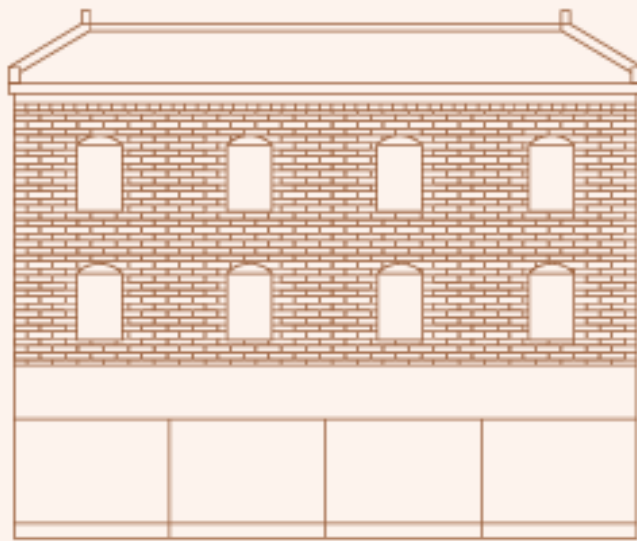


# *Adagio Special Sales Program*

ADAGIO



YORKVILLE

All prices, figures and materials are preliminary and are subject to change without notice E. &O. E. Note: For more information on the method used for calculating the floor area of any unit, reference should be made to Home Construction Regulatory Authority ("HCRA") Directive. April 2023



# ADAGIO



## Special Deposit Program

Take advantage of our exclusive **5% deposit** program today!  
(\*Applicable to 1Bed+den or larger units)

10K on Signing  
Balance of **5%** in 30 Days  
10% on Occupancy

## Limited Time Incentives

Right To Lease During Interim Occupancy  
Free Assignment

Capped Developments Charges:

1 Bed + Den & Smaller Suites - ~~\$12,500 + HST \$1.00 + HST~~  
2 Bed & Larger Suites - ~~\$16,800 + HST \$1.00 + HST~~  
**\$20,000 Instant Rebate** off Purchase Price for 2B & 3B Suites

\*Please contact our sales team for additional information on pricing and project details.

Estelle Sun  
Sales Representative  
(647) 237-7376  
estelle.sun@menkes.com

Shirin Hoseini  
Sales Representative  
(647) 569-4306  
shirin.hoseini@menkes.com

Presentation Gallery: 110 Harbour St, Unit 106 Toronto, ON M5J 0B7

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# ADAGIO



## 1 BEDROOM + DEN COLLECTION

Suite	Model	Type	Size (sqft)	Price	P.S.F
2307*	Tango	1B+D (1.0)	683	\$1,407,990	\$2,061
<del>502</del>	<del>Birkin</del>	<del>1B+D (2.0)</del>	<del>659</del>	<del>\$1,360,990</del>	<del>\$2,065</del>

## 2 BEDROOM COLLECTION\*

Suite	Model	Type	Size (sqft)	Price	P.S.F
1103	Flora	2B (2.0)	774	\$1,601,990	\$2,070
1806	Concerto	2B (2.0)	771	\$1,564,990	\$2,030
2501	Rumba	2B+D (2.0)	823	\$1,719,990	\$2,090
1703	Allegro	2B (2.0)	905	\$1,794,990	\$1,983

## 3 BEDROOM COLLECTION\*

Suite	Model	Type	Size (sqft)	Price	P.S.F
2505	Salsa	3B (2.0)	973	\$1,959,990	\$2,014
<del>2202</del>	<del>Waltz</del>	<del>3B (2.0)</del>	<del>993</del>	<del>\$1,983,990</del>	<del>\$1,998</del>
<del>2206</del>	<del>Cabaret</del>	<del>3B (2.0)</del>	<del>974</del>	<del>\$1,989,990</del>	<del>\$2,043</del>

\*Prima Collection Suite Comes with German Miele Gas Cooktop

Occupancy Q1 2025

EV Compatible Parking  
\$180,000 (3B Only)

Approx. Maintenance Fees  
\$0.88/sf (1 Bed+Den & Smaller)  
\$0.79/sf (2 Bed & Larger)

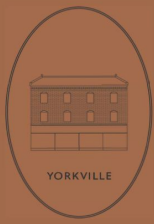
Hydro, Water, Heating/Cooling  
are separately metered

Deposit Payable:

Dentons Canada LLP In Trust

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# ADAGIO

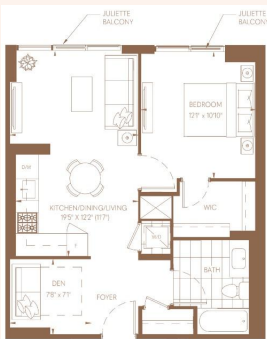
## 2 Year Rental Guarantee Program

Adagio by Menkes is offering peace of mind to purchasers with a guaranteed rent return at **5%** per year. During the 2 years, Menkes will pay **5%** of the purchase price of your unit as rental income starting from the Interim Occupancy.

