



It's like 21 floors of penthouse style. Without the penthouse price.



With clean, crisp architecture and 21 floors of tailored, luxury living, Promontory will stand out as a new beacon in Victoria's Inner Harbour. There you'll find smart, efficient floorplans that Bosa Properties is renowned for – and refined exterior touches that offer superb value. Promontory truly is a breath of fresh air in the Victoria landscape.

Now Selling!

Sales Centre Open Daily 12-5pm.

250.382.2672 [Map & Directions](#) >

**Request the latest information on
Promontory at Bayview Place**

GET MORE INFO

Equity Builder Program™
Limited-time opportunity

1.9%
Mortgage
Interest Rate

Studios
One bedrooms
Two bedrooms
Two bedrooms + den

Learn more about the exclusive
[Equity Builder Program](#) >

A Stunning Sense of Arrival

- Dramatic and inviting two-storey hotel-inspired entrance lobby
- Exclusive and convenient concierge desk
- Stately covered entrance driveway
- Rift-cut white oak entry door
- Secure and durable solid-brass entry hardware with mortise lockset
- Common area interior design by award-winning Mitchell Freedland Design

Unequaled Style

- Overheight 8-10” ceilings in living areas (9’-10” in Estate Homes)
- Designer recessed lighting over eating areas and in bathrooms
- Choice of Dusk or Dawn colour schemes by award-winning Mitchell Freedland Design
- Discrete and stylish fabric roller blinds throughout
- Durable Stainmaster™ treated carpeting in bedrooms
- Expansive two-tone framed windows
- Quality engineered-wood baseboards and door casings

Elevated Cooking

- Full-height rift-cut white oak cabinetry with brushed nickel pulls
- Promontory Signature kitchens with recessed LCD HD televisions and storage pantry
- Soft-close™ door and drawer hardware
- Recessed halogen valance lighting
- Kohler™ single-lever Purist faucet in polished chrome with pull-out spray
- Solid composite stone countertops
- Undermount 18-gauge stainless steel sink by Kindred™
- Full-height handset tile backsplash
- Premium stainless steel appliance including:
 - Miele™ 60 or 90cm Energy Star refrigerator
 - Miele™ Inspira dishwasher with Touchtronic™ controls and Q1 acoustic rating
 - AEG Electrolux™ 60cm or 75cm natural gas cooktop
 - AEG Electrolux™™ stainless steel wall oven
 - Faber™ integrated slide-out hood fan
 - Panasonic™ stainless steel microwave

EnSuite and Bath

- Contemporary flat-panel wood-grain cabinetry with polished chrome feet
- Private master ensuite features a luxurious soaker tub or walk-in shower with porcelain tile surround.
- Solid stone countertop with backsplash
- Kohler™ vitreous china undermount sink
- 90 Degree eco-performance tub and shower filler by Moen™
- 90 Degree single-pole faucet by Moen™
- 10mm frameless glass shower doors (on showers only)
- Recessed halogen lighting above water closet, sink and tub/shower
- Custom-framed vanity mirror with integral back-lighting
- GFCI plugs at all vanities
- Dual-flush toilet by Toto™
- Decorative polished chrome towel bars and paper holders

Thoughtful Details

- Comfortable forced-air heating and air conditioning with ceiling mounted heat pumps (in bathrooms)
- Conveniently located cable and telephone outlets in living room, kitchen, each bedroom and work space or den
- Pre-wired for high-speed internet access and digital cable entertainment channels
- Convenient built-in closet shelving
- Laundry closet with Maytag™ front-load stacking washer and dryer
- Laundry closet with convenient overhead lighting

Sustainable Luxury

- Promontory is built to Bosa Properties’ eco-standards and respects the environment with the following sustainable features:
 - Energy Star™ appliances
 - Dual-flush water closets
 - Motion activated common area lighting (some areas)
 - Increased use of CFL lighting in common areas
 - Conveniently located close to bus and bicycle routes
 - Energy-efficient glazing system reduces energy consumption

Exclusive Security and Peace of Mind

- Heavy duty solid-brass deadbolt lock and viewer on suite entry door
- Hard-wired smoke detectors
- Energy-efficient double-glazed windows and sliding glass doors with thermally broken two-tone aluminum frames
- Two personally coded entry devices for access to entry lobby, elevators and individual residential floors
- Bicycle storage locker provided for each home
- Entry phone outside main lobby with security camera allows you to pre-screen visitors using your TV set
- Bright lighting along outdoor pedestrian walkways
- Secure underground parkade with emergency alert buttons
- Home Warranty coverage for:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty
- Bosa Properties Customer Care warranty included with every home





Points of Interest

Located in the heart of the Songhees Peninsula in the Victoria West community, Promontory at Bayview Place enjoys proximity to a city alive with shopping, dining, theatre and entertainment.

