



# VERTICA

CONDOMINIUMS

LIFE. GREEN AND VERTICAL.





THE FUTURE OF URBAN RESIDENTIAL DEVELOPMENT WILL BE

**GREEN AND VERTICAL**



WELCOME TO A NEW HOUSING  
CONCEPT REDESIGNED FOR  
SIMPLIFIED LIVING





# UNIQUE IN THE NEIGHBOURHOOD

Vertica is a brand new green and vertical residential community close to all services and transportation, just steps away from Maisonneuve Park. Located on l'Assomption Boulevard and next to the metro station and the Olympic Park, Vertica is part of the renewal of a future-oriented residential neighbourhood. Vertica offers magnificent condominiums, spacious townhouses, high-end penthouses and a commercial space.

Vertica dominates the neighbourhood with an architecture that combines international style and Bauhaus functions. Clean lines, lean architectural design, vertical living rises with panache in a building full of character and style.





# INTELLIGENTLY DESIGNED FOR THE NEW REALITY OF LIFE



Because community life has evolved, and the ways of living, working and socializing have changed, we have redesigned the common areas to meet your needs for comfort and well-being. Better living together redefined for an enhanced quality of life.



TRAINING ROOM



4 SEASONS GARDEN



ROOFTOP TERRACE



LOUNGE



COWORKING SPACE



INDOOR PARKING



ROOFTOP POOL



# WELCOME TO YOUR HOME.

Great first impression from the first few seconds in the lobby.

Sumptuous and inviting, you are greeted by the receptionist who is on hand to answer your questions and ensure your safety.

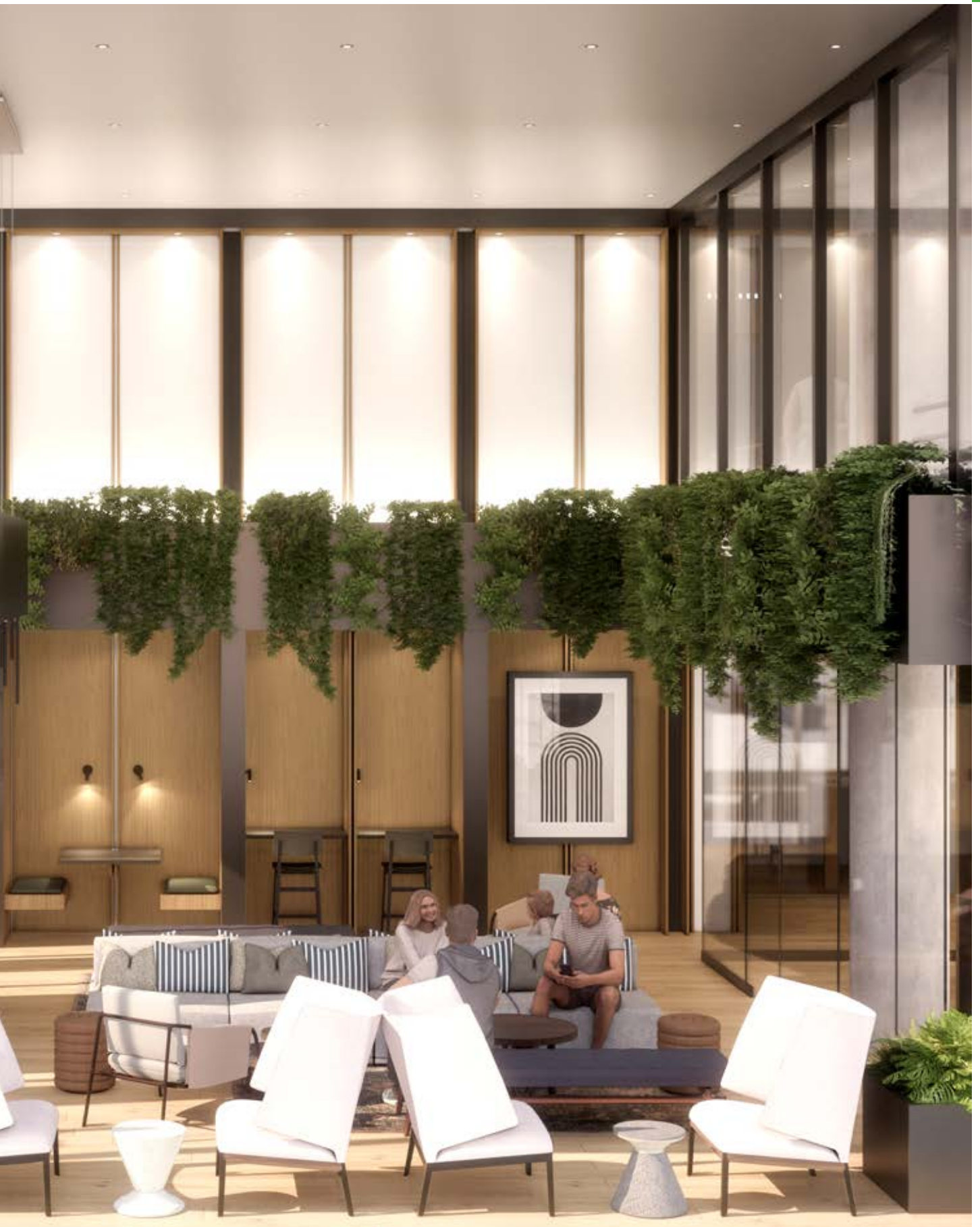
**You always make a grand entrance at Vertica.**



# A PLACE OF SPACE AND TIME



You will find many reasons to spend time in your beautiful multifunctional lounge space. Whether it's for coffee, socializing over a drink with neighbours, working or just relaxing with a book, you'll enjoy this hotspot of the Vertica.



A CONTEMPORARY, SPACIOUS  
AND BRIGHT MEETING PLACE





**LIVE.  
WORK.  
SOCIALIZE.**

More than ever, it is important to have a place to meet, work, and socialize before going home. Our extraordinary common spaces have been designed to offer you an incomparable quality of life and simplify your day-to-day.

