

# GALLERIA

ON THE PARK

## INVENTORY BLOW OUT SALE

3B+D 09/10

SAVE \$200K IN VALUE!

LIMITED TIME:

SPRING SAVINGS!

1 Bed + Flex: \$30,000 OFF

2 Beds: \$40,000 OFF

3 Beds: \$50,000 OFF

**\$0 DEVELOPMENT CHARGES**

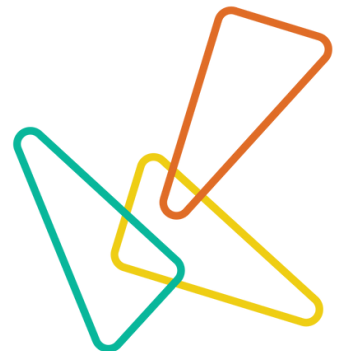
**Buy Now with Only 5% Down!**

\$5,000 on Signing

Balance to 2.5% in 30 days

2.5% on Occupancy

No further deposits needed!



almadev

**PSR**  
BROKERAGE

PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E. JULY 2024

Note: This Limited Time offer may be changed or withdrawn at any time without notice. This offer may not be combined with any other offer or promotion. Certain conditions apply. Premiums apply to floors, balconies, terraces and views. Please see Sales Representative for full details. E. & O.E.



01  
GALLERIA

02  
GALLERIA



## HOT LIST AND INCENTIVES

PRESENTATION CENTRE · 1152 DUPONT STREET

Spearheading positive changes on the new Dupont, Galleria on the Park is Toronto's most inspired new neighbourhood of condominiums, shops and places to gather next to an incredible eight-acre park. Galleria on the Park will bring premium lifestyle experiences to thousands of new residents living in eight architecturally distinct high-rise towers. The first two residential towers, Galleria 01 and 02 condominiums, will be built to coincide with the completion of a host of spectacular amenities for residents to enjoy - including a brand new, 95,000 sq ft. modern community centre with state-of-the-art equipment and programming.

### INVENTORY BLOW OUT SALE - SAVE \$200K!!!

Unit #	Unit Type	Unit Model	Unit Sq. Ft.	Ext. Sq. Ft.	Exposure	Price	Limited Time Only	Parking Included
1410A	3BR+D	3B+D 09/10	1,108	182	South East	<del>\$1,249,900</del>	\$1,149,900	Valued at \$100,000
1610A	3BR+D	3B+D 09/10	1,108	182	South East	<del>\$1,249,900</del>	\$1,149,900	Valued at \$100,000

Unit #	Unit Type	Unit Model	Unit Sq. Ft.	Ext. Sq. Ft.	Exposure	Price	Brand New Price Improvement
<b>1B + DEN / FLEX</b>							
2004B	1B+D	1B+D 04/03	590	92	North West	<del>\$729,900</del>	\$699,900
2306B	1BR+FLEX	1B+F(1W) 07/06	609	73	North	<del>\$759,900</del>	\$729,900
2405B	1BR+FLEX	1B+F(1W) 06/05	609	73	North	<del>\$769,900</del>	\$739,900
2908A	1BR+FLEX	1B+F(1W) 09/08	638	129	North East	<del>\$799,900</del>	\$769,900

### 2 BEDROOMS / 3 BEDROOMS

2301A	2BR	2B 01A	703	195	South	<del>\$949,900</del>	\$879,900
2310A	2BR	2B 08/10/11	734	163	South	<del>\$874,900</del>	\$831,900
2811A	2BR	2B 08/10/11	734	163	South	<del>\$959,900</del>	\$919,900
2909A	2BR	2B 09	753	125	South East	<del>\$999,900</del>	\$959,900
404B	2BR	2B 04	949	179	North West	<del>\$1,029,900</del>	\$989,900
409B	2B+F	2B+F 09A	1,018	137	South	<del>\$1,094,900</del>	\$1,054,900
505B	3BR	3B 05	941	165	North	<del>\$1,037,900</del>	\$987,900
1008A	3BR	3B 07/08	1,051	129	South	<del>\$1,069,900</del>	\$1,019,900

### LIMITED TIME: HUGE SAVINGS

1 Bed+Flex: \$30,000 OFF  
2 Beds: \$40,000 OFF  
3 Beds: \$50,000 OFF

### LIMITED TIME OFFER: BUY WITH ONLY 5% DOWN!\*

\$5,000 on Signing  
Balance to 2.5% in 30 days

### \$0 Development Charges

Right to Lease During Occupancy

Free Assignment\*\*

Free EV Outlet with the Purchase of a Parking Spot!

