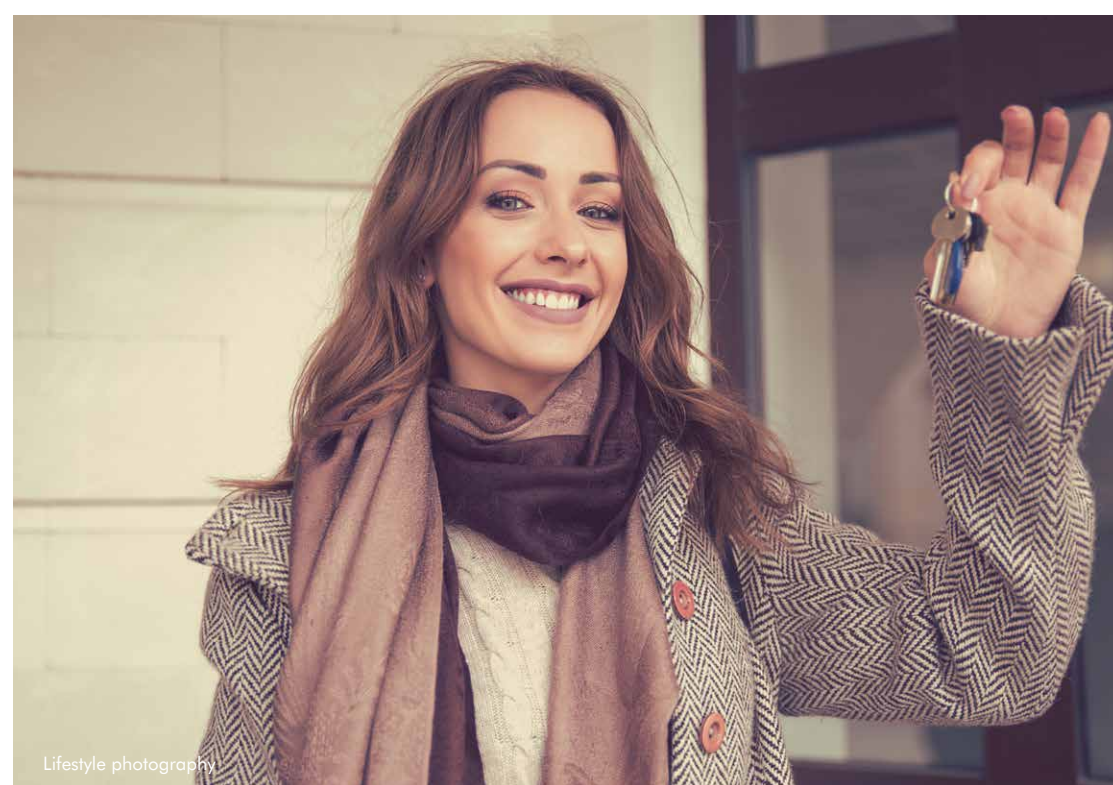
MORE CHOICE

With a selection of kitchens and bathrooms, you can choose kitchen worktops and cupboards as well as bathroom tiles and flooring 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.



Lifestyle photography



Previous show apartment



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.



A previous CALA showhome



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 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.



CONSUMER CODE FOR HOMEBUILDERS

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



*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



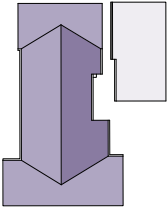
Computer Generated Image – Apartment street scene at TwentyFour, Rosemount

TWENTYFOUR, ROSEMOUNT

THE DEVELOPMENT



TWENTYFOUR ROSEMOUNT



2 BEDROOM APARTMENTS

- DENOTES SITE BOUNDARY*
- DENOTES CONCRETE SLAB PAVING
- DENOTES LOW LEVEL PLANTING
- DENOTES INFORMAL STEPPING STONE PATH
- DENOTES GRASSCRETE PARKING BAYS
- DENOTES BLOCK PAVING PARKING BAYS
- DENOTES LOW LEVEL FEATURE WALL



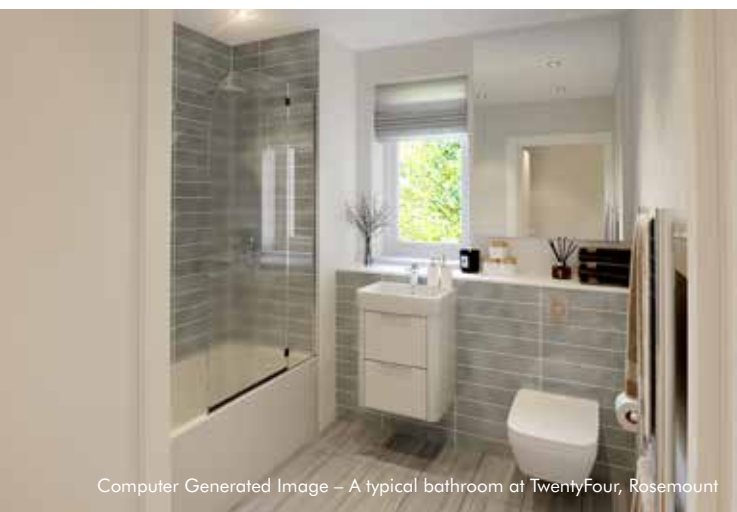
The above development layout is not drawn to scale and is for general guidance only. Road layouts and external treatments may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation. *The boundary line does not reflect the purchase area.



TWENTYFOUR, ROSEMOUNT
SPECIFICATION



Computer Generated Image – A typical kitchen at TwentyFour, Rosemount



Computer Generated Image – A typical bathroom at TwentyFour, Rosemount



Computer Generated Image – A typical bedroom at TwentyFour, Rosemount

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 Kitchens
- Under unit lighting
- Siemens single oven
- Siemens 60cm induction hob
- Elica telescopic extractor hood
- Active charcoal filter to suit extractor hood
- Integrated Indesit 70/30 fridge freezer
- Fully integrated Indesit 60cm dishwasher
- Integrated Indesit 60cm washer dryer
- Matt black Carron 1 ½ bowl sink
- Gessi Su & Giu brushed black metal kitchen mixer tap

BATHROOM & EN SUITES

- White sanitaryware from the Laufen range
- Vado chrome taps
- Vado chrome plated shower mixer set
- Shower over the bath within bathroom

- Chrome heated towel rail
- Choice of wall tiling from Porcelanosa ranges*
- Full height tiling around baths and shower enclosures
- Free standing vanity unit below the sink in the bathroom and en suite

INTERNALS

- Please consult the sales team for plot specific floor to ceiling heights

DECORATION

- Internal wall within properties finished in white
- Internal ceiling within properties finished in white
- White oil paint finish on skirtings and facings
- White oak pre-finished solid core internal pass doors with contemporary level style handle
- Internal wall within communal area finished in white

WARDROBES

- Stylish bi-fold wardrobe doors to all bedrooms, with shelves and hanging rails except where walk-ins shown

ELECTRICAL

- Communal access video control monitor system with electronic release & entry phone line
- Low energy block entrance wall light with integral photocell sensor & timer provided at communal block entry points
- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided 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