You no longer need to take the car. Vertica allows you to enjoy life without constraints, without stress and above all without compromise.





## TOTALLY FOCUSED

Work in an individual, intimate and quiet space.

## TOTALLY INSPIRED

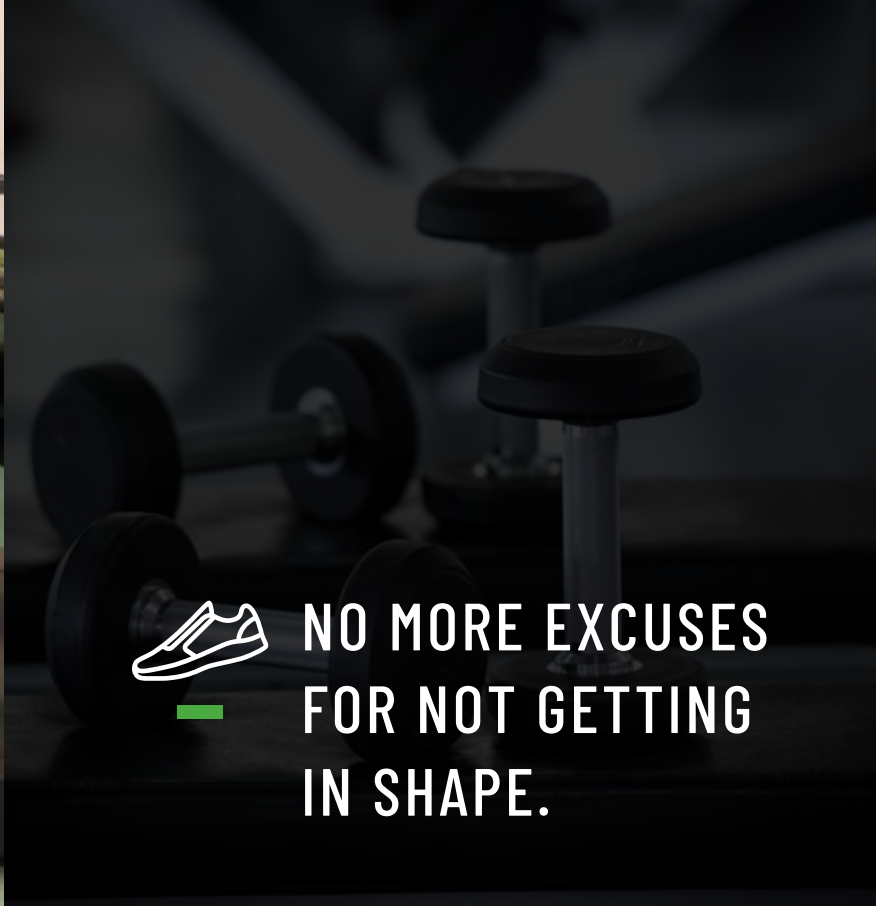
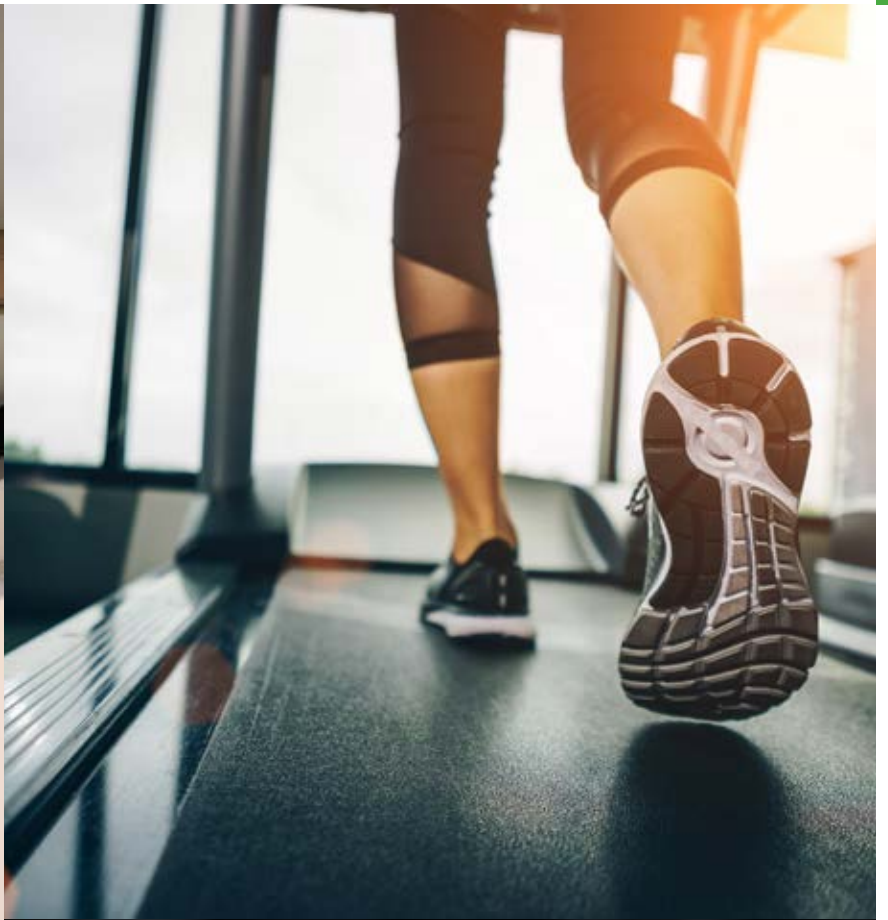
Work in a large, inspiring and comfortable space with a view.



# A HIGHLY MOTIVATING FITNESS ROOM

Connected machines, free weights, superior equipment,  
enhanced space and lighting.