### How It Works:

- Rent is guaranteed at 5% of the purchase price on a monthly basis for 2 years.
- Rent payments are paid monthly starting from Interim Occupancy.
- Menkes Rental Suites Management will assist you with managing the property, while providing you the freedom to be a hands-off landlord.

### Sample Calculations:



Model: **Tango 683**  
Type: **1B+D (1.0)**  
Purchase Price:  
**\$1,402,990**

$$\$1,402,990 \times 5\% = \mathbf{\$70,150}$$

(Yearly Rental Income)

$$\$70,150 / 12 = \mathbf{\$5,845.80}$$

(Monthly Rental Income)

Current Rent Average for 1B in the area: \$2,743  
(TREB Rental Market Report 2022 Q3)



Model: **Allegro 909**  
Type: **2B (2.0)**  
Purchase Price:  
**\$1,784,990**

$$\$1,784,990 \times 5\% = \mathbf{\$89,249.50}$$

(Yearly Rental Income)

$$\$89,249.50 / 12 = \mathbf{\$7,437.46}$$

(Monthly Rental Income)

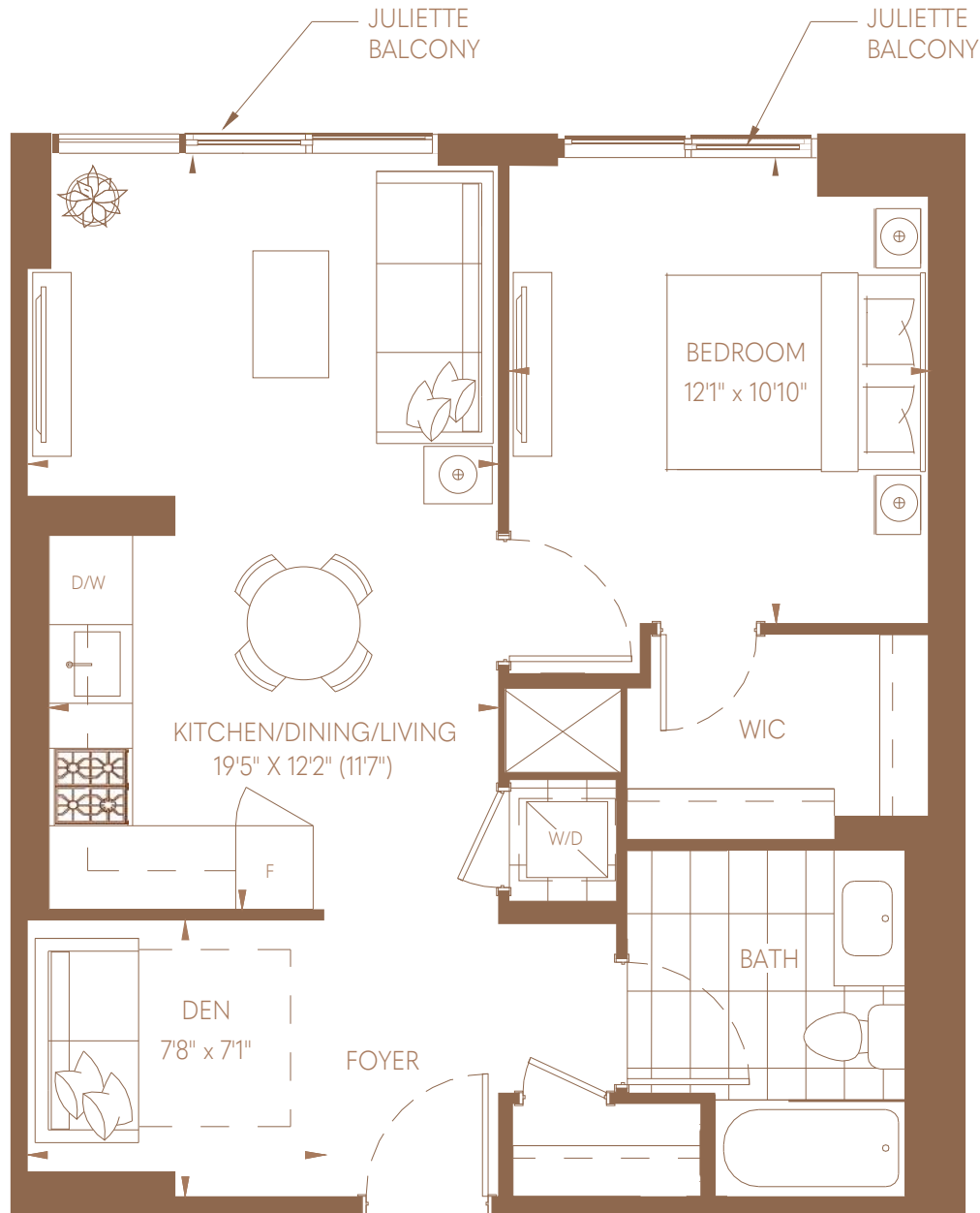
Current Rent Average for 2B in the area: \$4,026  
(TREB Rental Market Report 2022 Q3)