[Read more about the neighbourhood >](#)

POINTS OF INTEREST

- 1 Johnson Street Bridge
- 2 Bay Street Bridge
- 3 Hilltop Songhees Park
- 4 Empress Hotel
- 5 Royal BC Museum
- 6 Float Plane Terminal
- 7 Helijet
- 8 Parliament Buildings
- 10 Chinatown
- 11 Bastion Square
- 12 Galloping Goose Trail
- 13 E & N Rail Trail
- 14 Westsong Walkway
- 15 Roundhouse Community (Future)
- 16 Lime Bay Park

POINTS OF INTEREST (CONT.)

- 41 Victoria Convention Centre
- 42 Victoria West Park
- 43 Save-on-Foods Memorial Centre
- 44 Market Square
- 17 Goodlife Fitness
- 18 Westside Village
- 22 Westside Dentistry
- 24 Esquimalt Plaza
- 31 Trek Bikes

LIFESTYLE

HOTELS

- 9 Delta Ocean Pointe Resort & Spa
- 52 Hotel Grand Pacific
- 53 Inn at Laurel Point Hotel

RESTAURANTS / DINING

- 21 Quiznos
- 28 Tim Hortons
- 29 Subway
- 32 LURE Restaurant and Lounge
- 33 Booster Juice
- 34 Spinnakers Gastro Brewpub
- 35 Fol Epi Bakery
- 36 Casa Nova Bakery Cafe
- 37 Il Terrazzo
- 38 Canoe Brewpub, Marina and Restaurant
- 39 Mo.le
- 40 Brasserie "L'école"
- 45 Blue Crab Bar & Grill
- 46 Pescatore's Fish House & Oyster Bar
- 47 Bon Rouge Bistro

RESTAURANTS / DINING (CONT.)

- 48 Browns Socialhouse
- 49 Cactus Club Cafe
- 50 Earls Restaurant
- 51 Ulla Restaurant
- 20 Starbucks Coffee
- 26 Serious Coffee
- 54 Habit Coffee
- 55 Bean Around the World

COFFEE SHOPS

SUPERMARKET / DRUG

- 19 Save-on-Foods
- 25 Country Grocer
- 27 Shopper's Drug Mart
- 30 Chevron
- 56 London Drugs
- 71 Shell Gas

DESIGN DISTRICT

- 57 Chintz & Co. Home Furnishings
- 58 Insideout Homestore
- 59 Parc Modern Interiors
- 60 Urban Barn
- 61 Nood Furniture & Design
- 62 Miroirs
- 63 tdSwansburg Design Studio
- 64 Capital Iron

BANKS

- 23 TD Canada Trust
- 65 RBC
- 66 HSBC
- 67 CIBC
- 68 Coast Capital
- 69 Island Savings
- 70 Scotiabank



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66 HSBC

67 CIBC

68 Coast Capital

69 Island Savings

70 Scotiabank



Waterfront Community. Central Convenience.



[Click the image to enlarge](#)

Bayview Place

Bayview Place represents a 20-acre tract of land in Victoria West that is destined to become a world-class waterfront community. The completion of the first residential building, Bayview One, is just the beginning. There have been new parks added and soon the community will see the "up-cycling" of the old train roundhouse and buildings into a public market. It will be a welcome addition to the area and a destination for all Victorians to get the freshest produce and fruits of the sea and land – with a focus on locally grown product.

The ultimate plan is to incorporate a seniors residence, a luxury hotel, spa like amenities and retail to create a rich and complete urban community. The entirety of Bayview Place is the vision of Focus Equities – partnering with companies such as Bosa Properties to bring lasting value, vision and expertise.



LOCATION

Promontory is located at a high point in Victoria West – just a short distance from downtown Victoria across the Johnston Street Bridge – better know to many as the blue bridge. It's in an area full of promise with parks, walking trails and developing local amenities. Already, it's just a short stroll to the popular Spinnakers Gastro Brewpub. Only a 7-minute walk away you'll find Westside Village with Save On foods, Starbucks, and dozens of shops and services.



PERFECTLY SITUATED

Nothing is very far away in Victoria – particularly for those who live centrally. And the great thing about Promontory is that it's central enough to take advantage of all that the city has to offer, but without being stuck in the thick of it all. So, within a few minutes walk, you can be involved in the energy of downtown or back at the quiet and solace of your home at Promontory.



WORLD-CLASS RESTAURANTS

In less than ten minutes walk you can find yourself seated at a fabulous restaurant downtown. Places like the new and extremely popular Ulla, or a continental favourite Brasserie L'Ecole – these really are world-class restaurants catering to locals and international tourists.



The architecture: Where classic meets contemporary

When you look at new buildings in Victoria, you're more likely to see extensive use of traditional building materials. This is tightly connected to the philosophy of preserving the heritage fabric of Victoria while making way for vibrant new growth.