- Security alarm system fitted to ground floor apartments only
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector
- Lift serving all floors within apartment block

PLUMBING & HEATING

- Central heating via gas-fired boiler with hot water cylinder and radiators

EXTERNALS

- uPVC double-glazed window, exterior grey in colour, interior white in colour, finished with a chrome internal handle
- Grey feature main entrance door to building
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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



TWENTYFOUR, ROSEMOUNT

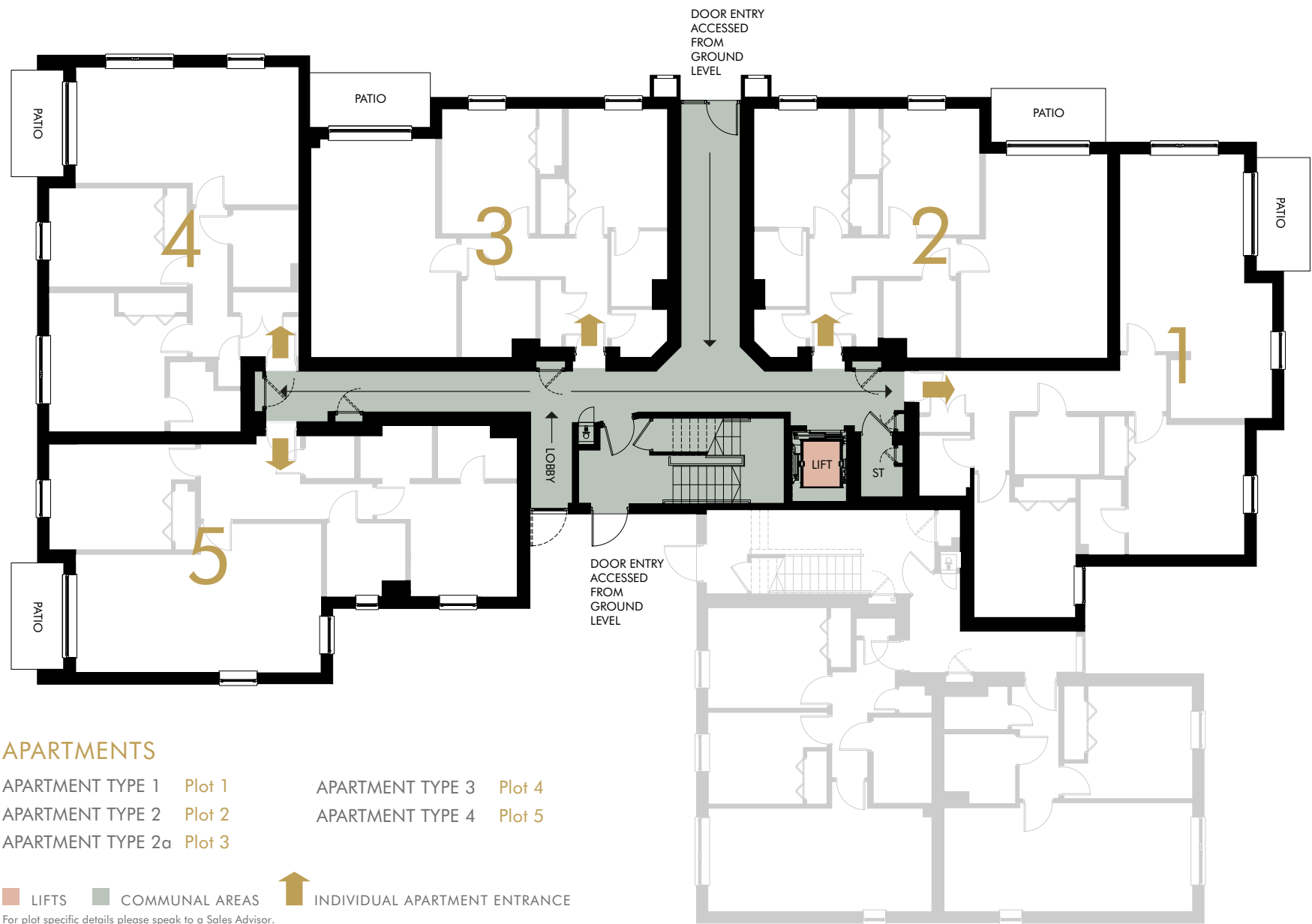
ABERDEEN

APARTMENT LOCATOR
AND FLOORPLANS

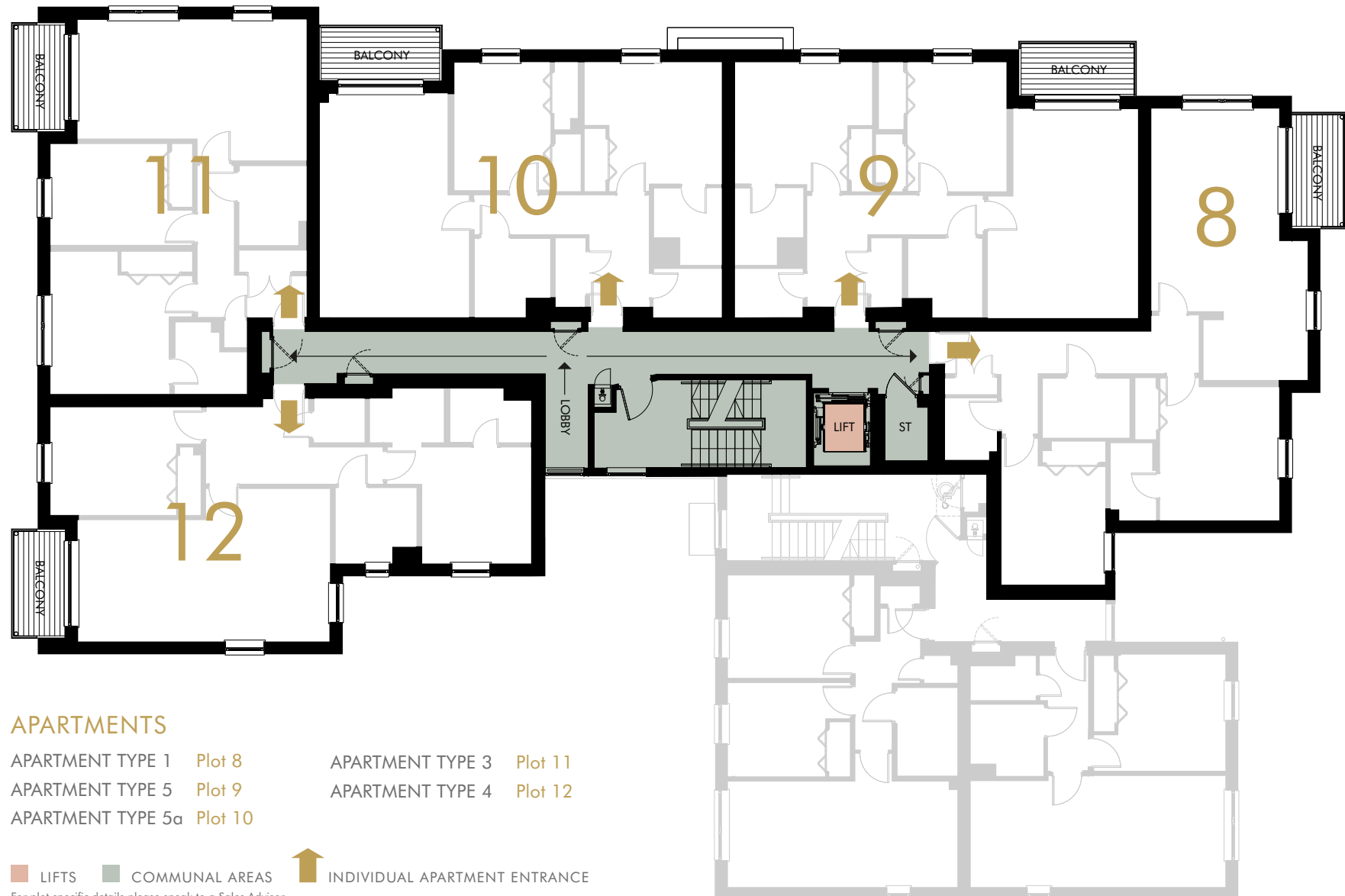


Computer Generated Image – TwentyFour, Rosemount

