

YOUR SIGNATURE RESIDENCE BY
LE GROUPE MAURICE

A M B I A N C E
N U N S ' I S L A N D



AmbianceileDesSoeurs.com/en

A woman with short grey hair and red-rimmed glasses is sitting in a light-colored armchair. She is wearing a bright yellow button-down shirt and light-colored pants. She is holding an open book with a yellow cover that features a portrait of a man. She is looking off to the side with a thoughtful expression. The background is a bright, out-of-focus interior space with large windows and a bookshelf.

Your space, your moment, your retirement.

As you move forward in life, you're approaching a period where important decisions await you. One such decision might be finding a new living environment. It's a choice that only you can make for yourself. Here, it's about *your* space. Take the time to read, explore and reflect on what you truly want. You don't have to rush into choosing a fulfilling retirement. So let's start exploring Ambiance together with an open and curious mind, ready to discover the many opportunities that lie ahead.

Enjoy the journey...

For complete information, visit
AmbianceileDesSoeurs.com/en

Why us?

“For over 25 years, Le Groupe Maurice has been providing living options that cater to the needs of retirees seeking a more active and fulfilling lifestyle. Prior to our inception, the retirement accommodations available didn’t quite meet the desires of the majority of seniors, who craved independence and a vibrant life. I felt a calling to change this, to create living spaces that are radically different from what existed in the past.

My vision was to create residences where people would enjoy life like never before!

Today, I am thrilled to see individuals regaining their vitality after settling into one of our residences. It is a rare and truly precious experience to sense so much happiness and joy in one place.

To all future retirees, I sincerely hope that you find a living space that brings you endless laughter, new friendships, exciting adventures and fulfilling projects.

On behalf of myself and my dedicated team, I warmly welcome you to Ambiance!”

LUC MAURICE

Visit [LeGroupeMaurice.com/en](https://www.LeGroupeMaurice.com/en)





**ONE OF
A KIND**

The name *Ambiance* was carefully selected to embody the essence of a warm, welcoming, and harmonious lifestyle awaiting the retirees of this Nuns' Island haven. The name is intended to inspire and provide a sense of comfort, while also leaving no doubt as to the extraordinary lifestyle that is offered here. The logo, in turn, is a representation of this unique place – paying tribute to the island environment where *Ambiance* has taken root.



AN EVOCATIVE HISTORY

Few people know that Luc Maurice himself lived on Nuns' Island for quite some time. It was his fondness for this unique area that spurred his desire to build a residence there; so it's no surprise that he wanted local retirees to be able to reside on the island for as long as possible. For all these reasons and more, *Ambiance* will always hold a special place in his heart.

An island in the city

A PLACE LIKE NO OTHER

Nuns' Island is one of the most picturesque places to live in the Montreal region. With its wooded area, Battures Lake (created in 1990 from a marsh) and numerous bike and walking paths, this little paradise has managed to maintain a perfect balance between nature and urbanization.



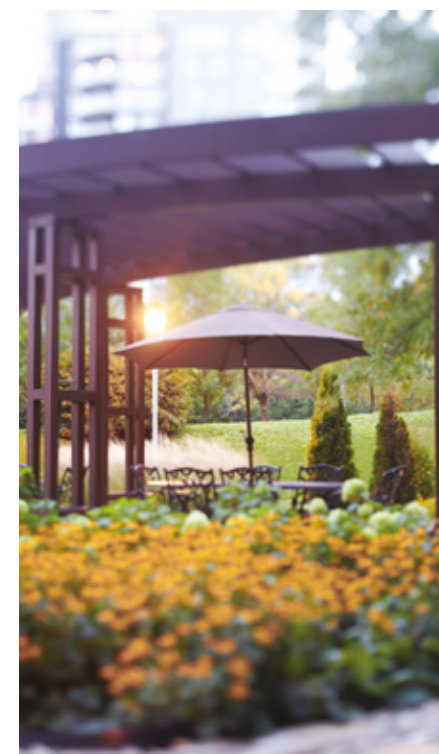
*Our comfort.
Our joy.
Our home.*

8 FLOORS
204 APARTMENTS
48 CARE UNITS

On your island since 2005

A REPUTATION THAT SPEAKS FOR ITSELF

Situated on Place du Commerce, just off Highway 15 at the foot of the Samuel-de-Champlain Bridge, Ambiance residence has been overlooking Nuns' Island since 2005. Its location was carefully chosen, strategically close to all the shops and services you're likely to need to pursue your favorite activities. Ambiance's reputation precedes itself: it offers you all the comfort, luxury, freedom, and social life you already enjoy at home, minus the trials and tribulations.





Multiply your moments of happiness

UNCOMMON COMMON AREAS

Your living environment doesn't just stop at your apartment! At Ambiance, you expand your living space, thanks to several bright and welcoming common areas, where you can experience moments that will enchant your daily life. Everything has been designed to unleash your imagination, so that you can create all kinds of happy occasions for yourself.



NOT ENOUGH HOURS IN A DAY

Whether you're fond of intellectual, cultural, social, or physical pursuits, there's no scarcity of choices. In fact, your days will seem too short to be able to enjoy everything that's available. From swimming in the heated pool and playing billiards, to happy hours in the lounge... your every interest is satisfied!





A GROUPE MAURICE FIRST

Have you heard of the KINESIQ fitness machine? This state-of-the-art exercise equipment, specially designed to help prevent falls, offers Ambiance residents the opportunity to improve their physical condition while maintaining their independence for even longer!

