

CELESTE

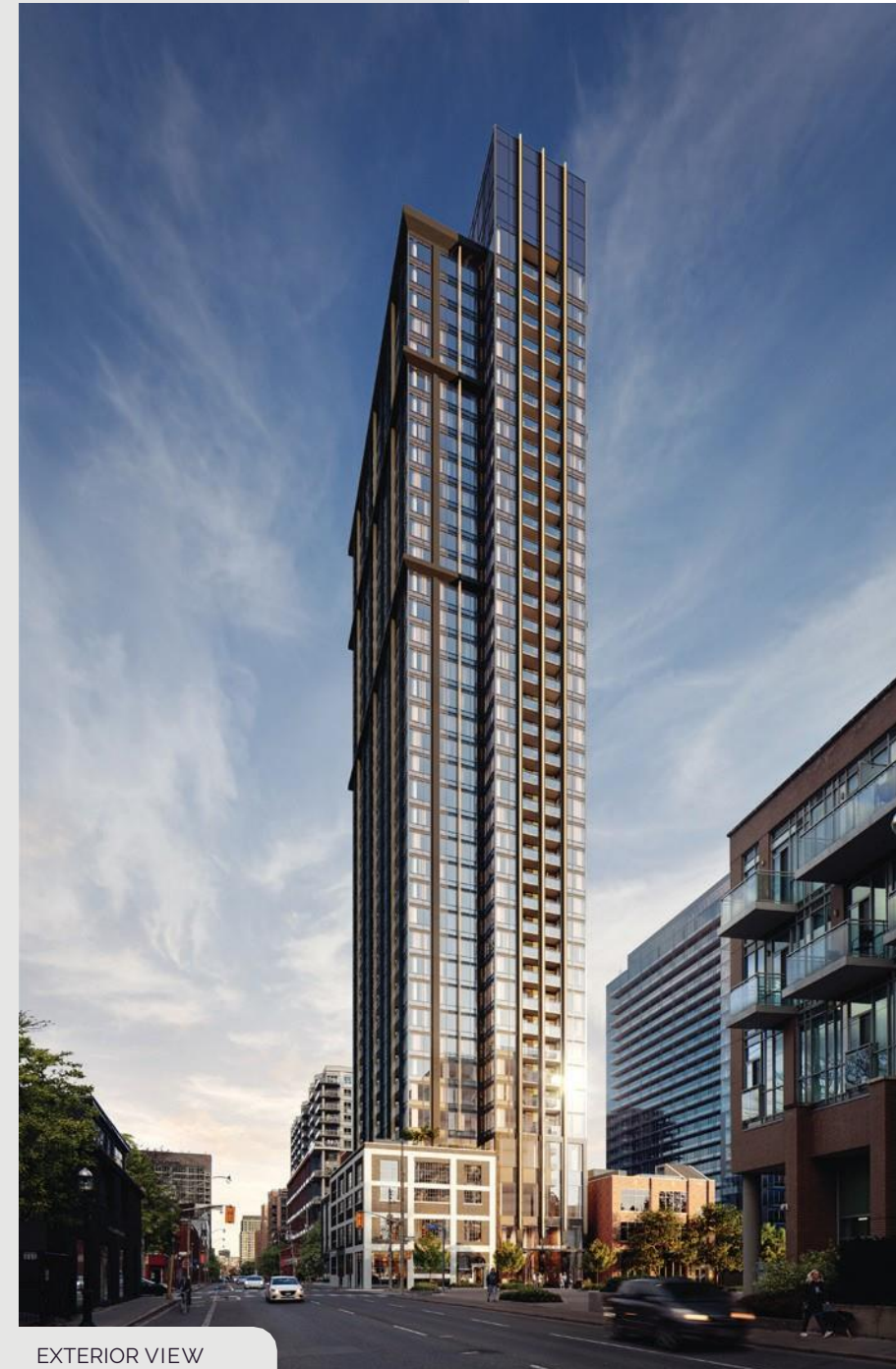
CONDOMINIUMS

Alterra | **DiamondCorp**



A HIGHER LOVE

FOR TRUE DOWNTOWN LIVING



EXTERIOR VIEW

ILLUSTRATION IS ARTIST'S CONCEPT ONLY. E & OE



CELESTE CONDOMINIUMS LOOKING WEST

ILLUSTRATION IS ARTIST'S CONCEPT ONLY. E & OE



TOP 5 REASONS

TO INVEST IN CELESTE,
A TRUE DOWNTOWN TORONTO
CONDOMINIUM

1.

BROUGHT TO LIFE BY TWO OF CANADA'S LEADING DEVELOPERS

With a connection that goes back generations, Alterra and DiamondCorp come together as one powerhouse partnership combining their experience and expertise to deliver Celeste Condominiums.

Alterra

DiamondCorp



321Davenport



Brightwater
r

TOP 5 REASONS TO INVEST IN CELESTE



2.

PROXIMITY TO GEORGE BROWN, RYERSON UNIVERSITY, OCAD AND UofT

Residents will be only minutes away from Toronto's most prestigious post-secondary education institutions.

StatsCan is projecting over **1 million** international students in 2022. **49%** are at the University level and will need rental accommodation.

