

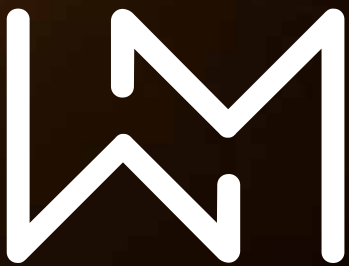
CONDOS • RENTAL APARTMENTS
PRIVATE RETIREMENT COMMUNITY

THE NEWMAN



YOUR NEW WORLD
IS RISING IN THE
ANGRIGNON LASALLE DISTRICT

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YOUR NEW
HORIZON

EMBRACE ANGRIGNON

LE NEWMAN IS MUCH MORE THAN A MULTI-FAMILY HOUSING PROJECT

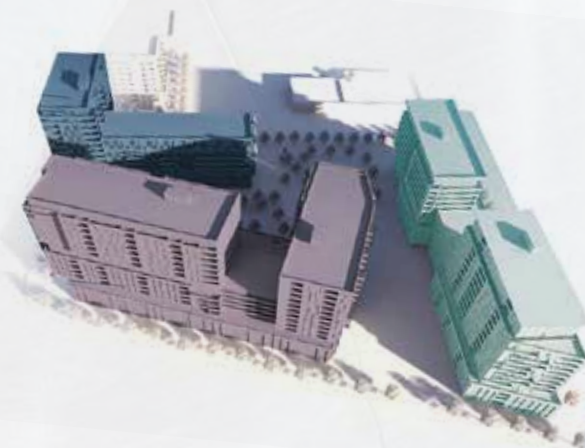


A DIVERSE URBAN COMMUNITY

Le Newman promises to be the source of a vibrant and diverse urban community.

This new generation project redefines how we live, how we work and how we grow in the heart of a city teeming with human experience. The project consists of three distinct buildings, a residence for active retirees, a multi-family rental housing structure and a condominium complex. All this will cover a large 20,000 square-metre area where half will consist of green space sensibly landscaped to allow for many activities. From its location on Newman Boulevard, next to the magnificent Angrignon Park, the project will allow you to reach Downtown Montreal in a few minutes and also admire the spectacular views of Mount Royal, Saint-Lawrence River or the park next to your terrace.

**PRIVATE RETIREMENT
COMMUNITY FOR
ACTIVE RETIREES
CONDOMINIUMS
APARTMENTS**



LIFE IN LE NEWMAN IS BEING ONLY A FEW STEPS AWAY FROM ONE OF THE MOST BEAUTIFUL PARKS IN AN URBAN SETTING.

It features a true nature-filled haven where flora and fauna meet to form a priceless green environment.

The park offers you a wide variety of possible activities. Your new world will be green and natural, regardless of whether you want a morning jog, a bicycle ride, a stroll with your faithful companion, a pastoral picnic on a sunny Sunday or a peaceful sunset boat excursion on the lake.