Estimated Occupancy

Move In This Year

#### Maintenance Fee

Galleria 01: \$0.60/sq. Ft.  
Galleria 02: \$0.63/Sq. Ft.

Includes: High Speed Internet & Almadev Link

Excludes: Heat, Water, Hydro

#### Property Taxes

Approximately 0.6%

Parking: \$410,000 \$100,000 includes EV Outlet!

Parking Maintenance: \$59.95/ month

Standard Locker: \$7,500 (Available in Galleria 01)

On Floor Locker: \$12,500 (Available on select floors only in Galleria 02)

Locker Maintenance: \$29.95/ month

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BROKERAGE

PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E. JULY 2024

\*2.5% deposit due on Firm Occupancy

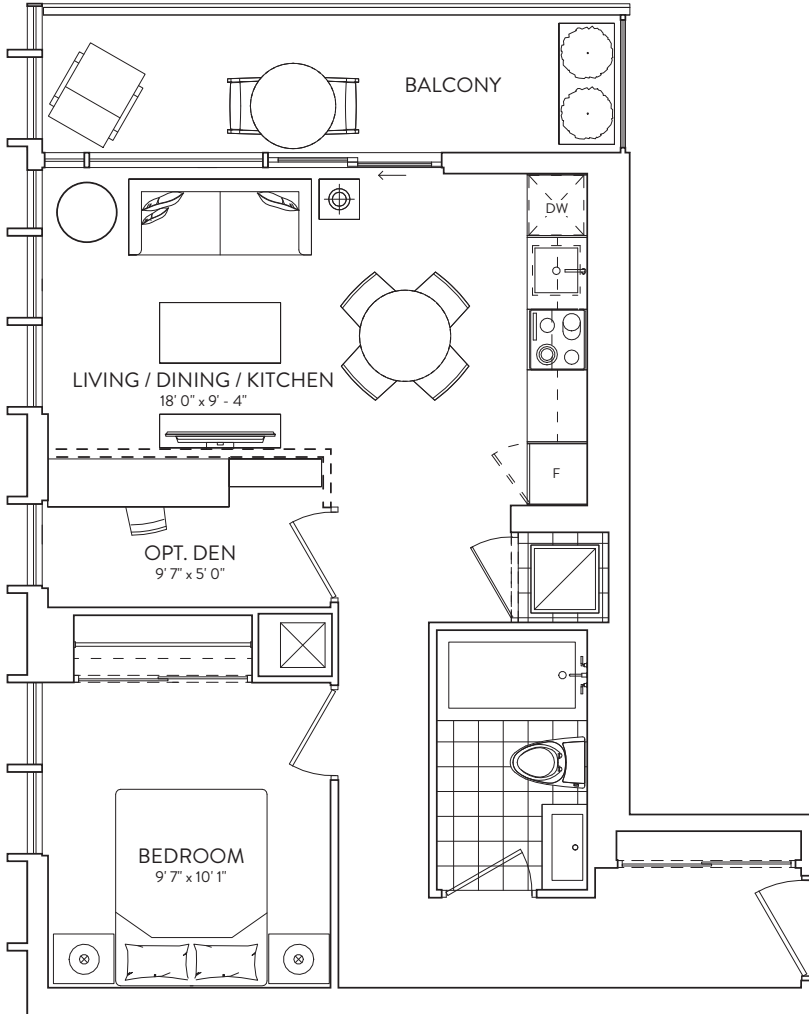
\*\*On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met. Please see Sales Representative for details.  
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# 1B + D 04/03

