

THE **BeCa**

# PLANS



A DEVELOPMENT BY AVANTON:

**SITE MAP-5**  
**FLOOR PLATES-8**  
**PLANS-10**  
**SPECIFICATION-28**  
**CONTACT US-30**



THE BeCa

THE BeCa

PLANS

# SITE MAP

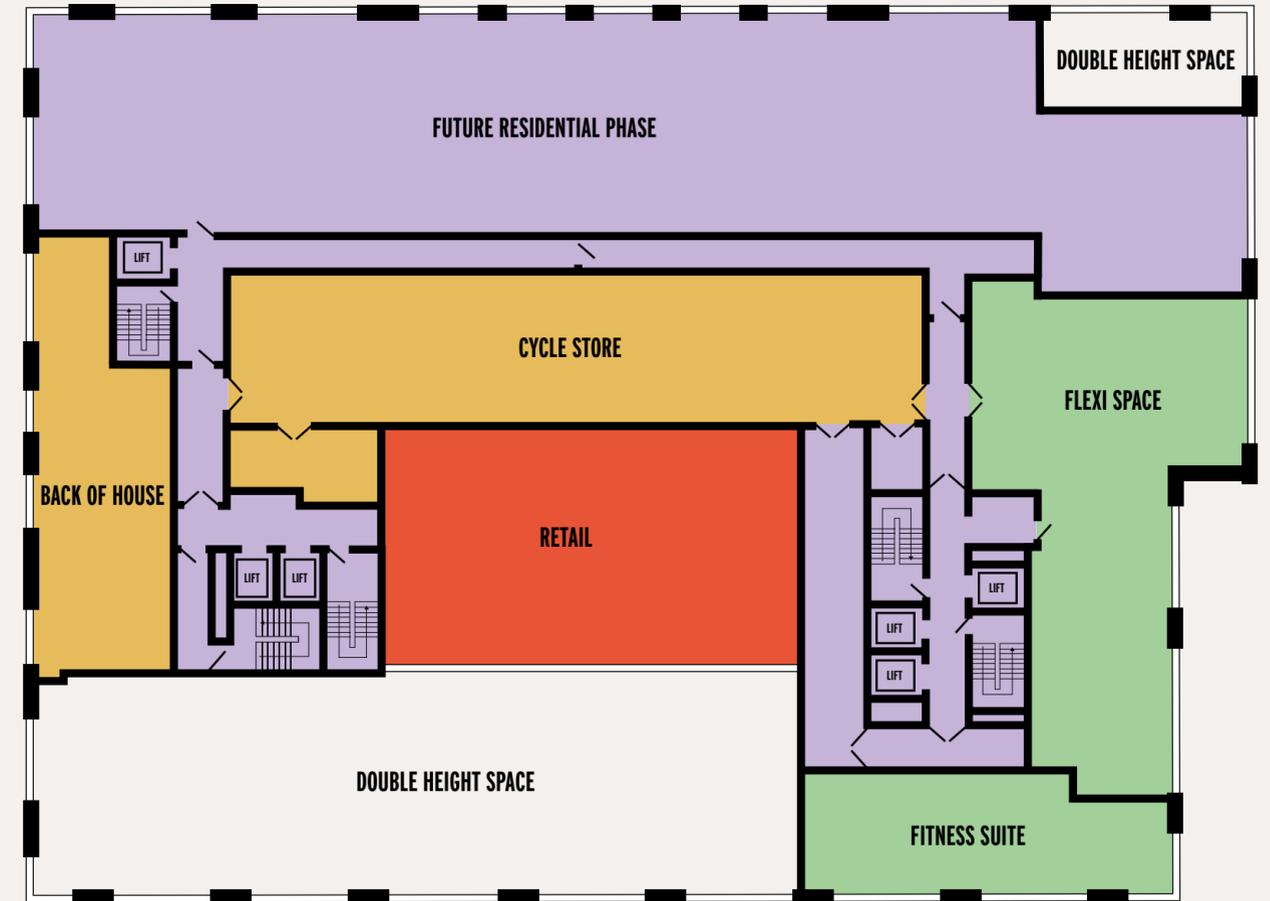
THE BeCa, 651-657 OLD KENT ROAD



OLD KENT ROAD

# THE GROUND FLOOR

At THE BeCa, ground-floor amenities cater to residents' convenience and comfort. The exclusive residents' lobby, on-site coffee shop, and attentive concierge service create a safe haven from the buzz of the city. Additionally, residents can expect exciting new up-and-coming retail, including the conveniently located new Sainsbury's supermarket.



# THE MEZZANINE

Ascend to the Mezzanine Level—a hub for residents to seamlessly blend work, wellness, and community. Residents can enjoy the state-of-the-art fitness suite, flexible co-working space, large expanses of retail and convenient cycle storage for eco-friendly commuting.

# FLOOR PLATES

**TYPE A** / 2BED / 77m<sup>2</sup> / 829ft<sup>2</sup>

**TYPE B** / 1BED / 51m<sup>2</sup> / 549ft<sup>2</sup>

**TYPE C** / 2BED / 72m<sup>2</sup> / 775ft<sup>2</sup>

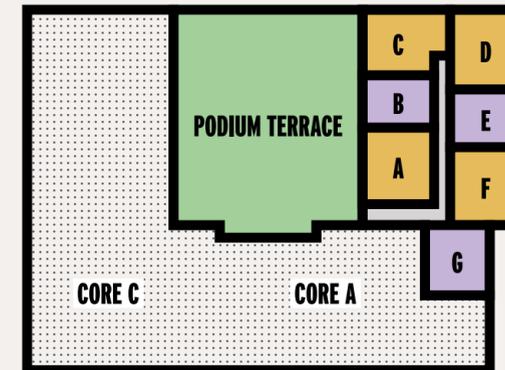
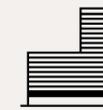
**TYPE D** / 2BED / 72m<sup>2</sup> / 775ft<sup>2</sup>

**TYPE E** / 1BED / 50m<sup>2</sup> / 538ft<sup>2</sup>

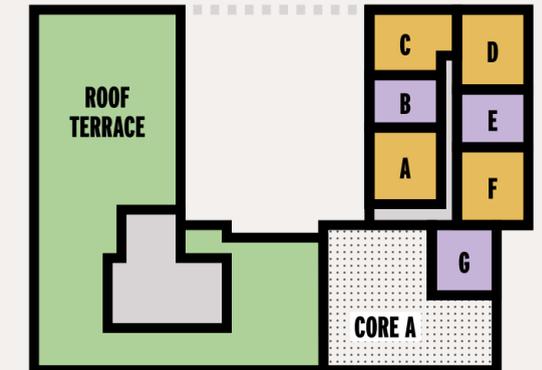
**TYPE F** / 2BED / 73m<sup>2</sup> / 786ft<sup>2</sup>

