

ALLURE

PRICING WITH CREDIT ON CLOSING IN-LIEU OF 24 MONTHS RENTAL PROGRAM*

1 BEDROOM

MODEL	BED	SIZE	BATH	VIEW	ORIGINAL PRICE	CREDIT ON CLOSING*	SPECIAL PRICE	AFTER ENHANCED HST REBATE PRICE**
SEOUL	1B	554	1	W	\$824,990	\$136,000	\$688,990	\$609,726
VIENNA	1B+D	625	1	S	\$939,990	\$136,000	\$803,990	\$711,496

2 BEDROOM

MODEL	BED	SIZE	BATH	VIEW	ORIGINAL PRICE	CREDIT ON CLOSING*	SPECIAL PRICE	AFTER ENHANCED HST REBATE PRICE**
PRAGUE	2B	722	2	NW	\$924,990	\$136,000	\$788,990	\$698,221
MECCA	2B	766	2	SW	\$954,990	\$136,000	\$818,990	\$724,770
MUMBAI	2B	731	1	S	\$964,990	\$136,000	\$828,990	\$733,619
MANILA	2B	829	2	S	\$1,024,990	\$136,000	\$888,990	\$786,717
MILAN	2B+D	845	2	N	\$1,054,990	\$136,000	\$918,990	\$813,265

3 BEDROOM

MODEL	BED	SIZE	BATH	VIEW	ORIGINAL PRICE	CREDIT ON CLOSING*	SPECIAL PRICE	AFTER ENHANCED HST REBATE PRICE**
AMSTERDAM	3B	919	2	NW	\$1,154,990	\$136,000	\$1,018,990	\$901,761
TORONTO	3B	887	2	NW	\$1,154,990	\$136,000	\$1,018,990	\$901,761

ADD-ONS

ADD-ON	PRICE	AFTER ENHANCED HST REBATE PRICE**
PARKING	\$193,990	\$171,673
KITCHEN ISLAND	\$5,390	\$4,769
DEN ENCLOSURE	\$5,390	\$4,769
LOCKER	WAITLIST	

EV Parking*

3 Bedrooms are eligible for parking. All other suites type will be waitlisted.

For more details on pricing and incentives, please reach out to our sales team.

Sales Team
Julie Deslauriers
Vera Sethna

allure@emblemdevcorp.com
647-981-3089
416-220-2164



SCAN FOR
FLOORPLANS



SCAN FOR
WORKSHEET

Presentation Gallery
1819 Yonge Street,
Toronto, Ontario, M4S 1X8

Monday – Thursday: 11am – 6pm
Friday: Closed
Saturday & Sunday: 12pm – 5pm



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REAL ESTATE BROKERAGE

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*Please speak to a sales representative for details. **The Purchase Price is inclusive of the applicable HST. Assuming that the Purchaser meets the applicable eligibility criteria for the temporary enhanced HST Rebate, as determined by the Vendor in its sole discretion, and assigns such Rebate to the Vendor, the Purchase Price will be reduced, by way of a closing credit on the final Statement of Adjustments, by the amount of the temporary enhanced HST Rebate, all as more particularly set out in the Purchase Agreement. In the event the Purchaser does not meet the applicable eligibility criteria for the temporary enhanced HST Rebate, as determined by the Vendor in its sole discretion, the Purchaser will be required to pay the amount of the said Rebate, in addition to the Purchase Price, at the time of closing, but may apply for the Rebate directly to the Canada Revenue Agency following closing in circumstances where the Purchaser maintains that they are eligible for the said Rebate despite the Vendor's position. Eligibility for the temporary enhanced HST Rebate is subject to the terms of the applicable legislation, the terms of the Purchase Agreement, and approval by the Canada Revenue Agency and/or the Government of Ontario. 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 price list are not intended to solicit interest from any non-Canadian individual or entity as defined by the Prohibition on the Purchase of Residential Property by Non-Canadians Act. July 28, 2026.

ALLURE

LIMITED TIME INCENTIVES

RENTAL PROGRAM*

UP TO \$160,000 CREDIT ON CLOSING

Only applicable to selected models.

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

Flexible Deposit Structure

10% deposit in the first 2 years

\$10,000 on Signing

Balance of 5% in 30 days

2.5% in 366 days

1.25% in 540 days

1.25% in 720 days

5% in 90 days before Final Tentative Occupancy

5% on Occupancy

Please make all cheques payable to:

HARRIS SHEAFFER LLP in TRUST

Monthly Deposit Structure

10% deposit in the first 2 years

\$10,000 on Signing

Balance of 5% in 30 days

Monthly Deposits:

Studio - \$1,600

1B - \$1,700

1B+D - \$2,100

2B - \$2,300

2B+D - \$2,500

3B - \$2,700

Balance of 10% in 720 days

5% in 90 days before Final Tentative Occupancy

5% on Occupancy

Capped Development Fee

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

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

Free Assignment**

Value at \$5,000

Maintenance

Maintenance: \$0.69/psf

(Hydro & Water Metered Separately)

Bulk Internet & Smart Home System: \$57.57/mo*

Parking Maintenance: \$66.32/mo

Right to Lease During Occupancy

Value at \$5,000

Tentative Occupancy Date

July 2030

For more details on pricing and incentives, please reach out to our sales team.

Sales Team

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1 BEDROOM

MODEL	BED	SIZE	BATH	VIEW	ORIGINAL PRICE	CREDIT ON CLOSING*	SPECIAL PRICE	MONTHLY RENTAL AMOUNT
SEOUL	1B	554	1	W	\$824,990	\$101,000	\$723,990	\$4,102
VIENNA	1B+D	625	1	S	\$939,990	\$96,000	\$843,990	\$4,749

2 BEDROOM

MODEL	BED	SIZE	BATH	VIEW	ORIGINAL PRICE	CREDIT ON CLOSING*	SPECIAL PRICE	MONTHLY RENTAL AMOUNT
PRAGUE	2B	722	2	NW	\$924,990	\$96,000	\$828,990	\$4,750
MECCA	2B	766	2	SW	\$954,990	\$96,000	\$858,990	\$4,933
MUMBAI	2B	731	1	S	\$964,990	\$96,000	\$868,990	\$4,955
MANILA	2B	829	2	S	\$1,024,990	\$96,000	\$928,990	\$5,327
MILAN	2B+D	845	2	N	\$1,054,990	\$86,000	\$968,990	\$5,537

3 BEDROOM

MODEL	BED	SIZE	BATH	VIEW	ORIGINAL PRICE	CREDIT ON CLOSING*	SPECIAL PRICE	MONTHLY RENTAL AMOUNT
AMSTERDAM	3B	919	2	NW	\$1,154,990	\$76,000	\$1,078,990	\$6,137
TORONTO	3B	887	2	NW	\$1,154,990	\$76,000	\$1,078,990	\$6,112

ADD-ONS

ADD-ON	PRICE
PARKING	\$193,990
KITCHEN ISLAND	\$5,390
DEN ENCLOSURE	\$5,390
LOCKER	WAITLIST

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