A HIGHER EDUCATION HUB

George Brown College

2020-2021
Student Enrolment

27,128
FULL TIME



Ryerson University

2020-2021
Undergraduate Student Enrolment

36,465
FULL TIME



OCAD

2020-2021
Undergrad Students

4,423



University of Toronto

2020-2021
Undergrad Students

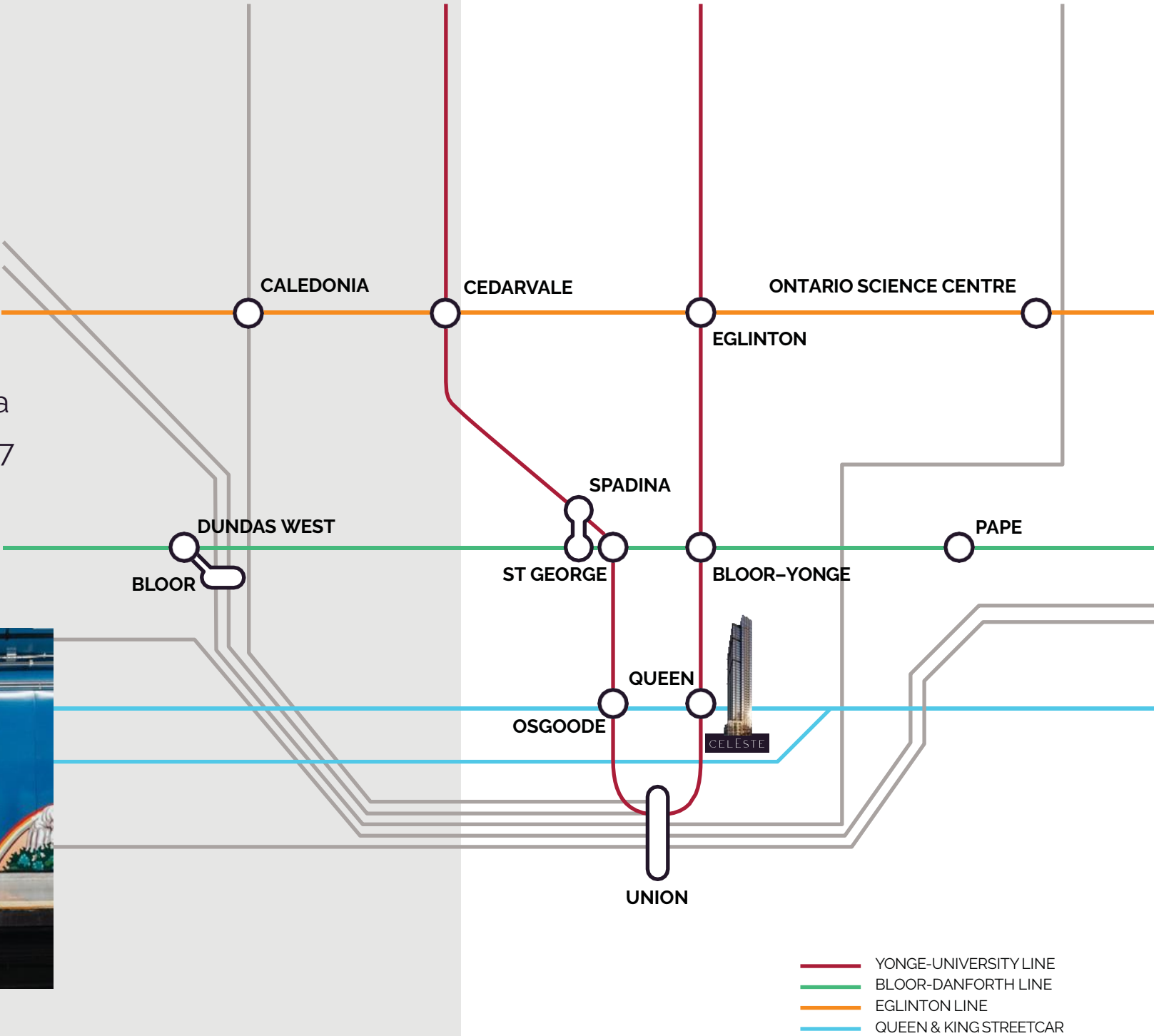
40,892
FULL TIME



3.

MOMENTS FROM MANY STREETCAR
AND SUBWAY OPTIONS

Investing in a downtown location means access to many transit options. The King and Queen streetcars are both only a 2 minute walk, and their respective subway stations are only a 7 minute walk.



4.

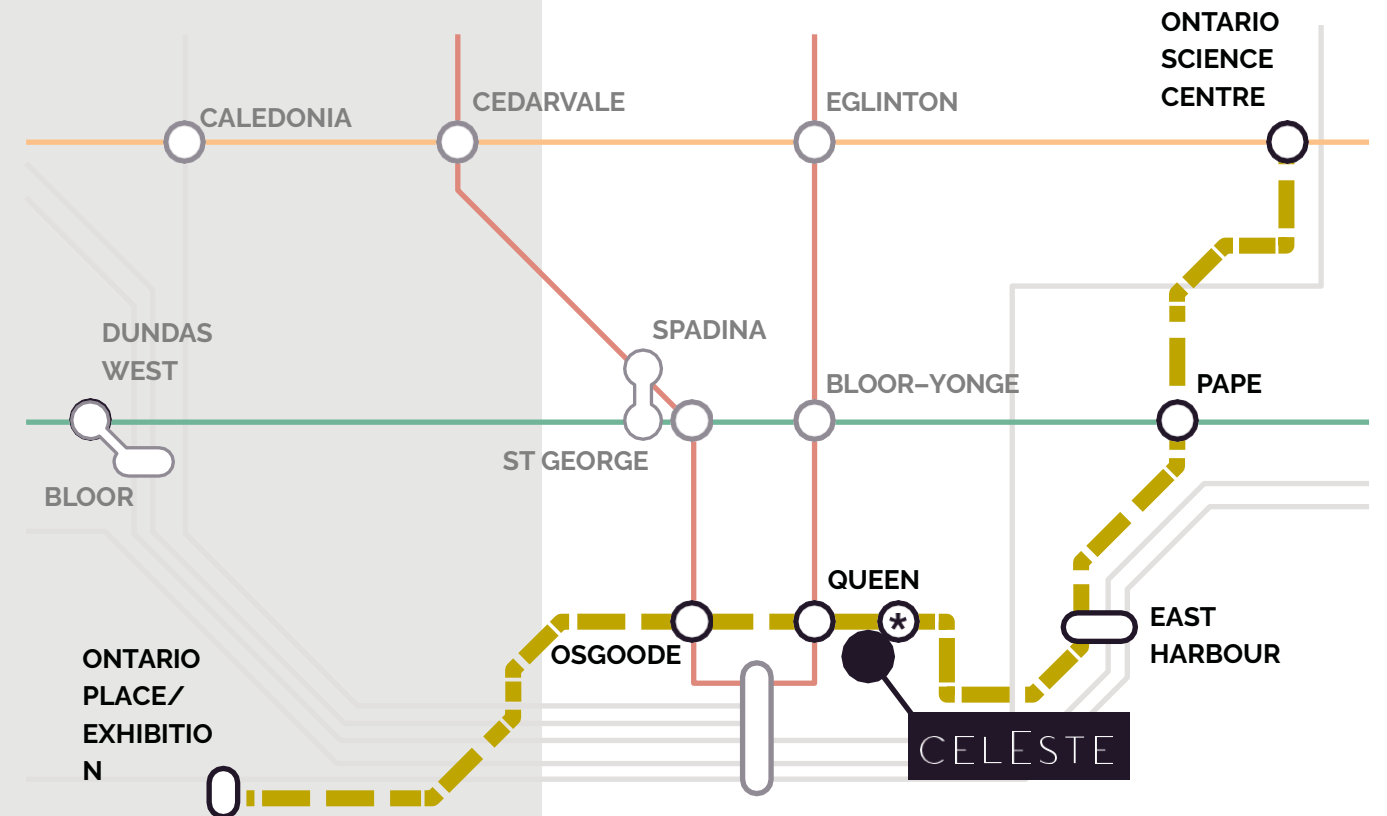
ONLY 300 METRES TO THE ONTARIO LINE SUBWAY STATION

15 new stations.