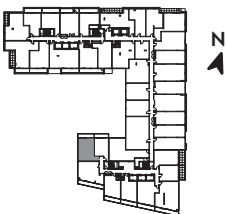
1 BEDROOM + DEN  
1 BATHROOM

590 SF.  
BALCONY 92 SF.

02 GALLERIA



FLOORS 8-10, 12-24



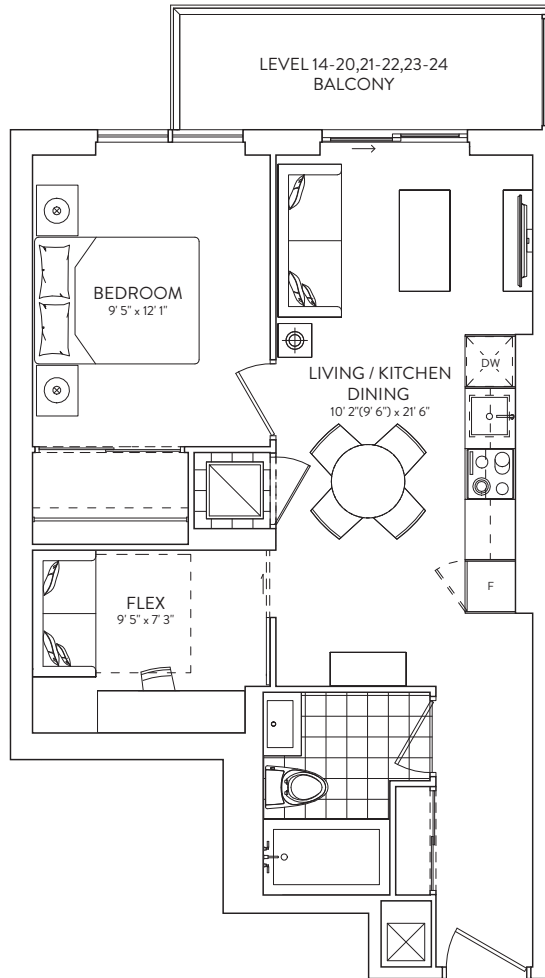
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# 1B + F 06/05

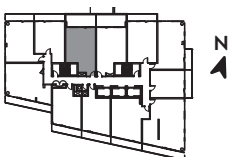
1 BEDROOM + FLEX  
1 BATHROOM

INTERIOR: 609 SF.  
EXTERIOR: BALCONY 73 SF.

02 GALLERIA



FLOORS 13-24



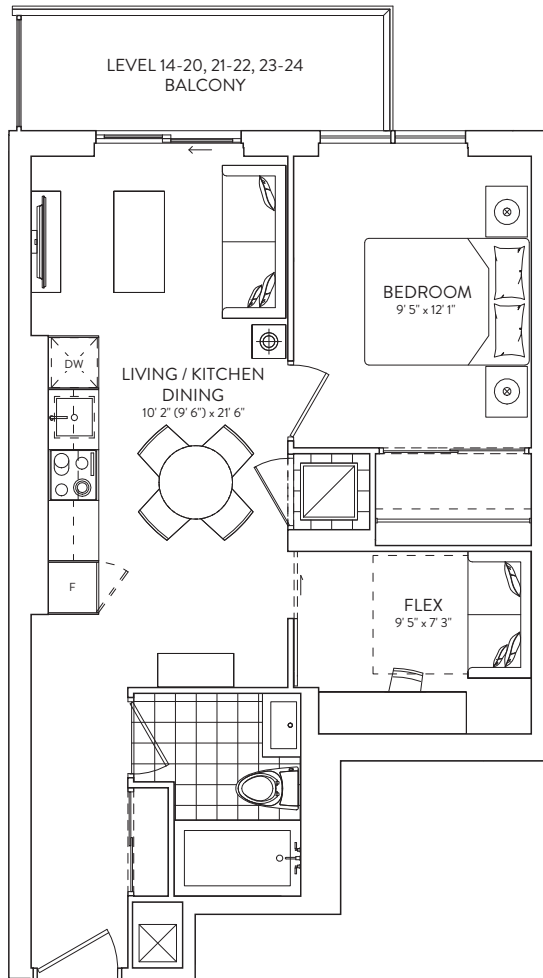
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# 1B + F 07/06

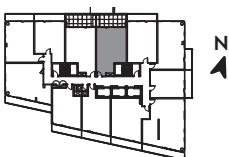
1 BEDROOM + FLEX  
1 BATHROOM

INTERIOR: 609 SF.  
EXTERIOR: BALCONY 73 SF.

