



Andaluca



B C C O N D O S . N E T



Arriving Home.

You have been searching for a place of
your own. Seeking that elusive balance of
space, light, and ambiance. A place that
has genuine warmth and character but
doesn't need renovating. You wanted a
home in which quality and craftsmanship
speak for themselves. A space for self-
expression, a stage for your life and the
people in it. You longed for flexible rooms,
sunlight, classic design and outdoor space.
At long last, Andaluca welcomes you.

Andaluca...

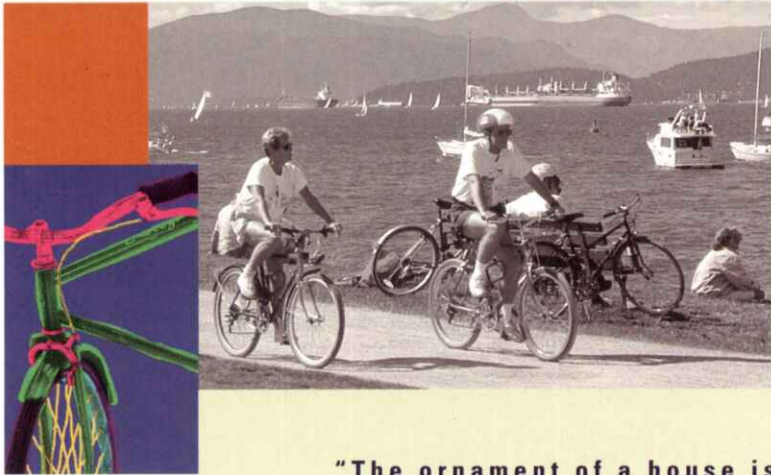
The Fine Art

of Living



B C C O N D O S . N E T





**"The ornament of a house is
— Ralph Waldo Emerson
the friends who frequent it."**

For the traditionalist in you.

There is something so soothing about peaked roofs and wooden gables, weathered stone and window boxes. Let the interior of your home be the canvas for your changing tastes and style. Go retro, go minimalist, go urban ultrachic, but be assured that on the outside Andaluca will always be a pillar of tradition. Designed by architect David Hewitt, Andaluca blends elements of Vancouver's early Craftsman homes with a nod to gracious Queen Anne style and a palette of colours from the West Coast landscape. Andaluca leaves a lingering impression that is timeless, classic, and welcoming.

A toast to your new home.

Unleash your imagination upon Andaluca's flexible rooms and cool neutral colour schemes. Cluster leather club chairs around the fireplace, roll out a Persian rug and line the living room with antique bookcases. Plant your patio garden and hunt for a wrought-iron balcony bench bedecked in cushions for indolent lolling on summer afternoons. Experiment with flowing drapery fabrics for Andaluca's tall multi-paned windows, unpack your candelabras, and ponder painting the master bedroom a take-no-prisoners shade of red.

Because you deserve to be pampered.

Bathtubs extravagantly deep. Ceramic tiles smooth and sleek for barefoot mornings. Fireplaces that quietly exude intense warmth and marvelous light. Faucets and door knobs beautifully shaped in polished chrome, tailored to the grasp of your hand. Window sills dropped low to open up the view. A hardwood maple kitchen bar for mixing martinis while Sinatra softly hums and the rain pours down outside. Andaluca offers you life's little luxuries, because you deserve no less.



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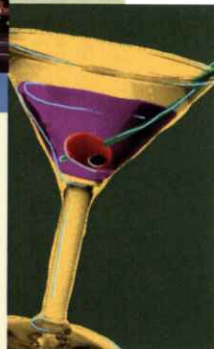


Kitchen couture.

Like a fine *rémoulade*, a good kitchen requires the right ingredients combined in precisely the right way. Andaluca kitchens will satisfy the most demanding of chefs. Deep countertops of high-pressure Pionite with a suede matte finish offer plenty of room for kneading, rolling, whisking and macerating. Ample cabinets provide space for every kitchen tool and even the most excessive dishware collection. A polished maple hardwood floor and ceramic tile backsplash give your kitchen a certain sophistication. When dinner party preparations get underway, subtle halogen lights illuminate the chef, and visiting sous-chefs can be put to work at the kitchen bar.

**"Life is full of terrible
temptations that it
requires strength,
strength and courage
to yield to."**
— *Oscar Wilde*

Artists Impression: This rendering is an interpretation of the architectural style and not exactly as built.



The signature of a Master Builder.