16km route running from Exhibition Place, through the heart of downtown, all the way to the Ontario Science Centre.

Service every **90 seconds**.

Easy connections to more than **40** local and regional transit lines including TTC Lines 1 and 2, GO Transit, and the Eglinton Crosstown LRT.



* Future Ontario Line subject to government approval.

5.

CONNECTED TO THE EMPLOYMENT HUB OF CANADA

Celeste puts residents a short walking distance away from Toronto's Financial District which accounts for almost 10% of Canada's GDP. The extensive healthcare network of hospitals, medical research centres, MaRs and UHN are right around the corner and the explosive tech sector has companies like Google, Amazon, Reddit, Netflix and Uber calling downtown Toronto their home.



Uber

A HIGHER RESALE VALUE

Condo Sales

Q3 2020 - 7,060 sales

Q3 2021 - 7,810 sales
10.6% INCREASE



Average Condo Sales Price

Q3 2020 - \$633,596

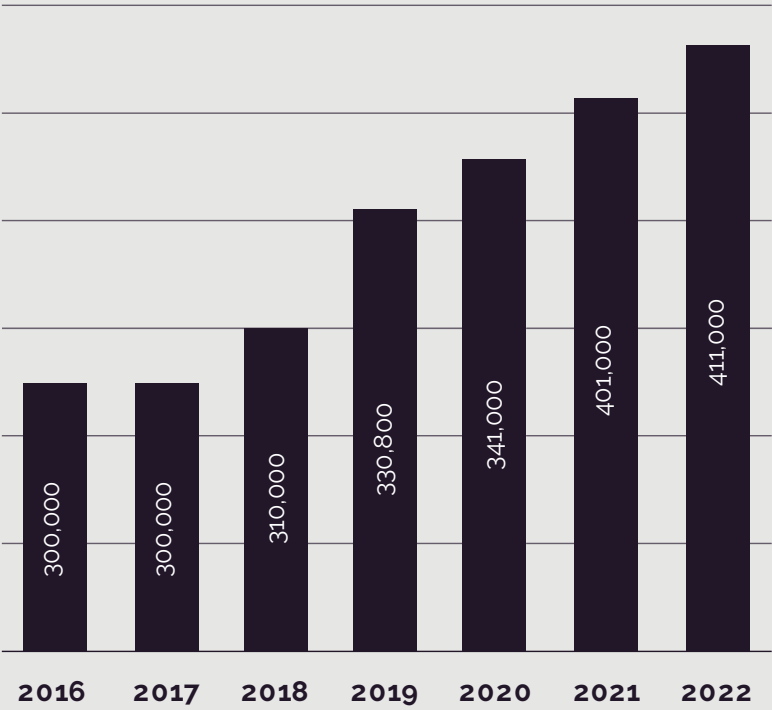
Q3 2021 - \$689,831
8.9% INCREASE



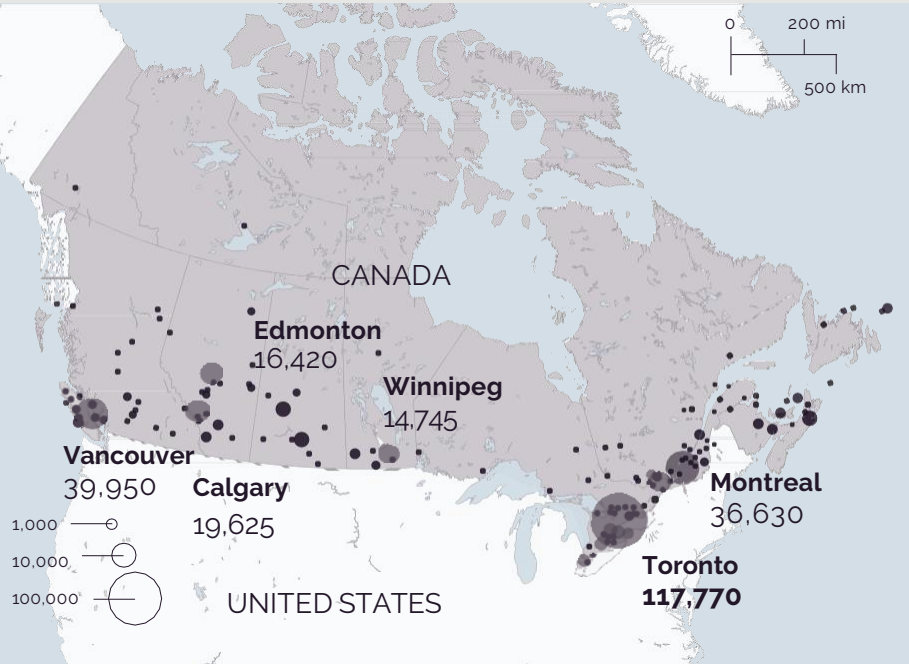
*Comparing 2021 Q3 report vs 2020 Q3 Condo Market Reports.

IMMIGRATION STATS

Comparison:
Canada Immigration Levels Plan,
2016-2022



New Permanent Residents by Census
Metropolitan Area, 2019



*Source: Government of Canada



Ontario will need to add
1 million new homes approx.
100,000 homes/year
to keep up with population
growth.



At the current rate of
construction
Ontario is already short of
approximately **70,000**
new homes.



