



KING GEORGE · PARK ·

CELEBRATING
A NEW FUTURE
FOR A NEW
CITY.



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



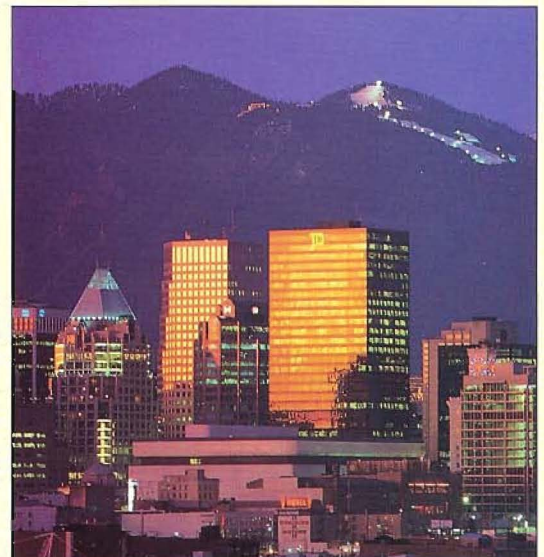


A perfect blend of natural beauty and urban accessibility, King George Park offers a dynamic and refreshing lifestyle in a city with room to grow. By combining tasteful condominium homes in a park-like setting with excellent shopping, leisure and recreation facilities, a hotel and conference centre, food courts, restaurants, and the right balance of professional offices, the developers have created a benchmark lifestyle project for the next century.



Located at the intersection of King George Highway and Fraser Highway, King George Park lies at the centre of British Columbia's newest city. The residential section is located to maximize the natural quietude of the area, including a meandering creek that separates the development from traffic. To the northwest is a majestic view of the North Shore Mountains. Conveniently surrounding King George Park are many of Surrey's most sophisticated public amenities. Surrey Place Shopping Mall is just across the street, the North Surrey Recreation Centre and Whalley Public Library an easy stroll away. Green Timbers Park and Holland Park are on either side of the development and two blocks south is Surrey Memorial Hospital.

Adjoining the King George SkyTrain Station, King George Park puts residents "*first on the line*" ensuring a comfortable commute to Downtown Vancouver and other areas. Destined to become a distinctive way of life for those seeking urban convenience in a natural environment, King George Park offers a refreshing atmosphere designed for the nineties and beyond.



King George Park is the perfect distance from downtown Vancouver, easily accessible by SkyTrain or car. The Trans Canada Highway, Alex Fraser Bridge, King George Highway and Fraser Highway are all in close proximity, with Vancouver International Airport just 25 minutes away. Located at the heart of the Lower Mainland's "new downtown", King George Park is a reflection of Surrey's forward thinking and careful planning. Under the Official Community Plan, Surrey City Centre will provide a desirable and attractive place to reside and work. New public amenities, recreation facilities, daycare centres, schools and services will be added to accommodate the influx of people in

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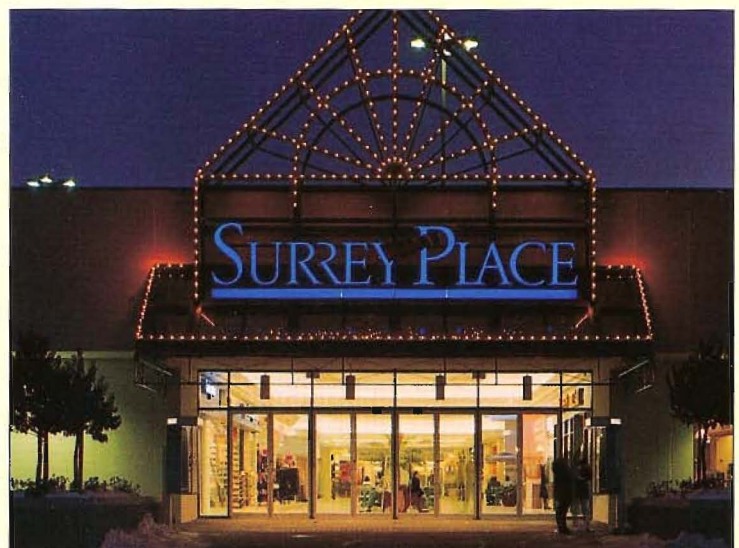
search of a better way of life.