Behind Andaluca is the intangible reassurance of an experienced and dedicated homebuilder. Over the past two decades Polygon has created more than 8,000 homes across the Lower Mainland, winning along the way a number of prestigious awards and an industry-wide reputation for innovation and quality. Andaluca was built in cooperation with a hand-picked team of leading Vancouver architects, engineers and contractors who share Polygon's passion for excellence. Each home is backed by Polygon's Customer Service program, the company's own three-year Weather Shield Warranty and the five-year B.C. New Home Warranty.



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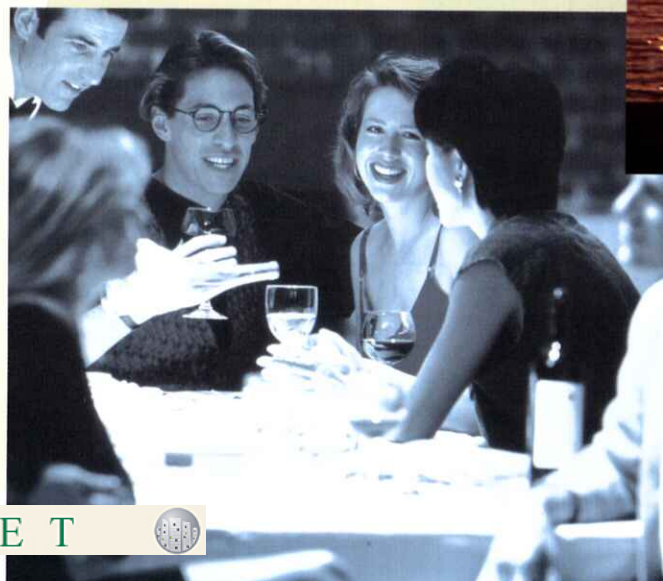
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Essentially West End.

Comfort and Style

Andaluca is a home for those who've always lived in the West End and simply can't imagine living anywhere else. Tucked in beside the fir trees where Broughton bumps into Nelson and becomes a lush greenway, Andaluca looks as if it's always been here in this venerable neighbourhood. It's a location at the West End's heart, where you can walk to Denman, Robson, and Davie, yet keep a comfortable distance from the crowds. Buildings from every decade of this century line the surrounding blocks, home to a joyously diverse and eclectic group of urbanites. This is a neighbourhood that's always alive, where every day is a feast for the senses. Sunset Beach and Stanley Park lure you to morning walks beside the water. Night music pulses from the dance clubs along Davie and the downtown jazz lounges. Vancouver's most ingenious chefs work their culinary craft at Delilah's, Umberto's, Raincity Grill, The Fish House and many dozen other restaurants. Really, where else could you live?



**"Good conversation
is as stimulating as
black coffee, and
just as hard to
sleep after."**

- Anne Morrow Lindbergh



B C C O N D O S . N E T



The Polygon Vision

To demonstrate excellence
in home building with people
of integrity working together
to provide good value for our
customers and a lasting
contribution to our community.



POLYGON



Andalucia

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Polygon Realty Limited



B C C O N D O S . N E T





Andaluca



Artist's impression. The entryway and stone work are not exactly as shown.

Live well, play hard, rest easy: welcome to Andaluca by Polygon, a timeless collection of one and two bedroom apartments and cityhomes in the heart of the West End.

LIVE WELL

If you're looking for a home with character as well as comfort, you'll love Andaluca. The Queen Anne style of architecture is timeless: peaked roofs, wooden gables, weathered stone and a palette of colours inspired by the West Coast landscape complement the surrounding heritage neighbourhood.

Polygon has designed these cityhomes and apartments for the way you live, with cozy gas fireplaces, deep soaker tubs and breakfast bars for your morning coffee. Spacious garden level patios and balconies are ideal for outdoor entertaining. Interiors offer classic lines and dramatic oversized windows, making rooms exceptionally bright and open. Entries and kitchens feature hardwood floors, and every home offers at least 40 square feet of 'flex' space suitable for conversion to a home office – a popular option in today's on-line business environment.

PLAY HARD

It's truly a West End way of life at Andaluca. Within a three-block radius you'll find Robson, Davie and Denman Streets, the focal points of downtown action! Enjoy the sophistication as well as the eclectic joie de vivre of the West End community. No matter where you choose to go, you're never far

from Andaluca; some of the best shops, cafés and restaurants in Vancouver are just minutes away. Enjoy a jog along the sea wall at English Bay then meet friends for dinner at Delilah's. Explore Stanley Park in the morning and play tennis in the afternoon. Window shop along Robson Street as you stroll to work in the mornings – and don't forget to pick up some fresh offerings at the nearby Robson Public Market!

