BARNES INTERNATIONAL REALTY | Québec

# 304 Boul. Charest E. #408, Québec (La Cité-Limoilou)

Reference: 9278629



**$ 765,000**
**+TPS/TVQ ($ 879,558)**

3 Bedrooms 2 Bathrooms 1 092 ft²



**Benjamin Brennan**
450.822.4348 | Email

Informations non contractuelles

**BARNES Québec**
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com

| | | |
|---|---|---|
| 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* WorkspaceSaint-Roch NeighborhoodA 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 amenitiesDelivery is scheduled for Fall 2027.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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