



SIR CHARLES

CONDOMINIUMS

TABLE OF

CONTENTS



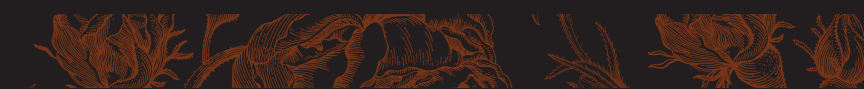
A PROJECT THAT SUITS YOUR LIFESTYLE 4
A TRIBUTE TO THE PAST 6 A VISIONARY
PROJECT 10 THE LUXURY OF LIVING NEARBY 12
RICH & CLASSIC ARCHITECTURE 16 AUDACITY
& ELEGANCE 18 OPULENCE IN SIMPLICITY 20
AN AVANT-GARDE NEIGHBOURHOOD 22
ACTIVE LIVING 24 LONGUEUIL'S NEW
DOWNTOWN CORE 28 NURTURING NATURE
30 SURROUNDINGS 32 REMARKABLE COMMON
AREAS 34 A REFINED LOBBY 36 A FULL
GYM 38 ESCAPE TO THE SPA 42 TERRACE
& POOL IN THE OPEN AIR 46 A SUMMER
KITCHEN & UNPARAILED VISTAS 50 SHOPS
AT YOUR DOORSTEP 52 STUNNING CONDOS
& PENTHOUSES 54 A SIMPLE DESIGN THAT
HIGHLIGHTS THE MATERIALS 56 A COLOUR
PALETTE THAT REFLECTS YOUR PERSONALITY
58 EXCLUSIVE WORKSPACES 60 FEATURES 64
THE CREATORS 66 A DARING PROJECT
ORIENTED TOWARDS PUBLIC TRANSPORT 70

A PROJECT THAT





SUITS YOUR LIFESTYLE






The Sir Charles Condominiums project draws inspiration from its name, an homage to Officer Charles Le Moyne, founder of the City of Longueuil, which he named in honour of the French village where his mother



was born. In 1668, he was bestowed with the noble title of Sieur de Longueuil. A key historical figure in the early history of New France, Charles Le Moyne played an important diplomatic role and remains a prominent figure in Quebec today.