10 KM OF FOOTPATHS

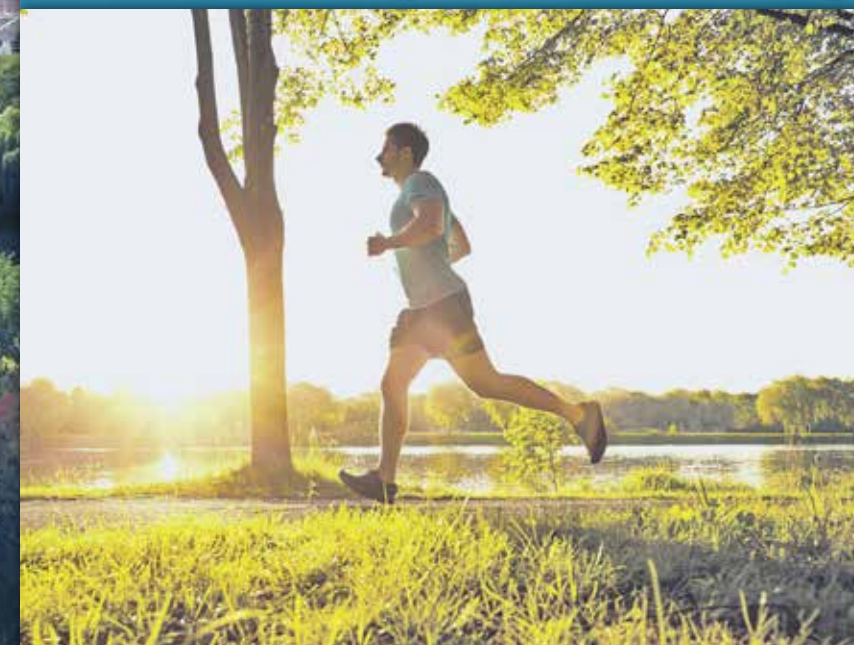
2 KM OF CYCLING TRAILS

NEARLY 100 HECTARES OF GREEN SPACE

AN IMMENSE LAKE

MULTIPLE PICNIC AND ACTIVITY AREAS

A SPACIOUS DOG PARK



THE ANGRIGNON NEIGHBOURHOOD

Located on the lively Newman Boulevard, with its many restaurants, Le Newman is close to Carrefour Angrignon and its shops. There is easy access to the STM's public transit and the Angrignon metro station is nearby. Everything is at hand to make your daily life more enjoyable. Do you feel the urge to shop, to go to a restaurant with friends or to simply relax in the park? You will find all that nearby in your new neighbourhood.

A 15-MINUTE
WALK TO
THE METRO

A 30-MINUTE
METRO RIDE
TO DOWNTOWN





COMMON AREAS

Le NEWMAN is designed around a superb green area intended to please everyone. This haven of freshness consists of a community garden, a *pétanque* area (a game of French origin where players seek to throw steel balls as closely as possible to a target), a children's playground and many shady spots. A spectacular garden pavilion enlivens the central square where making acquaintances and socializing are part of this unique area's attraction.

CREATING A
HEALTHY AND
SUSTAINABLE
LIVING
ENVIRONMENT



COMMON AREAS

- LOUNGE AND CO-WORKING AREA
- GAME ROOM
- WORKOUT ROOM
- COMMUNITY GARDENS
- WORKSHOP
- PÉTANQUE* AREA
- CHILDREN'S PLAYGROUND
- BARBECUE-EQUIPPED TERRACE
- ROOFTOP SWIMMING POOL
- AND CHANGING ROOM





