

# GRÂCE

C O N D O M I N I U M S

REFINED URBAN LIVING

*Refined urban living*

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# WELCOME TO GRACE CONDOMINIUMS

A new project offering all the charm of living in historic NDG while ensuring the comfort and peace of mind of contemporary construction: concrete foundations, masonry walls, acoustically engineered sound insulation, large windows and generous outdoor spaces, to name a few.

Grace Condominiums is a quiet sanctuary in the heart of Montreal's vibrant Notre-Dame-de-Grâce neighbourhood. With less than forty residences per project phase, and each building framed by lush greenery and the NDG bike path, Grace offers exclusivity without pretension.



# YOUR SANCTUARY IN NDG

We took care to integrate architectural aspects that give NDG its unique feeling. To ensure harmony with neighbouring homes, Grace will be three stories high, with full masonry along all facades. Exterior colours and architectural choices were made so the building would “stand out but not stick out.”

Of course, NDG is synonymous with green. To that end, trees and mature vegetation will be planted along both corner facades, contributing to the greenery of the neighbourhood streetscape. We’ve also integrated a true living green roof that will shield the building from the heat-island effect and contribute to the garden-like atmosphere on the private and common rooftop terraces.



# FAMDESIGN

For Grace Condominiums, FAMDESIGN drew inspiration from the historic elements of NDG's interiors while adding contemporary yet timeless touches. The design is characterized by clean lines, warm tones and real wood flooring. More modern elements, like high-end backsplashes and two-tone kitchen options allow each owner to personalize their home.

## DESIGNED FOR LIVING

Founded by Vanessa Brisset and Laurence Guimond in 2015, FAM DESIGN is a full service interior design studio with an extensive network of resources, and an expertise in high-end projects. Drawing on inspiration ranging from fashion to nature, FAM DESIGN creates wondrous spaces that surpass trend and work on a practical level.

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*INSPIRATION FOR THE INTERIORS OF GRACE CONDOS WAS DRAWN FROM AWARD-WINNING HOTEL AND CONDO PROJECTS.*

# FROM VISION TO REALITY



Calce Architecture Workshop, founded in 2000 by Mark Calce, takes a creative approach to urban revitalization and achieving architectural harmony.

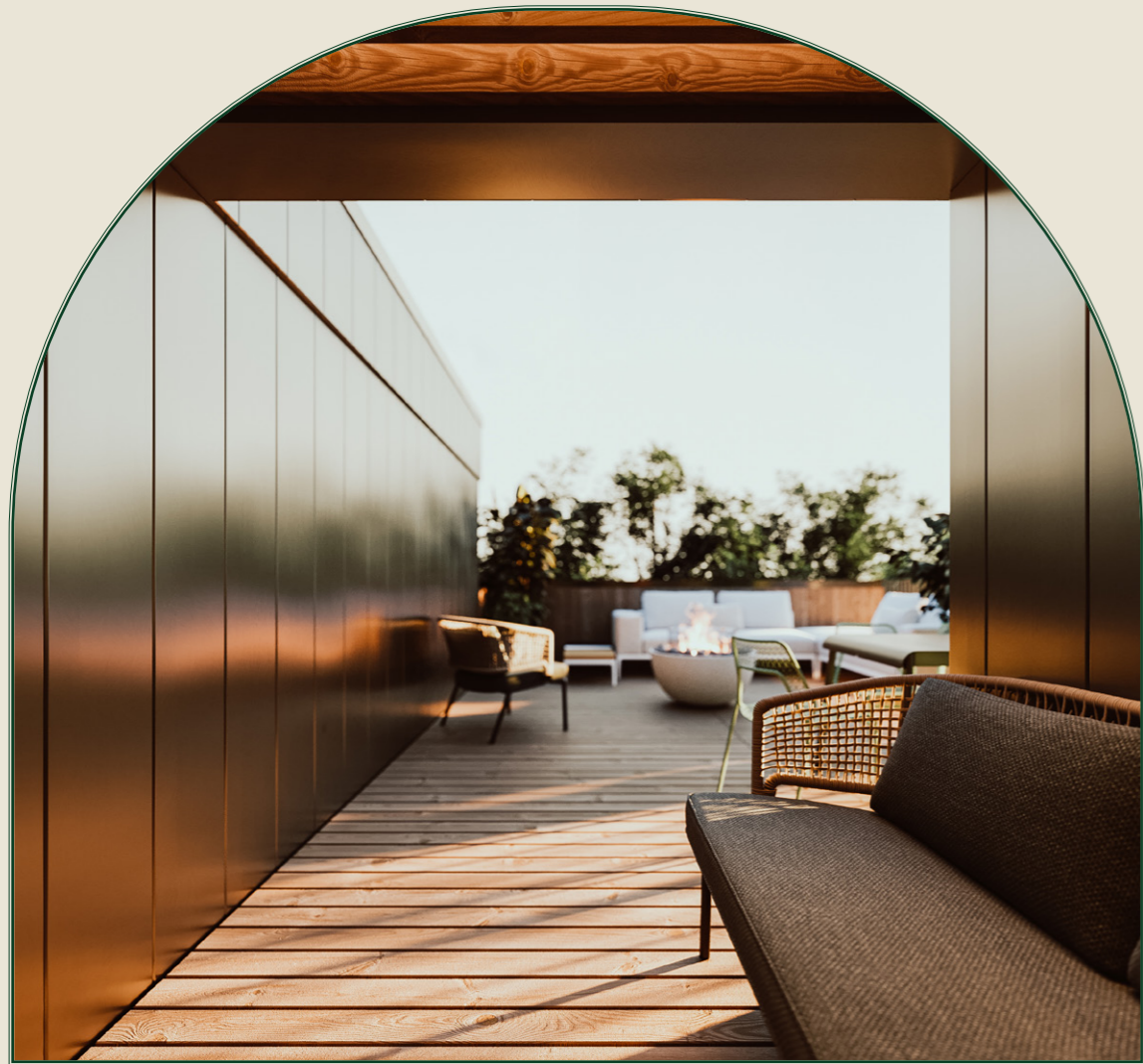
As a former member of the NDG CCU, Mark has a particular sensibility for maintaining the integrity of NDG's historical and charming architectural character.