A
TRIBUTE
LEGACY
FOR THE
PAST
FUTURE



A POINT OF CONVERGENCE BETWEEN
MONTREAL & THE SOUTH SHORE

Artist rendering for reference only

NINE

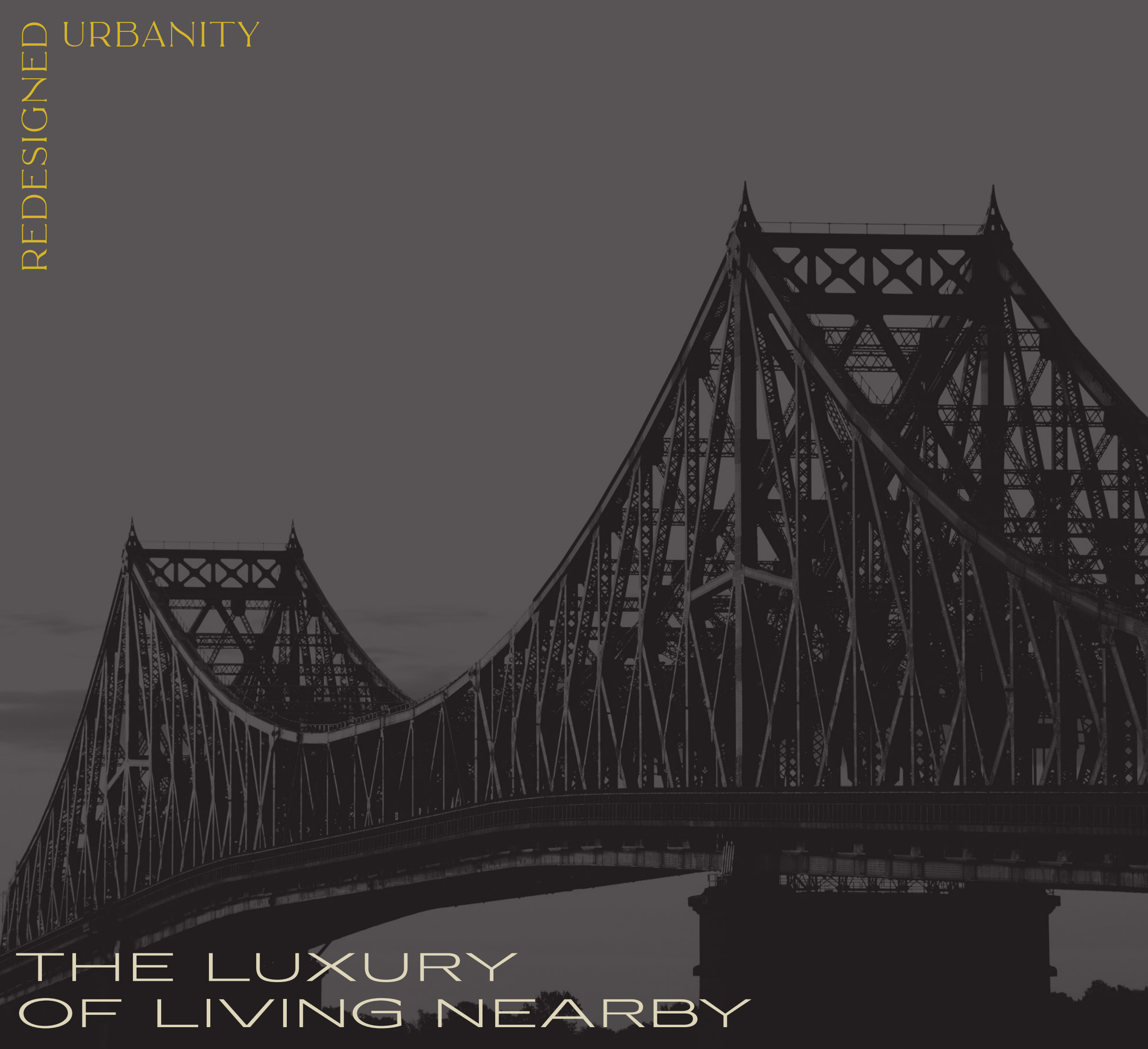


AN IMPRESSIVE SITE

A VISIONARY PROJECT



Sir Charles is the first real estate development in Longueuil's new **DOWNTOWN** core. Set in the heart of the action, in a completely repurposed sector, this real estate project featuring a **STYLISH** blend of the old and the contemporary breathes the very essence of tasteful simplicity, inspired by the past, but resolutely turned towards the **FUTURE**.



REDESIGNED URBANITY

THE LUXURY
OF LIVING NEARBY

SIR CHARLES
OFFERS LIVING
SPACES ADAPTED
TO SUIT ALL
CONTEMPORARY
DESIRES.

Located a few steps from the **LONGUEUIL — UNIVERSITÉ-DE-SHERBROOKE** metro station, Greater Montreal's largest and busiest intermodal terminal, and from bike paths and major highways, this project offers a new vision for everyday life. Rising majestically at the foot of the **JACQUES CARTIER BRIDGE**, with the city as a backdrop, Sir Charles is the first residential milestone in the **LONGUEUIL DOWNTOWN** core project.

Discover an unparalleled way of life that is sure to be the envy of all Montrealers!

