

GOLF LAC-SIMON PROJECT MONTPELLIER AND LAC-SIMON

66 RESIDENTIAL SITES,
GOLF COURSE AND MORE

5 950 934 SQ.FT

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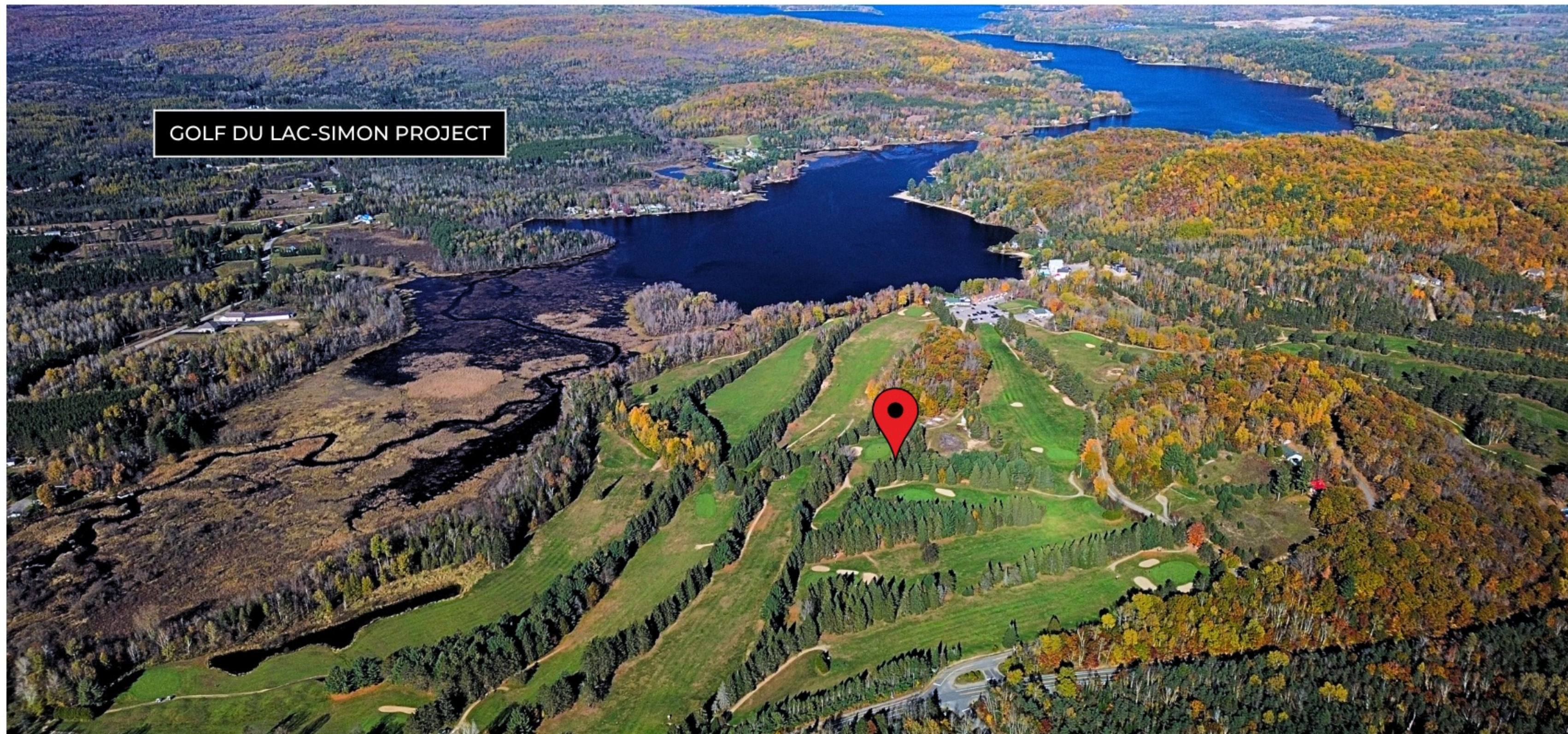
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PMML
CAPITAL MARKETS



OVERVIEW



BUILDING DESCRIPTION

Unique Real Estate Development Opportunity on Lac Simon: Golf, Luxury Residences and More!

Discover a rare opportunity to acquire and develop a spectacular piece of land bordering the shores of magnificent Lac Simon. This project includes an 18-hole golf course in full operation (the golf course is leased but is part of the development project, more than 16000 games played per year), perfectly integrated into the natural landscape, with exceptional development potential for luxury second homes and much more. A request has been submitted to the Ministry for the potential addition of 56 docks on the Lake.

