



RAISE THE CURTAIN ON YOUR NEW CONDOMINIUM

A low-angle photograph of a modern glass skyscraper against a twilight sky. The building's facade is composed of a grid of glass panels, reflecting the ambient light. The sky transitions from a deep blue at the top to a lighter, hazy blue near the horizon. In the foreground, the dark silhouettes of trees are visible. On the left side of the image, there is a vertical, blurred light trail in shades of red and orange, suggesting motion or a long-exposure shot of a light source.

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B A C K G R O U N D

ONCE UPON A TIME IN MONTREAL

Designed by Albert E Westover, the American architect, the renowned Imperial Cinema opened its doors on April 25, 1913. The frescoes above the lobby are the work of William Eckhart while Tognarelli and Voight were responsible for the decoration. The Province of Quebec's Ministry of Culture and Communications officially recognized the Imperial Cinema as a historical monument in 2001. A major renovation project

was carried out from 2002 to 2004 to restore the building to its former glory. Heritage Montreal subsequently awarded its Orange Prize to the site, thereby recognizing its extraordinary restoration.



IMPERIA conceptual sketch
-Roch Cayouette, architect / Provencher Roy





THE PROJECT

BUILDING TOMORROW'S URBAN ENVIRONMENT

We believe that it is possible to thrive in one's living space while remaining connected to the community.

With creative and intelligent use of our space and through the application of our design knowledge to adapt to new urban living concepts, we are adding to the neighbourhood's potential to enhance the quality of life and to help reduce our carbon footprints for the city of tomorrow.

The Imperia project's concept consists of a spectacular, boldly designed 22-storey multipurpose building. It will include 221 housing units from the 3th to the 22th floor. A gourmet restaurant, a yoga room and a fitness room complete the amenities distributed from the second to the seventh floor. A splendid urban chalet with a breathtaking view of the mountain, of the downtown core and of the *Quartier des Spectacles* will be housed on the 21st and 22nd floors. A rooftop terrace with custom-built furniture and a splendid spa are some of the elements to be found in this great relaxation and social living area in the sky.



Corner of de Bleury and Mayor Streets



LOCATED IN THE HEART OF
THE LIVELY AND EXCITING
*QUARTIER DES
SPECTACLES*

A BLOCKBUSTER SHOW

22-STOREY BUILDING

CONCRETE STRUCTURE

221 UNITS BUILT IN A SINGLE PHASE

STUDIOS AND ONE-ROOM UNITS

RANGING FROM 314 SQ. FT.
TO 873 SQ. FT.

SHARED WORK AREA

URBAN CHALET

WI-FI IN THE COMMON AREAS

SECURED CAMERA-MONITORED

ELECTRONIC ACCESS

GARBAGE CHUTE ON
EVERY FLOOR

BASEMENT RECYCLING

105 STORAGE LOCKERS

BIKE STORAGE

SMART PARCEL LOCKERS



PRIVATE BOX

THREE RANGES OF FINISHES

INTEGRATED FURNISHINGS
IN THE STUDIOS

USB OUTLET AT THE KITCHEN
COUNTER

INCLUDED BACKSPLASH

ENGINEERED WOOD FLOORING

WITH ACOUSTIC INSULATION
UNDERLAY

GENEROUS WINDOW ARRANGEMENT
FROM FLOOR TO CEILING

CERAMIC-TILED BATHROOM FLOORING

AND WALLS

8'5" - HIGH CEILINGS

AIR CONDITIONING

SMART THERMOSTATS

INTEGRATED HOUSEHOLD APPLIANCES
(BOSCH, FULGOR, BLOMBERG,
ELECTROLUX)

1 M X 2.9 M BALCONY

SMART LOCK

ELECTRIC HEATING (BASEBOARDS)
AND CENTRALIZED HOT WATER



22ST FLOOR

Landscaped terrace
with a view, barbecue
area, spa, urban
furniture

21ST AND 22TH FLOORS

Two-storey 721 sq. ft.
urban chalet

6TH AND 7TH FLOORS

1,500 sq. ft. gym
with yoga area

THIRD, FOURTH AND FIFTH FLOORS

105 storage lockers

SECOND FLOOR

Two-storey
restaurant

COMMERCIAL GROUND FLOOR

Shops, Mayor Street
Lobby

PLEASE TAKE YOUR SEAT
THE SHOW IS ABOUT TO BEGIN



L I V I N G S P A C E

LET THE SHOW BEGIN

A significant amount of living space has been placed front row centre to satisfy your lifestyle. What's in store for you? Living, working, thriving and socializing under one roof!

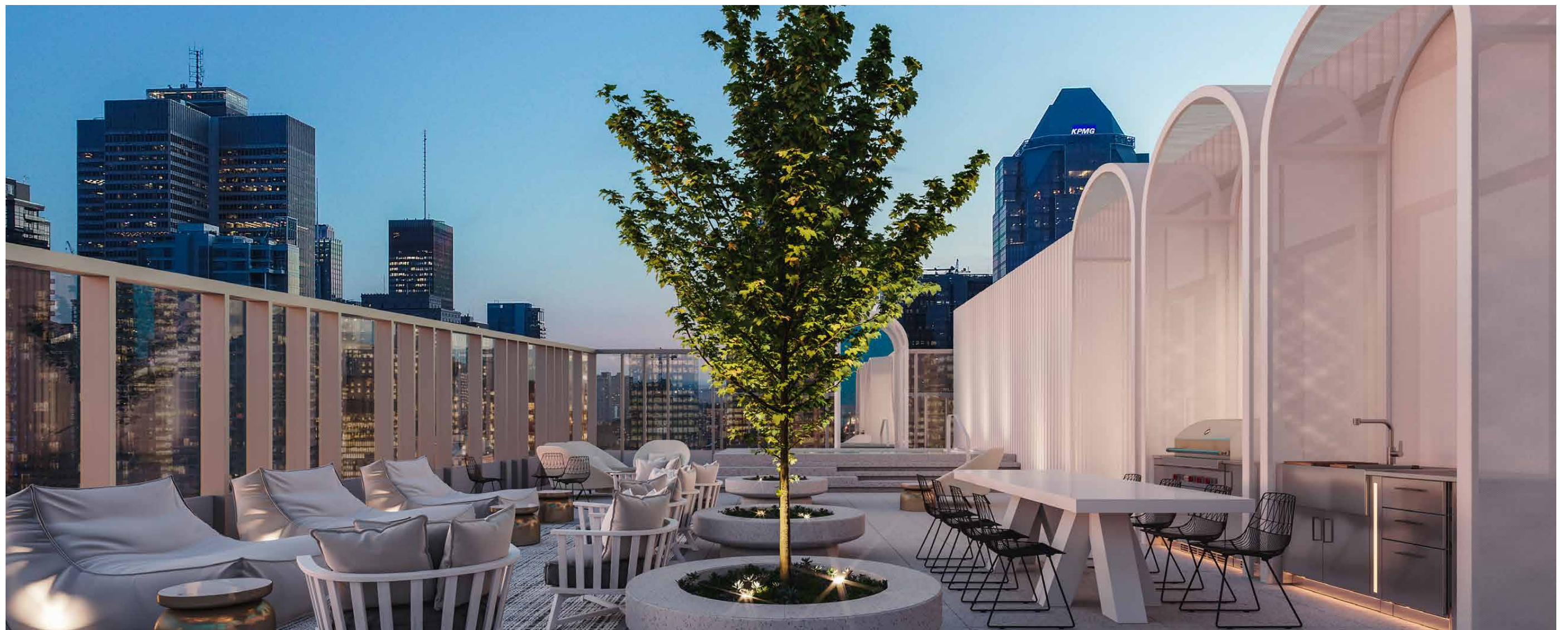
Everything is in place for you to enjoy a pleasurable and easier life. Whether you prefer relaxation, physical training, culture, entertainment or a meal enjoyed with friends in the second-storey restaurant, the IMPERIA condominium project has a lot to offer in terms of exceptional common areas.