**TYPE G** / 1BED / 51m<sup>2</sup> / 549ft<sup>2</sup>

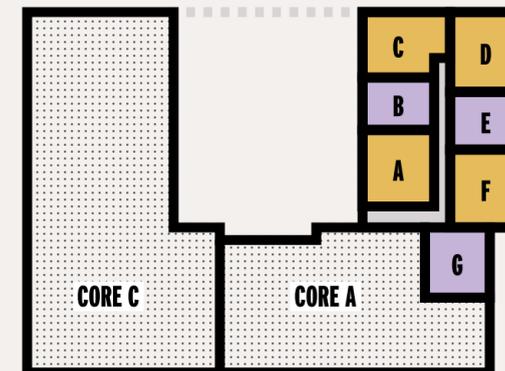
**FL 01**



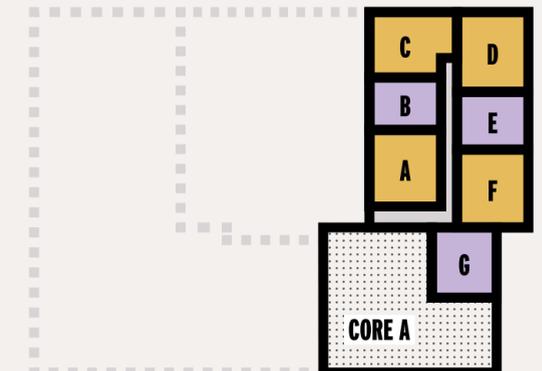
**FL 10**



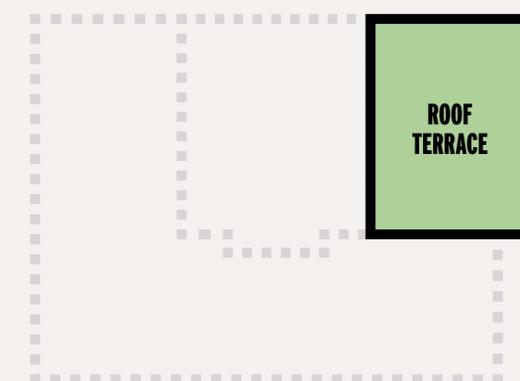
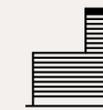
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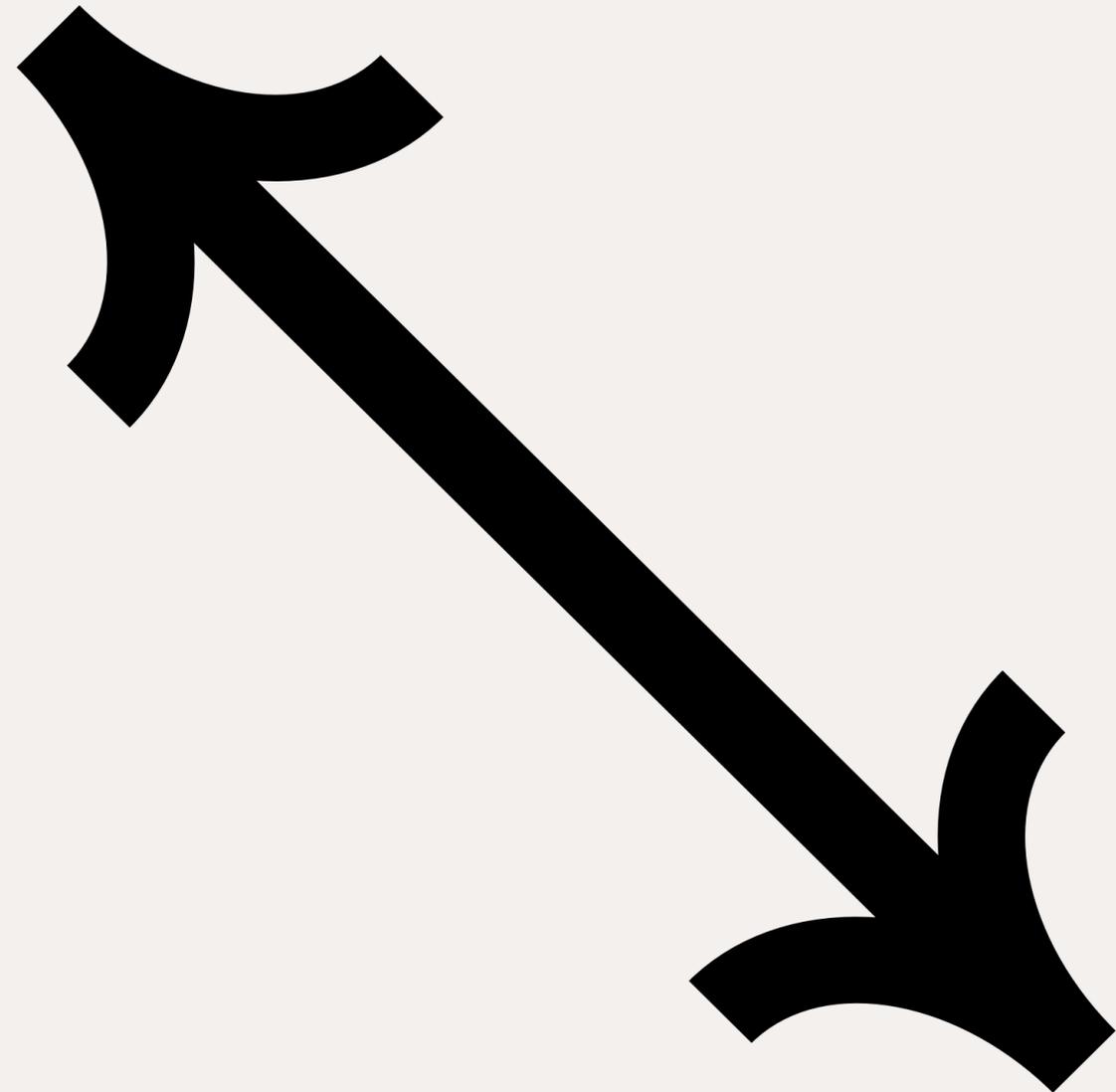
**FL 11-18**



**FL 19**

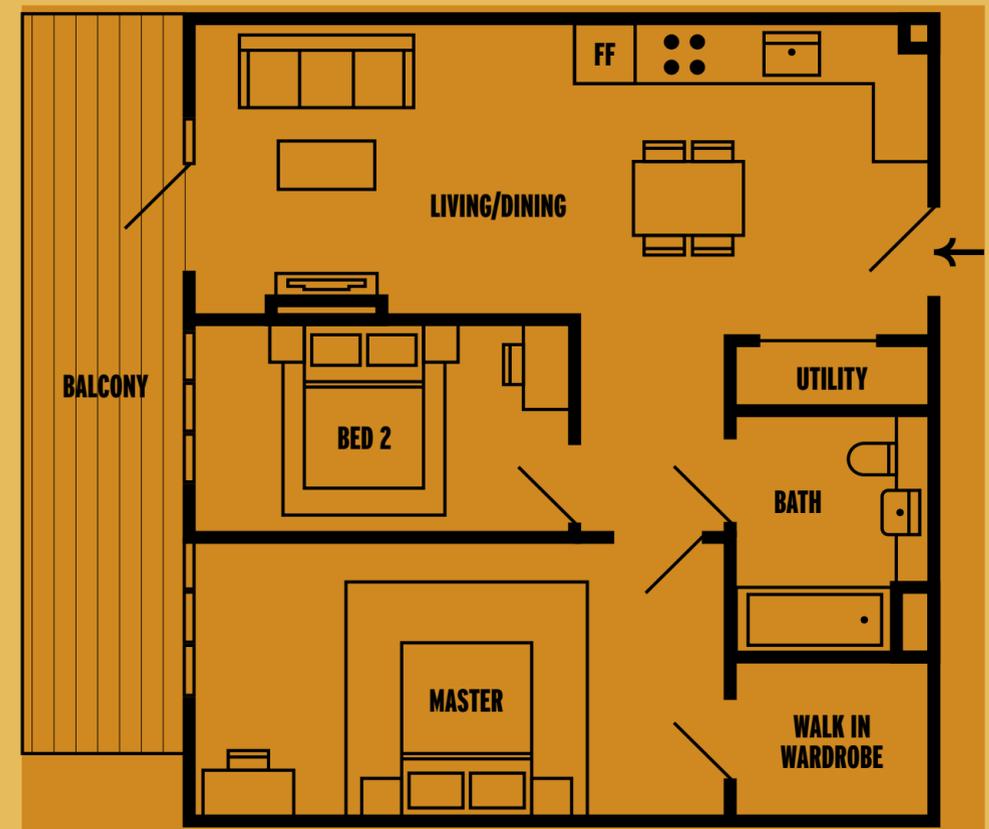
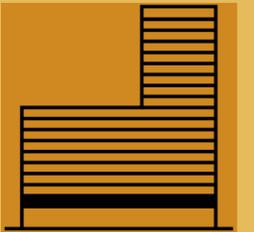


