BARNES INTERNATIONAL REALTY | Québec

304 Boul. Charest E. #704 Québec (La Cité-Limoilou) (Capitale-Nationale)

Reference: 28953637

$ 684,000
+TPS/TVQ ($ 786,429)

2 Bedrooms 2 Bathrooms 889 ft²

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com

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Bedrooms : 2	Bathrooms : 2	Rooms : 6
Property area : 889 ft²	Floor : 11	Floors : 7

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.

2-BEDROOM Model — 889 sq.ft | 7th FloorElegant 2-bedroom unit on the 7th floor, featuring a spacious and thoughtful layout. It includes two full bathrooms, a bright open-concept living area, and a balcony perfect for enjoying city views. Perfect for those seeking comfort, functionality, and space, in a premium building that allows short-term rentals and offers first-class shared amenities.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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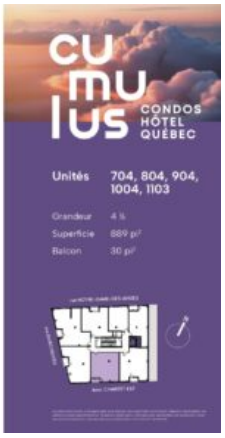

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