02 GALLERIA



FLOORS 13-24



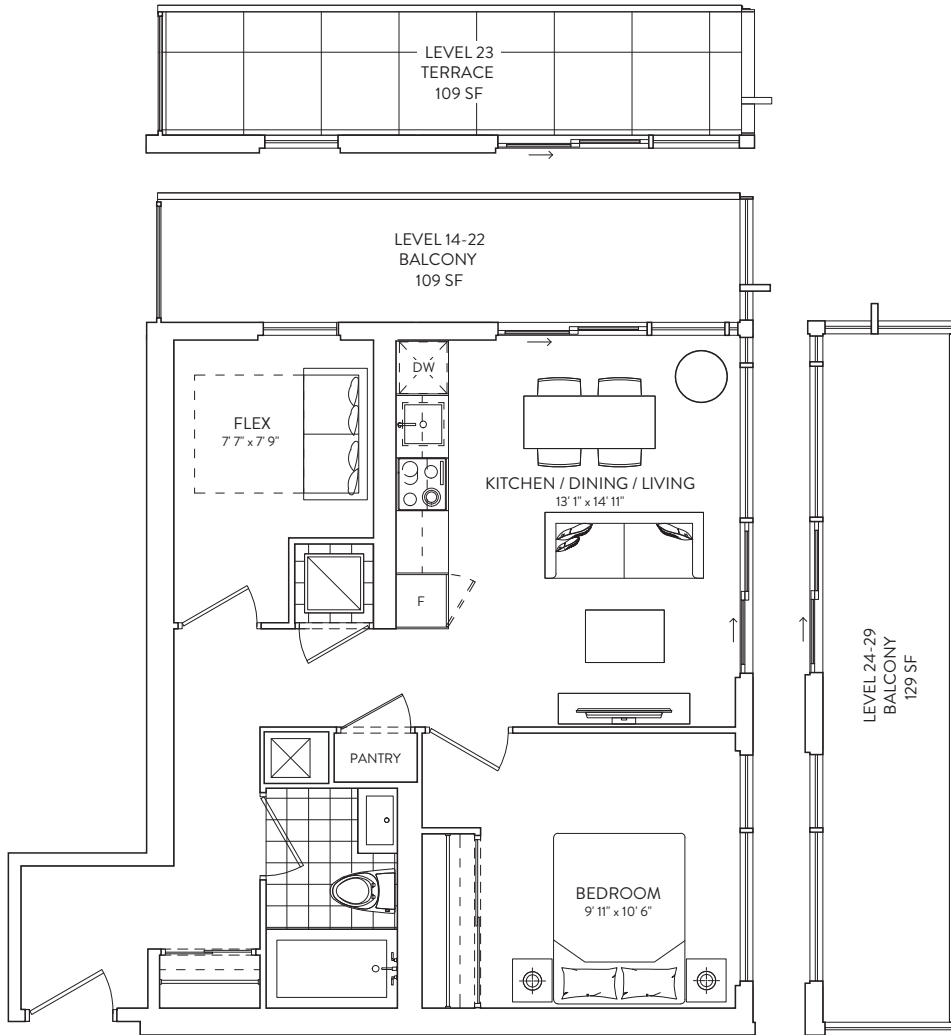
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# 1B + F 09/08

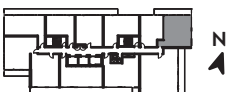
1 BEDROOM + FLEX  
1 BATHROOM

INTERIOR: 643 SF. (14-23 FLOOR), 638 SF. (24-29 FLOOR)  
EXTERIOR: TERRACE 109 SF., BALCONY 109-129 SF.