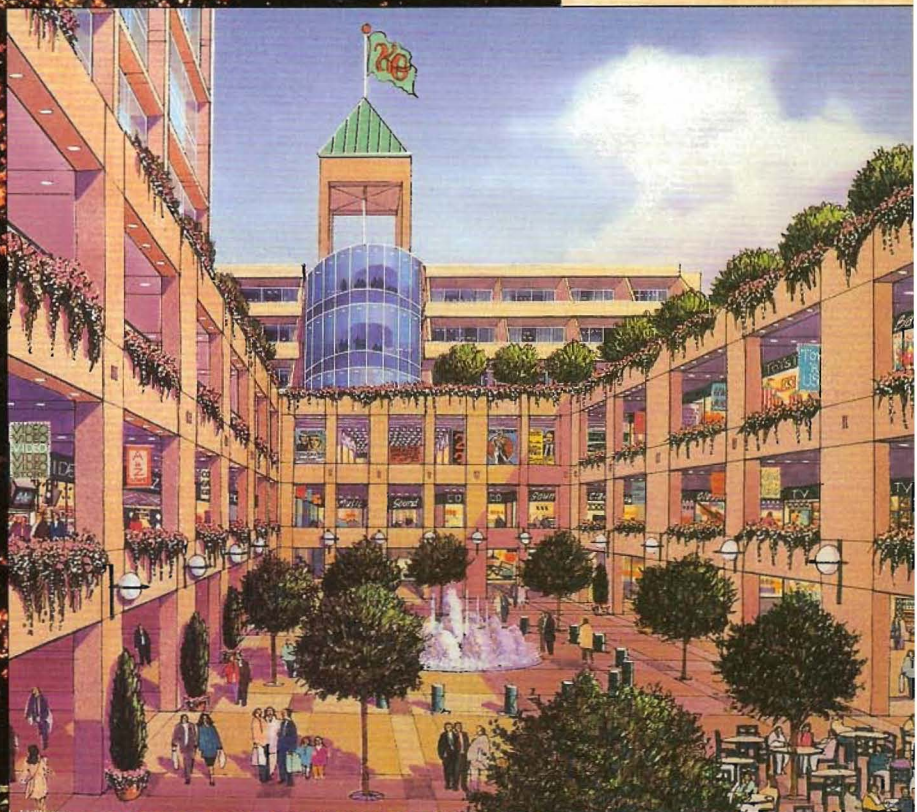
More and more families are calling Surrey home. In fact, Surrey is the fastest growing community in Canada. The estimated 1991 population was 240,000 and projections indicate Surrey's population will surpass 500,000 by the year 2011. Along with this increase in population will be an increase in residential, commercial and retail activity, especially in those areas close to SkyTrain stations.

The result will be city living the way it's meant to be, with modern amenities, ample parkland, a beautiful natural environment and convenient transportation. At the heart of it all is King George Park, one of the three anchors of Surrey City Centre.

It all adds up to a great view of the future and a wonderful investment opportunity for the homebuyer.

Conveniently surrounding King George Park are many of Surrey's most modern public amenities.





THE RETAIL CENTRE
AT KING GEORGE
PARK FEATURES AN
OPEN-AIR COURTYARD
WITH SHOPS,
RESTAURANTS AND
AN ENTERTAINMENT
COMPLEX.



THE LOWER MAINLAND'S MOST DESIRABLE SETTING

No other community in the Lower Mainland can boast such a large area (126 square miles) of beautiful countryside, parks and golf courses, offering new residents affordable sophistication and room to grow. Surrey's recent approval of autonomy as a new city is a reflection of its self-sufficiency, pride and confidence in the future.

Surrey's shopping facilities more than rival those of downtown Vancouver. King George Park is just minutes from Guildford Town Shopping Centre, the largest shopping complex in British Columbia. Right across the street, Surrey Place Shopping Mall features 750,000 square feet of retail outlets. The retail centre at King George Park will provide residents with the ultimate convenience of shops and services.