ADJACENT TO THE CINEMA | EXERCISE ROOM | YOGA AREA | ROOFTOP TERRACE | SPA
RESTAURANT | URBAN CHALET | MAGNIFICENT LOBBY | WORK AREA

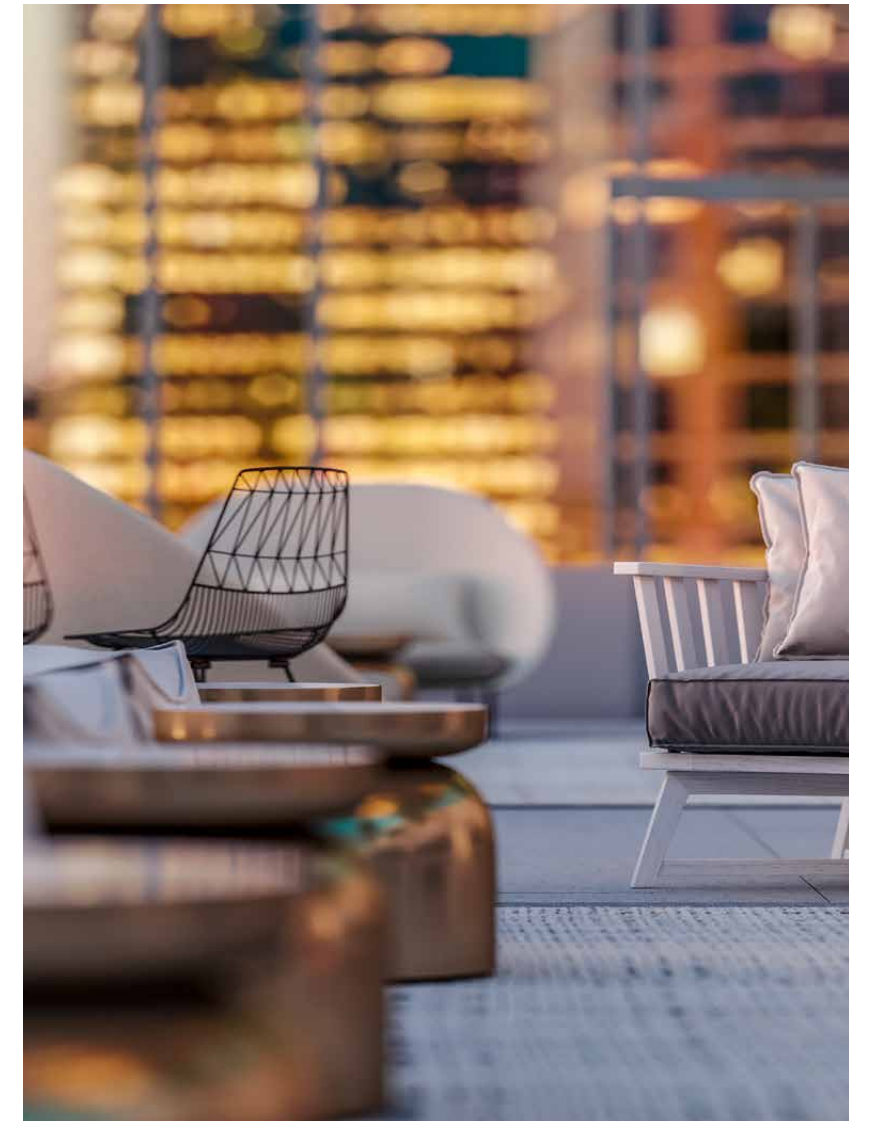
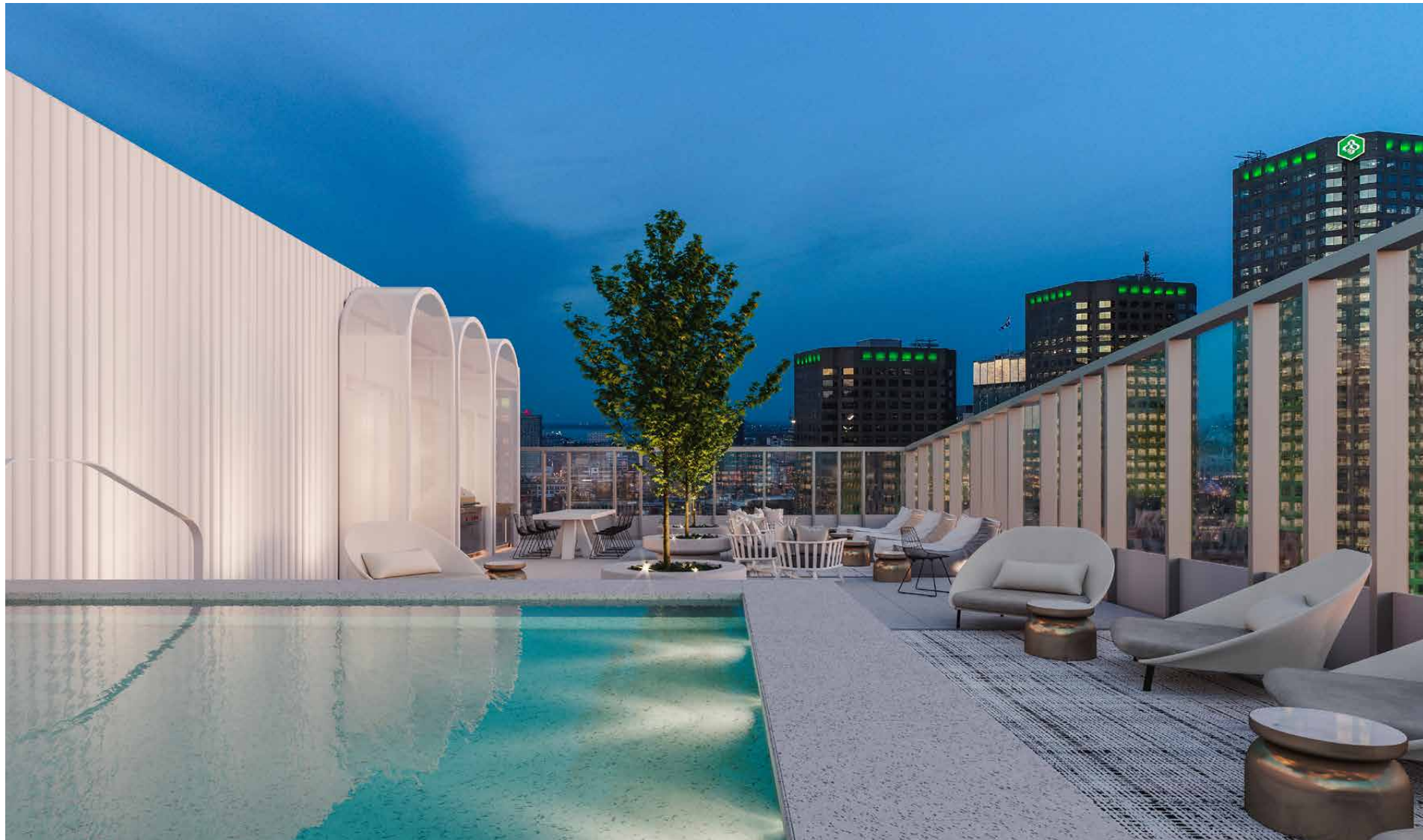