01 GALLERIA



FLOORS 14-22, 23, 24-29



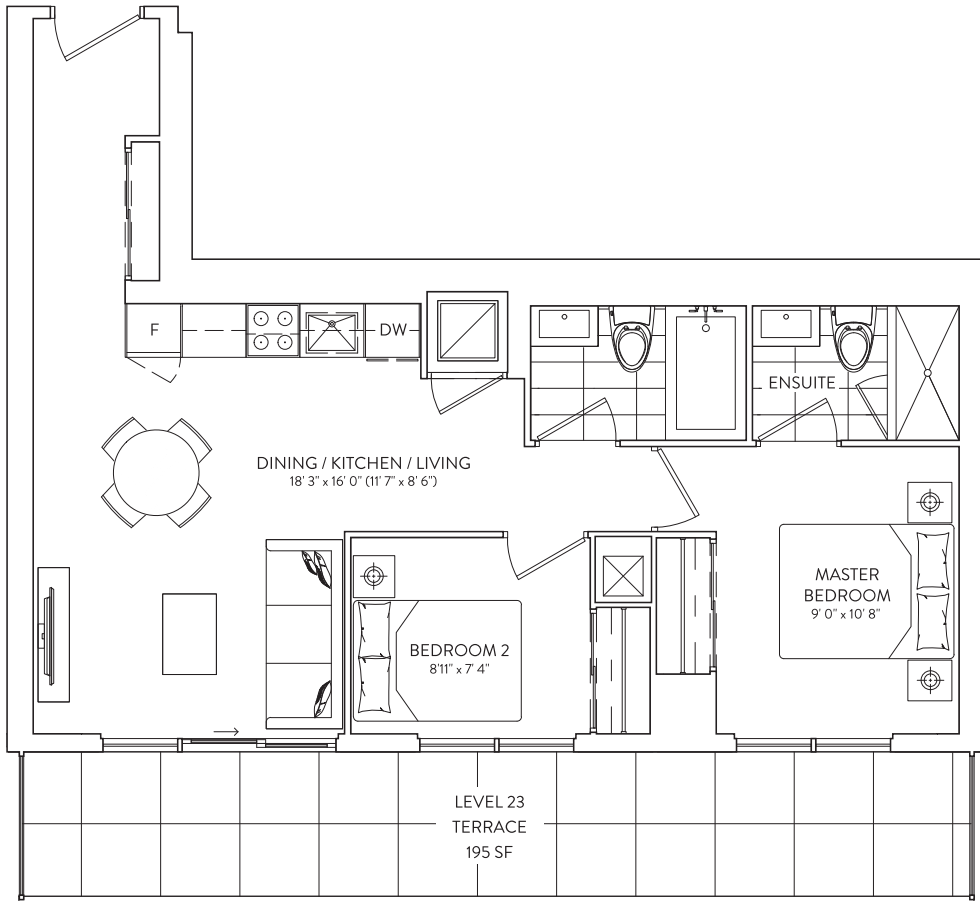
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# 2B 01A

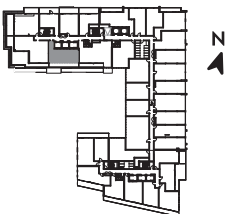
2 BEDROOM  
2 BATHROOM

INTERIOR: 703 SF.  
EXTERIOR: TERRACE 195 SF.

01  
GALLERIA



FLOORS 9, 10, 12, 13-22, 23



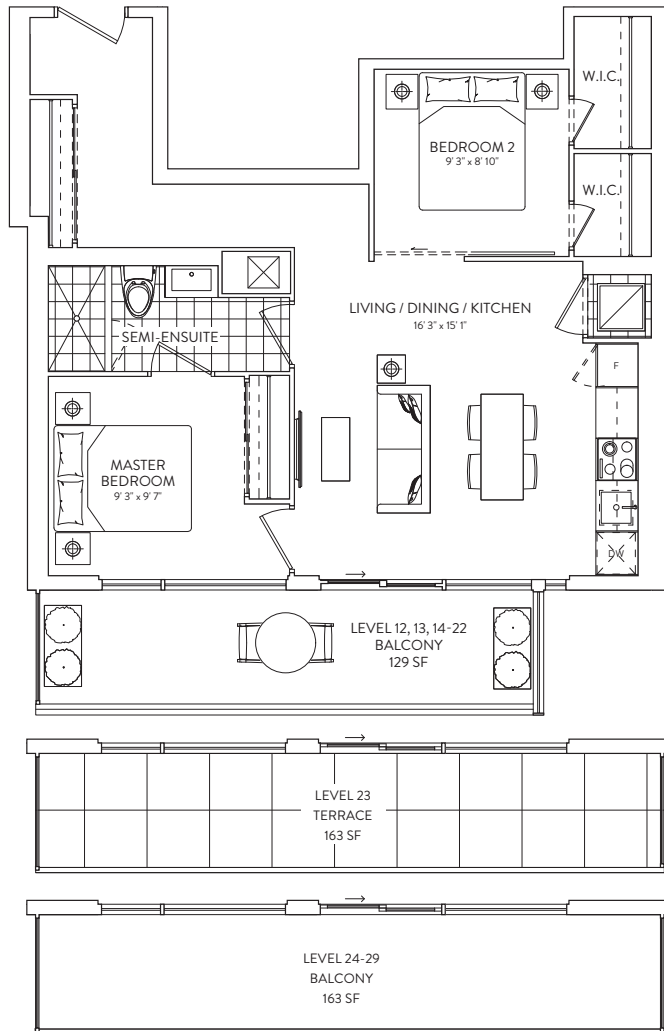
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# 2B 08/10/11

2 BEDROOM  
1 BATHROOM

INTERIOR: 734 SF.  
EXTERIOR: TERRACE 163 SF., BALCONY 129-163 SF.