So it is with Promontory. Brick cladding integrates the building into the traditional nature of Victoria. Walkways and greenery are incorporated in the design of the surrounding landscape, bringing to life the traditional values of neighbourhood and community. But, at the same time, Promontory is a thoroughly modern building - featuring fresh, contemporary interior style. Promontory truly is where classic meets contemporary.

At 21 storeys, Promontory will rise as an impressive beacon in Victoria West. The architecture was designed and crafted to making the most of the site and the views it offers. Where possible, oversized windows fill the homes with light and outdoor spaces connect the building to the breathtaking Inner Harbour and beyond.





Infinite Views. Prestige Residences.



203 FT	Level 21
193 FT	Level 20
174 FT	Level 18
154 FT	Level 16
134 FT	Level 14
115 FT	Level 12
95 FT	Level 10
75 FT	Level 8
56 FT	Level 6
46 FT	Level 5

With the base of Promontory situated at a high point above the inner harbour, there is little to obstruct the views it commands. Victoria's world-famous Inner Harbour is front and centre to the southwest, south and southeast. To the east is downtown – closest is the historic Oldtown and Chinatown. Turning to the north, the vistas change from pure ocean views to the mountain terrain of Vancouver Island. Mount Doug, Mount Tolmie, Skirt Mountain, Mount Finlayson – all reveal themselves through the windows of the homes at Promontory. Every view a picture postcard.



A Stylish Impression

A modern collection of premium brands paired with progressive space plans and mindfully crafted details ensure a level of luxury synonymous with all Bosa homes. Entertain with flare in a kitchen friends will envy, while large windows and balconies ensure abundant natural light and intoxicating vistas.

Miele

KOHLER

AEG
Electrolux

KINDRED



[Download a list of specifications. \(PDF\)](#)

UNEQUALLED STYLE

- Overheight 8–10" ceilings in living areas (9'–10" in Estate Homes)
- Designer recessed lighting over eating areas and in bathrooms
- Choice of Dusk or Dawn colour schemes by award-winning Mitchell Freedland Design
- Discrete and stylish fabric roller blinds throughout
- Durable Stainmaster™ treated carpeting in bedrooms
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ELEVATED COOKING

- Full-height rift-cut white oak cabinetry with brushed nickel pulls
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A STUNNING SENSE OF ARRIVAL

- Dramatic and inviting two-storey hotel-inspired entrance lobby
- Exclusive and convenient concierge desk
- Stately covered entrance driveway
- Rift-cut white oak entry door
- Secure and durable solid-brass entry hardware with mortise lockset
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ENSUITE AND BATH

- Contemporary flat-panel wood-grain cabinetry with polished chrome feet
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THOUGHTFUL DETAILS

- Comfortable forced-air heating and air conditioning with ceiling mounted heat pumps (in bathrooms)
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SUSTAINABLE LUXURY

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 - Energy-efficient glazing system reduces energy consumption

EXCLUSIVE SECURITY AND PEACE OF MIND

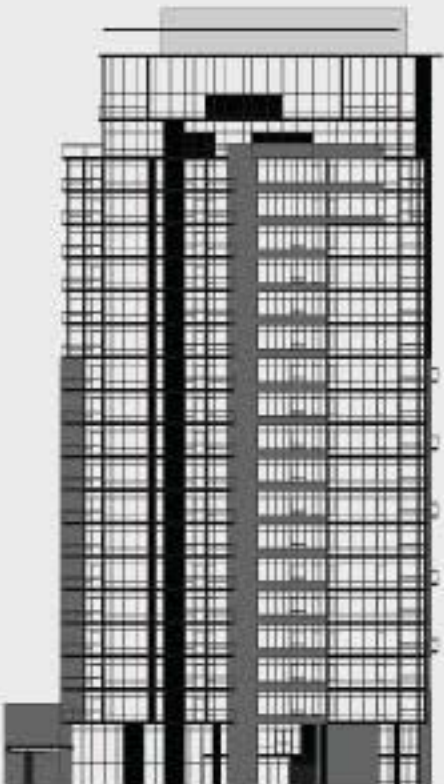
- Heavy duty solid-brass deadbolt lock and viewer on suite entry door
- Hard-wired smoke detectors
- Energy-efficient double-glazed windows and sliding glass doors with thermally broken two-tone aluminum frames
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 - 5 year building envelope warranty
 - 10 year structural warranty
- Bosa Properties Customer Care warranty included with every home



Tailored homes with a fresh, contemporary style.