22st floor rooftop terrace with
barbecue area. Total 2,251 sq. ft.



DRESS REHEARSAL

The rooftop terrace, truly a front-row seat, will provide you with everything needed for your relaxation and well-being. Equipped with exquisitely designed and elegantly laid-out furniture, it is the embodiment of highly successful staging with its breathtaking view of Montreal's downtown core, mountain and Quartier des Spectacles. A four-season hot tub overlooking the city perfect for a relaxation session for the more contemplative or simply in admiration of the show beneath the stars.



STAGE DOOR

A magnificent two-storey multi-sports workout room, fully equipped and an area to practise one’s yoga are part of the cast designed to provide a certain way of life in this boutique condominium concept. Whether you want to move about our simply lie back, Imperia will provide you with stylish and high-class space.

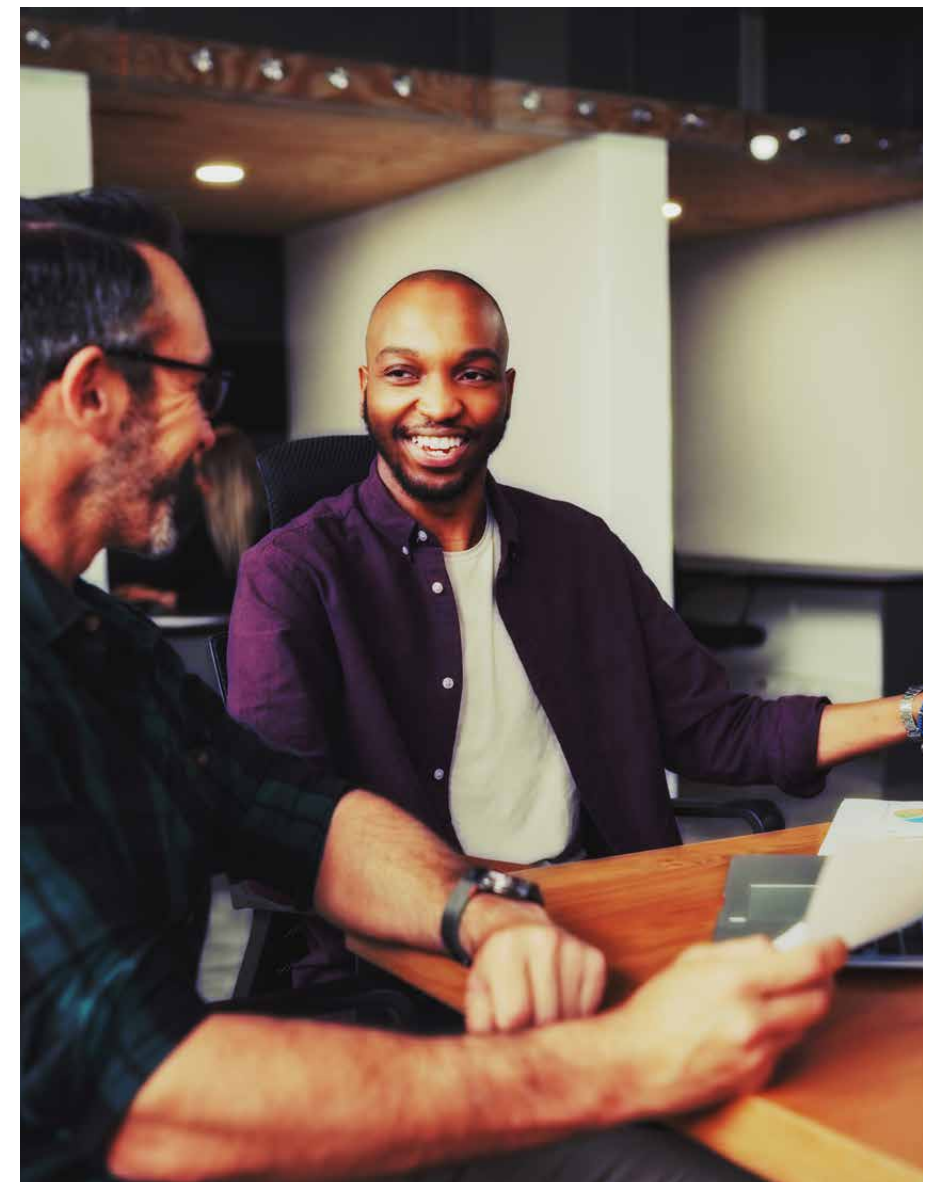
Multi-sports exercise room
Yoga area
Camera-monitored electronically
secured access



SETTING

The urban chalet on the 21st and 22nd floors is truly an extension of your living space and is ideal for gettogethers and for connecting with the community. With its contemporary minimalist design, this area will take your breath away. It will be the ideal place to have an impromptu cocktail, enjoy a show or simply admire the view. Telecommuting, work sharing and cooperation are part of today's reality. The collaborative workplace, with its free Wi-Fi access, is designed to enhance the inspiration and motivation of your work or study sessions.