WALK SCORE
98





TRANSIT SCORE
100





BIKE SCORE
99


MORE REASONS TO INVEST IN CELESTE





 CN Tower **15 mins**





 Massey Hall **10 mins**





 Art Gallery of Ontario **20 mins**




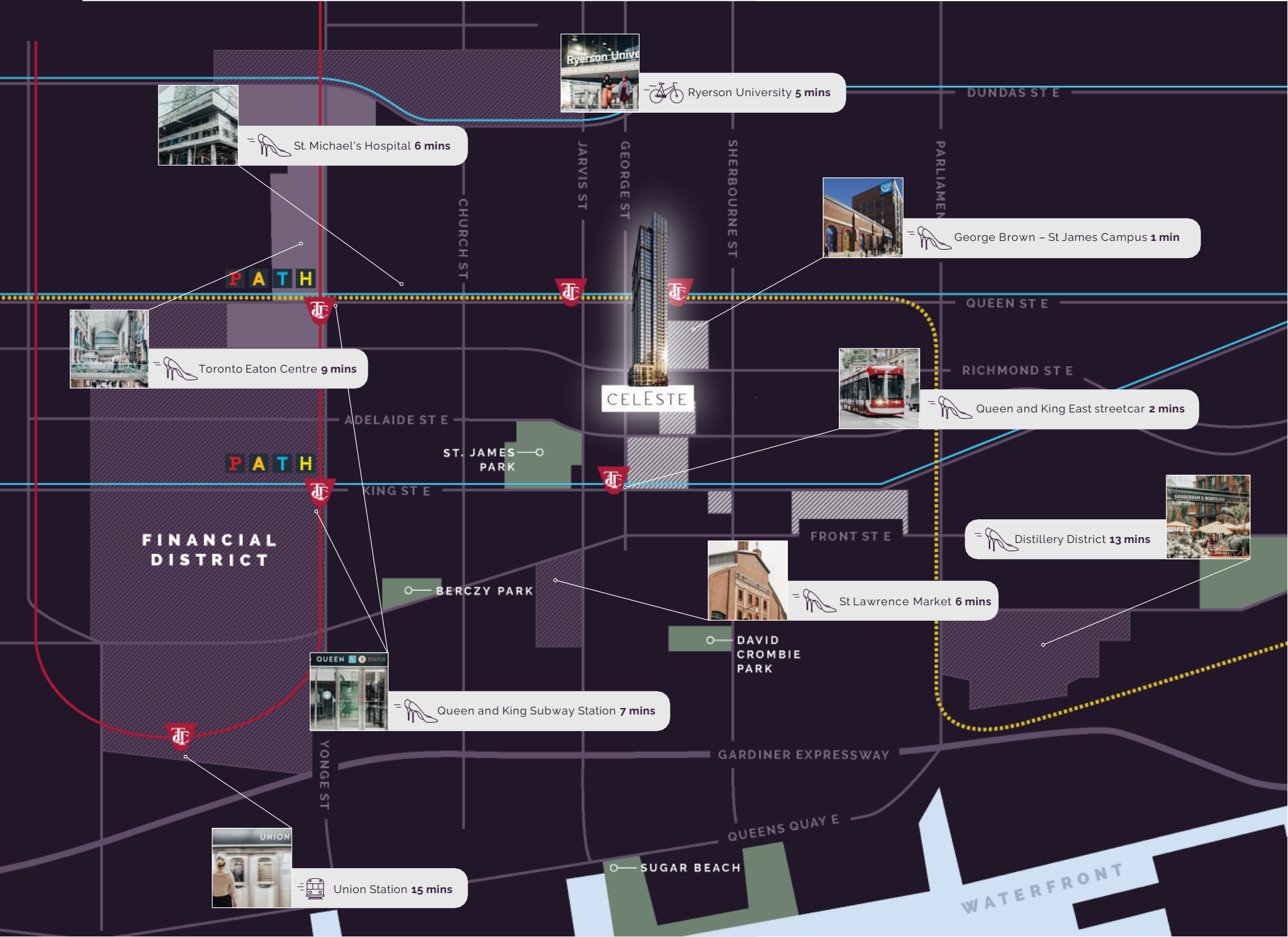
 Scotiabank Arena **7 mins**



 Nathan Phillips Square **12 mins**



 Google Headquarters **7 mins**




 TTC SUBWAY LINE
 STREETCAR ROUTES
 ONTARIO LINE SUBWAY

THE PRIME LOCATION

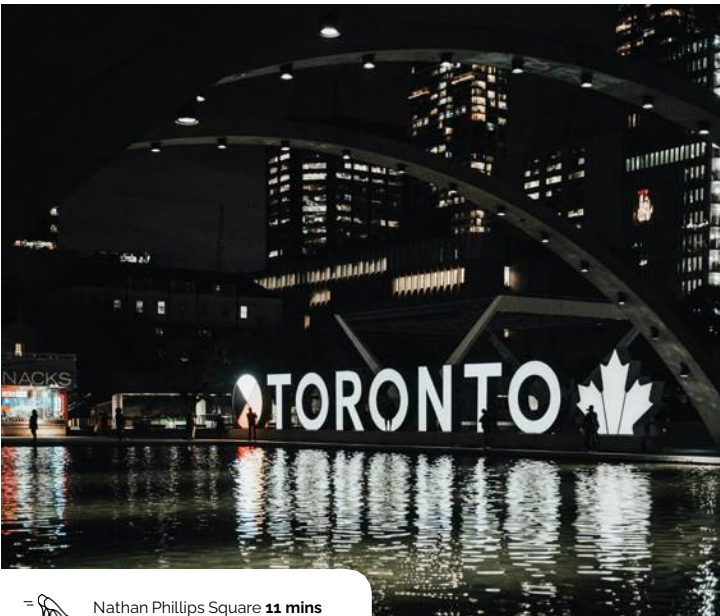
EXPERIENCES
TO EXPLORE



 Distillery District **6 mins**




 Financial District **8 mins**




 Nathan Phillips Square **11 mins**




 St. Lawrence Market **6 min**




 Toronto Eaton Centre **9 mins**




 Dundas Square **5 mins**

THE PRIME LOCATION



=  Neo Coffee Bar 3 mins



=  Saks Food Hall by Pusateri's 9 mins



=  George Restaurant 5 mins




=  Woods Restaurant 7 mins

ENDLESS
CUISINE
CHOICES



=  Terroni 4 mins

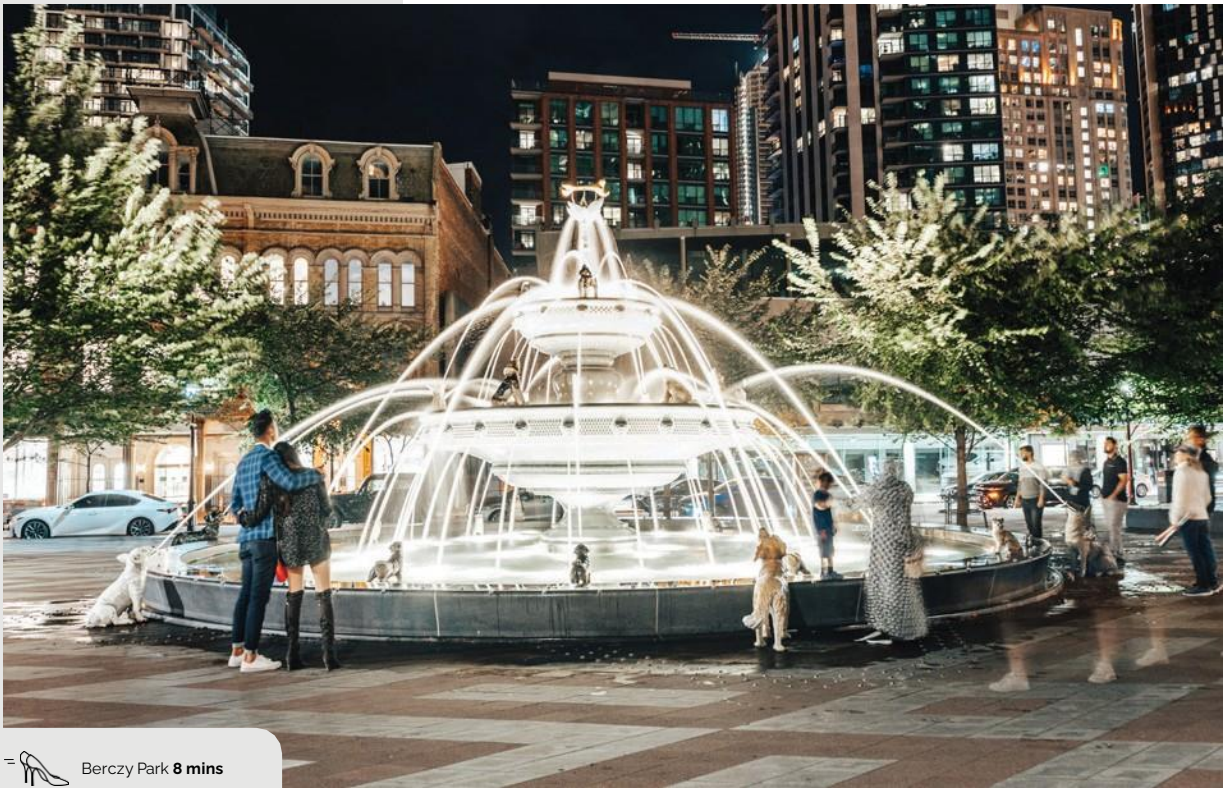



=  Richmond Station 7 mins

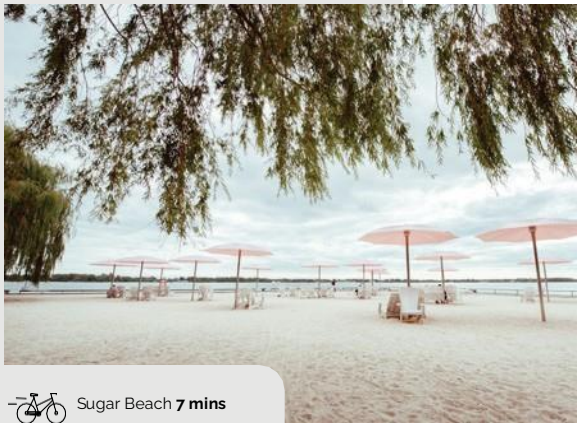
ABUNDANCE OF
URBAN
PARKS




 St. James Park **2 mins**




 Berczy Park **8 mins**



 Sugar Beach **7 mins**



 David Crombie Park **8 mins**

AMENITIES

