



Southbank by Cala

Aberdeen



Stock photography



Where riverside retreat meets city chic

Enjoying a secluded setting alongside the River Don, Southbank by Cala brings an element of tranquillity to the city. This landmark development of contemporary homes is creating an exclusive urban village and, along with it, a vibrant community. Complete with 15 acres of open space by the riverfront with access to woodland walks and cycle paths, discover a fast track to fitness or simply escape the everyday just minutes from your doorstep.



Everything you're looking for

As part of our signature Light & Space collection, Southbank by Cala features 1 and 2 bedroom contemporary apartments and 3, 4 and 5 bedroom detached, semi-detached, terraced homes and townhouses. Flexible interiors allow you to alter your living space as your needs change, while sympathetically designed exteriors will complement the local surroundings. Southbank offers everything you could possibly wish for, just three miles from Aberdeen city centre.



Stock photography

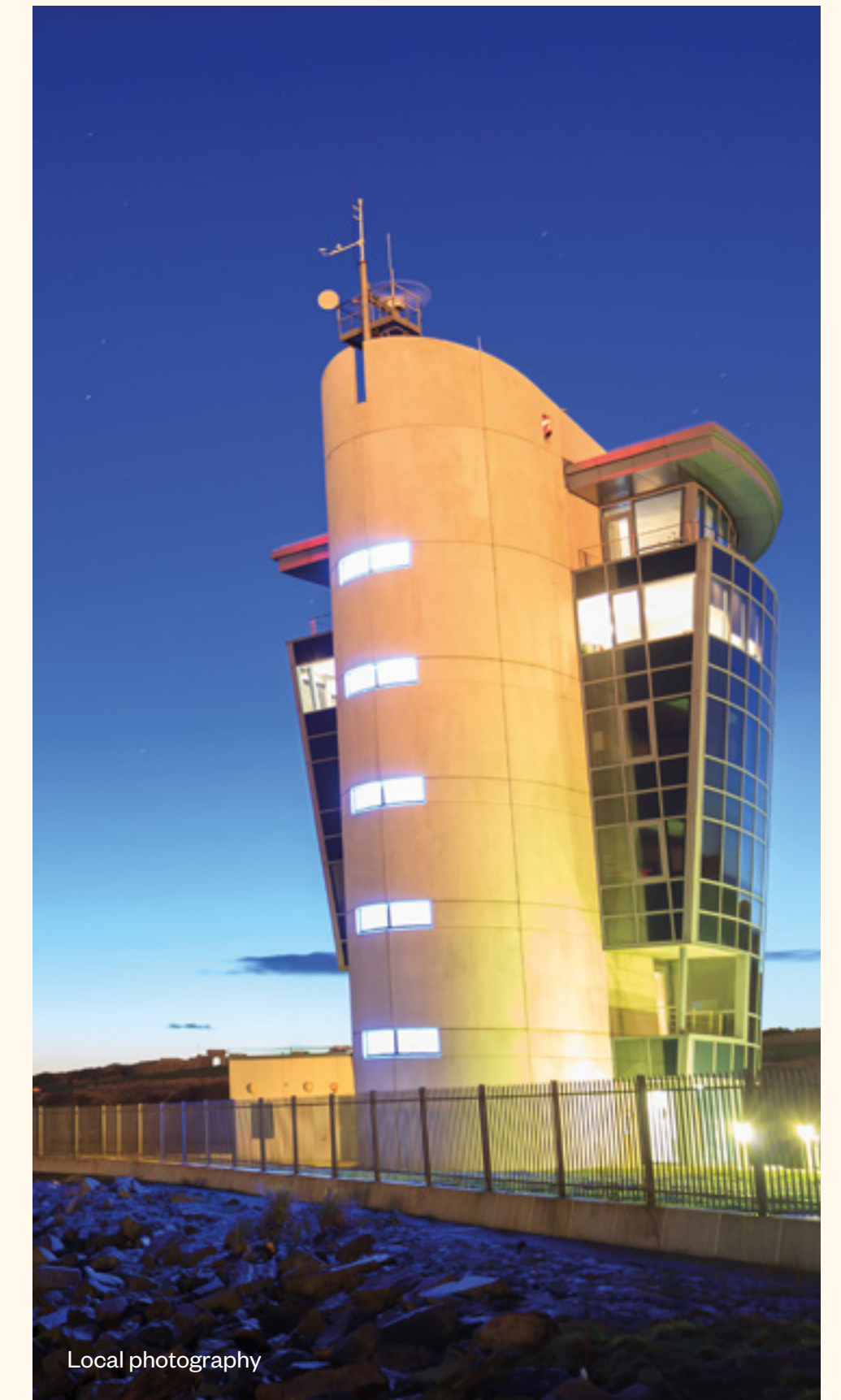
The great outdoors

North of Royal Deeside, the Don Valley is steeped in history, oozes charm and is surrounded by scenic trails and open green spaces. The River Don meanders around the perimeter of the development, flowing eastwards to the North Sea. The nearby Persley Walled Garden dates back to the Victorian era and showcases a stunning array of bedding plants, herbaceous perennials, multicoloured shrubs and neatly boxed hedges.



Urban village with city connections

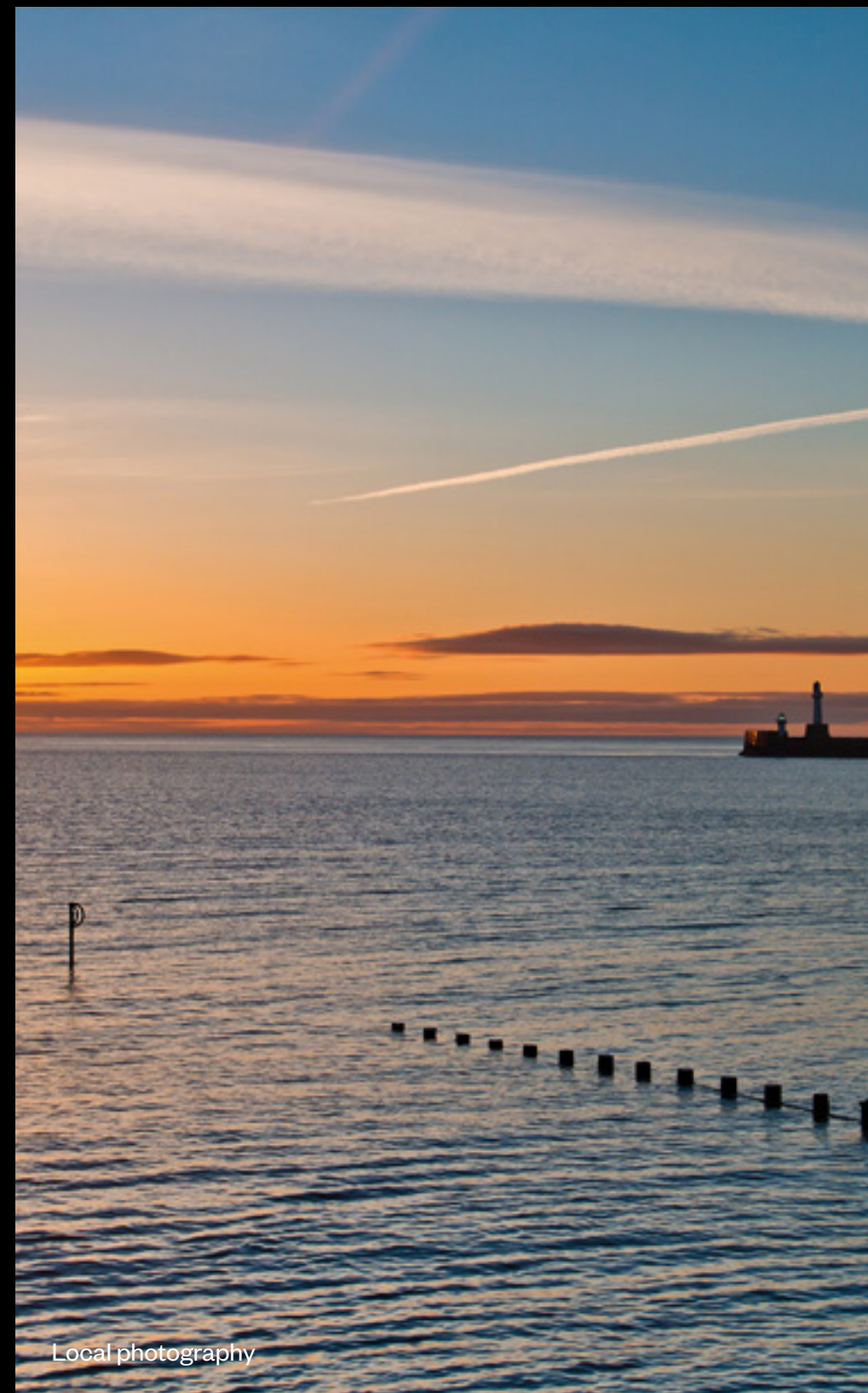
You can find the perfect lifestyle balance at Southbank by Cala. Your immediate surroundings are full of characterful charm, scenic trails and beautiful green spaces, but if you fancy a little more buzz and excitement enjoy the café culture, independent shops and extensive leisure facilities in neighbouring Bridge of Don. Aberdeen's cosmopolitan delights are all just a short drive away.