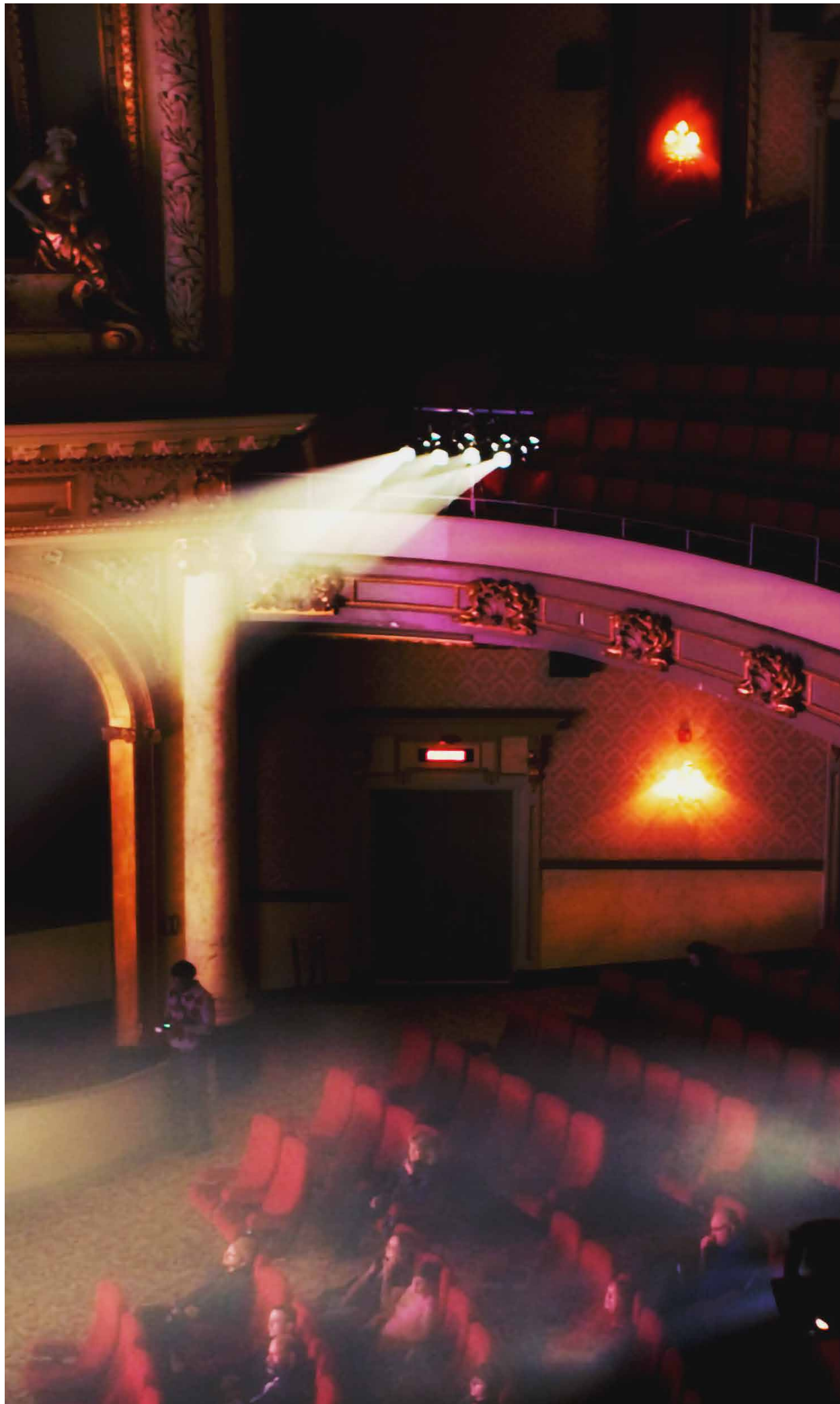
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Urban chalet
Workspace
Wi-Fi in the common areas



ELEGANT AND
REFINED SETTING



Urban chalet



||| | Theater

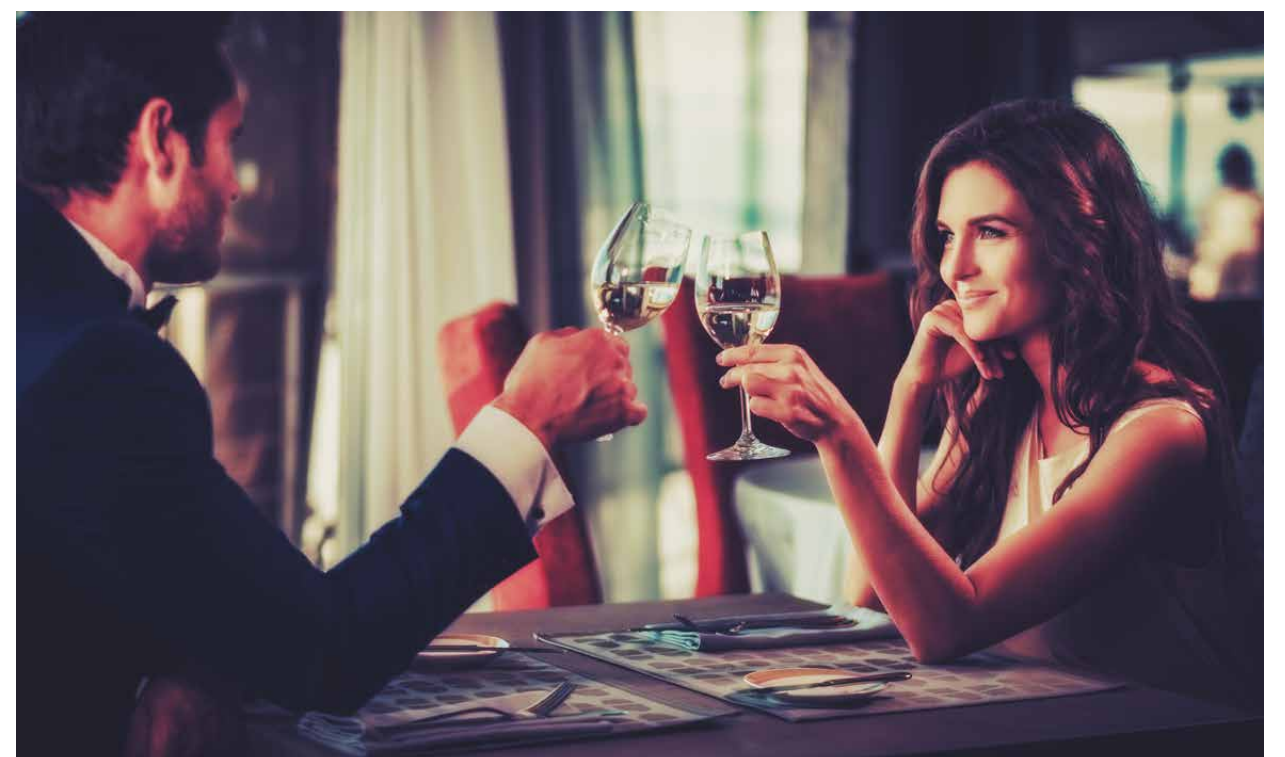
CINEMA

The mythical cinema adjacent to the IMPERIA high-rise building is a prestigious asset for film buffs, music lovers and amateurs of the performing arts. Life at IMPERIA is truly being part of the show, front row centre.

