

ALLURE

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	VIP Starting Price	\$/SQFT
9	KOLKATA	STUDIO	1	428	37	S	\$729,990	\$619,990	\$1,449
9	STOCKHOLM	1B	1	501	No Balcony	N	\$863,990	\$729,990	\$1,457
9	RIO	1B+D	1	544	Juliette	N	\$957,990	\$799,990	\$1,471
9	KYOTO	1B+D	1	632	37	S	\$1,012,990	\$869,990	\$1,377
9	LIMA	2B	1	666	No Balcony	S	\$1,067,990	\$939,990	\$1,411
9	LISBON	2B	2	714	37	SE	\$1,192,990	\$1,069,990	\$1,499
9	CHIBA	2B	1	681	No Balcony	S	\$1,072,990	\$949,990	\$1,395
4	MILAN	2B+D	2	845	119	N	\$1,351,990	\$1,089,990	\$1,290
9	BUDAPEST	3B	2	846	123	NE	\$1,349,990	\$1,189,990	\$1,407

<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</p> <p>SPRING 2028</p>
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LIMITED-TIME DEPOSIT STRUCTURE

10% DEPOSIT BEFORE OCCUPANCY

\$10,000 on signing (Bank Draft)

Balance of 5% in 30 days

2.5% in 366 days

1.25% in 540 days

1.25% on January 5th, 2028

10% on occupancy

Please make all cheques payable to

HARRIS SHEAFFER LLP in TRUST

SCAN FOR
FLOORPLANS



CAPPED DEVELOPMENT FEE

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

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

PARKING & LOCKER

STANDARD PARKING: ~~\$134,990~~ \$129,990

EV PARKING ***

3 Bedrooms are eligible for parking

All other suite types will be waitlisted

Storage Locker: Waitlisted

SCAN FOR
WORKSHEET



SALES TEAM

Leah wu 647-339-0070
Lorena Schirripa 647-338-8106
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 fee will apply and remains subject to Vendor approval. **Subject to Vendor's Approval.
***Please see Sales Representative for full details. All prices, figures and materials are preliminary and are subject to change without notice. All areas and stated room dimensions are approximate. floor area measured in accordance with Tarion Bulletin#22. Actual living area will vary from floor area stated E.&O.E. February 5, 2024

EMBLEM



ALLURE

PURCHASER INCENTIVES

Guaranteed 8% Interest On the First 5% Deposit*

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

Limited-Time Deposit Structure

10% DEPOSIT BEFORE OCCUPANCY

\$10,000 on signing (Bank Draft)

Balance of 5% in 30 days

~~5% in 90 days~~ 2.5% in 366 days

~~2.5% in 120 Days~~ 1.25% in 540 days

~~2.5% in 540 days~~ 1.25% on Jan 5th, 2028

10% on occupancy

SCAN FOR
FLOORPLANS



SCAN FOR
WORKSHEET



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*Payable to purchasers upon final closing.

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