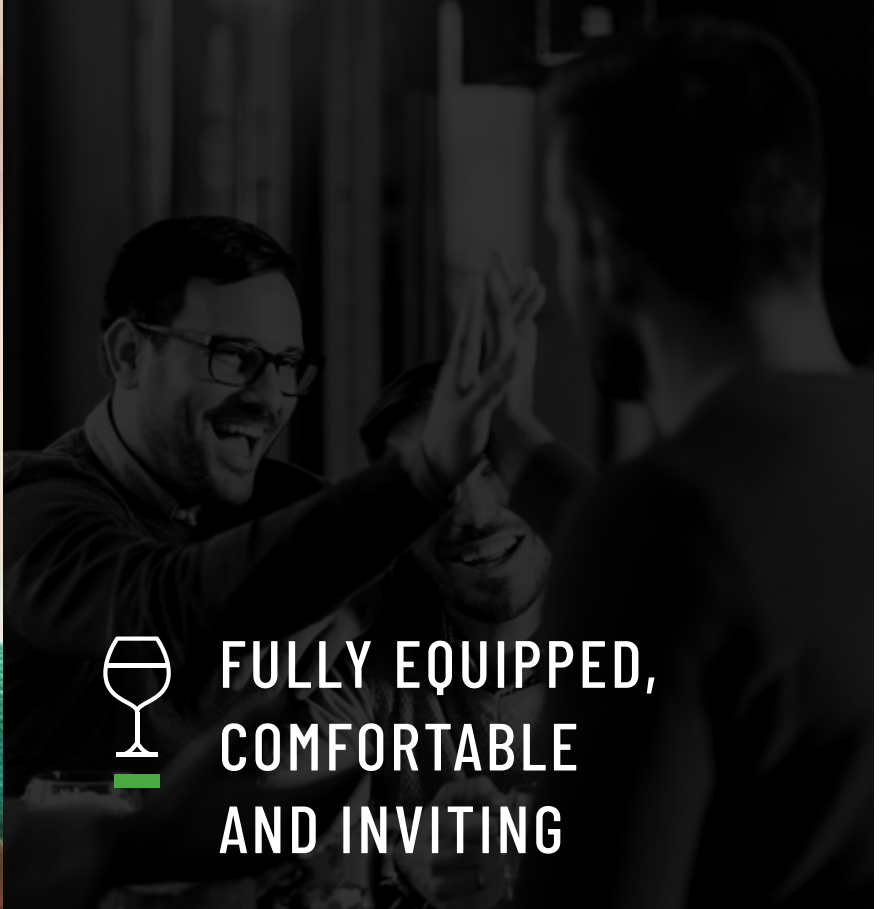
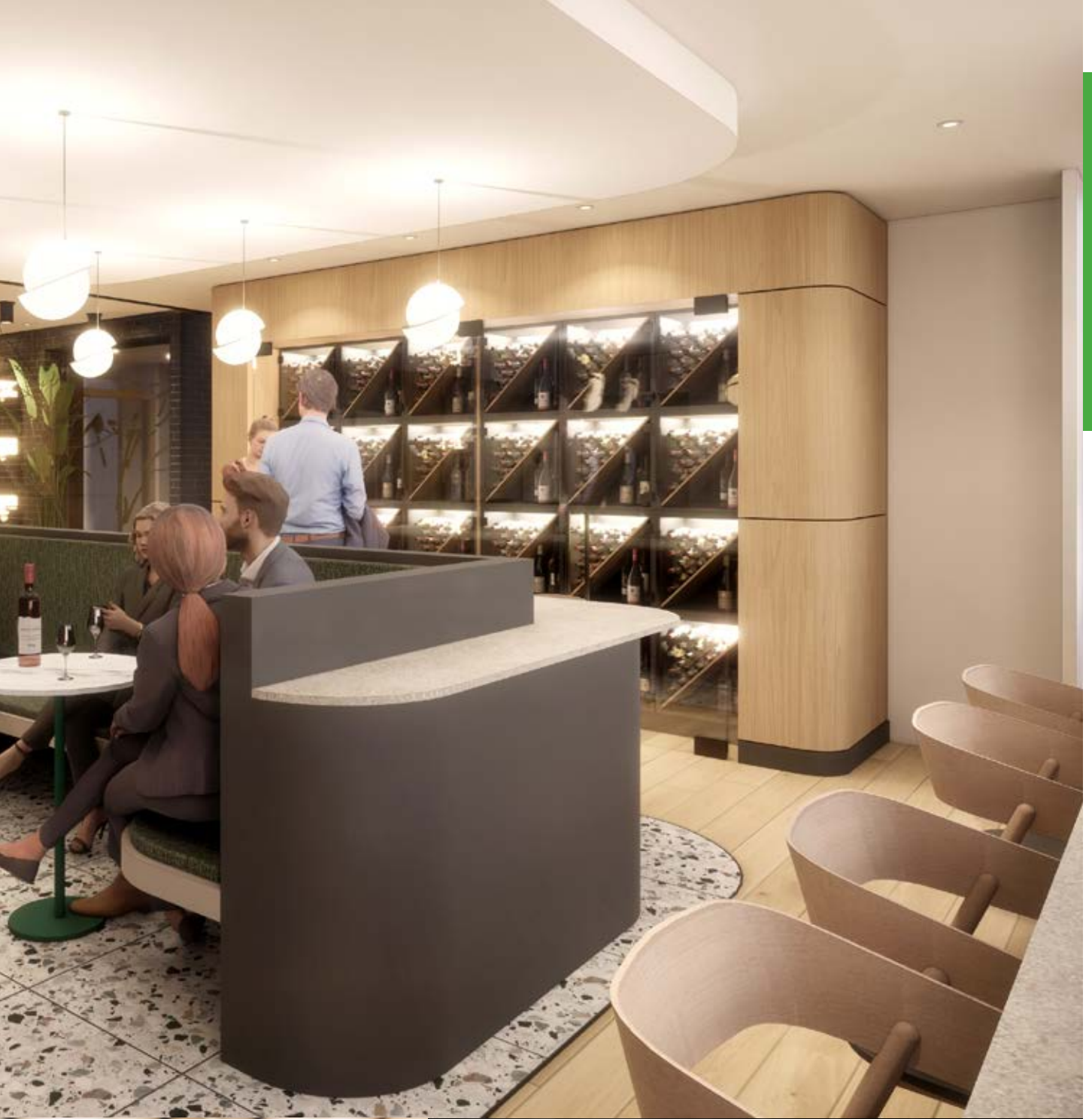


**NO MORE EXCUSES  
FOR NOT GETTING  
IN SHAPE.**

## A CHEF'S KITCHEN FOR YOUR RECEPTIONS

Fully equipped, comfortable and inviting, the ideal place to entertain your guests.