RESTAURANT

The *Quartier des Spectacles* is teeming with great restaurants. Do you feel like having friends over for an intimate meal? Smart package lockers designed for food deliveries are at your disposal. The ultimate choice at IMPERIA is the bistro-style gourmet restaurant located on the building's second floor. Connoisseurs and lovers of fine dining will love it.

||| | || Two-storey restaurant

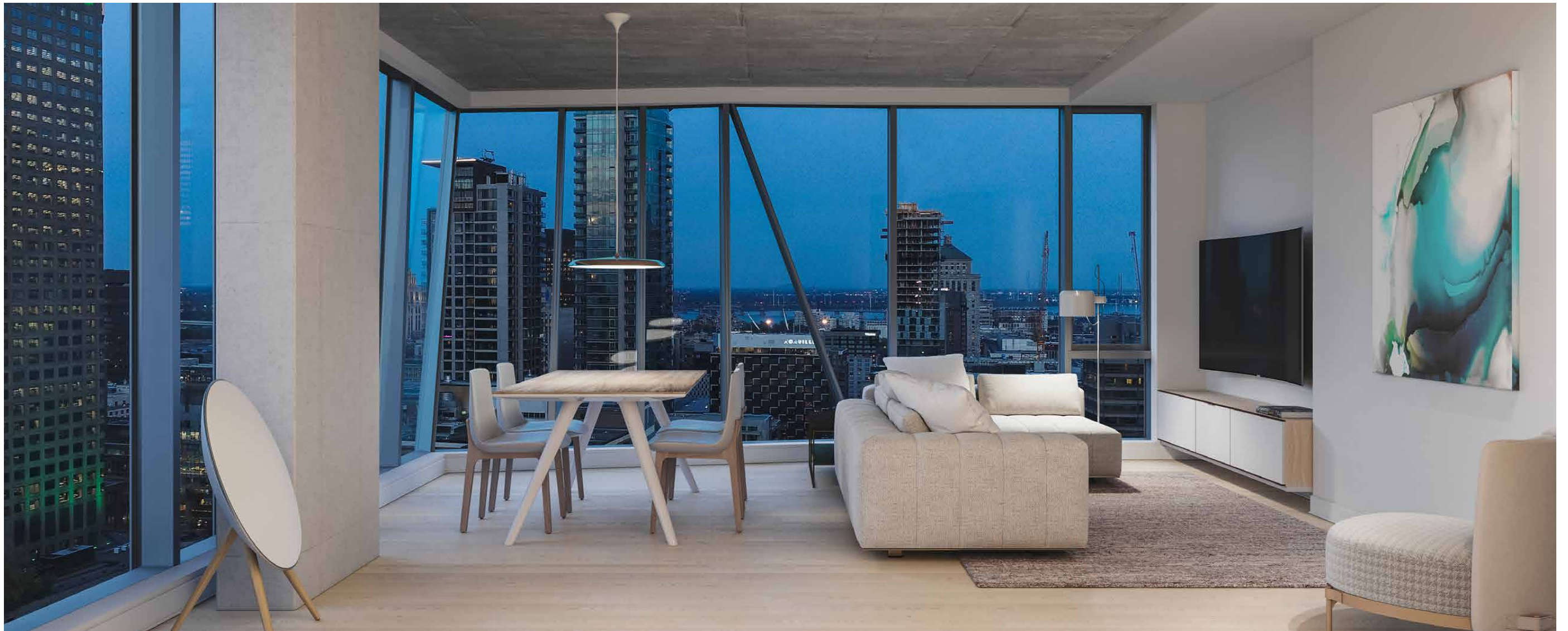


THE UNITS

FRONT ROW CENTRE

Raise the curtain on your new condominium overlooking the heart of the action in the lively *Quartier des Spectacles*. Just like being in your own luxurious private box, with everything you need to enjoy the show being presented in front of you, the IMPERIA condos are designed with flair for the effervescent lifestyle of its active city-dwelling community. Every space has been carefully planned to be ergonomic, comfortable and cozy.

Our units are equipped with integrated household appliances, smart locks and thermostats. Hideaway beds are included in the studios. The 221 residential units (studios and one-room apartments) feature floor to ceiling windows which provide spectacular views of the city, the mountain and the Quartier des Spectacles. Sizes range from 314 sq. ft. to 873 sq. ft.



AN ELEGANT AND
FUNCTIONAL WORLD



KITCHEN

First and foremost, the urban chic kitchens are ergonomic and functional. All are fitted with the latest integrated household appliances. Our kitchens have been smartly designed to maximize storage space while remaining minimalist and uncluttered. Duplex USB outlets are included in the kitchen counter.

LIVING ROOM

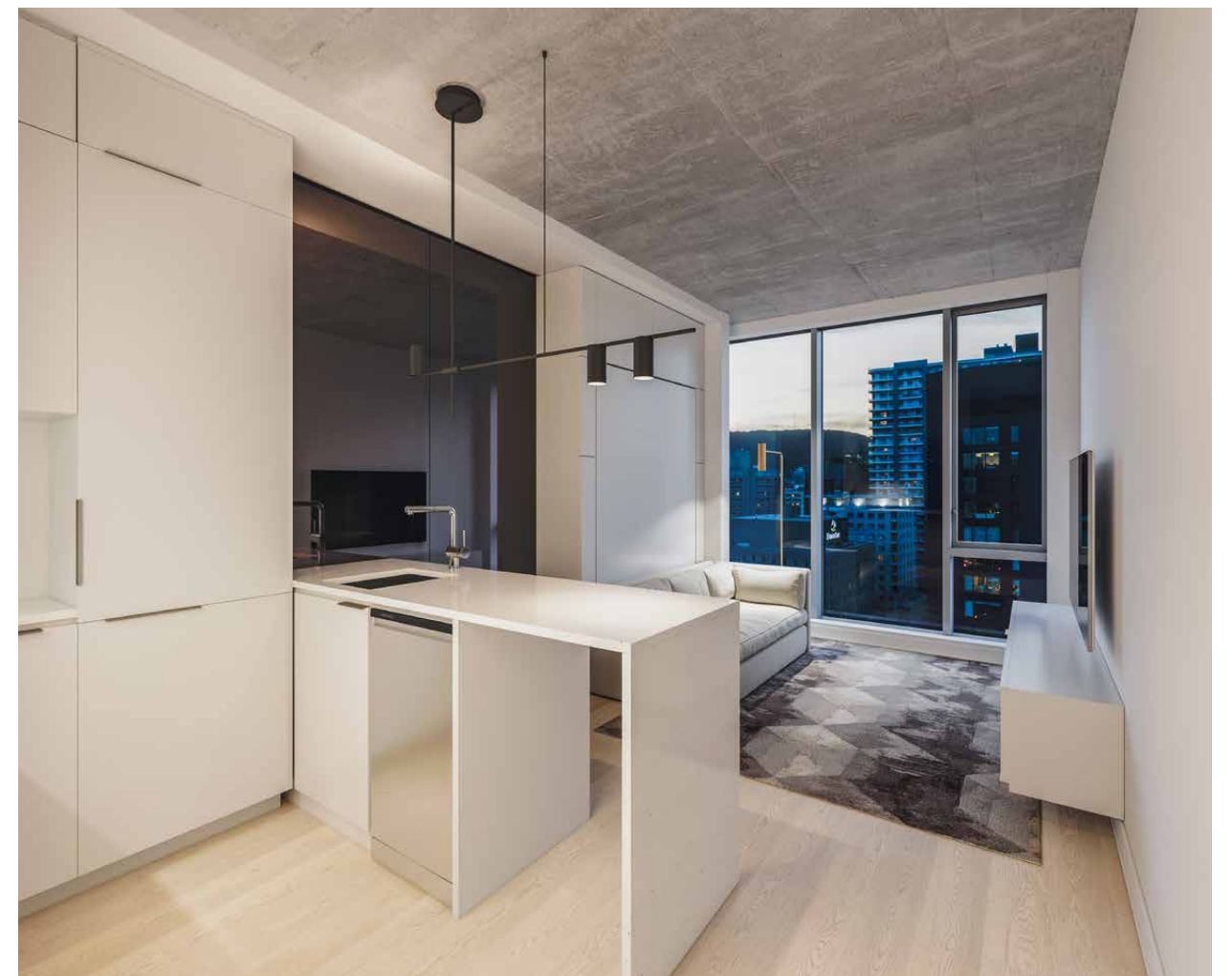
Truly your own private box overlooking the city and the *Quartier des Spectacles*, our living rooms are open from floor to ceiling with large windows providing magnificent views of the mountain or the downtown core. Large sliding patio doors open up to the outdoors or to your terrace, allowing you to enjoy the show. Eight-and-a-half-foot-high concrete and gypsum ceilings combined with engineered wood floors with acoustic insulation underlay provide comfort, a modern look and simplicity.