There's fun in fitness

Bannatyne Health Club & Spa lies less than a mile from Southbank offering state-of-the-art facilities including gym, pool, sauna and steam rooms.

Stay fit in fabulous surroundings. Pure Gym Aberdeen is less than 10 minutes' drive away and open 24/7. Enjoy a brisk walk along City Beach or take in a round of golf. Whether you aim to burn calories, reduce stress, or both, plan your sports and leisure pursuits around your lifestyle.



Top of the class

When it comes to schooling, Woodside Primary School and St Machar Academy are both just minutes from home, while many other well-regarded schools can be found throughout the local area.* For those looking to pursue higher education, the University of Aberdeen and Robert Gordon University are also nearby.



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



Fun for all the family

From PlayStation to X-box, Belong Aberdeen opens up an enticing world for avid gamers to have hours of fun on the very latest technology. With Vue and Cineworld Aberdeen also offering a wide selection of favourite eateries, it's time to make plans for your next night out. Hit the fairways at championship golf clubs like Royal Aberdeen or Murcar Links or take in the rugged beauty of the coastline. There's something for all ages and interests.

[Click here to find out more about the local area](#)



Places to go



Eating out – Chinese or Italian to traditional fish and chips, satisfy any craving just a few minutes from home. A wider variety of bars and restaurants can be found in nearby Bridge of Don.



Sports and leisure – Aberdeen enjoys easy access to more than its fair share of championship golf courses including Royal Aberdeen, Murcar Links and Trump International Golf Links. The development is conveniently positioned from which to enjoy to the 165 miles of breathtaking coastline.



History and heritage – From The Gordon Highlanders Museum to Aberdeen Maritime Museum, the fascinating Footdee fishing village to Aberdeen Old Town, have fun getting to know the area's incredible history just a short drive from home.



Stock photography



Stook photography



Local photography



Local photography



Local photography



Local photography



Parks and nature – Aberdeen is no stranger to green space. Wander the plentiful parks and gardens including Duthie Park Winter Gardens, Johnston Gardens, Hazelhead Park and Pitmedden Garden & Museum of Farming Life.



Entertainment and culture – It's fun to live and learn, so take time to wander Aberdeen Art Gallery, Aberdeen Science Centre or the University of Aberdeen Zoology Museum because there's a lot to discover, undercover.



Shopping – When it comes to shopping put plenty of time aside for Union Square. Aberdeenshire's ultimate retail centre packs an incredible punch with health and beauty, fashion and leisure, technology, toys and gifts.

[Click here to find out more about the local area](#)





Getting around



By foot: Access a range of cycle paths, riverside and woodland footpaths and a local playpark just a few steps from Southbank.



By car: For those commuting to the city, Aberdeen is a convenient 3-mile journey. Direct access to the A92 and the Aberdeen Western Peripheral Route (AWPR) have improved connections throughout the region. The A96 is equally handy, leading north as far as Inverness.