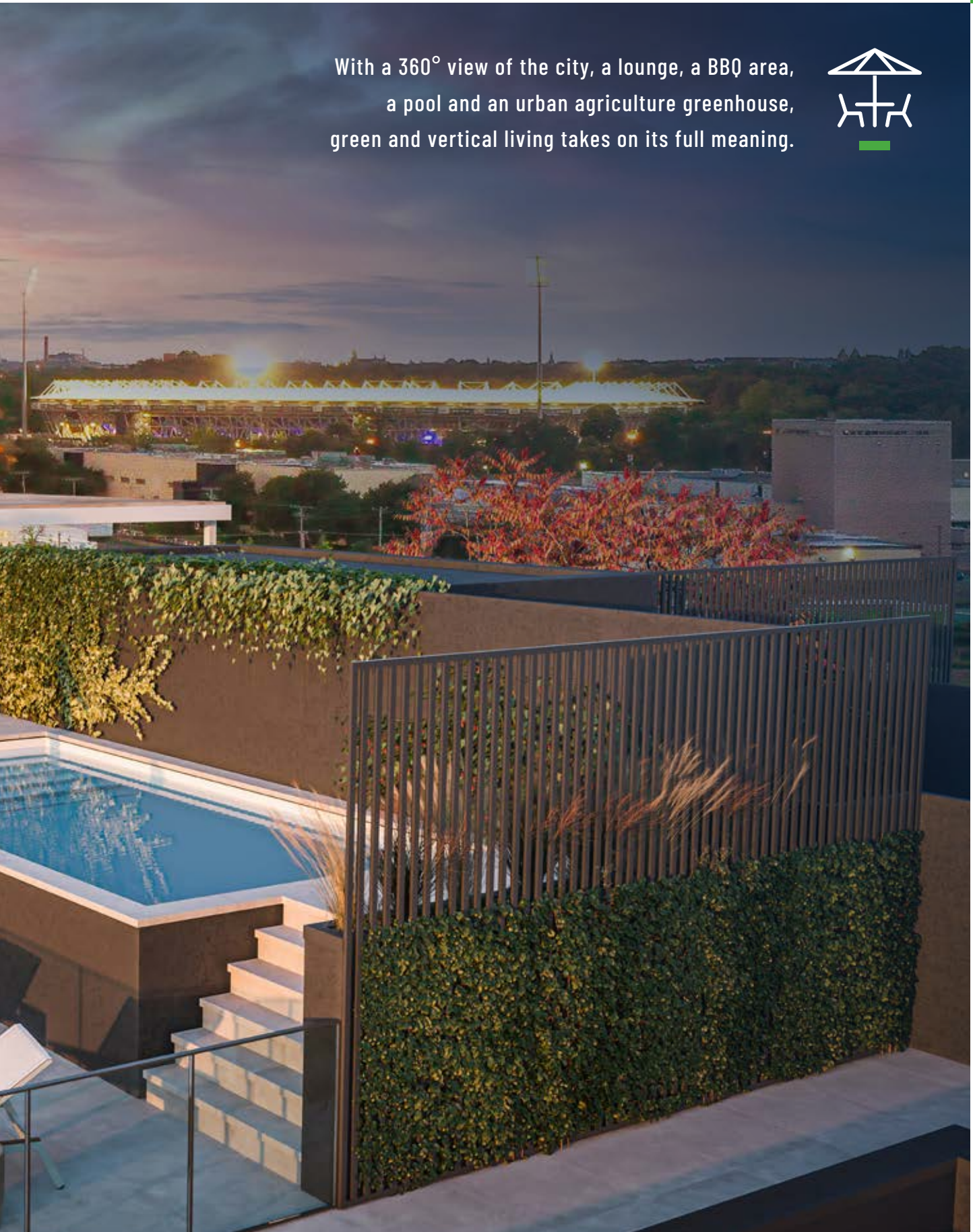


**FULLY EQUIPPED,  
COMFORTABLE  
AND INVITING**

# THE SPECTACULAR ROOFTOP TERRACE WITH POOL, LOUNGE, BBQ AND URBAN AGRICULTURE



With a 360° view of the city, a lounge, a BBQ area,  
a pool and an urban agriculture greenhouse,  
green and vertical living takes on its full meaning.



## LOUNGE, ZEN SPACE, OR SUMMER KITCHEN

The pleasantly landscaped rooftop terrace offers several atmospheres according to your mood.