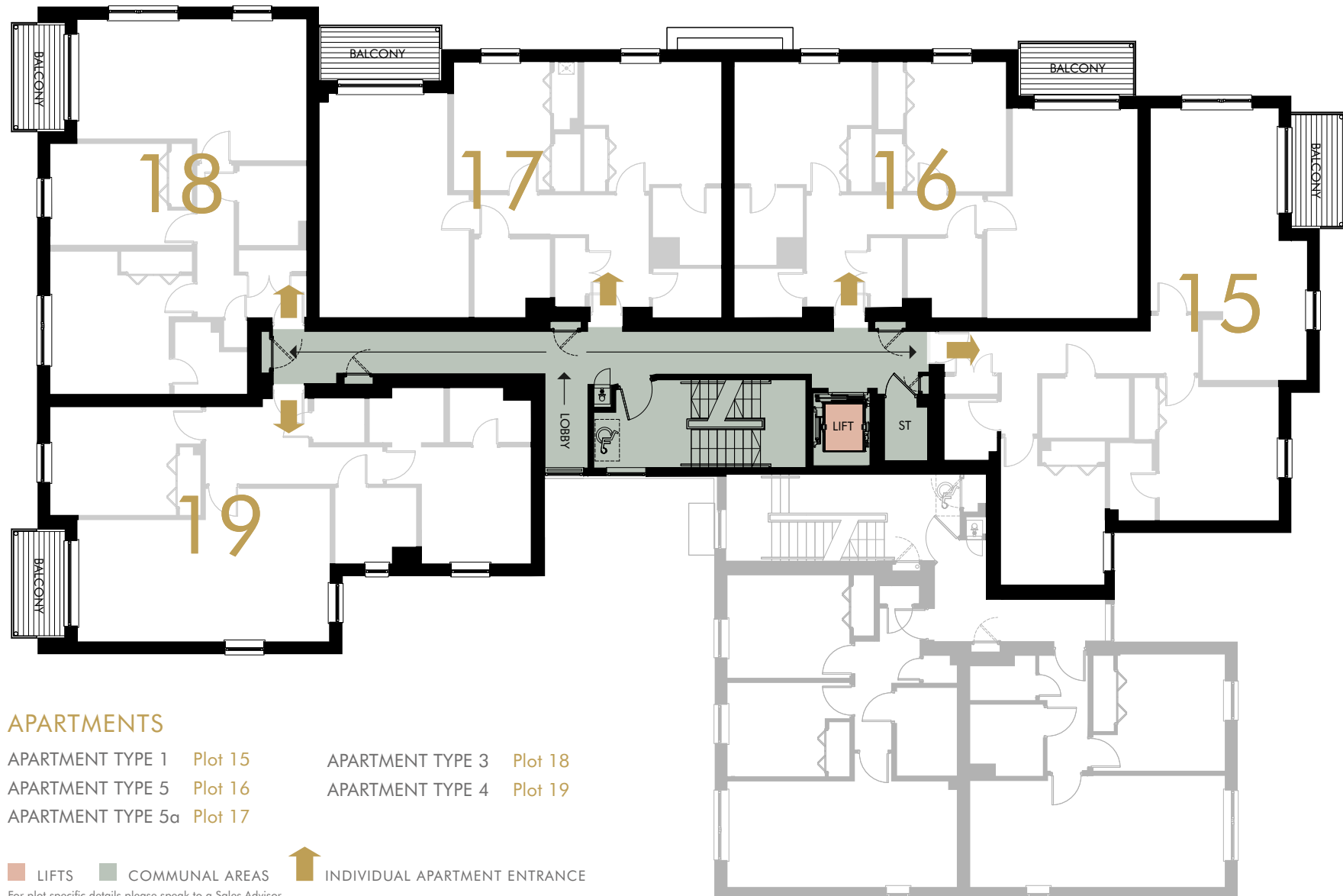
GROUND FLOOR - APARTMENTS 1, 2, 3, 4, 5



FIRST FLOOR - APARTMENTS 8, 9, 10, 11, 12



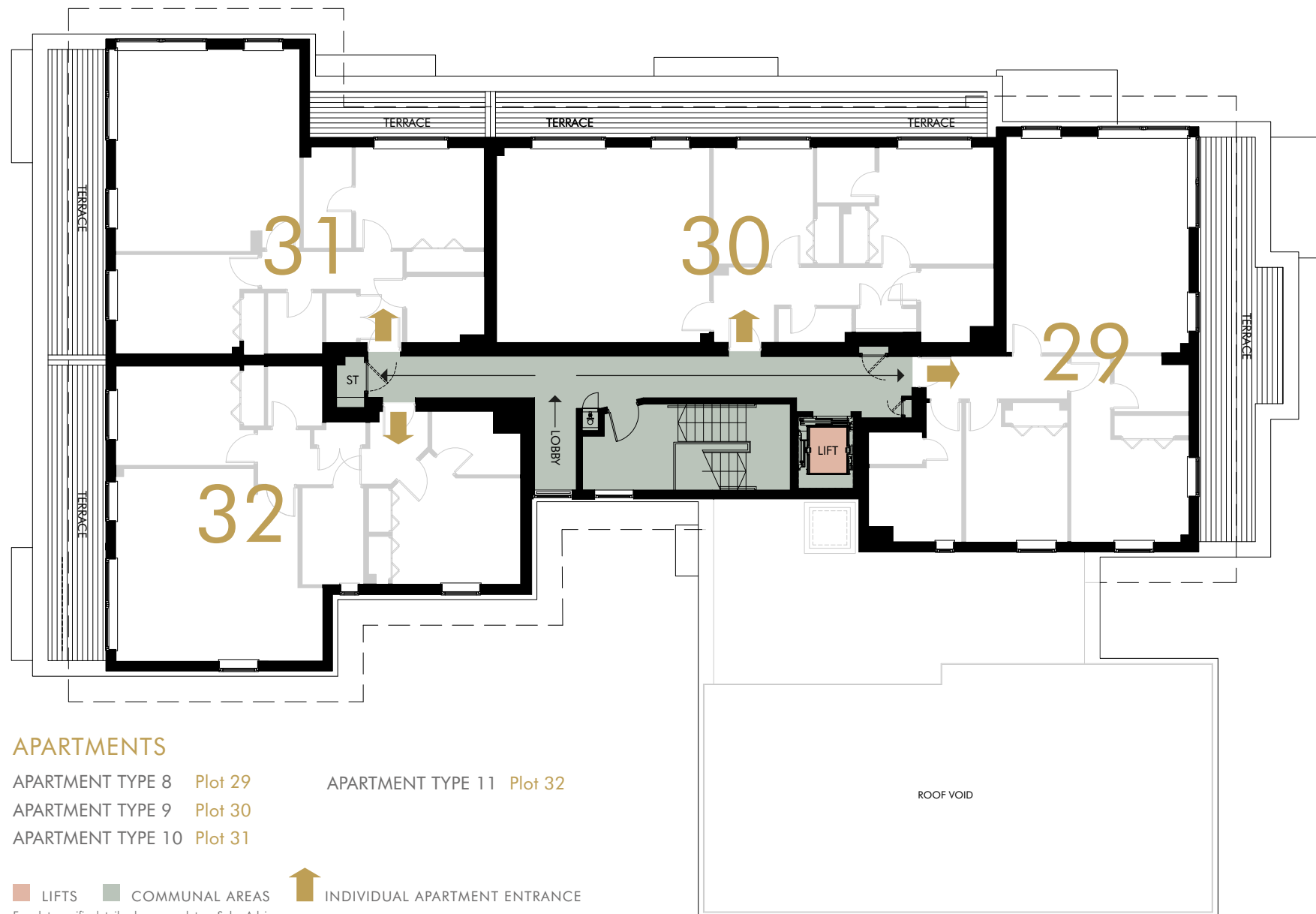
SECOND FLOOR - APARTMENTS 15, 16, 17, 18, 19



THIRD FLOOR - APARTMENTS 22, 23, 24, 25, 26



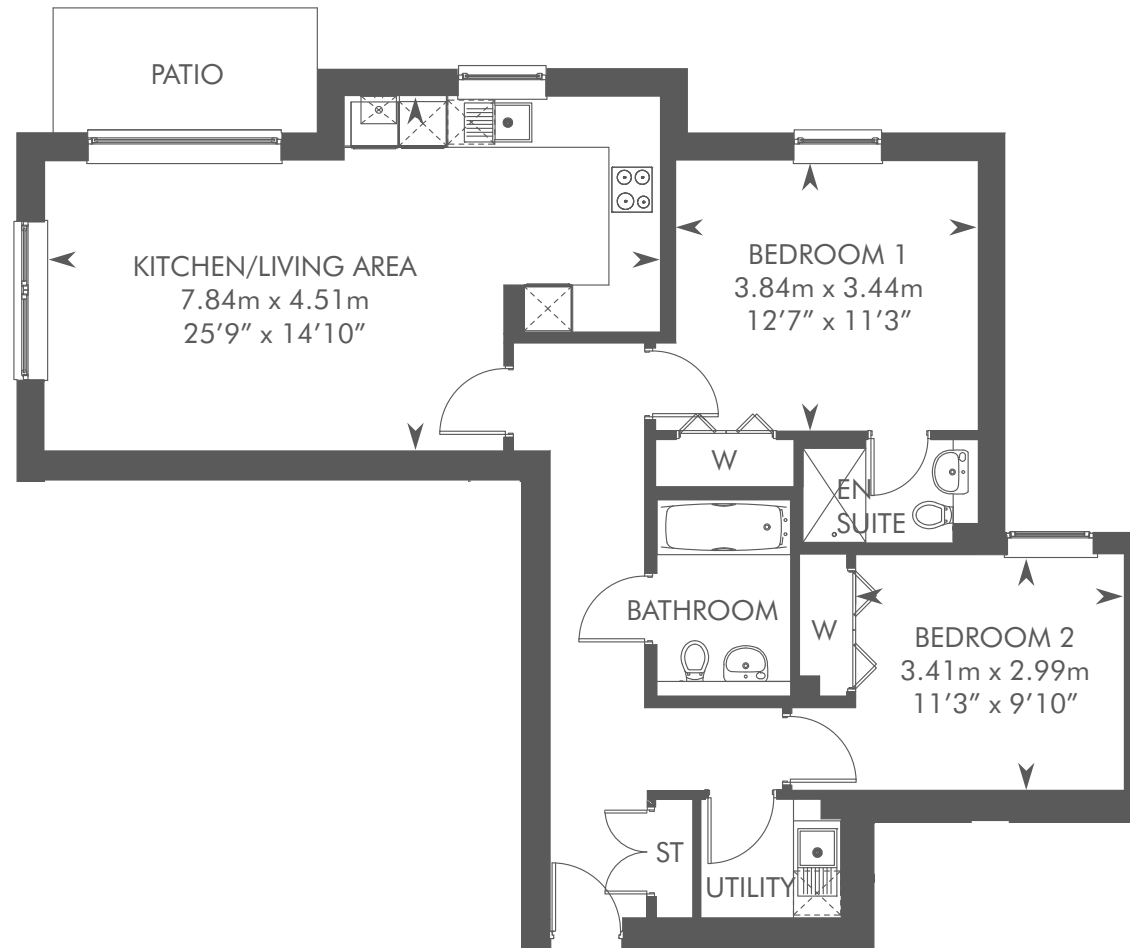
FOURTH FLOOR - APARTMENTS 29, 30, 31, 32



