



# WATERFRONT PLAZA

LEITH, EDINBURGH



Computer Generated Image – A typical street scene at Waterfront Plaza. Image is for representation purposes only

# WATERFRONT PLAZA

## MODERN LIVING, CITY CONVENIENCE

At Waterfront Plaza, you can feel closely connected to city life, as well as soak up the vibrant buzz and historic character of The Shore, Leith. Our new extensive selection of apartments, colonies and townhouses are situated right in the heart of this fashionable district, directly opposite Ocean Terminal.

The stylish, contemporary homes here are bright and spacious and include CALA's high specification throughout. All surrounded by a dazzling array of chic bars and restaurants, together with the atmospheric scenery of Leith's captivating shoreline.



Local photography is courtesy of Chris Robson Photography



Lifestyle photography



A previous CALA development in Leith







## BUYING NEW IS BETTER WITH CALA



### CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



### MOVE CHAIN-FREE

Our 100% Part Exchange\* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit [cala.co.uk/part-exchange](https://cala.co.uk/part-exchange).



### MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



### A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



### LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



### THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



### ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.\*\*



### SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



### ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.



### FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.



### CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.

**CONSUMER  
CODE FOR  
HOMEBUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

\*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit [cala.co.uk/terms](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Lifestyle photography



## SERVICE WITH A WIDE RANGE OF SMILES

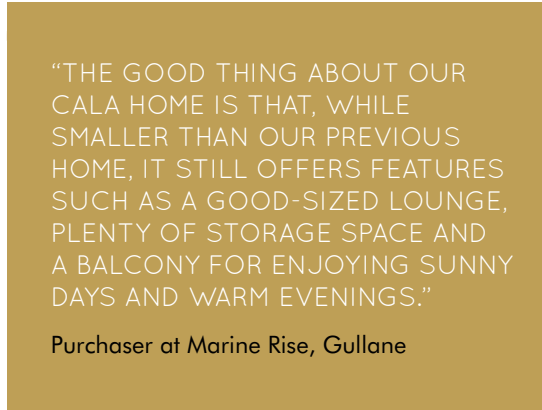
CALA Homes is committed to making your journey into your brand new home as seamless as possible. Providing quality care from the moment we receive your first enquiry to handing you the keys of your dream home, our friendly team is with you every step of the way.

Here are just some of the many happy comments we've received from CALA homeowners who found their move simple and straightforward.



"CALA HOMES HAVE A QUALITY THAT WE DIDN'T SEE ANYWHERE ELSE. THE FRIENDLY SALES TEAM WERE EXTREMELY HELPFUL, WHICH LED US TO BUYING OUR PERFECT HOME."

Purchaser at Eagle's Green, Bonnyrigg



"THE GOOD THING ABOUT OUR CALA HOME IS THAT, WHILE SMALLER THAN OUR PREVIOUS HOME, IT STILL OFFERS FEATURES SUCH AS A GOOD-SIZED LOUNGE, PLENTY OF STORAGE SPACE AND A BALCONY FOR ENJOYING SUNNY DAYS AND WARM EVENINGS."

Purchaser at Marine Rise, Gullane



"WE REALLY CAN'T THANK THE TEAM AT CALA ENOUGH FOR THEIR SUPPORT AND HELP THROUGHOUT THE PROCESS. YOU GET TO KNOW EVERYONE REALLY WELL AND THEY CANNOT DO ENOUGH FOR YOU. THEY'RE ALWAYS SO PROFESSIONAL AND HELPFUL."

Purchaser at The Crescent, Edinburgh



## ALL ON YOUR DOORSTEP

Leith is a buzzing port district, home to hip creatives and long-time locals. Waterfront seafood bistros and traditional pubs dot The Shore, while the Water of Leith and bustling Leith Walk link the area with the city centre.

## MIMI'S BAKEHOUSE

Situated along the scenic Shore area of Leith is the award-winning bakery-café, Mimi's Bakehouse. The skilled bakery team, led by Mimi's daughter and Head Baker, Gemma Clearie, brings locals a mixture of traditional classics and creative inventions.

The Bakehouse first opened its doors in November 2010, however, Mimi's is a product of family history and a collection of guarded family recipes. The successful bakery's ethos is great bakes made with time, love and passion, without any preservatives.

