

# 75 Av. des Pins E. #403 Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 15885764



**Sold**

4 Bedrooms 2 Bathrooms 2 281 ft<sup>2</sup>



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Informations non contractuelles

**BARNES Québec**  
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Bedrooms : 4

Bathrooms : 2

Rooms : 14

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Property area : 2 281 ft<sup>2</sup>

Construction : 2013

Floor : 4

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Floors : 4

Discover this luxurious, sophisticated apartment offering 2,280 sq. ft. of living space. This exceptional property features a spectacular private rooftop terrace of over 1,000 sq. ft., boasting 360-degree views of Mount Royal and the city skyline. The layout includes three bedrooms, two offices, and two bathrooms and a laundry room within a chic, light-filled living environment. Included are two parking spaces and two storage units. Apartment 403 is a rare find on the top floor, perfectly blending industrial character with contemporary luxury.

#### The Waldman Building: The Art of Living at the Peak of the Plateau

Born from the bold transformation of the legendary Waldman fish market, this emblematic Plateau-Mont-Royal building now houses a limited collection of 27 elite residences. Apartment 403, located on the top floor, represents the quintessence of refined urban design.

#### Volumes and Architectural Signature

From the entrance, the tone is set by a sophisticated industrial aesthetic. With a generous surface area of 2,280 sq. ft. (210 m<sup>2</sup>), this dual-aspect apartment is distinguished by its concrete ceilings and clean lines that accentuate a sense of space and freedom. The layout, both fluid and functional, offers:

- A vast living space bathed in natural light.
- A modern kitchen open to a large dining room, designed for the art of entertaining.
- Three spacious bedrooms, including a primary suite with a walk-in closet and ensuite bathroom.
- Two dedicated office spaces, perfect for remote work or creative pursuits. One of them can very easily be converted into a bedroom.
- Two full bathrooms.

#### An Extraordinary Exterior

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The highlight of the property is found on the roof: a private terrace of over 1,000 sq. ft. (100 m<sup>2</sup>) for exclusive use. A true suspended sanctuary, it offers a 360-degree panoramic view of the iconic Mount Royal, the downtown skyscrapers, and the architectural charm of the Plateau.

#### Comfort and Strategic Location

The property meets the highest standards of urban amenities:- Parking: Two indoor garage spaces, an absolute rarity in the sector.- Storage: Two secure storage spaces.- Location: Nestled at 75 avenue des Pins, a few steps from Mount Royal Park and the excitement of Saint-Laurent and Saint-Denis streets.

Management: A healthy co-ownership, rigorously managed, with a contingency fund of \$156,000.

Embody the essence of Montreal chic in a place where history meets modernity.



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