

ALLURE

STUDIO

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	\$/SQFT
36	MONTREAL	STUDIO	1	434	37	S	\$829,990	\$1,912

1 BEDROOM

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	\$/SQFT
15	PORTO	1B	1	544	Juliette	N	\$821,990	\$1,511
9	FRANKFURT	1B	1	534	Juliette	N	\$869,990	\$1,629
4	BARCELONA	1B	1	544	121	N	\$827,990	\$1,522
32	VARNA	1B+D	1	632	37	S	\$1,029,990	\$1,630

2 BEDROOMS

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	\$/SQFT
12	LIMA	2B	1	666	No Balcony	S	\$955,990	\$1,435
4	LOS ANGELES	2B	1	702	No Balcony	S	\$1,023,990	\$1,459
2	BANGKOK	2B+D	2	788	93	N	\$1,129,990	\$1,434
7	MELBOURNE	2B+D	2	926	126	N	\$1,229,990	\$1,328

3 BEDROOMS

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	\$/SQFT
11	CHICAGO	3B	2	846	123	NE	\$1,289,990	\$1,525

LIMITED TIME DEPOSIT STRUCTURES

EXTENDED DEPOSIT STRUCTURE	3 BEDROOM EXCLUSIVE DEPOSIT STRUCTURE
<p>\$10,000 on Signing (Bank Draft)</p> <p>Balance of 2.5% in 30 days</p> <p>2.5% in 90 days</p> <p>2.5% in 200 days</p> <p>2.5% in 400 days</p> <p>2.5% in 800 days</p> <p>2.5% in 1200 days</p> <p>5% on occupancy</p>	<p>\$10,000 on Signing (Bank Draft)</p> <p>Balance 2.5% in 30 days</p> <p>2.5% in 90 days</p> <p>2.5% in 200 days</p> <p>2.5% in 400 days</p> <p>10% on occupancy</p>

Please make all deposits payable to: **HARRIS SHEAFFER LLP in TRUST**

MAINTENANCE FEES	TENTATIVE OCCUPANCY
<p>Maintenance: \$0.69/psf (Hydro & Water Metered Separately)</p> <p>Bulk Internet & Smart Home System: \$57.57/mo*</p> <p>Parking Maintenance: \$66.32/mo</p>	<p>TENTATIVE OCCUPANCY DATE</p> <p>SPRING 2028</p>

SALES TEAM

Julie Deslauriers 647-981-3089

EMAIL

ALLURE@EMBLEMDEVCORP.COM

PRESENTATION CENTRE

1819 YONGE STREET,
TORONTO, ONTARIO, M4S 1X8

OFFICE HOURS

MONDAY – THURSDAY: 11AM – 6PM
FRIDAY: CLOSED
SATURDAY & SUNDAY: 12PM – 5PM

Legal fees + HST may apply. *Please speak to Sales Representative for further details. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. The contents of this document are not intended to solicit interest from ineligible individuals or entities (non-Canadians, unless exempt) as defined by the Prohibition on the Purchase of Residential Property by Non-Canadians Act. December 4, 2024

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LIMITED TIME INCENTIVES

Guaranteed 10% Interest On the First 5% Deposit**

\$10,000 CASH BACK**

Free Assignment*

Value at \$5,000

Right to Lease During Occupancy**

Value at \$5,000

Capped Development Fee

1B+D & Smaller: \$17,500 + HST

2B and Larger: \$20,000 + HST

Parking & Locker

Standard Parking: \$179,990

EV Parking **

3 Bedrooms are eligible for parking

All other suite types will be waitlisted

Storage Locker: Waitlisted

SCAN FOR
FLOORPLANS



SCAN FOR
WORKSHEET



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