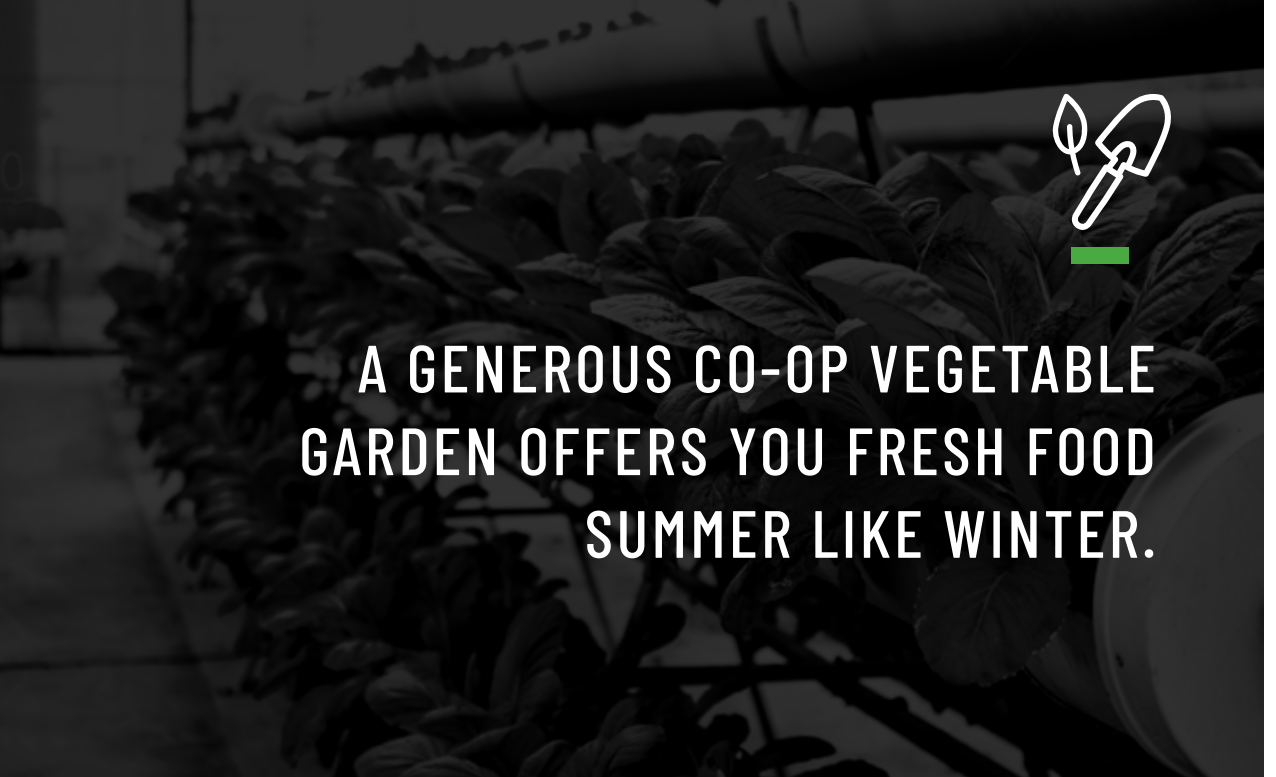




## URBAN AGRICULTURE IN A GREENHOUSE

A rooftop glass greenhouse offers you a spectacular view and allows you to cultivate from a generous co-op vegetable garden, summer like winter.





A GENEROUS CO-OP VEGETABLE GARDEN OFFERS YOU FRESH FOOD SUMMER LIKE WINTER.



## INTELLIGENT LIVING SPACES ADAPTED TO YOUR NEEDS



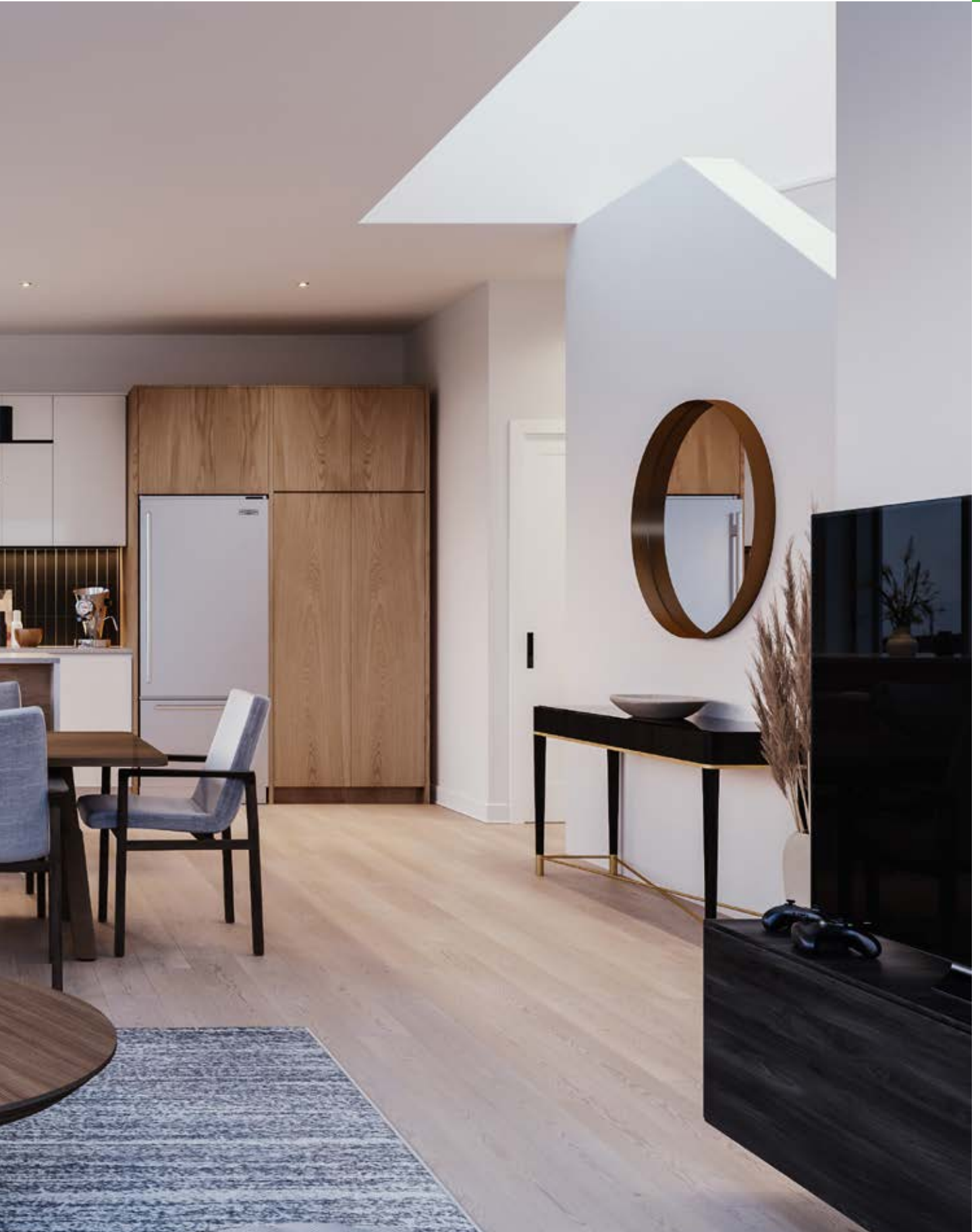
Whether it's a studio, a 1, 2 and 3-bedroom condo, a penthouse or a townhouse, each unit offers large windows, impeccable finishing, and high-end appliances. Comfortable and bright, Vertica living is shaping up beautifully.