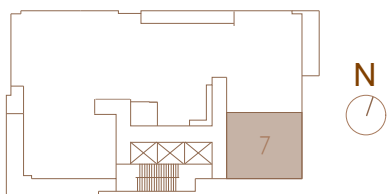
# TANGO

683 sq.ft.  
One Bedroom + Den  
One Bath

# ADAGIO



Floors 22-28



\*Prices, sizes and specifications subject to change without notice. E.&O.E. The dimensions shown of this plan are approximate and subject to normal construction variances. Actual useable floor space within the unit may vary from any stated floor areas or dimensions on this plan. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical, cable or internet outlets. Suites are sold unfurnished. For more information on the method used for calculating the floor area of any unit, reference should be made to Home Construction Regulatory Authority ("HCRA") Directive.

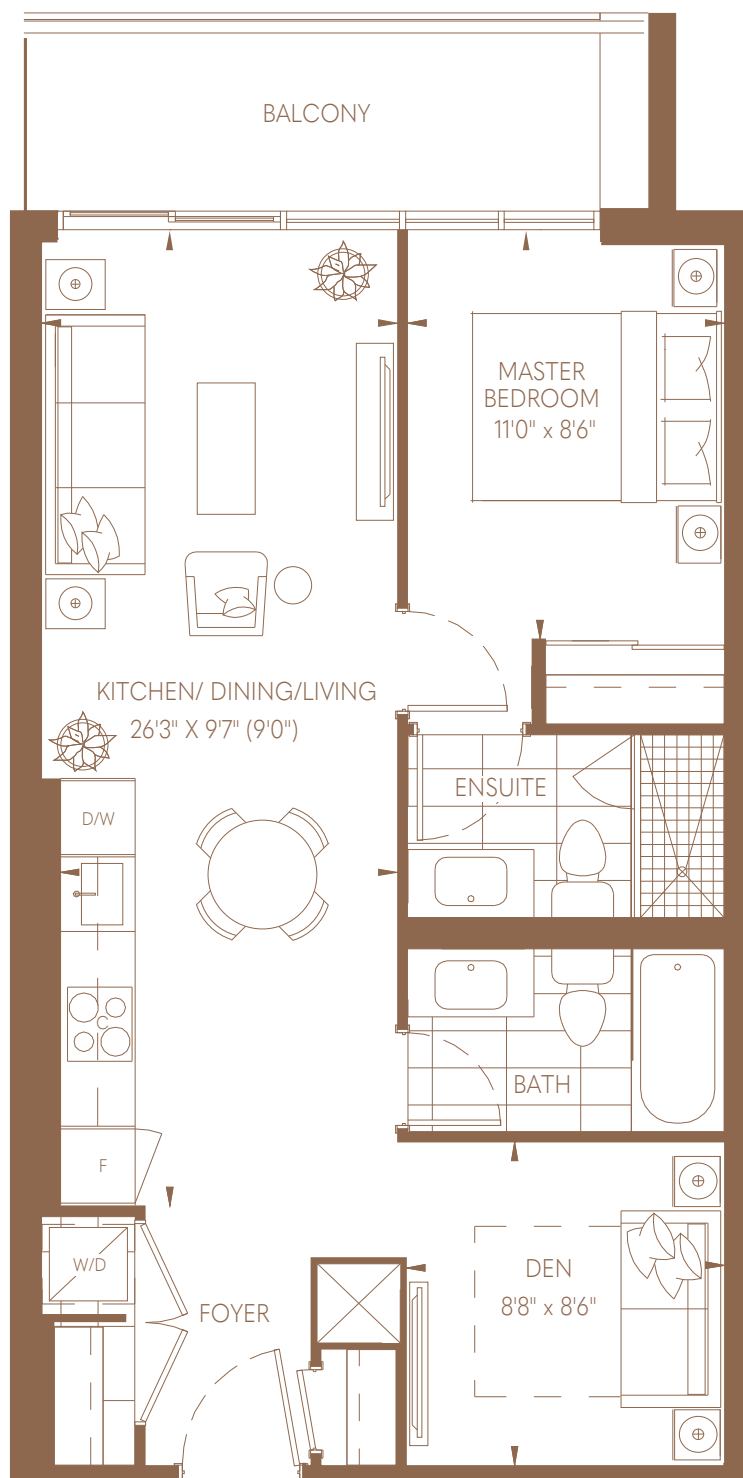
# BIRKIN

659 sq.ft.

