“On the one hand, there’s the city itself, our relationship with the mountain, with the surrounding views. On the other, the mixed use of the site, the fact that there is going to be housing for all kinds of people in the project. Architecture has a fundamental relationship with the human body. As bodies, we inhabit space, we touch space, we have a visceral experience. The Humaniti project absolutely does that. So, there’s one very flat building, one medium scale building, and then this one very powerful vertical structure, and as humans we understand that relationship with our body.”

– Andrew King, Senior Partner Creative Team, Lemay FRAIC (Member of the College of Fellows, Royal Architectural Institute of Canada)
TO DESIGN A PLURIVALENT SPACE WHERE THE HUMAN EXPERIENCE IS BOTH THE FOUNDATION AND THE COMPONENTS. LIVE. WORK. SOCIALIZE. BREATHE. EVOLVE.
A UNIQUE SMART VERTICAL COMMUNITY

Humaniti is Montreal’s first “smart vertical community”, a fully connected environment where rich and multi-sensory human experiences abound - everywhere, at all times, and at any height.

An architectural concept that’s bold and distinctive – the whole project is actually h-shaped – Humaniti is designed to promote the well-being of those who live in it, the dialogue between them, and the space they inhabit. A lifestyle inspired by the diversity of human interests, unique in Montreal.

Humaniti is a unique, organic place to live, work, train, entertain and socialize, a wellness environment where exploring human experience is the essence of luxury.

CONDOMINIUMS

160 units – 473 sq. ft. to 3,000 sq. ft.  | Located on the top floors of the tallest tower
Swimming pool and private Sky Lounge  | Private elevators  | Access to hotel services
Entrance on De Bleury Street  | Indoor parking

RENTAL APARTMENTS

314 units – 440 sq. ft. to 1,246 sq. ft.  | Studios, 1 to 3 bedrooms apartments
Access to hotel services  | Entrance on De Bleury Street  | Indoor parking

HOTEL

Stylish world-class 11-storey hotel
Overhanging building looking down on the plaza
Main entrance on De la Gauchetière Street  | 193 rooms  | Rooftop swimming pool

OFFICE BUILDING

Sophisticated 5-storey building, entirely connected
Located at the intersection of Viger Street and Hermine Street  | 57,000 sq. ft.
Rental or co-ownership office space availability  | Main entrance on Viger Avenue West

RETAIL

17,000 sq. ft. in public area
DESIGNING SPACES FOR GLOBAL CITIZENS, IN THE CENTRE OF THE INTERNATIONAL DISTRICT, AT THE HEART OF MONTREAL’S VIBRANCY.
Everybody loves Montreal! Cosmopolitan, colourful, trendy, gastronomically inclined, and just as vibrant in winter as in summer. Montreal boasts a European way of life on the North American continent, a human-sized city: open, friendly and safe. Montreal may be 375 years old, but there’s always vitality in the air. That’s probably why it was voted the world’s best university city in 2017!

CHOOSING MONTREAL

Choosing Montreal, living in the heart of its lively international district at the crossroads of the Quartier des Spectacles and Old Montreal.

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A visual extension of the magnificent Place Jean-Paul-Riopelle, Humaniti will become a Montreal icon, a true urban sculpture inspired by a philosophy. Humaniti is located in the heart of Montreal’s International District, where more than 60 international organizations such as the International Civil Aviation Organization, the Centre de commerce mondial, the Palais des congrès, and the Caisse de dépôt et placement du Québec can all be found.

Humaniti is just a stone’s throw from the Quartier des spectacles, the heart of the metropolis, which has always been the nexus of Montreal culture. The Quartier des spectacles with its Place des festivals is home to an impressive number of artworks and performances throughout the year.

Old Montreal and its Old Port are known for its European lifestyle and rich heritage, a unique site in North America. Declared a heritage site in 1964, the area boasts numerous restaurants, art galleries, high-end shops and many tourist attractions, such as the Notre-Dame Basilica, the Château Ramezay, the Pointe-à-Callière museum and the Place Jacques Cartier.
LIVE THE EXPERIENCE HUMANITI

BE PART OF THE ARCHITECTURAL HERITAGE, A SCULPTURAL WORK OF URBAN ART THAT'S AVANT-GARDE, SMART AND HUMAN.
With more than 30 public works of art, including Riopelle’s “La Joute”, Ferron’s “Le Miroir aux alouettes” and Daudelin’s “Éolienne V”, the International District is a major player in Montreal’s urban development. Its ambition is what explains the presence of more than 60 international organizations within the district, such as the International Civil Aviation Organization, the Centre de commerce mondial, the Palais des Congrès and the Caisse de dépôt et placement du Québec.

HUMANITI WILL BE THE MOBILE CITIZEN’S HAVEN AND CENTRAL HUB.
COMMUNITY

EXCEPTIONAL, DIVERSIFIED AND FULLY FOCUSED ON THE HUMAN BEING.
LIVING IN SMART, PLURIVALENT, VISIONARY SPACES WHERE HUMAN EXPERIENCES ARE EXHILARATING AND INSPIRING.

