



# 22 King's Gate

Apartment floor plans



Stock photography





Computer generated image - A typical street scene at 22 King's Gate

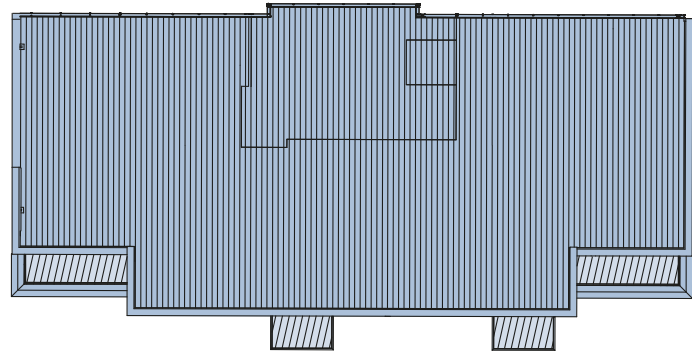


# 22 King's Gate

## The development

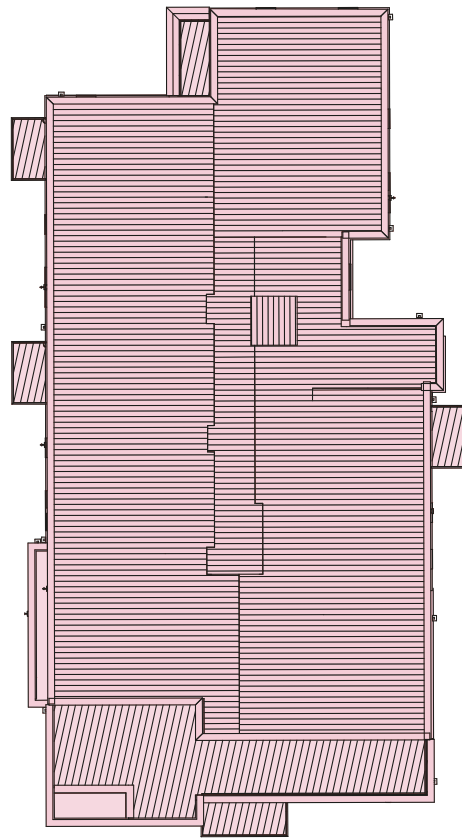
### Block 1

2 bedroom apartments



### Block 2

2 bedroom apartments



- Denotes development boundary
- - - Denotes retaining wall with 1.1m post and wire fence
- - - Denotes timber panel wall and raised planter
- - - Denotes 1.2m perimeter timber post and wire fence



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (North) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of going to press on 03.01.23. See the main brochure for the full Consumer Protection statement.

# Specification

## Kitchen & utility rooms

- Stylish German Kitchens
- Siemens multifunction single oven in black with steel trim
- Siemens microwave combination oven in black with steel trim (Apartment type L only)
- Siemens four zone induction hob (Apartment types B, F, G, H, J, K only)
- Siemens 700mm venting hob (Apartment type E only)
- Siemens 800mm venting hob (Apartment types A, C, D, L only)
- Siemens 600mm telescopic extractor (Apartment types B, F, G, H, J, K only)
- Siemens recirculating filter for above (Apartment types B, F, G, H, J, K only)
- Siemens integrated fridge freezer
- Siemens fully integrated dishwasher
- Siemens integrated washer dryer
- Matt black Carron 1 ½ bowl sink
- Matt black Vado Origins mixer tap

## Bathroom & en suites

- White sanitaryware from the Laufen range
- Vado chrome taps
- Vado chrome plated shower mixer set
- Shower over the bath within main bathroom
- Choice of wall tiling from Porcelanosa ranges\*
- Full height tiling around baths and shower enclosures
- Free standing vanity unit below the sink in the bathroom and en suite
- Range B – vanity, tiling and flooring options available

## Internals

- Please consult the sales team for plot specific floor to ceiling heights

## Decoration

- Internal wall within properties finished in white
- Internal ceiling within properties finished in white
- White oil paint finish on skirtings and facings
- Alpine grey woodgrain pre-finished internal pass doors with contemporary lever style handles
- Internal wall within communal area finished in white
- Common areas to feature stainless steel and glass staircase

## Wardrobes

- Stylish sliding wardrobe doors to all bedrooms, with shelves and hanging rails except where walk-ins shown

## Electrical

- Communal access video control monitor system with electronic release and entry phone line
- Low energy block entrance wall light with integral photocell sensor and timer provided at communal block entry points
- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with downlighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

## Security & safety

- Full security alarm system to all ground floor properties
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector
- Lift within block serving to all floors
- Smart delivery drop parcel box and individual mail box unit within each stairwell
- iMist fire protection water suppression system to stairwell and apartments

## Plumbing & heating

- Central heating via high efficiency gas boiler and radiators
- Bathroom and en suites feature chrome towel rail

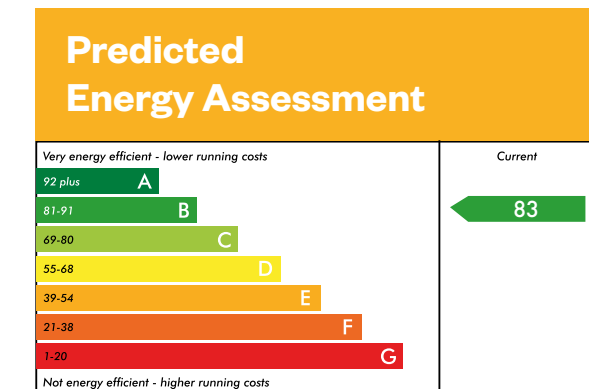
## Externals

- uPVC double-glazed windows finished with chrome internal finished handles
- Solar PV installed to roof with PV arrays providing power to communal areas
- Grey feature main entrance door to building
- A factoring company will be appointment to maintain all common areas with an annual fee payable by residents

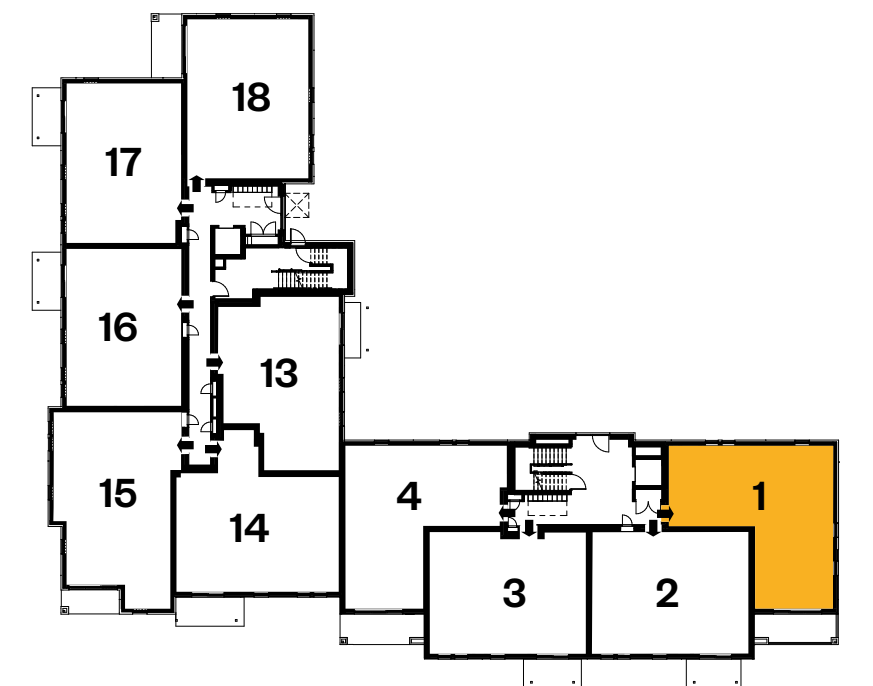


# Apartment type A

Plot 1 – 2 bedroom ground floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

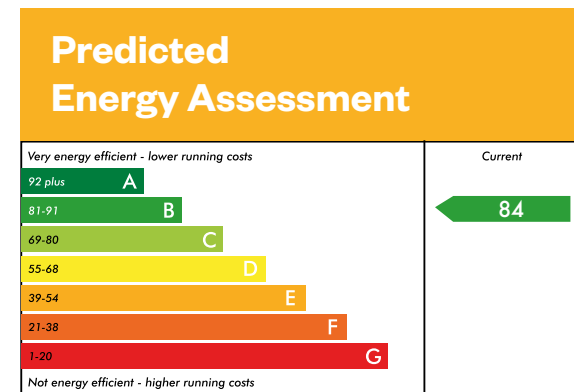


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

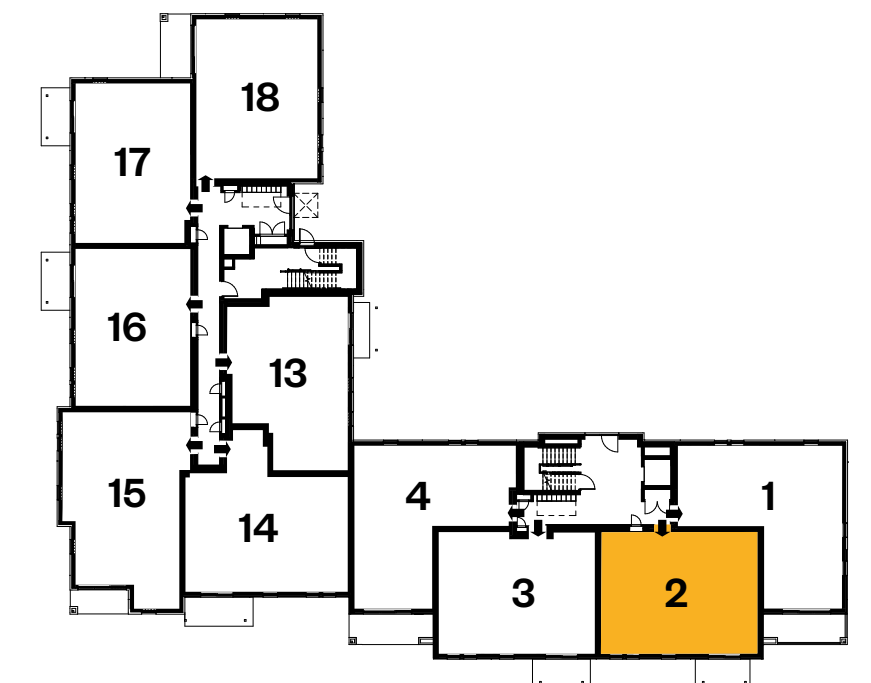
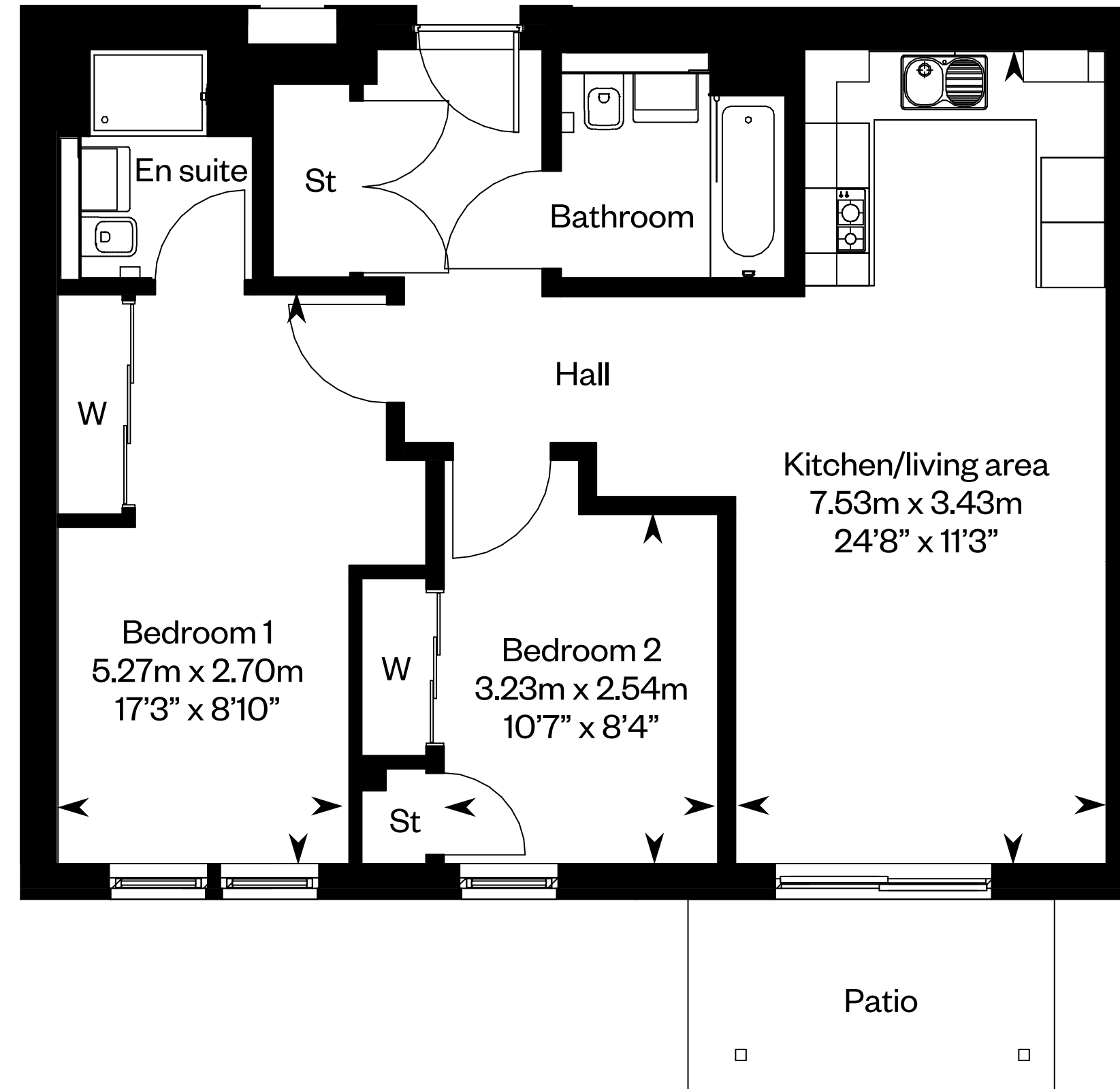


# Apartment type B

Plot 2 – 2 bedroom ground floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

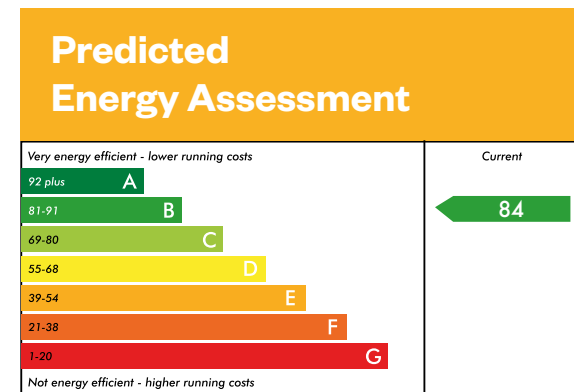


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

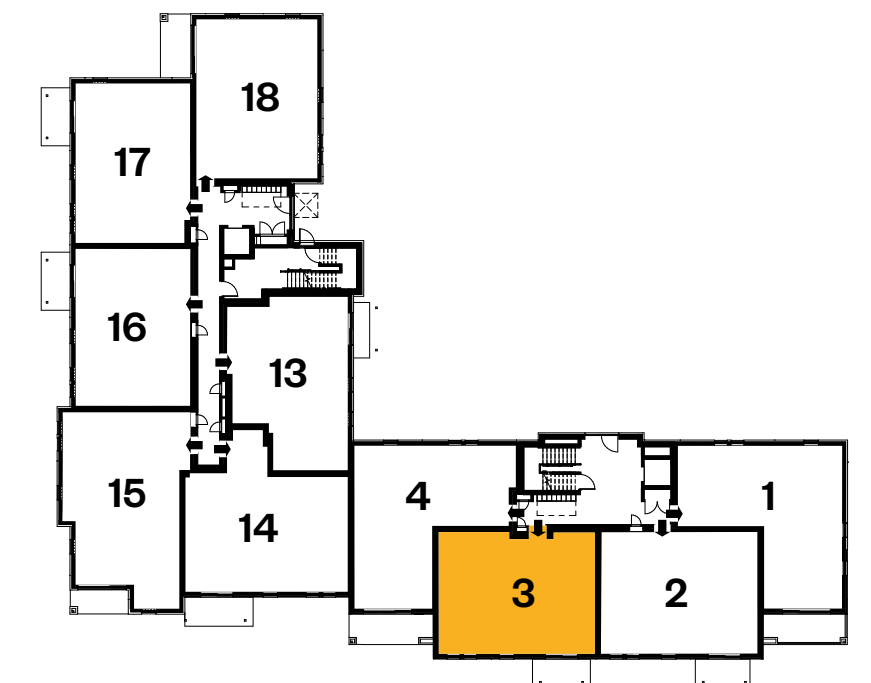


# Apartment type C

Plot 3 – 2 bedroom ground floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

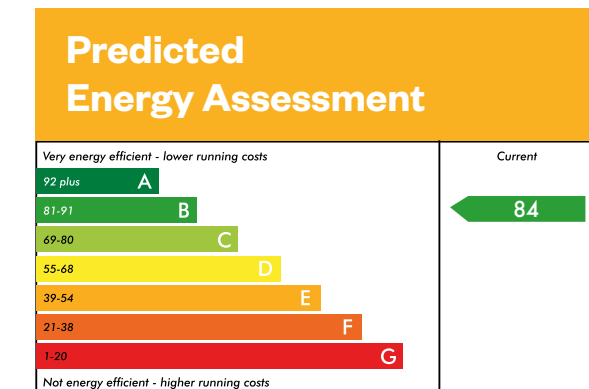


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

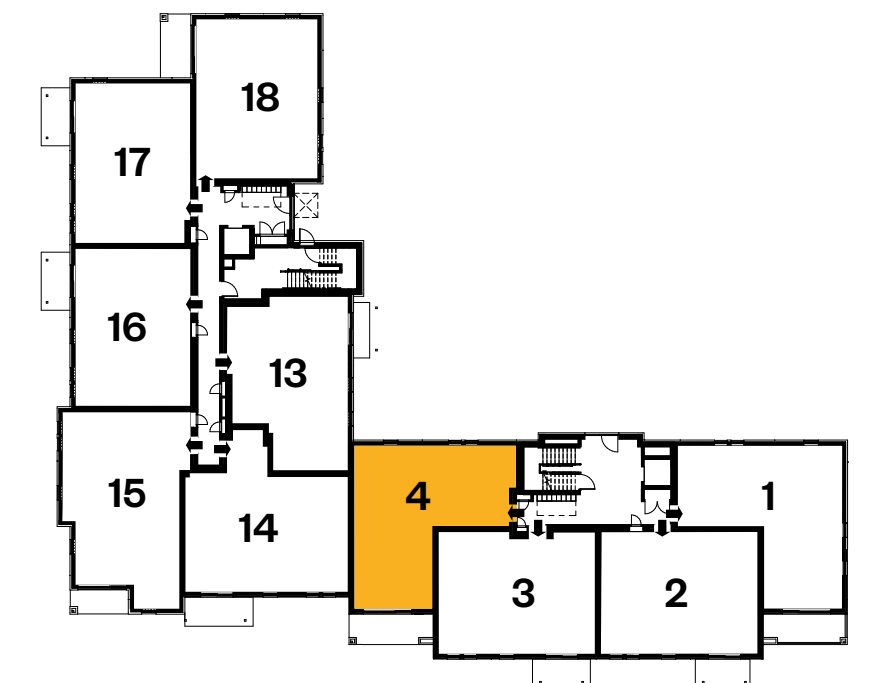
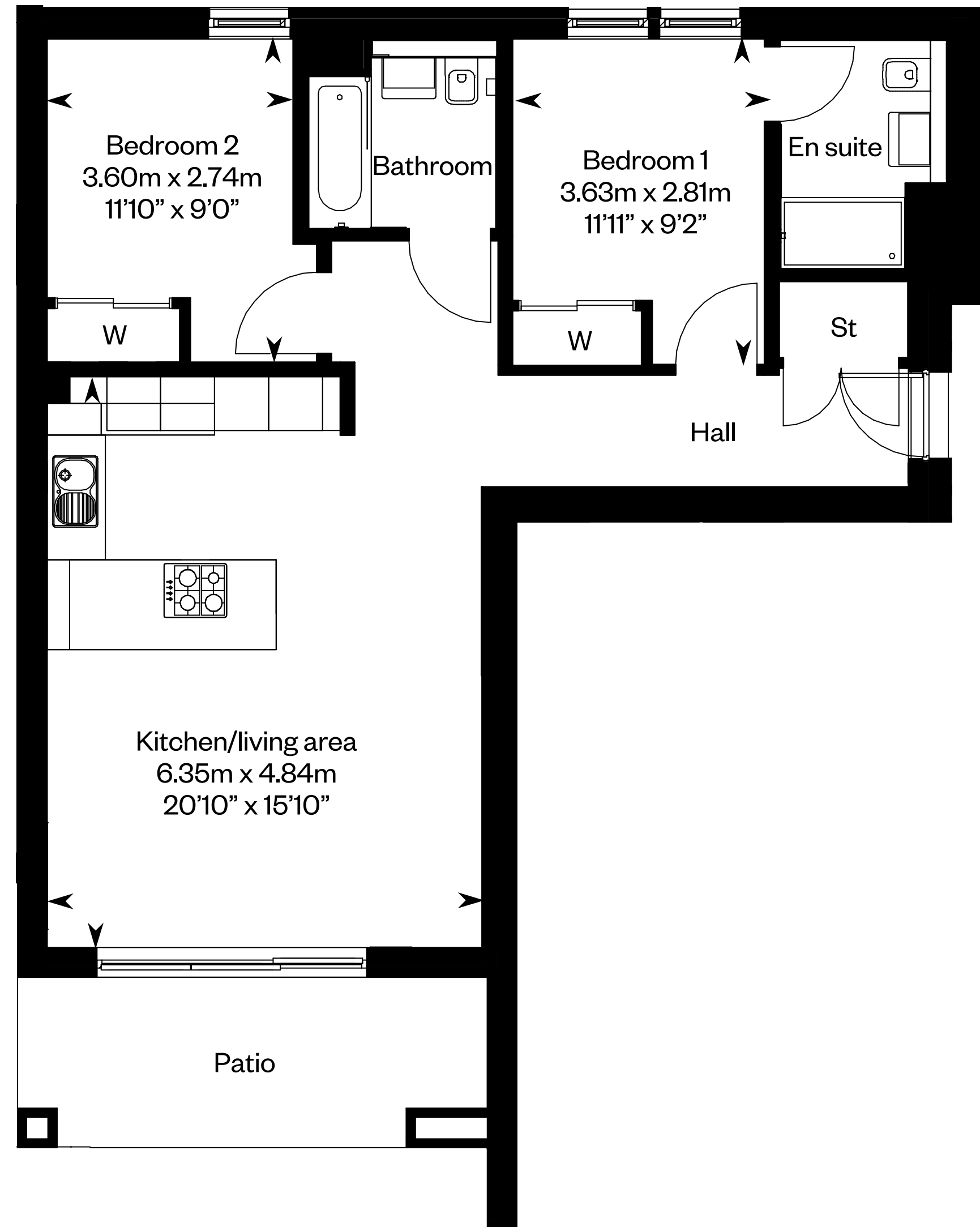


# Apartment type D

Plot 4 – 2 bedroom ground floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

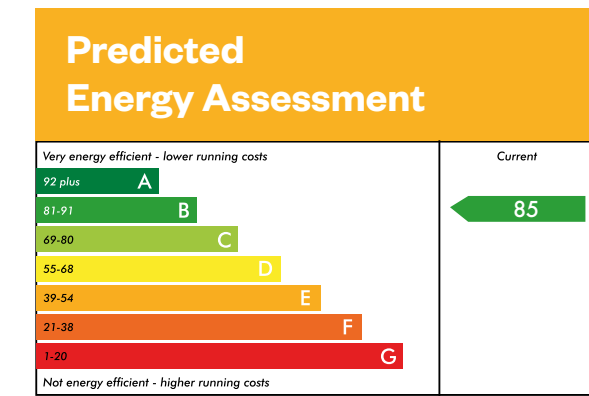


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

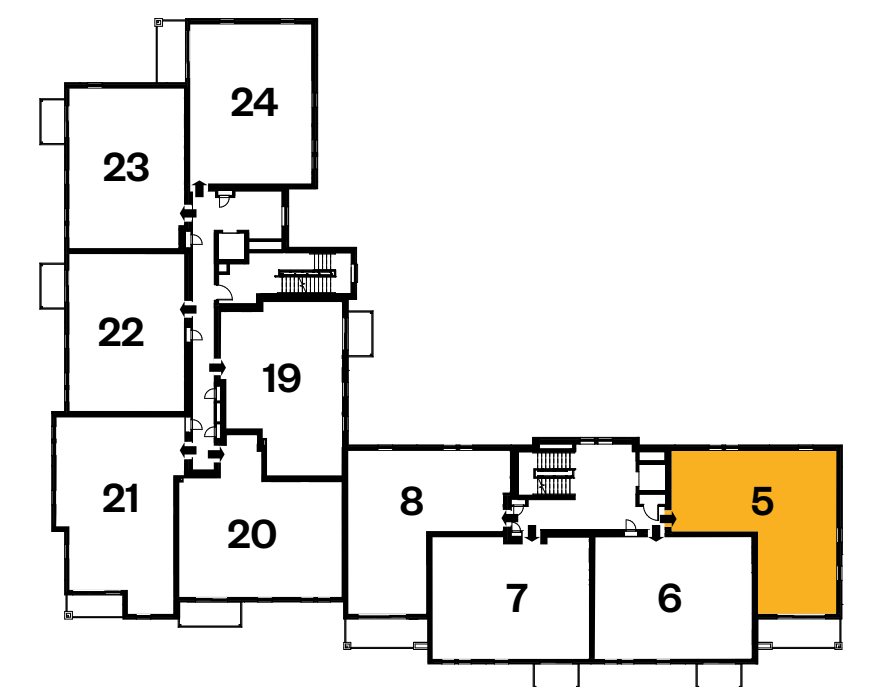
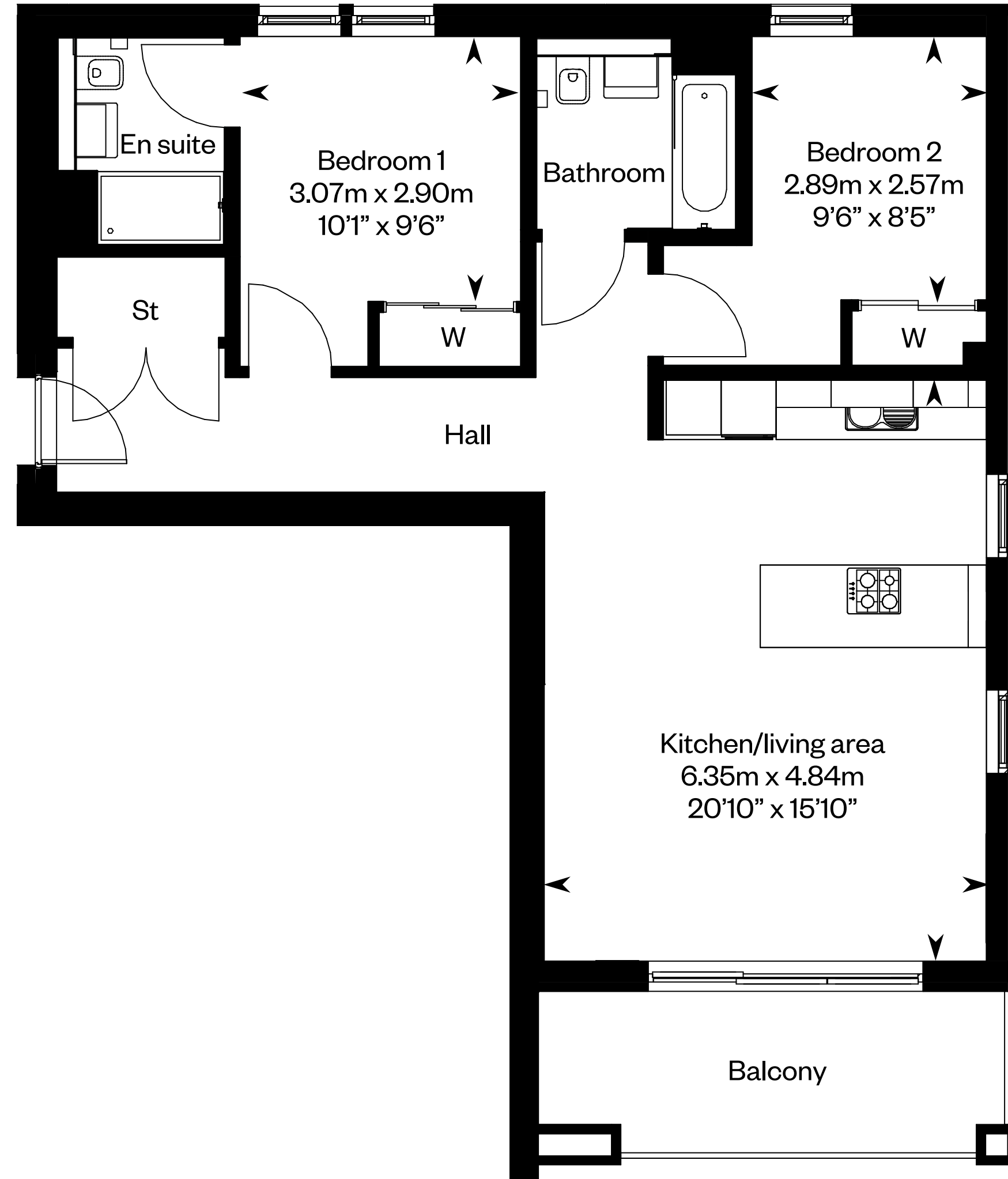