Included in the transaction will be equipment used by the golf course operator, valued at nearly \$470,000.



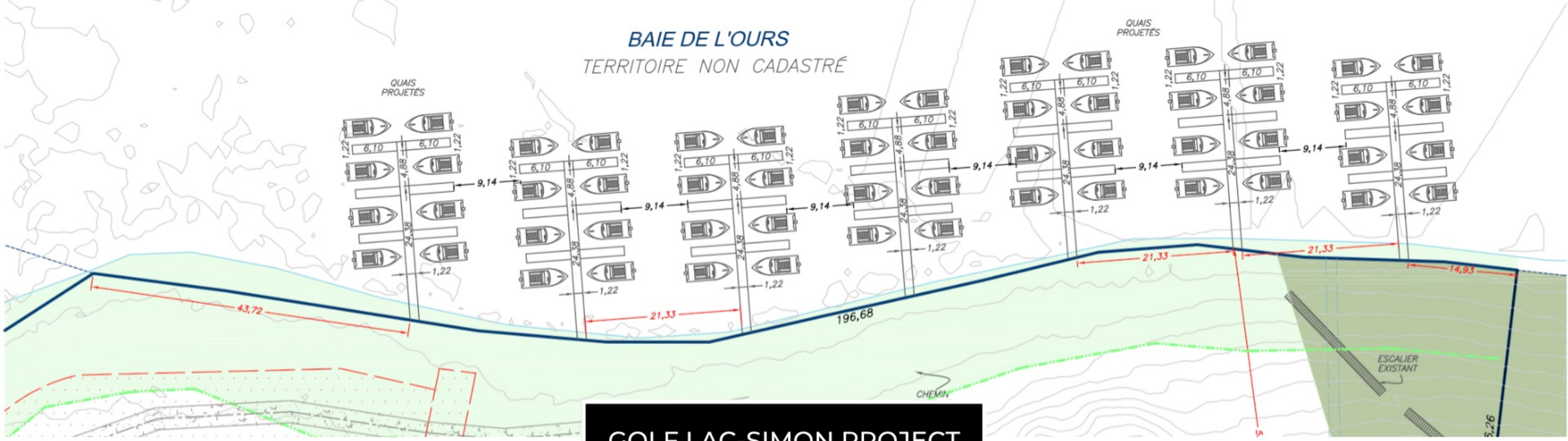
KEY FEATURES OF THE PROJECT

This project offers an ideal combination for investors looking to create an exclusive space combining sport, nature, and luxury residences. With the existing golf infrastructure and endless development potential, this is an opportunity not to be missed!