*Comfortable
commuting –
a pedestrian
concourse links
King George Park
with the Skytrain.*

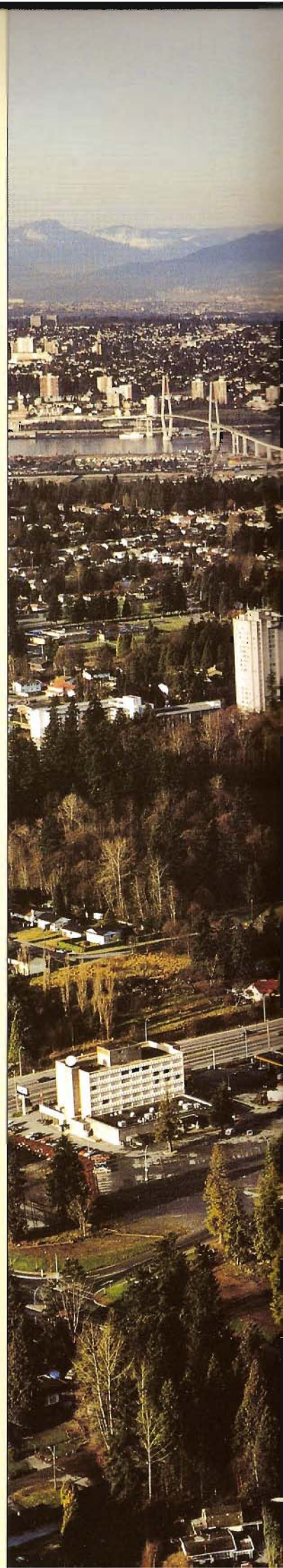


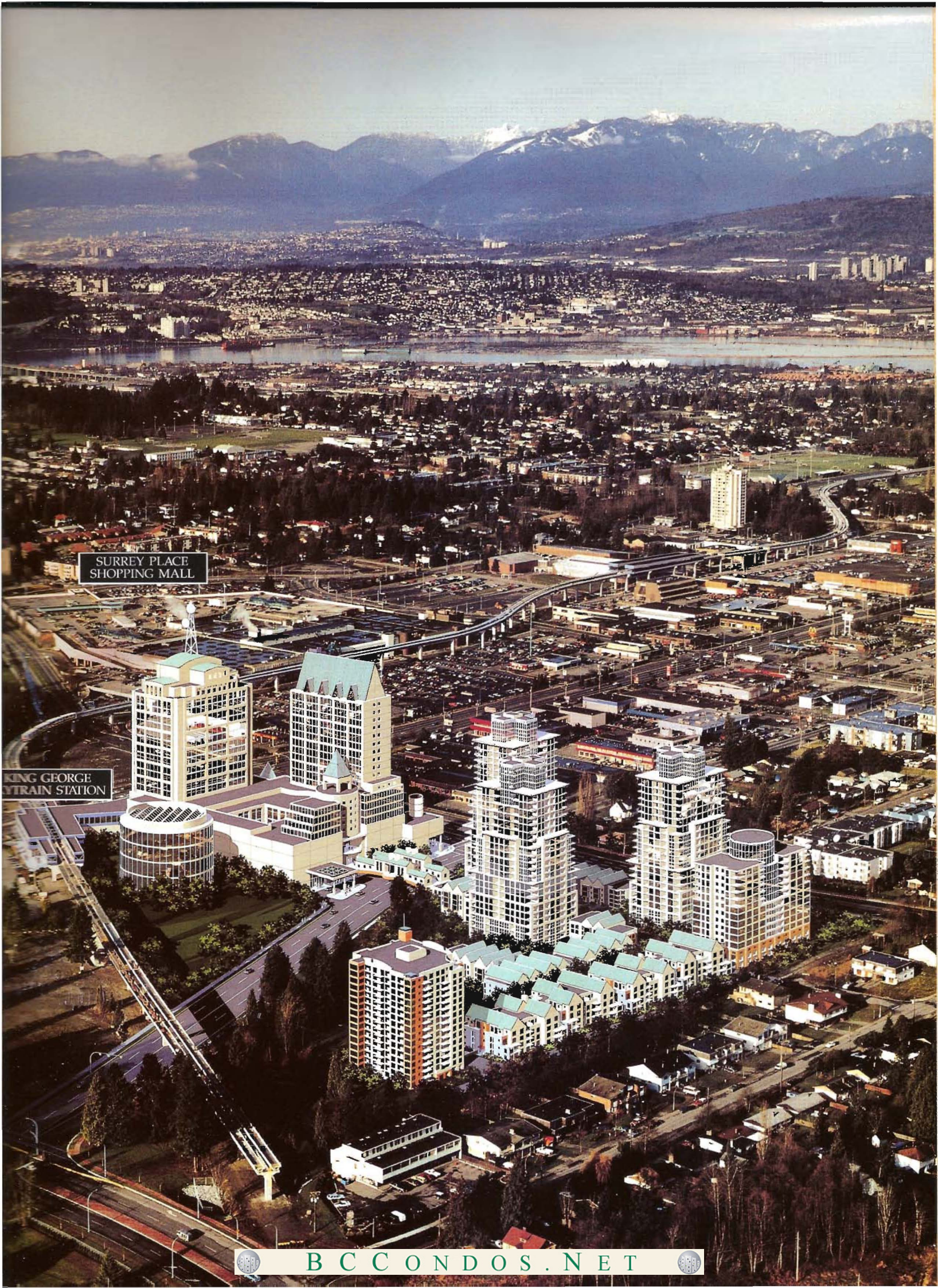
Skytrain at Your Doorstep

Scheduled to open in 1994, the King George SkyTrain Station is the prominent landmark of the King George Park development, giving residents immediate access to rapid transit.

Comfortably seated at the beginning of the SkyTrain line, travel time to downtown Vancouver is approximately 30 minutes. SkyTrain's convenient

location within the Surrey City Centre will ensure economic growth and its direct accessibility will maximize the appreciation of your investment in King George Park.