EXTERIOR
COURTYARD



CHILDREN'S
PLAYGROUND



PÉTANQUE
AREA

GARDENS

GARDEN
PAVILION



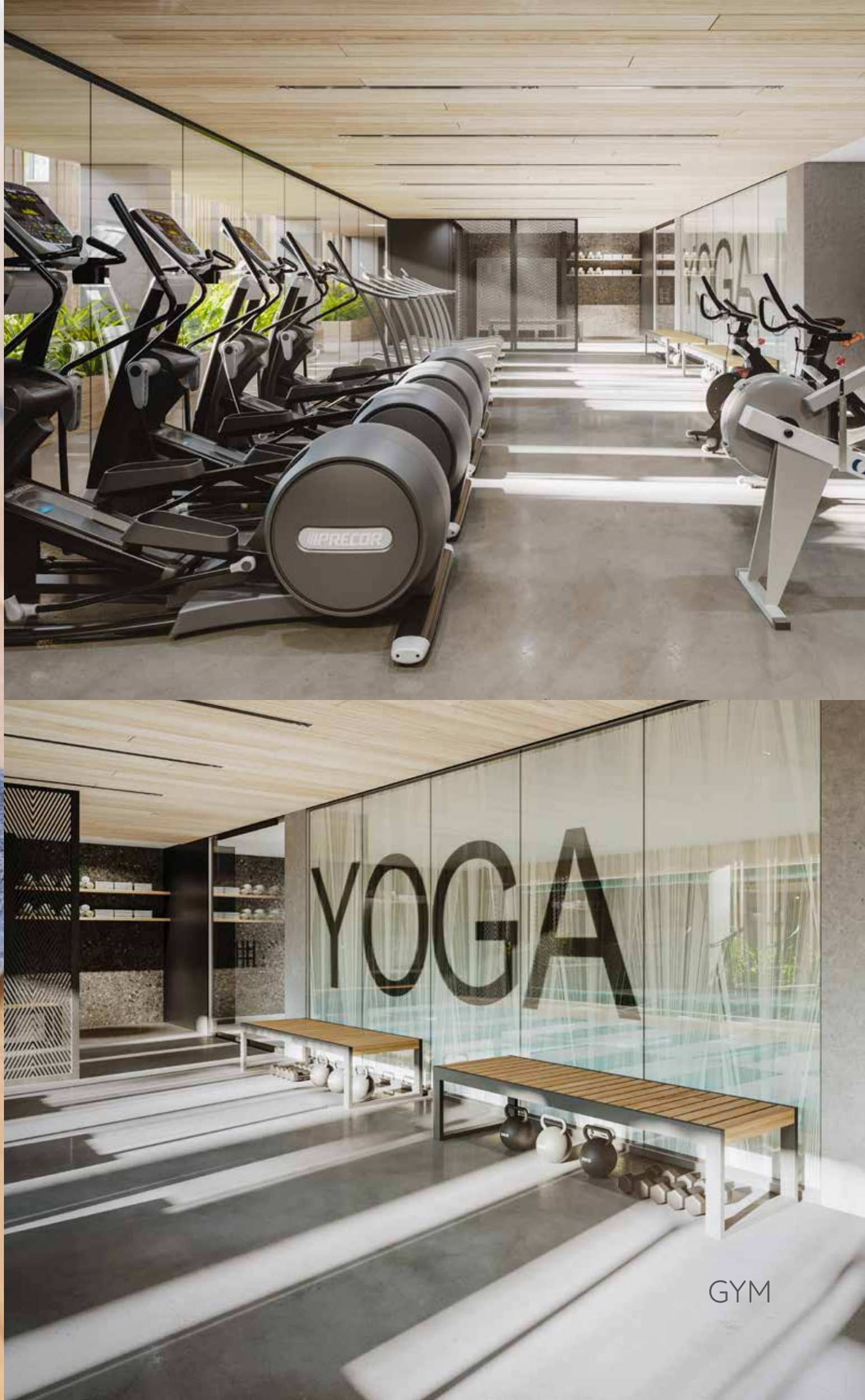
CO-WORKING
AREA AND
LOUNGE



GAME ROOM

FITNESS AND SPORTS ROOM

The fitness room features the latest in connected equipment, free weights, yoga area, Pilates and CrossFit. Spacious and fully equipped, it will rival the best fitness centres.



GYM

SHARED SERVICES

A UNIQUE CONCEPT
BASED ON THE
PRINCIPLE OF
CONSUMING LESS
AND CONSUMING
BETTER



SHARED SERVICES
WI-FI (COMMON AREA)
MOBILE APPLICATION
CATERER
URBAN ARTWORK

DevMcGill[®]
DIVISION DE COGIR IMMOBILIER

CONDOMINIUMS

NO EFFORT IS SPARED
TO LET YOU ENJOY
YOURSELF ON SITE.





DevMcGill®
DIVISION DE COGIR IMMOBILIER

CONDOMINIUMS

CREATING TODAY TOMORROW'S LIVING ENVIRONMENT

Your unit is designed by a reputed condominium developer who has carried out many of the most renowned major projects in the provinces of Quebec and Ontario.

Thanks to the DevMcGill brand, you can rest assured that you will be living in a high-quality complex. Your home will be flawlessly built and feature state-of-the-art appliances, a wide range of finishes to choose from, high-quality materials and generous window surface allowing for a lot of natural sunlight. You will also enjoy exceptional common areas as well as a building which is environmentally friendly and in keeping with sustainable development.

324 UNITS
2 PHASES



DevMcGill®
DIVISION DE COGIR IMMOBILIER

LES CONDOMINIUMS

CHOOSING LE NEWMAN IS BEING OPEN TO NEW THINGS

Your new world promises to be bright, always, in every way.

You can live in perfect harmony with both the people who live there and the surrounding nature. Share happy moments through a rich, plentiful and varied social life. Your new living environment is quite exciting. Only a few minutes away from downtown Montreal and a short walk from the magnificent Angrignon Park, your condominium unit, with its unparalleled view of the city, of the park or of the river, will provide you with everything you need to experience a life of sharing and diversity which is the hallmark of the new urban living.



Rooftop
swimming pool



Barbecue-equipped
terrace with tables
and lounge chairs



Smart
lockers



Bicycle
stands



Wi-Fi
(common area)



COMMON AREAS

LOUNGE
CO-WORKING AREA
GARDENS
GAME ROOM
WORKOUT ROOM
WORKSHOP

KITCHEN





BALCONY



ROOFTOP TERRACE AND SWIMMING POOL



Mostra

NEWMAN



THE APARTMENTS

A NEW LEASE ON FREEDOM

This is Mostra Newman. Here is a high-end condominium-type rental home concept created by Cogir. Are you dreaming of freedom, peace of mind and balance? The reputation of the projects carried out by Cogir's Mostra is well established. Apartments in a carefully laid-out, high-end and contemporary design, featuring a lot of natural sunlight and outside views thanks to generous window spacing, these are only a few of Mostra's advantages. Mostra's remarkable common areas, as well as the many services and benefits it offers complement the Newman ideal lifestyle and advantages without having to pay the price.

