

# BOSCO

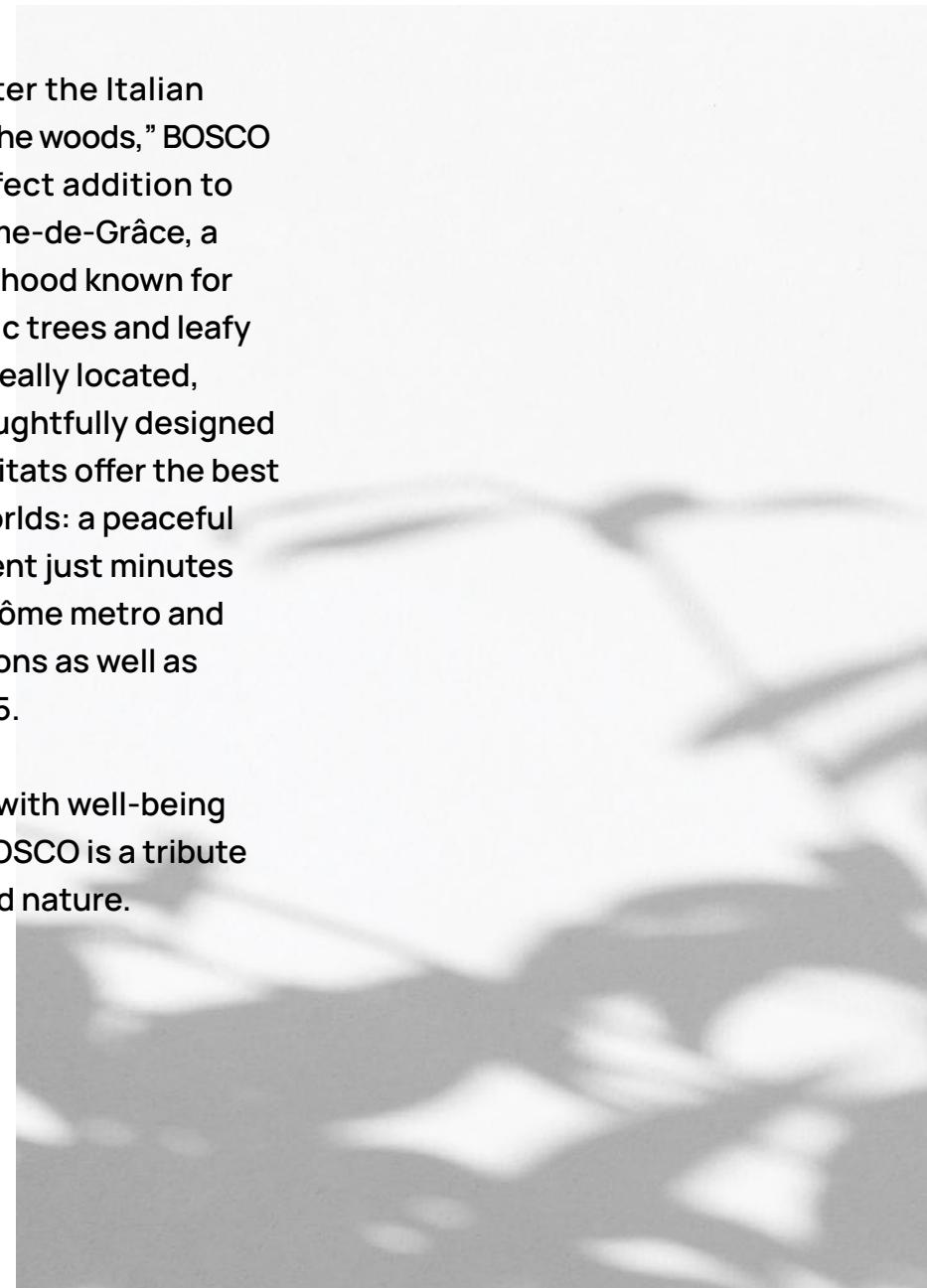
RENTAL HABITATS



## FIND YOUR RHYTHM

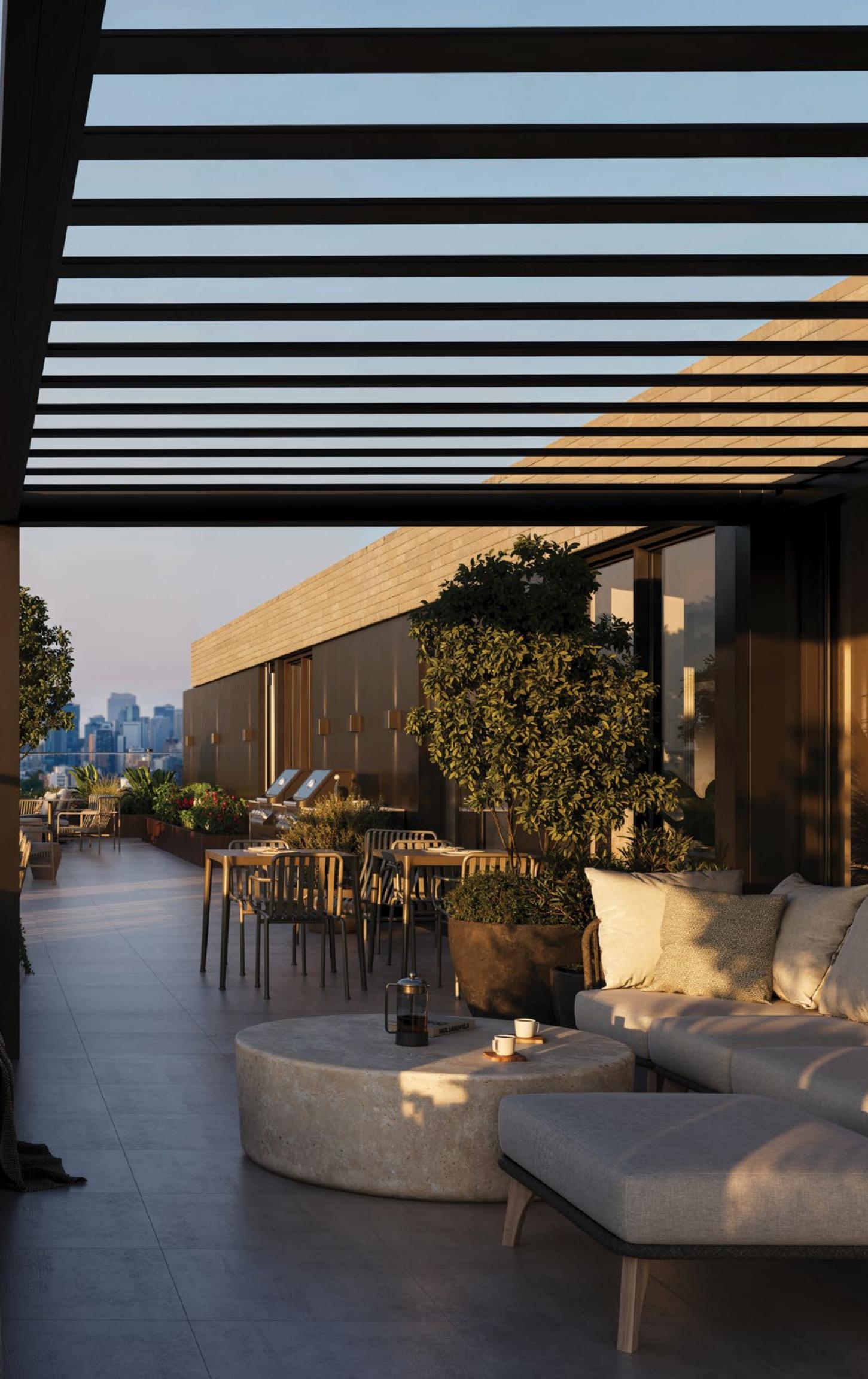
Named after the Italian word for “the woods,” BOSCO is the perfect addition to Notre-Dame-de-Grâce, a neighbourhood known for its majestic trees and leafy streets. Ideally located, these thoughtfully designed rental habitats offer the best of both worlds: a peaceful environment just minutes from Vendôme metro and train stations as well as Highway 15.