Click on a plan below to view details

		levels	total sf	interior sf	exterior sf
A	2 bedroom + den	3-19	1329	1160	169
B	2 bedroom	3-19	1107	938	169
C	2 bedroom	13-19	1165	1038	127
D	2 bedroom	13-17	940	791	149
D1	2 bedroom	3-12	872	723	149
E	1 bedroom	3-17	568	519	49
F	1 bedroom	3-12	710	583	127
G	Studio	3-12	455	455	-
H	2 bedroom + nook	18-19	1265	1130	135
I	Estate Home I: 2 bedroom	3-17	1460	1262	198
II	Estate Home II: 3 bedroom	3-17	2058	1782	276
III	Estate Home III: 2 bedroom + den	3-12	2074	1778	296



Choose a home plan from the list to view details.

We think that you'll be pleased with the wide array of home styles we've designed for Promontory. We have challenged our architects and award-winning designers to come up with a varied and dramatic selection of suite designs. The result is a collection of homes that really maximize liveability and views.



Tailored, sophisticated homes.



Two carefully crafted designer colour schemes and a wide array of floor plans result in homes that truly maximize liveability and views.

With each and every Promontory home comes Bosa Properties' legendary attention to detail, premium Miele appliances and Kohler fixtures, and the peace of mind of our dedicated Customer Care team.



Built on a Tradition of Trust

Excellence and quality are more than promises at Bosa Properties; they are the standards we've been delivering to homebuyers since the Bosa family company was founded over four decades ago. The proof is visible across British Columbia in homes that endure every test of time. Decades later, the communities we've built remain sound, strong, comfortable, and highly sought after by homebuyers. The trust we've earned from satisfied homeowners is our greatest asset. Their loyalty has fuelled our growth and will remain our foundation for generations to come.

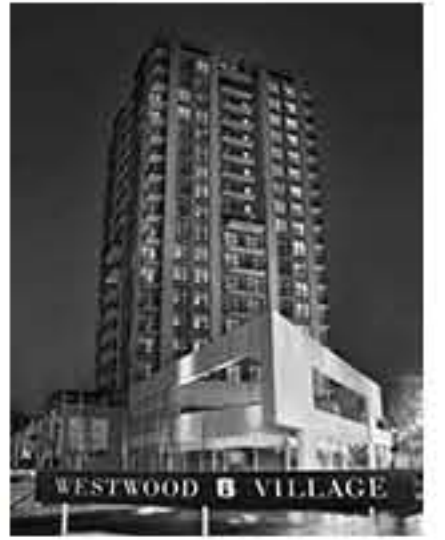
[History of Projects >](#)



Building For Generations

Finely designed, expertly crafted, and perfectly finished homes are a trademark of ours, and one the many reasons we enjoy the trusted reputation we do.

[The Bosa Story](#) ▶



The Equity Builder Program™

Significant Savings for a Limited Few.

We are pleased to announce that the first 80 homeowners at Promontory will qualify for Bosa Properties' exclusive Equity Builder Program™. It's only available at Promontory, and its only available for a limited time.

The rewards of the Equity Builder Program™ with exclusive **1.9% Financing Payments*** are indeed significant, and we at Bosa Properties are pleased to share them with you.

This program is available to the first 80 homeowners, and offers a credit on the statement of adjustments at closing equal to that amount that is required to reduce the effective monthly mortgage payment of a conventional 3-year closed mortgage, before taxes and fees.

Just how does a mortgage payment of 1.9% benefit you? Here's how:

Suite Price	1.9% Payment	Regular Payment	# Months	You Save
\$250,000	\$785	\$1053	36	\$9,648
\$350,000	\$1099	\$1475	36	\$13,536
\$450,000	\$1413	\$1896	36	\$17,388
\$550,000	\$1727	\$2318	36	\$21,276



Visit us Today

To be one of the first to receive information on key days, pricing, floorplans and more, please register your information.

REGISTER NOW

VISIT OUR SALES CENTRE

Open Daily 12-5pm
80 Saghalie Road
Victoria, BC V9A 6Z6

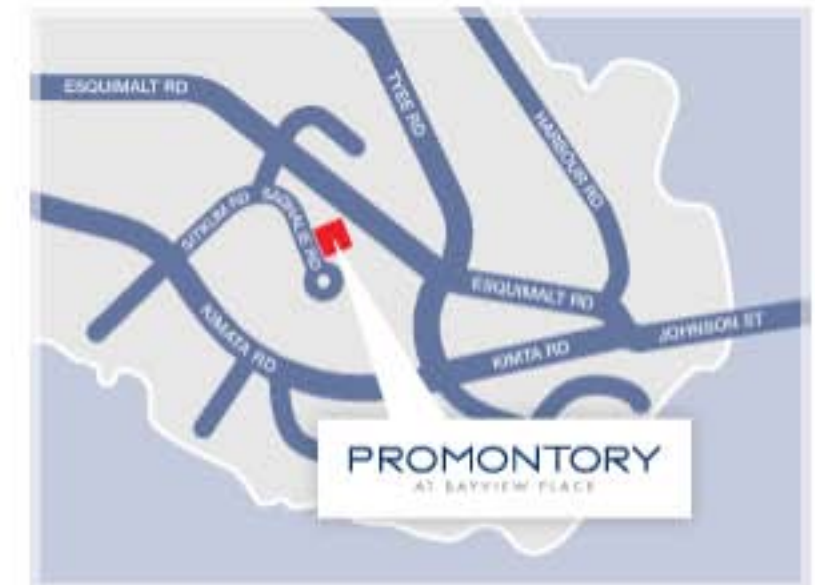
[View Map >](#)

To get in touch with a member of our sales team, please contact us.

