

MILLEN PLAZA

MILIEUX DE VIE ÉVOLUÉS

PRELIMINARY
QUOTE

IN A UNIQUE AND SOPHISTICATED ENVIRONMENT, MILLEN PLAZA OFFERS EVOLVED LIVING SPACES WITH ZERO COMPROMISE.

You could soon live in a peaceful and serene environment of only 15 units – including townhouses, condominiums and penthouses – without having to compromise on the location. For more privacy, each unit has its own entrance and is equipped with triple-glazed windows facing the street to optimize soundproofing, as well as private green spaces away from prying eyes.

The simple and refined interiors of Millen Plaza allow residents to unwind, slow down and relax, while enjoying the best of what Montreal has to offer as soon as they step out the door.

OUR COMMITMENT

- TO OPTIMIZE THE BUILDING'S GLOBAL ENERGY PERFORMANCE
- TO ENSURE OPTIMAL AIR QUALITY INSIDE THE UNITS
- TO OPTIMIZE RESIDENT COMFORT
- TO PROMOTE THE BUILDING'S SUSTAINABILITY
- TO ENCOURAGE THE USE OF PUBLIC TRANSIT BY ESTABLISHING OUR PROJECTS CLOSE TO TRANSPORTATION SERVICES

WE RELY ON A HIGH-PERFORMANCE BUILDING ENVELOPE AND STRUCTURE IN ORDER TO MINIMIZE THE PROJECT'S ENERGY CONSUMPTION AND ENVIRONMENTAL FOOTPRINT FOR YEARS TO COME.

- Flat roof equipped with a reflective elastomeric membrane to reduce heat islands
- Building enveloped sprayed with polyurethane to ensure high-performance impermeability
- Low E, argon-filled aluminum windows equipped with triple glazing on the side facing the street
- Architectural, robust and sustainable sliding doors (where possible)

GLOBAL SPECIFICATIONS

- 15 distinctive units that allow residents to experience city life while enjoying exceptional privacy
- A distinctive architecture that's respectful of the neighbourhood's visual grid and that contributes to the revitalization of one of Montreal's primary arteries
- 8-foot ceilings on the first floor; 9-foot ceilings on the second, third and fourth floors; and 8-foot ceilings at the mezzanine
- An air-conditioning and heating system that uses air as a primary source, offering unparalleled energy efficiency thanks to its variable modulation technology and adjustable refrigerant temperature
- An air exchanger that doubles as a heat recovery unit
- Services available on the outdoor patios (electric and water outlets)
- A green, tree-planted front yard that showcases a private entrance for each unit
- Townhouses featuring large grassed backyards and a concrete-paved patio surrounded by greenery and bordered by treated wood fencing
- Condominiums offering private patios away from prying eyes, equipped with planters
- Penthouses featuring private rooftop patios equipped with a privacy screen

HARMONIOUS LIVING RELIES ON TRANQUILITY. THIS IS WHY WE PROVIDE THE UTMOST CARE TO THE SOUNDPROOFING OF YOUR RESIDENCE.

- Common walls are made up of two divisions built to be completely independent, including an 8-inch concrete wall separating units.
- All exterior and bearing walls are protected from vibrations by resilient channels and two layers of 5/8-inch gypsum.
- The walls, ceilings and floors comply with the highest standards in terms of acoustics.
- All common walls are made up of 8-inch concrete blocks.
- An acoustic sealant joint is applied under each common or structural wall.
- The main plumbing stacks are made of cast iron and/or treated for soundproofing.
- Floors are made up of:
 - a flooring finish
 - an acoustic membrane
 - a 1½-inch concrete slab
 - a soundproofing membrane
 - a ¾-inch OSB panel
 - a 16-inch floor beam
 - cellulose insulation
 - a resilient channel
 - two layers of 5/8-inch gypsum
- Each unit's soundproofing performance is tested with an in-situ acoustic test.

OUR INTERIORS

- Lacquer-finished or wood-veneered kitchen cabinets and bathroom vanities
- Quartz countertops in the kitchen
- Ceramic backsplash and LED lighting under the kitchen cabinets
- Engineered wood floors
- Heated floors in the master bathroom
- Architectural staircase featuring a glass banister (model varies depending on the sales plan)
- Solid-core, 90-inch interior doors
- Refined plumbing hardware
- Built-in range hood in the kitchen
- Metallic storage in the closets
- White-painted walls, ceilings and woodwork
- MDF baseboards, door frames and window frames
- Ceramic walls in the shower, installed on concrete panels covered by a Kerdi waterproof membrane.

WE BELIEVE YOUR HOME SHOULD BE PERSONALIZED TO MEET YOUR NEEDS. BECAUSE OF THIS, THE FOLLOWING ELEMENTS ARE NOT INCLUDED IN THE STANDARD QUOTE, BUT ARE MADE AVAILABLE TO RESIDENTS WHO WISH TO CUSTOMIZE THEIR UNIT :

- Closet design
- Appliances
- Quartz kitchen backsplash
- Custom furniture
- Charging station for electric cars
- Ceramic shower base
- Replacement of a bathtub with a shower
- Modifications to the unit's subdivisions and other customization options available

NOTES

1. Finishes and materials must reflect our selection. Any modification is conditional to the contractor's approval and subject to specific conditions.
2. Unit characteristics are subject to adjustments and minor changes due to building conditions or material availability. The developer is not required to issue a notification if minor changes need to be made to the property.
3. Placement, shapes and dimensions, as well as structure beams, ventilating, plumbing, drop ceilings and mechanical shafts shown on the plans are indicative and can be modified due to building conditions.
4. Ceramics will be installed as shown on the presentation plan.
5. No credit will be granted for material modification or replacement.
6. Part dimensions shown on the presentation plan are approximate and plans are subject to minor modifications
7. The plans and architectural drawings are artistic interpretations and can differ from the finished product.
8. A final cleaning will be completed before delivery.
9. Characteristics featured here prevail on those indicated in the plans.
10. The architectural drawings might show finishes only available for customization, please see with your advisor for more details.