Designed with well-being in mind, BOSCO is a tribute to light and nature.





Rooftop terrace

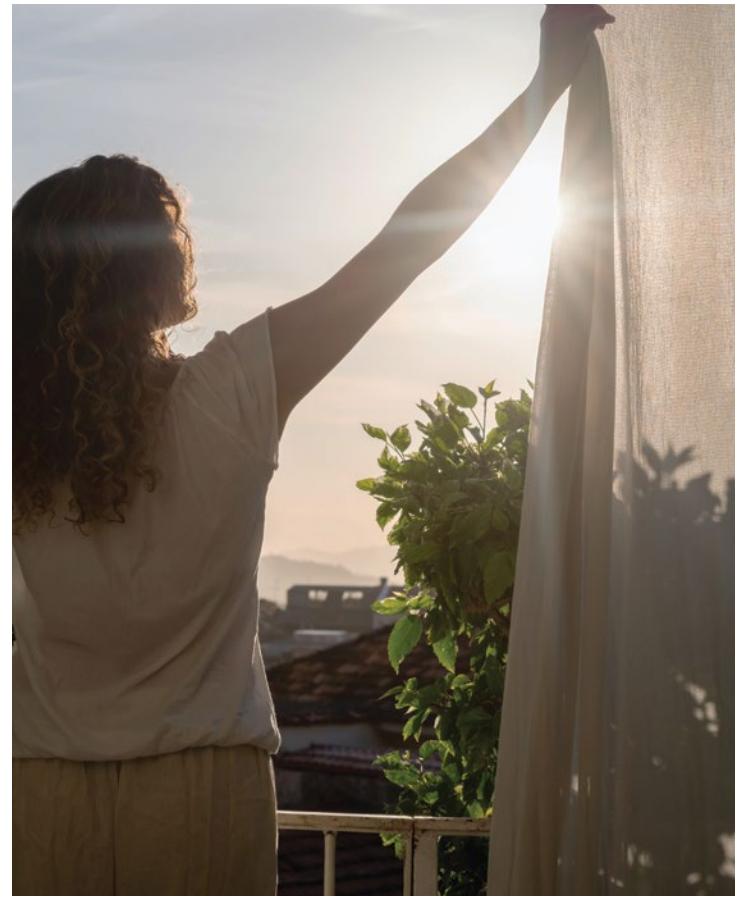


The lighting in the common areas follows the sun cycle—bright by day and softer at night—in perfect harmony with the body's natural circadian rhythm.