For Grace Condominiums, Calce Architecture Workshop chose to highlight the most salient elements of the neighbourhood's design language: a low-rise building that follows neighbouring rooflines, masonry along all facades, large balconies and smaller human-scale buildings.



# A GREEN SANCTUARY IN AN URBAN ENVIRONMENT





Grace was thoughtfully designed over the course of several years, with lifestyle and nature at the heart of its conception. Balanced around warmth and functionality, each unit was designed to be lived in, to relax at home, to host friends and family and to enjoy all NDG has to offer.

## PROJECT HIGHLIGHTS



HIGH-END APPLIANCES INCLUDED



BALCONIES



BIKE STORAGE



ELEVATOR



METRO & BUS



LOCKERS



INDOOR PARKING



PRIVATE TERRACES







**CREMA**

*Scandinavian-inspired Hygge aesthetic, defined by light tones.*



**TERRA**

*Earth-tones and wood accents for an organic, timeless look.*



**ONYX**

*A bold palette with strong contrasts that help elements stand out.*

## REFINED TO YOUR TASTE

Grace's design incorporates natural wood and stone elements to evoke comfort and warmth.

Solid wood floors and quartz countertops in bathrooms and kitchens are complemented by high-end plumbing fixtures.

# CURATED INTERIOR DESIGN ELEMENTS



# LARGE WINDOWS, OPEN SPACES & NATURAL LIGHT





## OUTDOOR LIVING REFINED

We conceived of Grace's outdoor spaces with the same attention to quality and detail as the interiors. Private rooftop terraces and oversized balconies were designed to accommodate ample outdoor seating for dinner parties and barbecues. With Grace's exterior landscaping and green roof, the outdoor spaces act as green sanctuaries in bustling NDG.

Enjoy cocktails, barbecues and sunsets. And for those with upper-level south-facing units, a fully unobstructed view over the St. Jacques escarpment. On a clear day you can see right over to Mont St. Hilaire!





# IN THE HEART OF NDG VILLAGE

NDG is an a community characterized by its rich diversity of languages, cultures and ethnicities. Residents span all ages as well, converging on NDG for its safety, low-rise human scale architecture, local shops and proximity to downtown.

Located in the heart of NDG, Grace is a stone's throw from the Monkland village – a hot spot for boutique shopping and dining, and stores to cover all of life's essentials. The project's proximity to Metro Vendôme and the bike path makes travel a breeze.



NEXT TO YOU

# GRÂCE

CONDOMINIUMS

REFINED URBAN LIVING