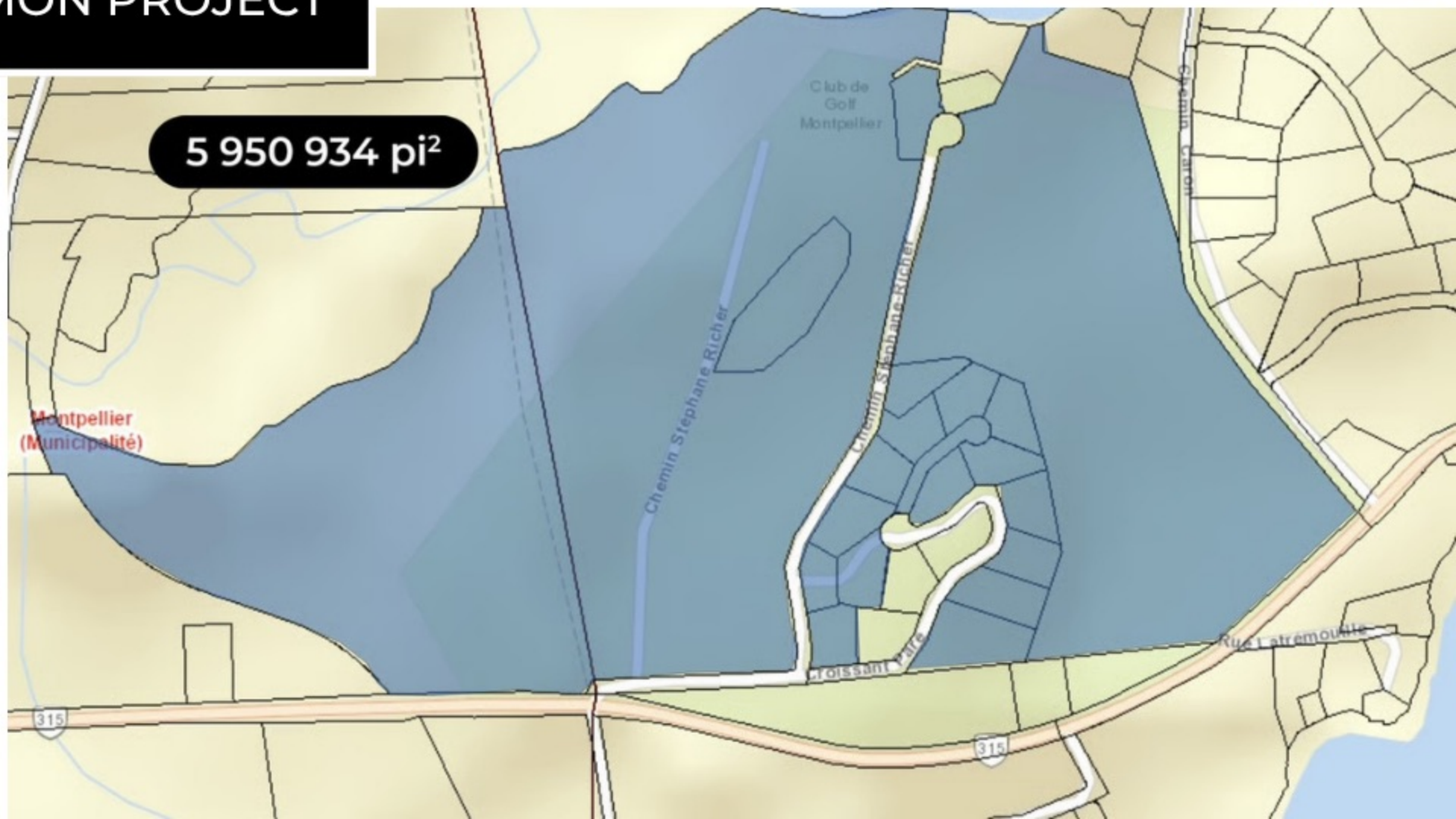


Lac-Simon is ideally located, being much closer to Ottawa than Mont-Tremblant, making it a prime destination for tourists from the capital. With its proximity and many recreational activities, it has the potential to become a popular spot for those looking for a nature getaway without having to travel long distances. With its beaches, golf course, and lake access, the site offers an attractive alternative to more distant destinations like Mont-Tremblant.

THIS DOES NOT CONSTITUTE AN OFFER OR A PROMISE OF SALE THAT MAY BIND THE SELLER TO THE BUYER, BUT AN INVITATION TO SUBMIT PROMISES TO PURCHASE.



GOLF LAC-SIMON PROJECT



HIGHLIGHTS

Discover an exceptional opportunity with this golf course, a true gem which celebrates its 40th anniversary in 2024 and continues to attract golf enthusiasts and high-end leisure enthusiasts. Beyond a magnificent golf course, this site offers infinite potential with its diverse facilities and its capacity to host a multitude of events.

Imagine a complete establishment, including a refined restaurant, a snack bar for quick options, two cozy bars, a large outdoor terrace with breathtaking views, as well as a performance and events room capable of hosting up to 350 guests – perfect for weddings, business receptions, and themed evenings.

The golf course also offers a varied program of activities, designed to attract customers throughout the year: prestigious tournaments, brunches for special occasions, live shows, and evenings for men, women and mixed , among others. With a busy calendar and infrastructure that adapts to all types of events, this site represents much more than just a golf course – it is a true leisure and entertainment destination.

Investing in this project means seizing a rare opportunity to develop the potential of this unique site.



THE SALE IS MADE WITHOUT LEGAL GUARANTEE OF QUALITY AND AT THE BUYER'S RISK.

HIGHLIGHTS

- **Luxury residences:** 66 high-end residential units to be built, with breathtaking views of the golf course and the lake. There are four zones with access by two streets, thus allowing the creation of specific development zones for a specific target clientele. The exact number of units will be confirmed following the opinion of our urban planning firm, Paré, which is leading this file. Some lots are on a small mountainous area overlooking the project.
- **Direct access to Lac Simon:** A unique opportunity to offer your clients residences with privileged access to the water, combining relaxation, water sports and a preserved natural setting. The nautical zone overlooks Baie de l'Ours.
- **Additional Potential:** In addition to the residences, the possibility of adding a campsite is being explored, expanding the revenue and attraction options for this already popular destination. A request has been submitted to the Ministry for the potential addition of 56 docks on the Lake.