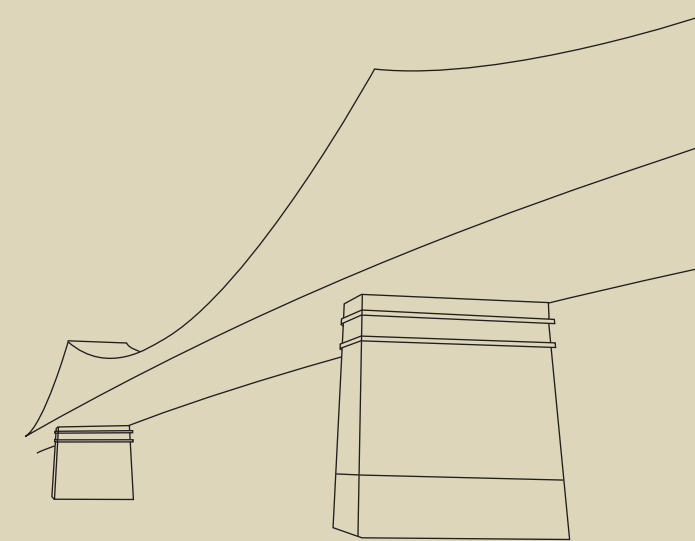


LON

366 UNITS — STUDIOS,
1 TO 3-BEDROOM CONDOS
AND PENTHOUSES

Steps from the
Longueuil-Université-de-
Sherbrooke metro station

GUEUIL



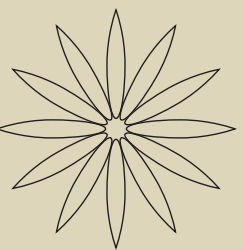
2024

OCCUPANCY

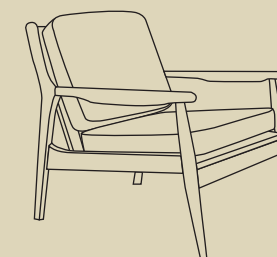
A 25-
STOREY
TOWER

Close to
downtown Montreal,
l'Île Sainte-Hélène
and all attractions.

AT THE FOOT OF THE
JACQUES CARTIER
BRIDGE



390 indoor
parking spaces



OUTSTANDING
COMMON
AREAS



Sir Charles redefines the architectural landscape of Longueuil’s new downtown core with its superb elevation and a style inspired by the **WILLIAMSBURG** neighbourhood in Brooklyn.

Exhibiting a majestic balance between daring style and refinement, Sir Charles exudes **PRESTIGE**, magnified by the simplicity of its raw materials and sophisticated details.

RICH AND CLASSIC
ARCHITECTURE



Artist rendering for reference only



AUDACITY & ELEGANCE

A STYLE THAT TELLS A STORY



Sir Charles' architecture showcases a unique and **NOSTALGIC** language, echoing the industrial past of eastern North America. The first few floors of the project are strongly anchored in ochre brick, which adds an element of **NOBILITY** where the rough masonry is exposed, mirroring the architecture of the factories in the first half of the **20TH CENTURY**.

On the other hand, the upper floors add a light and **CONTEMPORARY** feel to the building, which harmonizes with the rising landscape between the sky and the river. Large windows, as well as white and charcoal bricks blend beautifully into the overall ambience.

OPULENCE IN SIMPLICITY

Interior spaces at **SIR CHARLES** feature a singular style, inspired by past dictates of the industrial era. Displaying daring eclecticism, the ensemble offers harmony and coherence between the past and the present, the modern and the contemporary era.

The brick, masonry, high ceilings, high windows and exposed mechanicals all tell a **STORY**. Pure lines in the furniture, chic and subdued tones, aerial candelabras, and exotic materials add a poetic romanticism to the overall design.

Luxurious, yet unpretentious, this building defines the very essence of the **FUTURE NEIGHBOURHOOD**. An innovative and visionary place, ever so tasteful and sought-after by savvy buyers.

A DESIGN
THAT INSPIRES
ROMANTICISM





Artist rendering for reference only

AN AVANT-GARDE NEIGHBOURHOOD

LONGUEUIL LIKE YOU'VE NEVER IMAGINED

Rising majestically **AT THE FOOT OF THE JACQUES CARTIER BRIDGE** in an active living environment, Longueuil's new downtown core is a \$3 billion-dollar project. Bordering a future municipal **PARK**, Sir Charles is located at the heart of this area, close to Place Charles-Le Moyne, which will be fully revitalized to provide an unparalleled and entirely **PEDESTRIAN** living environment. The new downtown core will soon become a complete TOD* neighbourhood.

*TOD : Transit-oriented development. In urban planning, a transit-oriented development is a type of urban development that maximizes the amount of residential, business and leisure space within walking distance of public transport.



ACTIVE LIVING

Sir Charles is connected to the life of this **VIBRANT NEW NEIGHBOURHOOD**, rubbing shoulders with local shops, restaurants, cafés, the food court and merchants who shape the daily life of the city.

PLACE CHARLES-LE MOYNE is at the centre of the neighbourhood, where you will find institutions of higher learning, two hotels, offices of private companies and government institutions.



ART OF LIVING

EDUCATION



SHOPS

CULTURE





SIR
CHARLES
TOWER 1

LONGUEUIL'S NEW DOWNTOWN CORE



Located where major highways, the Jacques Cartier Bridge, the **METRO** and a future **LÉEO TRAMWAY** line converge, Longueuil's new downtown core is establishing itself as the main hub on the **SOUTH SHORE**.