BATHROOM

Our comfortable and functional bathrooms feature vanities with glide-out drawers, ceramic-tiled walls and floors and sleek accessories and fittings.



AIR CONDITIONING | INTEGRATED HOUSEHOLD APPLIANCES | SMART LOCK
SMART THERMOSTATS | GENEROUS WINDOW ARRANGEMENT | ACOUSTIC INSULATION



LIVING ON THE
FRONT STAGE



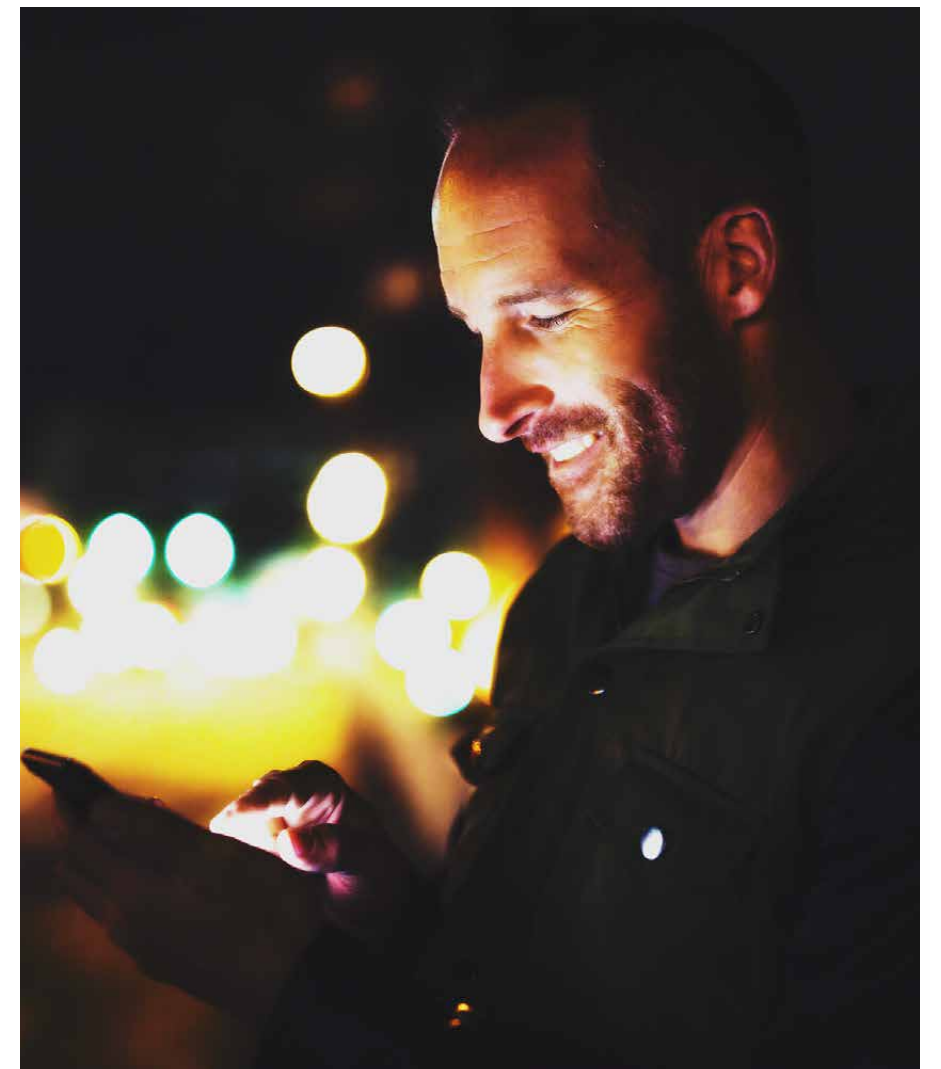
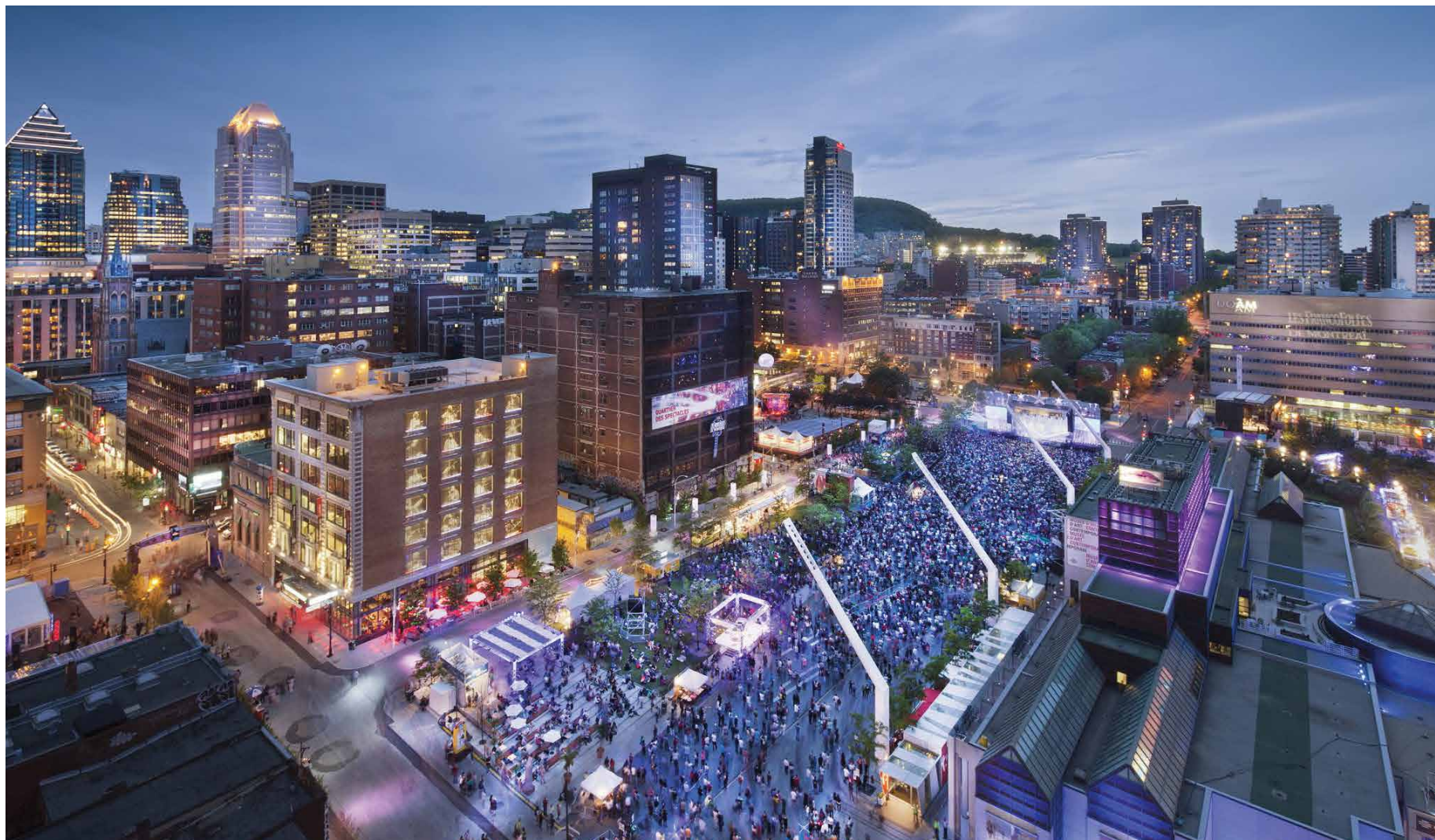
THE NEIGHBOURHOOD