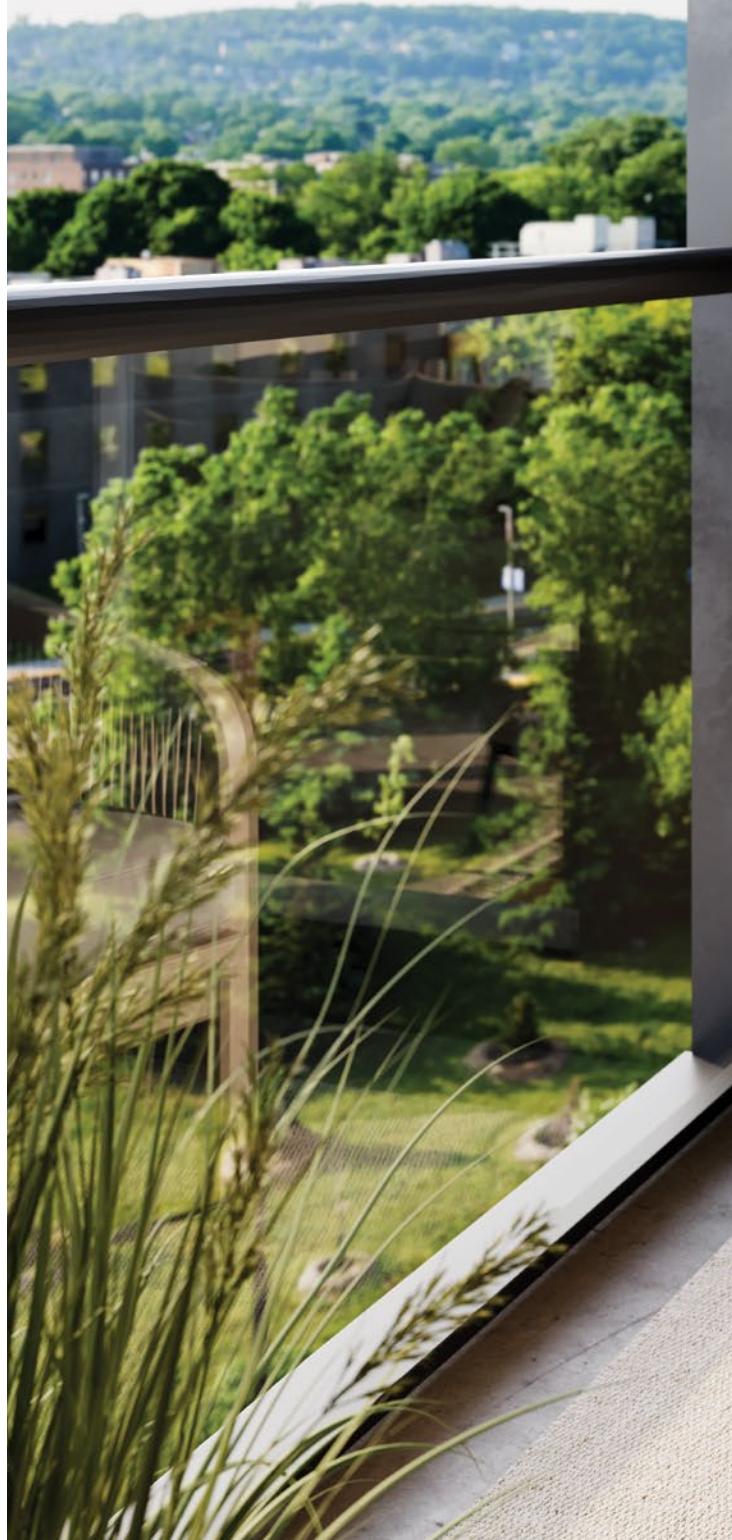
Inside the units, expansive windows fill every living space with natural light, with many offering views of the St. Lawrence River and bridges to the South Shore. Interiors feature natural tones, organic textures and superior soundproofing, creating a sense of elegance, calm and comfort.

## SHINING A LIGHT ON ARCHITECTURE

BOSCO's architectural design is defined by clean lines, with Italian-style loggias adding a refined touch to the façade. The building blends seamlessly into the surroundings, rising gracefully above a canopy of trees in this lush, green neighbourhood.



Targeting LEED certification, the project's landscaping is both elegant and eco-friendly. Nestled in the back, a small interior courtyard provides residents with a peaceful spot to relax and reconnect with nature at any time of day.



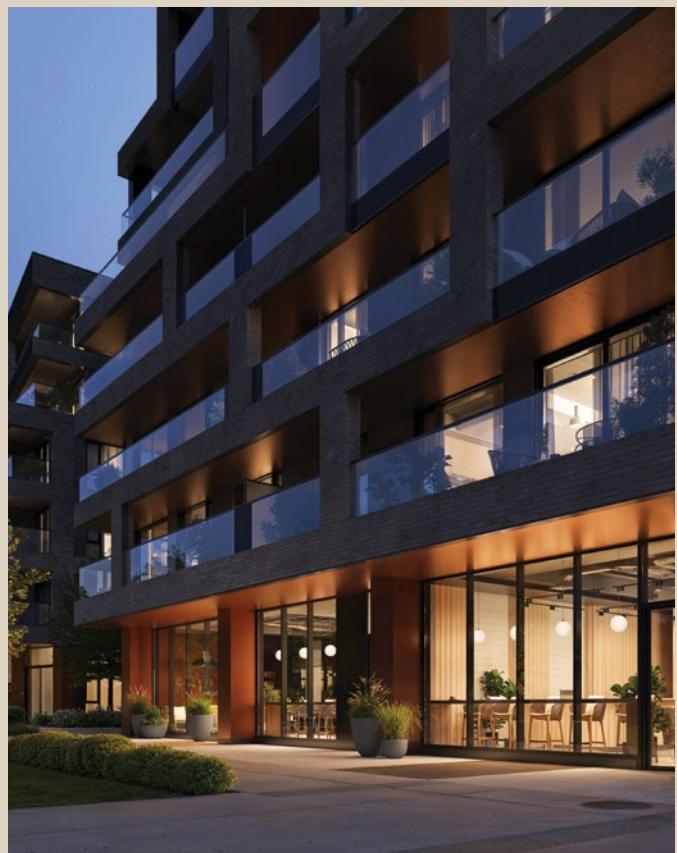
COMMON AREAS  
DESIGNED FOR  
MULTISENSORY  
COMFORT