Humaniti is a unique, organic place to live, work, train, entertain and socialize, a wellness environment where exploring human experience is the essence of luxury. A refined lifestyle available to a mobile, sophisticated, diversified community that enjoys and replenishes itself on a daily basis. Humaniti is an inclusive real-estate project that hopes to welcome a diverse and evolved clientele. The ultimate in design and smart living is no longer a luxury: it’s a new imperative, signed Humaniti.
We reflected, questioned, and identified the essence of the vertical cities of tomorrow. We believe that today’s urban dwellers seek something other than what’s generally offered elsewhere: uninspired, cookie-cutter, flashy units interchangeable with one another. We believe that today’s true luxury lies in human experience and exploring and sharing values within a space of collective diversity that’s inspiring, enlivening and eco-friendly.

COMMON AREAS

WELCOMING COMMON AREAS WHERE GETTING TOGETHER IS ALWAYS PURE PLEASURE.
Humaniti was designed as a work of art in itself. Nothing is left to chance and everything is thought out so that each space, moment, and movement becomes a source of insight and wellness. Lofty spaces, incorporating natural light with enhanced views of the mountain and river – principles of biophilia recreating natural environments, innovative design and scenography of interiors. This is the very essence of Humaniti.

MULTI-SENSORY EXPERIENCES EVERYWHERE, AT ALL TIMES, AND AT ANY HEIGHT.
LIVE, WORK, RELAX, HAVE FUN AND SOCIALIZE WITHIN A SMART COMMUNITY.

Lounge in the sun, sip an iced tea or, perhaps, swim a few laps in the pool. Have a bite at the Humaniti Bistro and enjoy the atmosphere while reading the latest news. Invite your colleagues for a drink at the Sky Lounge after a satisfying day of work. Everything is possible. Connected, smart and user-friendly.
REVITALIZE YOURSELF AND RELAX WHILE ENJOYING THE HERE AND NOW IN A TIMELESS ENVIRONMENT.

The Sky Lounge, outdoor pools and a green roof with breathtaking views; a connected fitness centre, with state-of-the-art amenities; the beauty spa where you can relax and indulge… Everything you could wish for to awaken your senses and live a fulfilling human experience is within easy reach.
VERTICAL LIFESTYLE

ENJOY TOMORROW’S SMART LIFESTYLE, TODAY.
The condominiums – and the most amazing views of Montreal – are found on the upper floors of the tallest tower, from the 26th floor to the 39th floor. 160 units ranging from 400 sq. ft to 3,000 sq. ft, private elevators, swimming pools, exclusive Sky Lounge and access to the services of the Humaniti hotel. These prestigious condominiums are mindfully designed for a smart, vertical lifestyle unique in Montreal. Living at such heights broadens one’s mind and horizons.

**VERTICAL LIFESTYLE**

**CONDOMINIUM LIVING SPACES FROM THE 26TH FLOOR RIGHT TO THE TOP! TOMORROW’S CITY SHALL BE ECO-FRIENDLY AND VERTICAL.**
SOARING & SPECTACULAR!
THE VIEWS HUMANITI OFFERS

FROM THE 26TH FLOOR TO THE 39TH
ARE BREATHTAKING!
HUMANITI, THE ABSOLUTE CENTRE OF MONTREAL.
Spaces bathed in natural light thanks to an abundance of windows, ingenious floor plans, eco-friendly and noble materials, high-end finishing customizable to your tastes and requirements, in a fully connected smart environment. Each Humaniti unit is an exceptional living space designed for your ultimate well-being.

AMAZING VIEWS FROM THE 26TH FLOOR TO THE 39TH.
INSPIRING LIVING SPACES.
Whether a charming studio or a spacious penthouse, all units bear the hallmarks of the Humaniti brand, down to the last detail. Ergonomic design, high-end appliances in the kitchen area, luxurious bathrooms with luxury bathtub and thermostatic shower column, everything has been designed to promote your well-being and a true art of living.
IT TAKES ALL KINDS TO MAKE A WORLD, AND WE HAVE THE FINISHES TO PROVE IT.
The best of both worlds. Imagine sitting comfortably in your own home with all the amenities of a stylish world-class hotel at your fingertips! Concierge service to satisfy your every wish, gourmet meals brought to your door, a relaxing pool and spa, available housekeeping, and valet service. It's fully staffed and at your service, ready to make your life easier every day!
MOOV Resto-Lounge, a space for social mixing in motion, is located on the ground floor of the Neptune & Bacchus restaurant. MOOV serves tasty breakfasts in the morning, and delicious tapas and small dishes later in the day: the perfect place to hang out, chat or work in an inviting atmosphere. Come Happy Hour, MOOV turns into a lively cocktail lounge restaurant, thanks to the artful MOOV mixologists and DJ. Cheers!

