

# Développement La Catherine Sud

## Future condo development in desirable downtown location

By Joel Goldenberg  
The Suburban

Once the Développement La Catherine Sud condominium project is completed in 2016, it will become a most desirable choice for mostly students and singles, because of its close proximity to numerous amenities in downtown Montreal, says architect Fadi Coussa.

The 2090 Ste. Catherine West sales office for the two-building project opened this past May, and construction is set to start at the end of October for occupancy in July 2016. The new complex, being built by developer Groupe Gabriel, will be located at 2117 Tupper Street, on the site formerly occupied by Omer Deserres, close to Ste. Catherine West and Atwater. There will be two buildings — one 15 storeys with 100 units and the second four storeys with three condo units.

“The location of this building is amazing,” says Coussa, who is also in charge of the sales office. “We are between two Metro stations, close to Concordia and McGill universities and we have grocery stores, pharmacies, schools — everything around you. And a brand new Adonis store just opened.”

He added that this will be especially helpful



for university students.

“Most parents are buying the condos for their kids, and they won’t need cars. The project is also geared to single people who want to live in this area.”

Coussa says the buildings will be constructed with stone, in a Victorian style.

“And our one-bedroom units are big, at 600 square feet,” he explained. “It’s not a closet. We also have 40 corner units with two bedrooms and two full bathrooms, at 1,100 square feet.”

German-made appliances — a washer and dryer — are included free as part of a current promotion, as are a choice of bathtub or shower.

Coussa says 50 units have been sold up to this point. The average cost for a unit is \$400 per square foot (\$240,000 for a one-bedroom unit), which he says is below what the market is right now.

“The market is lower now, so this is the time to buy,” he adds. “Everybody is willing to complete their sales before the building is finished. And we’re only asking for a 10 per cent deposit.”

**For more information, contact the sales office at 514-673-0300 (2090 Ste. Catherine West), or consult [www.la-catherine.ca](http://www.la-catherine.ca)**