Visit and try the delicious array of tasty treats, from vibrant rainbow cakes and tantalising Malteser slices to unique Jammy Dodger tray bakes – there is something for everyone at Mimi's.

If you're looking for something a little bigger to satisfy your hunger, 'Belly Busting Breakfasts' and 'Lavish Lunches' are also on the menu, along with the café's award-winning afternoon tea and weekend favourite, 'Beforenoon Tea'.



"AT MIMI'S, EVERYTHING IS HOMEMADE AND CUSTOMERS ALWAYS COMMENT ON THE COSY, QUIRKY NATURE OF THE CAFÉ WHICH HAS A REAL COMMUNITY VIBE."

Natalie Togher, Financial Coordinator,  
Mimi's Bakehouse



## THE ROYAL YACHT BRITANNIA

The Royal Yacht Britannia, which has been described as a “floating palace”, was launched from the John Brown & Company shipyard in Clydebank, Scotland, on 16 April, 1953.

For over 44 years the Royal Yacht served the Royal Family, travelling more than a million nautical miles to become one of the most famous ships in the world.

To Her Majesty The Queen, Britannia provided the perfect royal residence for glittering state visits, royal honeymoons and relaxing family holidays. For Great Britain and the Commonwealth, she was an ambassador.

Today, Britannia is a five-star visitor attraction and exclusive evening events venue in Edinburgh.

The perfect spot for a family trip, step aboard this famous ship and follow in the footsteps of royalty. Explore Britannia’s five decks with a free audio guide, available in 30 languages, as well as a children’s tour and British Sign Language tablet.



“THE HISTORIC PORT OF LEITH IS A VIBRANT AND COSMOPOLITAN COMMUNITY ON EDINBURGH’S WATERFRONT, OFFERING COUNTLESS CAFÉS, BARS AND RESTAURANTS, AS WELL AS STUNNING VIEWS ACROSS THE FIRTH OF FORTH.”

Casey Rust, Head of Marketing,  
The Royal Yacht Britannia



## OCEAN TERMINAL

Ocean Terminal is a unique shopping experience located on Leith's vibrant waterfront.

Regarded by many as Edinburgh's most relaxing shopping environment, it has a great mix of retail, leisure and dining options including Wagamama, Pizza Express and Zizzi, as well as street food independents Mr Nick's Greek Kitchen and Wrapchic.

Its stylish and calming ambience is supported by a mix of coffee bars, a 24-hour gym, a 12-screen Vue cinema, The Royal Yacht Britannia, a skate park and soft play.

Visit and explore over 60 stores – from hidden gems to big brands – all under one roof.



“WITH SUCH A VARIETY OF SHOPS, RESTAURANTS AND LEISURE FACILITIES, OCEAN TERMINAL IS ONE OF THE CITY'S MOST POPULAR DESTINATIONS – WITH SOMETHING TO SUIT EVERY TASTE.”

Michelle MacLeod, Deputy Centre Manager



## CHOP HOUSE LEITH

Chop House doesn't have a "philosophy" when it comes to cooking, but they understand that great quality ingredients, cooked simply and well, enjoyed in good company is a perfect mix.

The first of three to open in Edinburgh, Leith's Chop House brings a unique blend of bar and butchery, using the very best British beef cooked over an open-flame on a custom designed charcoal grill.

The former cork warehouse on Constitution Street boasts a modern design, and a menu of tasty starters, moreish sides and truly decadent desserts to treat your taste buds.

Chop House Leith is the ideal spot outside the city centre to enjoy the best steak in Edinburgh.



"IT'S CLEAR HOW MUCH CUSTOMERS APPRECIATE OUR KNOWLEDGEABLE STAFF. THERE IS MORE TO STEAK THAN JUST THE CUT AND OUR PHILOSOPHY HAS HELPED TO MAKE CHOP HOUSE THE GO-TO STEAKHOUSE IN LEITH."

Disa Clementsson, Assistant Manager,  
Chop House Leith





# LEITH

## A VERY POPULAR PORT OF CALL

Just two miles from the city centre, you can immerse yourself in everything this sought-after neighbourhood has to offer, from inviting shops and award-winning restaurants to independent cafés and bars.