# PLANS



## TYPE A FL 01

2BED



**TOTAL INTERNAL AREA**

**77m<sup>2</sup> / 829ft<sup>2</sup>**

LIVING/DINING

29m<sup>2</sup> / 312ft<sup>2</sup>

MASTER

19m<sup>2</sup> / 205ft<sup>2</sup>

BED 2

11m<sup>2</sup> / 118ft<sup>2</sup>

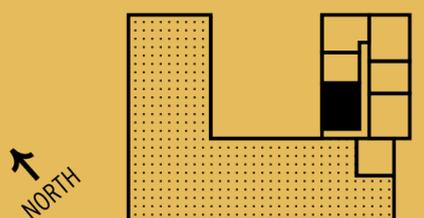
BATHROOM

6m<sup>2</sup> / 65ft<sup>2</sup>

BALCONY

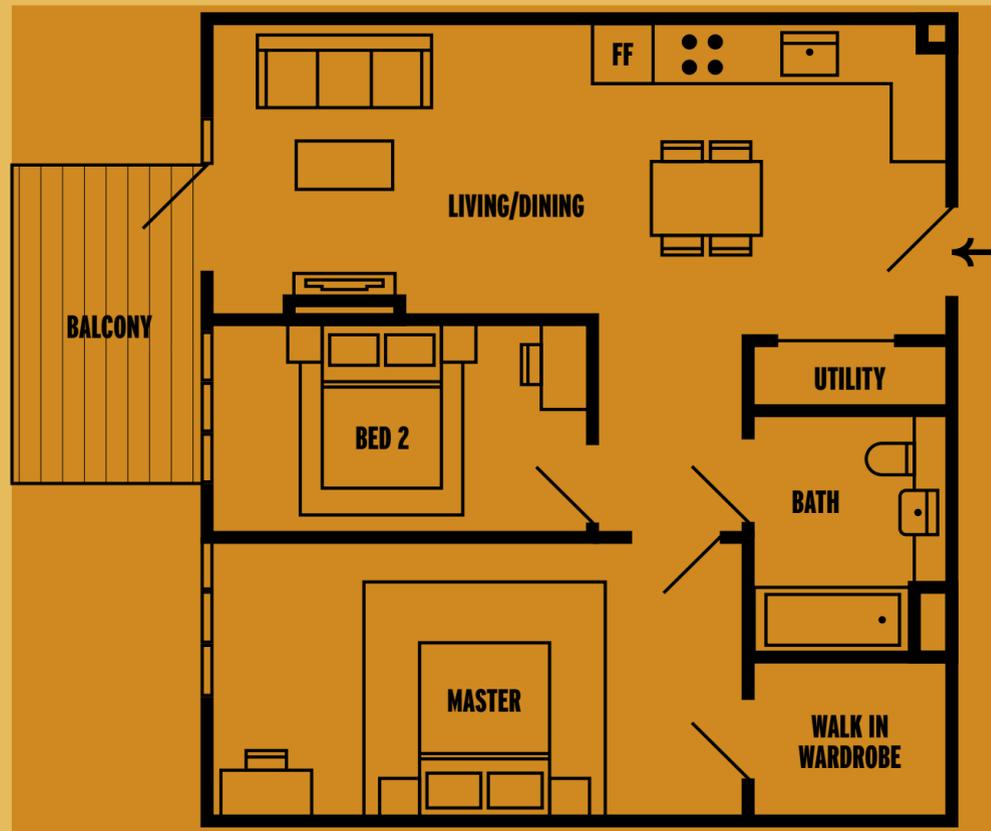
11m<sup>2</sup> / 119ft<sup>2</sup>

**SITE MAP**



# TYPE A FL 02-14

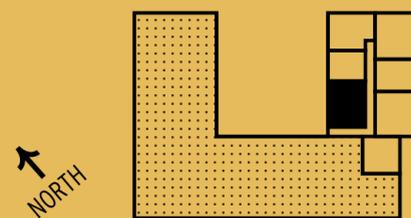
2BED



**TOTAL INTERNAL AREA**  
LIVING/DINING  
MASTER  
BED 2  
BATHROOM  
**BALCONY**

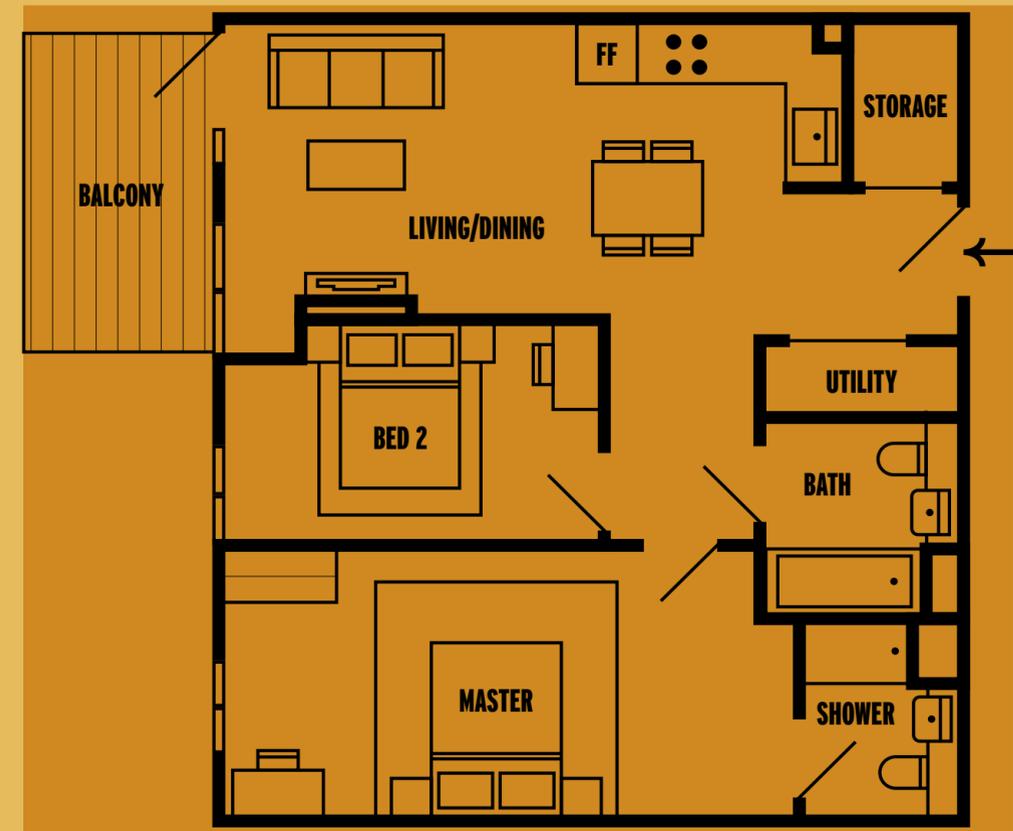
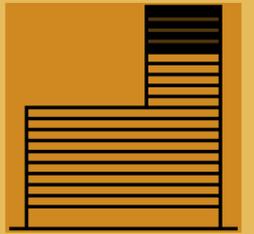
**77m<sup>2</sup> / 829ft<sup>2</sup>**  
29m<sup>2</sup> / 312ft<sup>2</sup>  
19m<sup>2</sup> / 205ft<sup>2</sup>  
11m<sup>2</sup> / 118ft<sup>2</sup>  
6m<sup>2</sup> / 65ft<sup>2</sup>  
**8m<sup>2</sup> / 81ft<sup>2</sup>**

**SITE MAP**



# TYPE A FL 15-18

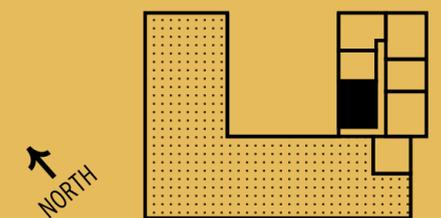
2BED



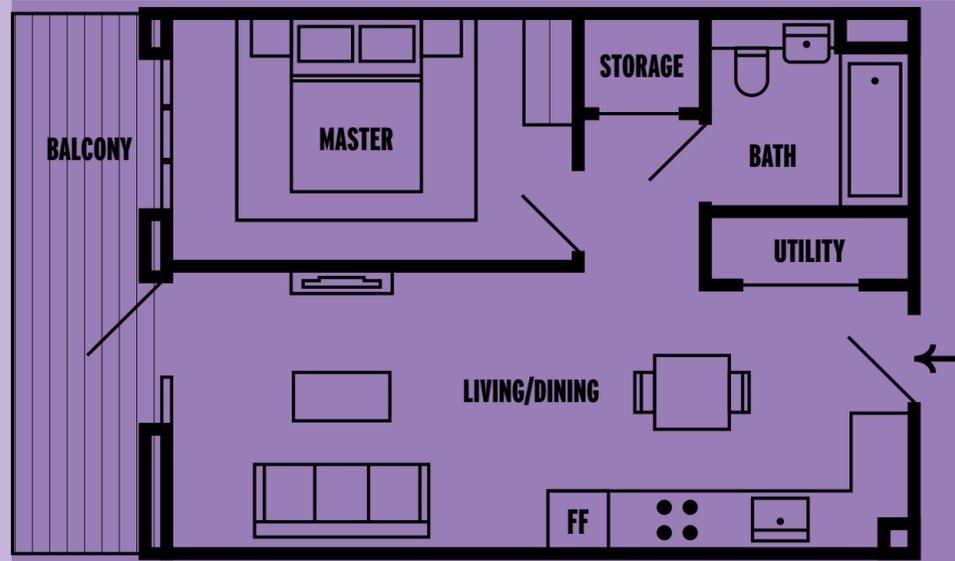
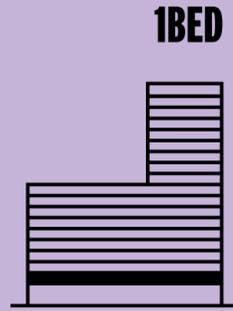
**TOTAL INTERNAL AREA**  
LIVING/DINING  
MASTER  
BED 2  
BATHROOM  
**BALCONY**

