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## Surrey condo tower 'first in world' to offer fully transformable features in every suite


**SHARI KULHA** | 19/11/13 | Last Updated: 18/11/13 6:45 PM ET  
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The kitchen island holds a table, whether for two or for 10, as well as all the dining chairs.

Bosa Properties

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Not long ago, we visited [SmartHouse](#) in Toronto's core, where condos as small as 300 square feet were introduced to the city. To help residents live efficiently in them, furniture was made to multi-task, kitchens were compacted and bathroom storage was optimized. Didn't many wonder whether they'd sell? Turns out they did sell — in the space of a month, 65% of the micro units have sold out.

Small-space living is becoming a popular theme in dense urban areas. In this [video](#), watch how Graham Hill's 420-sq.-ft. LifeEdited Soho condo transforms to offer everything he and his partner need. That's a hard act to follow, but most buyers probably don't want such intense density in their home.

There's a happy medium. In British Columbia, Bosa Properties is launching an entire tower of fully transformable condos, claiming it's the first in the world to do this on such a scale. [BosaSpace](#), in Surrey, the developer says, "is a responsive home that adapts to residents' needs, giving more flexible living space than they ever dreamed possible." There will be one tower of 36 floors containing 310 units of one- and two-bedrooms, as well as penthouses, sized from 500 to 957 square feet. Here's Bosa's [video](#) of its concept in action.



The TV panel has moved horizontally away to allow a spare sofa/guest bed to be folded down.

Bosa Properties

From the statement sheet, BosaSpace says it will offer in the purchase price such transformable built-in furniture components as:

- The SleepTheatre, which lets homeowners slide a floating TV panel to the side to reveal a hidden guest bed with integral storage.
- The Peninsula dining and work table that features a kitchen island that slides out to become a desk or dining room table that seats up to six people. The island houses stackable dining chairs.
- A sliding wall system lets homeowners double the size of their living room, and with the LoveSeat transformable bed, homeowners can put away their bed yet add extra seating area in the expanded living space.



When fully extended, the dining table seats eight, while the sofa moves into the bedroom space vacated by a 'disappearing' bed.

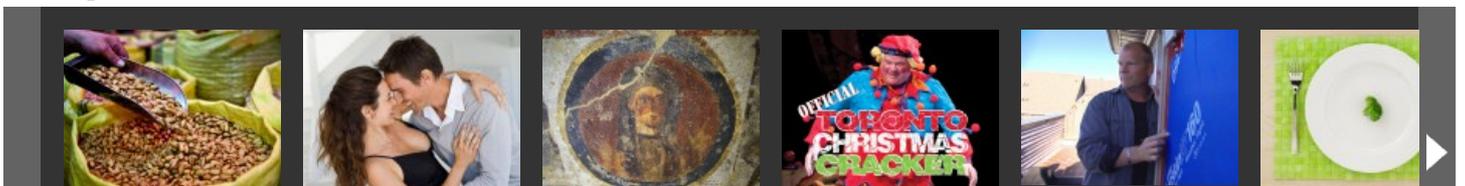
Bosa Properties

Its location in Surrey's busy Central City, by University Drive and 104th Avenue, puts it close to restaurants, shops, the Simon Fraser campus, Surrey City Hall and Public Library as well as the SkyTrain station. But if they're not venturing off the property, residents will be able to enjoy a serene environment, with reflecting ponds, a meditation deck and yoga cabana in a private courtyard; a pet run area; gym; guest suite, business centre and boardroom; private screening room and an owners' lounge.

Prices range from \$199,900 to \$1,086,900, with occupancy slated for the winter of 2016.

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