One of Scotland's largest shopping and leisure centres, Ocean Terminal boasts all your favourite high street names, together with eateries, a beauty spa, gym, soft play centre and cinema. The Royal Yacht Britannia is permanently moored here and nearby Victoria Quay is home to the administrative office for the Scottish Government.

Meanwhile, The Shore is full of stylish bars and bistros, traditional pubs and high-end restaurants. These include Fishers in Leith, The Roseleaf and The Ship on The Shore, as well as Michelin-starred names like The Kitchin and Martin Wishart.

You can discover Leith's dockland past through notable historic buildings, as well as admire a variety of statues and contemporary sculptures. Or simply take time out to explore the open surroundings of Leith Links and Portobello beach nearby.

Waterfront Plaza enjoys direct links to the Water of Leith Walkway and within a short distance, families will also find a range of schools\*, such as Victoria Primary School, Trinity Primary School, Leith Academy and Trinity Academy.

\*Owning a home in a school's catchment area does not guarantee a place at the school. Please consult the local authority for details.





## DESIRABLE AND ACCESSIBLE

Getting around Edinburgh is a breeze thanks to Leith's central location just north of the city centre. Waverley station is around two miles away, with fast, frequent trains taking you across the country. Lothian Buses provides regular services to the city centre, The Gyle Centre, Hermiston park-and-ride, Ingliston park-and-ride, Edinburgh Airport and other routes nationwide.

It's easy by car too, with the A199 leading along the coast towards Portobello and the A1, giving you direct access to the City of Edinburgh Bypass, while the A902 and A90 lead you towards the M9 motorway and beyond. The National Cycle Network is also opposite Waterfront Plaza, offering direct links to Granton Waterfront and the city centre via the Water of Leith Walkway.

What's more, with the planned extension of Edinburgh's tram network to Leith and Newhaven, commuting will soon be even better, whichever mode of transport you choose.

Distances and journey times are approximate and are taken from Google Maps.





# PERFECTLY LOCATED

CALA HOMES, WATERFRONT PLAZA, OFF OCEAN DRIVE, LEITH, EDINBURGH EH6 6JJ



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Ocean Terminal – 4 minutes
- Royal Yacht Britannia – 6 minutes
- Commercial Quay – 8 minutes
- The Kitchin – 8 minutes
- The Shore – 11 minutes
- Martin Wishart – 12 minutes
- Mimi's – 12 minutes
- Victoria Primary School – 12 minutes
- ASDA (supermarket) – 13 minutes
- Chop House – 15 minutes
- Trinity Primary School – 15 minutes
- Trinity Academy – 18 minutes
- Leith Academy – 23 minutes



## BY CAR

- Craigentinny Golf Club – 2.3 miles
- Royal Botanic Garden – 2.3 miles
- Waverley Station – 2.6 miles
- Holyrood Park – 2.9 miles
- Jenners – 2.9 miles
- Edinburgh University – 3.6 miles
- Portobello Beach – 3.9 miles
- The Gyle – 8.4 miles
- Edinburgh Airport – 10.1 miles



## BY RAIL FROM EDINBURGH WAVERLEY STATION

- Dunbar – 26 minutes
- North Berwick – 33 minutes
- Stirling – 50 minutes
- Glasgow – 51 minutes
- Dundee – 1 hour 4 minutes
- Aberdeen – 2 hours 17 minutes
- London (King's Cross) – 4 hours 45 minutes

Distances and times are approximate and sourced from [google.co.uk/maps](https://www.google.co.uk/maps). The shortest train journeys have been shown, are accurate as of April 2019 and are sourced from [nationalrail.co.uk](https://www.nationalrail.co.uk)





