

# Novelia.

APPARTEMENTS  
ANJOU

*201-Unit Newly Built  
Multi-Residential Asset  
Steps from the Future  
Anjou Metro Station*

High-Efficiency Certified,  
Tenant-Focused Investment

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# Building Specifications

## Amenities



Fitness Center



2 UnderGround Parking Lots



Lounge with Pool Table



Pets Allowed



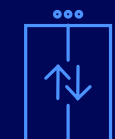
Communal Kitchen



Storage Lockers



Fully Equipped Rental Units



2 Accessible Elevators



Heat & Electricity Included



Recycling Room at Ground Floor

Offering scale and security, this newly built 201-unit apartment building delivers contemporary living with strong investment fundamentals in Anjou.

**Civic Address** 7051 des Galeries d'Anjou Boulevard

**Location** Anjou, Montreal

**Lot Number** 1 005 144

**Asset Type** Multi-Residential

**Cross Street** Saint-Zotique St.

**Land Area** 55,968 SF

**Floor Area** 189,783 SF

**Frontage** 425 ft.

**Floors** 12

**Physical Attachment** Detached

**Year Built** 2023

**Number of Units** 201

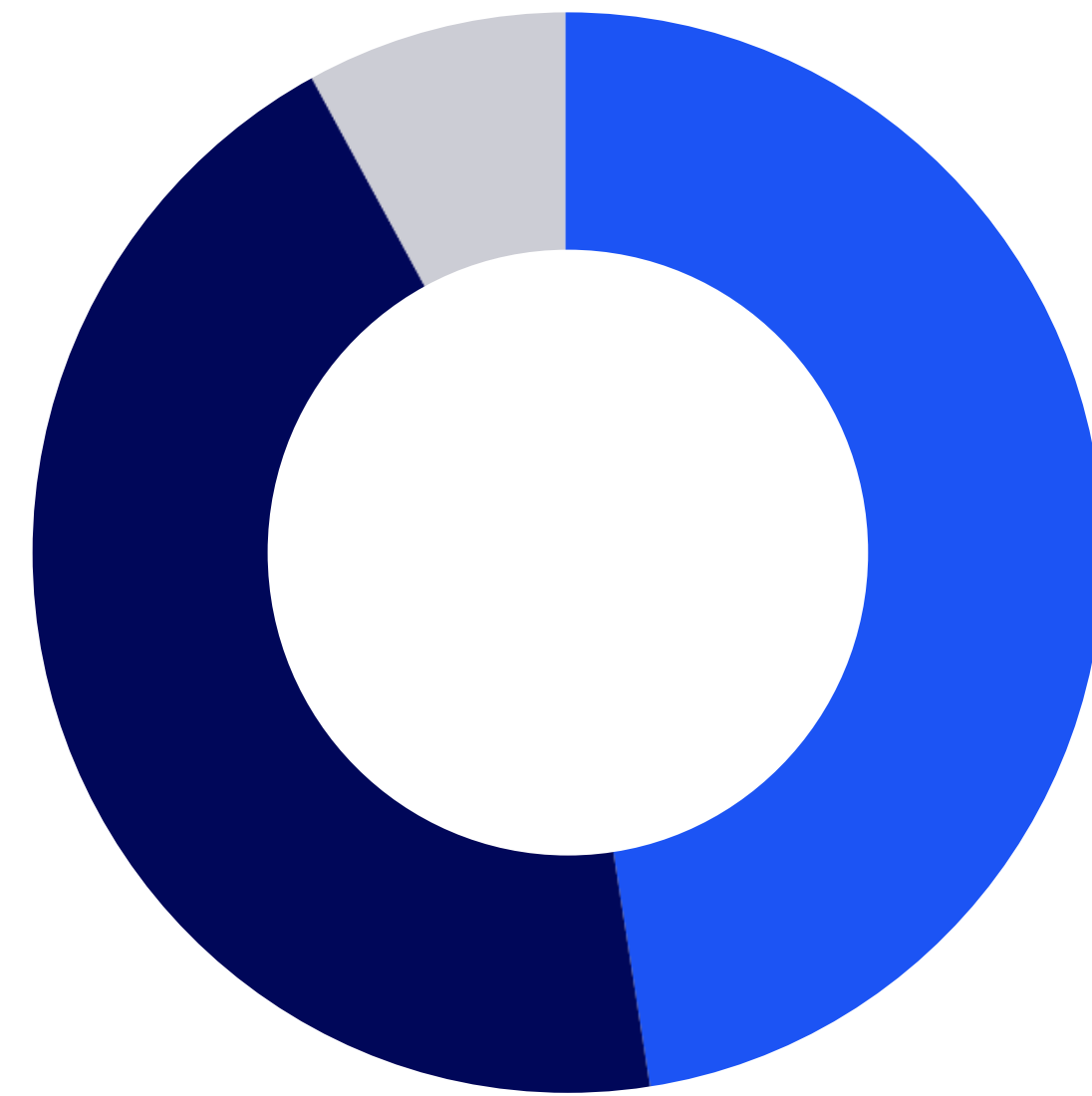
**Building Structure** Cement

**Parking** Two Underground and One Above-Ground Parking Lots



# Unit Breakdown

Novelia's 201 thoughtfully designed apartments blend modern comfort, abundant light, and functional details to make every day effortless.



