

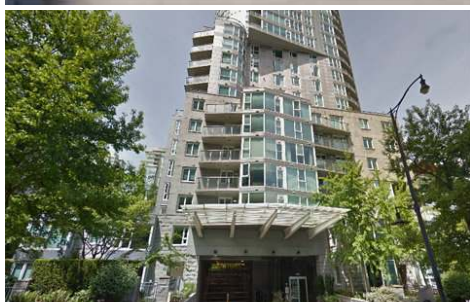
BUILDING BROCHURE

# BAUHINIA

535 Nicola St. · Vancouver, BC V6G 3G3 · Coal Harbour



Scan to view online



**1** FOR SALE  
FROM \$1,749,000

**2** SOLD · 12 MO  
\$740,000–\$1,320,000



# Unit Mix

|                                                              |                                                                     |                                                                     |                                                                     |
|--------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>1 Bedroom</b><br>1 unit<br>795 – 795 sf<br>from \$740,000 | <b>2 Bedroom</b><br>5 units<br>1,176 – 1,667 sf<br>from \$1,320,000 | <b>3 Bedroom</b><br>9 units<br>1,385 – 3,090 sf<br>from \$1,600,000 | <b>4 Bedroom</b><br>2 units<br>2,134 – 3,056 sf<br>from \$3,750,000 |
|--------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|

# For Sale in Bauhinia & Complex

1 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS         |
|-------------|--------------|---------|---------|------------------------|
| \$1,749,000 | 3 / 2        | 1406 sf | \$1,244 | 1602 535 NICOLA STREET |

# Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$740,000   | 1 / 1ba | 795 sf  | \$931   | 2026-03-12 |
| \$1,320,000 | 2 / 2ba | 1176 sf | \$1,122 | 2026-01-26 |
| \$2,155,000 | 3 / 2ba | 1550 sf | \$1,390 | 2025-06-17 |
| \$1,696,000 | 3 / 2ba | 1654 sf | \$1,025 | 2024-02-24 |

# Value & Financing

|                                                                                                                                                              |                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><b>\$1244</b> /sq ft<br>Active listings here average \$1244/sf vs \$1203/sf across Coal Harbour.<br><b>3% above area average</b> | <b>Mortgage Snapshot</b><br><b>\$8,376</b> /mo<br>Entry price (from) <b>\$1,749,000</b><br>20% down payment <b>\$349,800</b><br>Rate / amortization <b>5.24% · 25 yr</b><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                    |                                                |                                                       |                                                   |
|------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------|---------------------------------------------------|
| <b>YEAR BUILT</b><br><b>1998</b>                                                   | <b>LEVELS</b><br><b>24</b>                     | <b>SUITES</b><br><b>107</b>                           | <b>CONSTRUCTION</b><br><b>Concrete</b>            |
| <b>EXTERIOR</b><br><b>Concrete</b>                                                 | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>LMS3057</b>                  | <b>DEVELOPER</b><br><b>Aspac Development Ltd.</b> |
| <b>ARCHITECT</b><br><b>Perkins &amp; Company - Architecture &amp; Urban Design</b> |                                                | <b>MANAGEMENT</b><br><b>First Service Residential</b> |                                                   |

## Overview

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Bauhinia - 535 Nicola Street, Vancouver, BC V6G 3G3, LMS3057 - located in Coal Harbour area of Vancouver West, at the crossroads Nicola Street and Coal Harbour Quay. Bauhinia is centrally located in the heart of a vibrant part of Coal Harbour in the Waterfront Place. Bauhinia is just steps to Coal Harbour Community Centre, the Westin-Bayshore Hotel and the famous 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. Several famous restaurants and bars are situated along this part of the Seawall: Cardero's Restaurant, LIFT- bar, Seawall Bar & Grill, with additional restaurants in the Westin-Bayshore Hotel. The bus stops near the complex, Burrard Skytrain Station and Burrard Skytrain Station about 10-minute walk away and Waterfront Skytrain Station are about 15-minute walk away. Bauhinia 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. Bauhinia and Avila are twin towers connected by townhomes, commercial units and common courtyard gardens known as tower 1 and 2 of the Waterfront Place. ASPAC Development quality built Bauhinia in 1998. This 24-level building has a concrete construction and concrete exterior finishing. Inspired by their waterfront location, the glass, zinc and stone building exteriors reflect the ever-changing hues of their aquamarine setting. This building offers excellent amenities that include a racquetball court, an indoor pool, a steam room, a hot tub, a library, a media room, a playground, 24-hour concierge and secure underground parking. Most homes offer marble entrance foyer, a gas fireplace, 5 appliances, a range hood, granite countertops, European faucets and tiles, elegantly styled kitchen cabinets, premium bathroom fixtures, 60 ounce carpets, radiant floor heating in bathrooms, blinds to all exterior windows, a security system with video intercom, sprinkler system and smoke detectors, built-in water purification systems, cable television and telephone outlets, open or enclosed balconies and a storage area.