Phone:
250.382.2672

Toll Free:
1.888.661.2672

Email:
promontory@bosaproperties.com



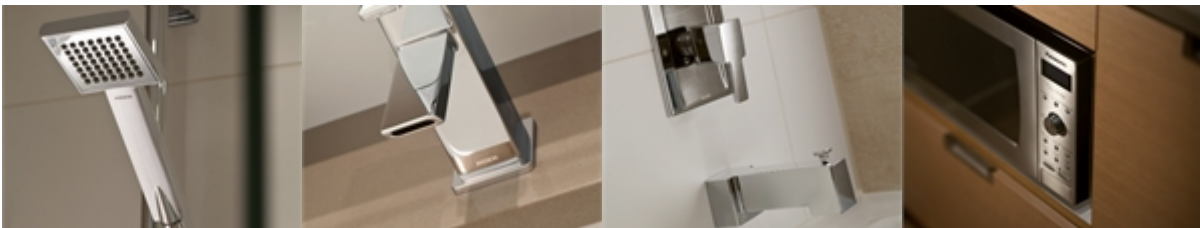
[Map & Directions at Google Maps >](#)

Connect with us:



Friday, July 29, 2011

Promontory at Bayview Place is a new condo project by [Bosa Properties Inc.](#) currently in preconstruction at 80 Saghalie Rd in [Victoria](#). The project is scheduled for completion in 2013. Available condos range in price from \$209,900 to \$799,900. The project has a total of 177 units.



DEVELOPMENT NAME Promontory at Bayview Place

DEVELOPER(S) [Bosa Properties Inc.](#)

PROJECT TYPE Condominium

ADDRESS 80 Saghalie Rd

NEIGHBOURHOOD/CITY Victoria

STATE/PROVINCE British Columbia

POSTAL CODE V9A 6Z6

PROJECT WEBSITE www.bosaproperties.com

EMAIL promontory@bosaproperties.com

SALES CENTRE PHONE # 250.382.2672

SALES CENTRE ADDRESS 80 Saghalie Road

SALES CENTRE HOURS Open Daily 12 – 5 p.m.

CONSTRUCTION STATUS Preconstruction

ESTIMATED COMPLETION Fall/Winter 2013

SELLING STATUS Selling

TOTAL NUMBER OF UNITS 177 units



NUMBER OF STOREYS 21 storeys
UNIT SIZES From 430 to 1160 Square Feet
ARCHITECT(S) Dialog Architects
INTERIOR DESIGNER(S) Mitchell Freedland Design

PROJECT SUMMARY

With clean, crisp architecture and 21 floors of tailored, luxury living, Promontory will stand out as a new beacon in Victoria's Inner Harbour. There you'll find smart, efficient floorplans that Bosa Properties is renowned for - and refined exterior touches that offer superb value. Promontory truly is a breath of fresh air in the Victoria landscape

25% Sold Opening Weekend!

CURRENT INCENTIVES

Equity Builder Program featuring 1.9% mortgage financing for the first 80 to own.

Paid before completion. Outside realtor commission of 3% on the first \$100K, and 1.5% on balance.

PRICES (AVAILABLE UNITS) From \$209,900 To \$799,900
COST TO PURCHASE PARKING included in the purchase price
COST TO PURCHASE STORAGE included in the purchase price



Promontory at Bayview Place

21-floors of Affordable Options

21 floors of sweeping city, ocean and mountain views, custom floor plans tailored to your individual style, and quality design by renowned and trusted builder BOSA Properties - this is Promontory.

Situated on a high point in Vic West, overlooking Victoria's Inner Harbour and just minutes from downtown, Promontory at Bayview Place is a new condominium development offering design options to meet almost any style and budget. Here, owners have a unique opportunity to review floor plans and combine suites for a more spacious home, or if a penthouse size suite is desired but not within budget, it can be accommodated on lower floors to reduce the price, and, for those wanting a smaller space, studio and one-bedroom suites are also available. Large windows and balconies, combined with stylish interior design features, top-quality finishings standard throughout every unit, premium brand appliances and a multitude of spacing options make the Promontory an affordable and contemporary lifestyle choice.

With the future addition of a sister residence, homeowners at Promontory will have access to multifaceted amenities such as the fitness facilities, swimming pool, outdoor fire pits, Barbeque and common area - added value premium perks, with no additional cost.