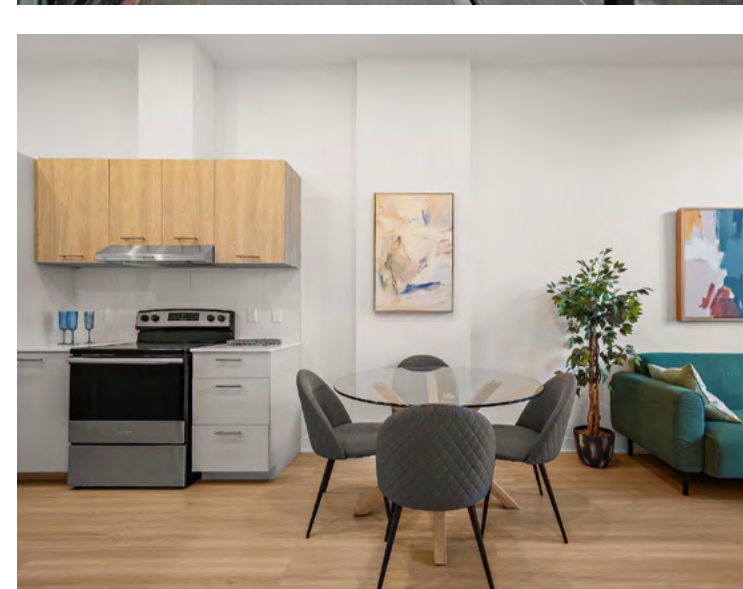
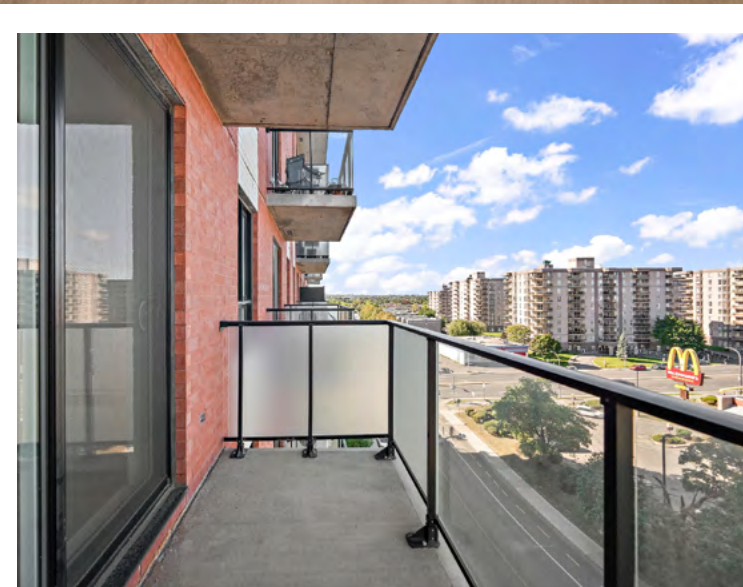
■ 3 1/2 : 96 Units | 48% | Approx. 617 SF

■ 4 1/2 : 90 Units | 45% | Approx. 937 SF

■ 5 1/2 : 15 Units | 7% | Approx. 1,189 SF

**Total: 201 Units**

<b>Height</b>	8 - 12 ft
<b>Included Appliances</b>	Ductless Laundry Machines, Stove, Fridge, Cupboards
<b>A/C</b>	Wall-Unit
<b>Balcony</b>	Minimum One at Each Unit
<b>Hot Water</b>	Centralized System (Included)
<b>Wi-fi</b>	Not Included in Rent
<b>Heating</b>	Electric Baseboard (Not Included)
<b>Electricity</b>	1 Meter per Unit (Not Included)
<b>Garbage Shoot</b>	One Included at Each Floor
<b>Parking</b>	165 Interior Spaces • Including 12 with EV charging station 20 Exterior Spaces
<b>Storage Lockers</b>	68 Available
<b>Cameras</b>	In-Building
<b>Express Delivery Box</b>	At Entrance



# A High-Efficiency Certified Building



## High-Performance Building Envelope

Enhanced insulation levels exceeding standard construction, paired with highly efficient mechanical and electrical systems to reduce energy consumption and operating costs.



