

# Market's first condo phase to be delivered by spring 2021

## MARKET PROJECT FROM **H2**

"When we purchased the land," Yann Lapointe said, "the condos weren't going to be built; a couple of years ago the condo market side was very slow, and last year we saw it picking up. We owned the land so decided to develop it, but with the surge in rental popularity, we created a nice mix."

Built by EMD Construction and designed by Laval-based TLA Architects (which conceived the developer's riverside Lum Pur Fleuve in Brossard), the \$185-million project is just a few blocks down from Équinoxe Saint-Elzéar rental buildings, and a few minutes from the Equinoxe Daniel Johnson, Tours Saint-Martin and the large Parc Centrale rental developments.

The first 13-storey condo phase features 93 condos to be delivered by spring 2021, with homes ranging from a 710-square-foot one-bedroom condo beginning at \$220,000 plus tax, up to three-bedroom/two-bathroom units as large as 1,250 square feet, and fetching up to \$456,000 — with an \$80,000 spread between the costs of the larger apartments, depending on the floor level of the unit. Two floors of penthouses are also avail-



Market's condo buildings will be connected by a pedestal housing a common lounge, exercise room and pool, to be included in Phase 1. The first condo building's construction kicks off in October. *ARTIST'S RENDERING COURTESY OF PUR IMMOBILIA*

able, with units up to 2,100 square feet and ranging from \$774,000 to \$946,000 plus tax. Interior parking spots sell for \$29,500, with a limited number of outdoor spots priced at \$15,000.

Condo buildings will be connected by a pedestal housing a common lounge, exercise room and pool, to be included in the first phase, said Lapointe.

"That's important. A lot of new projects go up and developers make promises that are not kept. We want to show everybody that we're doing what we're saying we're going to do — build it at the same time as the first phase."

Indoors, the condos feature high-end materials and amenities in efficient layouts. Units feature nine-foot exposed ceilings, large

windows, large balconies, central hot water system, split air conditioners (except for the penthouses which have central units), and more. "We made a really nice flow with nice views (and) we're doing a very good job at delivering the most efficient units," since no one wants to pay taxes and condo fees on wasted space. Those fees are currently estimated at 24 to 27

cents a square foot.

It's not too soon to tell when the second phases of each side will be launched. "We believe that when we deliver this project's Phase 1, it's going to be sold and rented out — both the apartments and condominiums; as soon as the first ones are completed, the next ones will follow."

Of course, as condos are sold and rentals are leased, future phases may be altered. "Who knows? Maybe a year from now we will build more apartments."

Pur Immobilia's first Laval project is close to a wide array of amenities and attractions, from the city's largest sports complex and three highways to Carrefour Laval mall and Centropolis entertainment centre — and, of course, the project's Marché 440 namesake with two dozen specialty shops that Lapointe says is the star of the neighbourhood for tenants and buyers seeking a "true neighbourhood lifestyle."

"Are you entertaining?" he asked. "You need a bottle of wine and a loaf of bread? Maybe some fresh fish? Take a five-minute walk for the best in the area. Grab a coffee, something to eat — that's the way of life we really wanted to show."

## Water features for rooftop gardens

### WATER FEATURES FROM **H1**

"We have more demand for specific water gardens, like Japanese-style or English garden," said David Nanasi, president of Aquasculpture. "I like to work with different types of gardens where we are able to elaborate upon and recreate these environments."

Country-style gardens are one of the most popular, Nanasi said, because homeowners love the idea of bringing a piece of the country to the city and setting up a little oasis in their backyards. "Just think: it

prevents you from going through all that traffic to get to the country!"

For those who have less space to play around with, such as condo owners, rooftop gardens are a great way to make use of an open area and offer tenants a little piece of Mother Nature within the big city.

"Rooftop gardens bring people outside more than they would if they didn't have that space," Georges Timmons said. "And water gardens can really complement an outdoor living area."

A water feature completely

transforms your outdoor living experience. It infuses a space with serenity, calm, comfort, and an organically refreshing vibe. And while they may take a bit of work, the enjoyment and benefits you'll get from having a water feature will make it all worthwhile.

"If you love working in your garden, the maintenance shouldn't be an issue," Nanasi said. "It's so satisfying and rewarding when you work in your yard and create your own space. And if you don't want to do it yourself, just hire a professional!"



The water wall shown in this rooftop garden area not only serves as a soothing backdrop, but its strategic placement also hides the more mundane and utilitarian exit door plus sign. *PHOTO COURTESY OF WATER-FOUNTAINSCANADA.CA*



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