Promontory, however, will offer residents much more than a stylish home in a stunning location; an entire waterfront community called Bayview Place is being planned for this 20-acre parcel of land. Once complete, Bayview Place will be home to a public market, new international hotel, thoughtfully designed high-rise towers, cafes, restaurants, green space and parks. This new neighbourhood community is sure to be a cherished home for residents, and a vibrant destination for visitors.

Promontory is scheduled for completion in 2013 and already 30% of suites have been sold.

Prices start at just \$219,900, so stop by the sales centre, open daily 12pm - 5pm, at 80 Saghali Road, Victoria BC, or visit the [BOSA website](#) for more information.



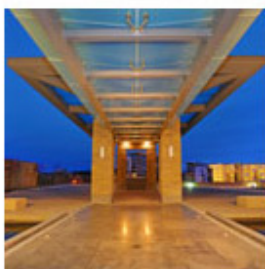
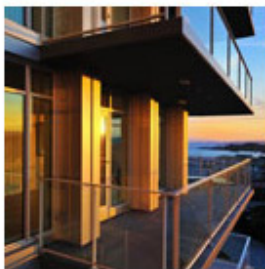
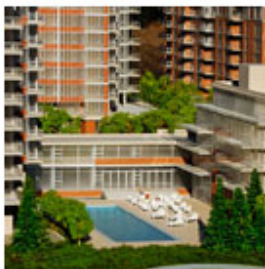
**The Promontory at Bayview Victoria Inner Harbour Condos –
Bayview Place Victoria Waterfront Condos by Bosa Properties
with 1.9% Mortgage Financing – The Promontory Victoria**

Exclusive Financing Offer

PROMONTORY
AT BAYVIEW PLACE

1.9%
Mortgage
Interest Rate

Studios
One bedrooms
Two bedrooms
Two bedrooms + den



The Promontory at Bayview Victoria Luxury Condos

Can you feel it in the air? There's something about this new Victoria condo development that we just needed to mention on our Buzz Blog. Brought to you by Bosa Properties, The Promontory at Bayview Victoria real estate development is a unique combination of luxury city living combined with affordable urban residences. The 21 storey high-rise tower in the Victoria Inner Harbour features efficient, well designed floor plans (much larger than Vancouver counterparts) in addition to captivating views in all directions. The pre-construction Victoria Promontory condos for sale offer superb value for both homebuyers as well as investors and this perfectly designed and tailored high-rise residence will provide a Victoria Inner Harbour landmark building that may never be rivalled. The pre-construction Victoria Promontory Condos at Bayview will feature an exclusive presale promotion with a Mortgage Financing Offer of 1.9% mortgage interest rate. You can register today for more information about this incredible 1.9% mortgage rate for new Promontory Victoria condos for sale by visiting www.bosaproperties.com/promontory which includes all the details regarding this Inner Harbour high-rise Bosa Properties development. The floor plans will range from studios, one bedrooms, two bedroom and 2 bed plus den layouts, so there is certainly a floorplan available for all lifestyles and ages. The Promontory at Bayview condos will be located at Esquimalt Road and Sitkum Road, again in Victoria Inner Harbour district and the pre-sale price point starts from the mid \$200' 000s, presenting the best real estate value here. The tower is designed by Dialog Architects. The interiors are designed by Mitchell Freedland Design. The Bayview Place Victoria neighbourhood features an incredible location at the high point of Vic West that is close to downtown Victoria via the Johnston Street Bridge and is perfectly situated close to local amenities, entertainment, the waterfront district, shopping and coffee bistros. The Roundhouse is just a minute away and world-class restaurants dot the community. This Victoria waterfront community with central convenience will transform the Victoria Inner Harbour district right now.





Coming this Summer to Victoria Real Estate Market by Bosa Properties. Promontory at Bayview Place.

As a registrant at a previous Bosa Properties community, we wanted to keep you informed on the latest developments from Bosa Properties. We are very pleased to announce that our much anticipated landmark tower in Victoria Inner Harbour at The Promontory at Bayview Condos will be coming to market this Summer. In anticipation of this upcoming sales release, we are writing to you today to provide you with some important new information about the new Promontory Victoria condos for sale.





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- 28** Tim Hortons
- 29** Subway
- 32** LURE Restaurant and Lounge
- 33** Booster Juice
- 34** Spinnakers Gastro Brewpub
- 35** Fol Epi Bakery
- 36** Casa Nova Bakery Cafe
- 37** Il Terrazzo
- 38** Canoe Brewpub, Marina and Restaurant
- 39** Mo:le
- 40** Brasserie "L'école"
- 45** Blue Crab Bar & Grill
- 46** Pescatore's Fish House & Oyster Bar
- 47** Bon Rouge Bistro

RESTAURANTS / DINING (CONT.)