Embrace a luxury defined by urban convenience that combines edge and elegance in multilayered spaces with understated sophistication. Celeste offers over 18,000 square feet of amenity space and perched 40 floors above the city, Celeste's 6,500 square foot rooftop amenity is quite literally the peak of perfection designed to cater to your lifestyle, from top to bottom and everywhere in between.

- LEGEND

4TH FLOOR

 - 1 PARTY ROOM A
KITCHENETTE
DINING AREA
LOUNGE AREA
 - 2 PARTY ROOM B
KITCHENETTE
DINING AREA
LOUNGE AREA
PRIVATE SCREENING ROOM
PRIVATE OUTDOOR TERRACE WITH BBQ
 - 3 TERRACE SEATING
 - 4 PRIVATE DINING AREAS WITH BBQ
 - 5 CO-WORKING LOUNGE
OPEN WORKING AREAS
PRIVATE MEETING ROOMS
- 6 DOG RUN
 - 7 FAMILY ZONE
 - 8 OUTDOOR PLAY AREA
 - 9 OUTDOOR FITNESS
 - 10 OUTDOOR STRETCH
 - 11 FITNESS STUDIO
YOGA AND STRETCH AREA
CARDIO AREA
WEIGHT AREA

40TH FLOOR

 - 12 CELESTE SKY LOUNGE
 - 13 CITY VIEWER
 - 14 VIEWING LOUNGE
 - 15 FIRE LOUNGE
 - 16 OUTDOOR CO-WORKING AREA
 - 17 LAKE LOUNGE



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4TH & 40TH
FLOOR AMENITIES



EXTERIOR ENTRANCE

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40TH FLOOR OUTDOOR VIEWING LOUNGE