# VERTICA PENTHOUSE. EXPAND YOUR HORIZONS.



Here's a large and contemporary living space with generous open spaces on two levels. Simply spectacular. Our penthouses offer breathtaking views, wide-angle living spaces, oversized terrace and high-quality amenities.



THE UNITS

# INTELLIGENT LIVING SPACES ADAPTED TO YOUR NEEDS





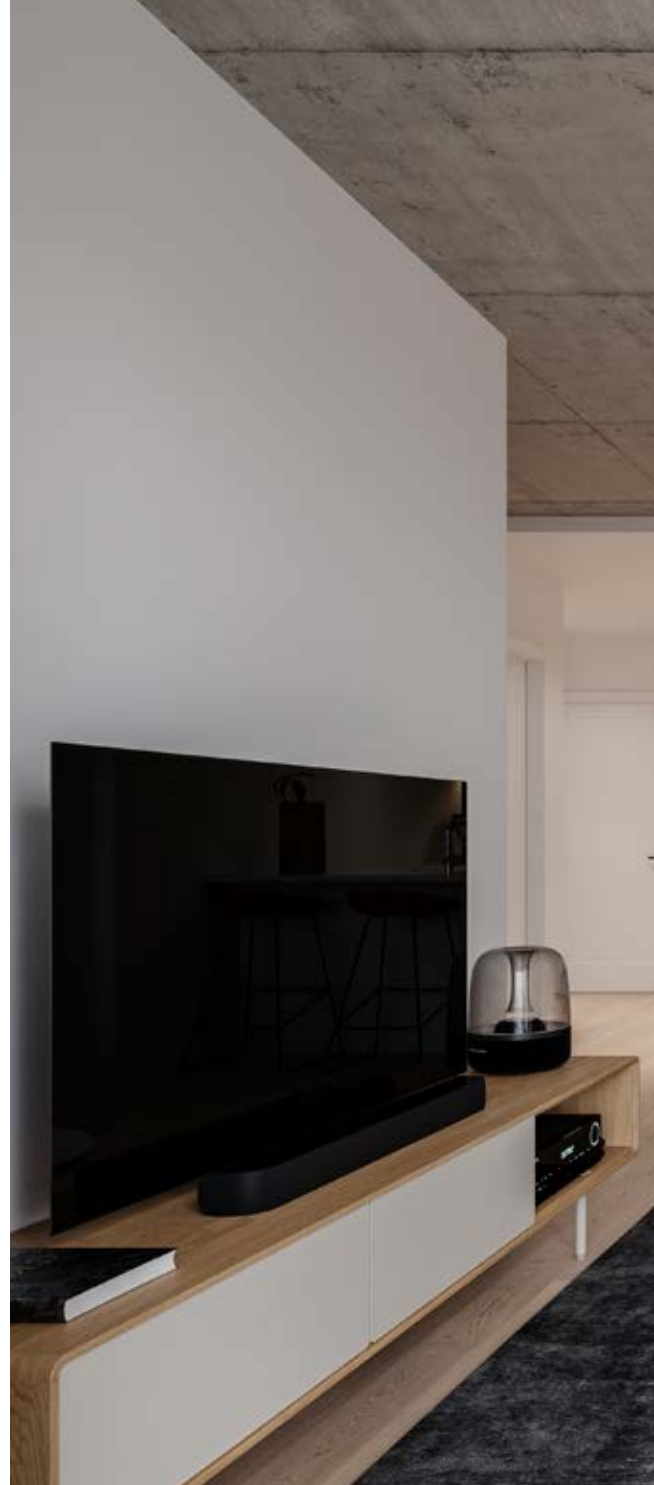
## STUDIOS AND 1,2 AND 3-BEDROOM CONDOMINIUMS

### HIGH GASTRONOMY

Unleash your culinary creativity.  
Kitchen with a quartz kitchen island,  
high-end finishes, and integrated  
appliances.

### INTERIOR BEAUTY

Your self-care space is stunning.  
Italian shower, superior quality faucets  
and Italian ceramics.





**CONTEMPORARY  
DESIGN AND  
HIGH-END FINISHES**

# TWO-LEVEL TOWNHOUSE CONDOMINIUMS



Vertica townhouse living offers you magnificent spaces on two levels with a private terrace on the garden level.



# UNIT PLAN BY MODEL

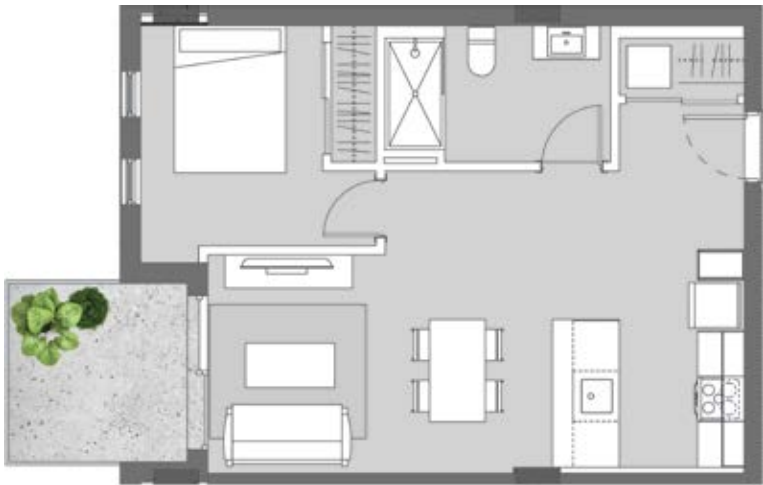
## TOWNHOUSES



# PENTHOUSES



# CONDOMINIUMS



## LIVING IN AN EVOLVING NEIGHBOURHOOD



The new Montreal is taking shape to the east. Vertica is strategically located between Rosemont and Hochelaga-Maisonneuve, 15 minutes from downtown. Enjoy the best of both worlds with the green spaces of Maisonneuve Park and the Botanical Garden. Discover activities in the Olympic Park, the urban life of cafes and the trendy restaurants on Ontario Street.



