

**304 Boul. Charest E. #408 Québec (La Cité-Limoilou)
(Capitale-Nationale)**

Reference: 9278629



\$ 765,000

+TPS/TVQ (\$ 879,558)

3 Bedrooms 2 Bathrooms 1 092 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

Bedrooms : 3

Bathrooms : 2

Rooms : 6

Property area : 1 092 ft²

Floor : 4

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.

3-BEDROOM Model – 1,092 sq.ft | 4th Floor (Corner Unit)

Luxurious 3-bedroom unit, exceptionally located on a corner with abundant windows providing more natural light than other units. The spacious layout includes two full bathrooms and a private balcony, perfect for enjoying the outdoors. Short-term rentals are permitted, and the unit offers access to top-tier shared amenities. An excellent choice to enhance your real estate portfolio. Parking space available for \$79,000 + taxes.

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.

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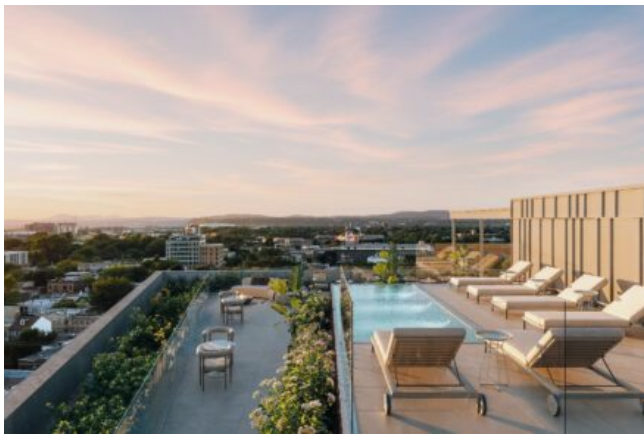
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The designated notary will be Me Marie-Chantale Simard, Côté Taschereau Samson Demers.

*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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