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40TH FLOOR ROOFTOP TERRACE

ILLUSTRATION IS ARTIST'S CONCEPT ONLY. E & OE



40TH FLOOR ROOFTOP TERRACE FIRE LOUNGE

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CELESTE

CONDOMINIUMS



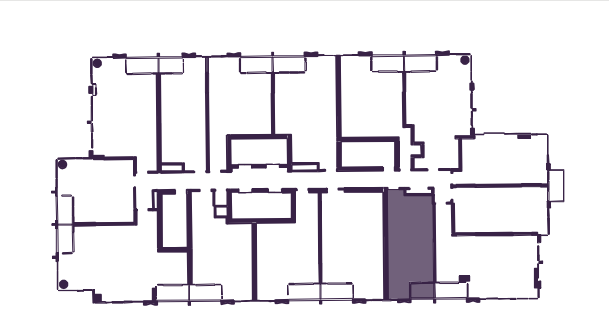
FLOORPLANS

A 455
1 BEDROOM, 1 BATH

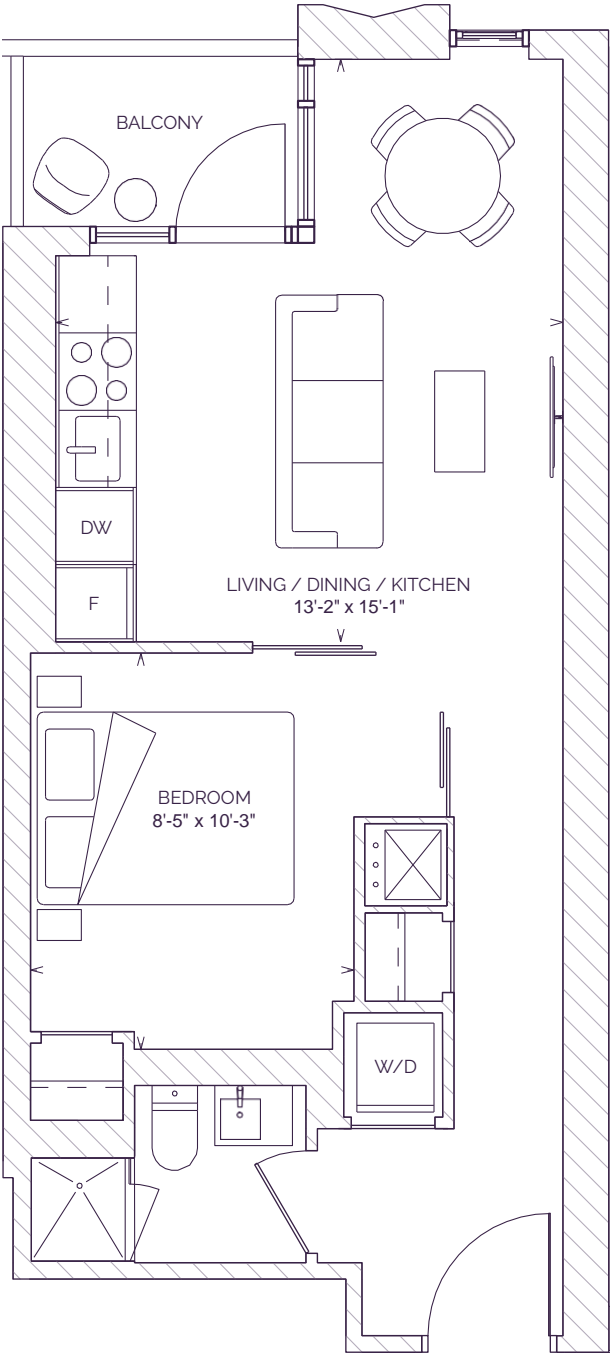
INTERIOR 455 SQ FT
EXTERIOR 35 SQ FT
TOTAL 490 SQ FT



LEVEL 05-13



LEVEL 14-39



This plan is not to scale and is subject to architectural review and revisions. All specifications, materials, floorplans, stated areas, dimensions and details are approximate only and are subject to change without notice. Actual useable floor space may vary from any stated floor area. Window and mullion sizes, type and locations may vary. Balcony and/or Terrace location, entry, size and areas are approximate only and are subject to change without notice. A step(s) up to the balcony and/or terrace may be required at Vendor's discretion. Size of bathroom vanity and tub can vary. Positioning of bathroom vanity at Vendor's discretion. Door types, position, size and swing direction may vary from what is shown. Bulkheads are not shown on this plan and may be located in any areas of the unit as required by the Vendor. All illustrations are artist concept only. Furniture and/or kitchen island shown on marketing plans or schedules are displayed for illustration purposes only and are not included in the purchase price. Specific suite types only are and can be designed as barrier free. Speak to Sales Representative regarding availability and suite selection. E & OE 2022.