# OLYMPIC PARK NEIGHBOURHOOD

To live just a few steps away from the largest urban park on the island, to enjoy sports or cultural activities within walking distance... Now that's a neighbourhood full of possibilities.



**MAISONNEUVE PARK  
MUNICIPAL GOLF COURSE  
BIODOME  
BOTANICAL GARDEN  
SAPUTO STADIUM  
STARCITÉ CINEMA**



# ROSEMONT NEIGHBOURHOOD AND ONTARIO STREET

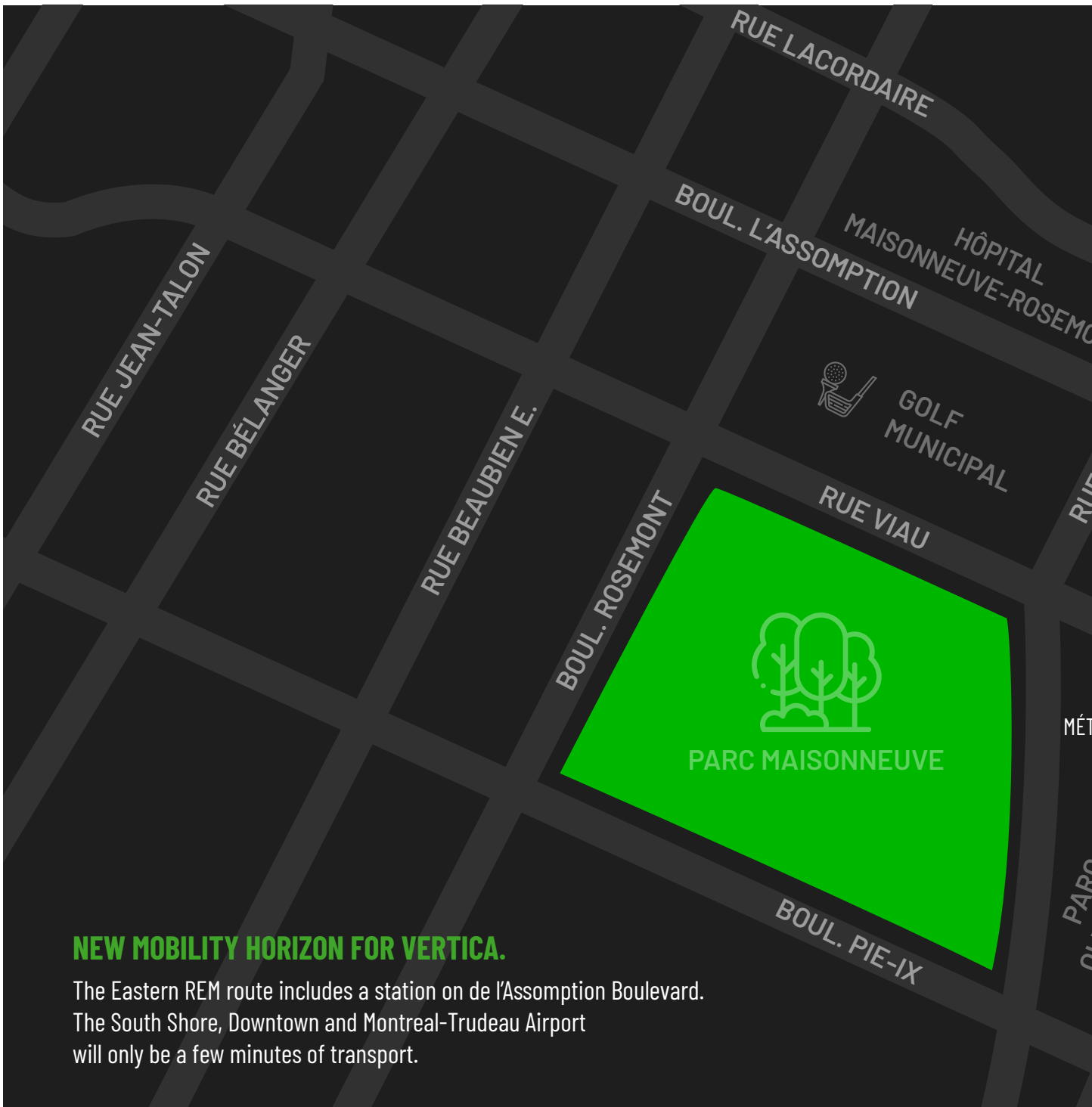


Eclectic shopping, international coffee shops, an urban tavern, a delicatessen, gastronomic restaurants... Everything is there to enhance your evenings and weekends. The Saturday morning market is full of fresh products from local producers. Explore, discover, and be surprised.