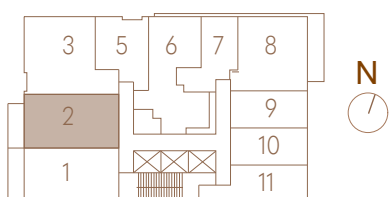
One Bedroom + Den

Two Bath

# ADAGIO



Floors 5-8

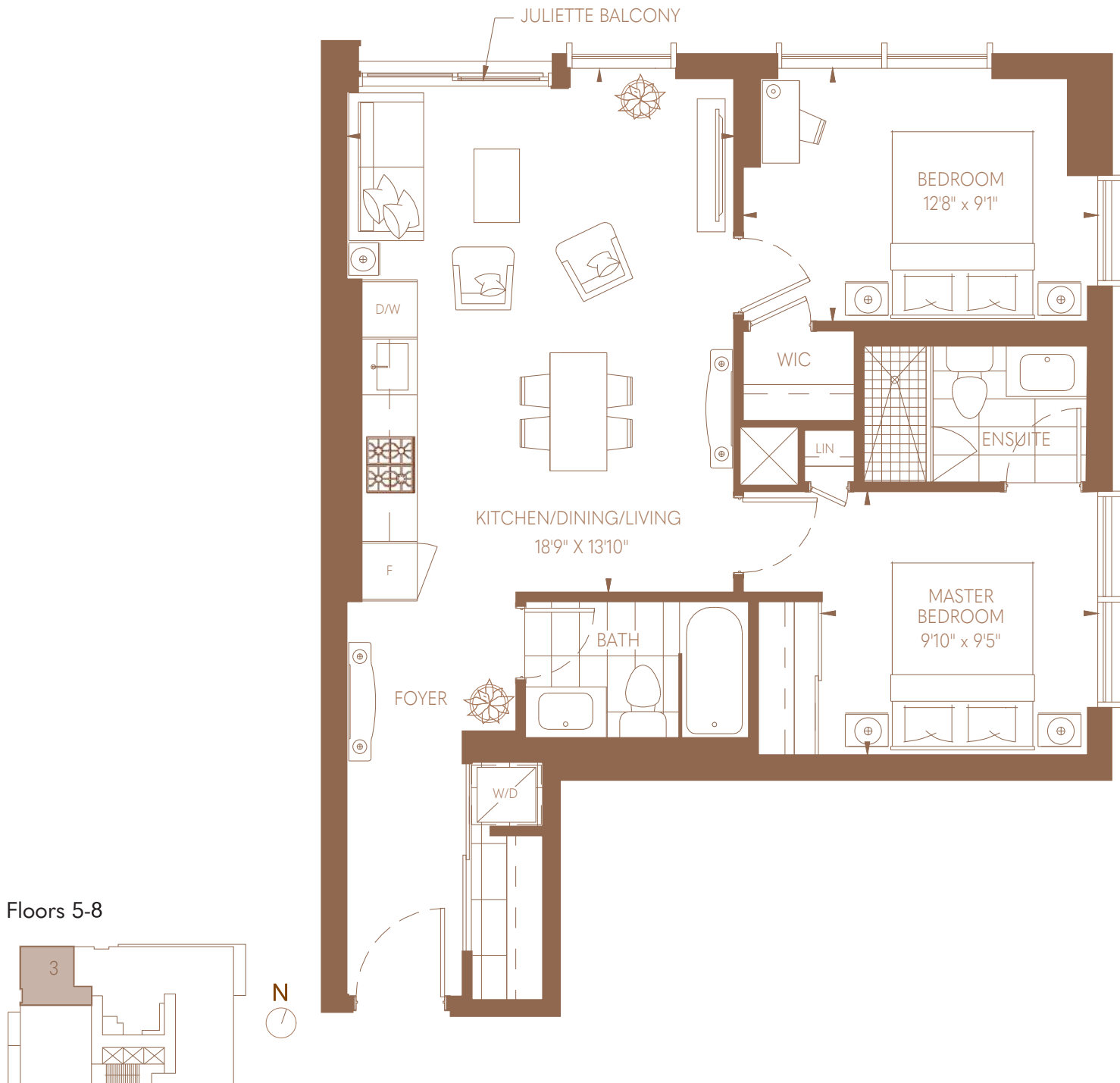


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# FLORA