*LÉEO = lien électrique est-ouest



& UNDERGROUND MONTREAL

A MEETING BETWEEN AERIAL LONGUEUIL

NURTURING NATURE

THIS CENTRAL
LOCATION, NESTLED
NEAR THE BANKS OF
THE ST. LAWRENCE,
OFFERS A UNIQUE
LIVING ENVIRONMENT.

Sir Charles will benefit from a lush,
GREEN inner courtyard, as well as a
municipal park bordering the project.
Within walking distance, you will
find a soothing and vast waterfront
promenade beside the **ST. LAWRENCE**
River. Access to 80 km of bike paths
along the river, recreational activities and
NATURE walks are simply a way of life.



Artist rendering for reference only



ATTRACTIONS

RESTAURANTS + CAFES

- 01. Pâtisserie Ô Gateries
- 02. Resto Pub St.Mark
- 03. Madame Thai
- 04. C357
- 05. Kûto Comptoir à Tartares
- 06. Pêché Matinal
- 07. Messina
- 08. Bungalow Bar Salon
- 09. Café Terrasse 1957
- 10. Magia Restaurant & Garde-Manger
- 11. N Latté
- 12. L'Gros Luxe
- 13. Silva Grillades
- 14. Lanterne
- 15. Pâtisserie Rolland
- 16. Trebbiano
- 17. Asiana
- 18. La Distillerie
- 19. Mon Eugene Café
- 20. La Mie Matinale
- 21. L'antre BBQ + Grill
- 22. Troisième Tasse
- 23. Pho An Nam
- 24. Harry's Curry Corner
- 25. Le Rose-Marie

CULTURE + ENTERTAINMENT

- 26. Idolem Hot Yoga
- 27. Aquatic complex / Biosphère / Espace 67
- 28. FQME Rock Climbing

GROCERIE STORES, BANKS + SHOPS

- 29. Brunet
- 30. SAQ
- 31. IGA Extra
- 32. Place Longueuil
- 33. RBC Banque Royale
- 34. Familiprix
- 35. Metro Plus Drouin
- 36. BMO - Banque de Montréal
- 37. Banque Nationale
- 38. Poissonnerie La Mer
- 39. Terminus Longueuil

EDUCATIONAL ESTABLISHMENTS

- 40. Université de Sherbrooke - Longueuil Campus

HEALTH

- 41. Centres dentaires Lapointe

NEARBY

MONT SAINT-HILAIRE / MONT SAINT-BRUNO / MICHEL-CHARTRAND PARK / ÎLES DE BOUCHERVILLE NATIONAL PARK / HÔPITAL CHARLES-LE MOYNE / PIERRE-BOUCHER HOSPITAL / JEAN-DORÉ BEACH / COLISÉE JEAN-BÉLIVEAU / JACQUES CARTIER ARENA / CLSC DE LONGUEUIL-OUEST



REMARKABLE COMMON AREAS

Inspired by the distinctive ambience of bourgeois dwellings in **WILLIAMSBURG**, Brooklyn or SoHo in Manhattan, living areas at the Sir Charles project were designed to offer prestige and contemporary comfort in an exquisitely-styled and relaxed setting.

ECLECTIC, yet harmonious, these friendly spaces are designed to exceed the expectations of a savvy and prestigious clientele.

FOR A CLIENTELE SEEKING THE EXCEPTIONAL



A REFINED LOBBY

On the ground floor, a **MAJESTIC** lobby welcomes you, setting the tone for the singular style of the project from the outset. With its industrial setting that resolutely displays an atmosphere reminiscent of the converted warehouses in the Dumbo neighbourhood in Brooklyn, this area has been cleverly adapted to reflect the tastes of the day. A large **LOUNGE** adorns the premises, an invitation to relax or to wait for your guests. Carefully selected furniture provides an eclectic and thoughtful impression that will delight lovers of design and the **ART OF LIVING**.