**77m<sup>2</sup> / 829ft<sup>2</sup>**  
27m<sup>2</sup> / 291ft<sup>2</sup>  
20m<sup>2</sup> / 215ft<sup>2</sup>  
10m<sup>2</sup> / 108ft<sup>2</sup>  
5m<sup>2</sup> / 54ft<sup>2</sup>  
**8m<sup>2</sup> / 81ft<sup>2</sup>**

**SITE MAP**



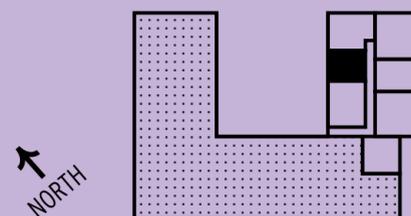
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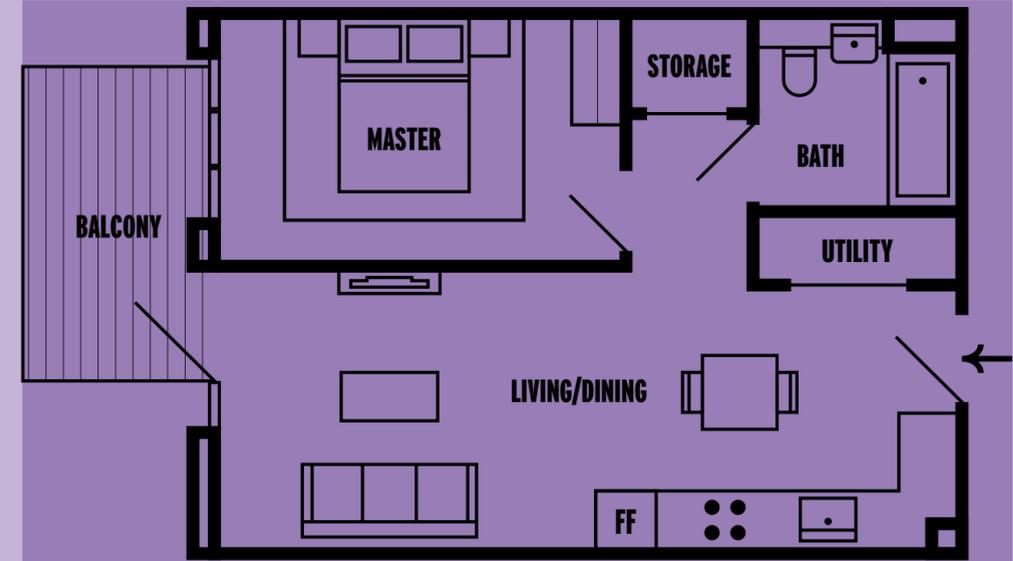
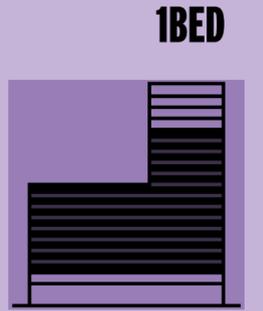
**TOTAL INTERNAL AREA**  
LIVING/DINING  
MASTER  
BATHROOM  
BALCONY

**51m<sup>2</sup> / 549ft<sup>2</sup>**  
26m<sup>2</sup> / 280ft<sup>2</sup>  
13m<sup>2</sup> / 140ft<sup>2</sup>  
5m<sup>2</sup> / 54ft<sup>2</sup>  
11m<sup>2</sup> / 117ft<sup>2</sup>

**SITE MAP**



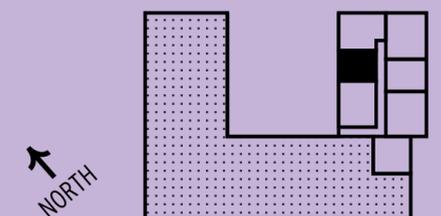
# TYPE B FL 02-14



**TOTAL INTERNAL AREA**  
LIVING/DINING  
MASTER  
BATHROOM  
BALCONY

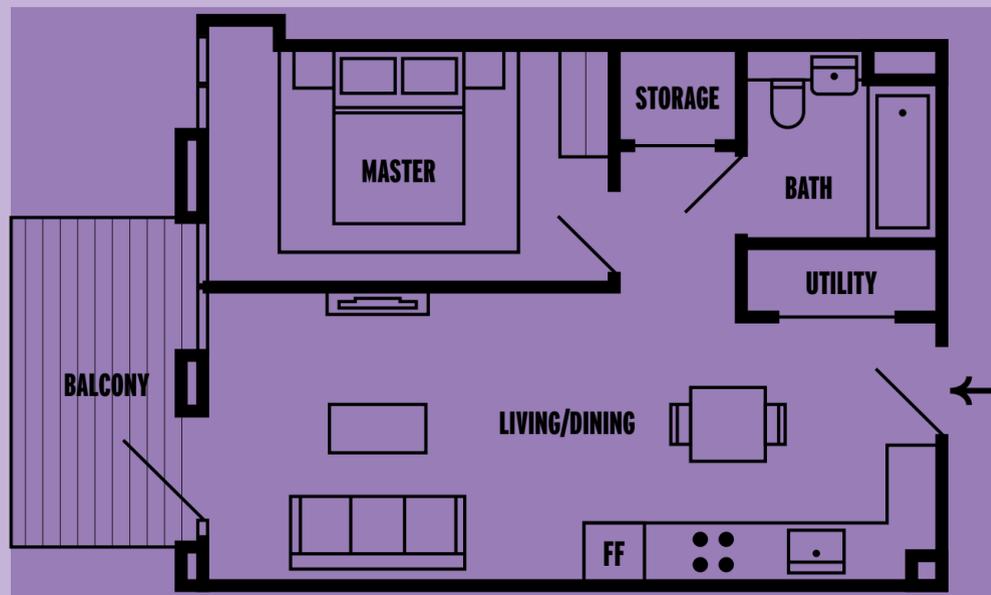
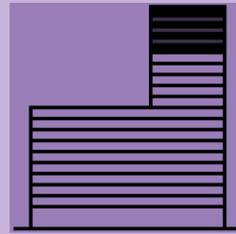
**51m<sup>2</sup> / 549ft<sup>2</sup>**  
27m<sup>2</sup> / 291ft<sup>2</sup>  
13m<sup>2</sup> / 140ft<sup>2</sup>  
5m<sup>2</sup> / 54ft<sup>2</sup>  
8m<sup>2</sup> / 81ft<sup>2</sup>

**SITE MAP**



# TYPE B FL 15-18

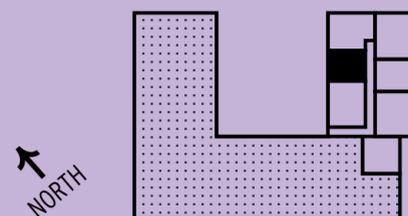
1BED



**TOTAL INTERNAL AREA**  
LIVING/DINING  
MASTER  
BATHROOM  
BALCONY

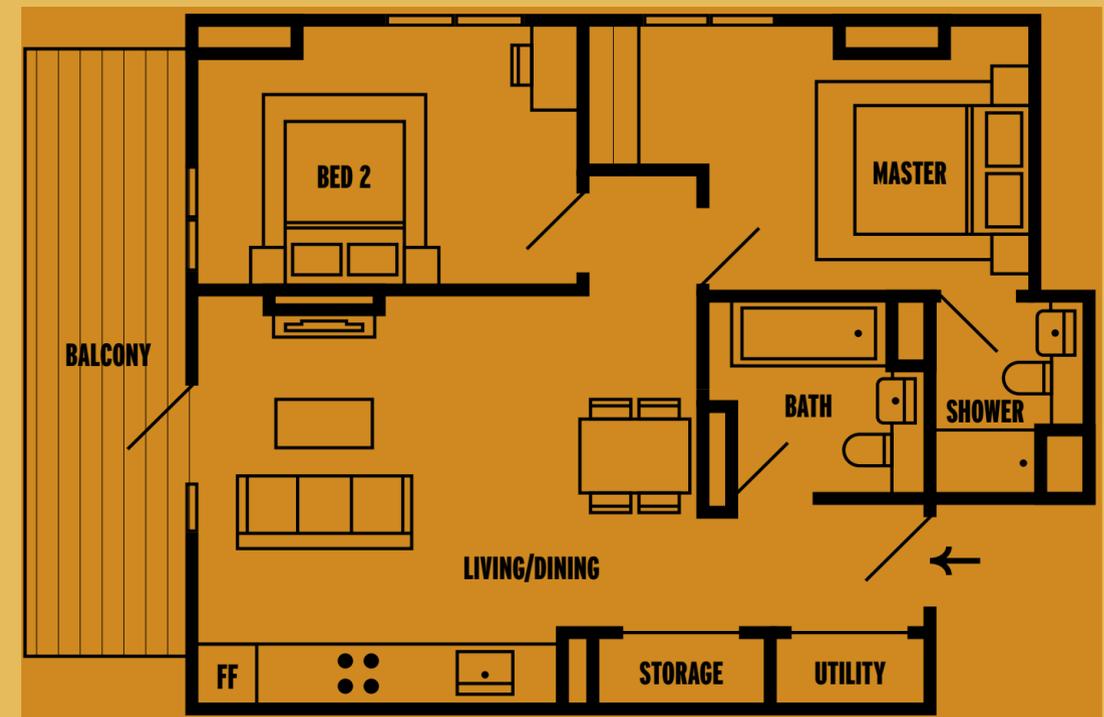
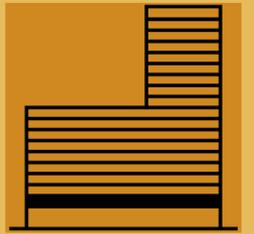
**51m<sup>2</sup> / 549ft<sup>2</sup>**  
27m<sup>2</sup> / 291ft<sup>2</sup>  
13m<sup>2</sup> / 140ft<sup>2</sup>  
5m<sup>2</sup> / 54ft<sup>2</sup>  
8m<sup>2</sup> / 81ft<sup>2</sup>