NOW PLAYING

As the city's cultural centre, the *Quartier des Spectacles* is home to, among others, *Place des Arts*, the Contemporary Art Museum, the Montreal Symphony House and the National Film Board.

Throughout the year, it welcomes many festivals and cultural events. *Place des Festivals* continuously features public artistic installations, and light shows often help to create a festive mood.

Nearby, the McGill Metro station, UQAM and the *Quartier Latin* offers a wide range of cinemas, theatres and friendly bars and restaurants.





ENTERTAINMENT

CENTRE STAGE

Life in the *Quartier des Spectacles* means residing in the heart of the country's largest entertainment offering. The city's largest festivals are happening only a few steps away. Open-air shows, concerts, cinemas, museums or artistic displays are available throughout the year, leading to fascinating encounters and human experiences. There is no need to travel to take part in your favourite cultural activities. They are taking place right at your feet.



FINE DINING

GOURMET INTERMISSION

Connoisseurs and lovers of fine dining will love the abundant food choices. The *Quartier des Spectacles* is teeming with gourmet restaurants, friendly little bistros, fast food outlets, sunny terraces and bars in which one can end the evening.



SERVICES

RED CARPET

Every service worthy of a desirable lifestyle is within walking distance. Just a few streets away from your condominium, you will find the pavilion of the *Université du Québec à Montréal*, McGill University, a supermarket, pharmacies, a medical clinic, several banks, cleaners, etc. If you wish to go further, you can take advantage of the *Place des Arts* metro station, a car rental service, many parking areas and, of course, the BIXI self-serve bicycle stations which are all just a stone's throw away.



RESTAURANTS/CAFÉS

- 01 | Lola Rosa
- 02 | Biiru
- 03 | Café Parvis
- 04 | Jatoba
- 05 | Brasserie T!
- 06 | Bar Furco
- 07 | Universel Déjeuners et Grillades
- 08 | Bâton rouge Steakhouse & Bar
- 09 | Chocolat Favoris
- 10 | Time Out Market

SHOPS

- 01 | The Bay
- 02 | Complexes Desjardins
- 03 | Eaton Centre
- 04 | Place Ville-Marie
- 05 | Hertz Car Rental
- 06 | Best Buy
- 07 | Pharmaprix
- 08 | Complexe Guy-Favreau
- 09 | DHL Express
- 10 | Apple Store

FOOD STORES AND CONVENIENCE STORES

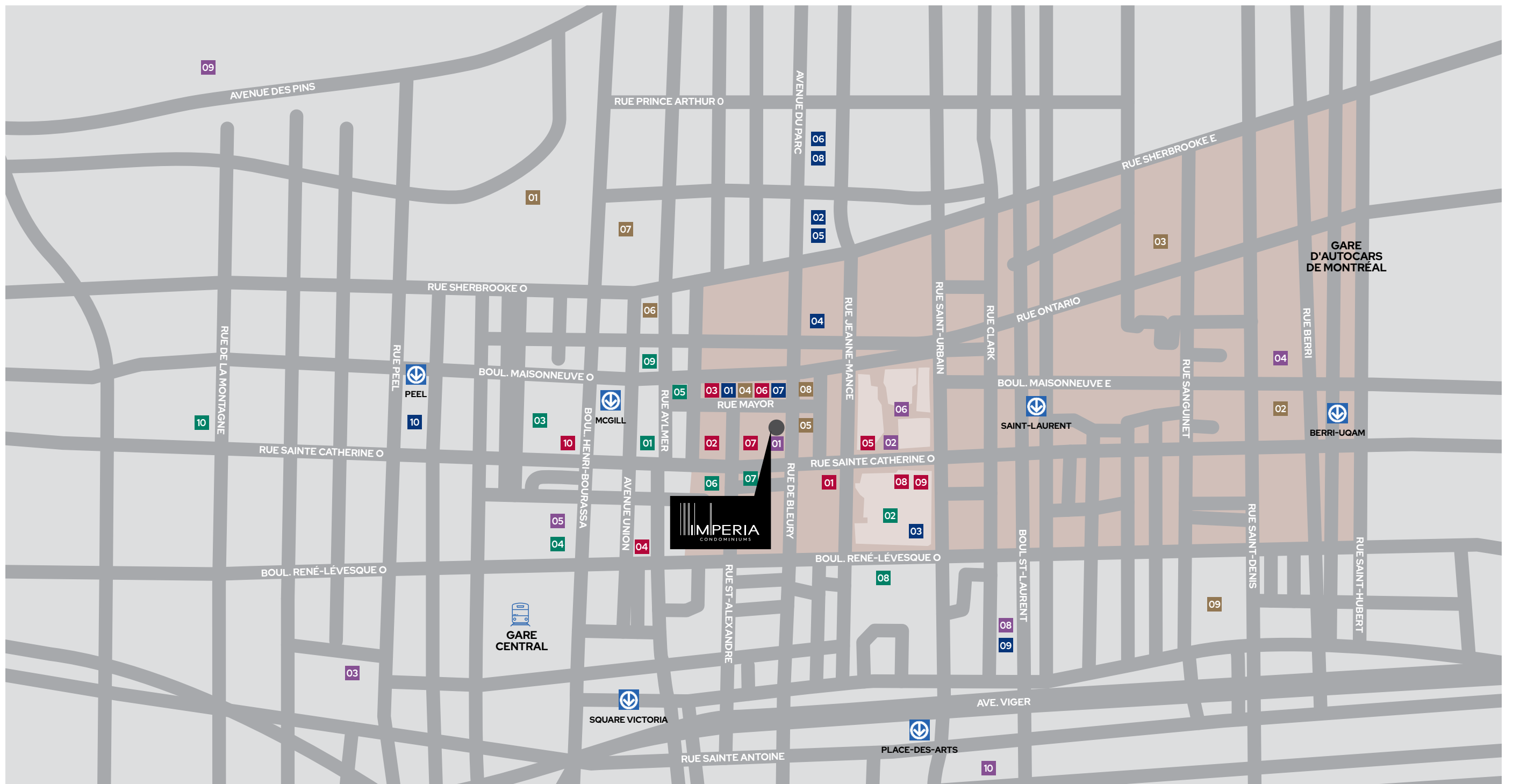
- 01 | SAQ
- 02 | Provigo
- 03 | IGA Louise Ménard
- 04 | Provisoir
- 05 | Dépanneur Ultra
- 06 | Métro Avenue du Parc
- 07 | Épicerie fine Fou d'Ici
- 08 | Marché Eden
- 09 | G & D Supermarket
- 10 | Au Pain Doré