774 sq.ft.  
Two Bedroom  
Two Bath

# ADAGIO

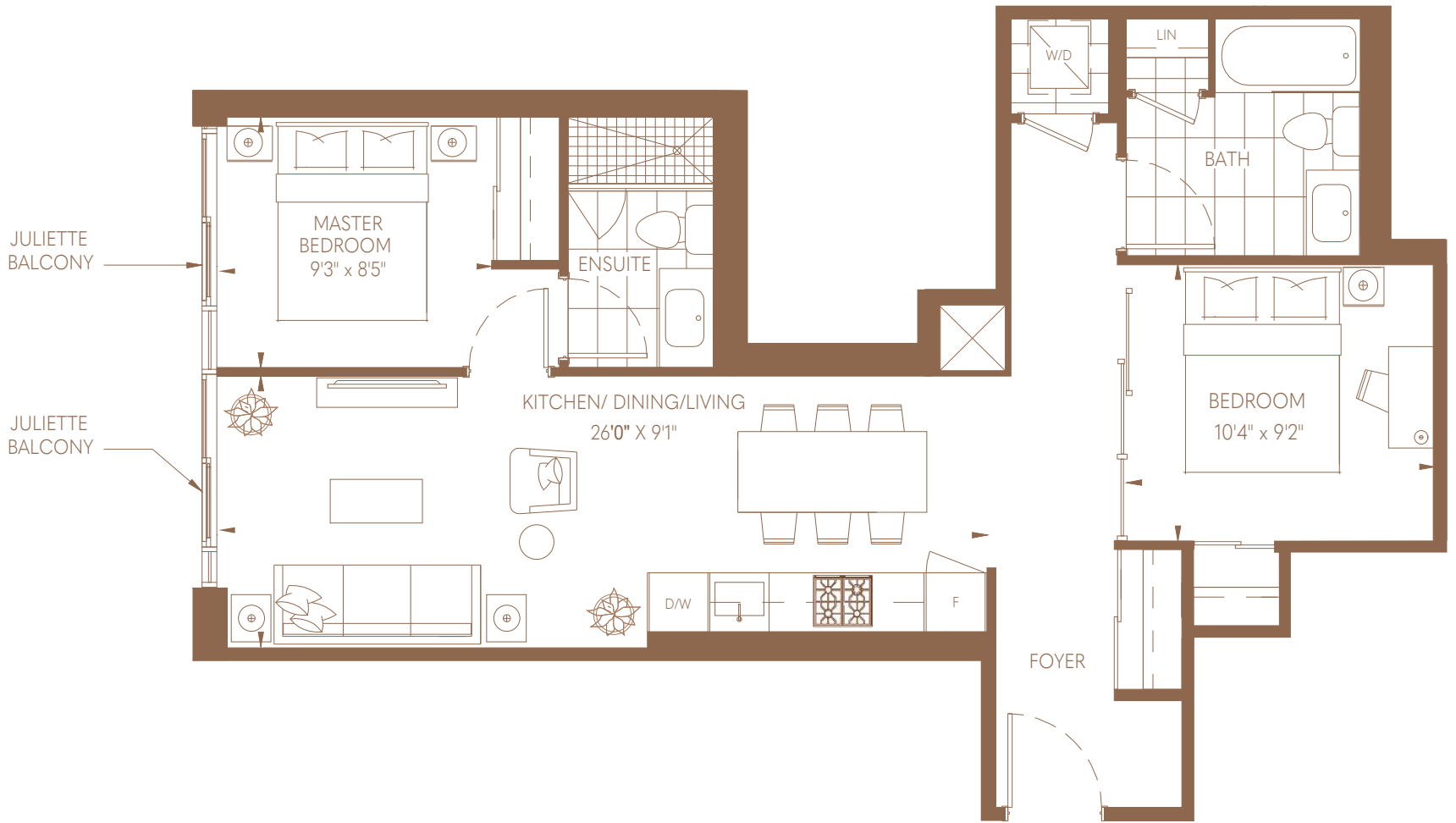


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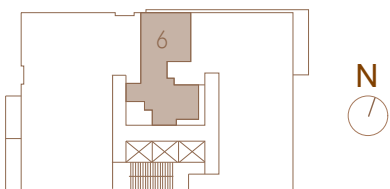
# CONCERTO