**SITE MAP**



# TYPE C FL 01

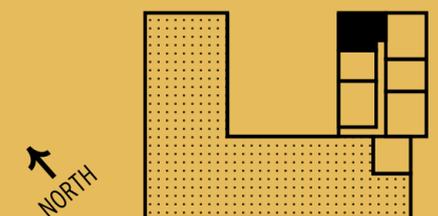
2BED



**TOTAL INTERNAL AREA**  
LIVING/DINING  
MASTER  
BED 2  
BATHROOM  
BALCONY

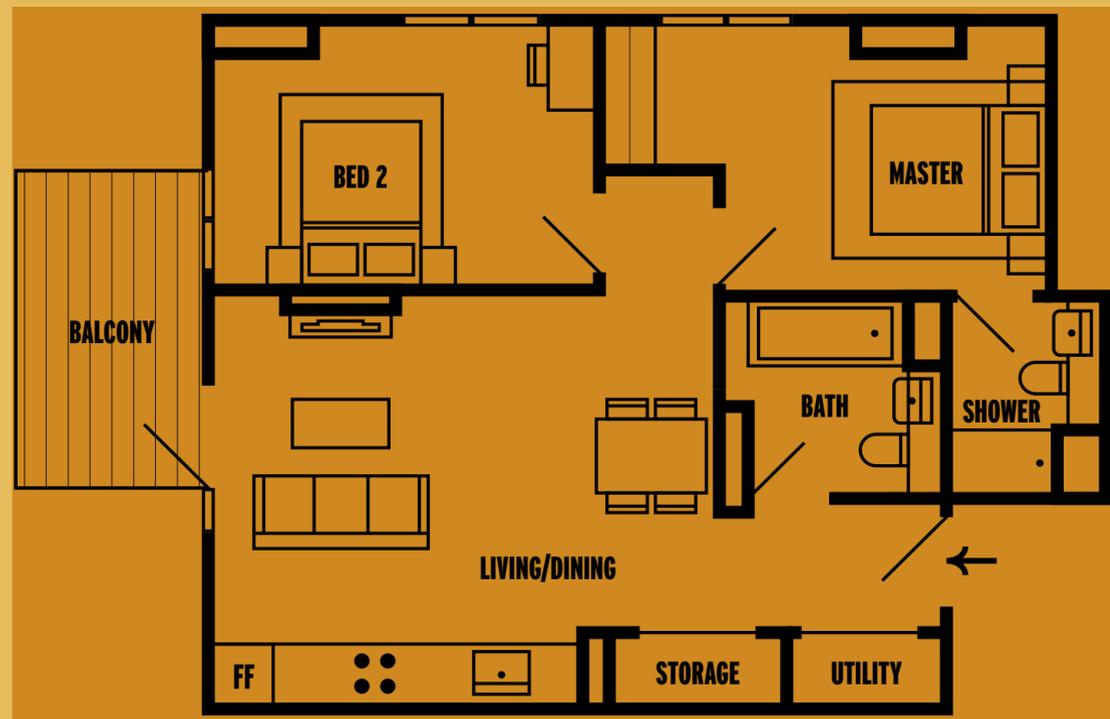
**72m<sup>2</sup> / 775ft<sup>2</sup>**  
31m<sup>2</sup> / 334ft<sup>2</sup>  
13m<sup>2</sup> / 140ft<sup>2</sup>  
13m<sup>2</sup> / 140ft<sup>2</sup>  
5m<sup>2</sup> / 54ft<sup>2</sup>  
14m<sup>2</sup> / 150ft<sup>2</sup>

**SITE MAP**



# TYPE C FL 02-14

2BED



**TOTAL INTERNAL AREA**

**72m<sup>2</sup> / 775ft<sup>2</sup>**

LIVING/DINING

31m<sup>2</sup> / 334ft<sup>2</sup>

MASTER

13m<sup>2</sup> / 140ft<sup>2</sup>

BED 2

13m<sup>2</sup> / 140ft<sup>2</sup>

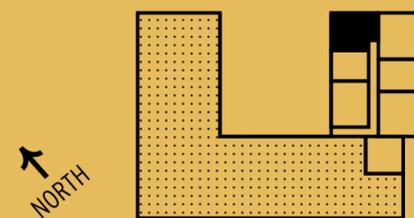
BATHROOM

5m<sup>2</sup> / 54ft<sup>2</sup>

BALCONY

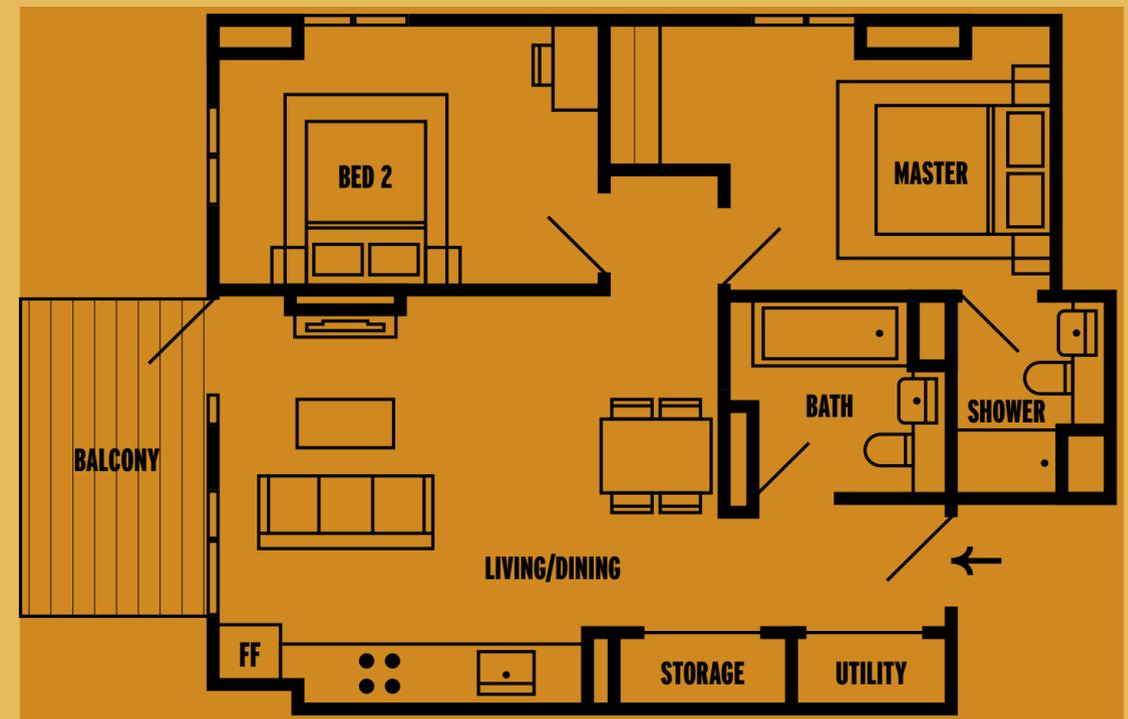
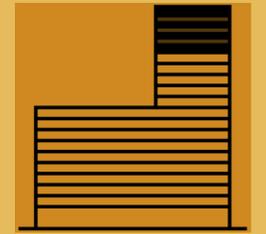
8m<sup>2</sup> / 83ft<sup>2</sup>