FLOORPLANS

B 533
1 BEDROOM + DEN + STUDY, 1 BATH

INTERIOR 533 SQ FT

EXTERIOR 47 SQ FT

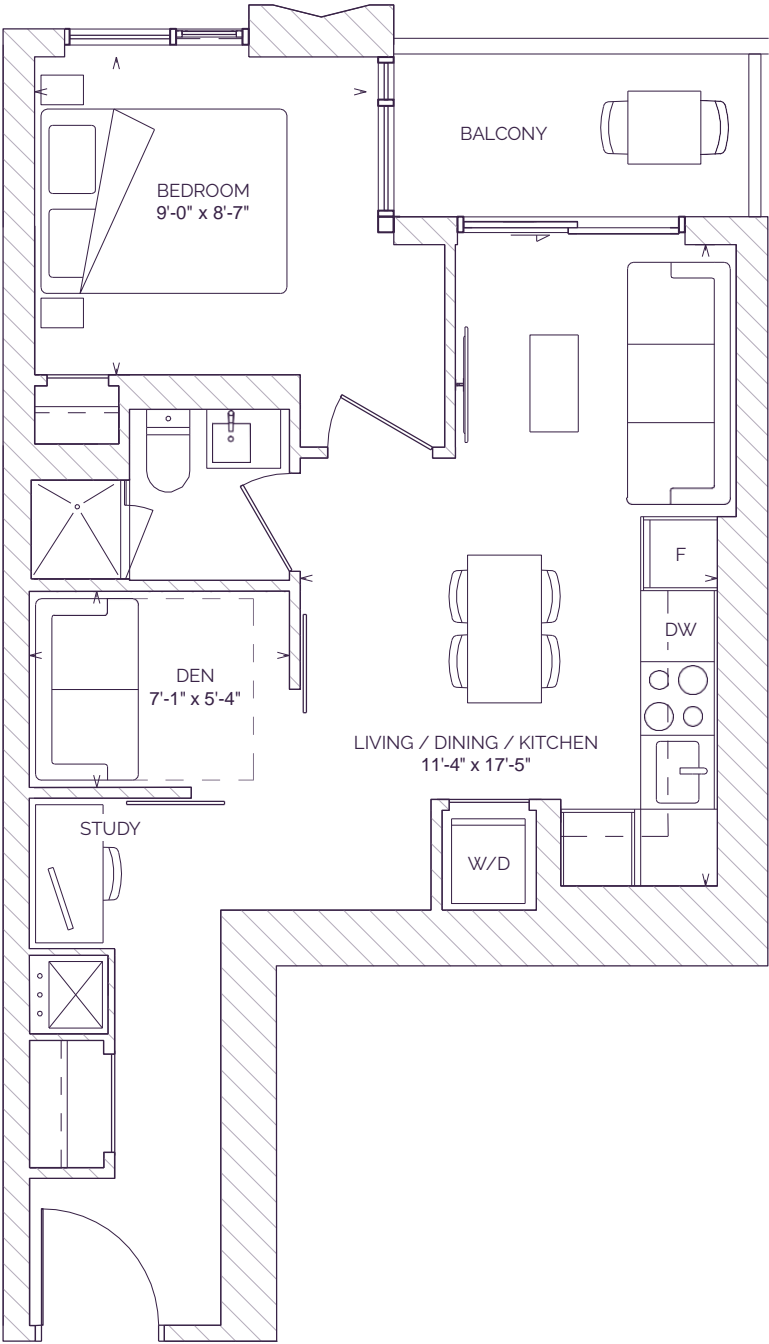
TOTAL 580 SQ FT



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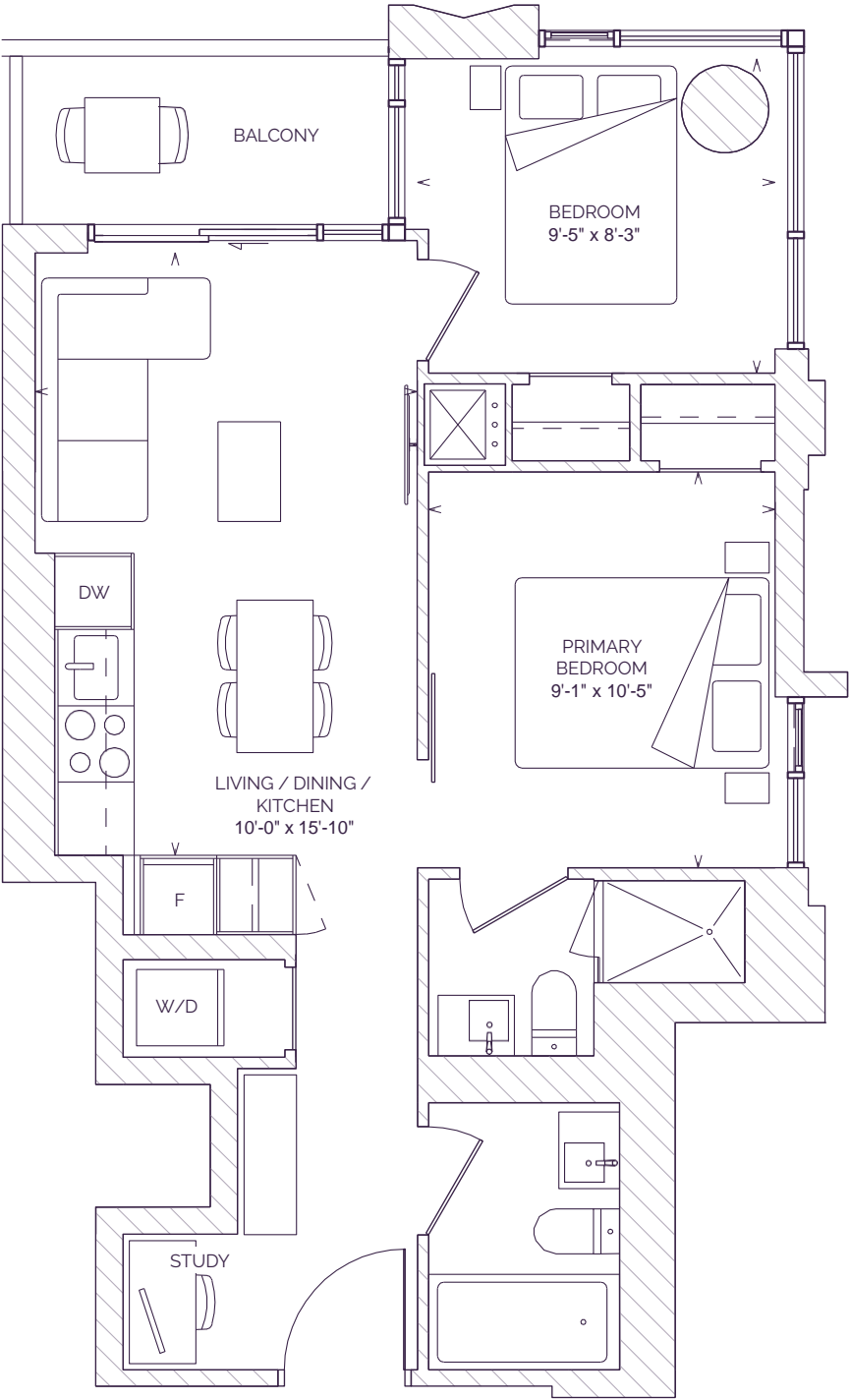
FLOORPLANS

C 607
2 BEDROOM + STUDY, 2 BATH

INTERIOR 607 SQ FT
EXTERIOR 47 SQ FT
TOTAL 654 SQ FT



LEVEL 14-39



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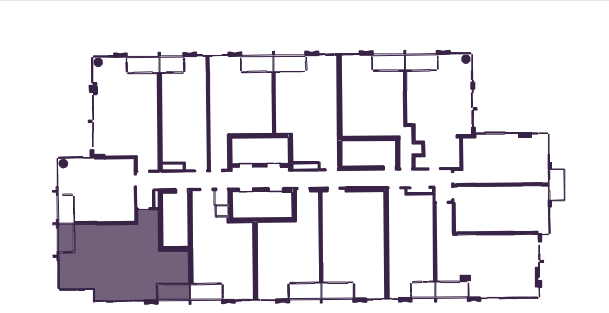
FLOORPLANS