**CONSCIENTIOUS AND
MODERN CONSTRUCTION
GENEROUS WINDOW SURFACE
SOUNDPROOFED UNITS
MAGNIFICENT COMMON AREAS
FLAWLESS SERVICE**

**228 UNITS
2 PHASES**



THE APARTMENTS

THE MOSTRA NEWMAN LIFESTYLE

Everything you need to live, to work, to grow and to escape.

Your new world includes:

- A splendid rooftop swimming pool equipped with terraces and barbecues for your sunny weekends.
- A large fitness room for your daily workouts.
- Shared workspace, giving you a two-minute commute from your home.
- Smart lockers to secure your on-line deliveries.
- Self-service electric automobiles and bicycle stands for your travel needs.

No effort is spared to provide you with the best lifestyle NEWMAN has to offer.



COMMON AREAS

LOUNGE
CO-WORKING AREA
GARDENS
GAME ROOM
WORKOUT ROOM
WORKSHOP



Rooftop
swimming pool



Barbecue-equipped
terrace with tables
and lounge chairs



Smart
lockers



Bicycle
stands



Wi-Fi
(common area)



Shared
automobile



PRIVATE RETIREMENT COMMUNITY FOR ACTIVE RETIREES

GREAT LIVING IS AT HAND

The Jazz Newman lifestyle is having the best that life has to offer handed to you on a silver platter. Cogir Real Estate has created for active retirees a new generation of Private Retirement Community which stand out thanks to the quality of their services as well as their modern and attractive common areas. You will find security, peace of mind and comfort, and various services are available on site: pharmacy, shops, café/bistro, movie theatre and much more. Here is a lifestyle rich with human interaction, shared knowledge and life experience.

PEACEFUL ENVIRONMENT
SAFE LOCATION
BISTRO AREA
COMMON AREAS
SOCIAL ACTIVITIES

398 UNITÉS
2 PHASES



PRIVATE RETIREMENT COMMUNITY FOR ACTIVE RETIREES

JAZZ NEWMAN OFFERS MANY AVAILABLE AND VARIED ACTIVITIES

Only a few minutes away from the metro station, from the Carrefour Angrignon shopping centre, from restaurants and from Angrignon Park, you will not be lacking for ways to spend your day. A modern residence, surrounded by greenery and places to relax, where meeting new people is easy. Outdoors, you can enjoy a game of *pétanque*, take part in an aqua gym session in the rooftop swimming pool, stroll along the green-covered footpaths or organize a picnic in pastoral Angrignon Park. A movie theatre, a library, a common kitchen and a bowling lane are also part of the sizeable list of high-quality services provided by Jazz Newman.



Rooftop
swimming pool



Microchip access
and intercom



Movie
theatre



Bowling
lane



Wi-Fi
(common area)