# Apartment type A

Plot 5 – 2 bedroom first floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

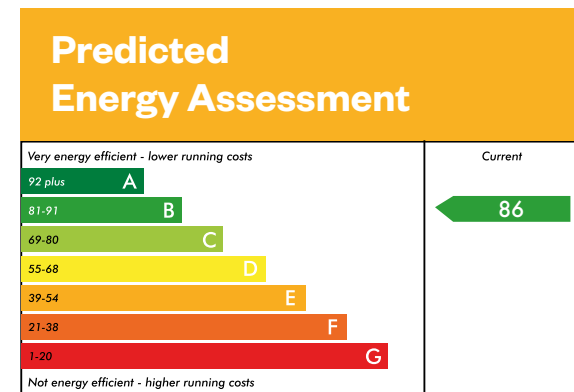


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

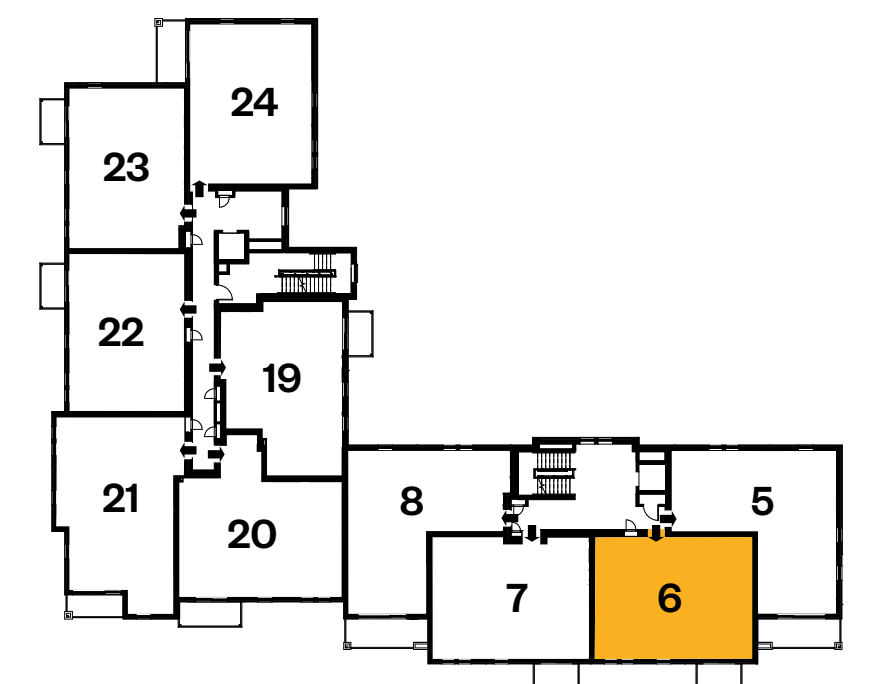
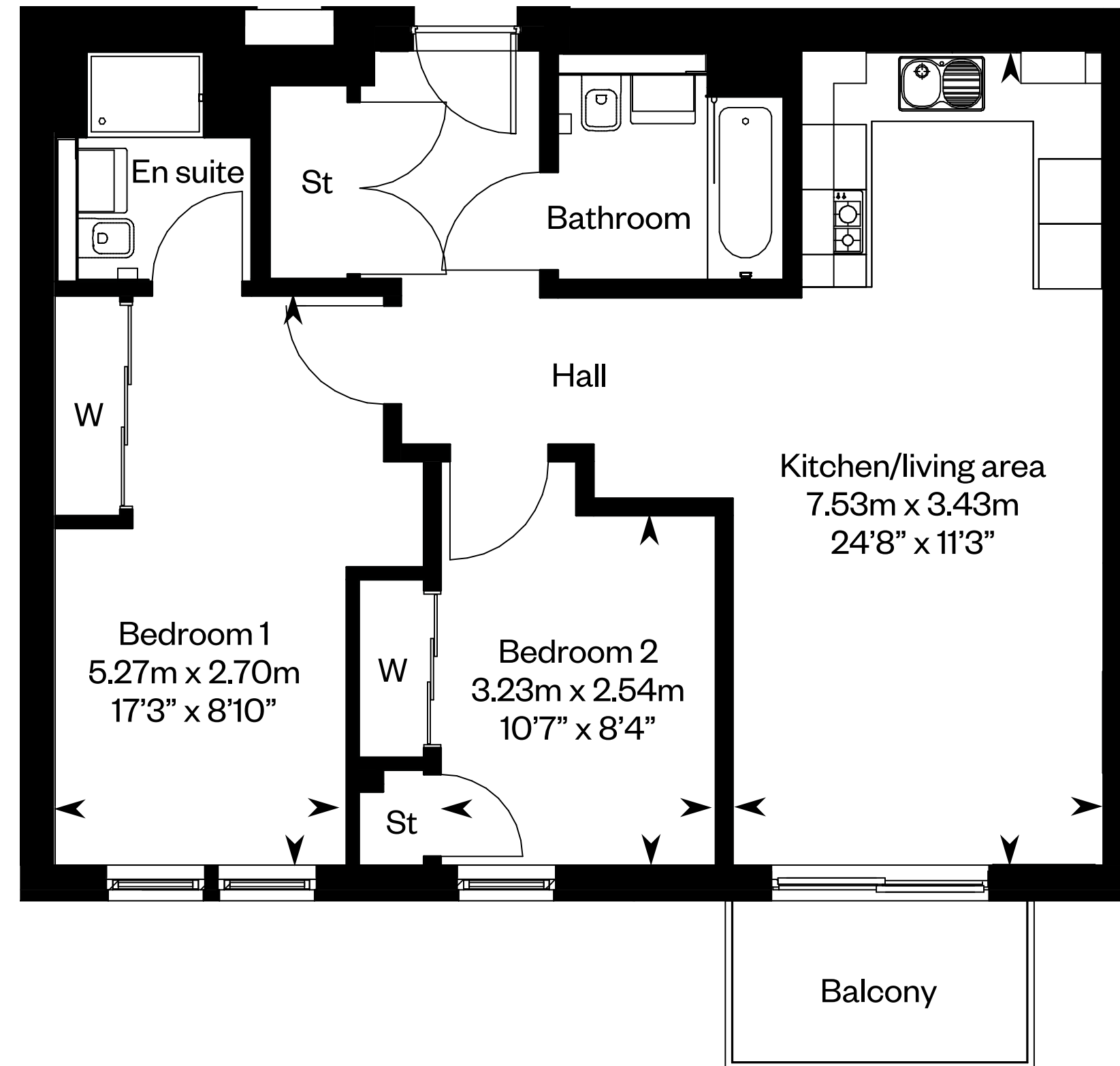


# Apartment type B

Plot 6 – 2 bedroom first floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

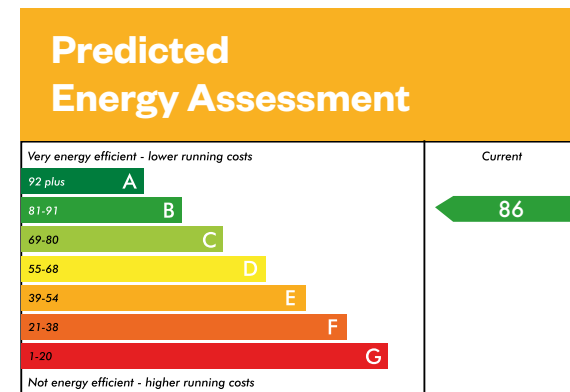


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

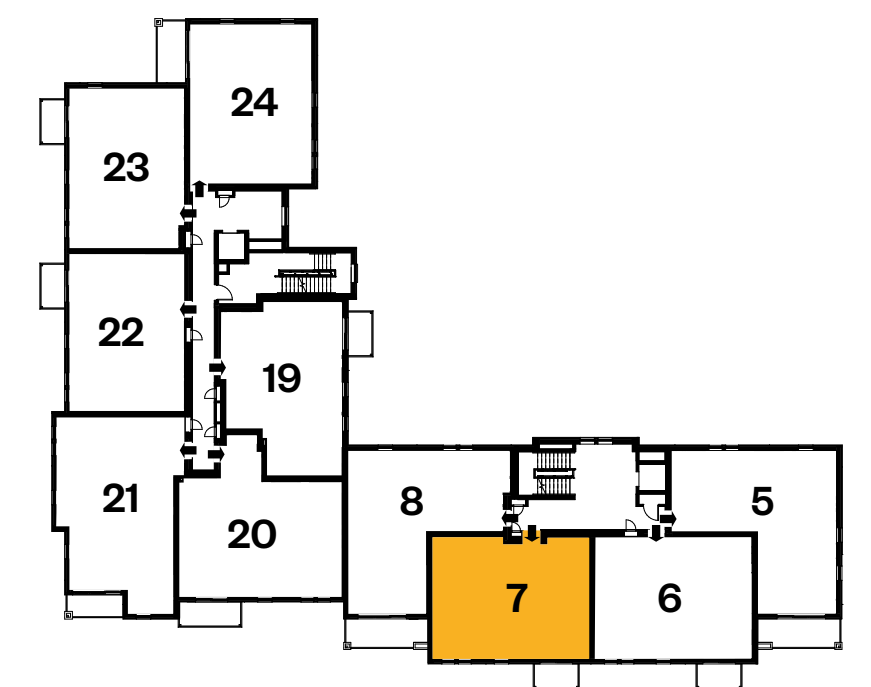
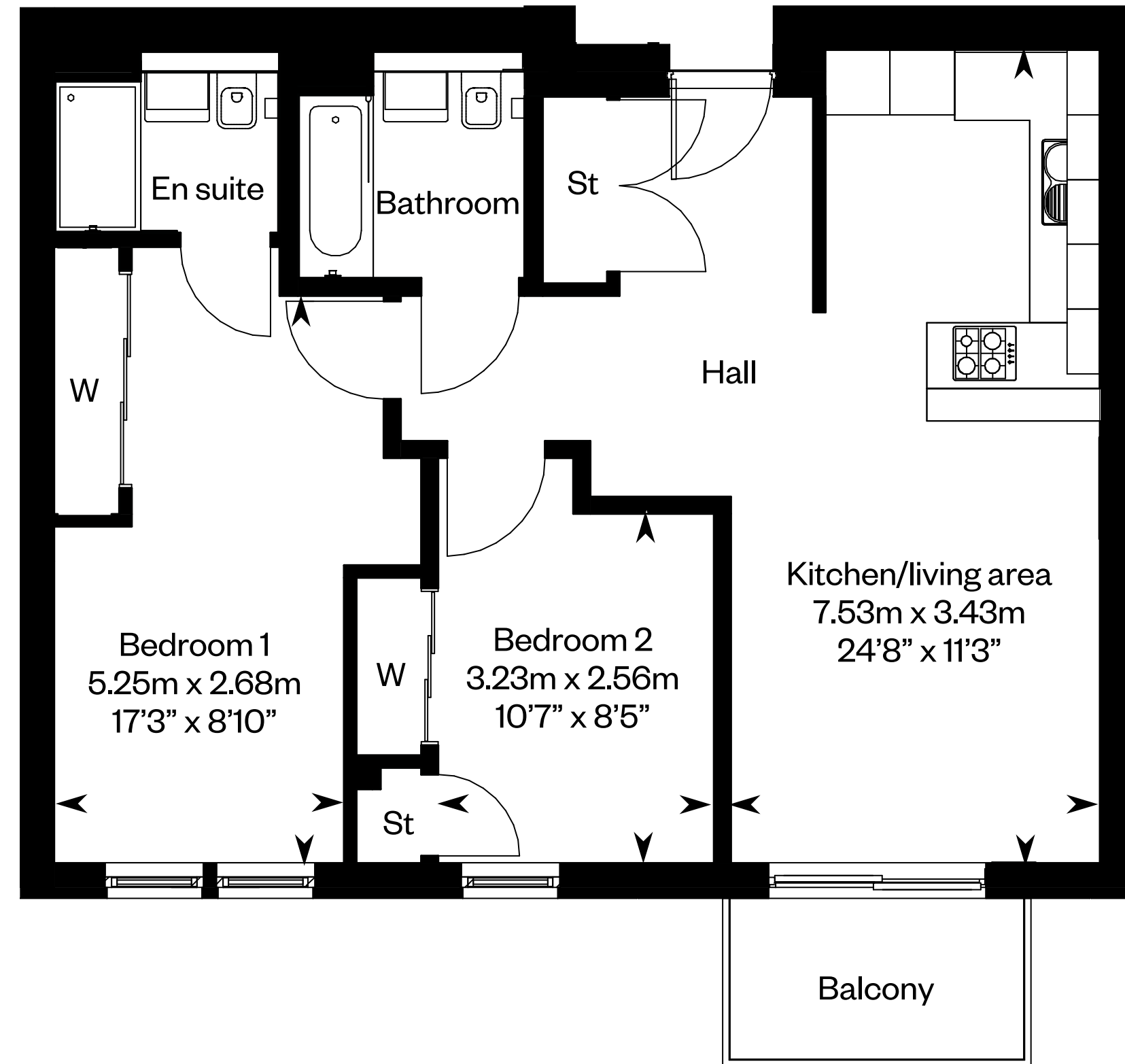


# Apartment type C

Plot 7 – 2 bedroom first floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

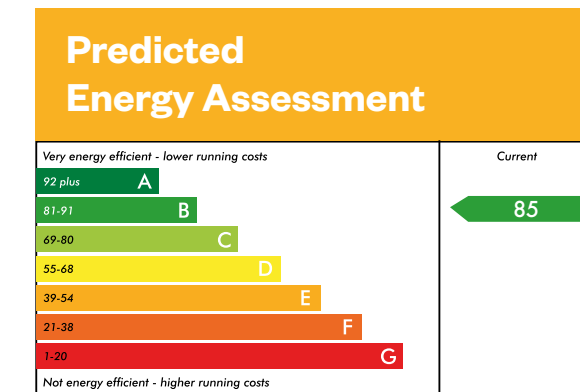


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

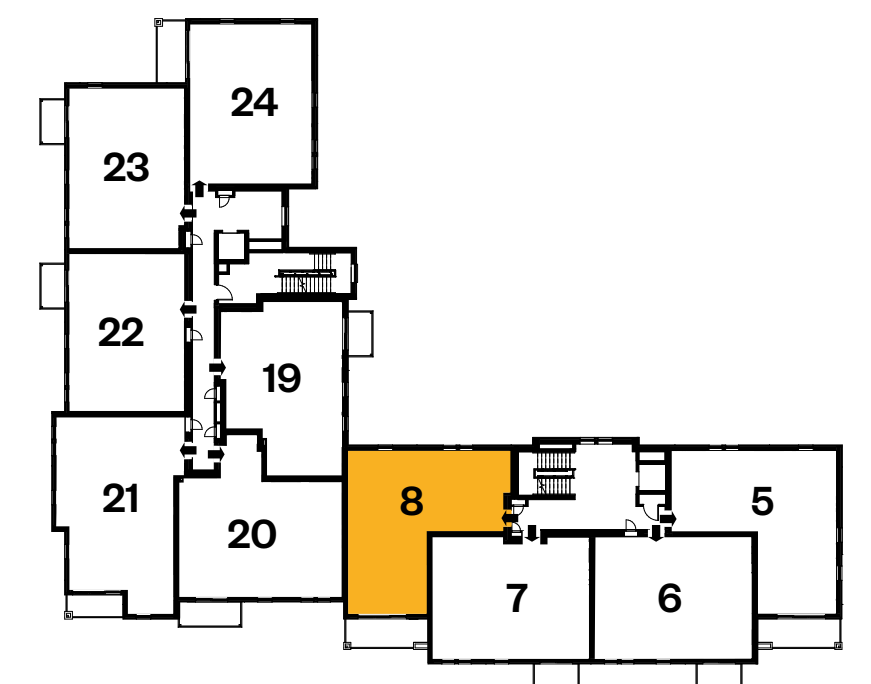
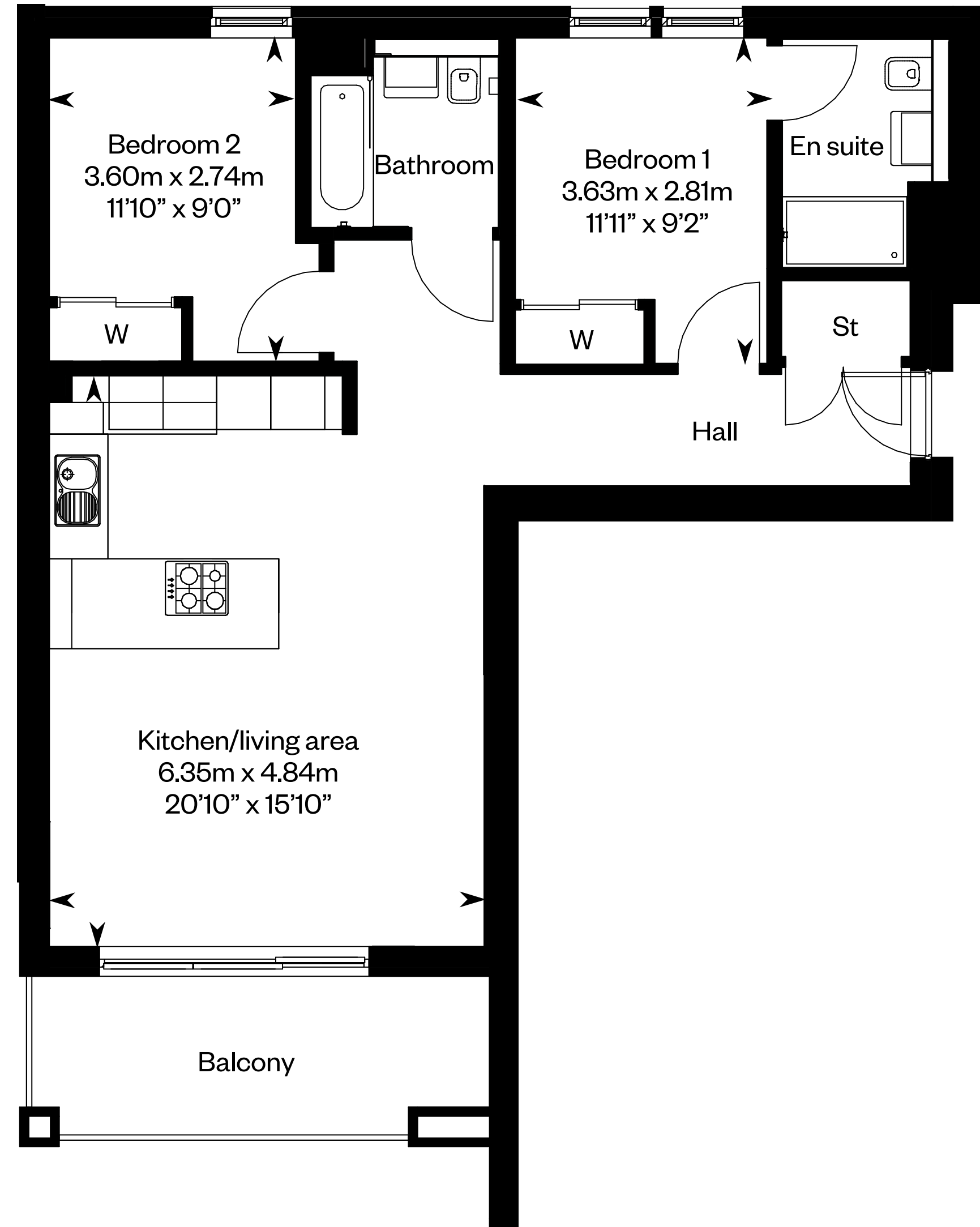


# Apartment type D

Plot 8 – 2 bedroom first floor apartment



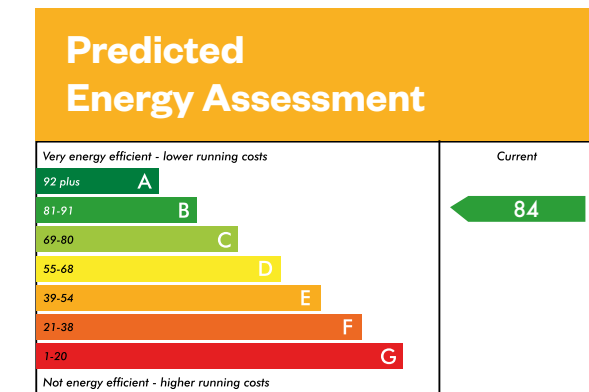
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



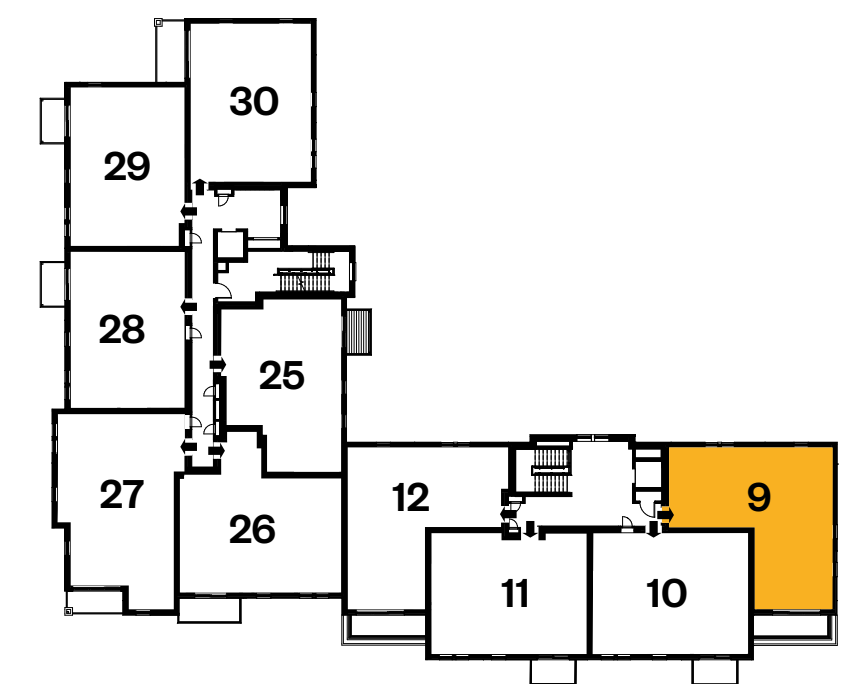
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type A

Plot 9 – 2 bedroom second floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