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LOCATION MAP

Located in the Outaouais region of Quebec, Lac Simon is a true haven of peace, prized for the beauty of its landscapes and its exceptional natural setting. Every year, it attracts visitors looking for relaxation, water sports and an escape from the hustle and bustle of city life. Lac-Simon stretches over 12 kilometres, offering a vast expanse of water ideal for a multitude of activities, such as boating, swimming, fishing and water sports. Bordered by dense forests, the lake is surrounded by hiking trails, perfect for nature lovers and wildlife observers. The unspoiled natural setting allows you to immerse yourself in the tranquility of Quebec's landscapes. Lac-Simon is also renowned for its tourist infrastructure, including the Parc régional du Lac-Simon, which offers a range of activities, from camping to cottage rentals. In winter, the region becomes a playground for snowmobiling, snowshoeing and cross-country skiing enthusiasts.



POINTS OF ATTRACTION - LAC-SIMON

- Snowmobile and ATV Trails: The area is popular in winter for its extensive network of snowmobile and ATV trails, attracting motorized sports enthusiasts.
- Water and Fishing Activities: Lac Simon is renowned for fishing, with species such as walleye and pike, as well as boating and water sports such as water skiing and paddleboarding.
- Quaint Villages: Nearby towns such as Chénéville and Duhamel offer charming little villages with local markets, restaurants, and seasonal events.
- These attractions make the area around Lac Simon an ideal destination for enjoying nature, leisure, and recreational activities.



POINTS OF ATTRACTION - LAC-SIMON

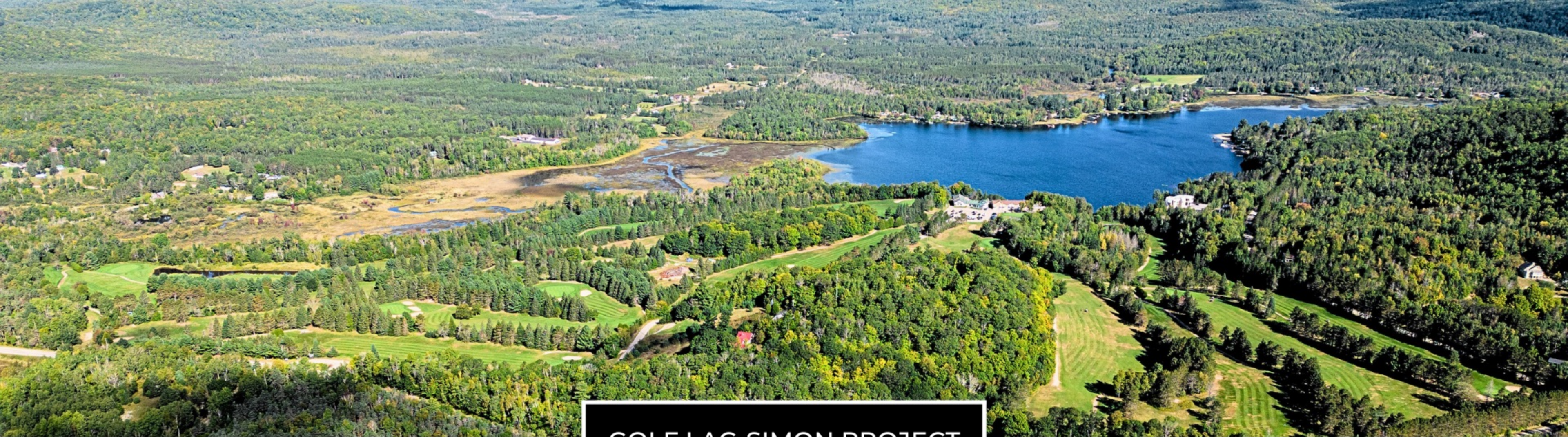
- Lac Simon Regional Park: This park is a major attraction, with sandy beaches, hiking trails, camping, and facilities for swimming, water sports, and outdoor activities.
- Papineau-Labelle Wildlife Reserve: Located nearby, this vast reserve offers beautiful scenery, hiking trails, fishing and hunting, and lakes that are great for boating.
- Parc Omega: About an hour's drive away, this natural park offers a chance to discover Canadian wildlife by car, with animals such as wolves, bears, deer, and more.
- Public Beaches and Marinas: Several public beaches and marinas around the lake offer spaces for picnics, sunbathing, and launching boats.





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FOR MORE INFORMATION ON THIS OFFERING, CONTACT US!



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THE SOPHIA MELIANI TEAM

Our team is distinguished by a high level of competence, irreproachable professional ethics and in-depth market knowledge. Each of our brokers embodies rigor, proactivity and analytical acumen, enabling us to offer solutions perfectly tailored to our customers' needs. Our collective strength lies in harmonious collaboration, constant sharing of expertise and a firm commitment to results. It is this synergy, combined with a strategic, customer-centric approach, that enables us to offer tailor-made solutions and ensure the success of every project.