

BUILDING BROCHURE

DENIA

499 Broughton St. · Vancouver, BC V6G 3K1 · Coal Harbour



Scan to view online



4 FOR SALE
FROM \$1,498,000

11 SOLD · 12 MO
\$820,000–\$2,750,000


12-MO SOLD TREND
-79.6

Unit Mix

1 Bedroom 6 units 682 – 1,145 sf from \$820,000	2 Bedroom 40 units 838 – 1,749 sf from \$1,250,000	3 Bedroom 3 units 1,554 – 3,979 sf from \$2,250,000
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For Sale in Denia & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,988,000	2 / 3	1392 sf	\$1,428	206 560 NICOLA STREET
\$1,798,000	2 / 3	1443 sf	\$1,246	493 BROUGHTON STREET
\$1,615,000	2 / 3	1365 sf	\$1,183	574 NICOLA STREET
\$1,498,000	2 / 2	1211 sf	\$1,237	408 590 NICOLA STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,650,000	2 / 2ba	1392 sf	\$1,185	2026-06-28
\$900,000	1 / 1ba	808 sf	\$1,114	2026-05-22
\$2,030,000	2 / 2ba	1456 sf	\$1,394	2026-05-09
\$1,593,000	2 / 3ba	1365 sf	\$1,167	2026-03-10

Value & Financing

Price Positioning \$1274 /sq ft Active listings here average \$1274/sf vs \$1206/sf across Coal Harbour. 6% above area average	Mortgage Snapshot \$7,174 /mo Entry price (from) \$1,498,000 20% down payment \$299,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2003	LEVELS 20	SUITES 248	CONSTRUCTION Concrete
EXTERIOR Other	TITLE TO LAND Freehold Strata	STRATA PLAN BCS535	DEVELOPER Aspac Development Ltd.

Overview

Denia - 499 Broughton Street, Vancouver, BC V6G 3H4, Strata Plan LMP47720 - located in Coal Harbour are od Vancouver West, at the crossroads Broughton Street and West Hastings Street. Denia is just steps to Coal Harbour Community Centre, Harbour Green Park and Coal Harbour Marina. Portal Park, Shoppers Drug Mart, Starbucks Coffee, Mixx Fitness Studio, The Salon Beauty Bar, Fitness World Fitness Centres Express, Tim Hortons, Vancouver Convention and Exhibition Centre, London Drugs, Cactus Club Cafe, Ashton College and Canada Place are walking distance from the complex. The bus stops near the complex, Burrard Skytrain Station about 10-minute walk away and Waterfront Skytrain Station are about 15-minute walk away. Denia is a part of Waterfront Place development that consists of 5 luxurious buildings: Avila, Bauhinia, Denia, Escala and Cascina. The towers are surrounded by 34 town homes and connected by a private lagoon courtyard. A luscious watery landscape with serene waterfalls soothes the senses. Aspac Development Ltd quality built Denia in 2003. This 20-level concrete building has full rain screen. The Denia offers one bedroom + loft/den homes 1,100-1220 sq. ft., 2 bedroom homes at 840 sq.ft., 2 bedroom + den homes 1,260 sq. ft., 2 bedroom + family room & den homes 1,400-2,000 sq. ft. and a 3,885 sq. ft. 3 bedroom with family room and den Penthouse. All homes boast outdoor balconies and some offer roof-top decks. Most homes offer floor-to-ceiling windows framing each unique view and providing plenty of natural light, foyers with polished marble/porcelain flooring plus limestone/marble accents, living rooms with gas fireplaces and the comfort of air conditioning. These homes have sophisticated kitchens feature that include fine European porcelain floors, maple wood cabinetry some with glass inset panels, polished granite slab countertops/ backsplashes and designer halogen pot lighting. The stainless steel appliance package boasts Bosch and Sub-Zero and a gas cooktop. Bathrooms offer radiant floor heating, imported Italian marble or limestone flooring with marble accents, polished marble showers with matching vanity countertops, rich stained maple cabinets with some ensuites featuring separate showers and soaker tubs. Denia features great amenities that include an exercise centre, indoor swimming pool, a sauna, a hot tub, central air conditioning and secure underground parking.

Amenities & Features

- ✓ Air Cond./central
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub
- ✓ Exercise Centre
- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Garbage Pickup
- ✓ Gas

- ✓ Hot Water
- ✓ Recreation Facility

- ✓ Management

Location



Neighbourhood & Walkability — Coal Harbour

Coal Harbour is the name for a section of Burrard Inlet lying between Vancouver, Canada's downtown peninsula and the Brockton Peninsula of Stanley Park. It has also now become the name of the neighbourhood adjacent to its southern shoreline. It is a charming mix of business and residential, being home to both the Vancouver Convention Centre as well as condo towers. Around this area you'll find locals and visitors mingling on the sea wall, neighbourhood cafes and restaurants, ...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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