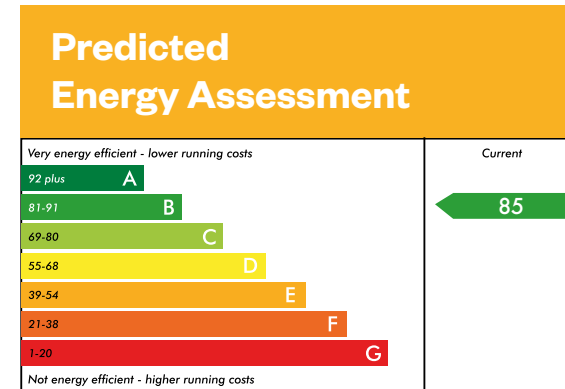


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

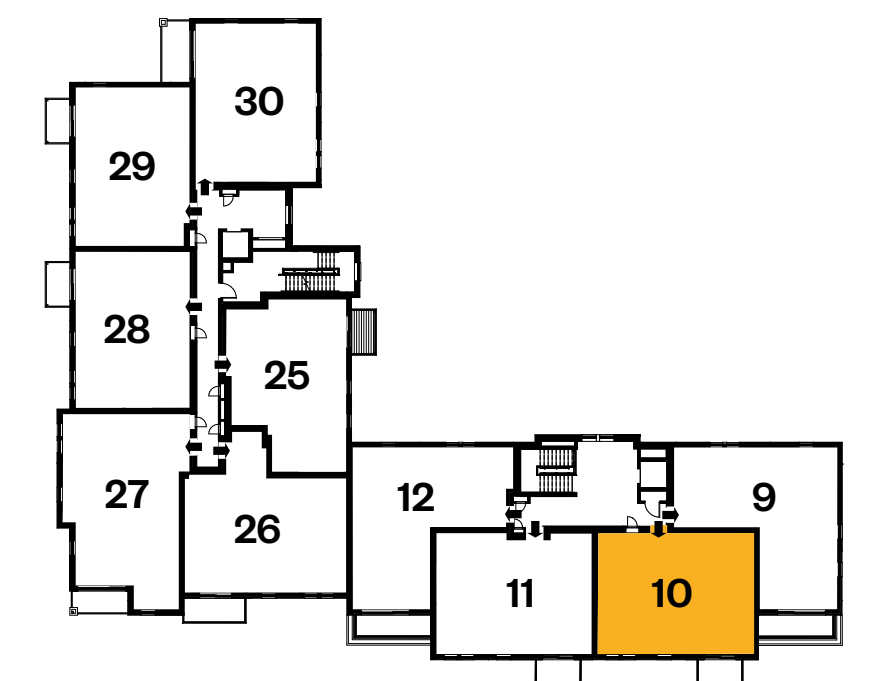
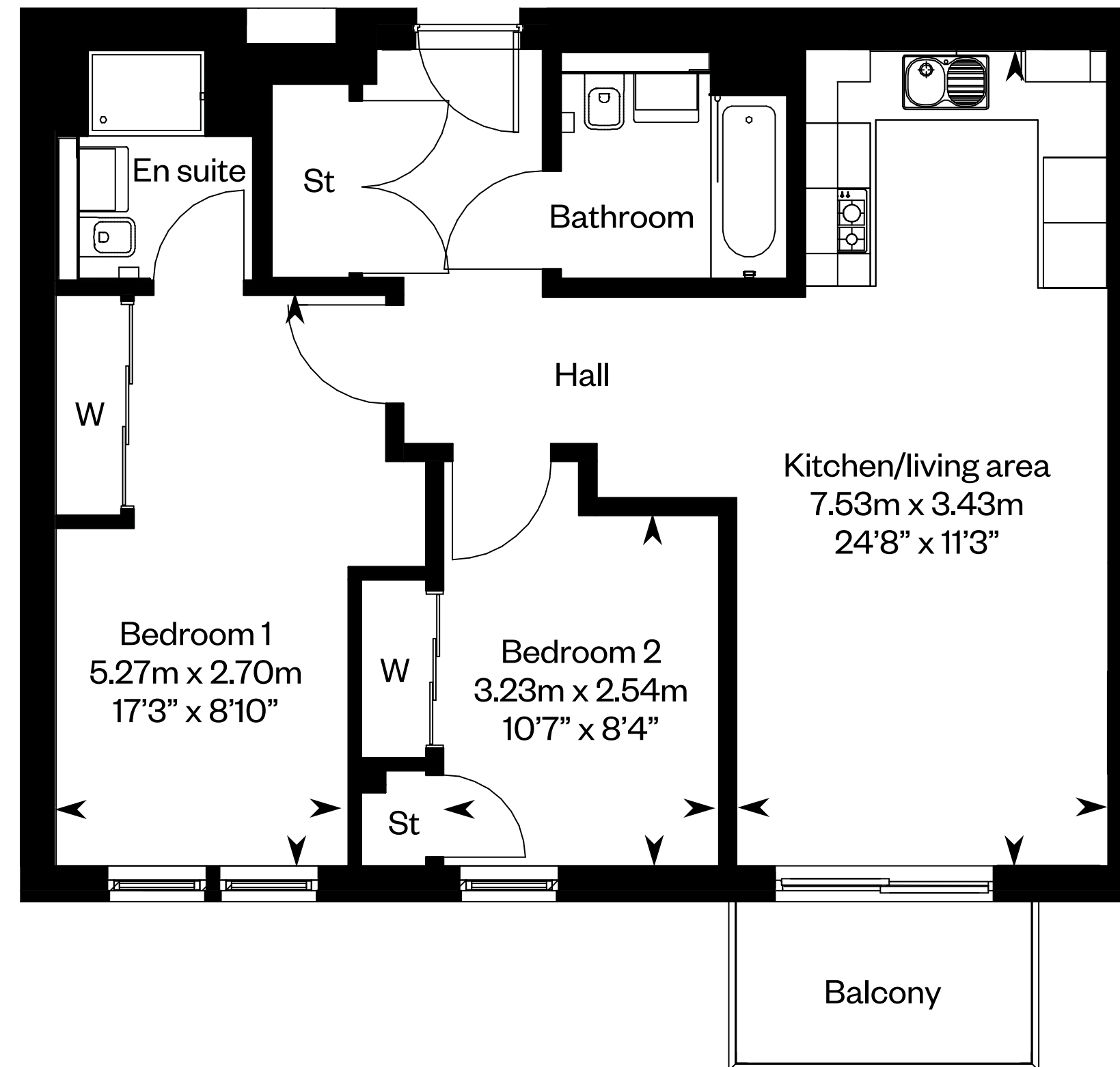


# Apartment type B

Plot 10 – 2 bedroom second floor apartment



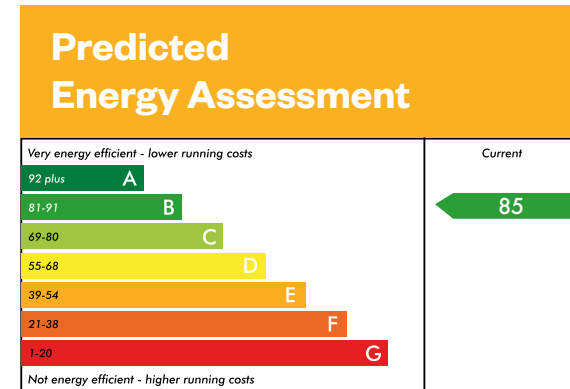
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



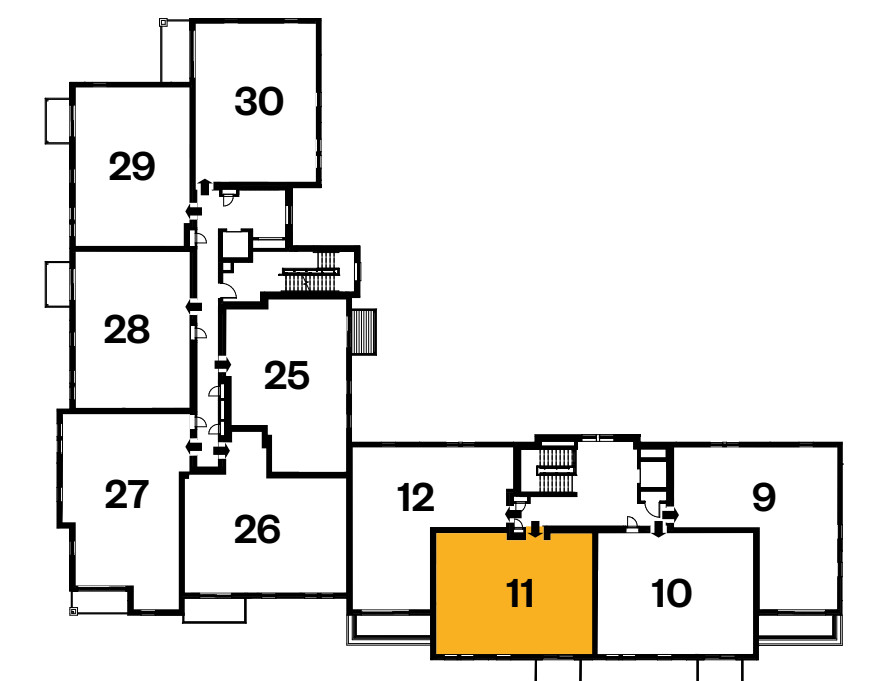
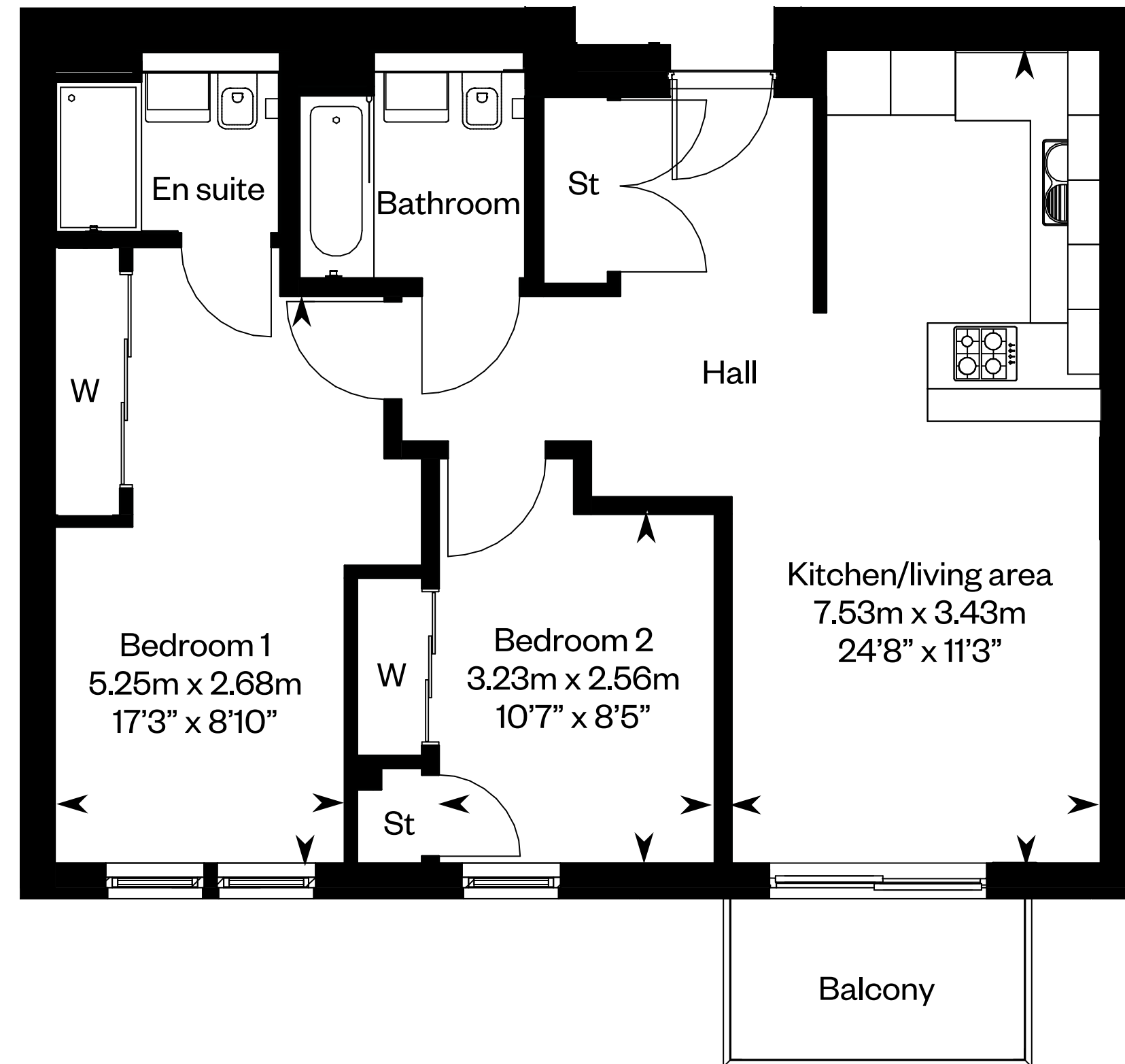
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type C

Plot 11 – 2 bedroom second floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

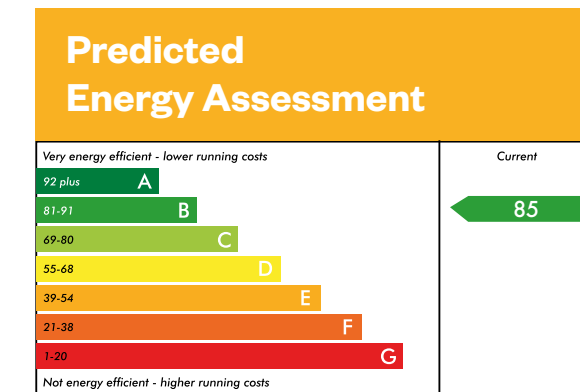


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

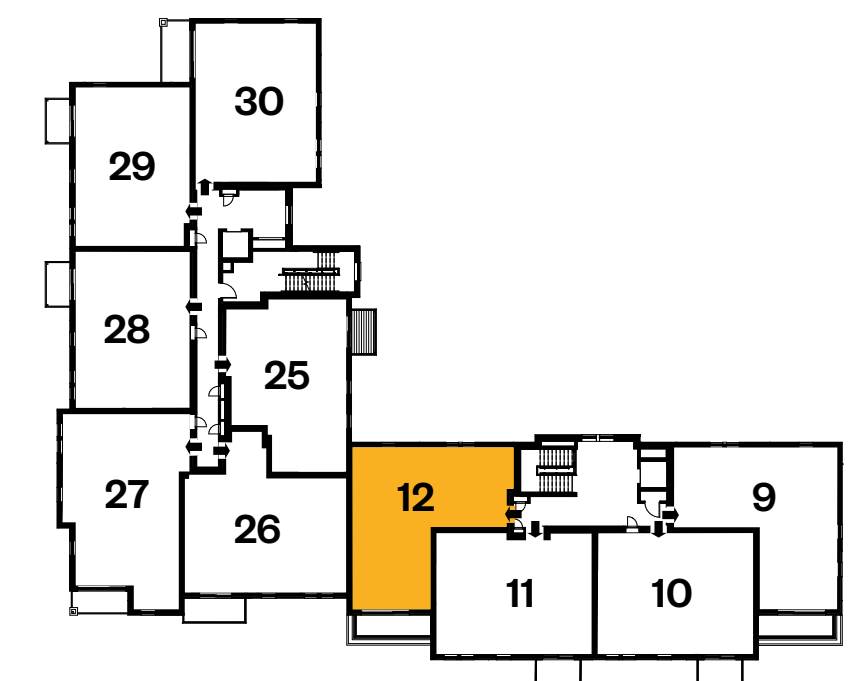
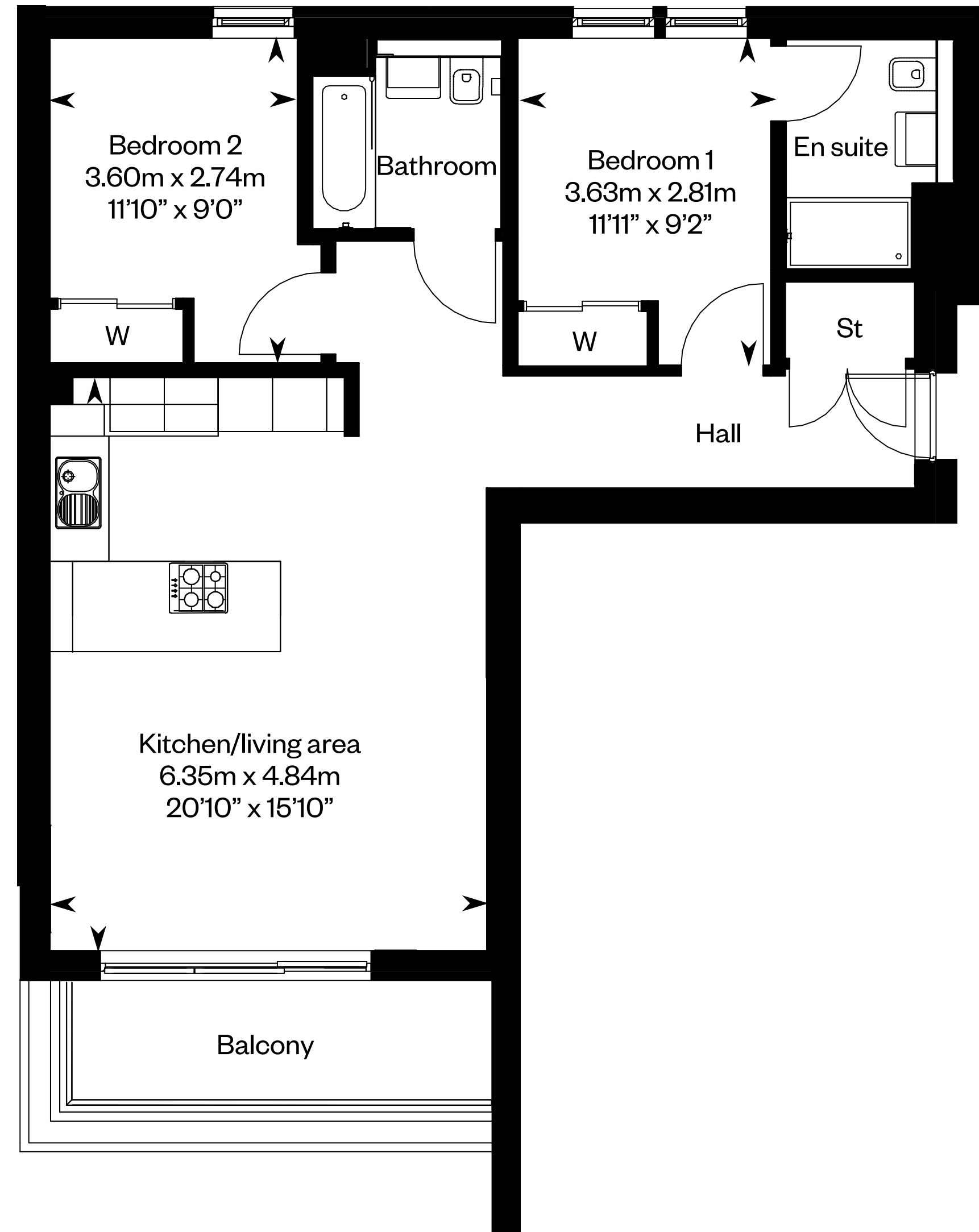


# Apartment type D

Plot 12 – 2 bedroom second floor apartment



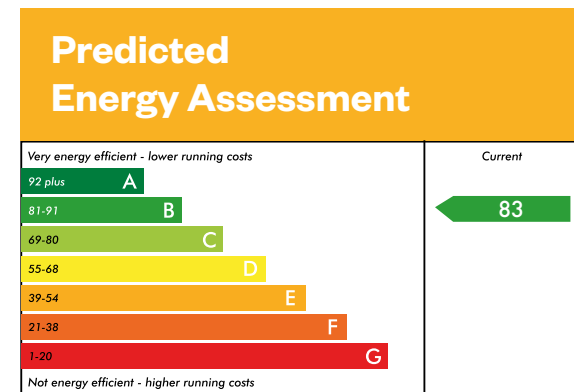
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



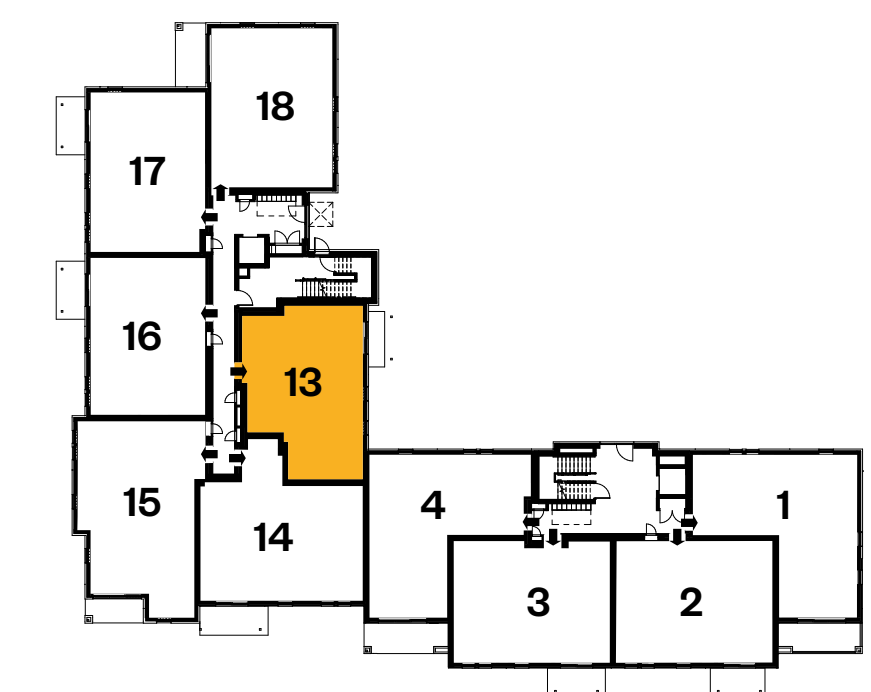
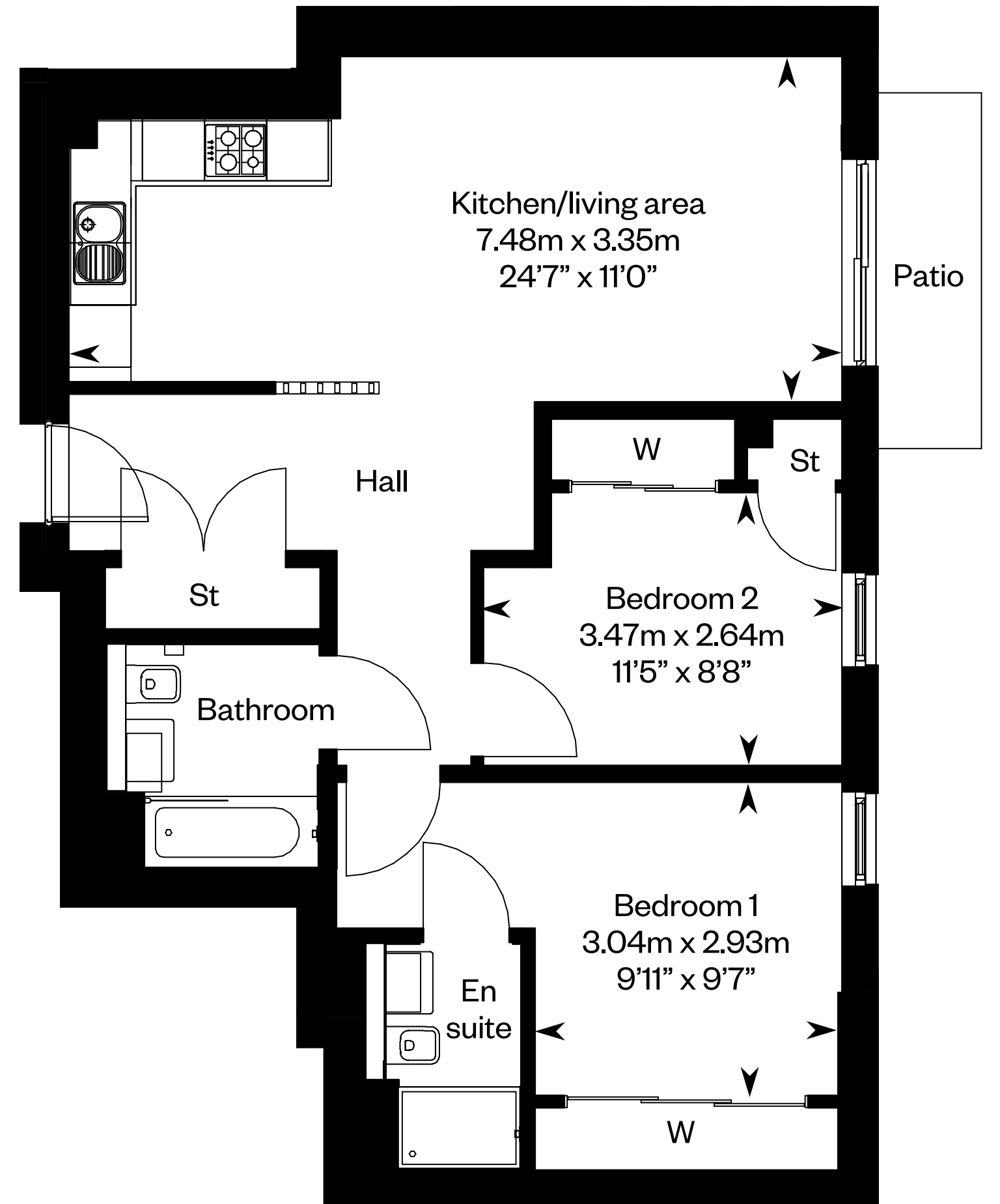
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type G

Plot 13 – 2 bedroom ground floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

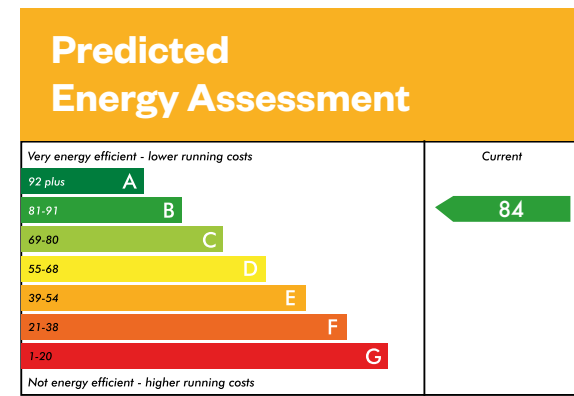


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

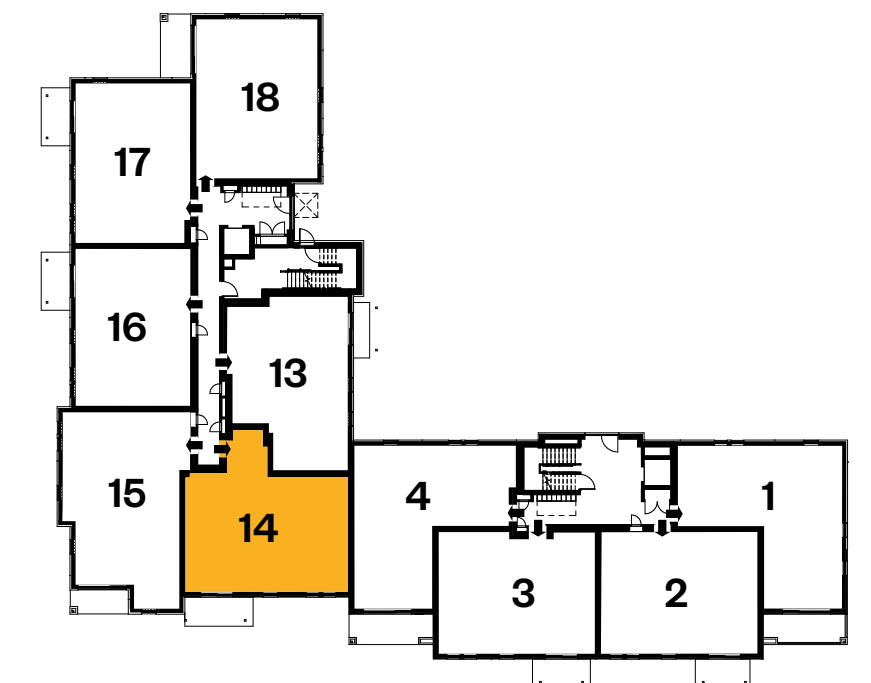
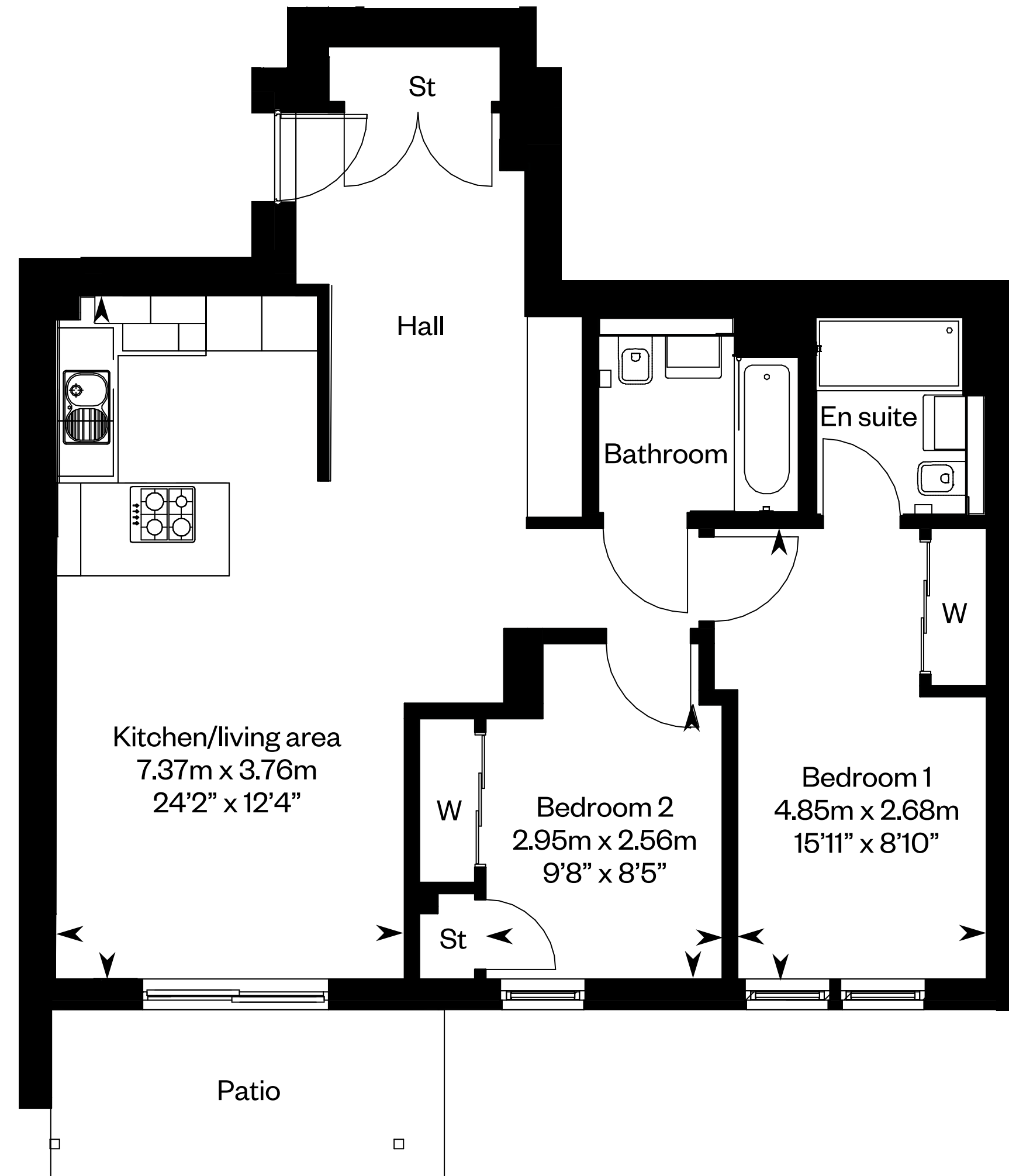