TYPE 1 - BELVIDERE APARTMENT

PLOTS 1, 8, 15, 22

2 BEDROOM APARTMENT

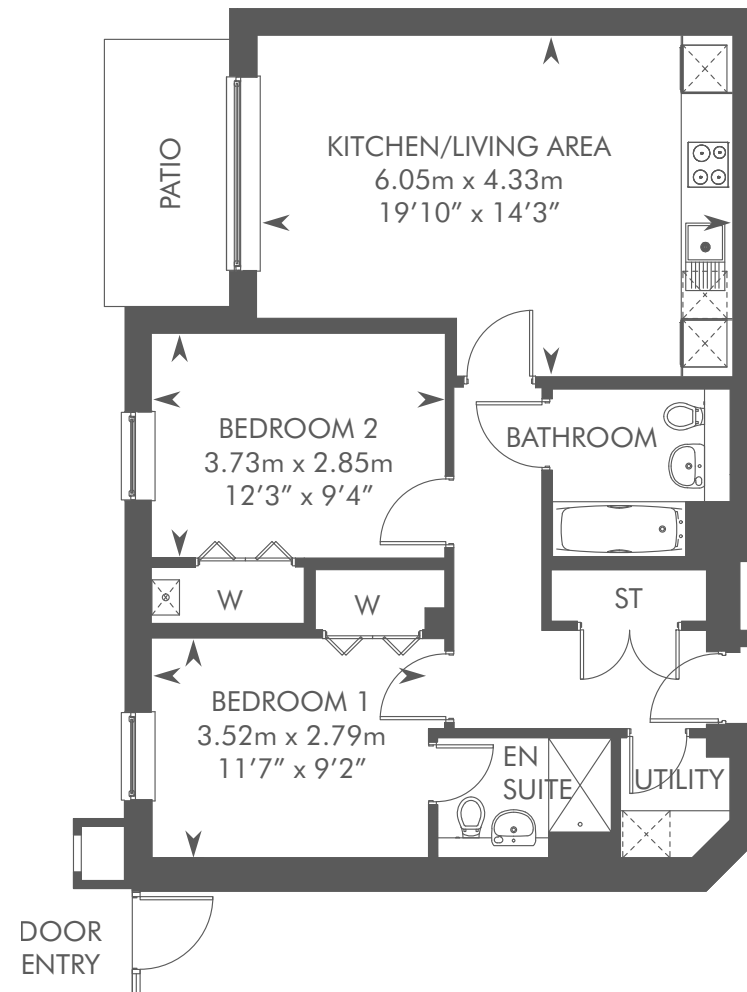


Non Ground floor plots (8, 15, 22) have balcony.
Ground floor (1 as shown) has slabbed patio area.

TYPE 2 - ESSLEMONT APARTMENT

PLOT 2

2 BEDROOM APARTMENT

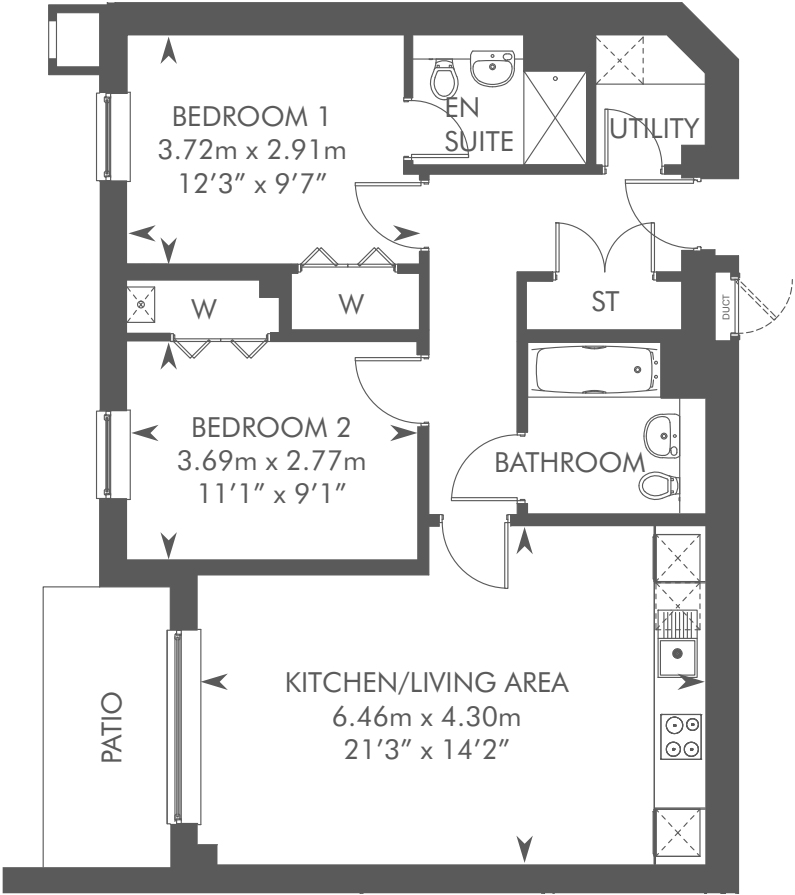


Ground floor (2 as shown) has slabbed patio area.

TYPE 2a - ARGYLL APARTMENT

PLOT 3

2 BEDROOM APARTMENT



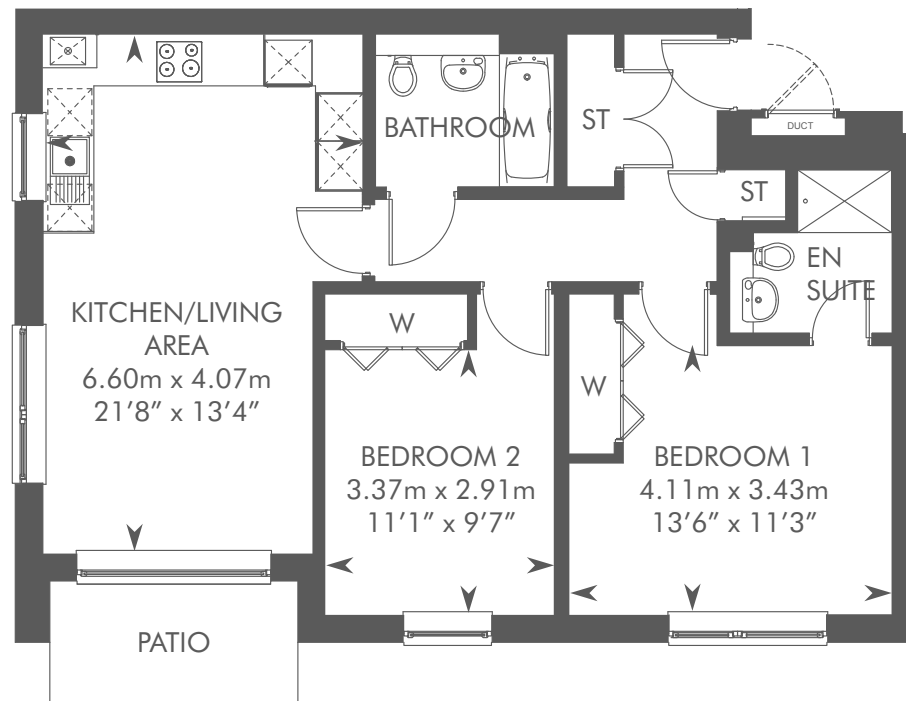
Ground floor (3 as shown) has slatted patio area.



