

**304 Boul. Charest E. #105 Québec (La Cité-Limoilou)
(Capitale-Nationale)**

Reference: 11431697



\$ 299,000

+TPS/TVQ (\$ 338,293)

1 Bathroom 297 ft²

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com



Benjamin Brennan
450.822.4348 | Email

Bathrooms : 1

Rooms : 2

Property area : 297 ft²

Floor : 1

Floors : 11

Cumulus Condos – A Premium Investment in the Heart of Saint-Roch This brand-new, modern condo-hotel offers 85 units designed for comfort, flexibility, and strong returns. With short-term rentals permitted, it represents a rare opportunity to maximize your investment potential. Owners enjoy exceptional common areas, including a rooftop pool with panoramic views, outdoor lounge, shared kitchen, fully equipped gym, dry sauna, and a refined lobby worthy of the finest establishments. An innovative real estate concept, perfect for those seeking luxury, accessibility, and attractive investment potential.

STUDIO Model – 297 sq.ft | 1st Floor

Discover a modern, optimized studio within Cumulus Condos. This unit features a bright living area, a contemporary kitchen, and a full bathroom, all set in a dynamic urban environment. Ideal for investors or a pied-à-terre, with short-term rental allowed. Enjoy privileged access to premium common areas.

In addition to all the amenities listed below, a full property management service is available for those who wish, making the management of your investment effortless. Common Areas

* Heated rooftop in-ground pool with panoramic city views* Fully equipped modern gym* Dry sauna* Rooftop terrace* Lounge* Outdoor kitchen* Security service* Workspace

Saint-Roch Neighborhood

A true hub of Quebec City, Cumulus is perfectly integrated into the heart of a vibrant and inspiring urban environment. All amenities are nearby, most within a 10-minute walk.

* Trendy bars and restaurants* Shops and essential services* Old Quebec and the business district* Convenient transportation and amenities

Delivery is scheduled for Fall 2027.

The designated notary will be Me Marie-Chantale Simard, Côté Taschereau Samson Demers.

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*Please note that the photos shown illustrate the design and may not reflect the exact unit.

*** Virtual tours only via videoconference ***

Included : All appliances, including washer and dryer.



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