# Apartment type E

Plot 14 – 2 bedroom ground floor apartment



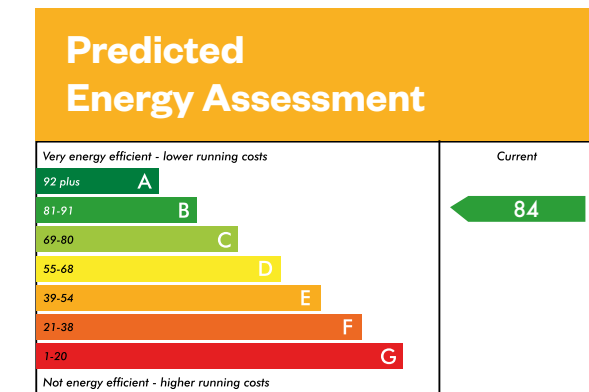
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



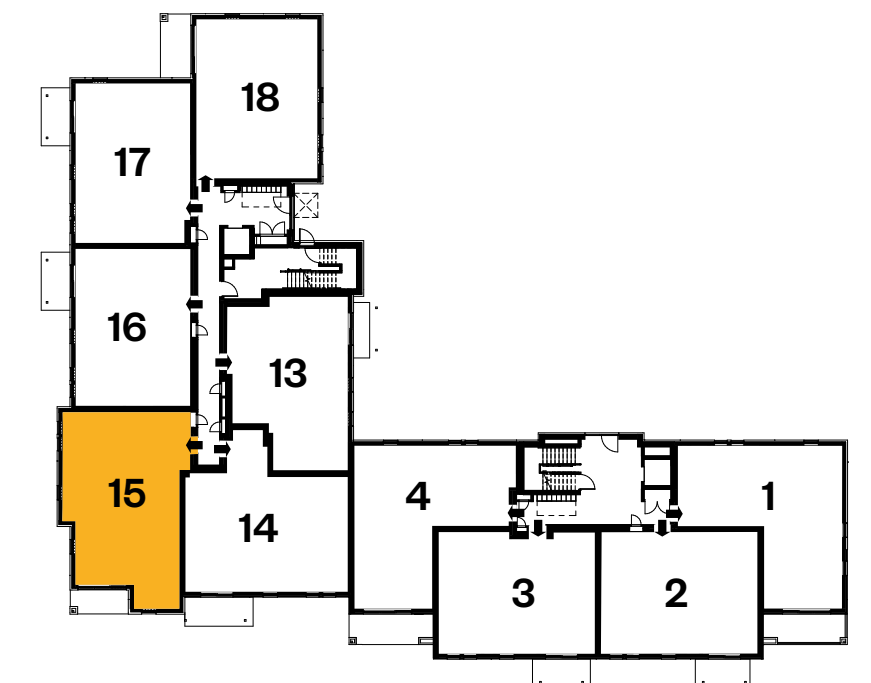
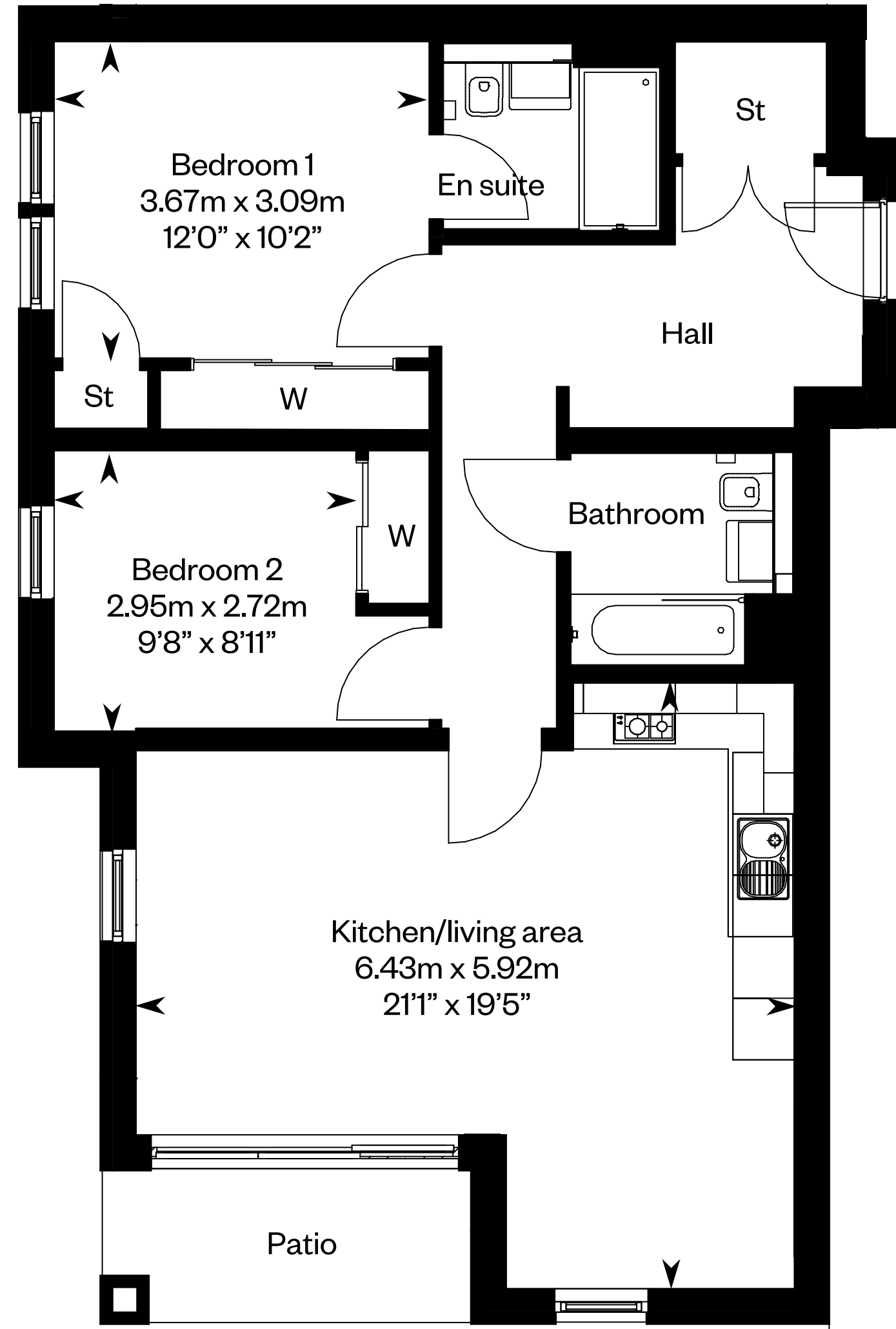
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type F

Plot 15 – 2 bedroom ground floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

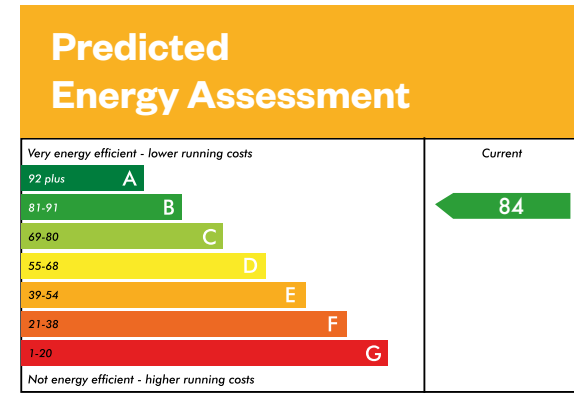


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

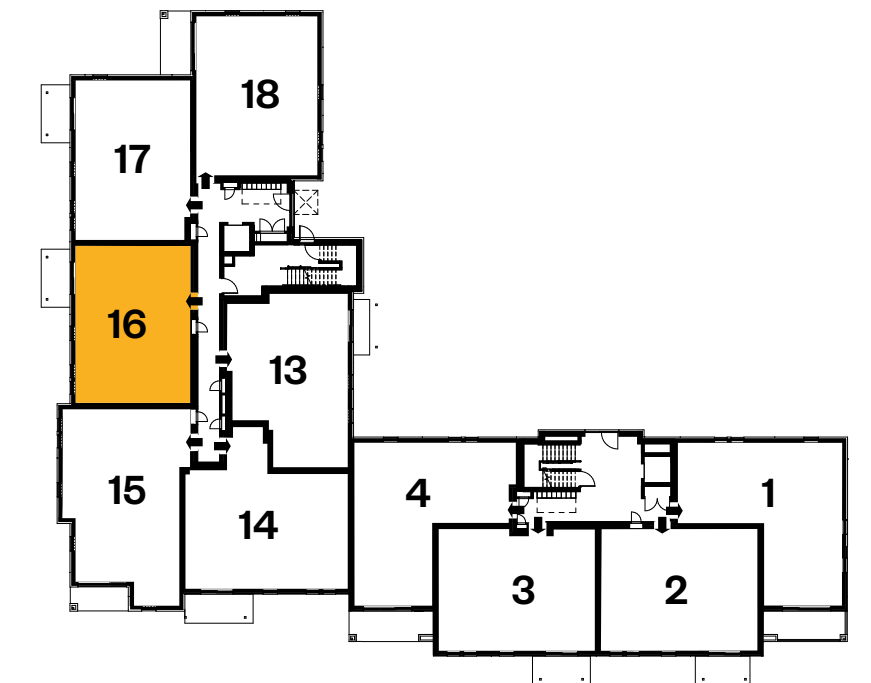
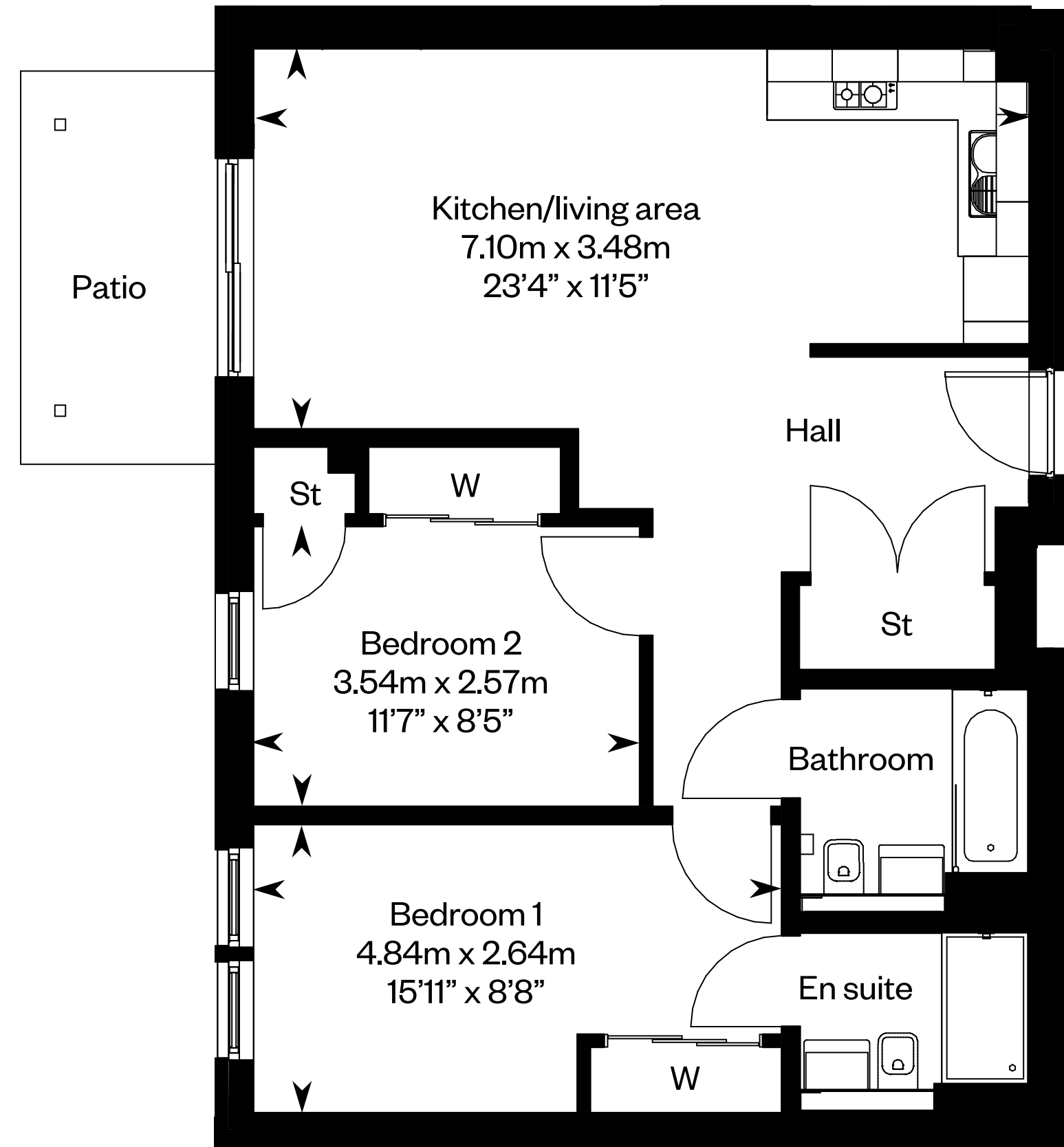


# Apartment type H

Plot 16 – 2 bedroom ground floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

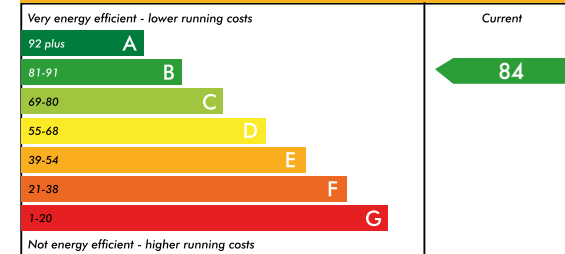


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

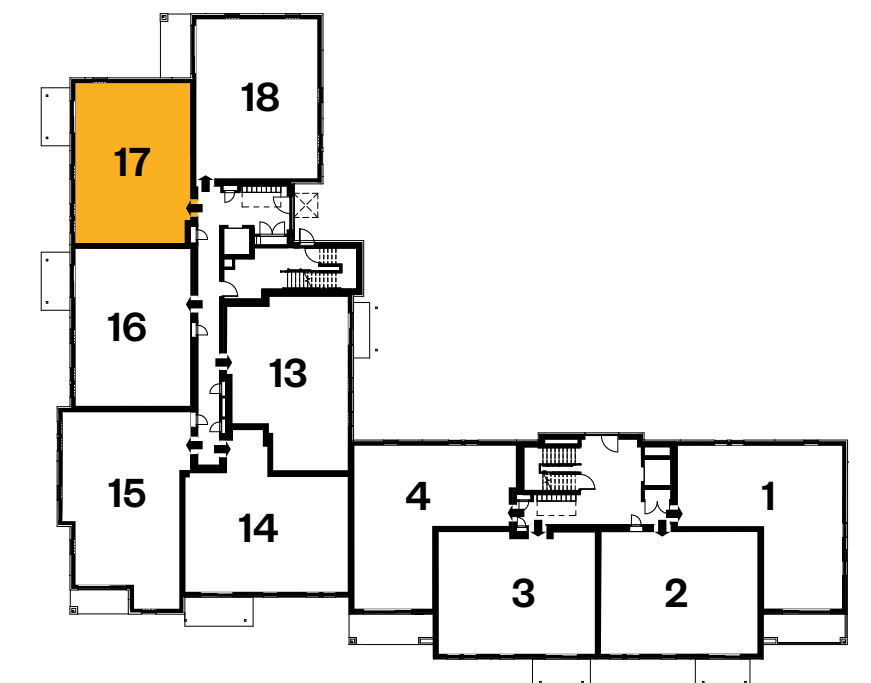
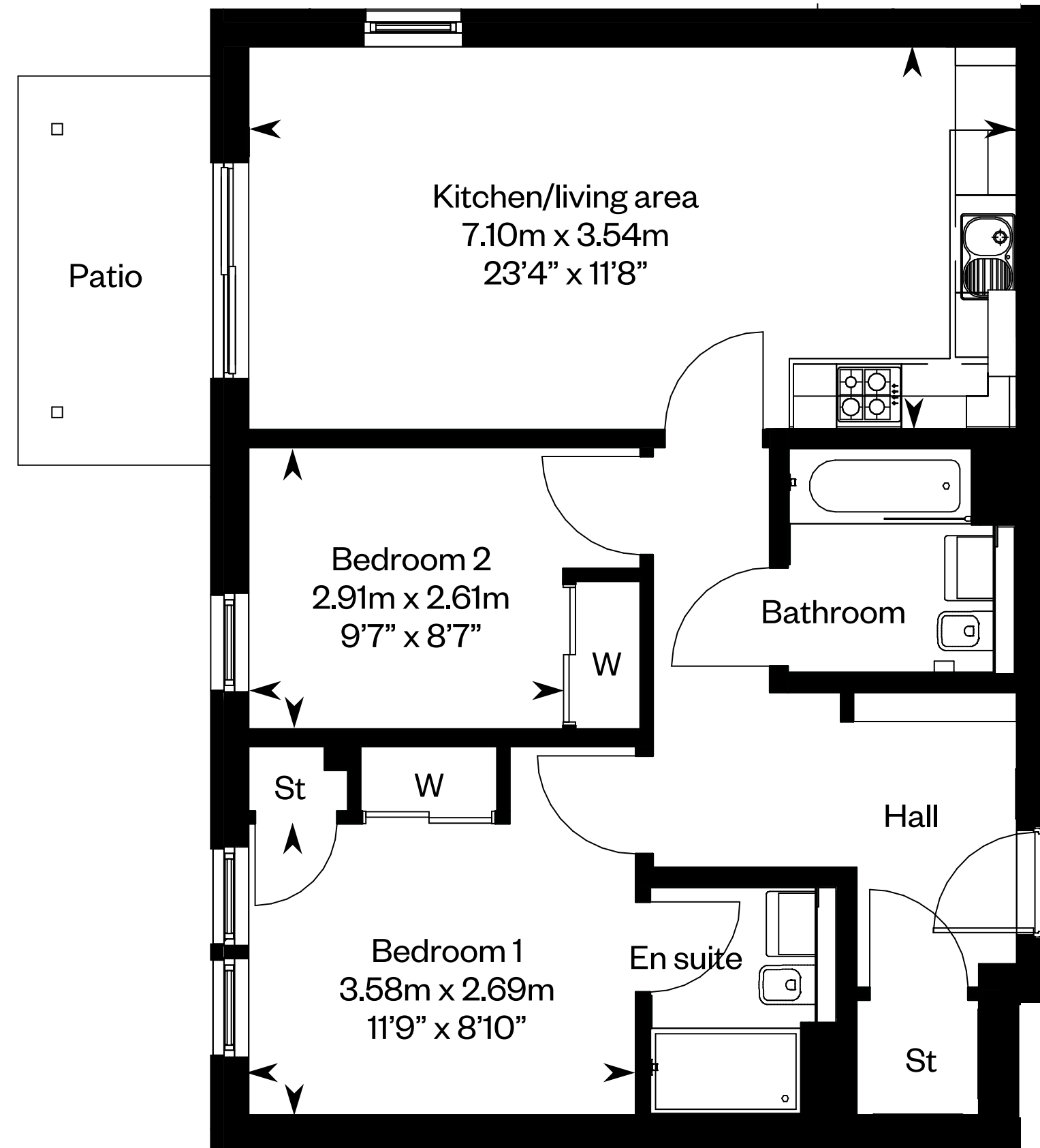
# Apartment type J

Plot 17 – 2 bedroom ground floor apartment

## Predicted Energy Assessment



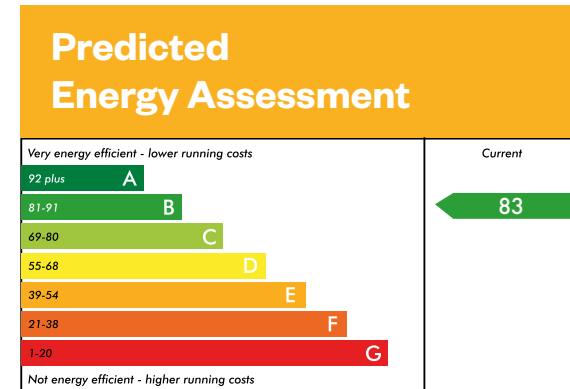
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



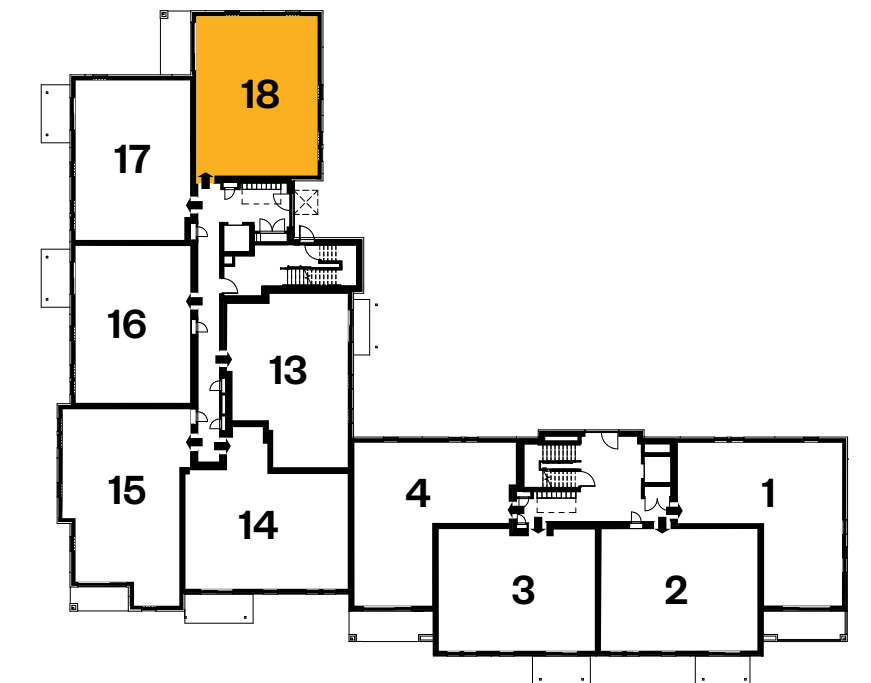
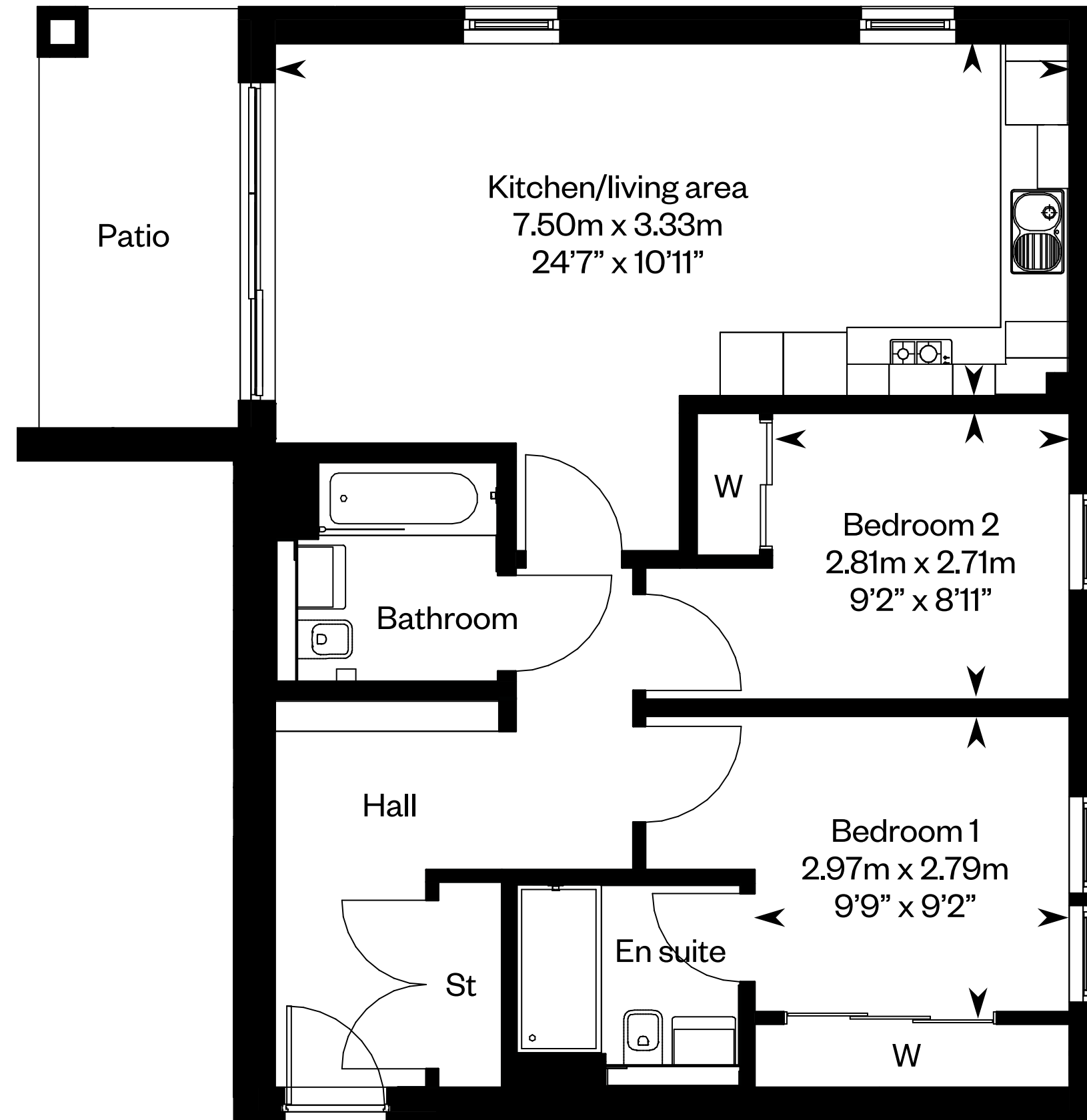
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type K