LUXURIOUS, YET
UNPRETENTIOUS





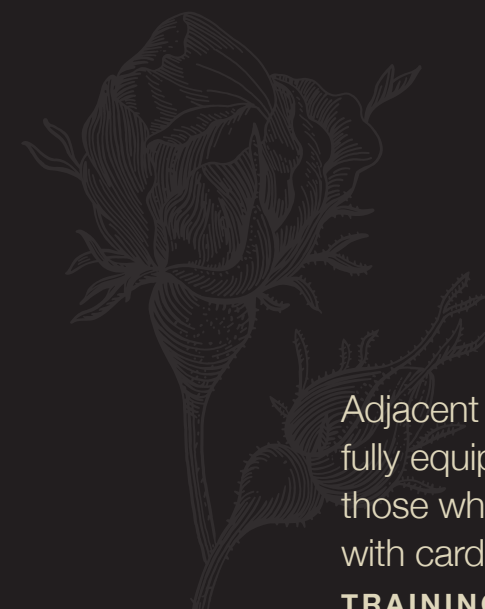
Artist rendering for reference only

A FULL GYM



IT'S TIME TO START

WORKING OUT



Adjacent to the spaces on the ground floor, a large, fully equipped gym awaits **HIGH-LEVEL** athletes, or those who simply want to keep fit. It will include an area with cardio equipment and a section for **STRENGTH TRAINING**, both offering a soothing view of the inner courtyard, which will also feature outdoor training modules. Now there's absolutely no reason to miss your daily workouts!



THE HEIGHT OF RELAXATION



ESCAPE TO THE SPA

Want to just escape and relax? Head to the 25th floor of the project to enjoy complete indoor **NORDIC SPA** facilities. Inspired by luxury hotels, this spa features a **HOT TUB** with waterfall, an invigorating cold plunge pool, a hammam, a dry sauna and a luminous relaxation area with **FIREPLACE**.





TERRACE & POOL IN THE OPEN AIR



The summit at Sir Charles will be fully fitted out as a **ROOFTOP TERRACE** so you can make the most of those sultry summer months. Cool off in a beautiful **SWIMMING POOL** with a special shallow area for sun loungers. Real outdoor beds decorate the space, an invitation to simply sit back and take it easy in the summer **SUNSHINE**.

SO MUCH BETTER THAN THE BEACH







The rooftop terrace will also feature a true summer kitchen, including a fully-equipped **BBQ** area to entertain residents and guests. A lounge with sofas and benches, as well as a **PERGOLA**, complete this cozy layout. And to make sure you don't miss any of the splendid scenery, including views of the Jacques Cartier Bridge and its fireworks, as well as the Eastern Townships... **PANORAMIC BINOCULARS** will be at the ready.



BBQ, GET-TOGETHERS

& SPECIAL MOMENTS

A SUMMER KITCHEN
& UNPARALLELED VISTAS



SHOPS AT YOUR DOORSTEP

A vast **COMMERCIAL MARKETPLACE** will be located on the ground floor of Sir Charles, adding an element of unprecedented dynamism to the daily life of its residents, as well as to workers, students and visitors crisscrossing the neighbourhood.

To live at Sir Charles is to experience life in a central, **PRIVILEGED LOCATION** that will satisfy both epicureans and active individuals alike!



A DYNAMIC
URBAN LIFE





CONTEMPORARY,
AIRY AND BRIGHT

Sir Charles offers you a range of well-thought-out living spaces to suit every need. Exceptional **STUDIOS**, 1 to 3-bedroom **CONDOS** and **PENTHOUSES** comprise the range of homes in this project.

Each unit maximizes space to the fullest to provide you with an airy and bright setting. Finishes are **RICH AND MODERN** without being ostentatious. The views of the St. Lawrence River and downtown Montreal offer constantly changing, captivating stories. Each of the **366 SUPERIOR UNITS** sets the stage to redefine the comfort of a clientele looking for exclusivity in a **PRESTIGIOUS** setting. Sir Charles is all about redefined comfort.

STUNNING CONDOS & PENTHOUSES

A SIMPLE DESIGN THAT HIGHLIGHTS THE MATERIALS



The project's condos and penthouses have been meticulously designed to showcase all styles and to adapt to all current and future **TRENDS**. Lines are graphic and airy. The **TONAL PALETTE** is neutral, with white, sandstone, taupe and grey predominating. Flooring choices respect the natural properties of the materials. This setting is an ideal backdrop to express your **CREATIVITY** and individuality.

CUSTOMIZE YOUR LIVING SPACE



A COLOUR PALETTE THAT REFLECTS YOUR PERSONALITY



Devimco proudly presents a glimpse of the four interior **STYLES** for the Sir Charles project. Inspired by **NEW YORK**'s most illustrious neighbourhoods, these settings have been well thought out to suit your style and your desires. Neutral colours, **QUALITY** materials, luxurious finishes... you will surely be charmed!