KINESIQ



PANORAMIC LOUNGE



BISTRO

TABLE SERVICE

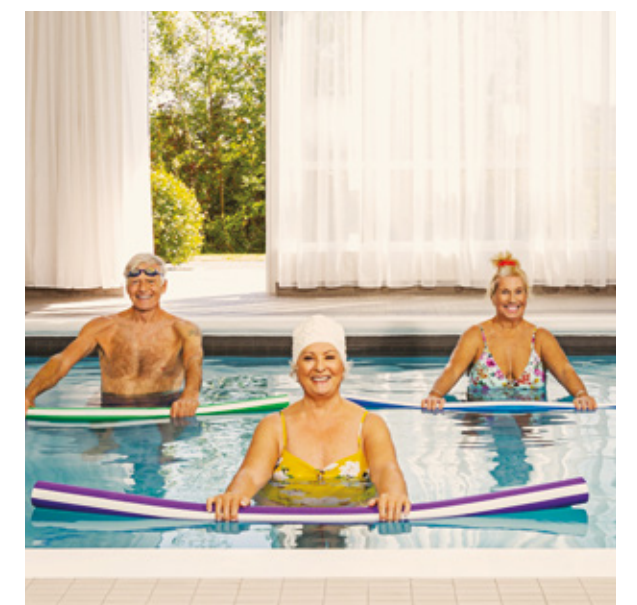


CREATIVE CUISINE



DELIGHTFULLY DELICIOUS DINING

At every Le Groupe Maurice residence, the pleasure of eating is brought to life by using fresh, seasonal, and local ingredients to create flavours that delight the palate. Our desire is to provide you with exquisitely prepared dishes by our chefs, served with care at your table. It's something we call "Orientation fraicheur"!



PAINTING CLASSES

*A bird's-eye view.
Where clarity takes flight.
And tenderness meets togetherness.*



Your very own space

Your apartment is your personal haven where you can indulge in your desires. Tailor it to your taste in every little detail, so that each room exudes its unique colour and ambiance! Every unit has been thoughtfully designed with your preferences in mind, to make you feel right at home the moment you walk in the door.



WELL-DESIGNED SPACES

When aesthetics and functionality converge, a sense of well-being is achieved. Your apartment will make you feel it every day.



ELEGANT TOUCHES

We refused to compromise on comfort or style while crafting your apartment. High-quality materials and finishes adorn your dwelling, which is yours and yours alone.

ACCOMMODATING AMENITIES

Moving into an apartment with your own appliances can be quite the hassle. Here, they're all included! Just set up your furniture and decor and you'll feel right at home, right from the start.

CHOICES GALORE

We're pleased to spoil you with a plethora of choices while living in Ambiance. Whether you want to clean and cook for yourself, or leave it to us, the decision is yours. Here, you have the freedom to enjoy almost everything your way!

PLEASE REFER TO OUR PRICE LIST FOR COMPLETE DETAILS ON INCLUDED AMENITIES AND OPTIONAL SERVICES



At one with nature's beauty

CONNECTING WITH YOUR INNER SELF

Each of our residences are recognized for their lush gardens and magnificent landscaping. Ambiance has surrounded itself with lovely green spaces composed of mature trees, swings, and a Japanese-style pergola. Draw inspiration, relaxation, and serenity... alone, or with loved ones, family, or friends!

*A calm garden.
Alive with lush greenery.
Radiating tranquility in every colour.*

Shops and services nearby...

GROCERY STORE
45 SECONDS AWAY BY FOOT



RESTAURANTS
ONLY 2 MINUTES AWAY

... FOR A FRESH SLICE OF APPLE PIE!

The joy of life at Ambiance wouldn't be complete without everything that surrounds it. You'll find your favorite shops and services, parks, and bike paths just a stone's throw away; and quick access to the highway that takes you straight to downtown and the South Shore of Montreal. Everything you need is within reach. Ambiance offers an extraordinary urban lifestyle in a countryside setting by the water's edge. Who could ask for more?



LACOURSIÈRE PARK
A FEW MINUTES AWAY



**LITERALLY
SECONDS
AWAY**

SAQ
Grocery store
Pharmacies
Restaurants
Cafés
Banks
Hair salon
Dental clinic
Optician



**SAQ 30 SECONDS
FROM YOU**



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One step at a time, we want to move forward, with others, to improve and support sustainable development initiatives. To do our part. Which is why we are committed to the ESG principle in business.

Environment: Preserving the environment by fighting climate change; and with regards to sustainability, avoiding the wastage of water, energy, materials, etc.

Social: Being oriented towards social responsibility and respect for human rights; valuing health, safety, inclusion, diversity, equity, etc.

Governance: Demonstrating the board of directors' sense of responsibility; combating corruption, controlling executive compensation structure, etc.

DISCOVER EVEN MORE ABOUT US!

For further details regarding our residences, visit:

LeGroupeMaurice.com/en/Residences



You can also learn the latest news about your residence by downloading the **THÉIA** app from Le Groupe Maurice!



La marque de la gestion forestière responsable



Using 133 kg of Rolland Enviro Print paper - made from 100% sustainable recycled fibres - has yielded the following environmental savings (in the printing of 500 brochures):

1 metric ton of wood
3 trees

1 cubic metre of water
10 ten-minute showers

7 GJ of energy
28,082 60W light bulbs on for 1 hour

227 kg of CO₂ emissions
904 km travelled by car

2 kg of NMVOC
1,116 km travelled by car

These data were provided by the paper manufacturer. FSC® is not responsible for the calculations of resources saved by using this paper.