BOSCO's common areas offer an immersive and inviting experience.



## INDOORS:

- Two lobbies inspired by an artful interplay of light and shadow
- Co-working spaces surrounded by greenery
- A private, fully equipped gym
- An on-site health store promoting wellness
- 108 indoor parking spaces reserved for residents



## OUTDOORS:

- A rooftop patio with a community garden and urban chalet boasting 360-degree views of downtown Montreal, Mount Royal, the river, and the Champlain Bridge.



Every detail of the common areas is designed to soothe the senses.

#### SIGHT

Lighting that follows the natural circadian rhythm to create an enveloping atmosphere 24 hours a day

Timeless design with clean lines



#### SOUND

Superior soundproofing for peace and privacy

#### SMELL

Gentle, delightful aromas linger throughout the shared spaces



#### TOUCH

Natural textures and materials throughout

#### TASTE

Complimentary coffee in the lobby every day



Urban chalet with a communal kitchen

## LIVING SPACES WHERE LIGHT MEETS COMFORT



BOSCO offers 231 units, including studios and 1-, 2- and 3-bedroom apartments. Designed with well-being in mind, the interiors feature layouts that cater to a variety of lifestyles.



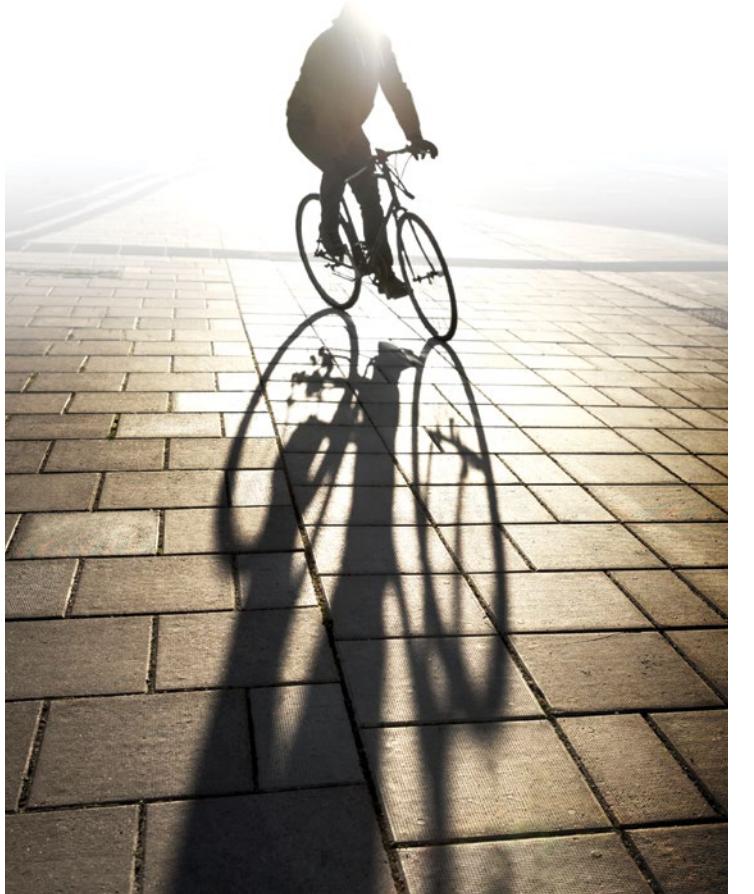
Every unit is designed to maximize natural light, with a focus on privacy and ensuring unobstructed views. The design emphasizes light, wood and natural materials, seamlessly connecting the interior with the outdoors.