Plot 18 – 2 bedroom ground floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

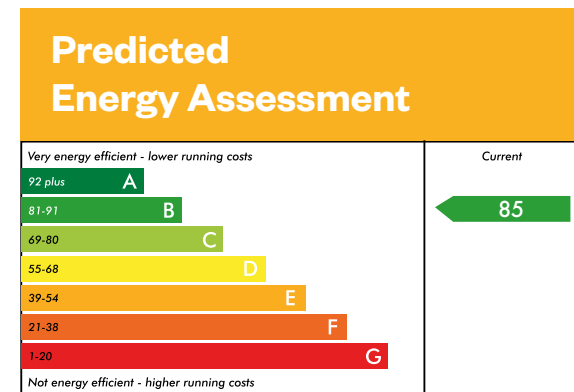


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

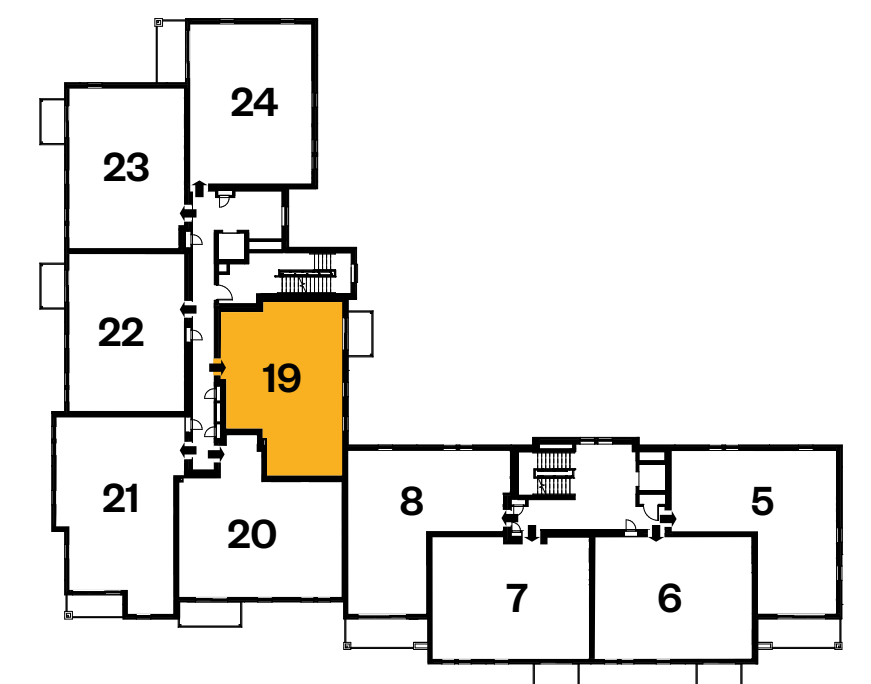
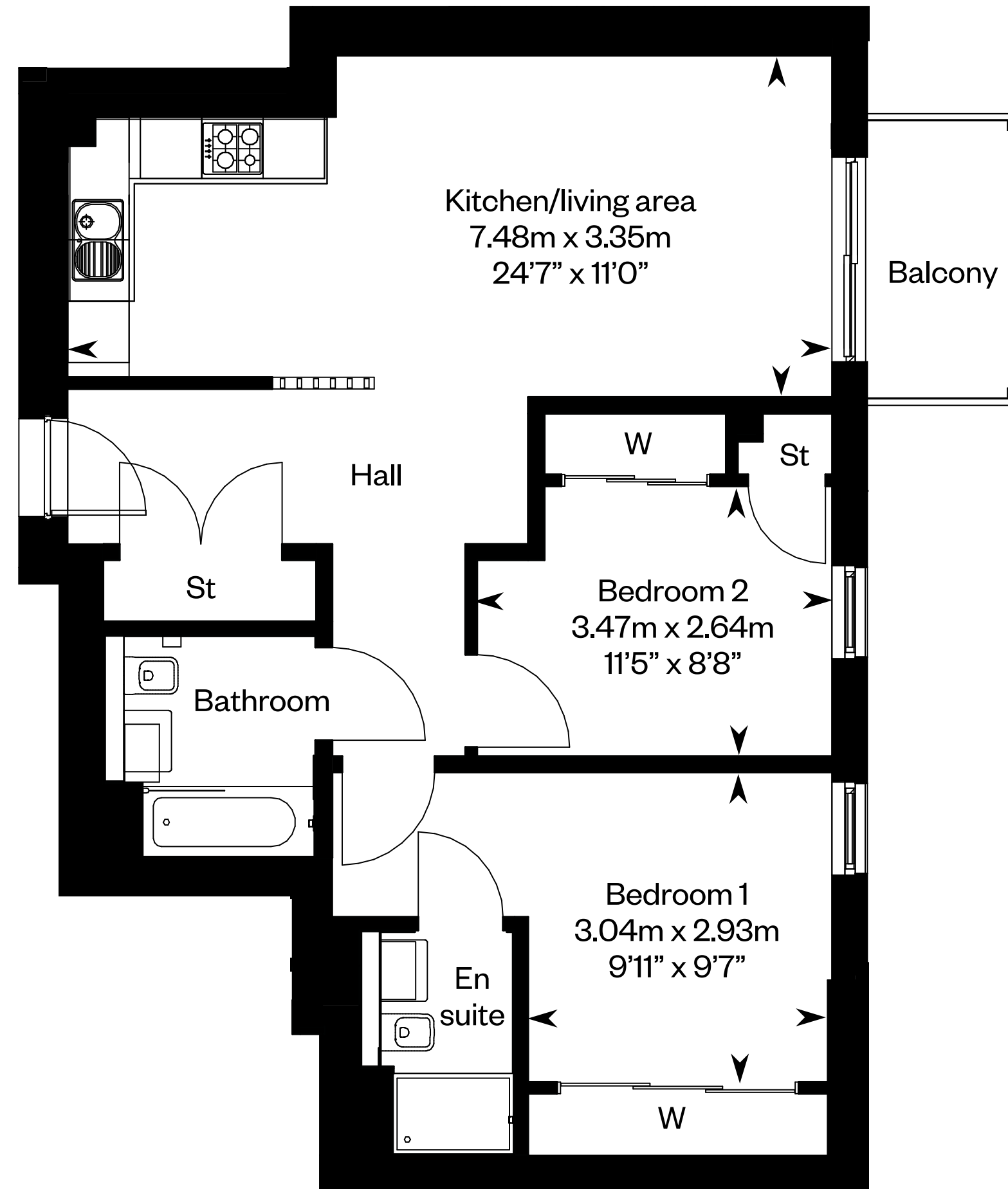


# Apartment type G

Plot 19 – 2 bedroom first floor apartment



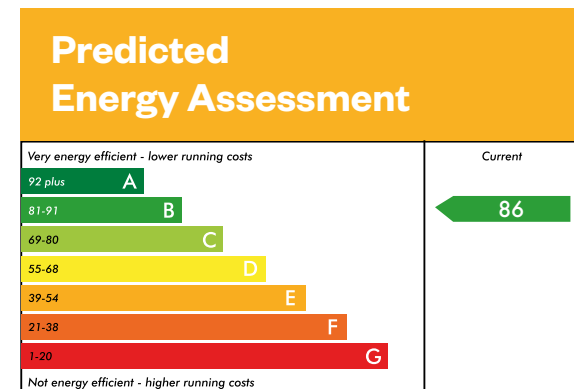
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



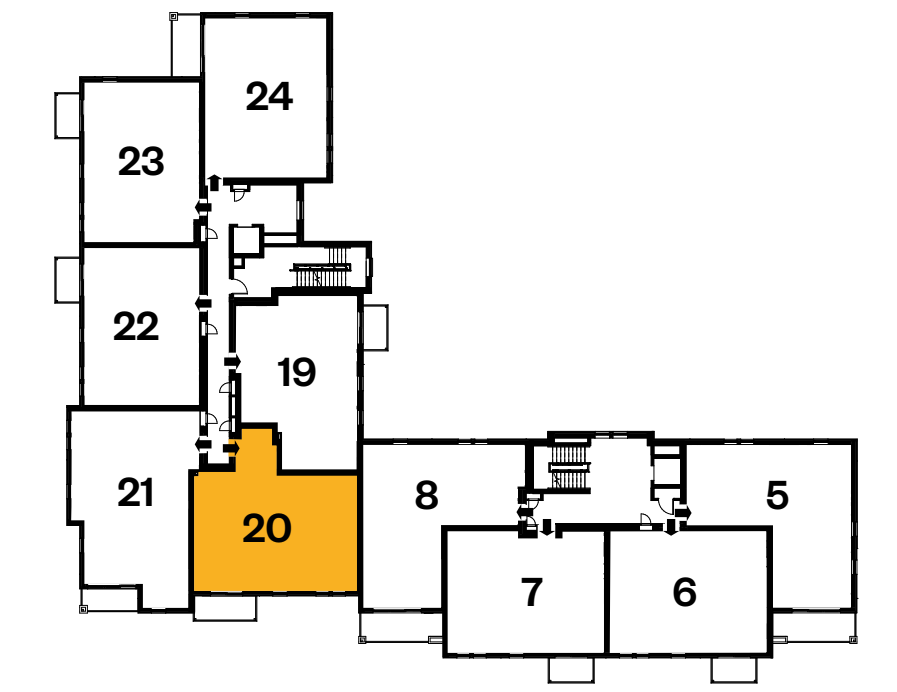
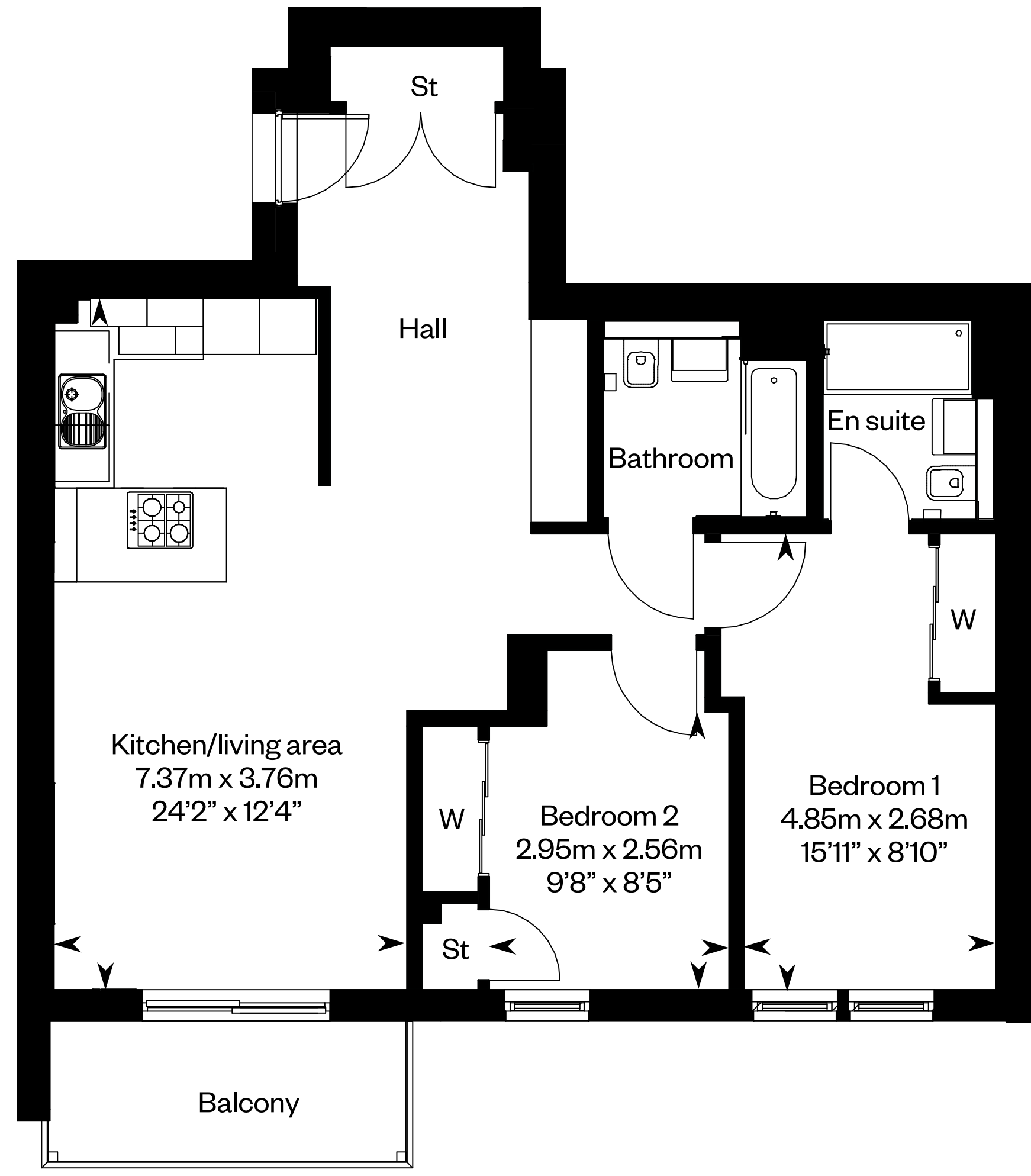
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type E

Plot 20 – 2 bedroom first floor apartment



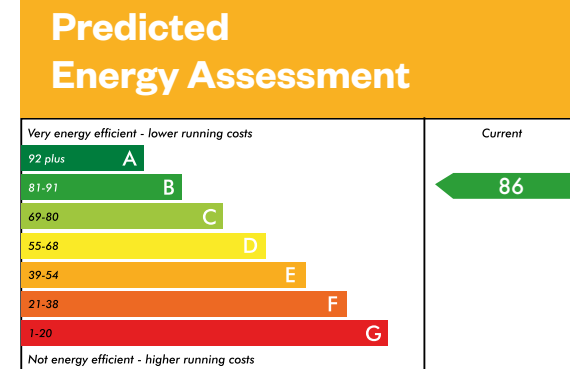
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



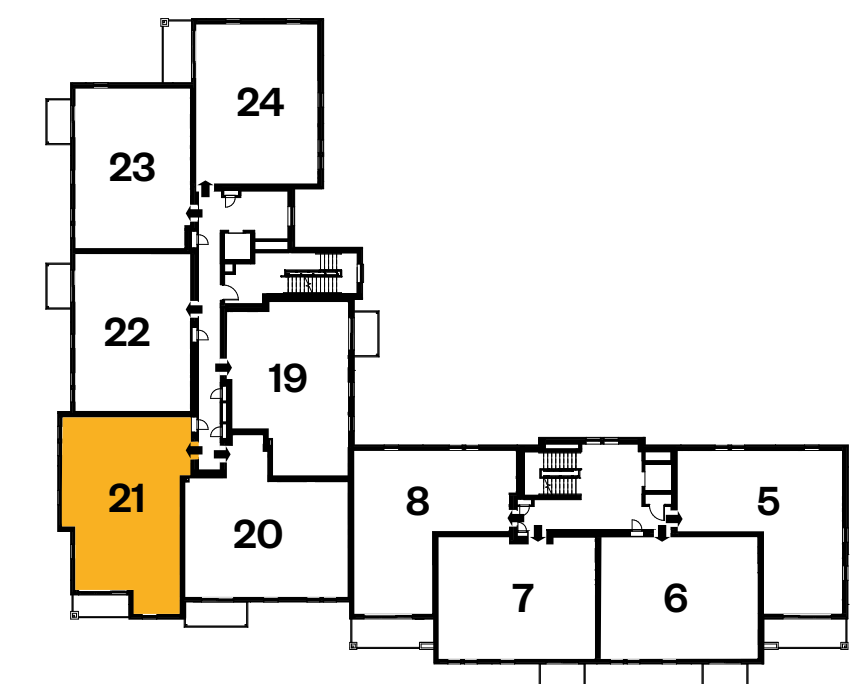
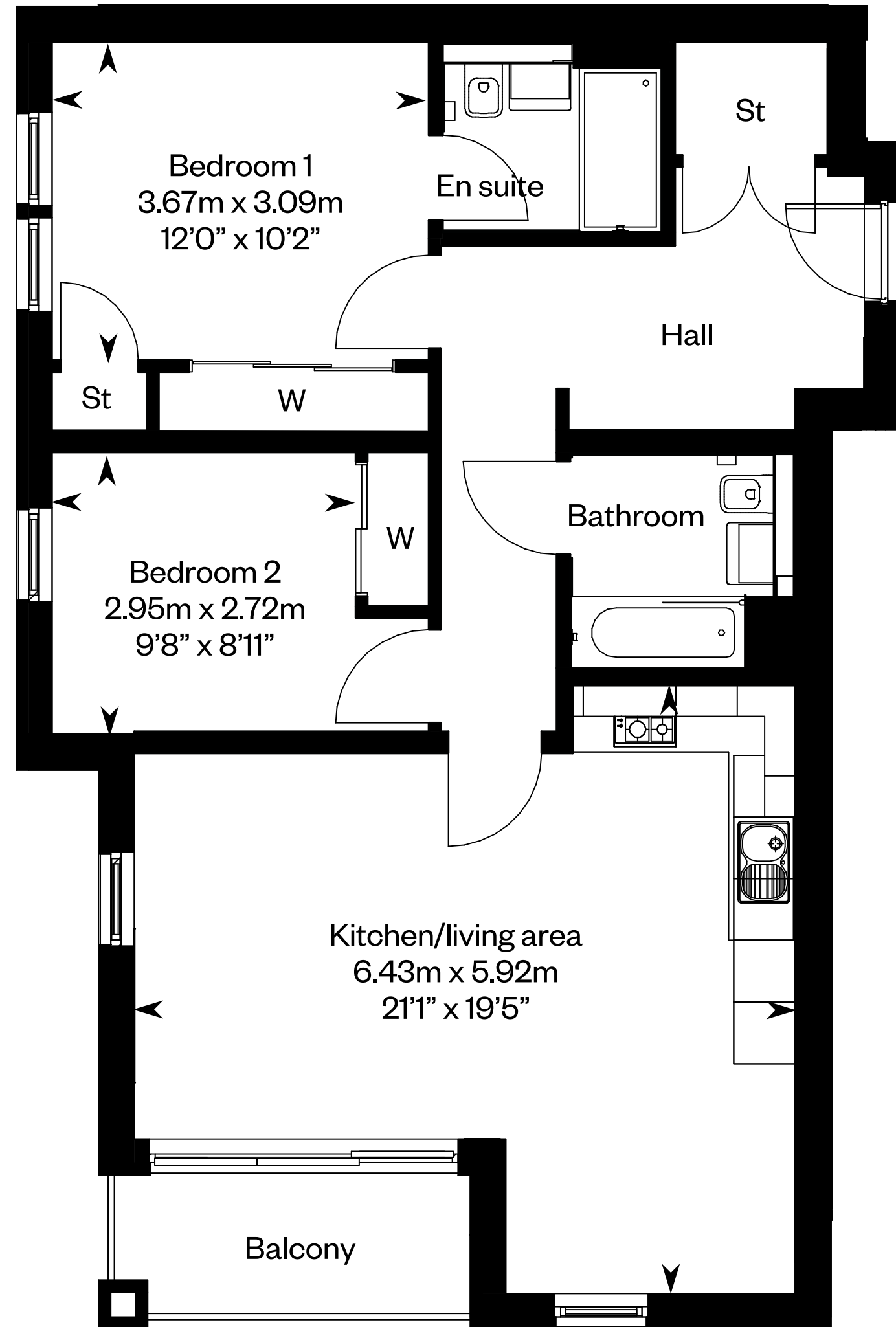
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type F

Plot 21 – 2 bedroom first floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

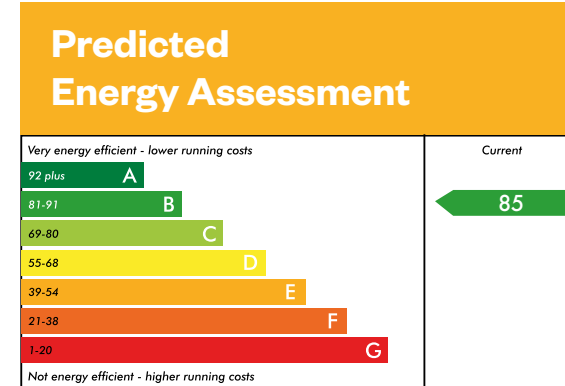


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

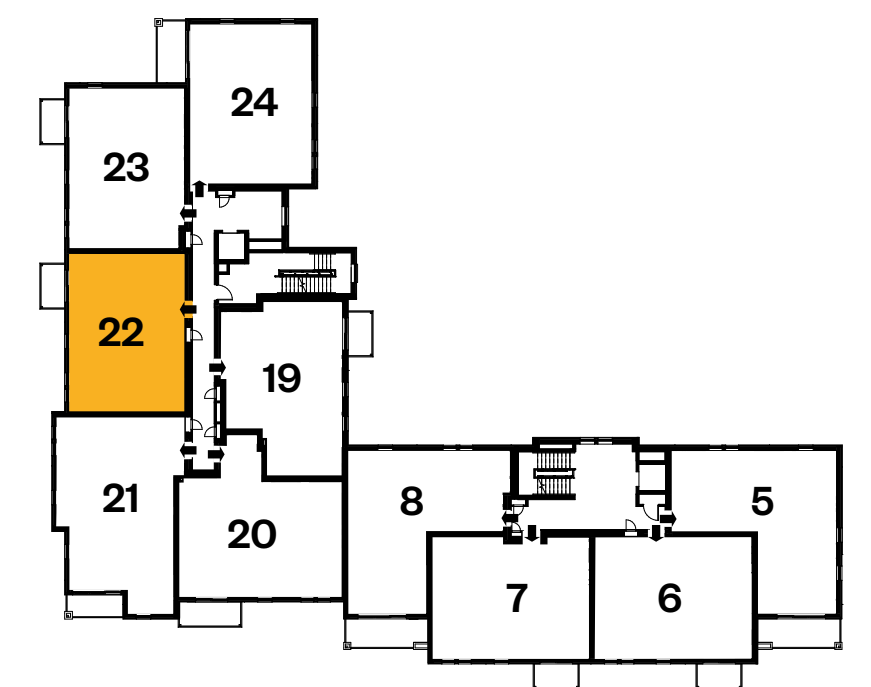
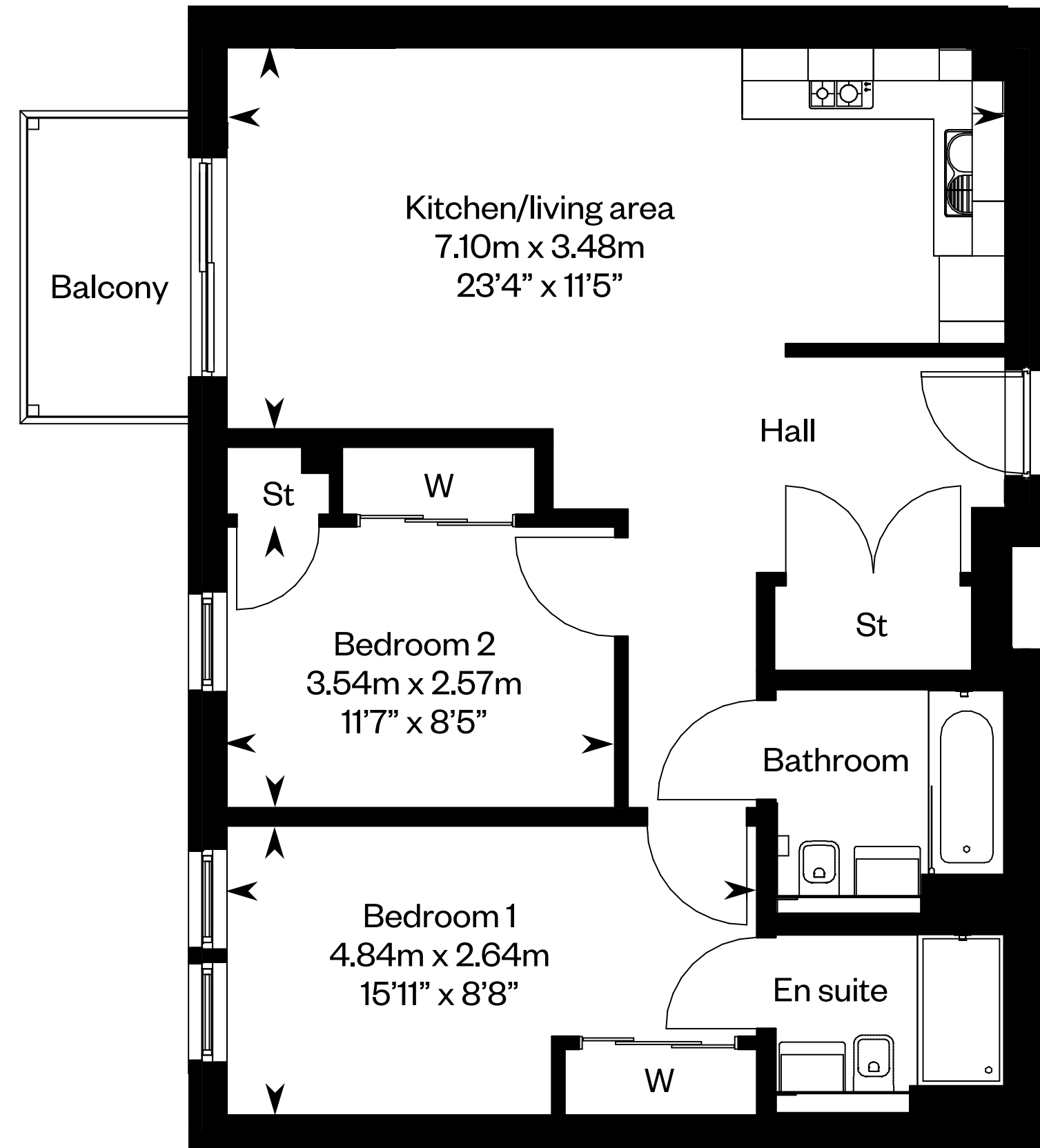


# Apartment type H

Plot 22 – 2 bedroom first floor apartment



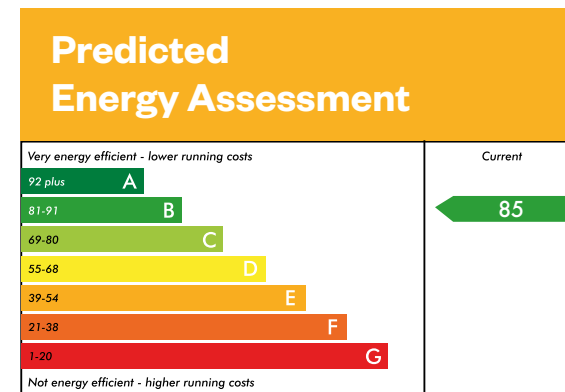
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