Photography from previous CALA development



Previous showhome photography at Albert Dock, Leith



Previous showhome photography at Albert Dock, Leith



## CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL  
HOMES



FIRST CLASS  
CUSTOMER  
SERVICE



QUALITY  
DESIGN AND  
BUILD



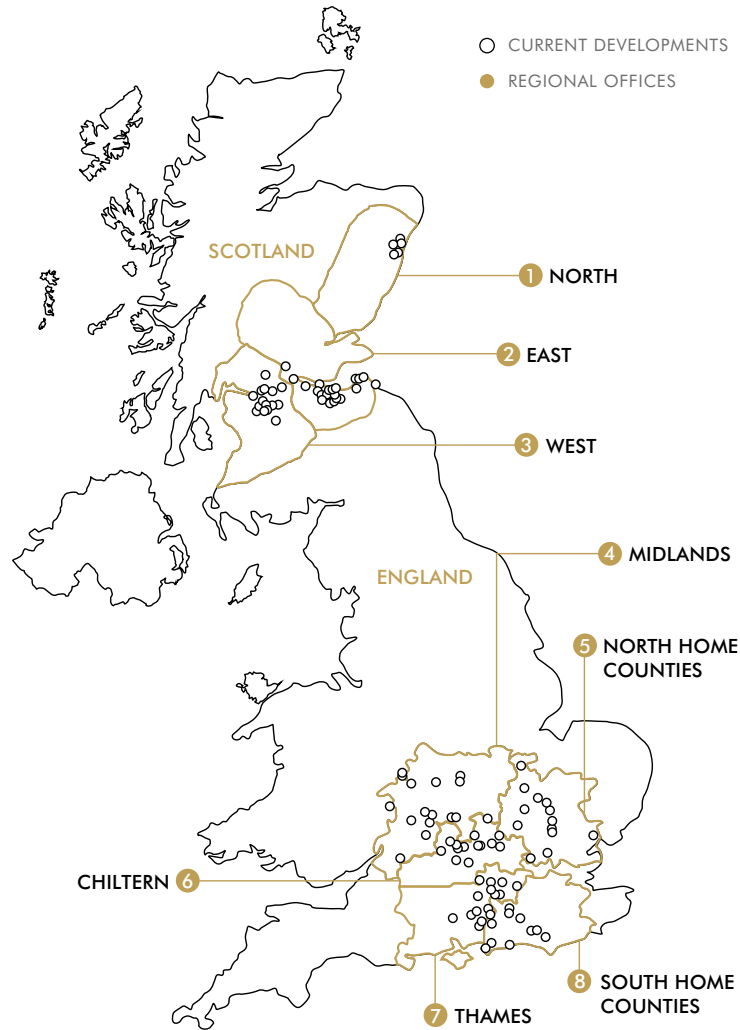
INVESTMENT IN  
OUR PEOPLE



POSITIVE  
LEGACY

CALA builds aspirational homes in desirable areas across Scotland, the South East of England and the Midlands. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



# SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



## LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



## COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



## ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



## DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



## PEOPLE

Creating an empowering and inclusive culture that puts the wellbeing of our people, partners, customers and local communities at the heart of our business.



## CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.



## Prince's Trust















## PRINCE'S TRUST

CALA is proud to have been a Gold Patron of The Prince's Trust since 2015. The charity gives vulnerable and disadvantaged young people across the UK the chance to build themselves a brighter future.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)

# WATERFRONT PLAZA - LEITH, EDINBURGH



- |  |  |   |   |   |  |  |
|--|--|---|---|---|--|--|
|  <b>THE COLONY APARTMENTS</b><br>2 & 3 BEDROOM HOMES<br>Plots 1 - 21                     |  <b>THE VICTORIA APARTMENTS</b><br>1, 2 & 3 BEDROOM HOMES<br>Plots 60 - 71, 74 - 81   |  <b>THE OCEAN APARTMENTS</b><br>2 & 3 BEDROOM HOMES<br>Plots 172 - 183, 187 - 200, 202 - 210,<br>214 - 227, 229 - 240, 241 - 248 |  <b>THE PORTLAND APARTMENTS</b><br>1 & 2 BEDROOM HOMES<br>Plots 328 - 339         |  <b>THE BALLENDEN TOWNHOUSE</b><br>4 BEDROOM TERRACE HOMES<br>Plots 325 - 327, 423 - 432 |  <b>CALA SALES OFFICE/<br/>FUTURE RETAIL SITE</b> |  DENOTES DEVELOPMENT BOUNDARY             |
|  <b>THE COLONY APARTMENTS -<br/>GOLDEN SHARE</b><br>2 & 3 BEDROOM HOMES<br>Plots 22 - 27 |  <b>THE QUAY APARTMENTS</b><br>1, 2 & 3 BEDROOM HOMES<br>Plots 83 - 96, 99 - 112, 115 - 128,<br>131 - 140, 144 - 157, 159 - 170 |  <b>THE MARINER APARTMENTS</b><br>1, 2 & 3 BEDROOM HOMES<br>Plots 251 - 264, 267 - 276, 279 - 292,<br>295 - 308, 310 - 324       |  <b>THE BRAE TOWNHOUSE</b><br>3 BEDROOM TERRACE HOMES<br>Plots 28 - 45, 433 - 437 |   |  |  DENOTES WALL/RAILING/WALL & RAILING/GATE |
|  |  |   |   |   |  |  ALLOCATED PARKING                        |
|  |  |   |   |   |  |  NON-ALLOCATED PARKING                    |