**SITE MAP**



# TYPE C FL 15-18

2BED



**TOTAL INTERNAL AREA**

**72m<sup>2</sup> / 775ft<sup>2</sup>**

LIVING/DINING

31m<sup>2</sup> / 334ft<sup>2</sup>

MASTER

13m<sup>2</sup> / 140ft<sup>2</sup>

BED 2

13m<sup>2</sup> / 140ft<sup>2</sup>

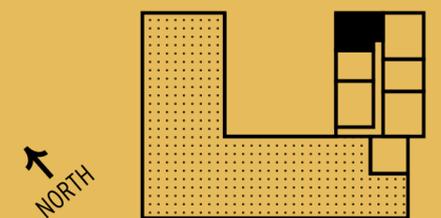
BATHROOM

5m<sup>2</sup> / 54ft<sup>2</sup>

BALCONY

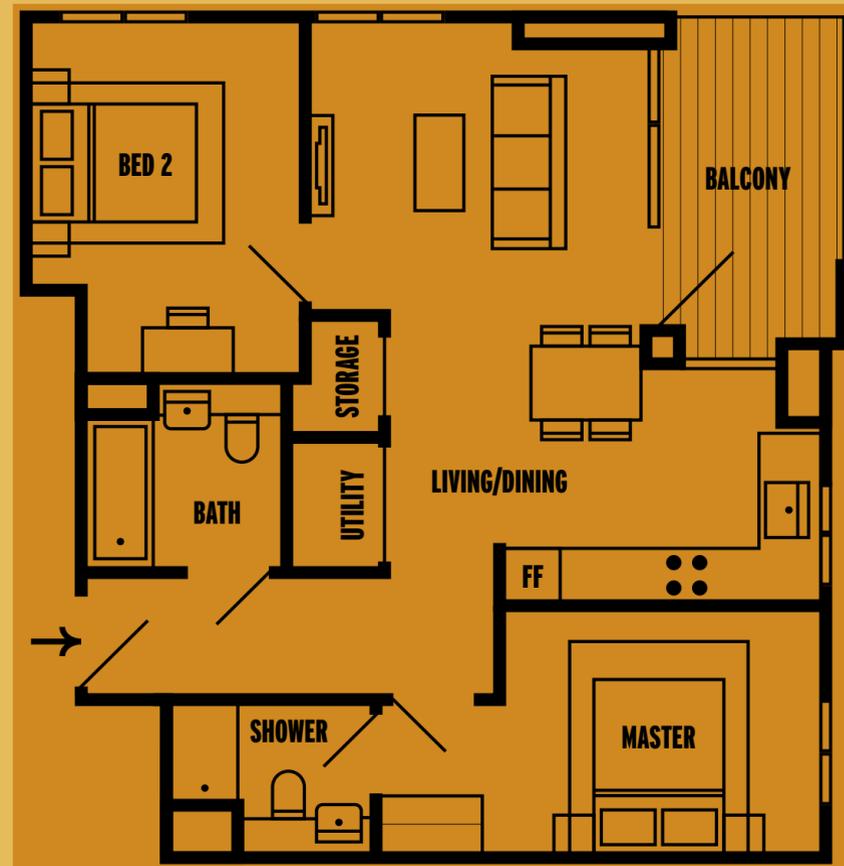
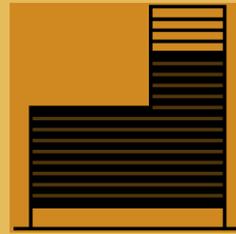
8m<sup>2</sup> / 83ft<sup>2</sup>

**SITE MAP**



# TYPE D FL 01-14

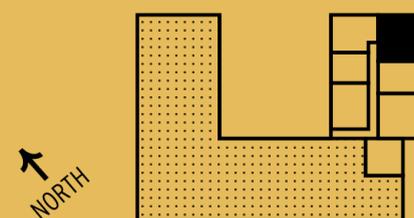
2BED



**TOTAL INTERNAL AREA**  
LIVING/DINING  
MASTER  
BED 2  
BATHROOM  
**BALCONY**

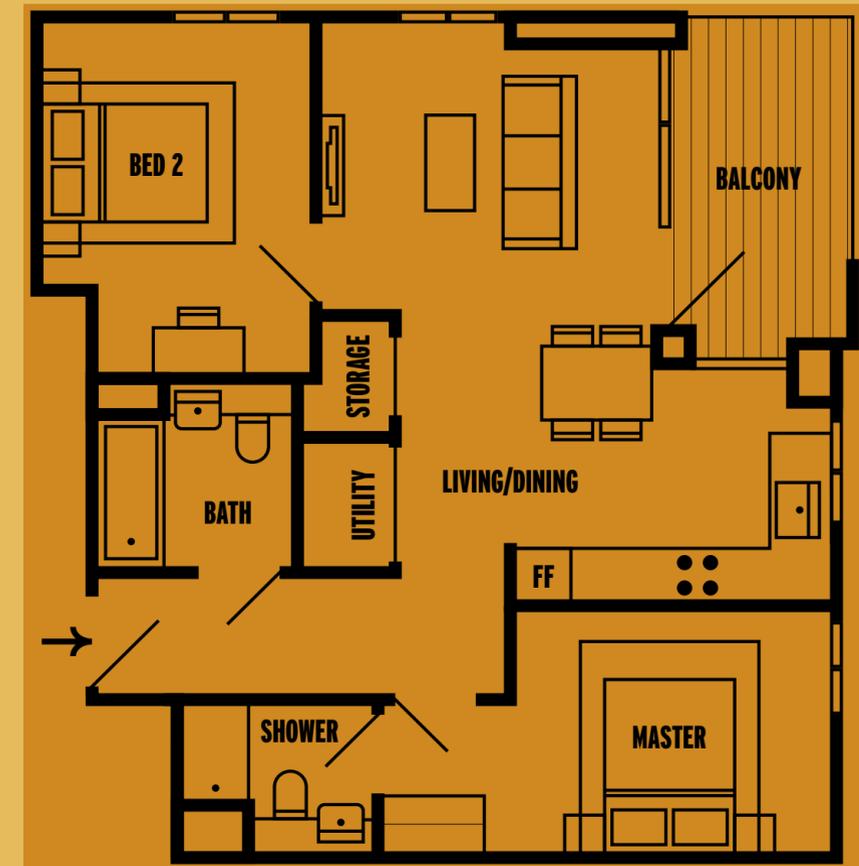
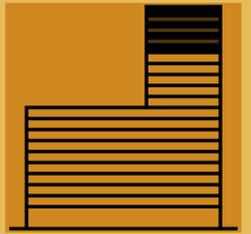
**72m<sup>2</sup> / 775ft<sup>2</sup>**  
28m<sup>2</sup> / 301ft<sup>2</sup>  
13m<sup>2</sup> / 140ft<sup>2</sup>  
11m<sup>2</sup> / 118ft<sup>2</sup>  
5m<sup>2</sup> / 54ft<sup>2</sup>  
**7m<sup>2</sup> / 76ft<sup>2</sup>**

**SITE MAP**



# TYPE D FL 15-18

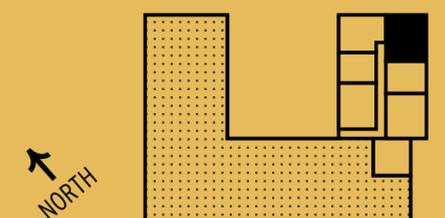
2BED



**TOTAL INTERNAL AREA**  
LIVING/DINING  
MASTER  
BED 2  
BATHROOM  
**BALCONY**

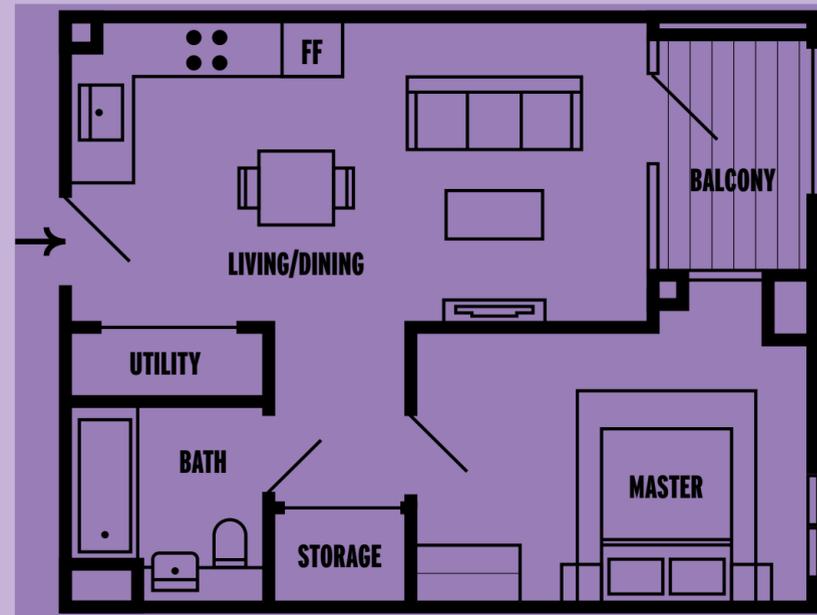
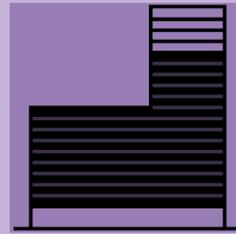
**72m<sup>2</sup> / 775ft<sup>2</sup>**  
28m<sup>2</sup> / 301ft<sup>2</sup>  
13m<sup>2</sup> / 140ft<sup>2</sup>  
11m<sup>2</sup> / 118ft<sup>2</sup>  
5m<sup>2</sup> / 54ft<sup>2</sup>  
**7m<sup>2</sup> / 76ft<sup>2</sup>**