REST EASY

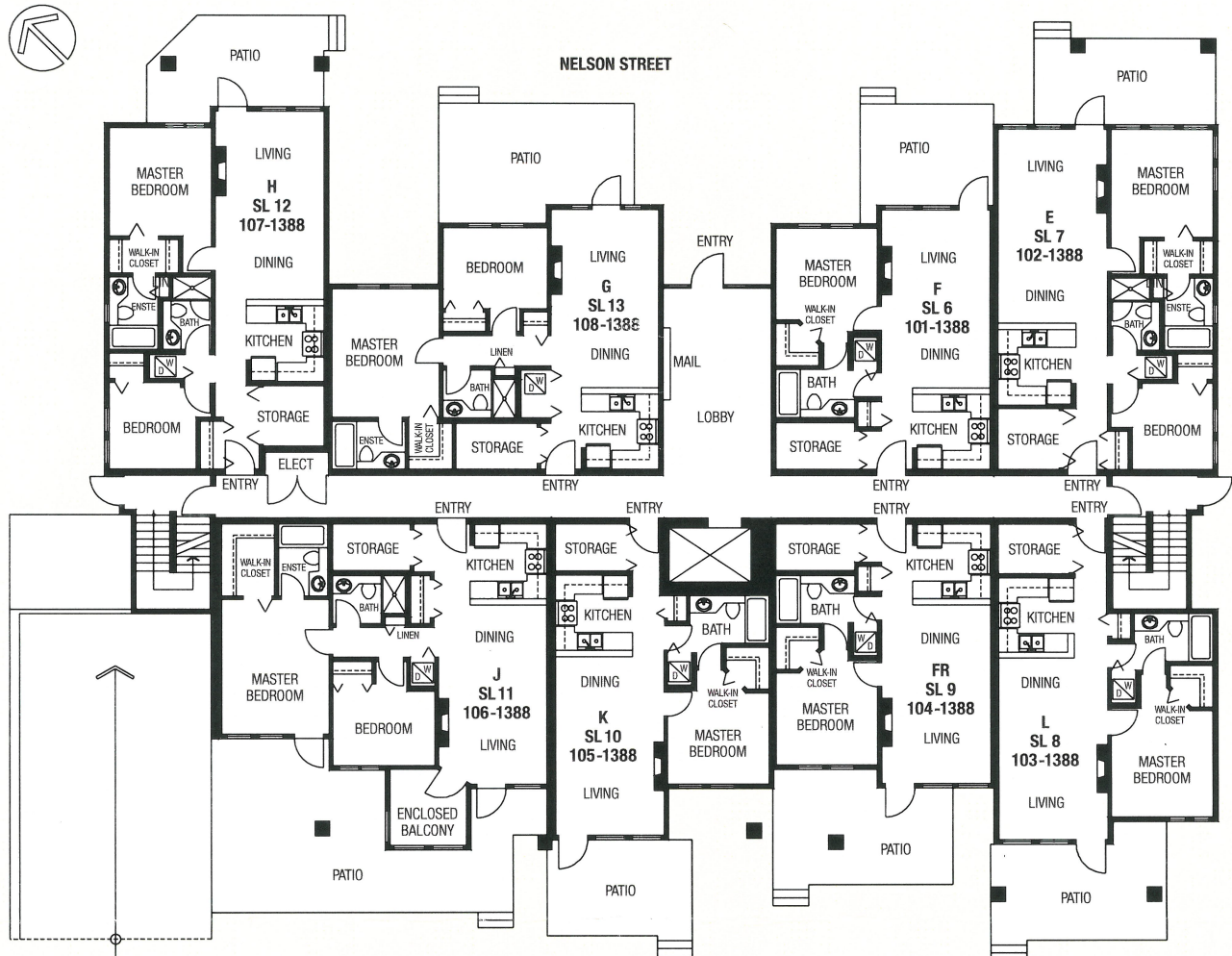
Polygon, one of B.C.'s leading home builders for over 18 years, has incorporated the latest 'Rain Screen' system into Andaluca's construction so you can rest easy. And for safety, Andaluca is equipped with the best security possible. Video cameras constantly monitor the parking garage, entrance lobby and corridors. Emergency safety buttons, which set off a siren and flashing lights, are provided in the garage, and entry is by personal entry codes or cards only.

You can also feel secure in the knowledge that Polygon stands firmly behind every home we build. With a comprehensive Customer Service program, five-year New Home Warranty and our own three-year Weather Shield Warranty, we're committed to providing quality and service that's second to none.