## In-Suite High Efficiency Thermo Pumps

Individual high-efficiency thermo pumps in every unit deliver superior climate control and enhanced tenant comfort compared to conventional air conditioning.



## Expanded EV Charging Infrastructure

Above-average electric vehicle charging capacity, supporting growing tenant demand and future-proofing the asset.

# Location Overview

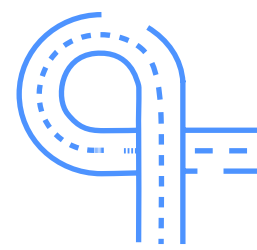
Unmatched connectivity with walkable retail, direct highway access, and the upcoming Anjou metro at your doorstep.

Perfectly positioned in the heart of Anjou, Novelia enjoys unrivaled connectivity and convenience. Just steps from premier shopping, dining, and daily services at CF Galeries d'Anjou, with Place Versailles only minutes away, residents are surrounded by urban amenities. Exceptional road access via Autoroutes 25 and 40 links the community to downtown Montreal, the airport, and the entire region. By 2031, the arrival of the new Anjou/Galeries-d'Anjou metro station will transform the property into a true transit-oriented hub, seamlessly connecting to the entire métro network and amplifying its long-term appeal for both residents and investors.



**Galeries d'Anjou**  
2-min. walk

**Place Versailles**  
5-min. drive



**Highway 25**  
2-min. drive

**Highway 40**  
3-min. drive



Walk Score  
**88**



Transit Score  
**85\***



Bike Score  
**70**

\*With the completion of the Upcoming Anjou Metro Station