- 48** Browns Socialhouse
- 49** Cactus Club Cafe
- 50** Earls Restaurant
- 51** Ulla Restaurant

COFFEE SHOPS

- 20** Starbucks Coffee
- 26** Serious Coffee
- 54** Habit Coffee
- 55** Bean Around the World

SUPERMARKET / DRUG

- 19** Save-on-Foods
- 25** Country Grocer
- 27** Shopper's Drug Mart
- 30** Chevron
- 56** London Drugs
- 71** Shell Gas

DESIGN DISTRICT

- 57** Chintz & Co. Home Furnishings
- 58** Insideout Homestore
- 59** Parc Modern Interiors
- 60** Urban Barn
- 61** Nood Furniture & Design
- 62** Miroirs
- 63** tdSwansburg Design Studio
- 64** Capital Iron

BANKS

- 23** TD Canada Trust
- 65** RBC
- 66** HSBC
- 67** CIBC
- 68** Coast Capital
- 69** Island Savings
- 70** Scotiabank



A World Class Victoria Condo Waterfront Community

Promontory at Bayview Condos is located at a high point above Victoria's Inner Harbour, in what is sure to be known as one of Canada's pre-eminent master-planned communities by Focus Equities - Bayview Place. Just a short stroll from downtown Victoria Bayview Place community offers convenient proximity to all that downtown has to offer - without being downtown. It's in an area full of promise with parks, walking trails and developing local amenities. Already, it's just a short stroll to the popular Spinnakers Gastro Brewpub. The Promontory Victoria condos for sale are only a 7-minute walk away from Westside Village with Save On foods, Starbucks, and dozens of shops and services. And soon, The Promontory Victoria condos for sale at Bayview Place will be home to a dynamic new retail centre - The Roundhouse, where you'll find historic retail shops, hotel and park space.

A Limited Opportunity at The Promontory Victoria Condo Tower

We at Bosa Properties are pleased to offer our first 80 home owners at the Bayview Victoria Promontory condos the opportunity to participate in our Promontory Equity-Builder Program™ which offers value-packed 1.9% mortgage payments. Over the coming weeks we'll be able to share with you more details about this amazing Victoria mortgage program for pre-sale homebuyers. With the preconstruction Victoria Promontory at Bayview Place we've combined a wide range of livable floorplans with a superb location, while offering incredible affordability and value. We've challenged our design team of architects and interior designers here at The Promontory Victoria condos for sale to create beautiful living spaces that offer maximum livability and efficiency. We're extremely proud of Promontory at Bayview by Bosa Properties, and we look forward to showing it to you.

Save while there's still time.

Many new homeowners have been able to take advantage of our exclusive Victoria Promontory Equity Builder Program™ with 1.9% mortgage payments. Presently, only 33 opportunities are available in our Promontory Equity Builder Program™ that makes owning a Promontory condos in Victoria real estate market incredibly affordable. Just look at what you'll save:



1.9% Equity Builder Program™

Type	Suite Price	1.9% Payment	Regular Payment	# Months	You Save
Studios	\$214,900	\$675	\$892	36	\$7,812
Junior 1 Bedrooms	\$219,900	\$690	\$913	36	\$9,028
One Bedrooms	\$249,900	\$785	\$1037	36	\$9,072
Two Bedrooms	\$362,900	\$1139	\$1506	36	\$13,212
Two Bedrooms + den	\$544,900	\$1711	\$2262	36	\$19,836

All prices include net HST

The Next Steps at Bayview Place Victoria Promontory Condominiums

As a result of the inquiries we've been having recently, we anticipate that interest in Promontory Victoria condos will be very strong. Our advertising program in Victoria has just begun, and our Sales Centre will open in early July. We invite you to learn more about Promontory Victoria condos by registering with us and by visiting our Preview Website. Once you've registered with us, you'll be sure to receive regular updates on our sales launch and be among the first to learn of additional details about the Bayview Place Victoria Promontory Condo project as they become available. Thank you for your interest in Promontory at Bayview Place, and we look forward to meeting with you soon. Bosa Properties (Bayview) Inc. Call 1.888.661.2672 today for more details.

An Update for the Bayview Condos in Victoria BC

We're pleased to announce that our official opening weekend at Promontory at Bayview Place - our newest Victoria real estate development overlooking Victoria's picturesque Inner Harbour - was a resounding success. As of today, 47 homes at Promontory condos in Victoria are now off the market. With unparalleled views and convenient access steps from downtown Victoria real estate district, the Bayview Place homes at Promontory Condo Tower have proven popular with homeowners who appreciate the contemporary design and incredible attention to detail. Quality touches abound, from Miele appliances to Kohler packages. From air conditioning to overheight ceilings. Additionally, every home at Promontory at Bayview Place Victoria comes with the Bosa Client Care Warranty. Victoria Penthouse Style. Without The Penthouse Price. Whether you're looking for an affordable one-bedroom vacation suite or a large 3 bedroom retirement estate, we're confident we have a home design for you. With a variety of floorplans as large as 2,075 sf, there is a home at Promontory condos in Victoria to suit every homeowner. In Case You Missed It. While our homeowners and realtors are big fans of Promontory, we're pleased that other experts are



impressed as well. Promontory was recently featured in Vancouver Sun's Westcoast Homes section.

