

YOUR SIGNATURE RESIDENCE BY
LE GROUPE MAURICE

V E N T D E L ' O U E S T
S A I N T E - G E N E V I È V E



VentDeLouest.com/en



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 Vent de l'Ouest together with an open and curious mind, ready to discover the many opportunities that lie ahead.

Enjoy the journey...

For complete information, visit
VentDeLouest.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 Vent de l’Ouest!”

LUC MAURICE

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





Retirement as smooth
as a summer breeze.

The western breeze

A BREATH OF FRESH AIR

Not only is Vent de l'Ouest situated near the residential and leafy green neighbourhoods of Sainte-Geneviève, as well as many shops and superb golf courses, it also offers the serenity of the local wildlife and flora found along the riverbanks. It's a true haven of tranquility!



A PASSION FOR ALL SEASONS

Vent de l'Ouest was the first residence to offer a golf simulator on its premises.

The reason is actually quite simple: the residence is situated near several lovely golf courses, which is very much appreciated by many retirees. It's a golden opportunity to practice their favorite leisure activity... regardless of the season!



A WIND OF CHANGE

The name "Vent de l'Ouest" signifies a breeze of freedom and gentle harmony for those who call it their home. Located in a beautiful residential neighbourhood near the Rivière des Prairies, on the western edge of Montreal, Vent de l'Ouest complex boasts a charming and harmonious rural environment in close proximity to urban life. This is the ideal setting for a retirement imbued with freedom and *joie de vivre*.





*Our comfort.
Our joy.
Our home.*

4 FLOORS
206 APARTMENTS
38 CARE UNITS

A blissful breeze since 2007



BE FREE LIKE THE WIND

For several years now, Vent de l'Ouest has been providing a breath of fresh air and harmony over Sainte-Geneviève. Its high-quality services and charming environment meet all the needs of retirees, whatever they may be. All of the landscaped amenities and nearby shops bring real added value to the residence, promoting the cultural, natural, commercial, and economic vitality of the area. The winds of freedom blow through your retirement. All that's left, is for you to take it all in and do as you please!



Multiply your moments of happiness

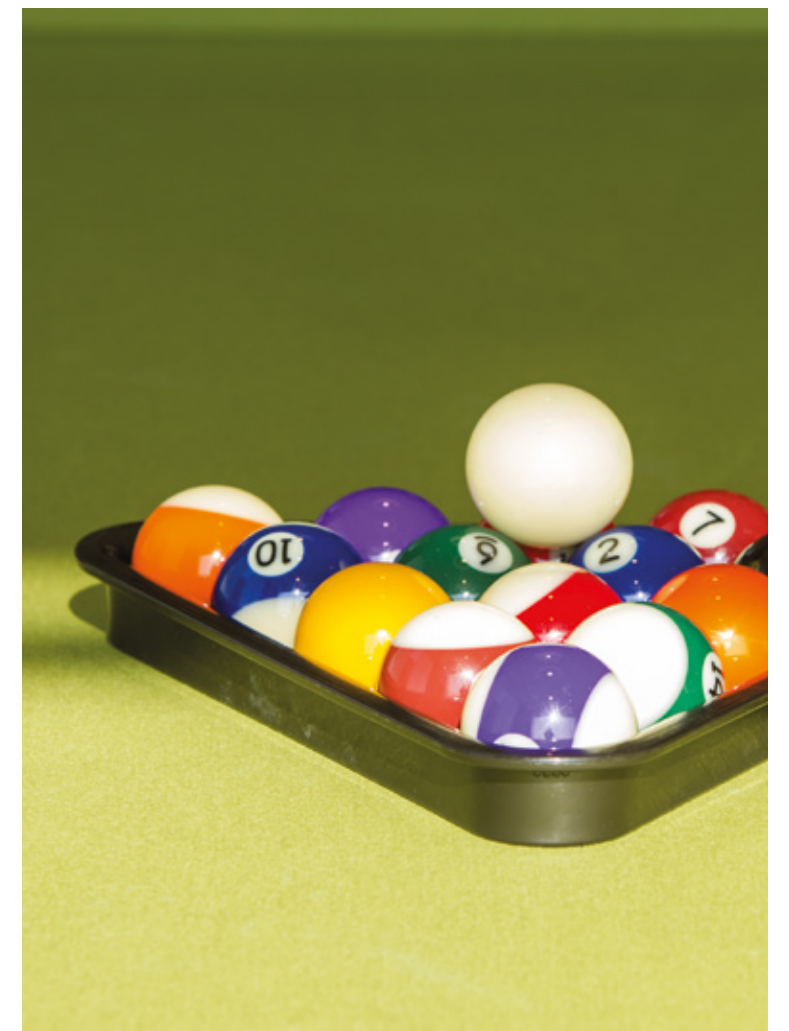
UNCOMMON COMMON AREAS

Your living environment doesn't just stop at your apartment! At Vent de l'Ouest, 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 here. In fact, your days will seem too short to be able to enjoy everything that's available. Swimming pool, billiards, movie theatre, bingo, virtual golf... your every interest is satisfied!





FOR A GOOD CAUSE

Did you know that every summer, Vent de l'Ouest organizes *Ice Cream Afternoons*? The money raised from the sale of these sweet treats is donated in full to the Alzheimer Society of Montreal. It's the perfect opportunity to combine gourmet pleasures with a commitment to an essential and sincere cause.



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"!



BISTRO



TABLE SERVICE



CREATIVE CUISINE



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

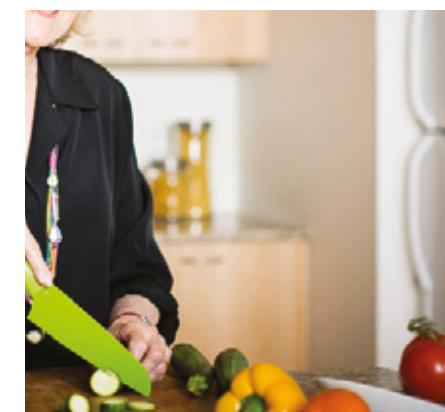
Your very own space

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 Vent de l'Ouest. 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. Vent de l'Ouest has surrounded itself with lovely green spaces composed of mature trees, swings, a pergola, walking trails, and even a community garden for growing your own vegetables. 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
A SHORT WALK AWAY**



**RESTAURANTS
A 7-MINUTE WALK AWAY**

... FOR A FRESH SLICE OF APPLE PIE!

The joy of life at Vent de l'Ouest wouldn't be complete without everything that surrounds it. You'll find your favorite shops and services, parks and the Rivière des Prairies just a stone's throw away, as well as easy access to great golf courses on Île-Bizard. Everything you need is within reach. Vent de l'Ouest offers a unique environment where the city and nature coexist in perfect harmony. It's simply the best of both worlds!



**MÉNARD PARK
A FEW MINUTES AWAY**



**LITERALLY
MINUTES
AWAY**

- Grocery store
- Pharmacies
- Restaurants
- Coffee shops
- Banks
- Dentist
- Medical clinic
- Hair salon
- Pet centre



**COFFEE SHOPS
CLOSE BY**



LOCATION

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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.