By train: Aberdeen Station offers regular services to the north and south of the city as well as direct main line connections throughout the country.



By bus: A comprehensive bus service provided by First Aberdeen allows you to travel the city and surrounding areas with ease.

See a detailed view of the area and get directions



Journey times are approximate. Train journey times are accurate as of March 2022 and are sourced from thetrainline.com

Superbly connected



On foot

- Persley Walled Garden – 0.3 miles
- Woodside Sports Complex – 0.3 miles
- Woodside Trail – 0.3 miles
- Bannatyne Health Club and Spa – 0.8 miles
- Tesco Supermarket – 0.9 miles
- Woodside Primary – 0.9 miles
- St Machar Academy – 1.7 miles



By car

- Aberdeen Royal Infirmary – 1.8 miles
- University of Aberdeen – 1.9 miles
- Aberdeen Sports Village and Aquatics – 2.8 miles
- Aberdeen City Centre – 3.4 miles
- Aberdeen Airport – 3.7 miles
- Aberdeen Beach – 3.8 miles
- Robert Gordon University – 5.2 miles



By rail from Aberdeen Station














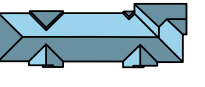




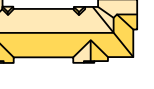



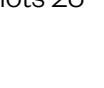
- Dundee – 1 hour 4 minutes
- Perth – 1 hour 30 minutes
- Stirling – 1 hour 58 minutes
- Edinburgh – 2 hours 21 minutes
- Glasgow (Queen Street) – 2 hours 35 minutes













