

# 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	\$779,990	\$1,797

## 1 BEDROOM

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	\$/SQFT
15	STOCKHOLM	1B	1	501	No Balcony	N	\$759,990	\$1,517
9	PORTO	1B	1	544	Juliette	N	\$759,990	\$1,397
9	FRANKFURT	1B	1	534	Juliette	N	\$769,990	\$1,442
3	TAIPEI	1B+D	1	550	No Balcony	S	\$869,990	\$1,582

## 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	\$899,990	\$1,351
9	CHIBA	2B	1	681	No Balcony	S	\$969,990	\$1,424
4	LOS ANGELES	2B	2	702	No Balcony	S	\$979,990	\$1,396
2	HONG KONG	2B+D	2	851	44	N	\$999,990	\$1,175

## 3 BEDROOMS

Starting Floor	Model	Bed Type	Bath(s)	Approximate Interior SQF	Approximate Exterior SQF	Exposure	Starting Price	\$/SQFT
9	BUDAPEST	3B	2	846	123	NE	\$1,189,990	\$1,407

<p><b>Maintenance:</b> \$0.69/psf (Hydro &amp; Water Metered Separately)</p> <p><b>Bulk Internet &amp; Smart Home System:</b> \$57.57/mo***</p> <p><b>Parking Maintenance:</b> \$66.32/mo</p>	<p><b>TENTATIVE OCCUPANCY</b></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, 2026

10% on occupancy

Please make all cheques payable to

**HARRIS SHEAFFER LLP in TRUST**

### 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

# A L L U R E

## 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, 2026

10% on occupancy

\*Payable to purchasers upon final closing.

\*\*Legal fee and HST 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. April 1, 2024.