771 sq.ft.  
Two Bedroom  
Two Bath

# ADAGIO



Floors 19-21



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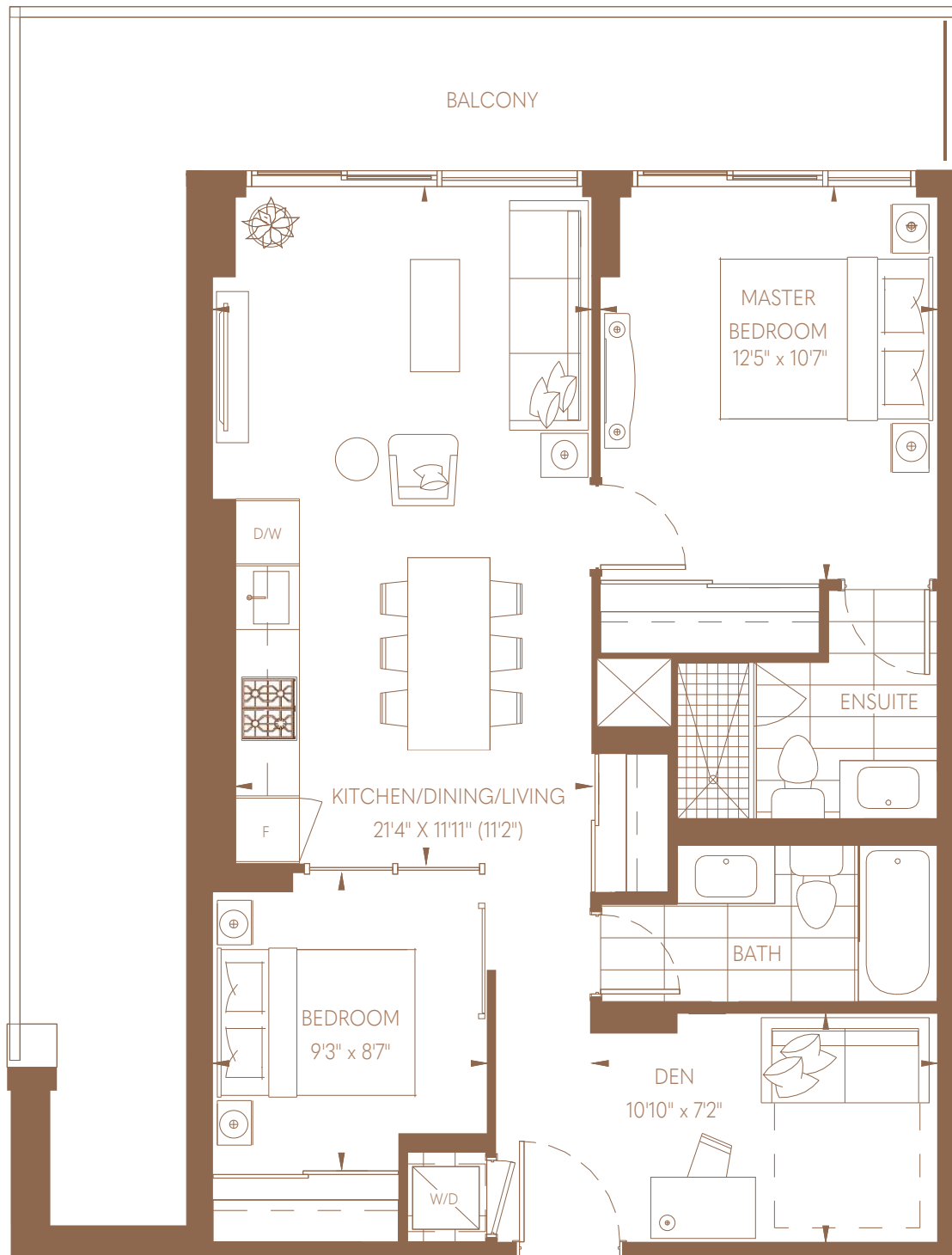
# RUMBA

823 sq.ft.