**For further information on future tram network extension please speak to a Sales Consultant or visit [edinburghtrams.com](http://edinburghtrams.com)** The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, parking bays and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

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WATERFRONT PLAZA  
THE APARTMENTS  
SPECIFICATION



Photography from a previous CALA development



## DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

# SPECIFICATION

## KITCHENS

- Stylish studio designed kitchen
- Stainless steel cooker hood
- Bosch induction hob
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch stainless steel electric oven
- Bosch stainless steel combination oven (as design dictates)
- Bosch washer dryer
- 1½ bowl stainless steel sink in kitchen

## BATHROOMS & EN SUITES

- White Laufen Pro WC and wash basin
- White Carron bath
- Vado Life taps and bath mixer
- Mira Azora electric showers to en suites
- Chrome finished shower enclosures
- Thermostatic combined bath filler and handheld spray set (as design dictates)
- Chrome towel warmers (as design dictates)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats

## DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White gloss finish to skirtings and facings
- White gloss finish to internal pass doors
- White French doors to balcony/terrace (as design dictates)
- Contemporary lever style door handles

## WARDROBES

- Bi-fold doors to bedrooms (as design dictates)

## ELECTRICAL

- Downlighters to kitchen, bathroom and en suites (as design dictates)
- Low energy pendant light fitting to all other rooms
- Low energy external light fitting provided to external doors
- Shaver socket (as design dictates)
- TV/data distribution points
- Multigrig switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom (as design dictates)
- PV panels fitted to the roof of the Colony duplex apartment

## SECURITY & SAFETY

- Mains-wired smoke detectors
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detectors
- Mains operated Carbon Dioxide monitor to master bedroom
- Communal entrance point to stairwells fitted with fob-operated multi-point locking device
- Door entry system
- Each apartment has handset with video display (excluding Colony apartments)

## PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system
- Thermostatic heating controls

## EXTERNALS

- uPVC double-glazed windows
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Apartment blocks feature solid core timber apartment entrance doors with 3-point locking system
- Colony apartments feature composite entrance door with 3-point locking system and glazed sidelight

- Powder coated frame with infill glazing to balconies (as design dictates)
- External electrical point to rear balconies/terraces (as design dictates)
- Private garden areas for first floor apartments and balconies or terraces to a range of apartments throughout Waterfront Plaza (as design dictates)
- Private garden areas for ground floor Colony apartments
- Private balcony to Colony duplex apartments

\*Subject to build stage. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring.



# THE QUAY APARTMENTS AT WATERFRONT PLAZA

STAIR 5 & 6



**THE QUAY APARTMENTS – STAIR 5 & 6**

2 & 3 bedroom apartments at Waterfront Plaza

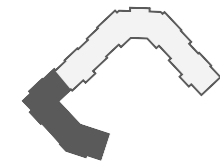
**First Floor**

**Stair 5**

Plots 144, 145 & 146

**Stair 6**

Plots 159, 160 & 161



Please note: Window positions may vary from those shown on the brochure plan. Please speak to a Sales Representative for plot specific details.



A previous show apartment at Waterfront Plaza

**THE QUAY APARTMENTS – STAIR 5 & 6**

2 & 3 bedroom apartments at Waterfront Plaza

**Floors 2 – 4**

**Stair 5**

2nd Floor – Plots 147, 148 & 149

3rd Floor – Plots 150, 151 & 152

4th Floor – Plots 153, 154 & 155

**Stair 6**

2nd Floor – Plots 162, 163 & 164

3rd Floor – Plots 165, 166 & 167

4th Floor – Plots 168, 169 & 170



Please note: Window positions may vary from those shown on the brochure plan. Please speak to a Sales Representative for plot specific details.