TYPE 3 - ALBERT APARTMENT

PLOTS 4, 11, 18, 25

2 BEDROOM APARTMENT

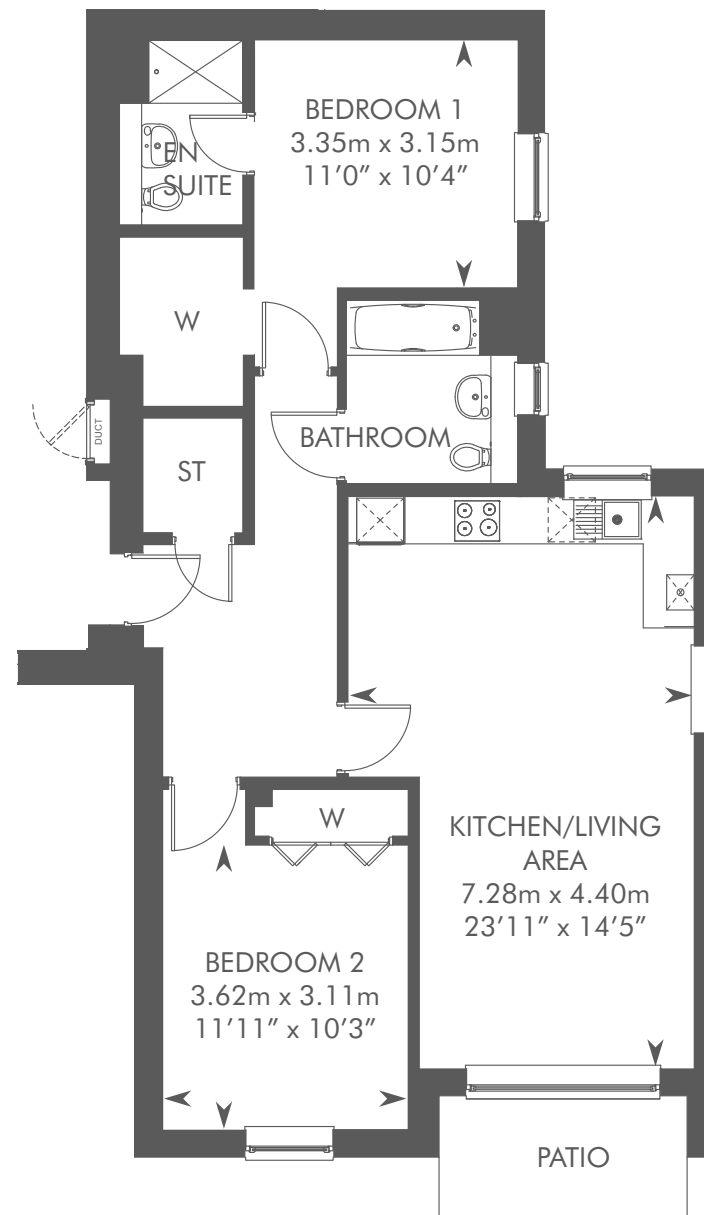


Non Ground floor plots (11, 18, 25) have balcony.
Ground floor (4 as shown) has slabbed patio area.

TYPE 4 - VICTORIA APARTMENT

PLOTS 5, 12, 19, 26

2 BEDROOM APARTMENT

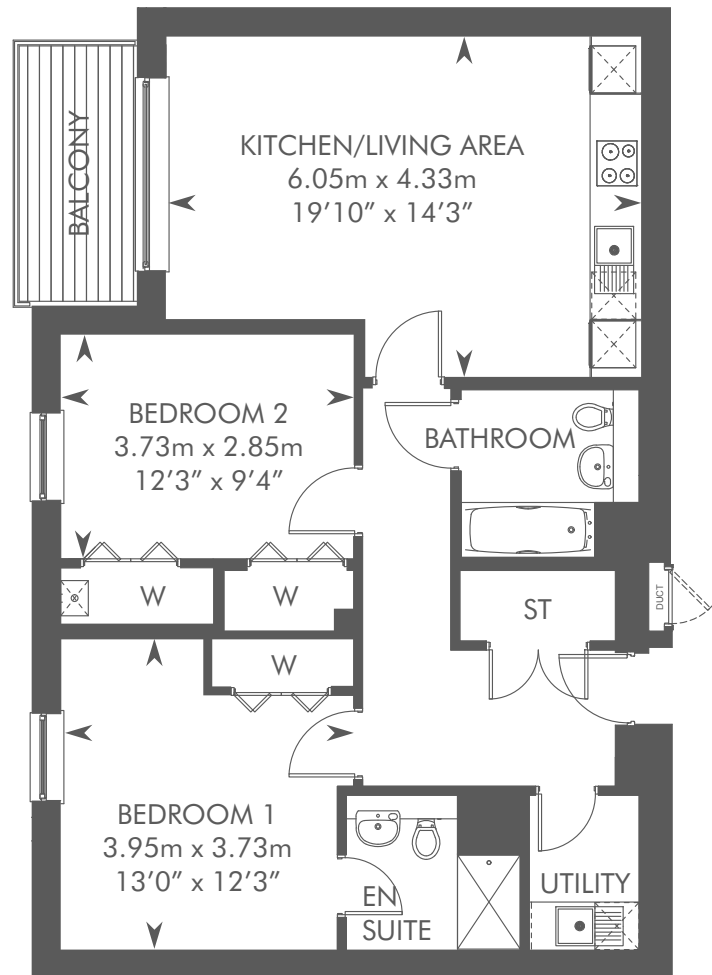


Non Ground floor plots (12, 19, 26) have balcony.
Ground floor (5 as shown) has slabbed patio area.

