

ALLURE

A NEW MONUMENT OF SOPHISTICATION AND PRESENCE ON TORONTO'S PRESTIGIOUS KING STREET. RISING 43 FLOORS, THIS CAPTIVATING COMMUNITY OFFERS 509 PREMIUM RESIDENTIAL UNITS IN THE HEART OF A HIGHLY-COVETED DOWNTOWN NEIGHBOURHOOD.

HOTEL INSPIRED LIVINGS

- ROLLS-ROYCE CHAUFFER SERVICES
- LOBBY LOUNGE
- SAUNA
- STEAM ROOM
- PERSONAL MASSAGE ROOM
- STATE-OF-THE-ART FITNESS CENTRE
- OUTDOOR FITNESS AND YOGA AREA
- CYCLE STUDIO
- SOCIAL LOUNGE WITH PRIVATE DINING
- PRIVATE SCREENING LOUNGE
- INDOOR/OUTDOOR COWORKING LOUNGE
- INDOOR/OUTDOOR CHILDREN'S PLAY AREAS
- TERRACE WITH PRIVATE DINING AND BBQS
- 24-HOUR, 7 DAY-A-WEEK CONCIERGE

Model	Bed Type	Bath(s)	Approximate Interior Sq. Ft.	Approximate Exterior Sq. Ft.	Exposure	Starting Floor	Starting From Price*
KOLKATA	STUDIO	1	428	37	S	9	\$729,990
STOCKHOLM	1B	1	501	No Balcony	N	9	\$863,990
FRANKFURT	1B	1	534	Juliette	N	9	\$892,990
PORTO	1B	1	544	Juilette	N	9	\$912,990
RIO	1B+D	1	544	Juilette	N	9	\$957,990
KYOTO	1B+D	1	632	37	S	9	\$1,012,990
LIMA	2B	1	666	No Balcony	S	9	\$1,067,990
CHIBA	2B	1	681	No Balcony	S	9	\$1,072,990
RHODES	2B	2	667	141	NW	9	\$1,112,990
LISBON	2B	2	714	37	SE	9	\$1,192,990
NICE	2B	2	725	218	SW	9	\$1,206,990
BUDAPEST	3B	2	846	123	NE	9	\$1,349,990

Incentives	
<p><u>CAPPED DEVELOPMENT FEE</u> 1B+D & Smaller: \$17,500 + HST 2B and Larger: \$20,000 + HST</p> <p>Free Assignment* (Value at \$5,000)</p> <p>Right to Lease During Occupancy** (Value at \$5,000)</p>	<p>Standard Parking: \$134,990 \$129,990 EV Parking***</p> <p>3 Bedrooms are eligible for parking. All other suite types will be waitlisted.</p> <p>Storage Locker: Waitlisted</p> <p>Kitchen Island: \$7,500 \$5,000</p> <p>Den Enclosure: \$7,500 \$5,000</p>

Maintenances Fees	Limited Time Deposit Structure
<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><u>ONLY 5% A YEAR!</u> \$10,000 on signing (Bank Draft) Balance to 5% in 30 days 5% on January 2nd, 2024. 5% on January 2nd, 2025. 5% on Occupancy</p> <p>Please make all deposits payable to "HARRIS SHEAFFER LLP in TRUST."</p>
<p>Tentative Occupancy: September 2027</p>	

*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. May 2023.

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