

## REAL ESTATE

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Le Seville West aims to immerse residents in green spaces, create community, and provide the convenience of city living. Note: photo is a rendering. *SUPPLIED*

# Project of the Week: Seville West Condos

Proximity to great shopping and dining - in addition to public services and transit - are among Seville West's attractions.

The development is conveniently located near public transportation stations, shopping and dining, and lush parks. Note: photo is a rendering. *SUPPLIED*The modern design adds a touch of elegance to living in a great area. Note: photo is a rendering. *SUPPLIED*

**DARCY MACDONALD**  
*Postmedia Content Works*

The residential neighbourhoods of the West Island are known for combining a close-knit, community feel with the privacy that homeowners value. The spaciousness and the freedom it affords are top priorities for its residents.

But whether potential residents are just starting out or downsizing their accommodations, or they're single people, couples, or young families, all are increasingly hoping to find the convenience of access to transport, shopping, recreation, and entertainment along with the space they need to escape at the end of the day.

South of Highway 40 and west of Saint-Jean Boulevard, Le Seville West (the newest addition to Quartier One West Condos in Pointe-Claire) was developed and designed with all of these ideals in mind.

Intended to offer condominium living to buyers and renters who want community and convenience alongside modern, spacious luxury, Charles Valenti, developer at The Pentian Group believes the Seville West condo project checks all of those boxes and then some.

## NEIGHBOURHOOD/ LOCATION

"The project is situated between the new Pointe-Claire REM station and the Pointe-Claire train station. This part of Pointe-Claire was very industrial and is presently being revamped to residential," said Valenti.

"The geographical location in itself makes it a great place to live."

Proximity to great shopping and dining - in addition to public services and transit - are among Seville West's attractions. And Valenti strongly believes that residents will also appreciate the space and distance between buildings.

"We have lots of green space surrounding the different phases. And there is a bicycle path that runs along the south limits of our property. People will appreciate the proximity and advantage of (the location), yet not in a heavily dense and trafficked area. Hymus is a very quiet boulevard - unlike St. John, St. Charles and Sources," he said.

## ARCHITECTURE & DESIGN

The Seville West project adds a genuine touch of class and elegance to an area that, until now, was largely sparse,

standing still in time.

By design, the two ultra-modern, eight-storey buildings suggest in their outward appearance both the space and privacy they were conceived to provide.

Impressive balcony layouts provide total privacy, accenting the architecture with contemporary appeal. The structures are warm and inviting, a promising reprieve from any former sense of isolation the area once elicited.

And in terms of community growth, Valenti believes residents will take pride in being part of the innovative Seville West brings to Pointe-Claire.

"This well-developed neighbourhood has become a privileged place of residence. It's the perfect mix between city and suburb."

## CONDOS

Valenti is particularly enthusiastic about Seville West having (compared to other condo developments

in the West Island) the most spacious bedrooms on the market.

With one, two, and three-bedroom units available, Valenti said that single people, couples, and families will all find exactly what they're looking for, and then some, in terms of being able to furnish their condo freely with plenty of space left to move comfortably, never feeling crowded.

"We made sure that the master bedrooms are able to accommodate king-size beds. We also assured ourselves of having secondary rooms that can accommodate enough furniture for a small office. For people working from home, these rooms need to (offer) a certain size," Valenti said.

Seville West's three-bedroom units will appeal to families and couples working remotely equally, if for different reasons.

"Not many projects offer three-bedroom units,"

he explained. "We decided to have them because we feel that people living in the West Island are used to having space. These units are very spacious."

## AMENITIES & ENVIRONMENT

The amenities of Seville West, Valenti said, were conceived with the intention of contributing to the sense of community that Pointe-Claire is known for.

He described a rooftop terrace furnished with exterior sofas, ready for lounging and gatherings. During summer, outdoor pool areas adorned with lawn chairs and Pergolas are designed to sunbathe in style. And an indoor pool and sauna are available year-round.

"[We have] a lounge room that can be reserved for private parties and get-togethers that feature a full kitchen," Valenti said.

Additionally, state-of-the-art gym facilities and large,

spacious lobbies and common areas will invite socialization and relaxation alike.

"These spaces will be strictly for all the residents of the project, [permitting them the option] not to have to go elsewhere if they want to enjoy outdoor living."

But proximity to local parks and a bicycle path will also help put Seville West in the center of the locality, and residents will benefit from the choice of keeping things in the neighbourhood or stretching out to partake in the suburban charm of its residential surroundings.

"This will help build the community," Valenti said.

Seville West 1 houses 80 condos, 60 of which have already been sold. Seville West 2 will be launched at the end of January 2022. For more information and to book an appointment visit [www.quartieronewest.com](http://www.quartieronewest.com) or call Joseph Bagdian at 514-878-8500.

Condos are spacious and brightly-lit, ideal for any resident looking to move to the area. Note: photo is a rendering. *SUPPLIED*The amenities ensure that those who want to stay in for the day do so in comfort and luxury. Note: photo is a rendering. *SUPPLIED*