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# The Cerulean

NIKLAS GROUP RESOLVES TO BUILD MORE CUTTING EDGE CONDOS IN NEW YEAR

“All of our projects utilize QuietRock in their construction to maximize the sound-proofing of our units...”



Each New Year is looked upon as a fresh new start with many good things to look forward to. Well, 2007 is definitely looking up for potential home-owners in the market for a new up-scale townhome with a fantastic address.



Niklas Group’s imminent launch of the Cerulean will give those potential home-owners a chance to see what a high-quality townhome has to offer besides a great location. Destined to reside at 1715 – 27th Avenue SW, the Cerulean will indeed offer a fabulous central location only minutes from Downtown on a very quiet street in an established neighborhood. This 16-unit project will offer mixed units ranging in size from 1,300 to over 1,800 square feet. These spacious units offer several different plans to suit different life-style requirements and all offer contemporary designs that give each home a definitely modern feel. In-house Designer, Monika Johnston-Stewart, offers cutting-edge interior design that will compliment the clean contemporary exterior that Niklas Group is proud to incorporate into their various projects.

In addition to its handsome exterior, the Cerulean will offer several units that will include third-floor master bedrooms with enticing ensuites and enchanting roof-top garden terraces. This is definitely an attractive feature in a townhome; offering a private area where owners can breathe the fresh air and enjoy their morning coffee. As well, what better place to add a touch of greenery and a few flowers? These third-floor master bedrooms also offer a private retreat from the rest of the home with their own luxurious ensuites and large walk-in closets. Of course the rest of the home is just as appealing with features such as second-level laundry and open-concept main-floor living.

Cameron Hart, Development Manager for Niklas Group, says that each of these units offers high quality finishings and great appliance packages, but that they also offer something that many other townhomes do not; peace and quiet. “All of our projects utilize QuietRock in their construction to maximize the sound-proofing of our units,” says Hart. “These sound-proofing walls separate us from our competition and we’re quite proud to offer this level of peace and privacy to our customers.” QuietRock acoustical panels produce a quiet environment that is not always available in multi-family homes, which makes the Cerulean that much more attractive.

The preliminary pricing of the Cerulean ranges from the \$400,000s to the \$600,000s, with the project’s estimated

## In-house Designer, Monika Johnston-Stewart, offers cutting-edge interior design

completion to be within the first quarter of 2008. “We’d like to be in the ground this spring,” says Hart. “We don’t expect construction to take too long from that point.” In a market where condos owners can sometimes expect to take possession several years after purchasing their home, that’s good news indeed.

In addition to the Cerulean, Niklas Group is also offering two more Viridian townhome projects that build on the success of the original Viridian project on 27th. The Viridian West 35th is an eight-unit project that has already begun construction and Hart says that they hope to finish the project this fall. The Viridian on 34th however, is a four-unit project that is a few months ahead in construction and should see completion later this summer. As all of the Veridian floor plans are very similar, those interested in the projects can visit the recently re-opened show suite at 1520 – 27th Avenue SW. **CL**

For more information about the Cerulean or about Niklas Group, you can visit their website at [www.niklasgroup.com](http://www.niklasgroup.com).