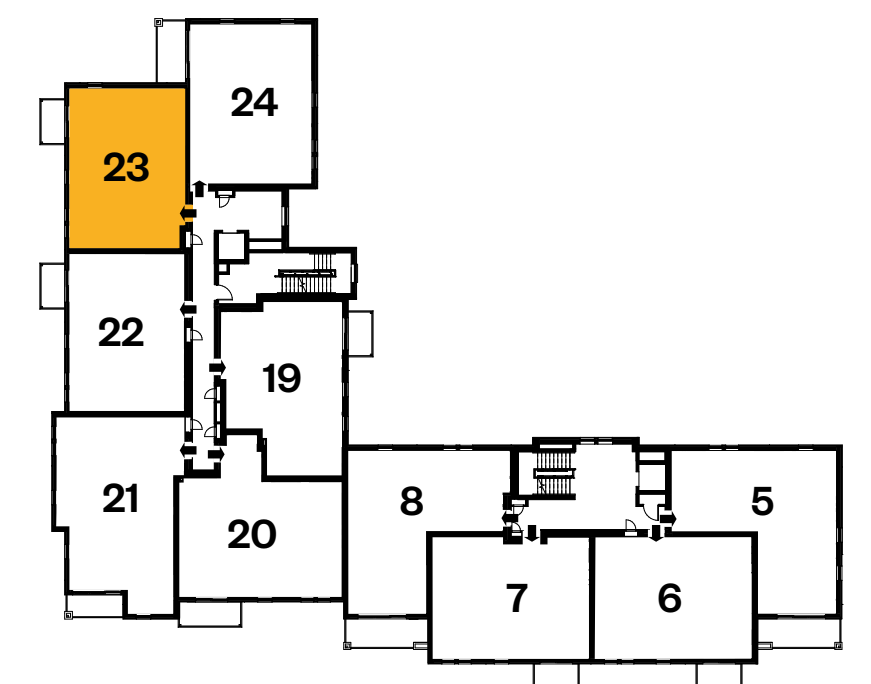
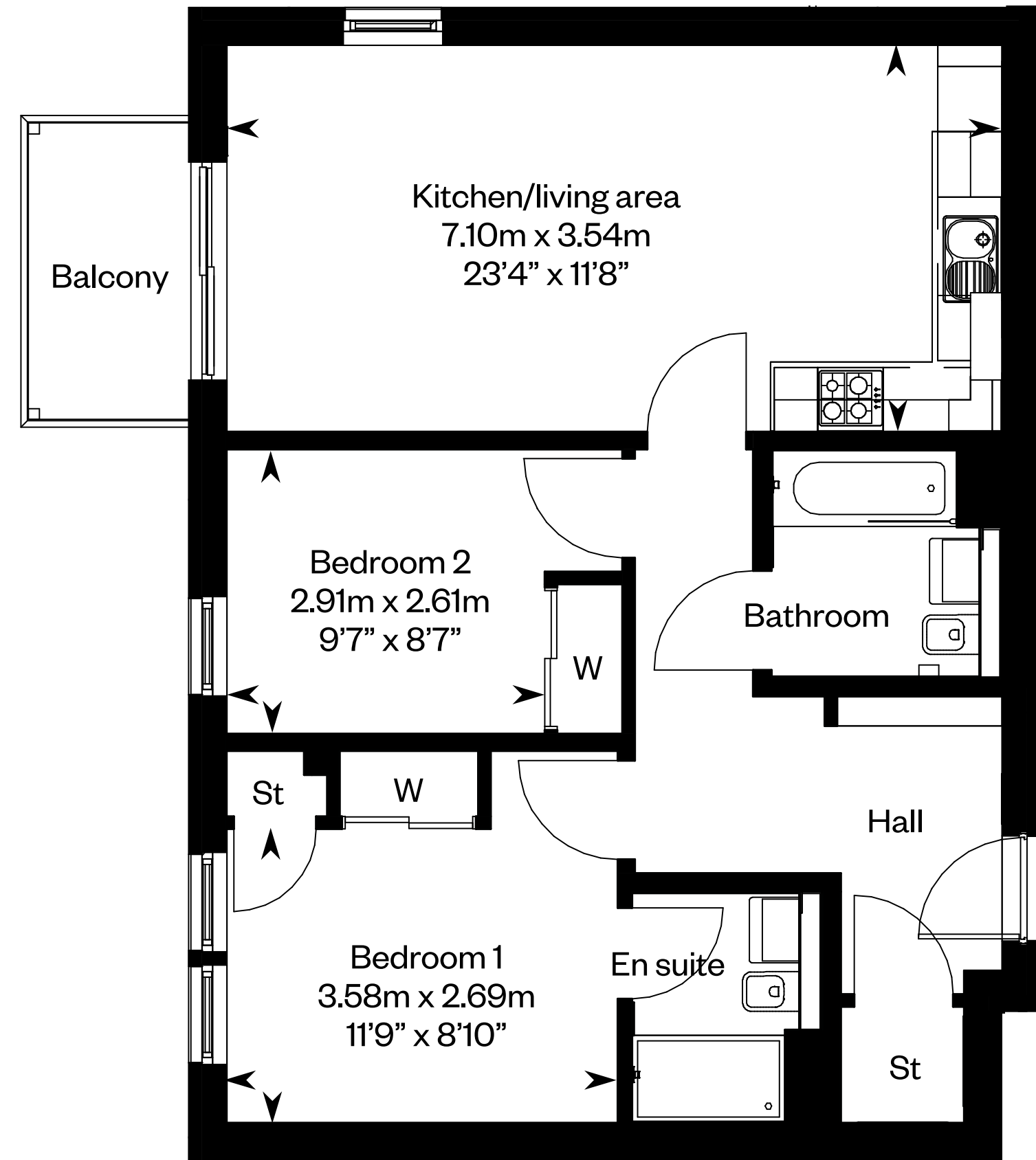
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type J

Plot 23 – 2 bedroom first floor apartment



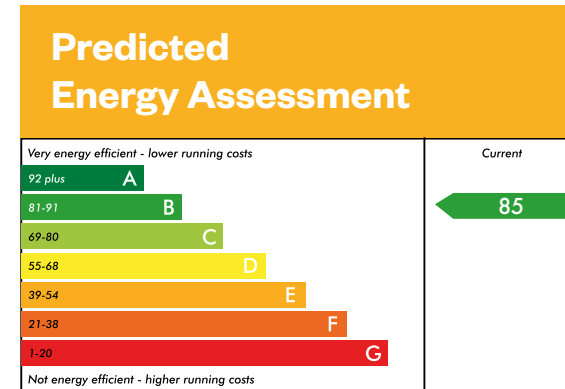
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



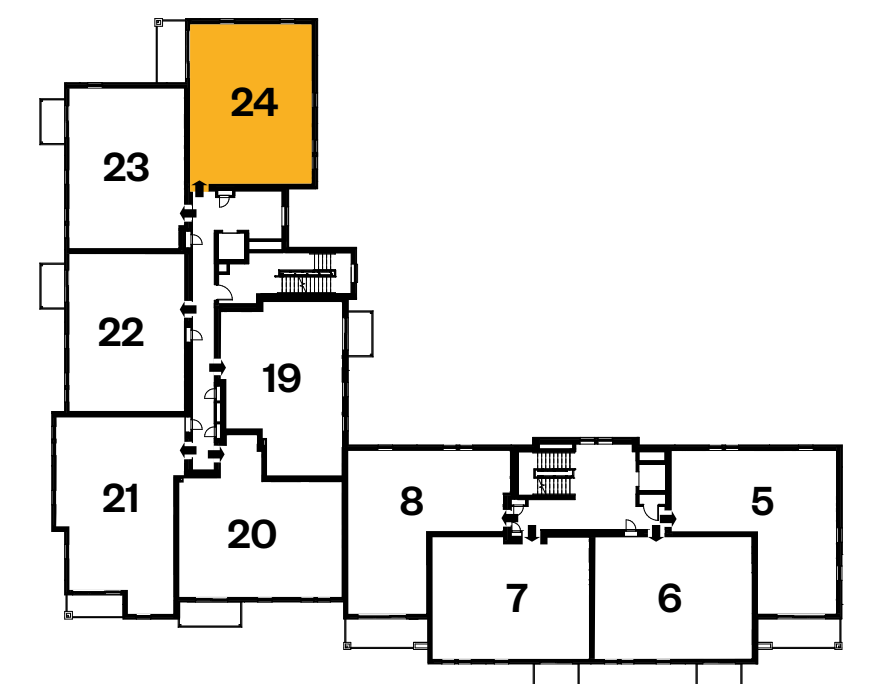
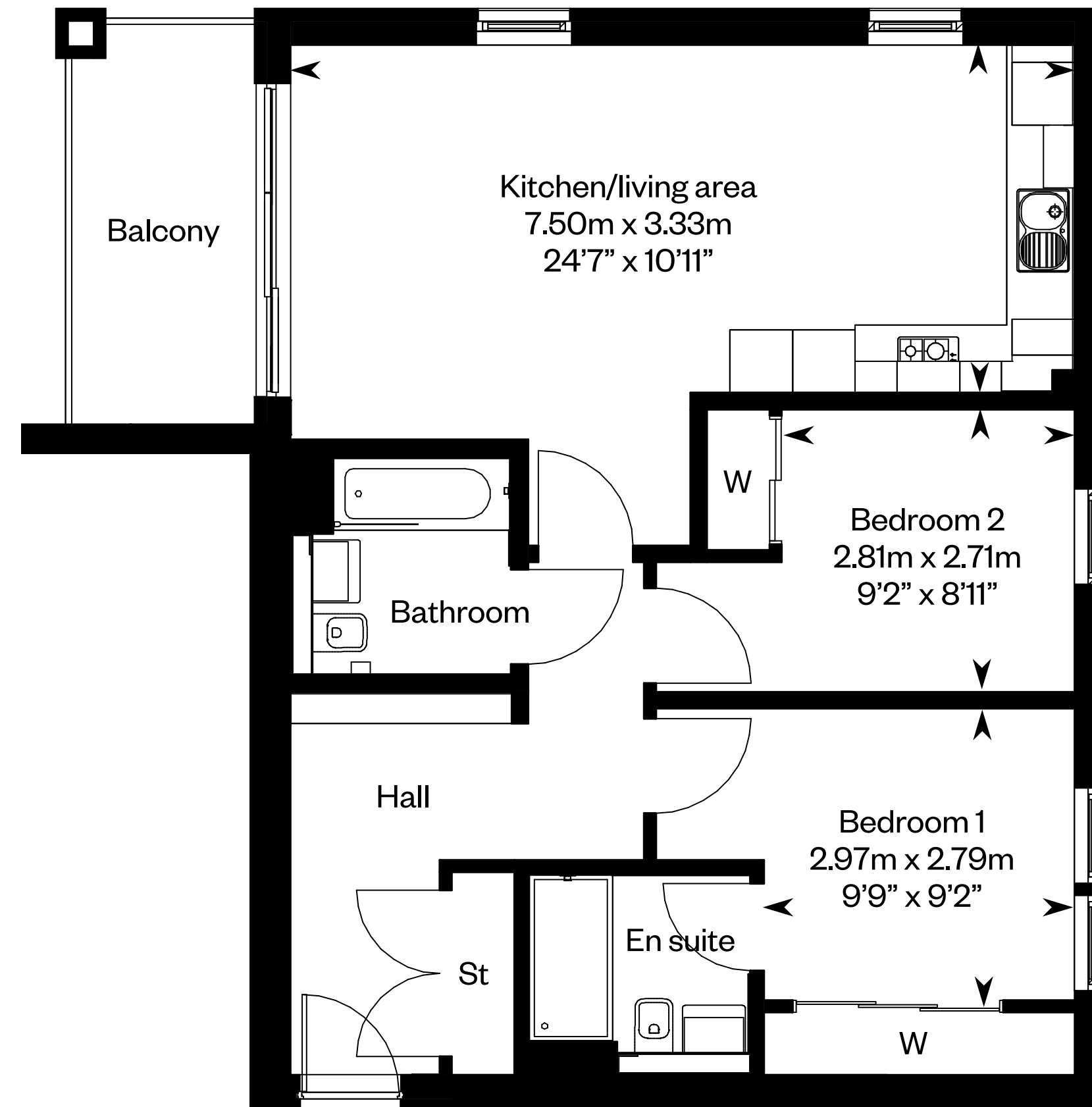
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type K

Plot 24 – 2 bedroom first floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

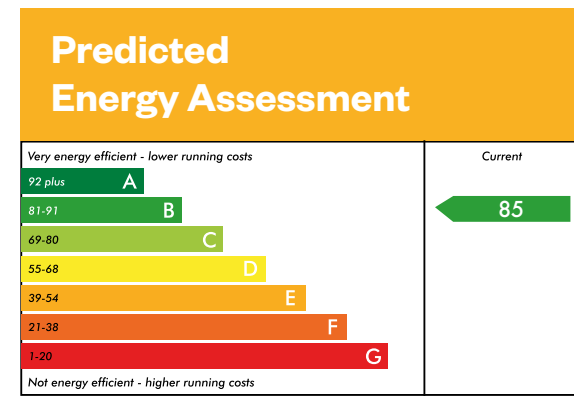


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

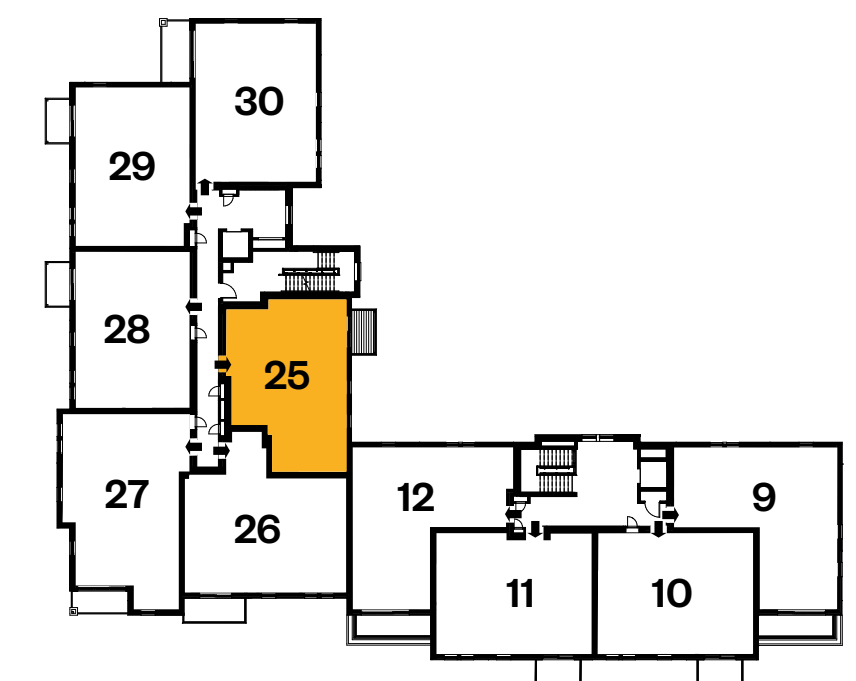
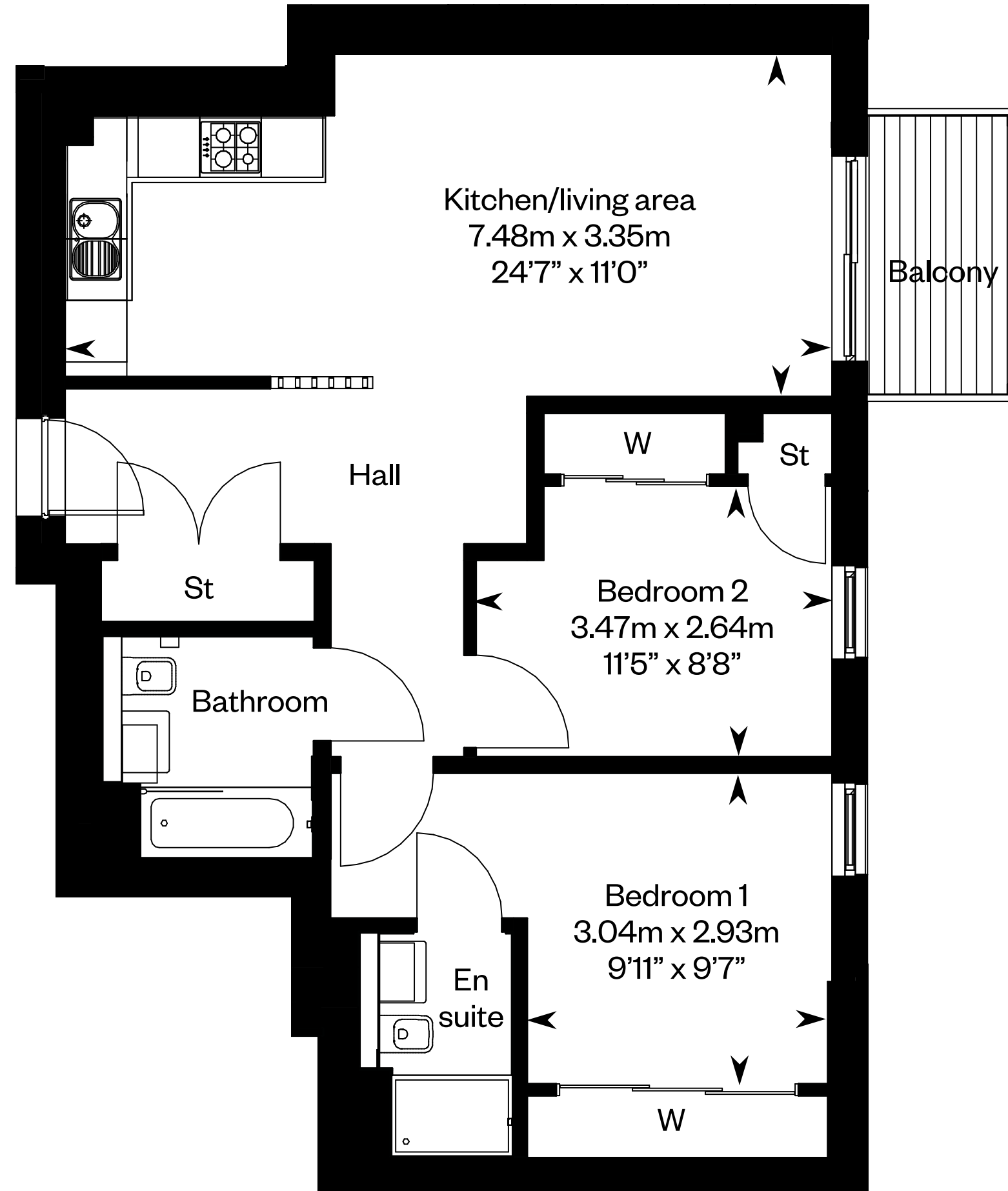


# Apartment type G

Plot 25 – 2 bedroom second floor apartment



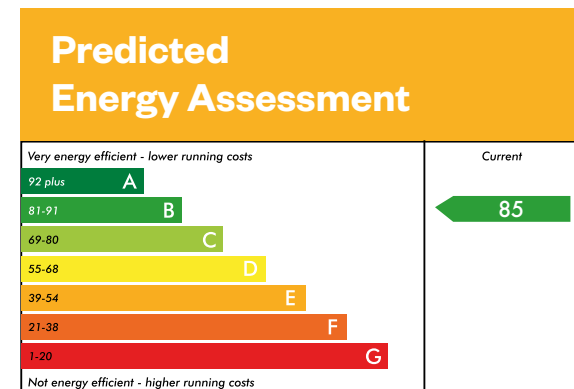
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



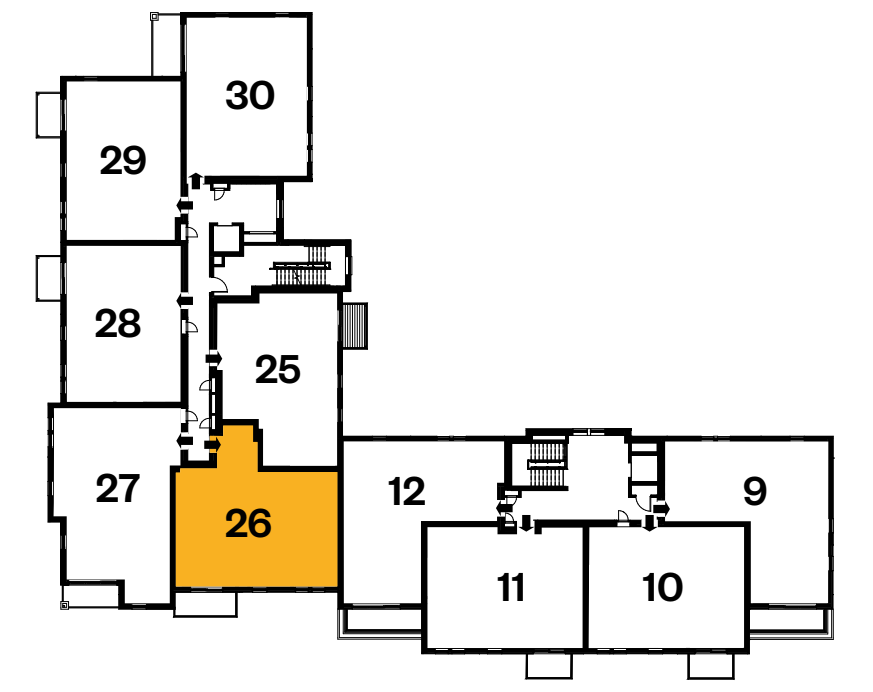
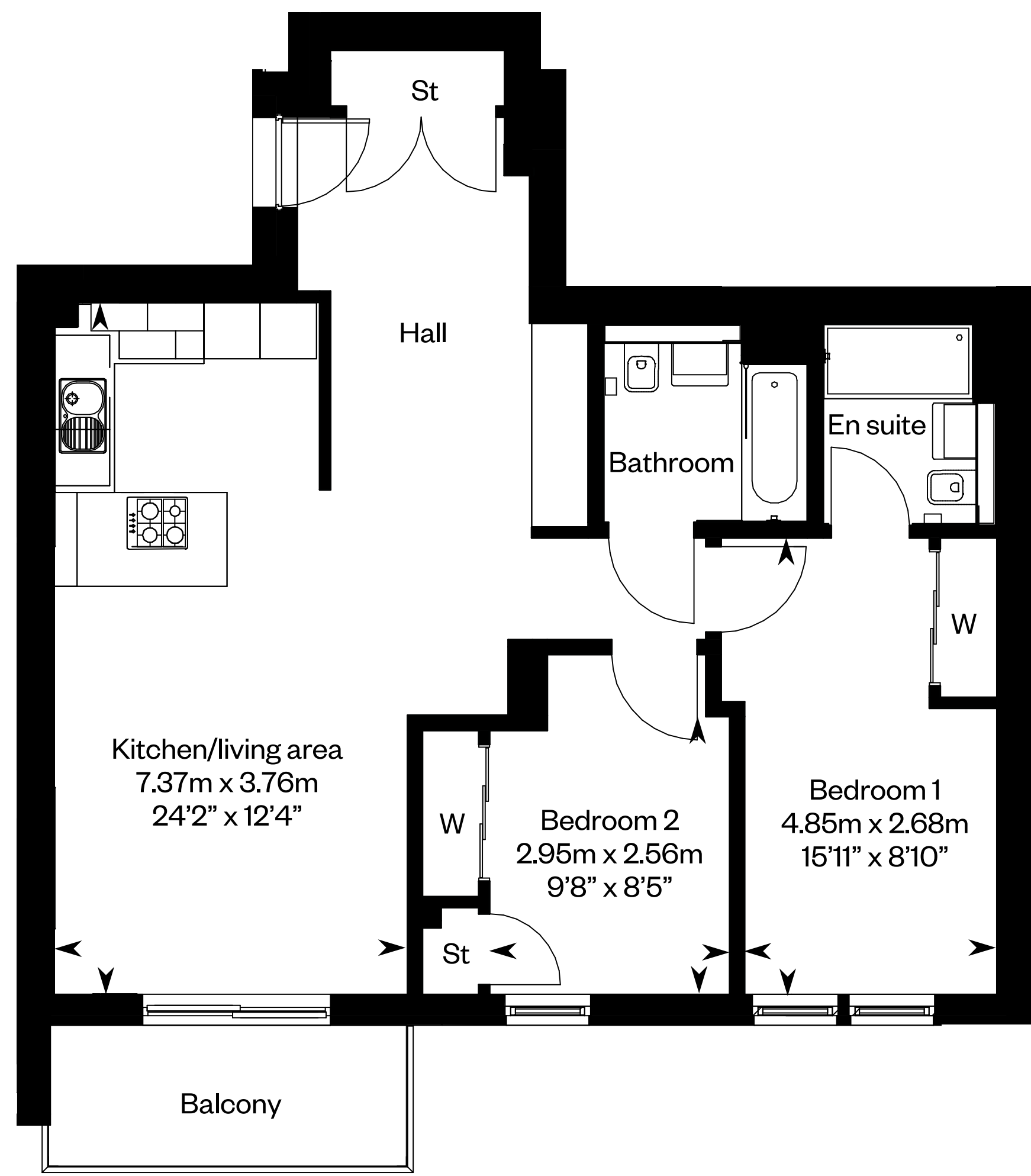
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type E

Plot 26 – 2 bedroom second floor apartment



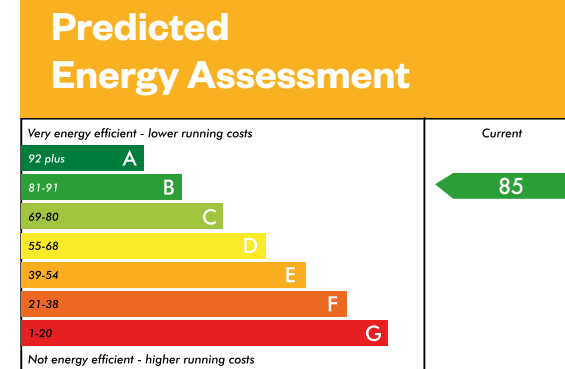
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