**CAFE-BISTROS  
FINE FOOD SHOPS  
TRENDY BOUTIQUES  
URBAN TAVERNS  
OUTDOOR RESTAURANTS  
MAISONNEUVE MARKET**





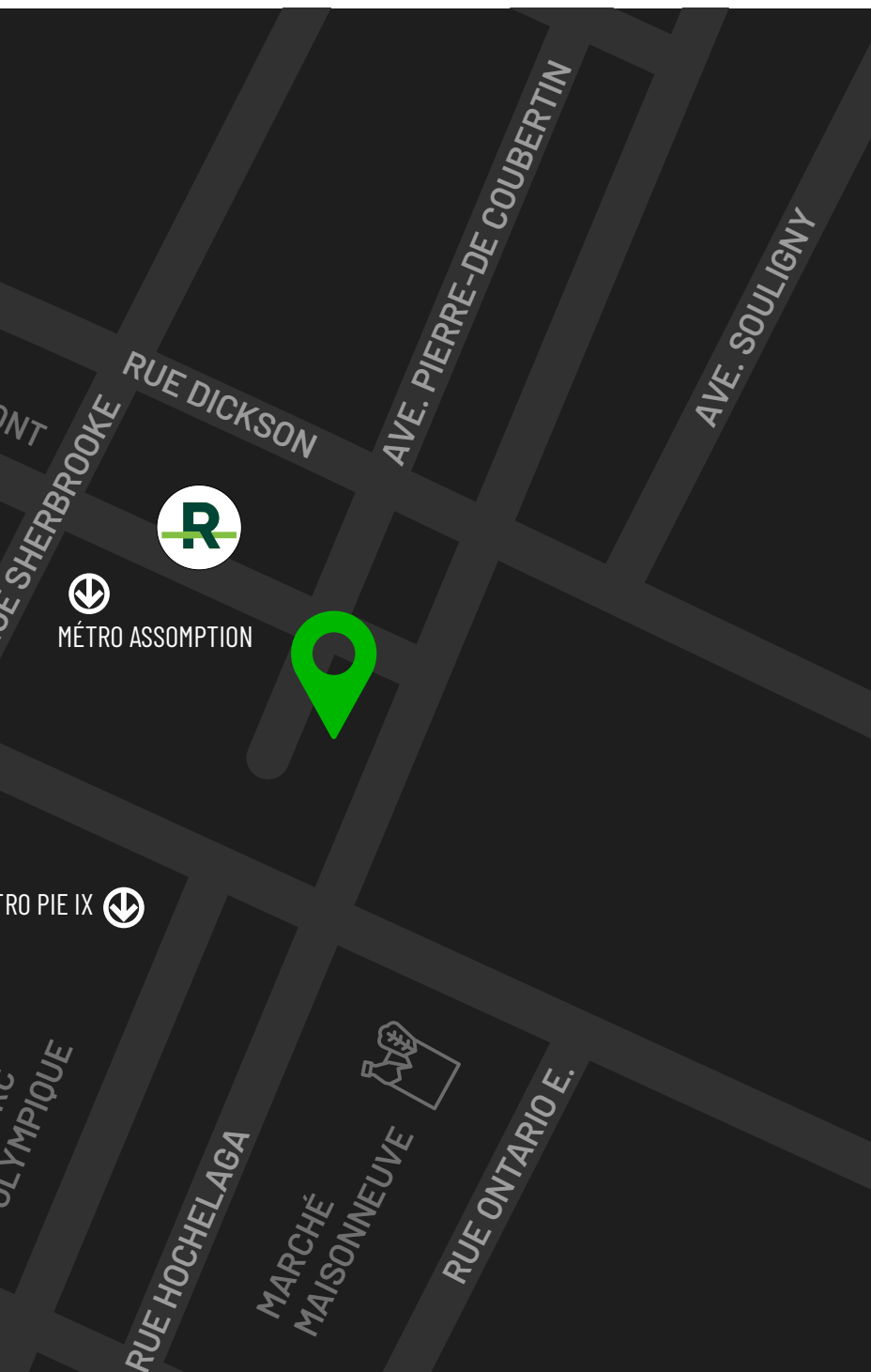
**NEW MOBILITY HORIZON FOR VERTICA.**

The Eastern REM route includes a station on de l'Assomption Boulevard. The South Shore, Downtown and Montreal-Trudeau Airport will only be a few minutes of transport.

**NEARBY**

**SERVICES**

- Hôpital Maisonneuve-Rosemont
- Hôpital Santa Cabrini
- Institut de cardiologie de Montréal
- Polyclinique Maisonneuve-Rosemont
- École Édouard-Montpetit
- École Marguerite-de-Lajammerais
- École des métiers de l'aérospatiale de Montréal
- École Eulalie-Durocher
- École Chomedey-De Maisonneuve



LESS THAN A 2-MINUTE WALK  
FROM L'ASSOMPTION METRO



20-MINUTE WALK TO  
MAISONNEUVE PARK



15-MINUTE WALK  
TO MAISONNEUVE-  
ROSEMONT HOSPITAL

## ACTIVITIES AND SPORTS

Parc Maisonneuve  
(bicycle path, cross-country skiing...)  
Jardin botanique  
Parc olympique  
Stade olympique  
Biodôme de Montréal  
Planétarium  
Cinéma Starcité  
Golf municipal de Montréal  
Stade Saputo  
Aréna Maurice-Richard

## CAFES - BISTROS - BARS - RESTAURANTS

SHERBROOKE STREET  
Cora déjeuners  
Beni Hana cuisine japonaise  
Casa Grecque  
Madisons Restaurant & Bar

### ONTARIO STREET

Le Valois	L'Olive Noire
Arhoma	Le Bièrologue
Les Canailles	Restaurant
Le Blind Pig	Le Saint-Jacques
Le Trèfle Taverne	Heirloom Vin & Pizza
Irlandaise	
État-Major	
Madame Smith	



Développement Novea's greatest asset is undoubtedly its ability to create, develop and carry out high-end residential, commercial or hospitality real estate projects by surrounding itself with the greatest talents in the profession. The best architects, designers, engineers, marketing specialists and sales teams were called upon to ensure the realization of the Vertica project.

For more than 25 years, Salvatore Fratino has been delivering large-scale projects in Canada and the United States, meticulously selecting each member of its team to exceed residents' expectations. Développement Novea is a team with solid financial management experience in construction, whose mission is to create added value and quality of life in each of its projects.

REPRESENTED BY



Fifteen years ago, Patrice Groleau and Debby Doktorczyk realized that Montreal lacked real estate agencies that specialized in marketing condo projects in collaboration with developers. From the beginning, McGill Real Estate has been successful, forging strong relationships with many of Montreal's largest developers. McGill Real Estate's expertise goes beyond sales by offering turnkey services to developers, including market analysis, feasibility studies, profitability projections, unit mix recommendations, accurate unit pricing, and branding and media planning.

Today, the agency represents 25% of the major real estate projects in the Greater Montreal area with a track record of +10,000 condos, +\$4 billion.

**SALES OFFICE: 5400 PIERRE-DE COUBERTIN AVE.  
(CORNER DE L'ASSOMPTION BLVD), MONTREAL, H1N 1P7**

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**VERTICAONDO.COM**



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