SOHO

Featuring the purest, brightest shades in the Sir Charles collection, the SoHo palette is inspired by the minimalist contemporary art galleries of New York's iconic and refined neighbourhood. You'll appreciate the sanded wood look and the sheer white hues. An ambience for those who love modern simplicity.



WILLIAMSBURG

Reflecting the chic, yet casual spirit of the Williamsburg neighbourhood, raw wood is highlighted here, combined with light colours tinged with grey. This interior will charm industrial style enthusiasts by giving a converted factory look to these contemporary lofts.



BROOKLYN

Brooklyn inspired this palette, where wood brings warmth and a muted look to the whole. The result is an ode to the vibrant, artistic lifestyle of today's Brooklyn.



CHELSEA

The Chelsea palette is inspired by the Manhattan neighbourhood, where nature meets art galleries, upscale boutiques and the famous High Line. Airy and light, monochromatic shades blend together to create a soft and misty/vaporous atmosphere, as if suspended in time.

TELEWORKING AT ITS BEST

Because a home office has now become a necessity, Devimco Immobilier has partnered with the **QUEBEC FIRM** Artopex to create workspaces specifically designed for and adapted to its various project units. Thus, we offer, as an option, **CUSTOM** and functional furniture layouts designed to meet your needs. These **SCALABLE HOME OFFICES** are designed to create a seamless division between your work bubble and the rest of your home.

Devimco Immobilier and Artopex offer three exclusive workspaces!

EXCLUSIVE WORKSPACES DESIGNED BY ARTOPEX

The Nook



The Nook workspace is a compact and **ERGONOMIC** wall unit, ideal for smaller living spaces. When closed, it blends perfectly into your decor, freeing up surface area.

The Edmond



With its L-shaped design and **RETRACTABLE** surface, the Edmond allows users to optimize their workspace in style. A wall unit with numerous storage options is fitted with a felt back to promote **SOUNDPROOFING**. Versatile and suitable for several types of apartments, the Edmond is a definite ally in your working day.

Ideal for **LARGER** apartments as well as penthouses, the Aéria features an ergonomic work surface with **PNEUMATIC** height **ADJUSTMENT** to facilitate working while seated or standing. A storage cabinet is also built-in.

The Aéria



BUILDING

- 25-storey building
- Balconies, walkways or loggias with glass railings framed in aluminum
- Abundant windows (casement or fixed windows)
- Indoor space for bicycles
- Interior storage space available (optional)
- Indoor parking space available (optional)
- Three floors of heated indoor parking
- Main entrance door equipped with an intercom connected to a telephone
- Entrance door with electronic locks
- Three elevators at the main entrance
- Camera surveillance system and on site security guard during peak hours
- Waste chute, compost and recycling bins in the basement
- Building equipped with a sprinkler system, and smoke and heat detectors.

ELECTRICITY

- Air conditioning wall unit with VRF system
- Electric baseboard heating and VRF
- Pre-wiring for telephone and cable
- High performance collective hot water system.

FINISHES

- ‘Lock’ engineered wood floors, floating installation (as per vendor’s selection)
- Concrete ceiling with glazed coating
- Wire mesh closet shelves
- Two coats of white finish paint
- Entrance door with solid core.

KITCHEN

- Stainless steel appliances included (24 or 30 inches, depending on unit model): refrigerator, dishwasher, oven, cooktop and microwave, with or without niche, depending on unit model
- Built-in hood
- Melamine cabinets and quartz countertops (depending on vendor’s selection)
- Ceramic backsplash (depending on vendor’s selection)
- LED strips under the high kitchen cabinets
- Single or double sink, stainless steel (depending on the unit model).

FEATURES

BATHROOM

- Ceramic tile flooring (depending on vendor’s selection)
- Shower with rain head and rail shower (depending on the unit model)
- Ceramic tile shower base with fixed glass panels (depending on vendor’s selection)
- Shower bath with fixed glass panel and rail hand shower (depending on the unit model)
- Vanity with faucets and quartz countertop (depending on vendor’s selection)
- Medicine cabinet with mirror and LED lighting.

COMMON AREAS

- Safe access to the building via a magnetic chip system
- Shared common areas between the two project towers: Sir Charles Tower 1 and Tower 2.