COMMON AREAS

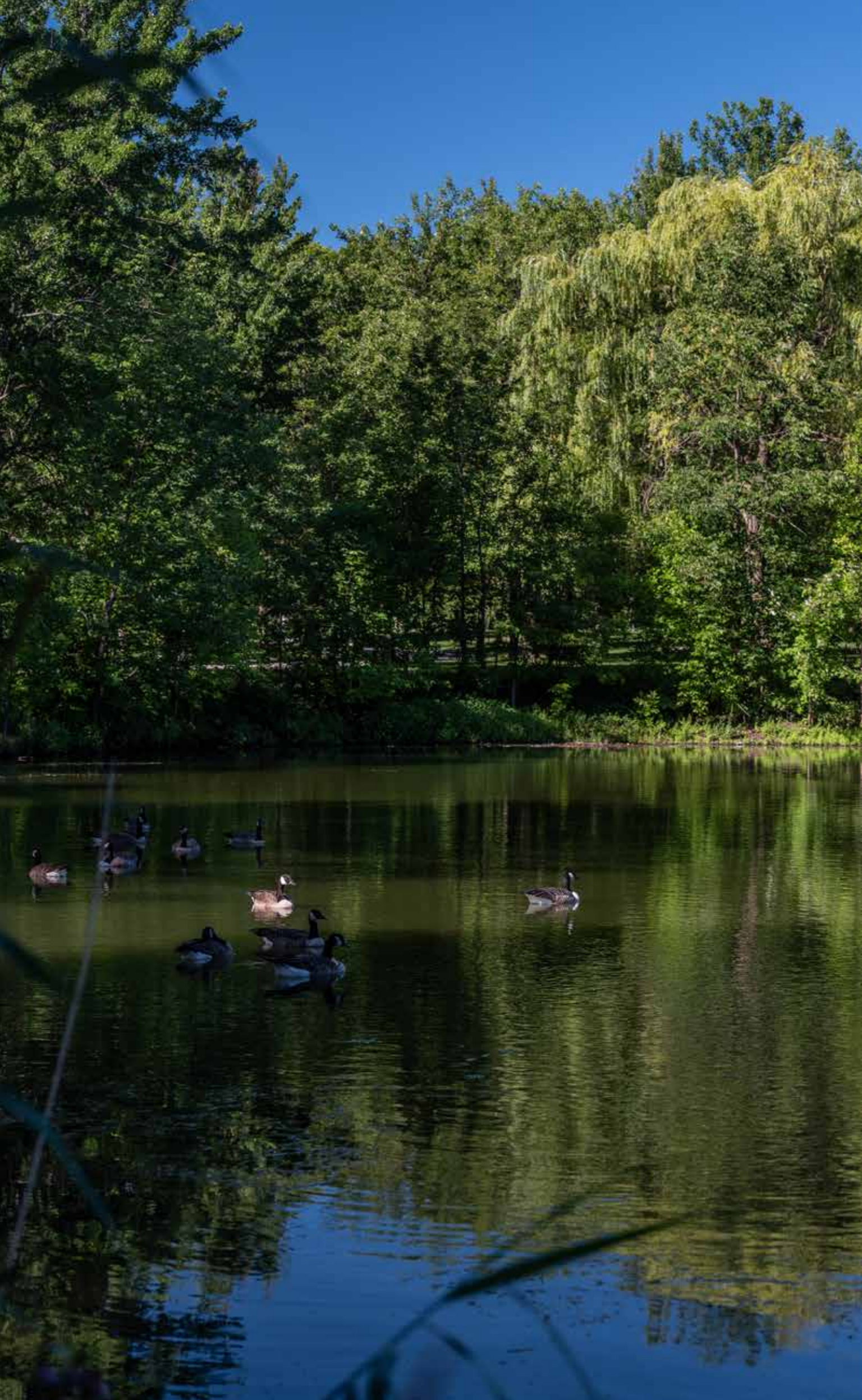
LOUNGE
CO-WORKING AREA
COMMUNITY GARDENS
GAME ROOM
WORKOUT ROOM
WORKSHOP
BISTRO/CAFÉ