TYPE 5 - HAMILTON APARTMENT

PLOTS 9, 16, 23

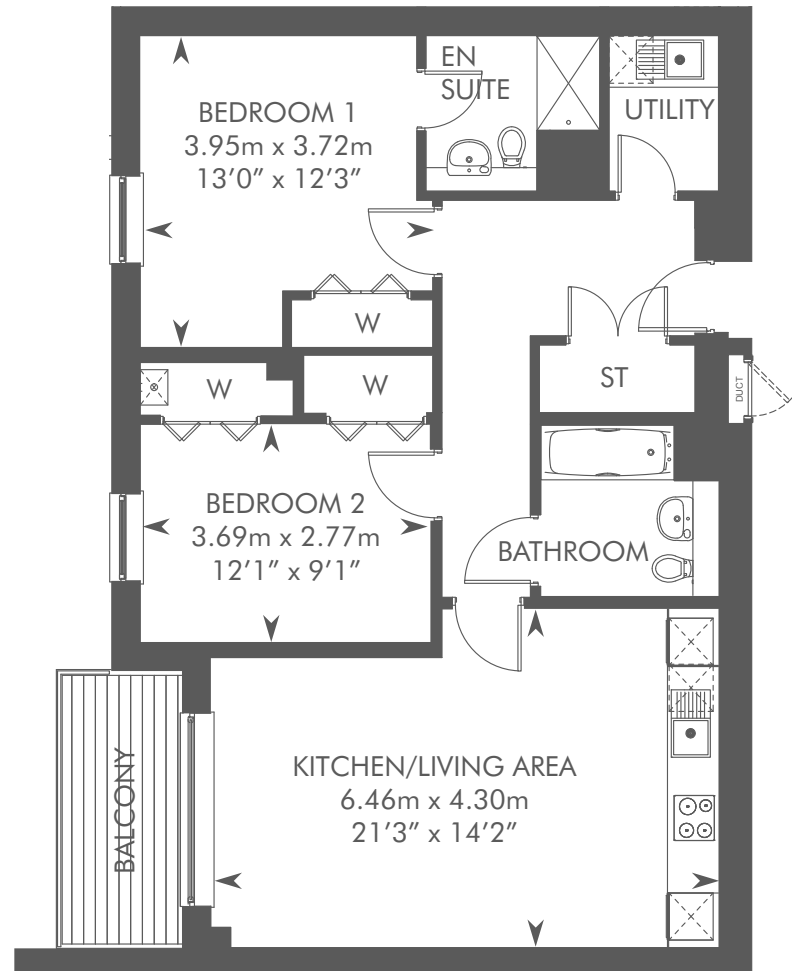
2 BEDROOM APARTMENT



TYPE 5a - RICHMOND APARTMENT

PLOTS 10, 17, 24

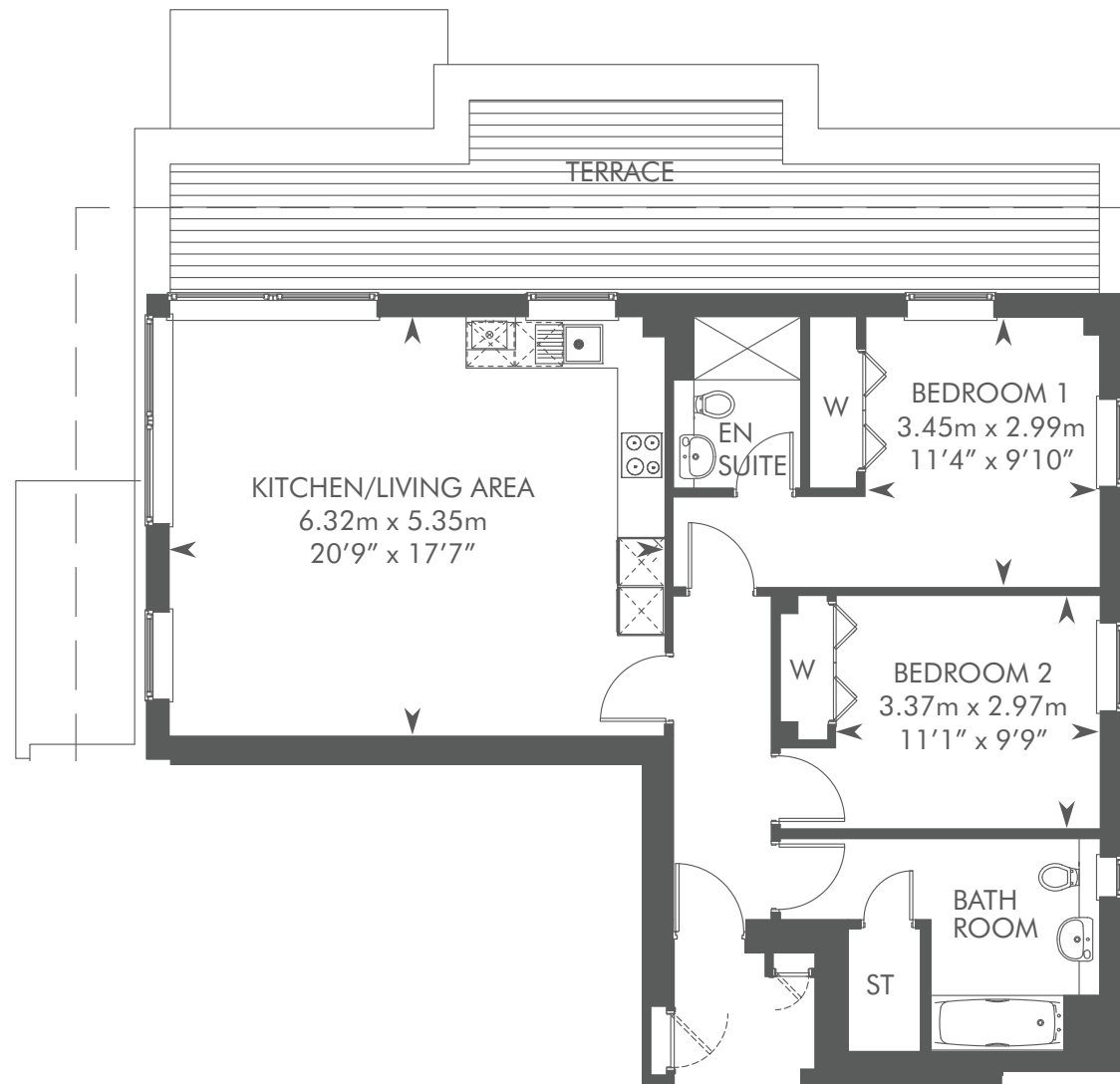
2 BEDROOM APARTMENT



TYPE 8 - RUBISLAW APARTMENT

PLOT 29

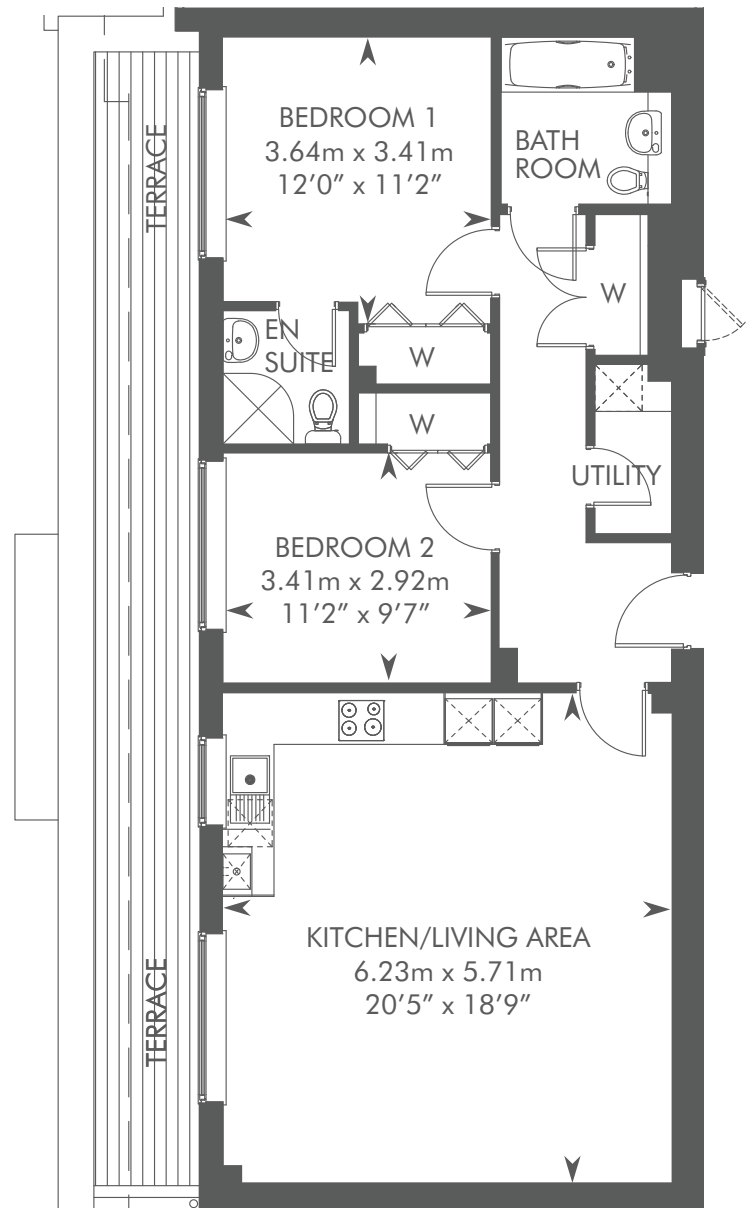
2 BEDROOM APARTMENT