**SITE MAP**



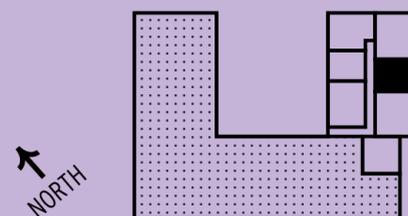
# TYPE E FL 01-14

1BED



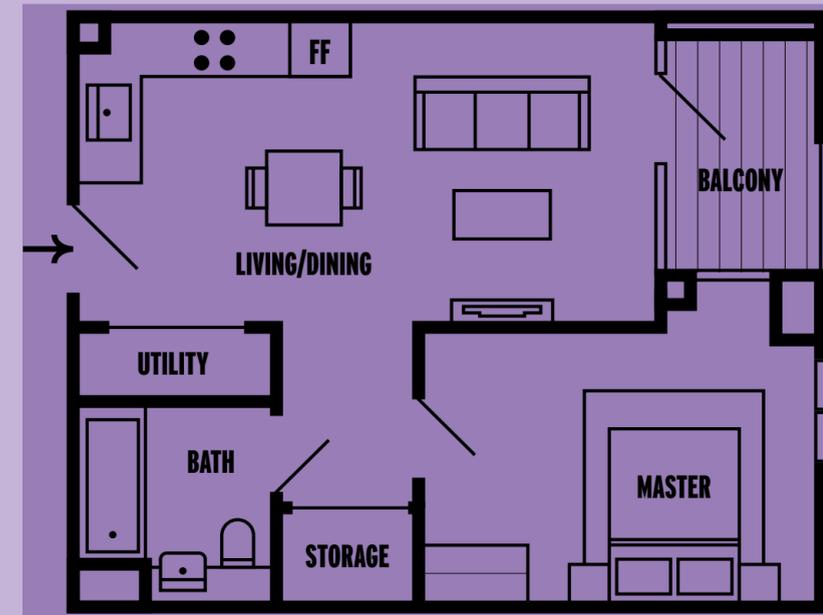
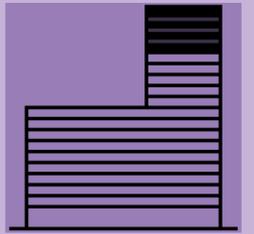
**TOTAL INTERNAL AREA** 50m<sup>2</sup> / 538ft<sup>2</sup>  
 LIVING/DINING 24m<sup>2</sup> / 258ft<sup>2</sup>  
 MASTER 14m<sup>2</sup> / 151ft<sup>2</sup>  
 BATHROOM 5m<sup>2</sup> / 54ft<sup>2</sup>  
 BALCONY 4m<sup>2</sup> / 47ft<sup>2</sup>

**SITE MAP**



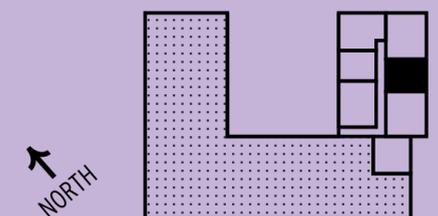
# TYPE E FL 15-18

1BED



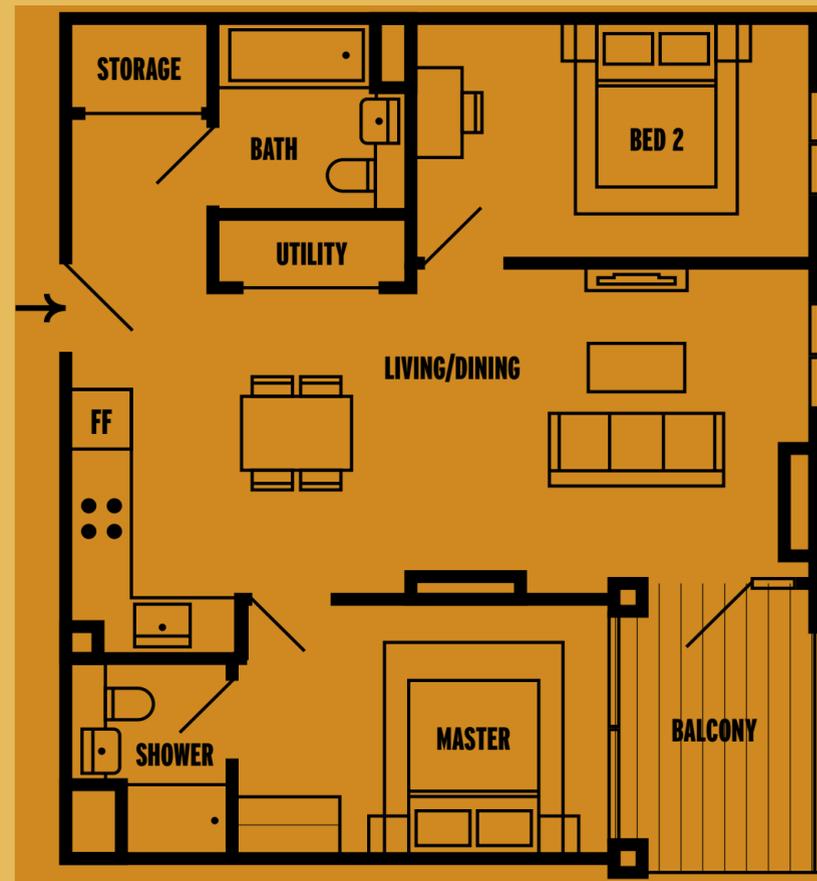
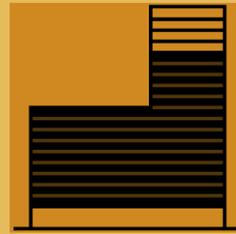
**TOTAL INTERNAL AREA** 50m<sup>2</sup> / 538ft<sup>2</sup>  
 LIVING/DINING 24m<sup>2</sup> / 258ft<sup>2</sup>  
 MASTER 14m<sup>2</sup> / 151ft<sup>2</sup>  
 BATHROOM 5m<sup>2</sup> / 54ft<sup>2</sup>  
 BALCONY 4m<sup>2</sup> / 47ft<sup>2</sup>