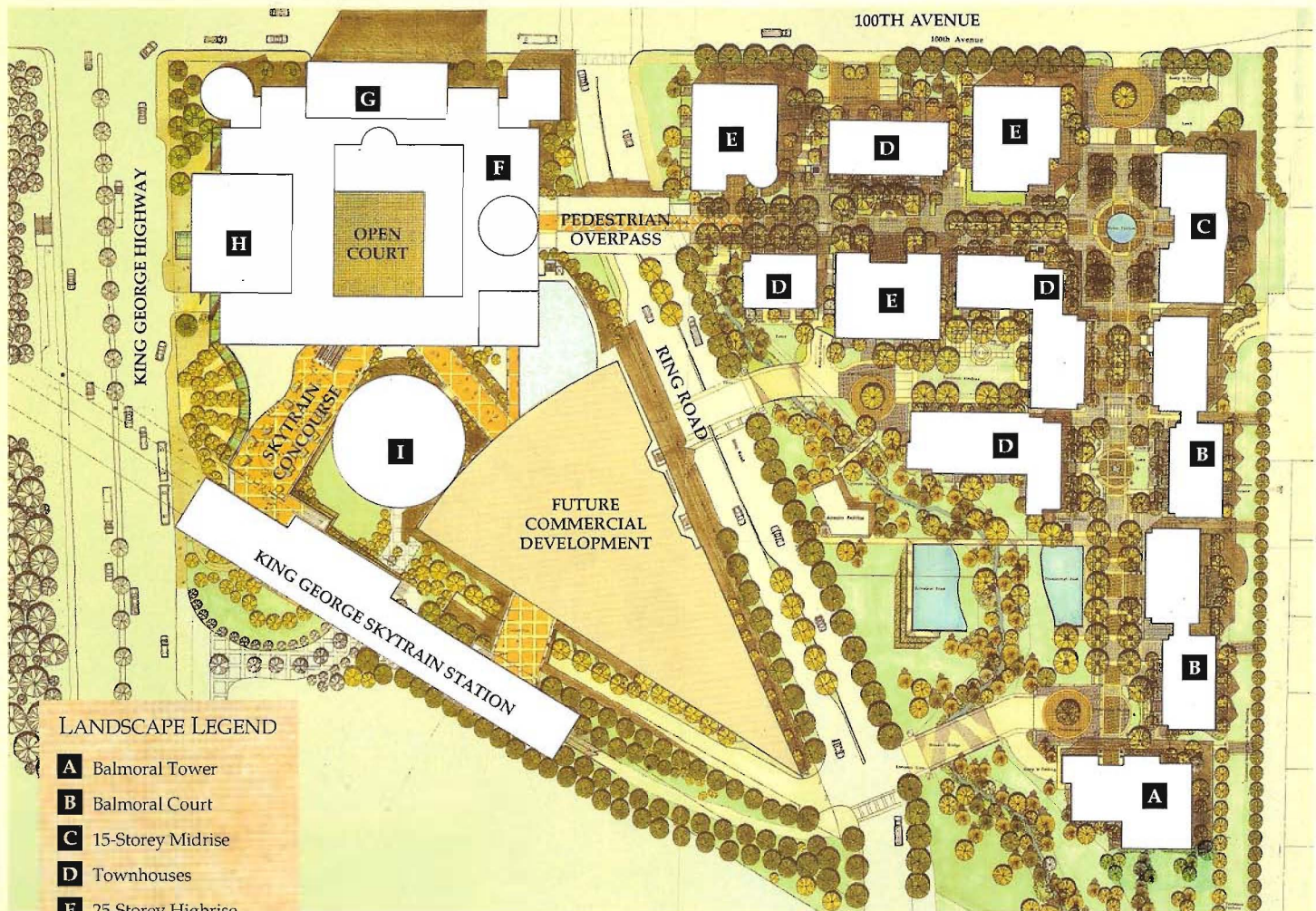


SURREY PLACE
SHOPPING MALL

KING GEORGE
METRO TRAIN STATION



LIVABILITY AND WORKABILITY IN A STUNNING ENVIRONMENT



LANDSCAPE LEGEND

- A** Balmoral Tower
- B** Balmoral Court
- C** 15-Storey Midrise
- D** Townhouses
- E** 25-Storey Highrise
- F** Retail & Entertainment Complex
Shops, restaurants, multi-screen theatre, bowling alley, food court, arcade
- G** Hotel
- H** Office Tower
- I** Retail & Fitness Centre

King George Park will ultimately boast a total of 960 units of the most attractive and conveniently located living available in the Lower Mainland.

Three 25-storey residential towers, two 15-storey mid-rise towers, as well as 3 and 4-storey low-rise condominium buildings will be interspersed with parks, squares and other public open spaces.

A richly landscaped network of pathways lets you stroll around King George Park, including a pedestrian overpass connecting the residential and commercial areas. Plazas and play areas are nestled within the greenery around Quibble Creek.

A hotel, office buildings and medical centre will complement the shops, restaurants and entertainment complex. A multi-screen theatre, 36-lane bowling emporium, food courts and a themed amusement area surround an open-air pedestrian courtyard. For your convenience, King George Park will have two daycare centres and a major fitness centre on-site.





BALMORAL TOWER
OFFERS MAGNIFICENT
VIEWS OF THE NORTH
SHORE MOUNTAINS
AND SURROUNDING
COUNTRYSIDE.



BCCONDOS.NET



A ROYAL OPPORTUNITY