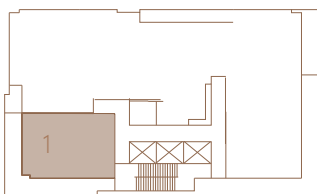
Two Bedroom + Den

Two Bath

# ADAGIO



Floors 22-28

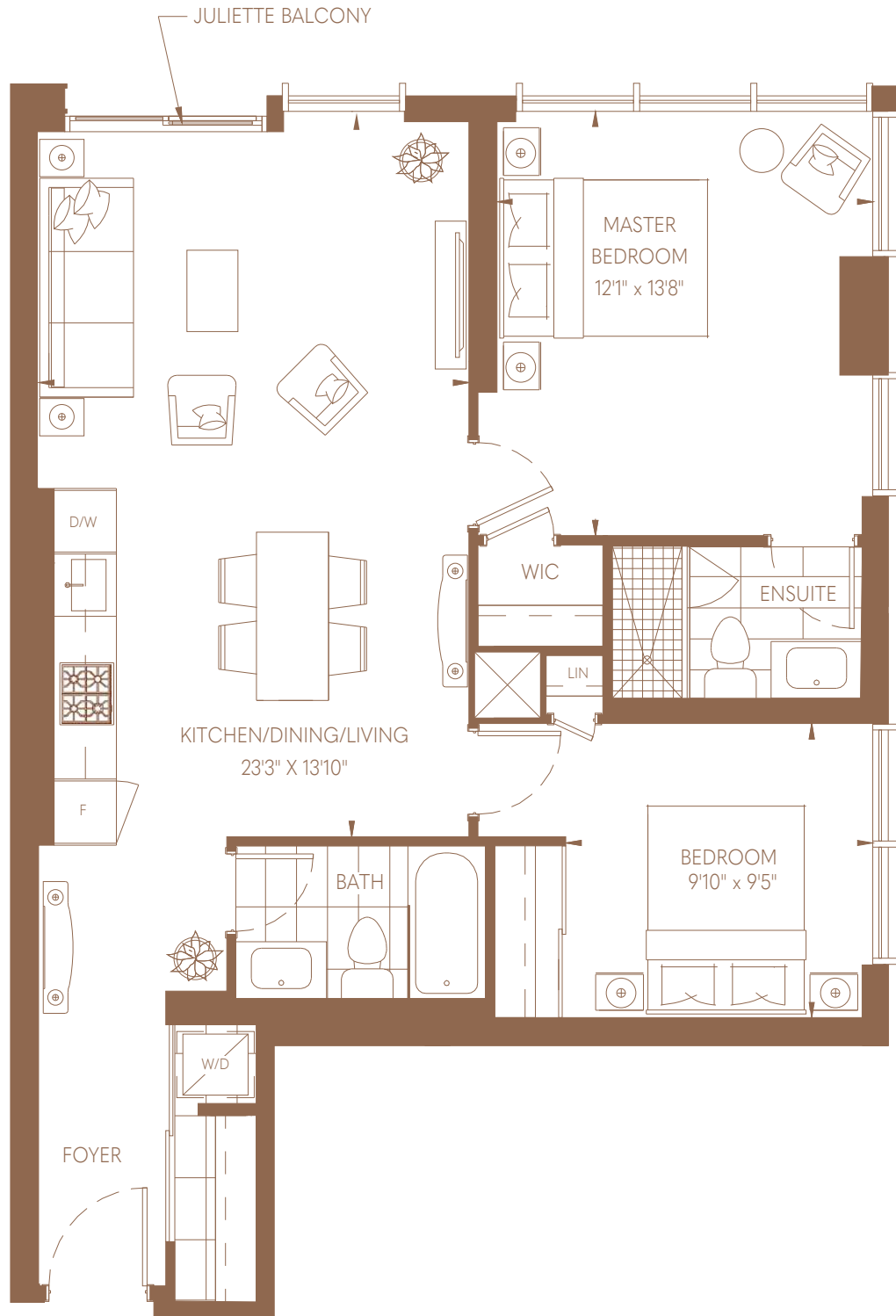


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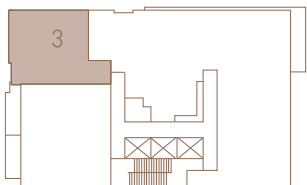
# ALLEGRO