D 818
3 BEDROOM, 2 BATH

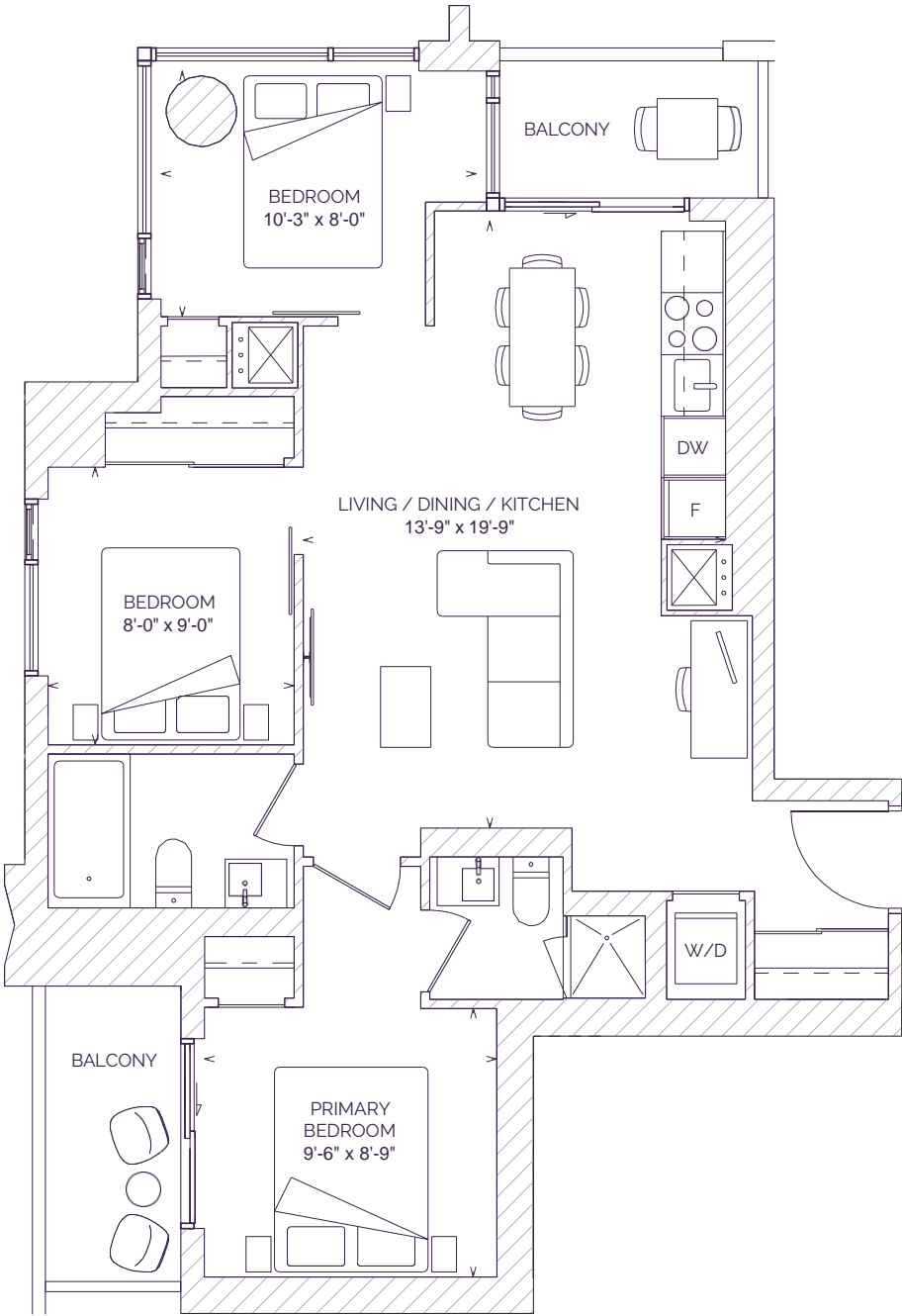
INTERIOR 818 SQ FT
EXTERIOR 82 SQ FT
TOTAL 900 SQ FT



LEVEL 05-13



LEVEL 14-37



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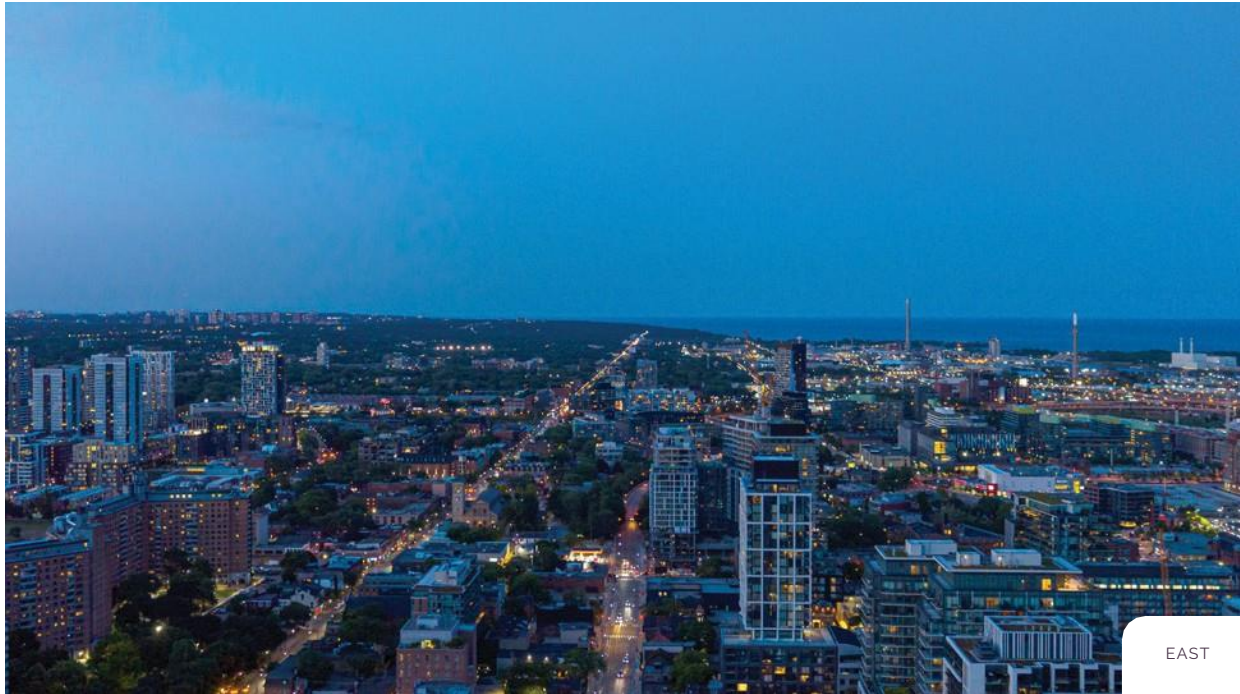
FINISHES

Breathe in and let go of any stress. Take in the views of the city from the comfort of your private balcony or light-filled modern living spaces that put you instantly at ease. The interiors at Celeste are the backdrop to a life of luxury and sumptuous comfort. From efficient 1 bedrooms, to 3-bedroom plus den suites, every residence includes elegant finishes, sophisticated design and classic colour palettes tied together with warm-toned wood and subtly-textured quartz.





36TH FLOOR VIEWS





COURTYARD



THANK YOU