## Within a 3 km Radius

55+

### Restaurants

- Ottavio
- Petinos
- L'Académie
- 3 Brewers

30+

### Cafés

- Starbucks
- Café Vienne
- Second Cup
- Café Dépot

20+

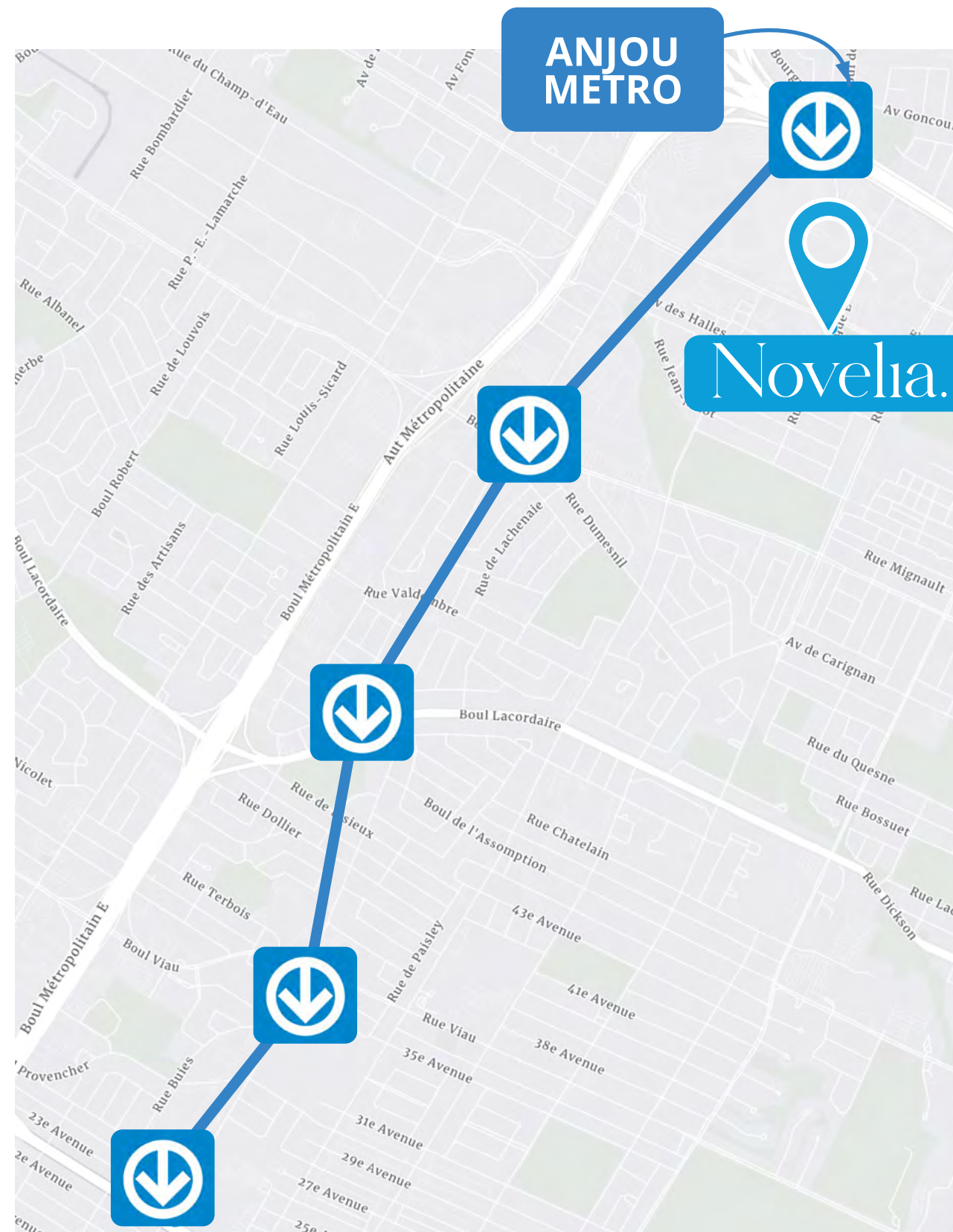
### Supermarkets

- Maxi
- IGA
- Metro
- Super C

25+

### Retail Stores

- Simons
- Sephora
- RONA
- The Brick



**MINUTES' WALK TO THE NEW NEIGHBOURING BLUE LINE METRO EXTENSION**

Novelia. is poised to become the new ideal residential hub in Anjou. By 2031, the property will be just a **few minutes' walk** from the future **Anjou Metrostation**, the eastern terminus of the Blue Line extension. This transformative infrastructure will seamlessly connect residents to downtown Montreal and the rest of the island, offering unmatched accessibility and positioning the site **at the center of a highly connected, transit-oriented community.**

# Bird's Eye View

GALERIES D'ANJOU



HWY 40

UPCOMING ANJOU METRO

HWY 25

RONA

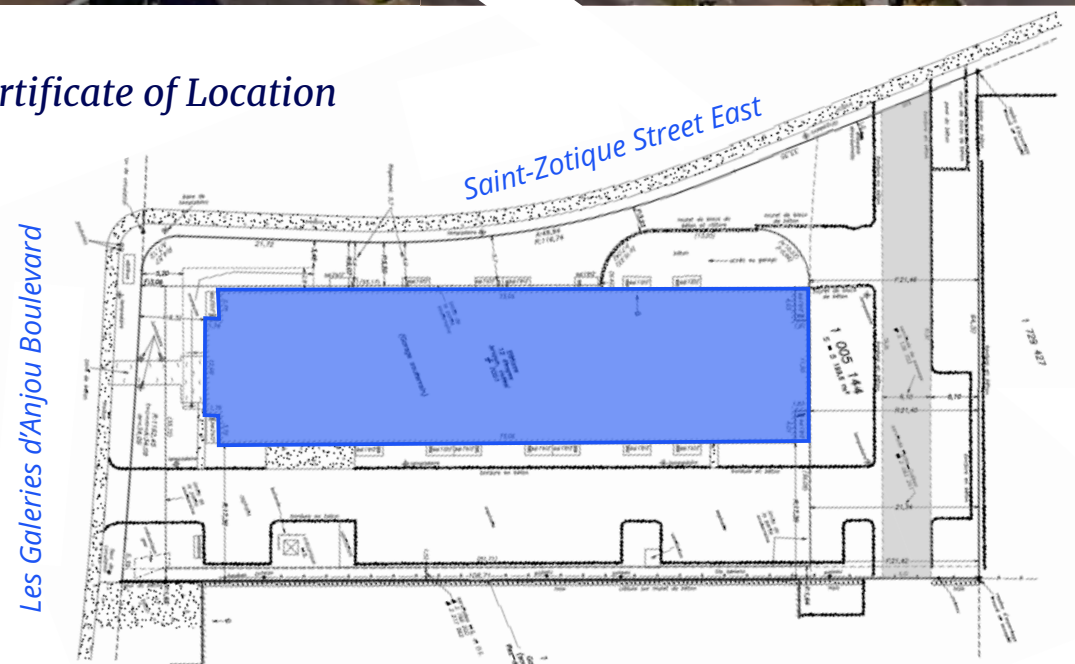
Novelia APARTMENTS ANJOU

PLACE VERSAILLES  
5-min. drive

des Galeries d'Anjou Bd.



Certificate of Location



# Novelia.

APPARTEMENTS  
ANJOU



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Or click and sign one of the following confidentiality agreements:

**THIS PROPERTY IS OFFERED THROUGH A BID PROCESS; INTERESTED PARTIES ARE INVITED TO SUBMIT AN OFFER BY NO LATER THAN FRIDAY, APRIL 10 AT 5 P.M.**

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