King George Park offers homebuyers a sophisticated lifestyle and an excellent investment opportunity. Its spacious plazas and beautifully appointed properties provide a superior quality of urban life. Ultra-modern retail, recreation and entertainment facilities put the best of everything within easy range.

Surrounding the development are Surrey's premier public amenities. With SkyTrain at your doorstep, access to downtown Vancouver is swift and convenient.

Take advantage of this royal opportunity and make King George Park your lifestyle choice for the future.

E.&O.E. In the interest of maintaining the high standards of the project, the Developer reserves the right to make modifications to building design, specifications and floorplans without notice. Sizes are approximate. Please consult your sales representative for specific details.



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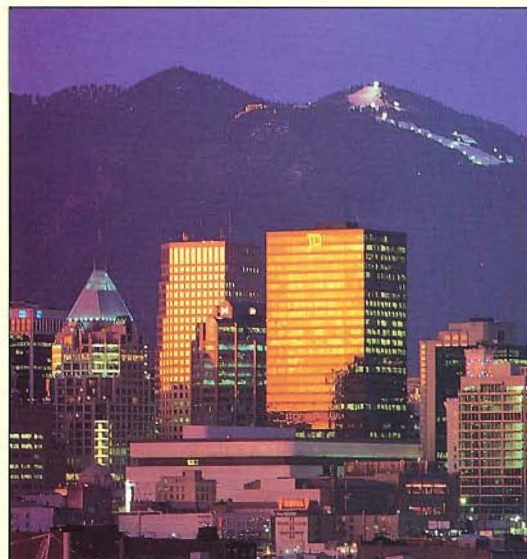


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- A** WHALLEY
PUBLIC LIBRARY
- B** NORTH SURREY
RECREATION CENTRE
- C** SURREY PLACE MALL
- D** HOLLAND PARK
- E** SURREY MEMORIAL
HOSPITAL



- 1** GATEWAY STATION
- 2** SURREY CENTRAL
STATION
- 3** KING GEORGE
STATION

**KING
GEORGE
PARK**

Developed By
King George Development Corporation
A member of the C.T. Group

Project Marketing Agents



Financing Available From


Hongkong Bank of Canada

Sales Office (604) 588-8628
Vancouver (604) 328-1890
Surrey (604) 581-3321



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