Why Bosa Properties is excited to be in the Victoria Real Estate Market

Those who are familiar with the track record know that Bosa Properties has earned a reputation for developing highly coveted townhome, multi-family condo projects throughout the lower mainland in BC. And now, with the upcoming launch of Promontory at Bayview Place, we're pleased to announce that we're launching the Bosa Properties brand in Victoria real estate market right now. We're incredibly excited to be developing what will be Victoria real estate's tallest condominium high-rise tower, and want to invite you to be a part of it. A Market That Might Surprise You > We've been looking for an opportunity to develop in the Victoria real estate market place for some time, but until Promontory Victoria condos for sale, we had not been able to find a site that we felt gave us an opportunity to deliver the quality of project that our owners have come to expect from us. We also have been waiting for the right time to enter the Victoria real estate market; we believe that the right time is now. The Victoria real estate market now shows stronger fundamentals than most lower mainland neighbourhoods, and as a result offers a significant opportunity for an astute condo property investor. While strong employment and migration to Victoria supports a very healthy rental market, the supply of new Promontory Victoria condo product is at record levels. This has created one of the lowest vacancy rates in the province (at 2.7%), and steady rental rates, which is great for investors looking to purchase a new Bayview Place Victoria Promontory condo home. An Unequalled Development Site > We have developed a number of master-planned communities or urban villages in the lower mainland, and we firmly believe in the long-term value that these type of communities offer to its home owners. This is one more reason why we're excited about Promontory at Bayview Place Victoria real estate development. Bayview Place Victoria neighbourhood is a 20-acre master planned community alongside Victoria's majestic inner harbor that offers parks, heritage retail shops and services, community and culture. We believe that it will soon become one of Canada's most cherished neighbourhoods, alongside neighbourhoods such as Coal Harbour and Concord Pacific's Expo lands. Great Homes. Great Quality. Great Value. We've carefully designed our homes at the Bayview Place Victoria Promontory condo tower to ensure that they offer maximum livability while at the same time providing optimal affordability. Here is a sampling of the presale Victoria condos for sale soon to become available at Promontory Bayview Place, with limited time 1.9% mortgage payments, stunning harbour views, and HST included:

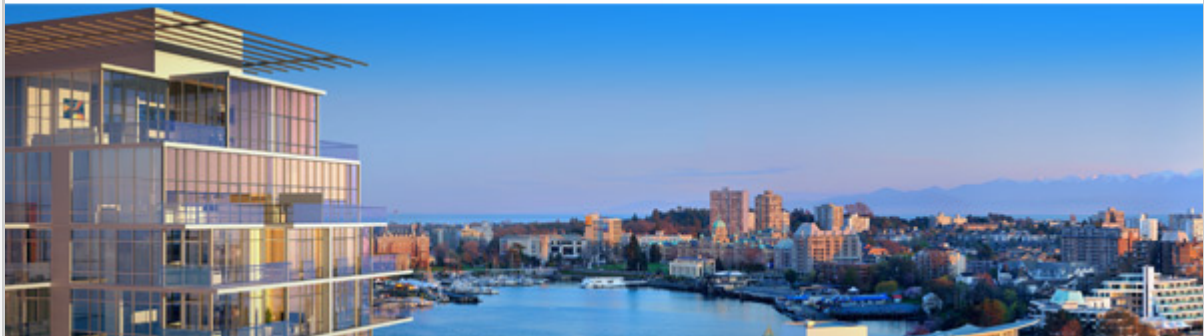


From: Bosa Properties [mailto:promontory@bosaproperties.com]

Sent: June 10, 2011 2:20 PM

Subject: Promontory at Bayview Place - Coming This Summer to Victoria

PROMONTORY AT BAYVIEW PLACE



Dear Les,

Coming this Summer to Victoria by Bosa Properties. Promontory at Bayview Place.

As a registrant at a previous Bosa Properties community, we wanted to keep you informed on the latest developments from Bosa Properties. We are very pleased to announce that our much anticipated landmark tower in Victoria will be coming to market this Summer. In anticipation of this upcoming sales release, we are writing to you today to provide you with some important new information.

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What's Next

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Thank you for your interest in Promontory at Bayview Place, and we look forward to meeting with you soon.

Sincerely,



Daryl Simpson

Senior Vice-President
Bosa Properties (Bayview) Inc.

1.888.661.2672

promontory@bosaproperties.com

