

# LE SHERBROOKE

A RICH HERITAGE

Broccolini's latest real estate development, located in the heart of the Golden Square Mile, Le Sherbrooke brings together history, contemporary living, and timeless luxury in one of Montreal's most distinguished locations, on Sherbrooke Street West, home to some of the most sought-after properties in the city.

## PROJECT HIGHLIGHTS

- 25-storey set-back tower and 4-storey gatehouse on Sherbrooke Street West
- 562 units ranging from studios to penthouses
- 19,000 sq. ft. of amenity spaces, of which 7,300 sq. ft. are exclusive to residents of penthouses and Executive Suites
- Total building area of 490,000 sq. ft.
- 4 levels of underground parking
- 2025 delivery date
- A carefully curated inner courtyard with valet drop-off and European-designed fountain centerpiece
- An address in the most desirable neighbourhood in a city on the rise

## FEATURES

- Distinguished Location. On Sherbrooke Street West, where neighbouring landmarks include The Ritz and the Mount Stephen, the Linton, McGill University, and many historical mansions—all emblems of the lasting legacy of prosperity.
- A Green Oasis in Downtown Montreal. Residents can enjoy a private exterior courtyard inspired by traditional French gardens, connecting both buildings and accessible via a porte-cochère on Sherbrooke Street.
- Luxurious Living, Elevated. A full amenities package awaits the residents of Le Sherbrooke, including an indoor lap pool, sauna, steamroom, gym, co-working lounge, virtual golf, double-height lobby, smart home technology and connectivity, and more. These spaces are all beautifully designed by Andres Escobar.
- Exclusives for Penthouses and Executive Suites. Residents of penthouses and Executive Suites can revel in their exclusive spaces, which include amenities such as a separate grand entrance & lobby, private elevator, rooftop terrace, outdoor pool, conservatory, private gym, and more.

## ARCHITECTURAL INSPIRATION

Echoing the Golden Square Mile's historic prestige, Le Sherbrooke juxtaposes the traditional and the contemporary; curtain walls and moulded concrete are articulated with granite, and Beauval limestone quarried in the Bourgogne region of France. The project's subtle ornamentation is inspired by the Art Nouveau movement popular at the turn of the 20th century – the same era of Sherbrooke Street's rise to prominence. Le Sherbrooke's architecture evokes both Montreal's rich history as well as its reputation as a cosmopolitan, forward-moving, international city.

## GOLDEN SQUARE MILE: MONTREAL'S MOST PRESTIGIOUS NEIGHBOURHOOD

- Eminence and Enduring Beauty. The Golden Square Mile was home to the nation's foremost leaders, founding barons, and magnates. Montreal's storied jewel, this neighbourhood is punctuated by grand mansions, greystones, and historical buildings.
- An Affluence of Art and Culture. Located in Montreal's epicenter of art & culture, Le Sherbrooke is just a stone's throw from Montreal's Museum of Fine Arts, the Canadian Centre for Architecture, and the McCord Museum, to name just a few.
- Access and Proximity. Boutiques, cafés, restaurants, shopping, events... The living is easy in the Golden Square Mile. Whether you rise early for a morning jog up Mount-Royal or enjoy a private yoga class on the rooftop at sunset, nature is always close by. All convenient services, including the city's top healthcare centres, are also within walking distance.

## THE CREATIVE TEAM

Developer:	Broccolini
Architect:	NEUF Architect(e)s
Interior Design:	Lemay + Escobar
Landscape Architect:	Lemay
Sales:	Immobilier Baker

Un projet signé

**BROCCOLINI**