01 GALLERIA



FLOORS 12, 13-22, 23, 24-29



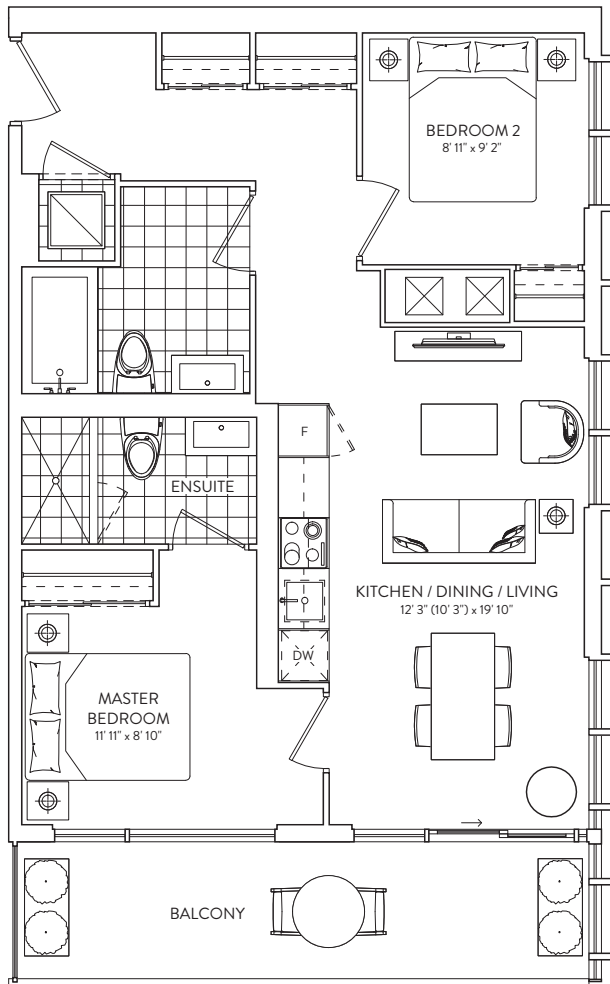
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# 2B 09

2 BEDROOM  
2 BATHROOM

INTERIOR: 753 SF.  
EXTERIOR: 125 SF.  
TOTAL: 878 SF.

01  
GALLERIA



FLOORS 24-29



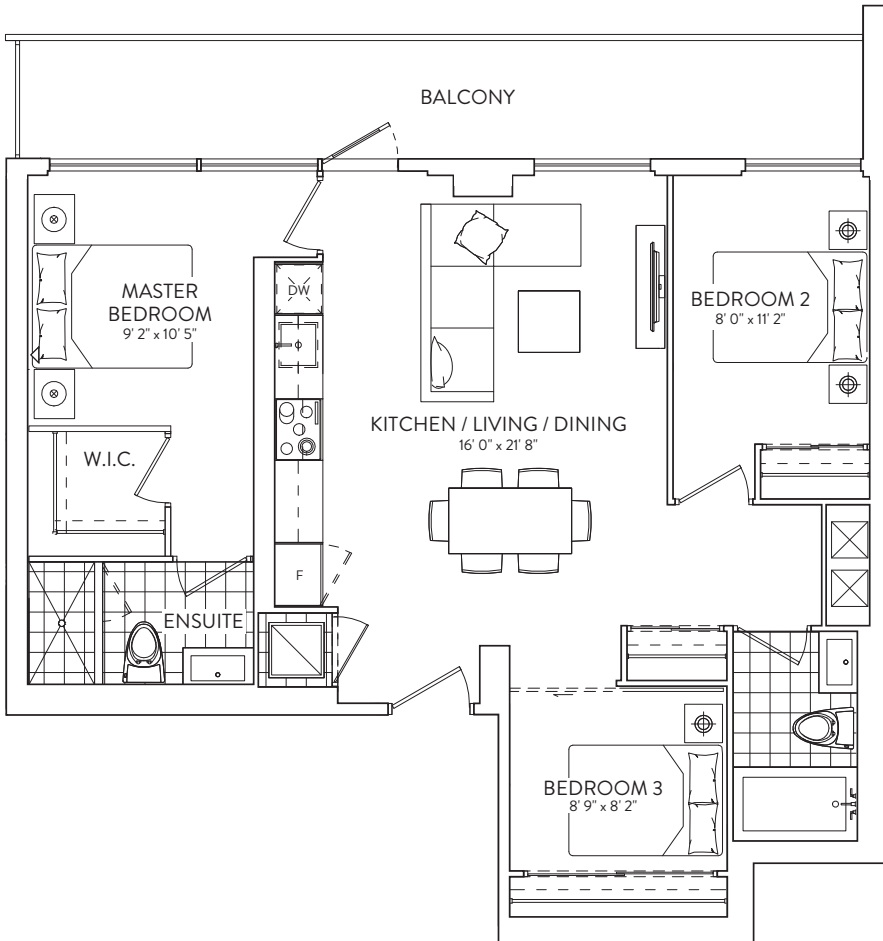
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# 3B 05