MIXOLOGY OF EVERY KIND FOR WORLDLY “MOOVERS”.

An inspiring and relaxed atmosphere, exquisite design, innovative cuisine, personalized service - everything is designed to create the most memorable experience for the most selective foodies! The cuisine of Neptune & Bacchus is a feast for the senses, with its refreshing, innovative and international approach. Truly the place to savour the best local and artisanal products, skilfully presented to create pure pleasure with every bite. Bon appétit!
WELCOME TO AN ADVANCED LIFESTYLE.
WELCOME TO OUR CONCEPT OF LIFE MADE SIMPLER

SMART

Humaniti is the ultimate smart and connected environment. Exclusive mobile applications for its occupants, total interaction and interconnection between users and technology, home automation, remote management of heating and air-conditioning systems, interior presence sensors - all just a few clicks away! Humaniti also is truly committed to eco-responsibility. A LEED project, electric cars and shared bikes, smart postal lockers, simplified recycling and composting, Humaniti is green, eco-friendly and smart.

ASSETS AND AMENITIES

EXCLUSIVE HUMANITI MOBILE APP
RESTAURANTS, BARS AND RECEPTION HALLS
BUSINESS CENTRE AND SHARED WORKSPACE
CONNECTED STATE-OF-THE-ART FITNESS CENTRE
SPA, MASSAGE THERAPY, BEAUTY TREATMENTS
HOUSEKEEPING
HOTEL CONCIERGE AND VIRTUAL CONCIERGE SERVICE
VALET SERVICE
OUTDOOR POOLS
LAUNDRY SERVICE
GREEN ROOFS
CHARGING STATIONS AND SHARED ELECTRIC-CARS
SHARED BICYCLES SERVICE
HOTEL
OFFICES
NEIGHBOURHOOD SHOPS
MEAL DELIVERY SERVICE
SMART CONNECTED ENVIRONMENT
SKY LOUNGES
SMART POSTAL ROOM

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MEAL DELIVERY SERVICE
SMART CONNECTED ENVIRONMENT
SKY LOUNGES
SMART POSTAL ROOM
HUMAN, HARMONIOUSLY HUMAN.

LIVING ENHANCED HUMAN EXPERIENCES IN HARMONY WITH OUR FELLOW BEINGS, OUR SPACES AND NATURE.

The Humaniti experience expands to a variety of items designed with the same care as everything bearing the Humaniti brand. Shopping bags for your purchases in the shops housed in the complex, yoga mats, insulated bottles, reusable containers for your organic products – all little things that make the Humaniti experience even more harmonious.

TARGETED CERTIFICATIONS

ABOUT COGIR

Founded in 1995, Cogir Real Estate is a Quebec company with close to 2,800 employees who are passionate about real estate and who work day in, day out to satisfy their customers. Its team manages over 150 properties in Quebec, Ontario and Nova Scotia. Cogir also manages more than 7 million square feet of residential, commercial, industrial and office real estate, as well as more than 17,200 units in retirement homes and rental buildings. The company also has extensive experience in hotel management.

DEV MCGILL

Since inception in 1998, DevMcGill has been revitalizing the face of the city with the mission of imagining and building tomorrow’s living spaces today. DevMcGill’s developments reflect a distinct taste for design and innovation based on sustainability. With a collaborative approach, the DevMcGill team creates astonishing innovations and visionary designs. This approach offers modern living spaces that enhance neighborhoods while embracing the city’s architectural heritage.

In June 2017, we at DevMcGill had the privilege of joining forces with the Cogir real estate group. In a manner of speaking, this agreement gave us wings and allowed us to face the future with a great deal of serenity. As we near our 20th anniversary, this important decision gives us the means to realize our ambitions. Of course, DevMcGill intends to maintain its excellent reputation and will continue to offer high-quality homes.

ABOUT SOTHEBY’S INTERNATIONAL REALTY CANADA AND QUÉBEC

Combining a prestigious and internationally recognized real estate brand with local market knowledge and specialized marketing expertise, Sotheby’s International Realty Canada and Quebec is the leading real estate sales and marketing company for the country’s most exceptional properties.

With offices in over 70 residential and resort markets nationwide, our professional associates provide the highest calibre of real estate service, unrivalled local and international marketing solutions, and a global affiliate sales network of close to 900 offices in 70 countries and territories to manage the real estate portfolios of discerning clients from around the world.

FONDS IMMOBILIER DE SOLIDARITÉ FTQ

The Fonds immobilier de solidarité FTQ forms strategic partnerships with real estate developers and builders with a view to investing in profitable, socially responsible projects that create jobs and whose spinoffs will benefit all of Quebec society. By acting as an economic lever, the Fonds immobilier encourages projects of all sizes, in all regions of Quebec and in all sectors: residential, office, commercial, industrial, mixed-use and social infrastructure.

PARTNERS