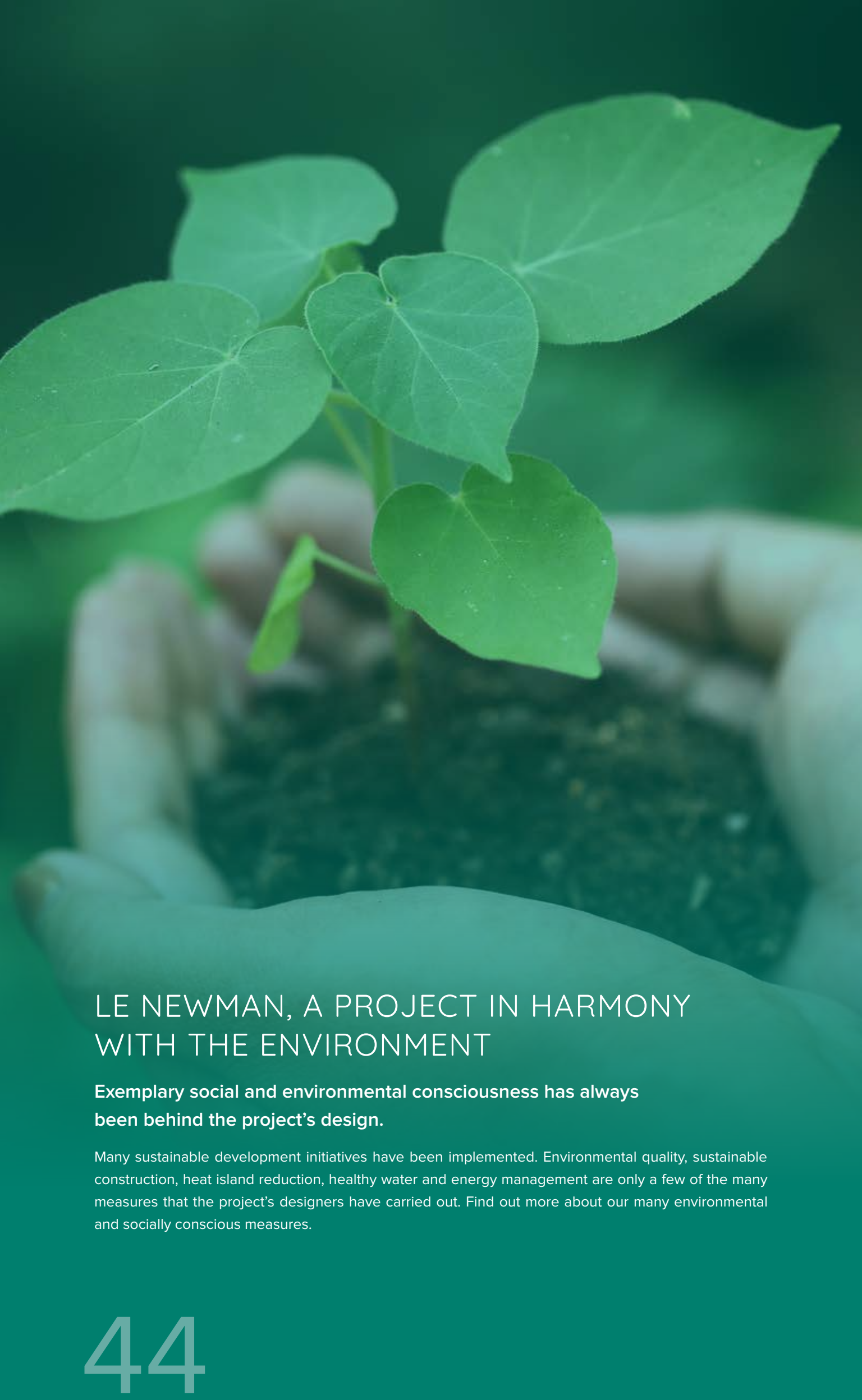
LE NEWMAN, A COMMUNITY LOCATED ONLY A SHORT WALK AWAY FROM MANY STORES, SUPERMARKETS, RESTAURANTS, SHOPS AND SERVICES



- 1 AGRIGNON PARK
- 2 CARREFOUR ANGRIGNON
- 3 COMPLEXE ANGRIGNON
- 4 LACHINE CANAL
- 5 ANGRIGNON METRO STATION
- 6 DOWNTOWN BY METRO

 **stm** Autobus : 106-195-109 et +





LE NEWMAN, A PROJECT IN HARMONY WITH THE ENVIRONMENT

Exemplary social and environmental consciousness has always been behind the project's design.

Many sustainable development initiatives have been implemented. Environmental quality, sustainable construction, heat island reduction, healthy water and energy management are only a few of the many measures that the project's designers have carried out. Find out more about our many environmental and socially conscious measures.



THE TEAM

Architects, designers and developers are working together to deliver an exclusive project that will meet the expectations of a demanding public.

DEVELOPED BY



Cogir Real Estate relies on a team composed of more than 3,500 employees who have a true passion for real estate and who strive daily to offer the best service possible to their clients. Our team manages over 170 properties in the province of Quebec, in Ontario and in the United States. We manage more than 7 million square feet of commercial, industrial and office real estate. We take care of over 19,750 residential units in the province of Quebec, in Ontario and in the United States, including a network of 50 private Retirement Community. Our firm also has a great deal of experience in the hotel industry.

IN PARTNERSHIP WITH



Welltower has acquired its reputation thanks to its unequalled network of contacts and its first-class health care real estate portfolio. Having the best assets and working with the best health care suppliers is a simple concept, but a demanding one in its execution. By working exclusively in the health care field for over 40 years, Welltower has developed unique abilities and the best team in the industry.

SOLD BY



As a real estate brokerage firm specialized in the sale of new condos, McGill Real Estate is the leader and an expert in the sales and marketing of condos in Montreal.



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