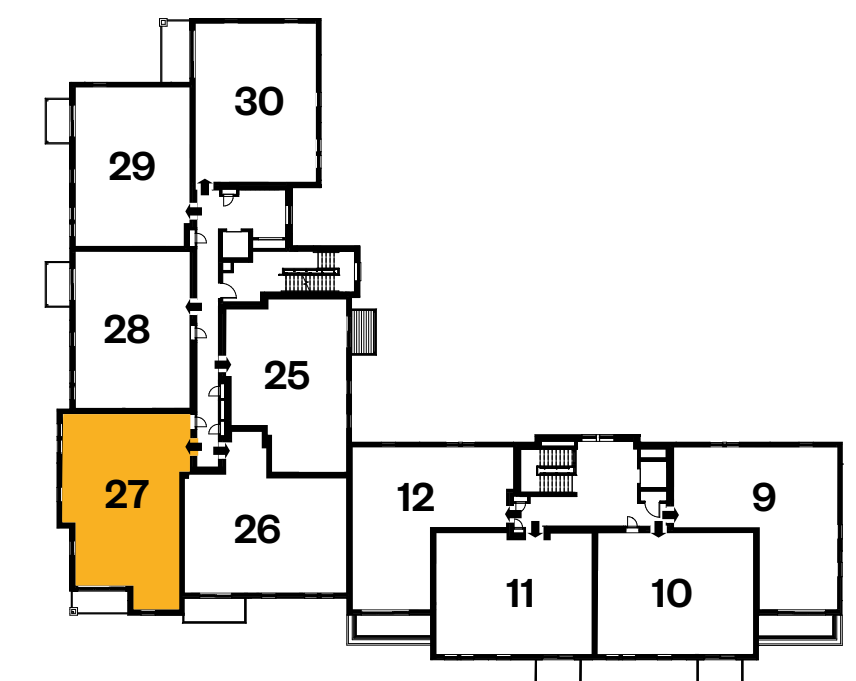
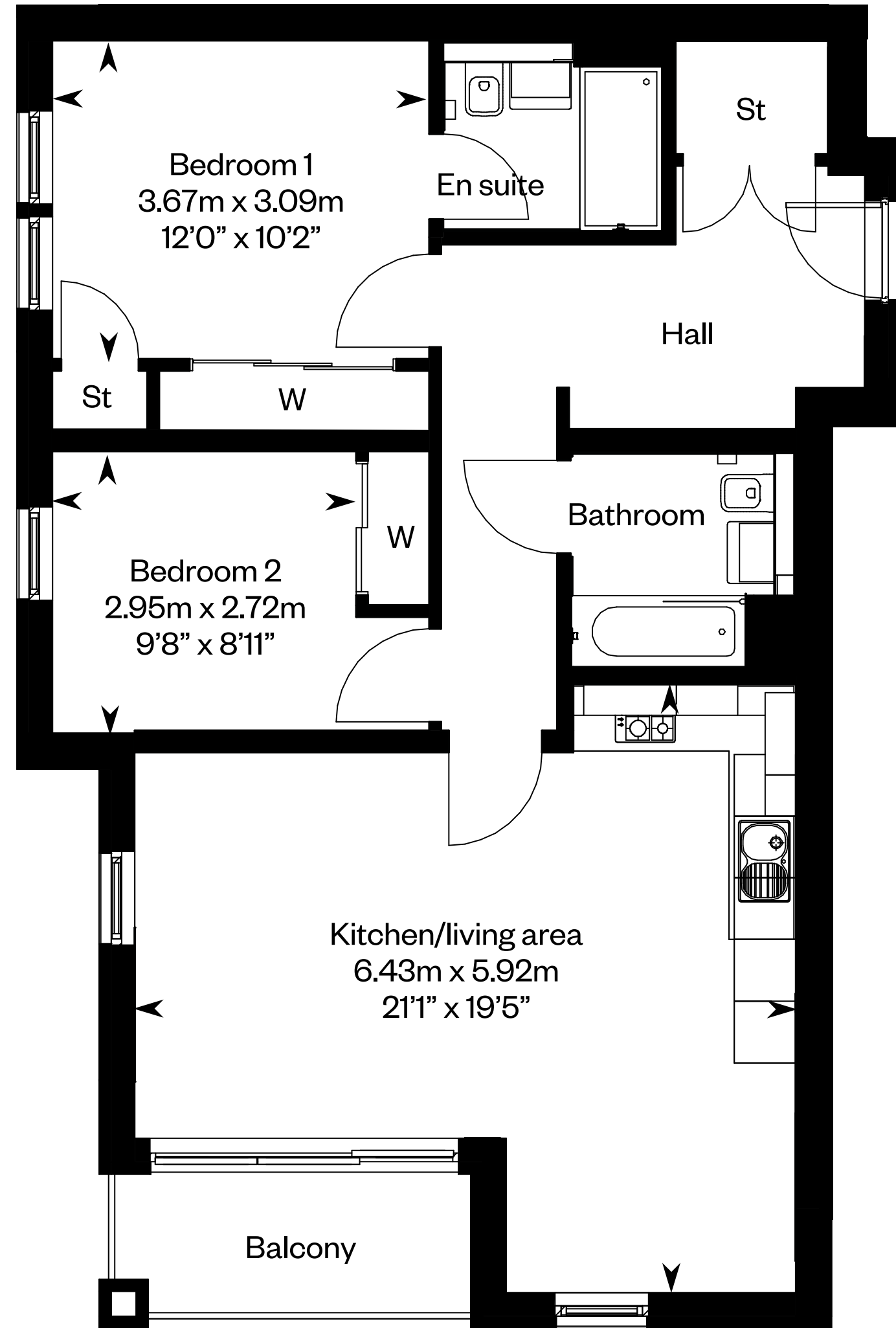
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type F

Plot 27 – 2 bedroom second floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

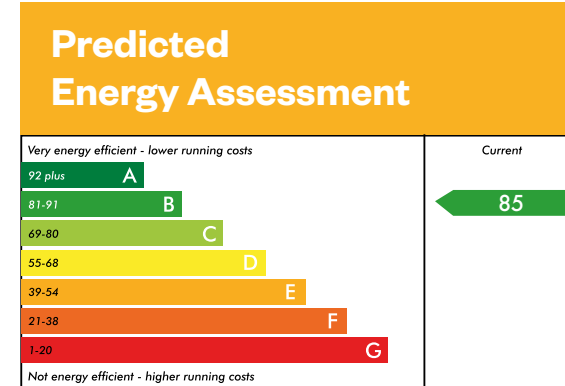


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

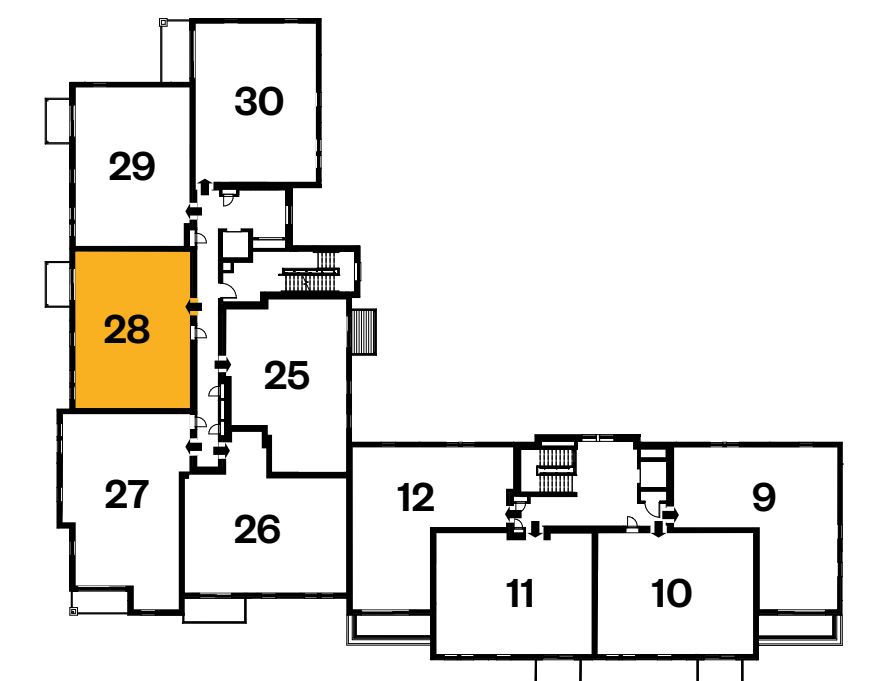
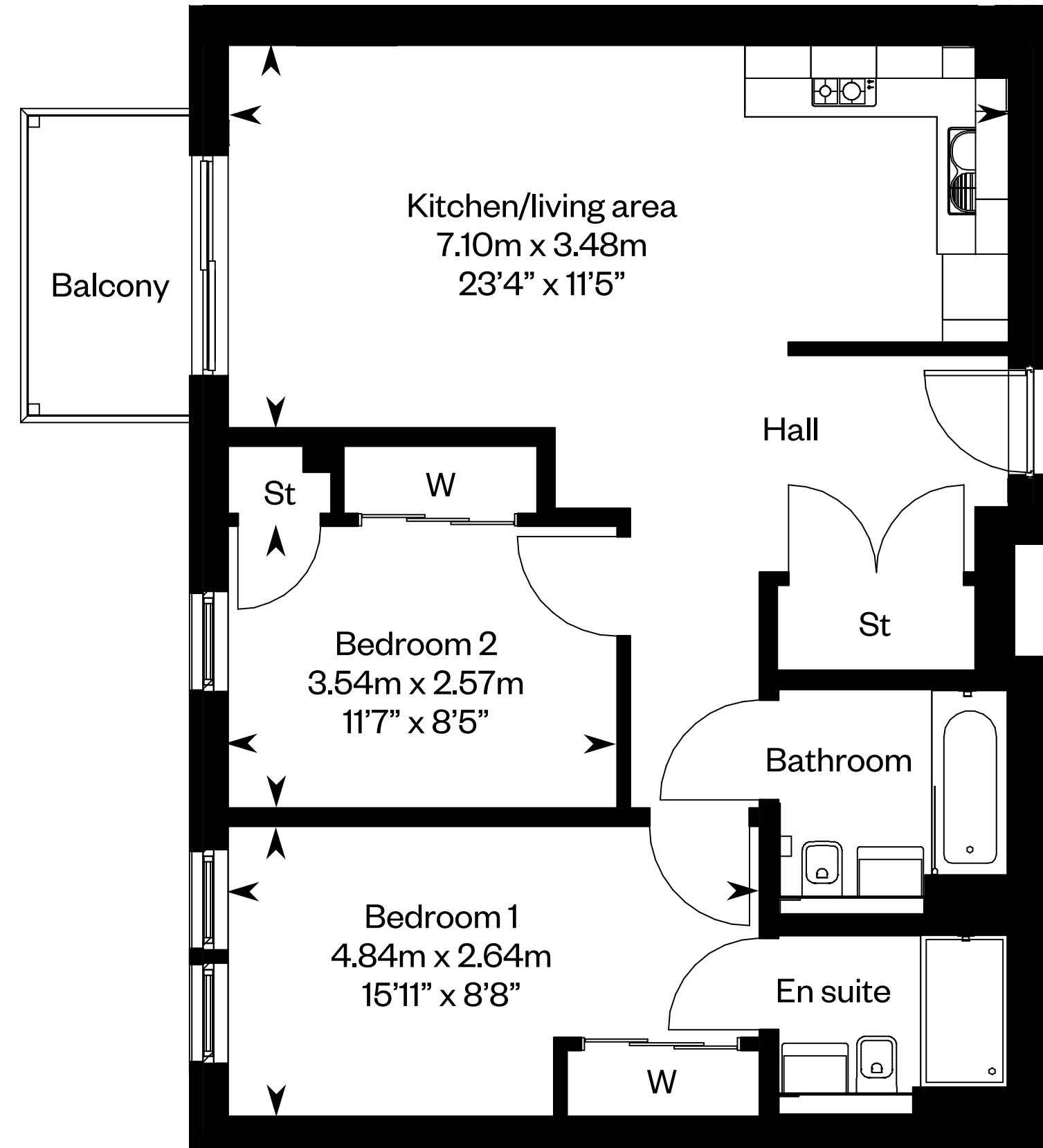


# Apartment type H

Plot 28 – 2 bedroom second floor apartment



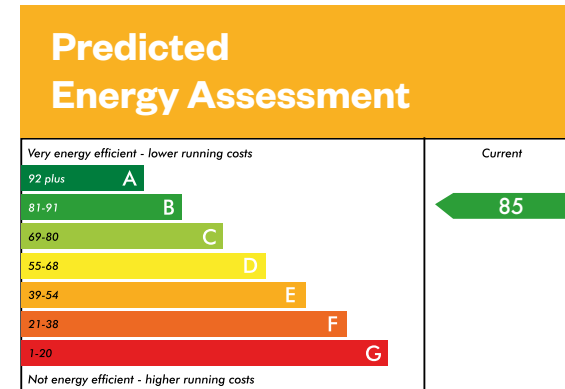
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



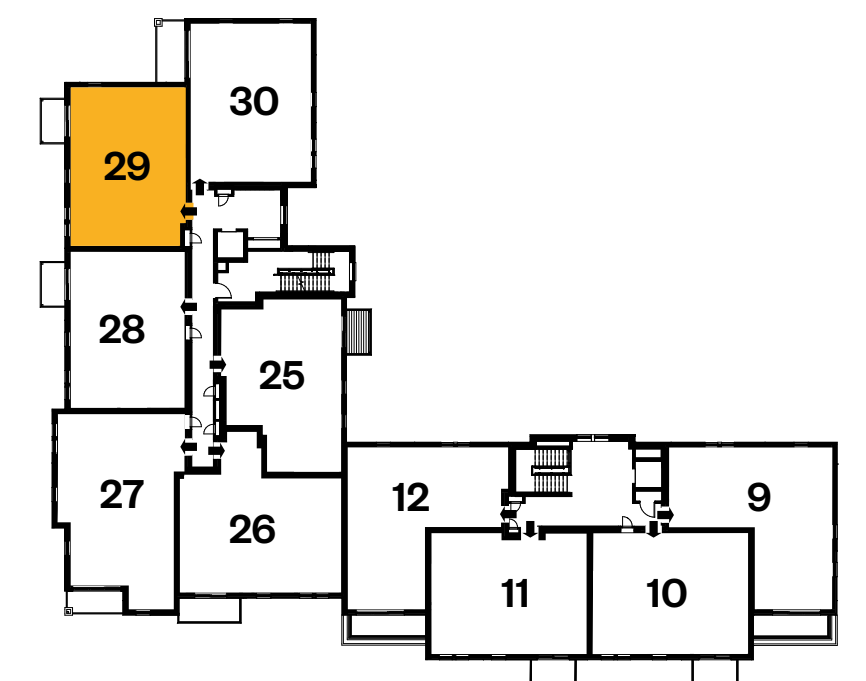
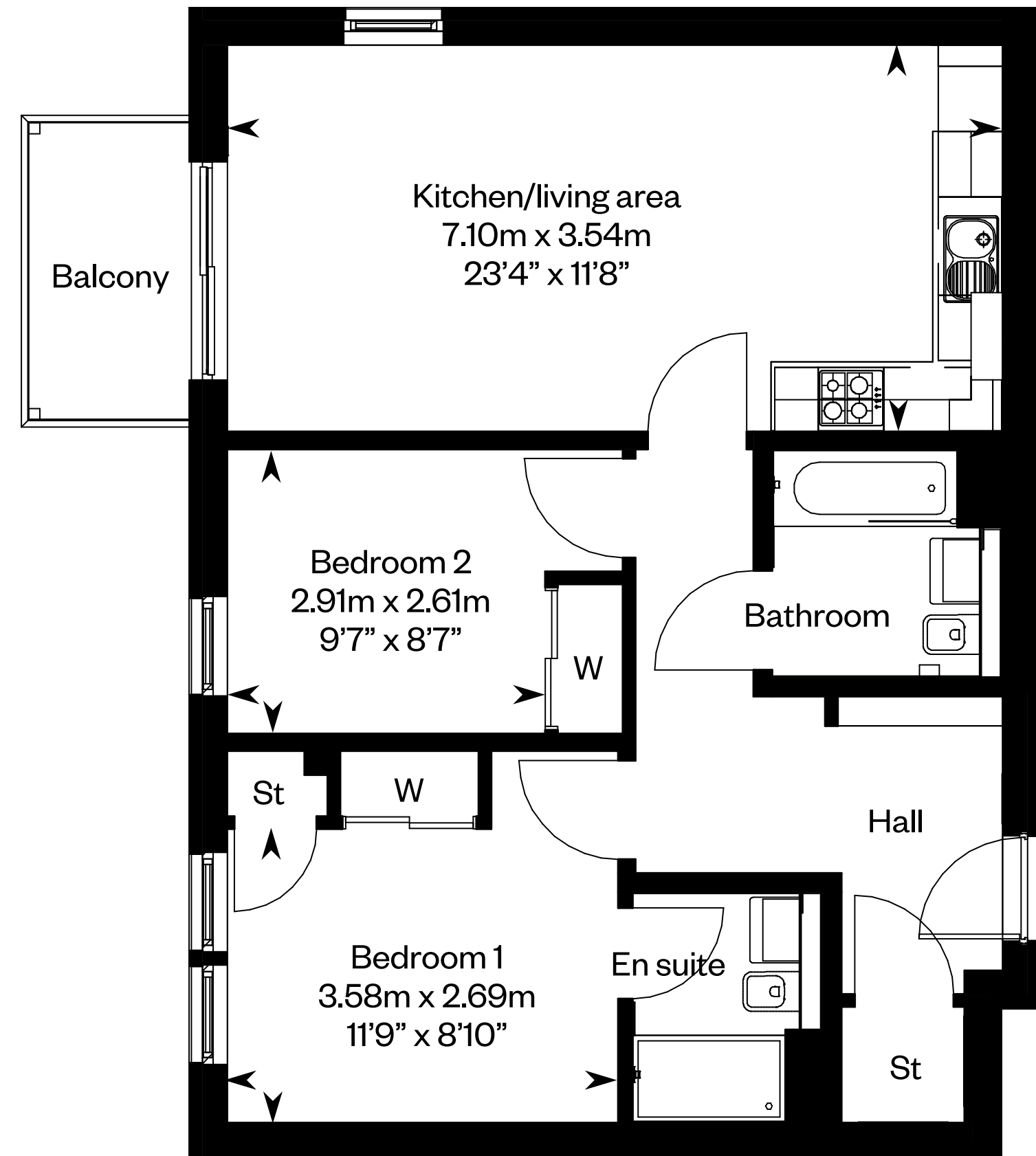
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type J

Plot 29 – 2 bedroom second floor apartment



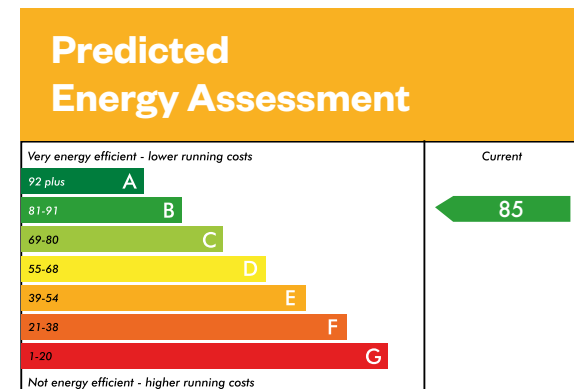
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



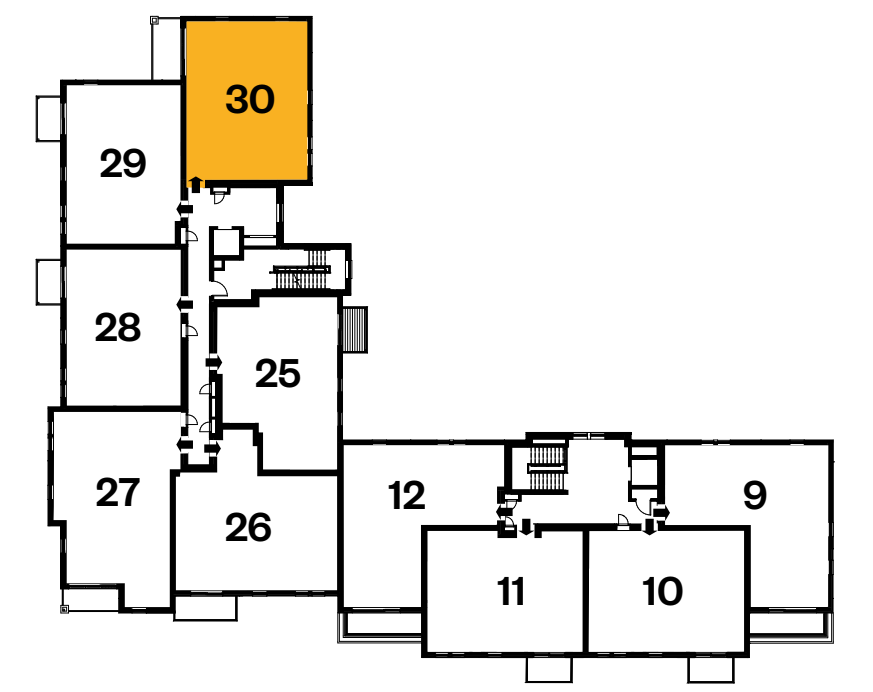
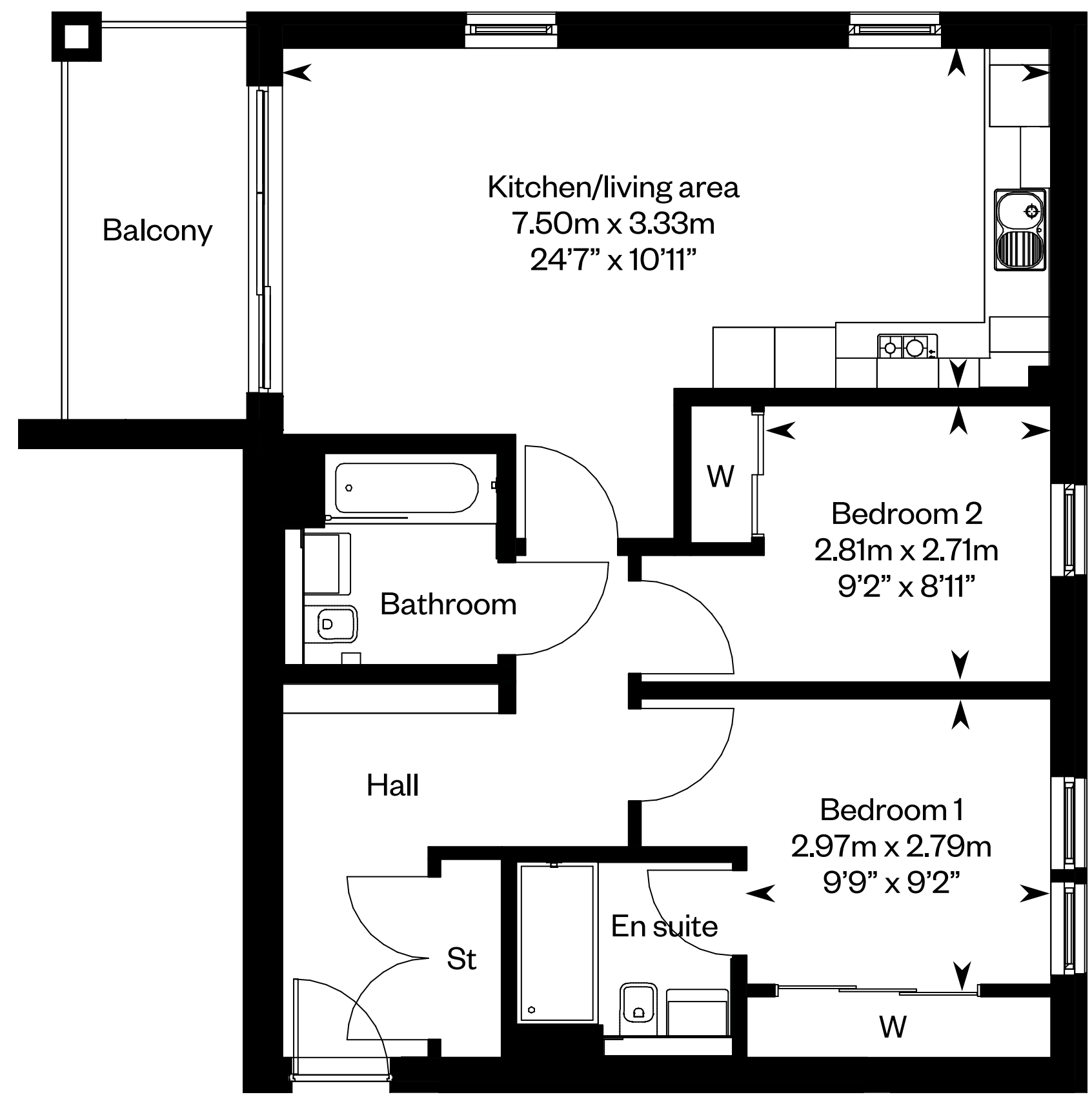
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type K

Plot 30 – 2 bedroom second floor apartment



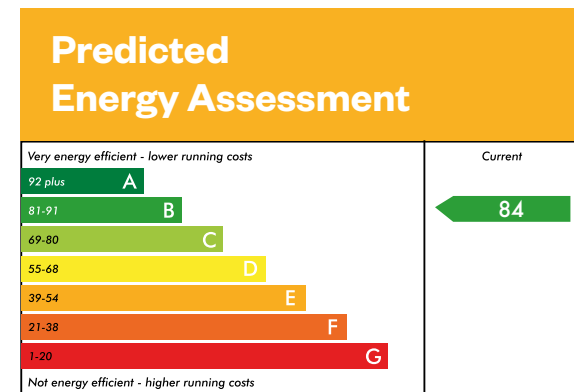
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