Furnishing materials have been carefully chosen for both style and functionality, creating an interior style that is bright yet warm and inviting.



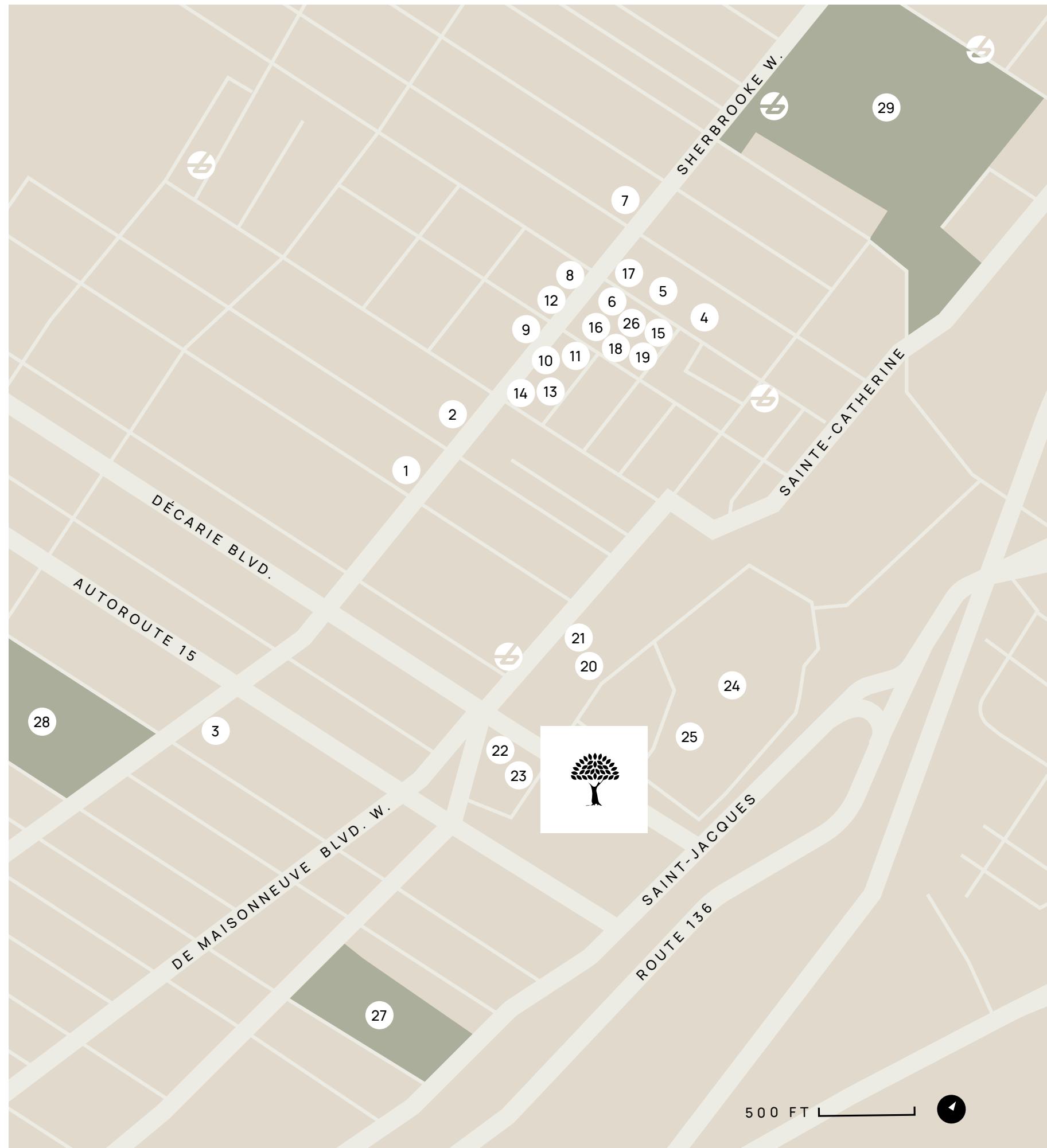
## WHERE NATURE MEETS THE CITY

Just a five-minute walk from the train station, Vendôme metro station, and several beautiful parks, BOSCO rises in a neighbourhood focused on greenery and pedestrian living. Residents enjoy the proximity of Sherbrooke Street's many services and the Montreal Children's Hospital.



Only minutes from Concordia University's Loyola Campus and with quick access to Highway 15, BOSCO is nestled in the heart of a lush woodland, surrounded by a dynamic neighbourhood with everything you need nearby.





#### CAFÉS AND RESTAURANTS

- 1 The Standard - Taverne à café
- 2 Mandy's
- 3 Chalet Bar-B-Q
- 4 Café Myriade
- 5 Café Olímpico
- 6 Park
- 7 Petros
- 8 James Perse - Côté Cuisine

#### TRANSPORTATION

- 20 Vendôme train station
- 21 Vendôme metro station
-  Bixi Station

#### HOSPITALS, CLINICS AND PHARMACIES

- 22 Familiprix
- 23 Crowley Medical Centre
- 24 Pharmacie Daniel Abikhzer I Pharma Glen
- 25 Montreal Children's Hospital
- 26 Médispa Victoria Park

