

# 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
9	LIMA	2B	1	666	No Balcony	S	\$949,990	\$1,426
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
\$10,000 on Signing (Bank Draft) Balance of 2.5% in <b>30</b> days 2.5% in <b>90</b> days 2.5% in <b>200</b> days 2.5% in <b>400</b> days 2.5% in <b>800</b> days 2.5% in <b>1200</b> days 5% on occupancy	\$10,000 on Signing (Bank Draft) Balance 2.5% in <b>30</b> days 2.5% in <b>90</b> days 2.5% in <b>200</b> days 2.5% in <b>400</b> days 10% on occupancy

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

### MAINTENANCE FEES

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

### SALES TEAM

Julie Deslauriers L 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. January 23, 2025

**EMBLEM**



# ALLURE

## LIMITED TIME INCENTIVES

**Guaranteed 8% Interest On the First 5% Deposit\*\***

**\$10,000 Off Purchase Price**

**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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