TOWER 1

- Ground floor entrance hall and gym
- Green interior courtyard
- Outdoor swimming pool with beach, lounge area and rooftop BBQ
- Spa circuit with dry sauna, hammam, and rooftop hot and cold baths.

TOWER 2

- Urban chalet and rooftop terrace.

**Ceiling height and finish may vary depending on mechanical and technical constraints.*

***Appliances (if applicable) are sold to the buyer without a legal warranty of quality.*

W/D not included. Dryers with steam cycles are not permitted.

THE CREATORS



A leader in real estate development in Quebec, Devimco Immobilier develops large-scale projects that shape the province's **CONTEMPORARY LANDSCAPE**. Combining innovation and creativity, the firm contributes to the growth of its created environments for the benefit of its occupants and its visitors.

The company's **DISTINCTIVE** character is to work at all levels of urban development. Thus, it simultaneously realizes the creation, construction, sale, rental, and management of its real estate projects.

Devimco Immobilier designs and creates **UNIQUE** mixed-use living environments that will shape the daily life of tomorrow.



Founded in **1971**, NEUF architect(e)s is one of the largest architecture and design firms in Canada. Built on relational values that promote the success of its clients and its 200 employees, NEUF proudly boasts a portfolio of more than 7,500 projects. Over the past 50 years, NEUF has left its mark on landmark projects in modern Quebec, such as the new CHUM and the Birks Hotel, in addition to showcasing its expertise on **FOUR CONTINENTS**. Technology shapes everyday life and the methods favoured by NEUF. Mastering virtual reality, 3D printing, applying the rigorous BIM modelling process... every project is powered by the very best in **INNOVATION**. Relying on some of the industry's most accomplished talents, NEUF is a **REVOLUTIONARY** hub of learning that welcomes the next generation of architects.





Founded in **2000**, the Version paysage firm offers a full range of services in landscape architecture and urban design, as well as the necessary skills to carry out large-scale projects. In addition to being recognized by the Canadian and Quebec associations of landscape architects, the firm brings together an **EXPERIENCED** team of landscape architects and designers. Since the quality of the environment is at the heart of its concerns, Version paysage has developed an urban and commercial approach that aims to **REDUCE THE ECOLOGICAL FOOTPRINT** of projects by integrating the principles of sustainable development. The firm has notably completed the landscaping at Saint Joseph's Oratory, 2020 University Street, the rooftop terrace of the Sheraton Hotel in Montreal, and numerous residential, commercial, institutional and municipal projects.

BlazysGérard is a Montreal design studio whose mission is to create **SPECTACULAR** and balanced environments where a story is told. By putting art and aesthetics at the heart of their interior design, BlazysGérard promotes beauty, combined with functionality and utility. Spaces designed in this way evoke a **UNIQUE** artistic and emotional appreciation in the user. BlazysGérard's unique signature creates **SENSITIVITY** in the structure and emotion in the elegance. The firm is recognized for its **PRESTIGIOUS** achievements in the hotel, restaurant and residential sectors.

A DARING
PROJECT



ORIENTED
TOWARDS PUBLIC
TRANSPORT

Erected at the very **HEART** of the Longueuil downtown core project, Sir Charles Condominiums opens the doors to a **PRIVILEGED** lifestyle in an integrated living environment where 8,500 new housing units will be concentrated.

A major **ECONOMIC** and cultural hub, this strategic location will feature the largest concentration of high-rise buildings on the South Shore. As a resident of the neighbourhood, you will also enjoy a modern **CULTURAL** complex and a lively public square.



Downtown Longueuil 2035 is based on a varied **TRANSPORTATION** network that will be established thanks to the largest intermodal terminus in Quebec, the future LÉEO tramway project, a link to the metropolitan cycling network and to an indoor pedestrian network connected to the Longueuil-Université-de-Sherbrooke **METRO** station, providing service to downtown Montreal in less than 10 minutes.

*LÉEO = lien électrique est-ouest



EMBRACE AN
ATTRACTIVE &
VIBRANT URBAN
LIFESTYLE IN A
NEIGHBOURHOOD
THAT OFFERS
DIRECT ACCESS
TO RIVER
BANKS & VAST
GREEN SPACES!

AN INNOVATION FROM



DEVIMCO
IMMOBILIER



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