SCHOOLS AND HOSPITAL

- 01 | McGill University
- 02 | Université de Montréal
- 03 | Cégep du Vieux-Montréal
- 04 | Collège CDI
- 05 | Montreal School of contemporary dance
- 06 | Trebas Institute
- 07 | FACE primary and secondary school
- 08 | NAD
- 09 | CHUM

CULTURAL SITES AND ATTRACTIONS

- 01 | Impérial Cinema Centre
- 02 | Montreal Contemporary Art Museum
- 03 | Bell Centre
- 04 | BANQ grande Bibliothèque
- 05 | Place Ville-Marie observatory
- 06 | Place des Arts
- 07 | Quartier des Spectacles
- 08 | Chinatown
- 09 | Mount Royal Park
- 10 | Old Montreal



BUS STOP: 15 Sainte-Catherine • 24 Sherbrooke • 35 Griffintown • 55 Saint-Laurent • 80 avenue du parc

THE SHOW IS THE COMMON DENOMINATOR BETWEEN THE
GENIUS BEHIND THIS PLACE, ALL THE GREAT TALENTS AND
THE COLLECTIVE NATURE OF THIS PIONEERING PROJECT.

THE SHOW IS AT THE HEART OF THE DESIGN. AT THE
FOREFRONT, WE ENDEAVOUR TO ENHANCE THE LIVING
ENVIRONMENT AND THE WELL-BEING OF A MIXED, MOBILE
AND CONNECTED COMMUNITY. BEING PART OF THE SHOW
IN IMPERIAL FASHION. LIVING IN A HISTORICAL SITE.

BEING MORE THAN A SPECTATOR, HAVING THE OPPORTUNITY
TO PLAY THE LEADING ROLE AND BEING FRONT AND
CENTRE BY BEING PART OF HISTORY.

YOUR NEW LIFE'S SCRIPT GETS TOP BILLING.



TEAM BACKSTAGE

A TOP NAME CAST

The industry's most talented players are listed in the credits. Architects, designers, developers and financial partners are working together to carry out this exclusive project worthy of the most beautiful storylines which will meet the expectations of a well-informed and demanding public.



Since inception in 1998, DevMcGill has been revitalizing the face of the city with the mission of imagining and building tomorrow's living spaces today. DevMcGill's developments reflect a distinct taste for design and innovation based on sustainability. With a collaborative approach, the DevMcGill team creates astonishing innovations and visionary designs. This approach offers modern living spaces that enhances neighborhoods while embracing the city's architectural heritage. In June 2017, we at DevMcGill had the privilege of joining forces with the Cogir real estate group. In a manner of speaking, this agreement gave us wings and allowed us to face the future with a great deal of serenity. As we near our 20th anniversary, this important decision gives us the means to realize our ambitions. Of course, DevMcGill intends to maintain its excellent reputation and will continue to offer high-quality homes.



For the last 30 years, Omnia specializes in construction and development of residential, industrial and commercial projects. Led by Jean-François Beaulieu and his seasoned professional team, Omnia distinguishes itself by its courteous service and the quality of its work, always placing the needs of its customers at the heart of its achievements. Thanks to its know-how and integrity, the company has successfully managed numerous projects of different sizes, totalling millions of square feet. In the recent years, the firm had led projects valued between \$10 million to \$150 million, whose diversified portfolio includes: Centra Condo phase I, II and III, MA Condos, Eli Condos, Condos Enticy, Terrasse Verte, Fairmont Saint-Laurent, Complexe FTQ and Imprimerie Journal de Montréal.



Quebecor, a Canadian leader in telecommunications, entertainment, news media and culture, is one of the best-performing integrated communications companies in the industry. Driven by their determination to deliver the best possible customer experience, all of Québecor's subsidiaries and brands are differentiated by their high-quality, multiplatform, convergent products and services. Québecor (TSX: QBR.A, QBR.B) is headquartered in Québec and employs more than 10,000 people in Canada. A family business founded in 1950, Québecor is strongly committed to the community. Every year, it actively supports more than 400 organizations working in the vital fields of culture, health, education, the environment and entrepreneurship.

PROVENCHER_ROY

Provencher_Roy is a multidisciplinary firm providing services in the fields of architecture, urban design and planning, landscape architecture, interior arrangement, industrial design, sustainable development and communications. Over 350 professionals with expertise in every domain of the built-up environment work for the firm in Canada and abroad. Its portfolio includes some remarkable achievements in the institutional sector as well as in the residential, scientific, transportation, education and mixed-use construction fields. For more than three decades, the group's approach has been to innovate in considering the impact of the architectural proposal and design on an area and over time. It promotes a notion of openness and of comprehensive vision stemming from acts grounded in modernity and forming an integral part of the urban landscape. Over the years, Provencher_Roy has won more than 100 awards and honours recognizing the excellence of its projects in the Province of Quebec, in Canada and abroad.



Innédésign has participated in the design of several of Montreal's best-known residential towers. Alain Desgagné has been given the task of designing Impéria's private and common living areas. A theatrical design in a currently existing environment, integrated into this typically Montreal district.

REPRESENTED BY



15 years ago, Patrice Groleau and Debby Doktorczyk recognized a lack of real estate agencies in Montreal that specialized in marketing condo projects in collaboration with developers. From the very beginning, McGill Real Estate was a success, forging strong ties with many of the major project developers in Montreal. McGill Real Estate's expertise goes beyond sales offering a turnkey service to developers including market analysis, feasibility studies, profitability projections, unit mix recommendations, accurate pricing of units as well as branding and a media plan.

Today, the Agency represents 25% of the large-scale real estate projects in the Greater Montreal region with a track record of +10,000 condos, +4 Billion dollars.



QUARTIER DES SPECTACLES
IMPERIACONDOS.COM

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OMNIA