#### BOUTIQUES

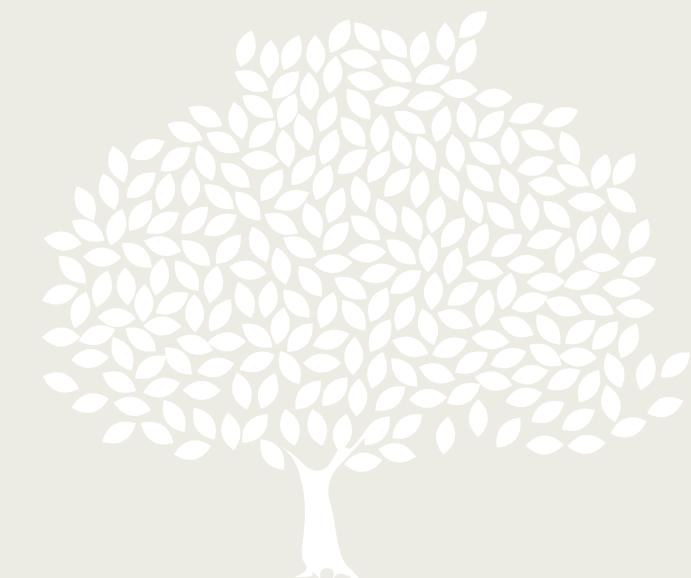
- 9 lululemon
- 10 James Perse
- 11 Ba&sh
- 12 Coin des Coureurs
- 13 Aesop
- 14 L'Occitane
- 15 Fleuriste Wesmount

#### PARKS

- 27 Georges-Saint-Pierre Park
- 28 Notre-Dame-de-Grâce Park
- 29 Westmount Park

#### SPAS & FITNESS

- 16 Avanti Le Spa
- 17 Studio Set
- 18 embody w/sasha
- 19 Vic Studios



## A DEDICATED TEAM



Founded in 2008, PUR IMMOBILIA is the driving force behind various acclaimed real estate developments. With several decades of combined experience, partners Philippe Bernard and Yann Lapointe have earned a solid reputation for bringing vision and expertise to everything they do.



Founded in 1987, Claridge has been active in the private investment sector for over five decades. Investment experience combined with expertise in targeting innovative business opportunities has enabled them to achieve, in the long term, superior rates of return on capital adjusted for risk levels.

Legal note: The developer reserves the right to substitute certain materials or elements with others of equivalent quality without prior notice. Information is subject to change.



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