905 sq.ft.  
Two Bedroom  
Two Bath

# ADAGIO



Floors 15-18

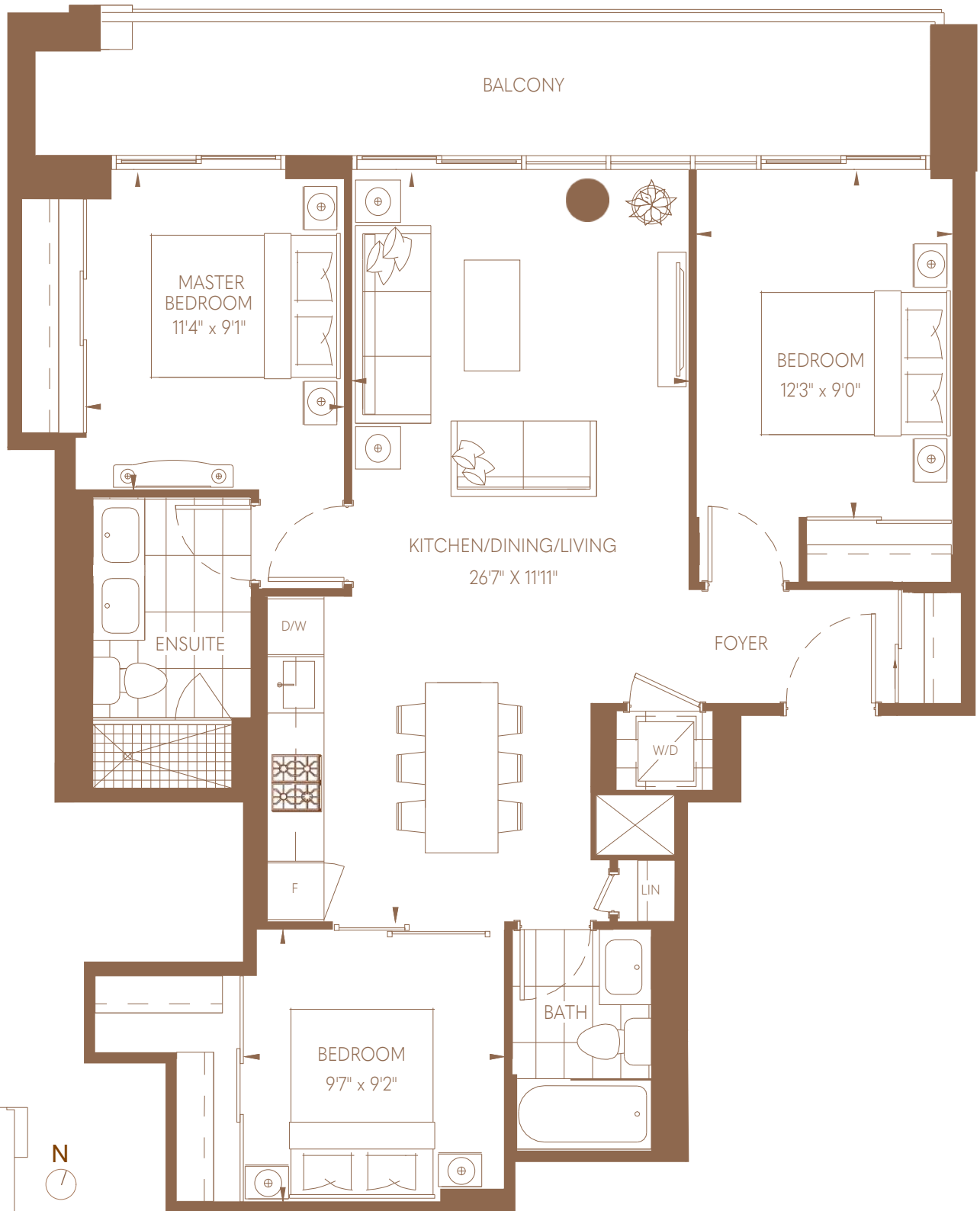


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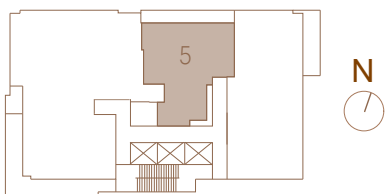
# SALSA

973 sq.ft.  
Three Bedroom  
Two Bath

# ADAGIO



Floors 22-28



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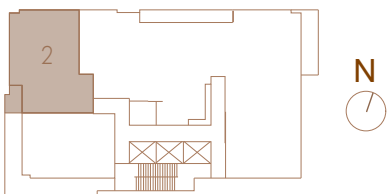
# WALTZ

993 sq.ft.  
Three Bedroom  
Two Bath

# ADAGIO



Floors 22-28



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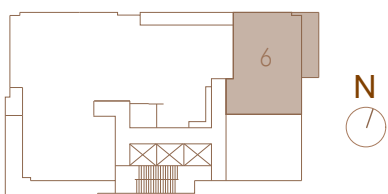
# CABARET

974 sq.ft.  
Three Bedroom  
Two Bath

# ADAGIO



Floors 22-28



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# ADAGIO

## Features & Finishes

### **Building Features & Amenities**

Five Star 24 Hour Concierge Service

WiFi in all Amenity Area, Lobby and Elevators

Elevators with Smartphone Controlled Direct Floor Access and High-Efficiency Particulate Air (HEPA) Filtration system

Two Car Elevators to Access Underground Parking Garage

Touchless, Smartphone Enabled Access to Building and Amenity Areas

All Parking is EV Enabled

### **Residential Suite Finishes**

Smooth-Finish Ceilings in all Principal Rooms

Thermally-Insulated Energy Efficient & Awning Style operable Windows

Solid Core Entry Door with Keyless Entry and Designer Hardware

Frameless Mirrored Sliding Closet Doors

Luxury Vinyl Flooring Throughout the Unit

Individually Controlled Centralized Heating & Cooling Comfort System

Smartphone Enabled Suite Entry

German Miele Appliances & Gas Cooktop\*

\*Included in select Prima Collection Suites only. Please speak to Sales Representative

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