A previous show apartment at Waterfront Plaza

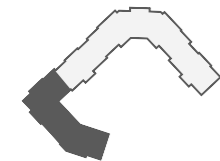
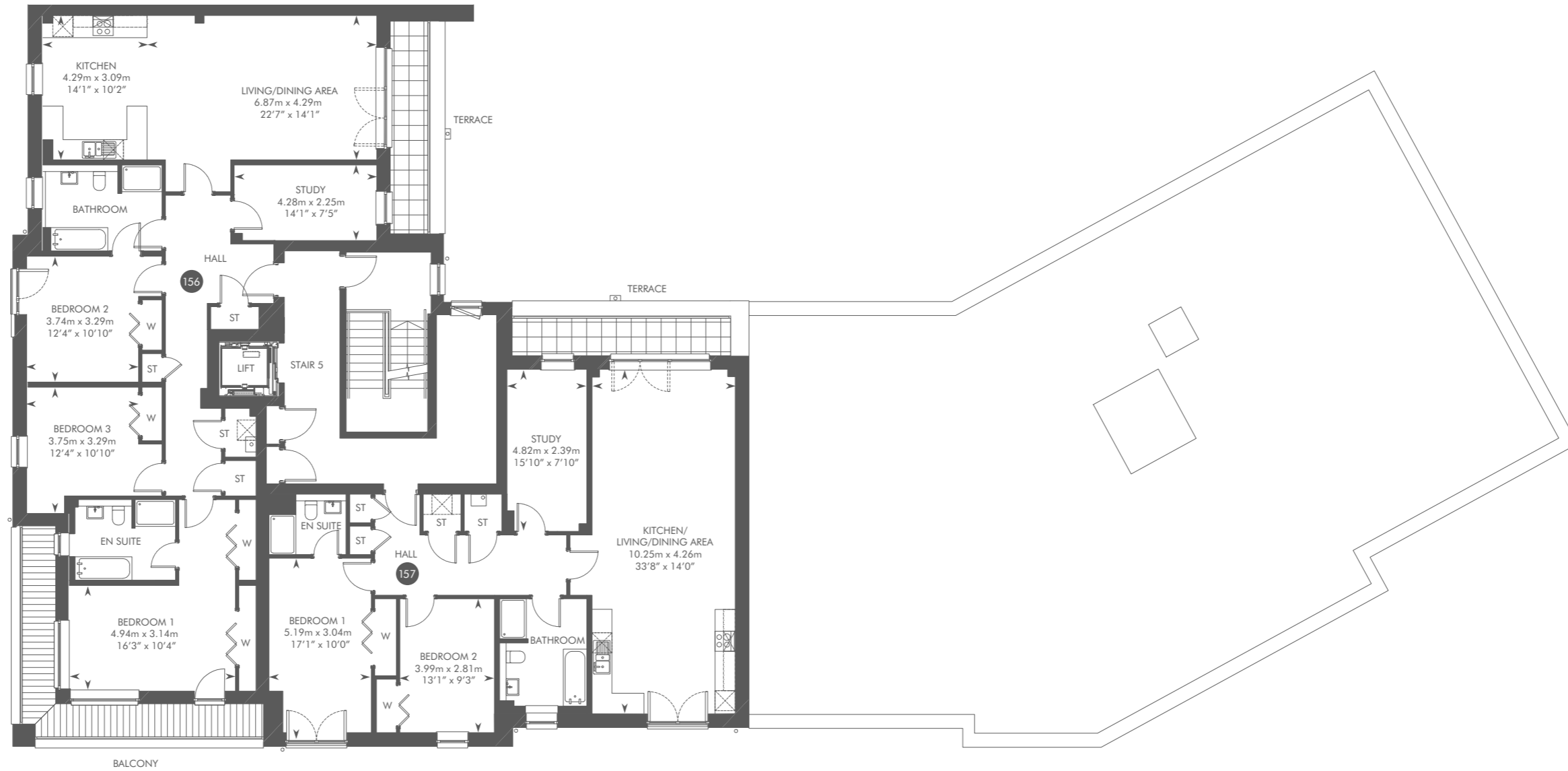
THE QUAY APARTMENTS – STAIR 5 & 6

2 & 3 bedroom apartments at Waterfront Plaza

5th Floor

Stair 5

Plots 156 & 157



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A previous show apartment at Waterfront Plaza

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