**SITE MAP**



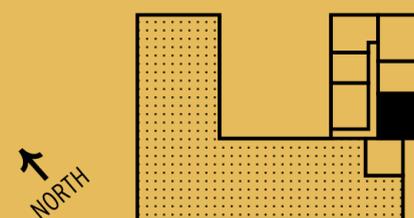
# TYPE F FL 01-14

2BED



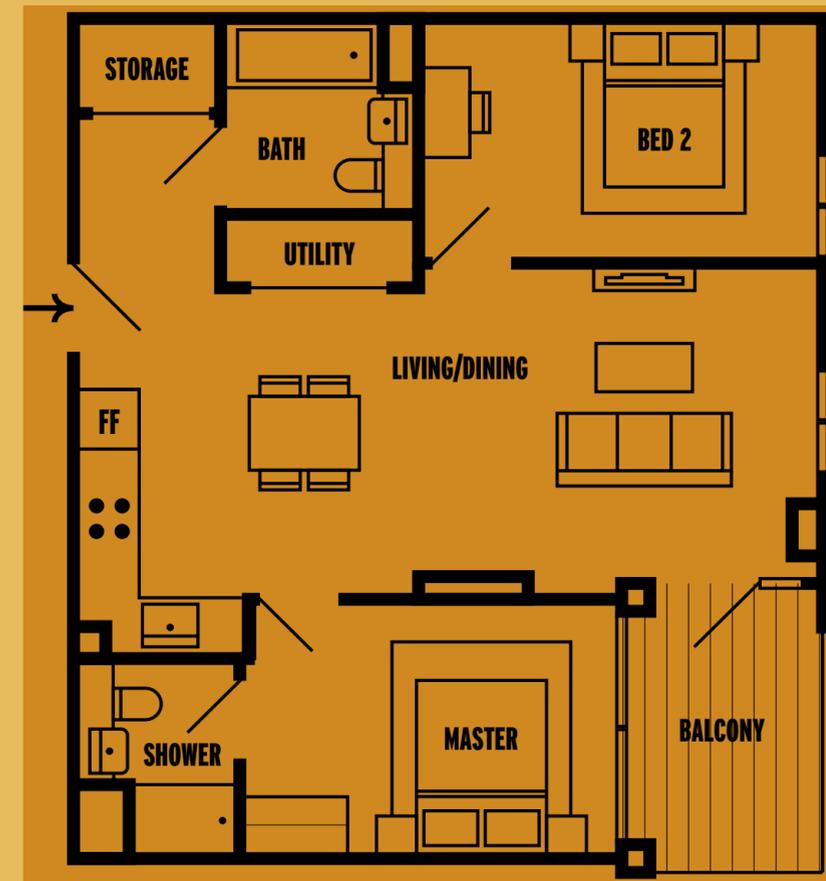
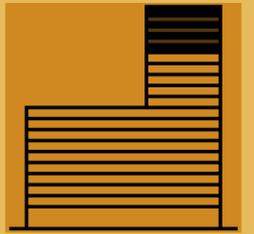
<b>TOTAL INTERNAL AREA</b>	<b>73m<sup>2</sup> / 786ft<sup>2</sup></b>
LIVING/DINING	34m <sup>2</sup> / 366ft <sup>2</sup>
MASTER	13m <sup>2</sup> / 140ft <sup>2</sup>
BED 1	12m <sup>2</sup> / 129ft <sup>2</sup>
BATHROOM	5m <sup>2</sup> / 54ft <sup>2</sup>
<b>BALCONY</b>	<b>7m<sup>2</sup> / 77ft<sup>2</sup></b>

**SITE MAP**



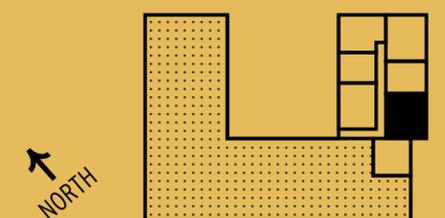
# TYPE F FL 15-18

2BED



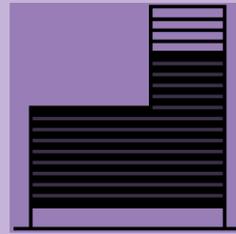
<b>TOTAL INTERNAL AREA</b>	<b>73m<sup>2</sup> / 786ft<sup>2</sup></b>
LIVING/DINING	34m <sup>2</sup> / 366ft <sup>2</sup>
MASTER	13m <sup>2</sup> / 140ft <sup>2</sup>
BED 1	12m <sup>2</sup> / 129ft <sup>2</sup>
BATHROOM	5m <sup>2</sup> / 54ft <sup>2</sup>
<b>BALCONY</b>	<b>7m<sup>2</sup> / 77ft<sup>2</sup></b>

**SITE MAP**



# TYPE G FL 01-14

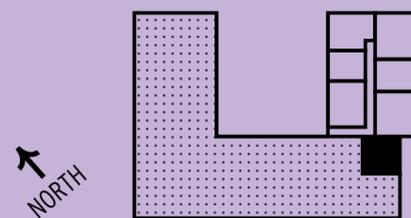
1BED



**TOTAL INTERNAL AREA**  
LIVING/DINING  
MASTER  
BATHROOM  
BALCONY

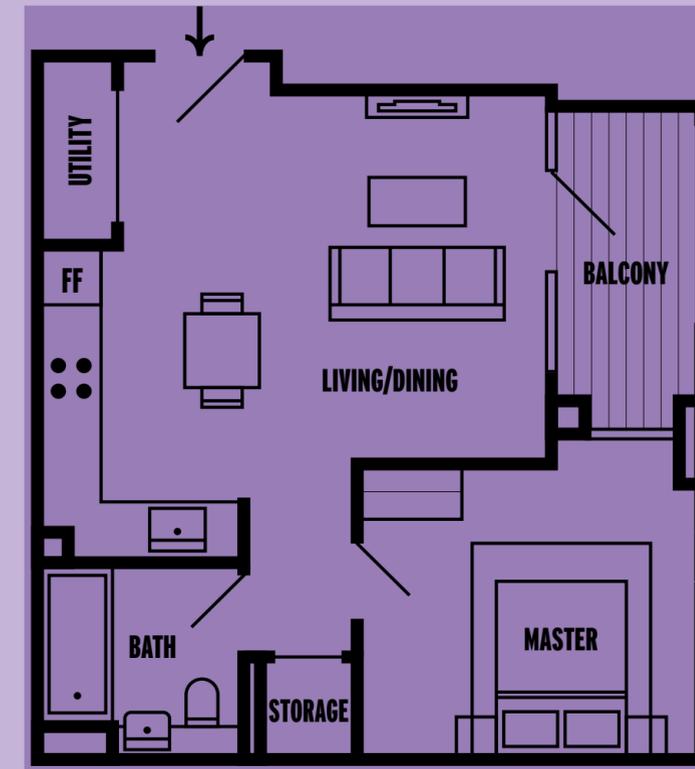
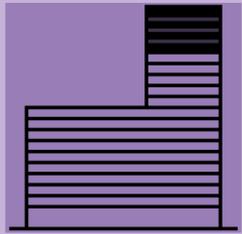
**51m<sup>2</sup> / 549ft<sup>2</sup>**  
29m<sup>2</sup> / 312ft<sup>2</sup>  
14m<sup>2</sup> / 151ft<sup>2</sup>  
5m<sup>2</sup> / 54ft<sup>2</sup>  
5m<sup>2</sup> / 58ft<sup>2</sup>

**SITE MAP**



# TYPE G FL 15-18

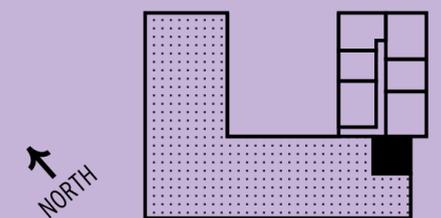
1BED



**TOTAL INTERNAL AREA**  
LIVING/DINING  
MASTER  
BATHROOM  
BALCONY

**51m<sup>2</sup> / 549ft<sup>2</sup>**  
29m<sup>2</sup> / 312ft<sup>2</sup>  
14m<sup>2</sup> / 151ft<sup>2</sup>  
5m<sup>2</sup> / 54ft<sup>2</sup>  
5m<sup>2</sup> / 58ft<sup>2</sup>

**SITE MAP**



# SPECIFICATION

## GENERAL FEATURES

- White emulsion painted finish to plasterboard walls
- Exposed concrete ceiling finish to living room
- White emulsion painted finish to ceiling in all other areas
- Primed solid core entrance doors with spy holes and feature ironmongery
- Painted internal doors and architraves
- Brushed steel ironmongery throughout
- Feature wall mounted industrial style radiators in living rooms

## KITCHEN

- Individually designed contemporary kitchens with soft-close doors and drawers
- Composite stone worktops
- Feature splashback in Terrazzo finish
- Concealed under-cabinet lighting
- Stainless steel single bowl sink and tap in brushed steel finish

- Free-standing washer/dryer housed in utility cupboard
- Fully integrated European appliances including single oven, ceramic hob, dishwasher, fridge freezer, microwave and extractor hood
- Karndean flooring in grey brushed oak finish

## BATHROOMS

- White hand basin with taps in brushed steel finish
- Wall hung WC with soft-close seat, concealed cistern and dual flush plate in matt black finish
- White acrylic bath with rainfall shower head above and separate handheld fitment, both in brushed steel finish
- Bath screen and shower detailed in matt black finish
- Oversized shower only in ensuite bathrooms in two bedroom apartments
- Heated towel rail in matt black finish
- Mirrored cabinet
- Shaver socket
- Feature ceramic floor and wall tiles

## BEDROOMS

- Feature wardrobe to master bedrooms only with hinged doors, shelving and handrails
- Karndean flooring in grey brushed oak finish

## ELECTRICAL AND LIGHTING

- Video door entry system
- BT TV/Sky Q/FM connectivity to living area
- CAT5e wiring from utility cupboard to living room media plate and bedroom 1 TV point
- Superfast broadband (subject to subscription)
- Standard dimmers to living rooms only
- Thermostat in liveable rooms
- Sprinkler system



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