See a detailed view of the area and get directions



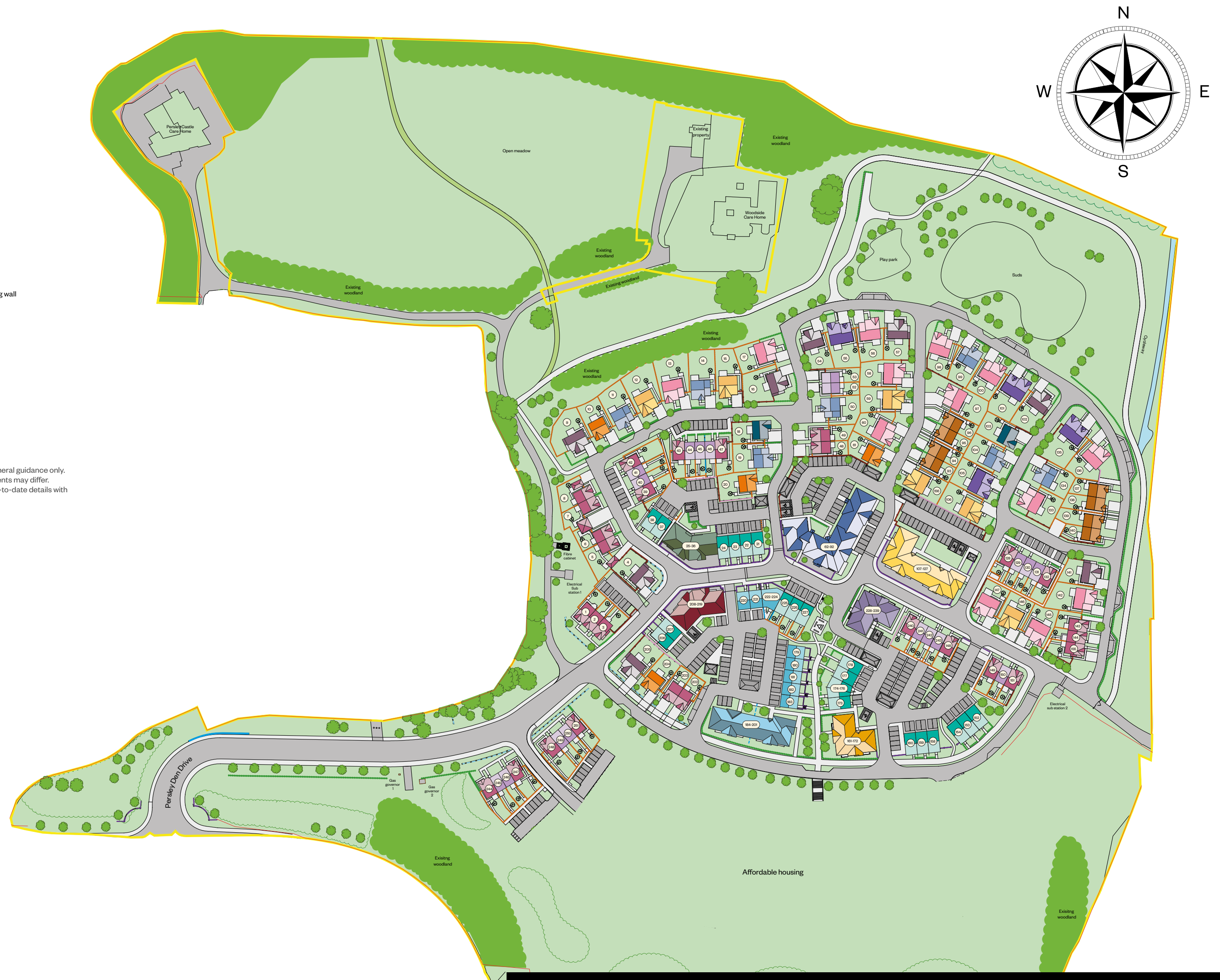
Southbank by Cala

The development


-  **Allan**
-  **Alexander**
-  **Anderson**
Rear or front entry
-  **Avon**
-  **Avon Special**
-  **Banton**
-  **Bargower**
-  **Barrie**
-  **Bryce**
-  **Cleland**
-  **Crichton**
-  **Darroch**
-  **Garvie**
-  **Guidecca**
Plots 184 – 201
-  **Marais**
Plots 208 – 219
-  **Raval**
Plots 161 – 172
-  **Balmain**
Plots 228 – 239
-  **Astoria**
Plots 107 – 127
-  **Mission**
Plots 62 – 92
-  **Tortona**
Plots 25 – 36
-  **Bespoke apartments**
-  **SB I**
Plots 174 – 176
-  **SB II**
Plots 222 – 224

-  Denotes development boundary
-  Denotes feature wall (1.8m)
-  Denotes low feature wall & railing (1.115m)
-  Denotes low feature wall & railing (1.115m) with retaining wall
-  Denotes timber fence (1.8m)
-  Denotes timber fence (1.1m)
-  Denotes pillar with timber fence (1.8m)
-  Denotes dry stone wall (0.6m)
-  Denotes post & wire fence (1.0m) approx boundary only, exact position to be agreed
-  Denotes feature entrance wall
-  Denotes retaining wall with timber fencing above overall (1.8m)
-  Denotes low level retaining wall

The 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.



IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (West) 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 03.07.23. See the main brochure for the full Consumer Protection statement.

[View our interactive site plan for our latest availability](#) 

Choose the home that's right for you



The Allan
3 bedroom
semi-detached or
terrace home



The Anderson
4 bedroom
townhouse



The Avon special
3 bedroom
semi-detached or
end terrace home



The Alexander
4 bedroom
townhouse



The Avon
3 bedroom
semi-detached,
mid or end terrace
home



The Banton
3 bedroom
semi-detached,
mid or end terrace
home

[Click here for current availability and prices](#)





The Bargower
4 bedroom
detached home



The Cleland
4 bedroom
detached home



The Garvie
5 bedroom
detached home



The Barrie
4 bedroom
detached home



The Crichton
5 bedroom
detached home



The Bryce
4 bedroom
semi-detached or
detached home



The Darroch
5 bedroom
detached home

[Click here for current availability and prices](#) >



Stock photography



**Guidecca
apartments**
1 & 2 bedroom



**Raval
apartments**
1 & 2 bedroom



**Mission
apartments**
1 & 2 bedroom



**SB1
apartments**
1 bedroom
bespoke
apartments

[Click here for current availability and prices](#)