TYPE 9 - WESTBURN APARTMENT

PLOT 30

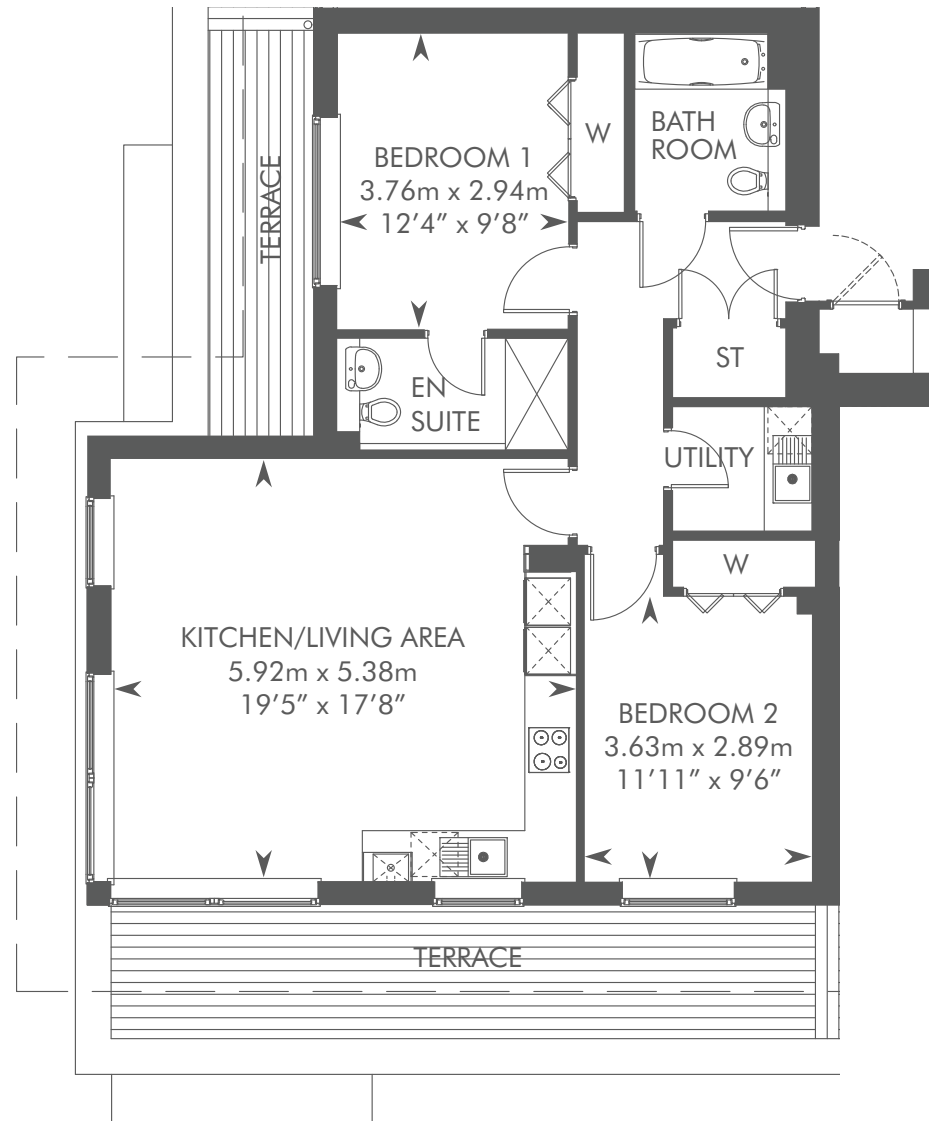
2 BEDROOM APARTMENT



TYPE 10 - HAMILTON APARTMENT

PLOT 31

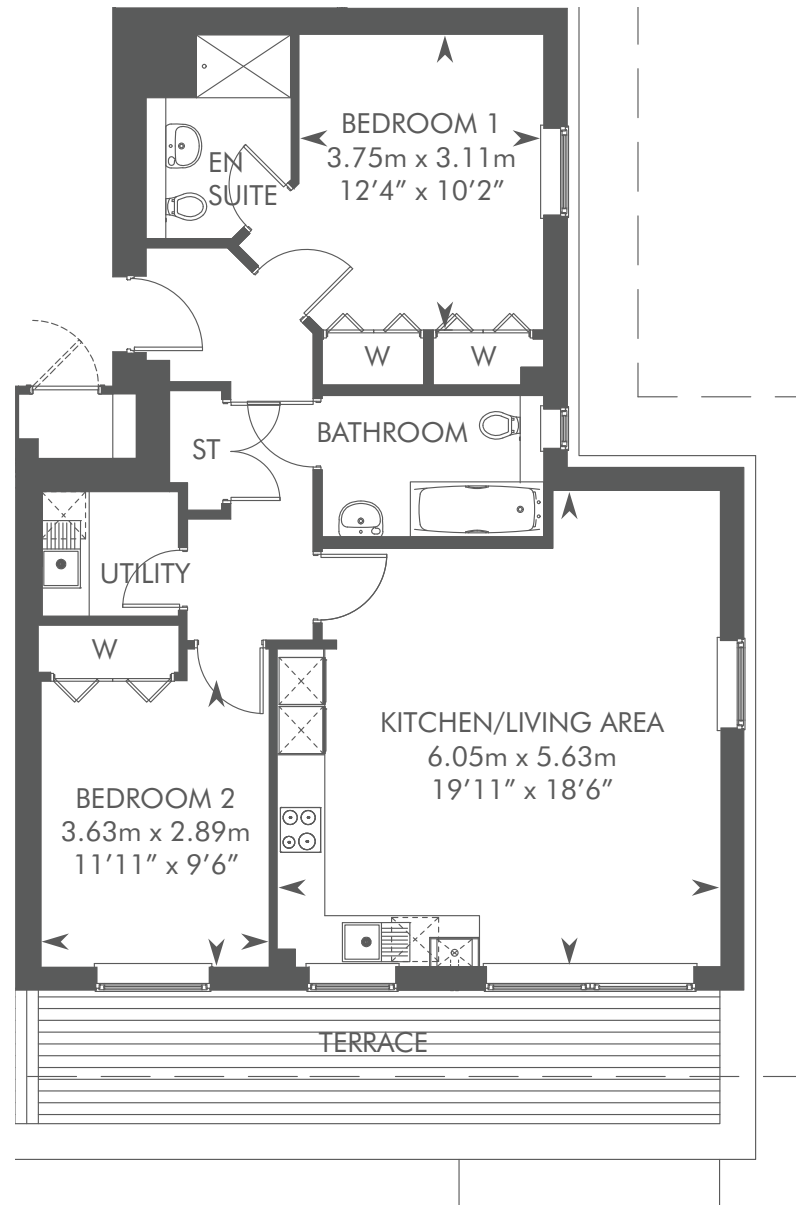
2 BEDROOM APARTMENT



TYPE 11 - ROSEMOUNT APARTMENT

PLOT 32

2 BEDROOM APARTMENT





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