## Amenities & Features

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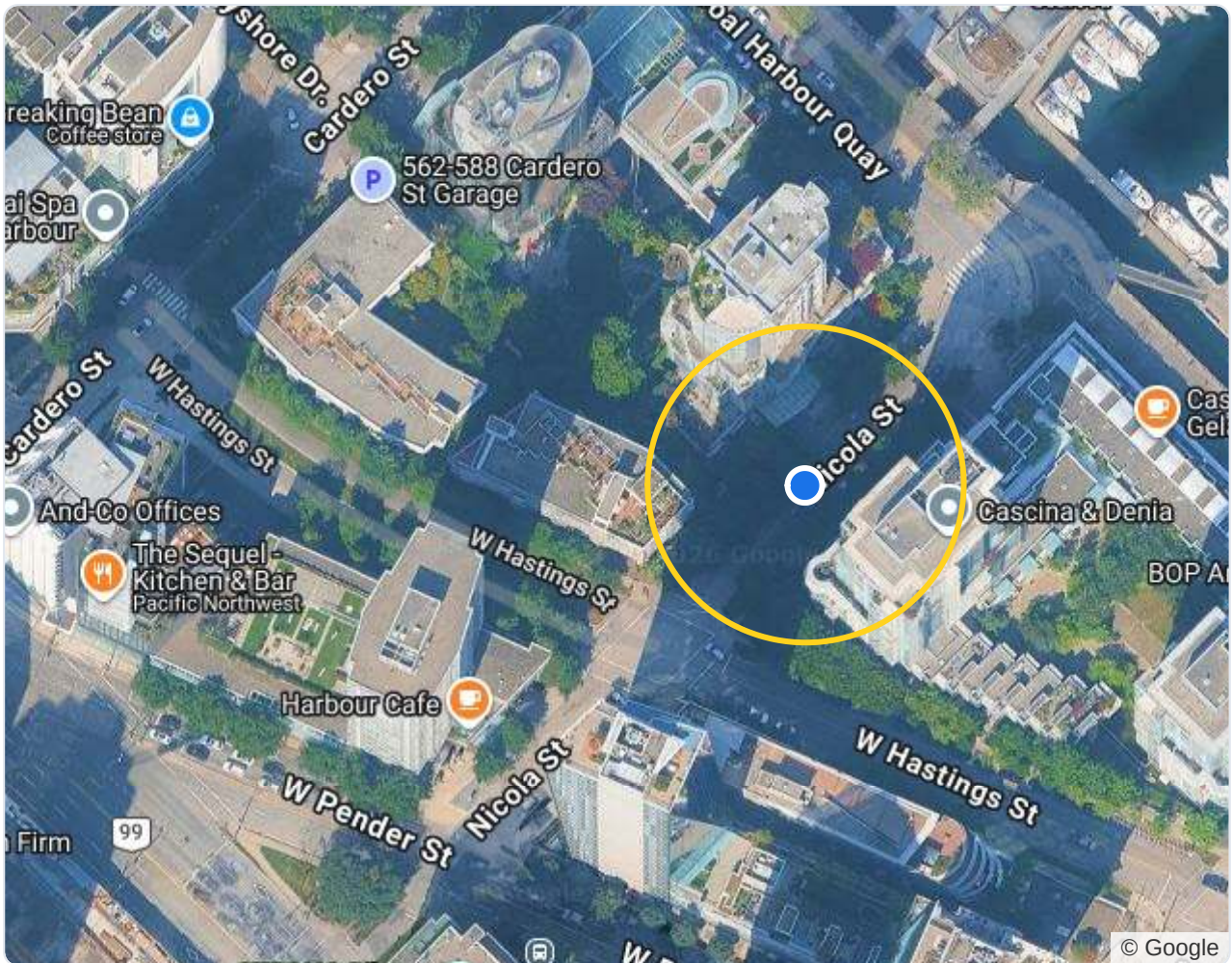
- |                    |                     |
|--------------------|---------------------|
| ✓ Bike Room        | ✓ Elevator          |
| ✓ Exercise Centre  | ✓ Pool; Indoor      |
| ✓ Sauna/steam Room | ✓ Swirlpool/hot Tub |

## Maintenance Fees Include

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- |                       |                  |
|-----------------------|------------------|
| ✓ Caretaker           | ✓ Garbage Pickup |
| ✓ Gardening           | ✓ Gas            |
| ✓ Hot Water           | ✓ Management     |
| ✓ Recreation Facility |                  |

## 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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