Desirable in every detail

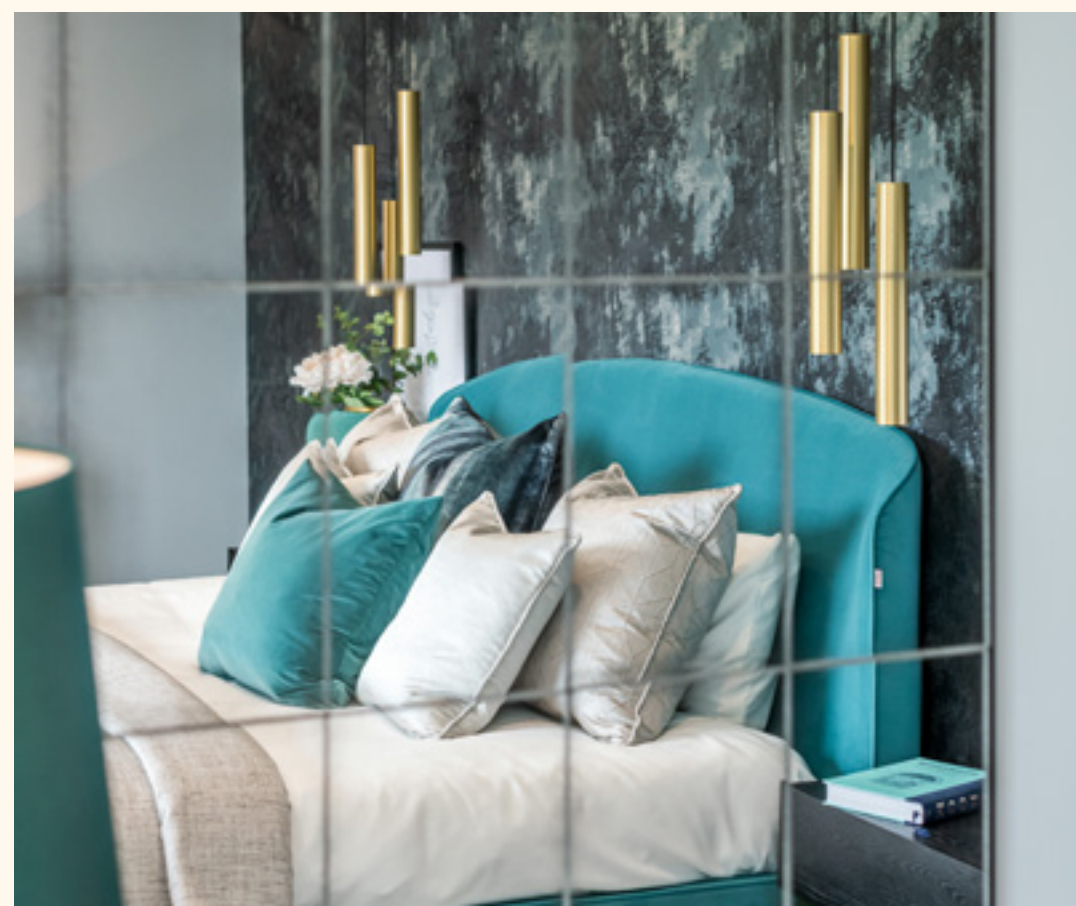
The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

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 quality, it's the little things that make all the difference.

[Click here to view the specification](#)



Photography from a previous Cala development





Photography from Southbank by Cala

What our customers say



Stock photography

“ *The specification and finish is worlds ahead of other developers that you see. It is a different level of finish altogether. From the start, when I came down to the sales office and collected the keys, everything ran like clockwork. It was all brilliant. We didn't have any issues at all with any of the staff. They have been so good to us.* ”

Recent purchaser at Southbank by Cala



Show apartment at Southbank by Cala

See more customer stories, reviews and ratings >



Photography from a previous Cala development



Stock photography

Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



[Click here to find out more about the top reasons to buy new](#)



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.

Click on the arrows below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development



Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 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.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the arrows below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





Welcome to your new home

Southbank by Cala,
Persley Den Drive,
Aberdeen, AB21 9WL

[Click here to arrange your viewing](#)



Stock photography

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 03.07.23. 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.