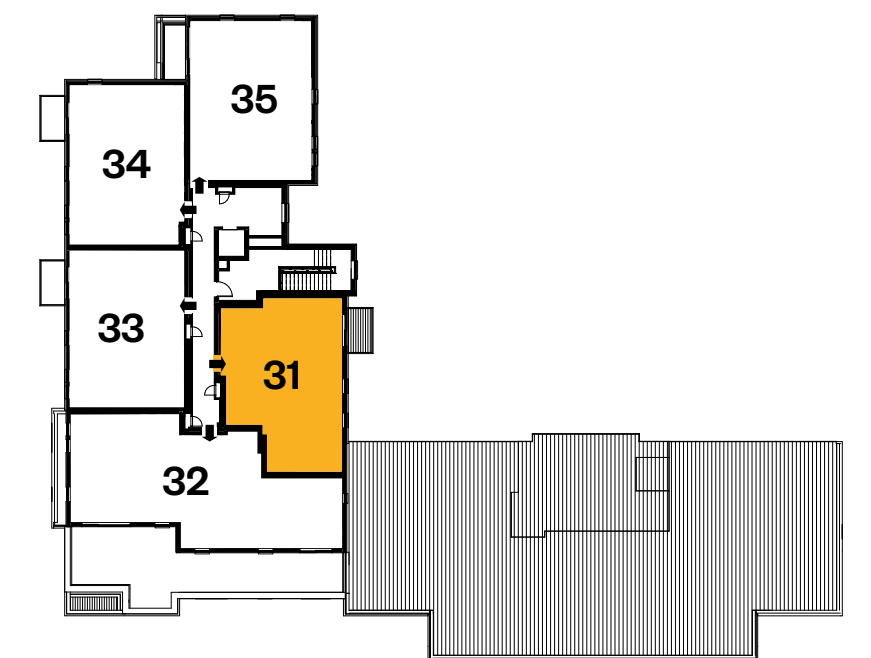
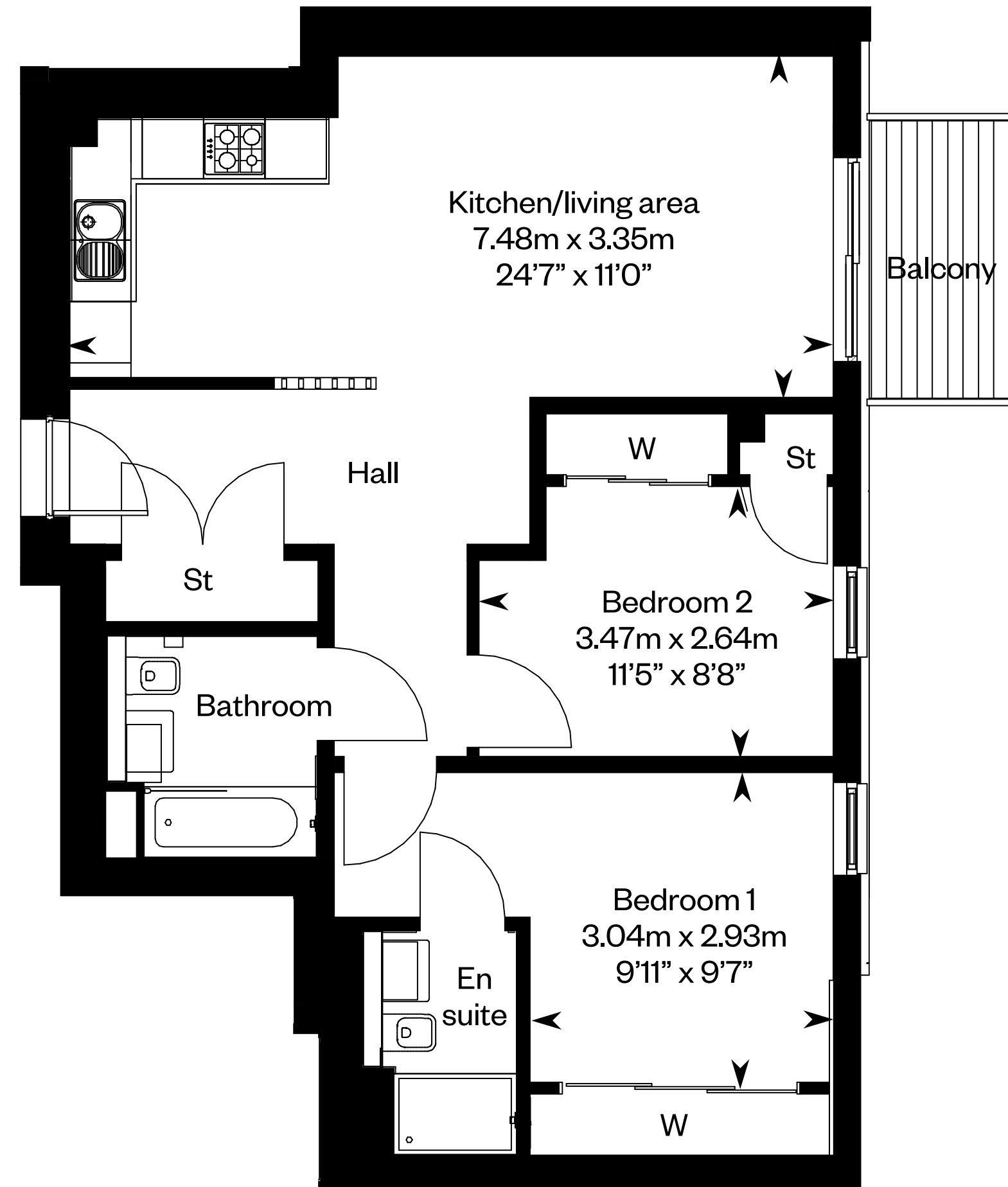
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type G

Plot 31 – 2 bedroom third floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

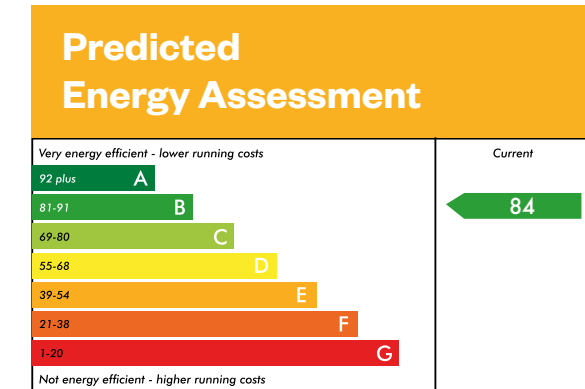


Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

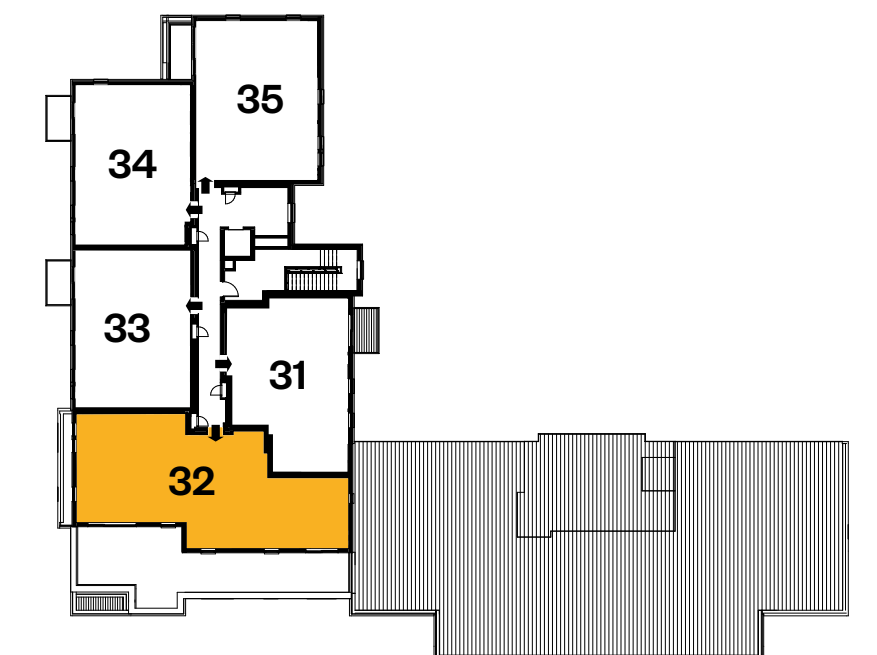
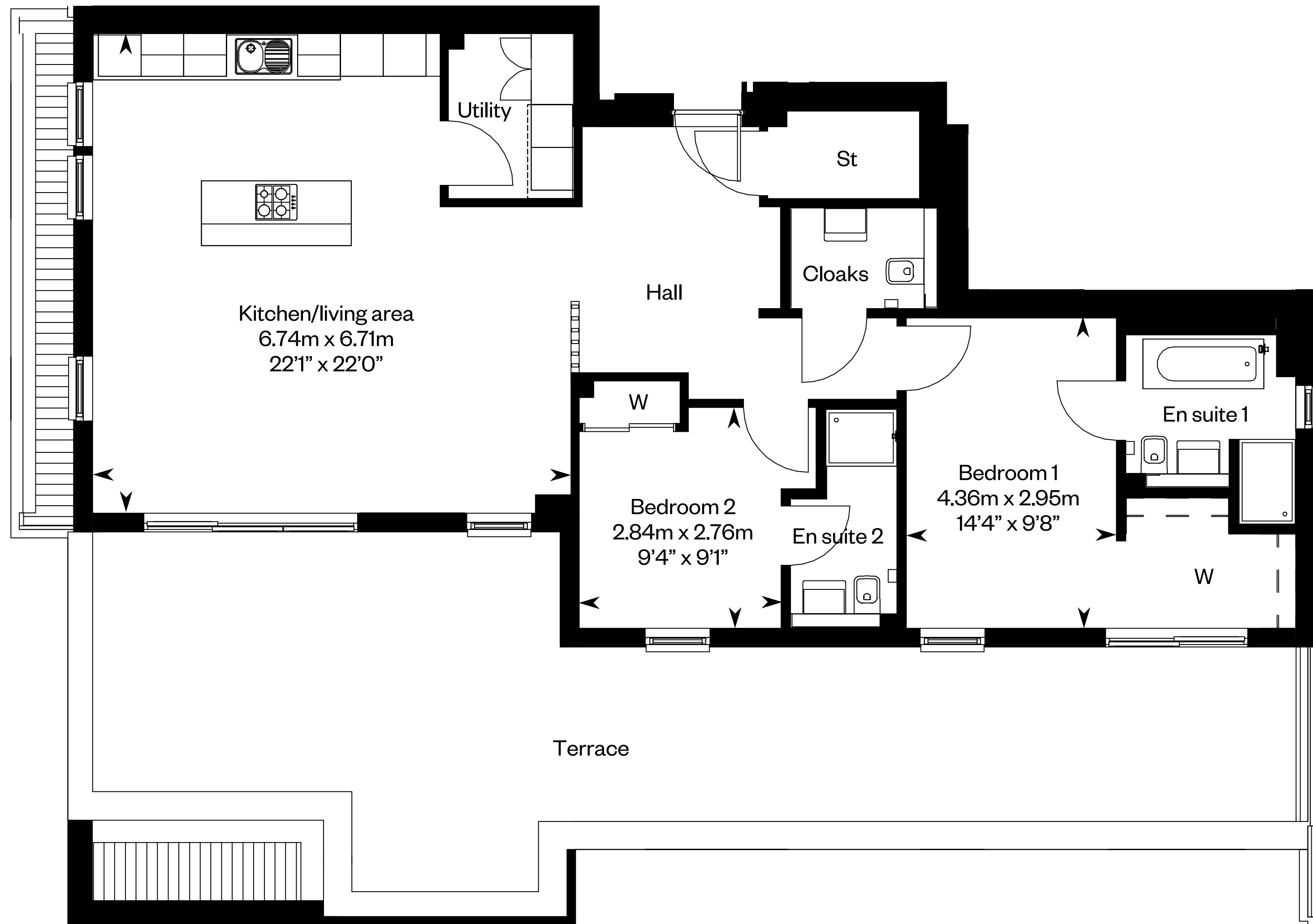


# The penthouse apartment

Plot 32 – 2 bedroom third floor apartment



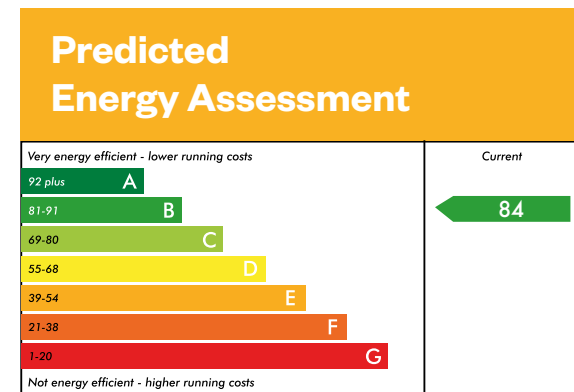
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



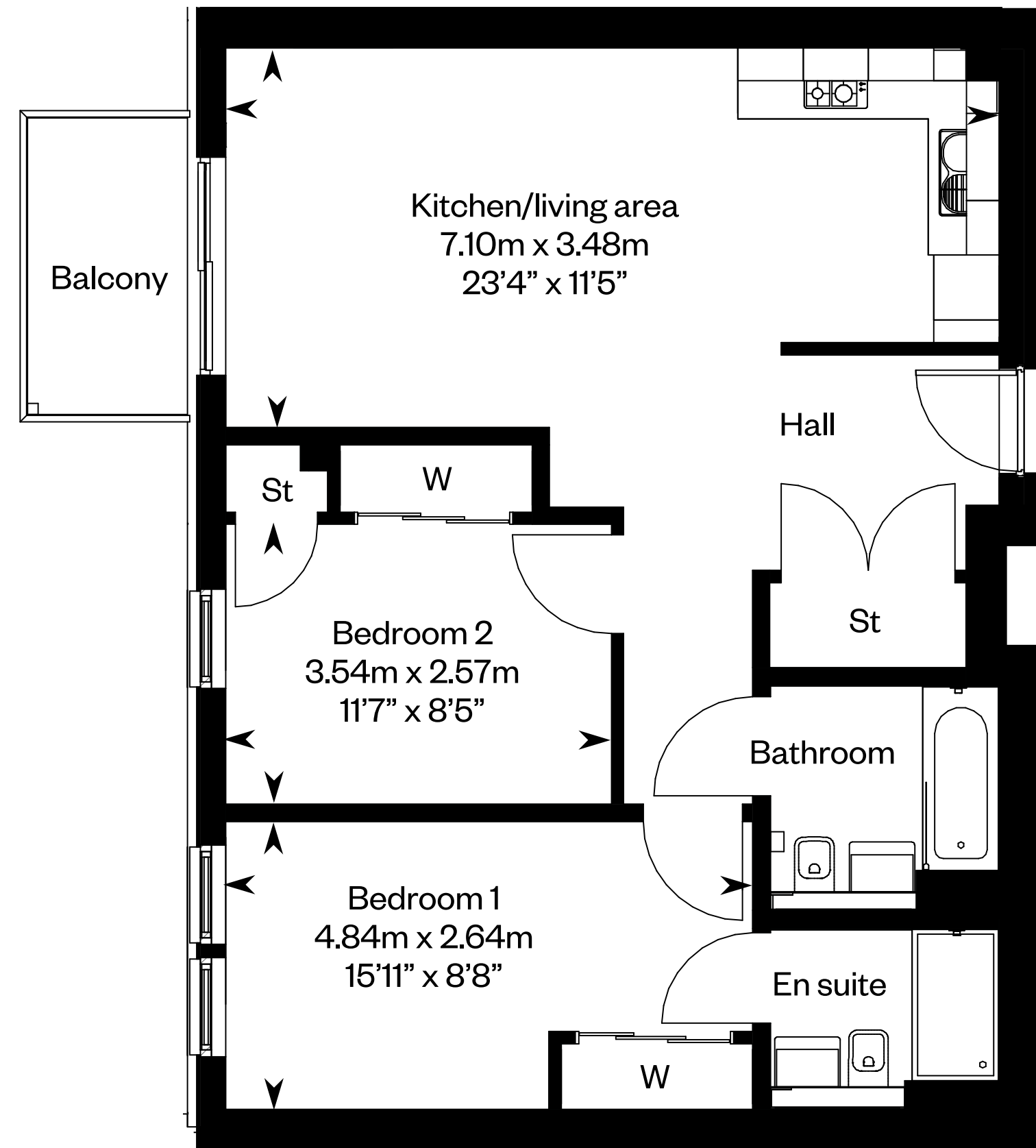
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type H

Plot 33 – 2 bedroom third floor apartment



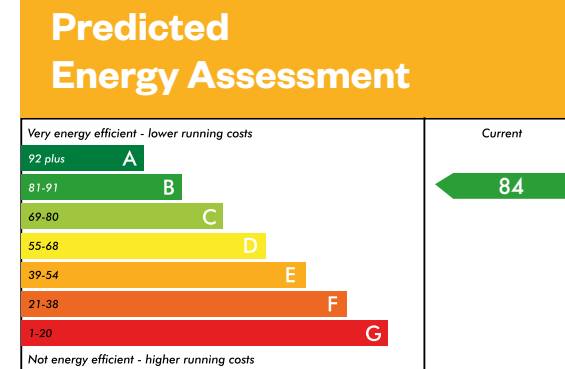
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



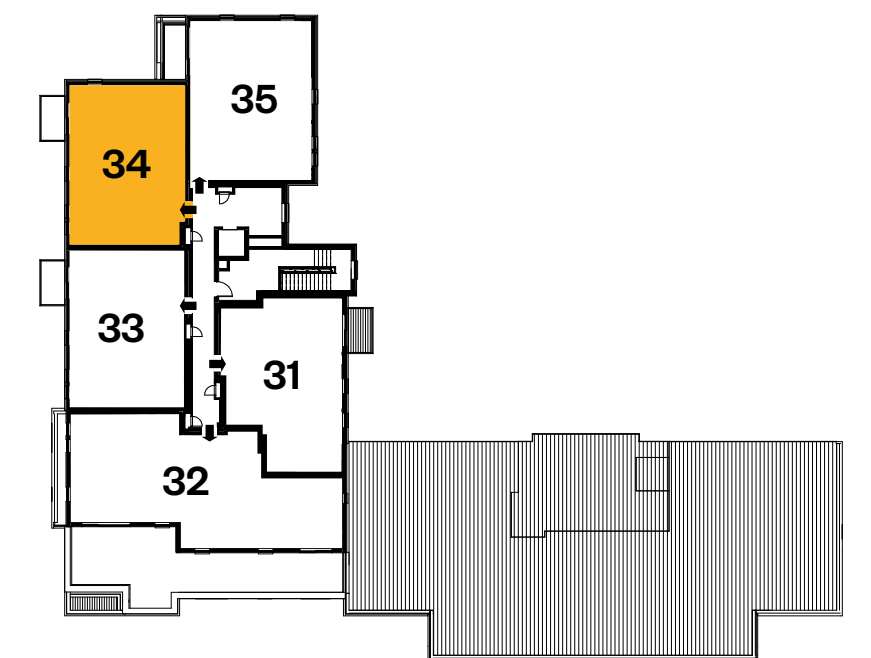
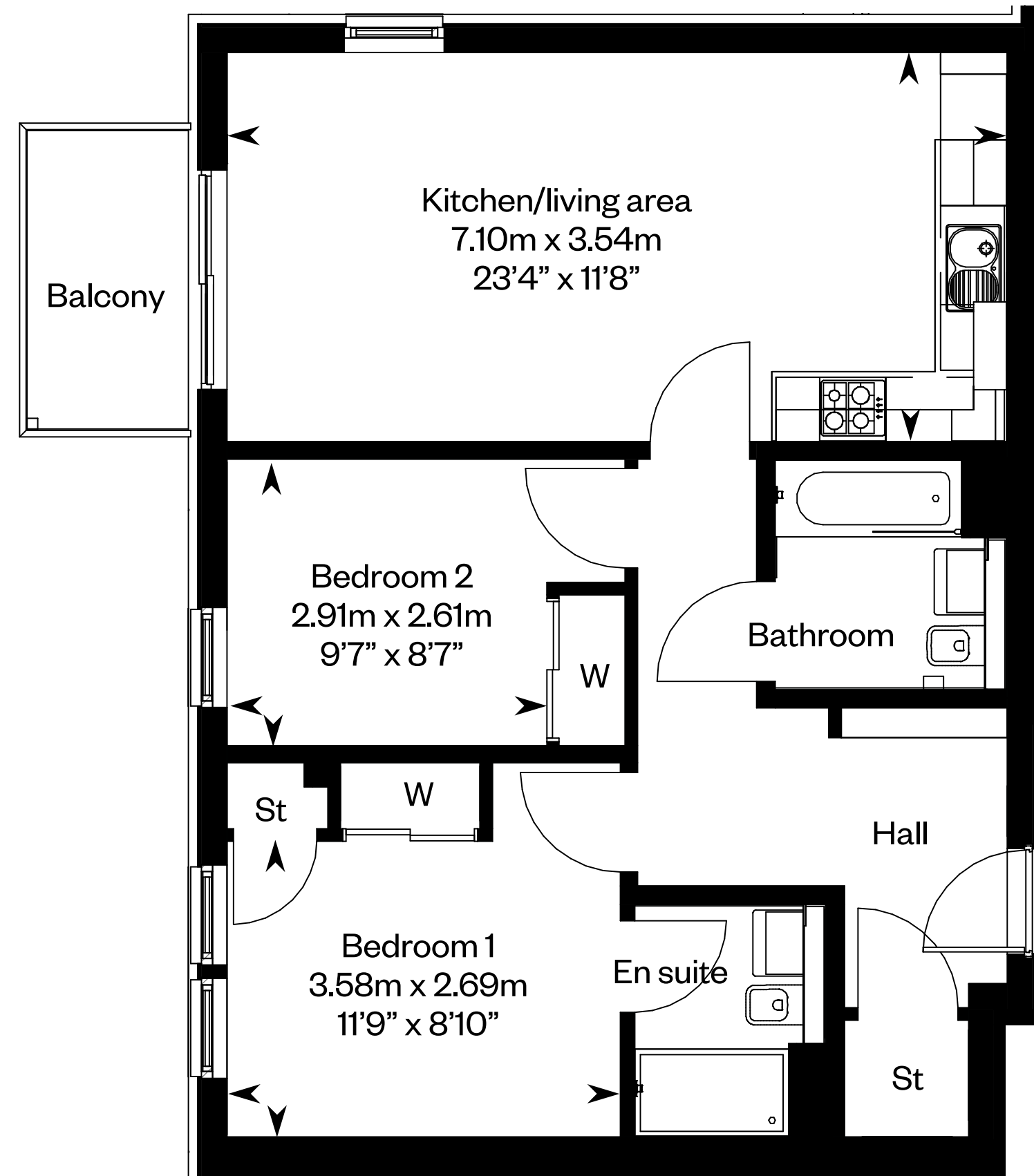
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type J

Plot 34 – 2 bedroom third floor apartment



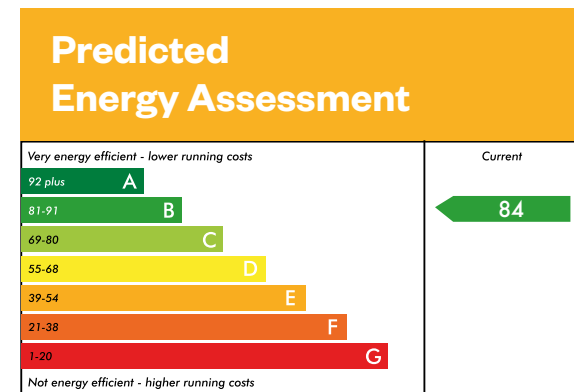
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



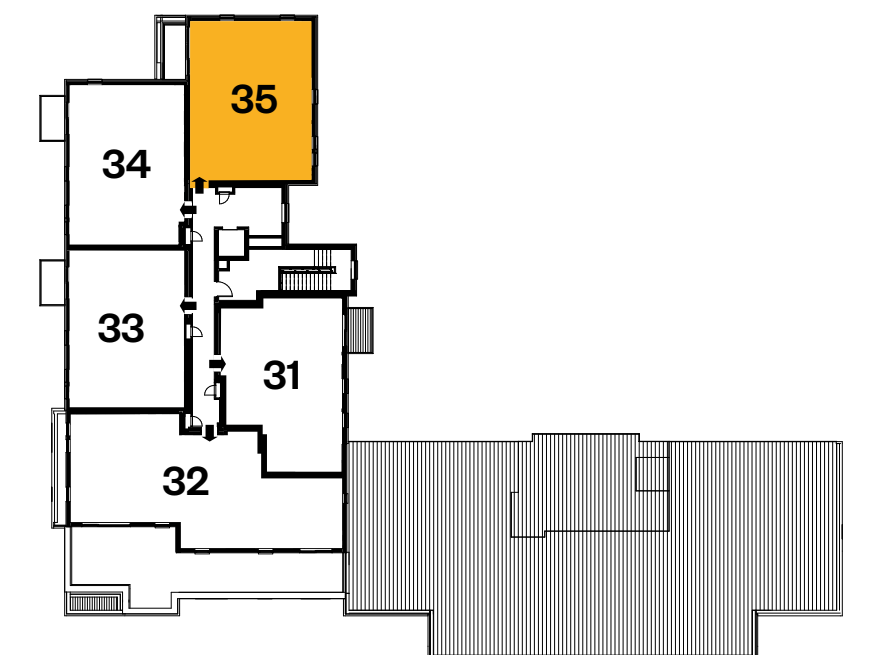
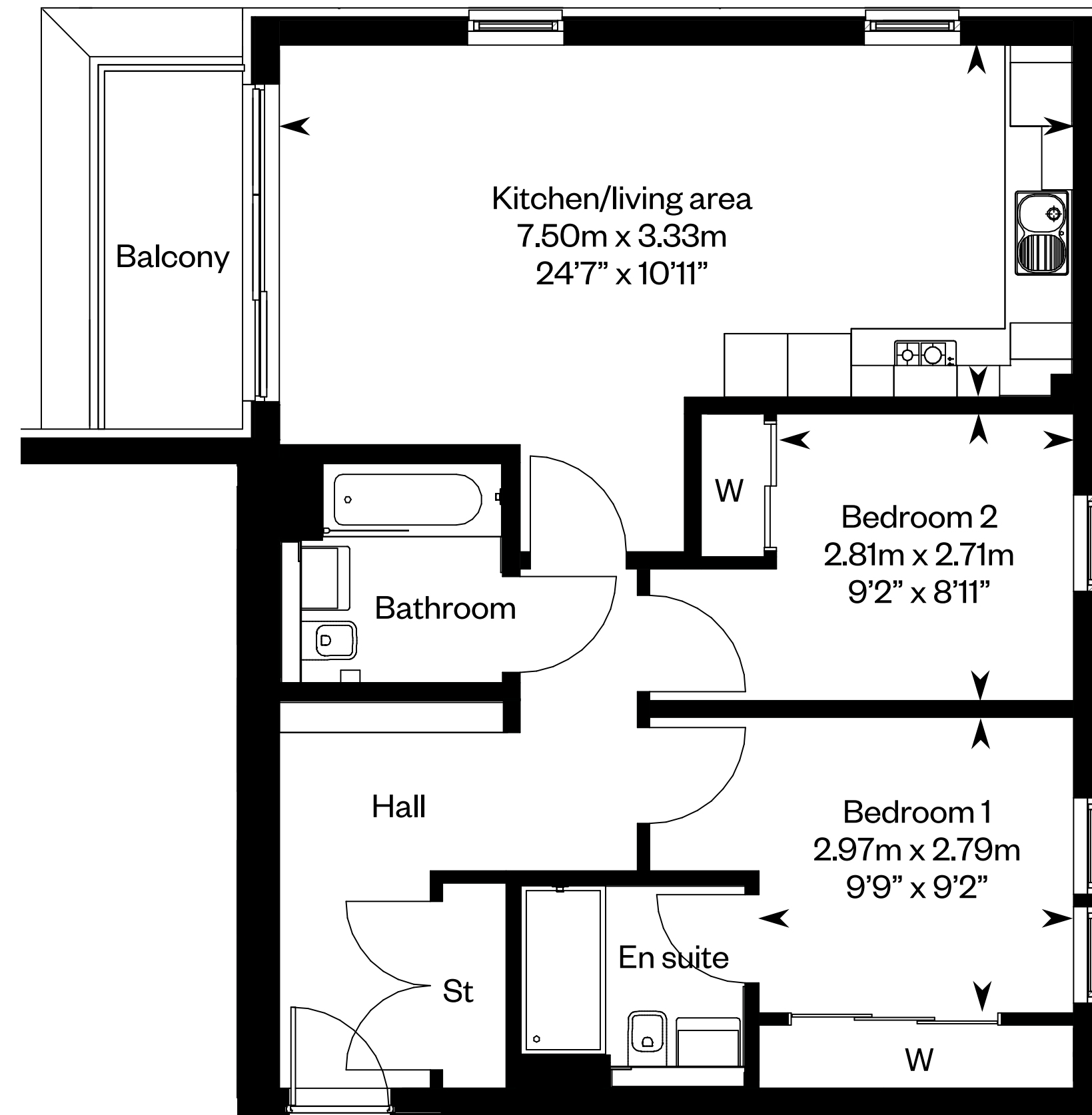
Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

# Apartment type K

Plot 35 – 2 bedroom third floor apartment



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.





Stock photography

# Welcome to your new home

Cala Homes,  
22 King's Gate,  
Aberdeen, AB15 4DL

[Click here to arrange your viewing](#)



IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (North) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps. For information relating to weather in the area of this development, please refer to the Meteorological Office (www.metoffice.gov.uk). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at time of going to press on 03.01.23. Cala (North) Limited, registered in Scotland company number SC465071. Registered Office: Johnstone House, 52-54 Rose Street, Aberdeen, AB10 1HA. Cala Homes (North) Limited act as an agent for Cala Management Limited - registered office Adam House, 5 Mid New Cultins, Edinburgh, EH11 4DU. Cala Management Limited forms part of the Cala Group Limited.