Andaluca



*Andaluca's garden level site plan; second, third and top floors are similar.
The builder reserves the right to make modifications and changes should they be necessary.*

Andaluca offers a choice of one or two bedroom apartment homes, and two bedroom Cityhomes. All plans feature contemporary open living/dining areas as well as plenty of 'flex' space. Secure bicycle lockers and storage rooms are also available.

ONE BEDROOM HOMES (approx. 620 – 700 sq.ft.)

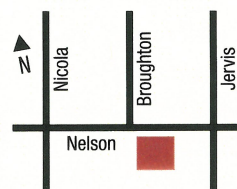
Well designed homes with large, bright master bedroom, open kitchen with breakfast bar, and spacious garden patios or balconies. Master bedroom features walk-in closet and dual-access ensuite bathroom, complete with deep soaker tub.

TWO BEDROOM HOMES (approx. 820 sq.ft.)

Open kitchens look onto spacious living/dining area, ideal for entertaining. These homes feature two large bedrooms, and two bathrooms, and many also include an enclosed balcony. The master suite enjoys ensuite bathroom with soaker tub, while the second bathroom provides a walk-in shower.

EXCLUSIVE TWO BEDROOM CITYHOMES (approx. 1,020 sq.ft.)

The three Cityhomes are on two levels with private entries. They enjoy plenty of natural light with wraparound windows in the living room, while the dining room has large doors opening onto the garden level patio (some plans). The living/dining areas and open kitchen are on the lower level, perfect for entertaining. Upstairs you'll find the master bedroom with walk-in closet and ensuite bathroom, and the second bedroom with bathroom and a walk-in shower.



Polygon Andaluca Development Ltd.



Polygon Andaluca Development Ltd., 1388 Nelson Street, Vancouver. Telephone: 871-4203



B C C O N D O S . N E T





Andaluca

A Landscape for Fine Living

A Sense of Arrival

Classic West Coast heritage design by David Hewitt
Lush landscape of laurel, ivy, azaleas, privet, birch and maple trees, including many mature trees original to the property
Karastan woven wool carpet through hallways
Dramatic suite entry doors with custom crafted wood surround

Impeccable Interiors

Maple hardwood floors throughout entry and kitchen
Custom designed two-tone Sisal carpeting through main living areas
Living room fireplace crowned by custom crafted wood mantel and framed with Italian porcelain tile surround
Nine foot ceilings throughout
Solid wood baseboards throughout
Two designer colour schemes: Olive and Driftwood
Deck or balcony with picket handrails (*most plans*)
Walk-out private patio with decorative pavers (*ground floor homes*)
Sleek brushed chrome interior door levers

The Epicurian Bath

Deep oval soaker tub by Valley (*ensuite*) and chrome pressure-balanced showerhead
Pionite countertop in suede matte finish with chrome Monticello faucets by Moen
Full width vanity mirror (*most plans*)
Italian porcelain tile floor
Classic white ceramic tile tub surround with earth-tone glass accent tiles
Polished chrome accessories

Dinner is Served

Open plan kitchen with custom designed European style cabinetry
Maple hardwood flooring
The full complement of Whirlpool appliances: 19 cubic foot auto-defrost refrigerator, self-cleaning range with hood fan, energy-efficient dishwasher
Steel Queen double sink with pull-out vegetable spray
In-sink disposal
Halogen track lighting
Maple breakfast bar with halogen pendant lighting (*most plans*)
Deep Pionite countertops with full ceramic tile backsplash

Meaningful Details

In-suite laundry with G.E. washer and dryer
Generous walk-in or walk-through closets
Flex space or enclosed balcony suitable for home office
Minimum of three television outlets & three telephone jacks
Video enterphone system (allows you to screen visitors through your TV set)
Security system built in to ground floor homes; pre-wired in all other homes
Venetian blinds on all windows; vertical blinds for sliding doors
Built-in closet shelving
Remote parkade door opener

The Substance Behind the Style

Rain-resistant design with wide overhangs and air space between exterior sheathing and exterior finishing materials to provide a moisture break
In-ground irrigation system for landscaped areas
Secured underground parkade with bright lighting, white walls, emergency buttons and surveillance camera
Locked bicycle storage in parkade
Monitored fire sprinklers in all suites and common areas
Hard-wired smoke detectors
Energy-efficient fireplace design
Double glazed thermally broken windows
Central natural gas-fired hot water system
Polygon's Three-Year Weather Shield Warranty
Five-Year B.C. New Home Warranty

You Might Add...

Secured bike storage lockers in parkade
Security system

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