3 BEDROOM  
2 BATHROOM

INTERIOR: 941 SF.  
EXTERIOR: BALCONY 165 SF.

02  
GALLERIA



FLOORS 3, 5



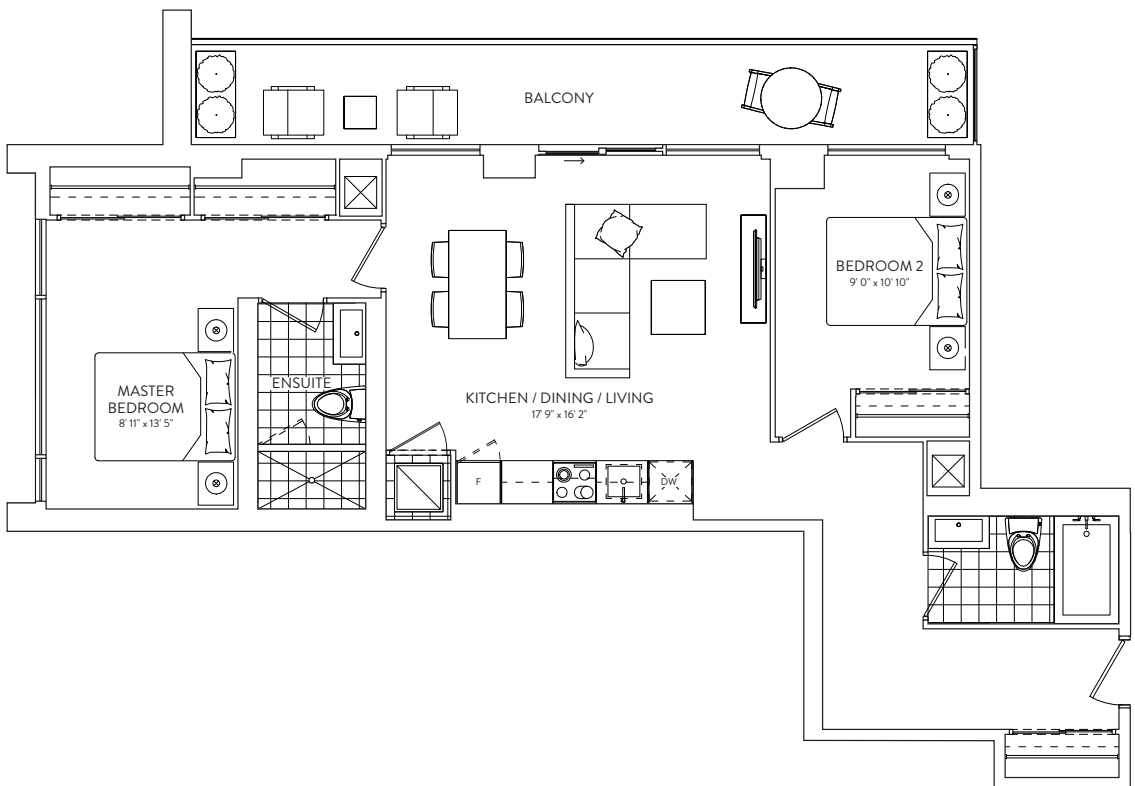
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# 2B 04

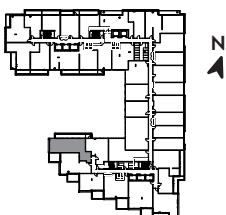
2 BEDROOM  
2 BATHROOM

949 SF.  
BALCONY 179 SF.

02 GALLERIA



FLOORS 4, 6



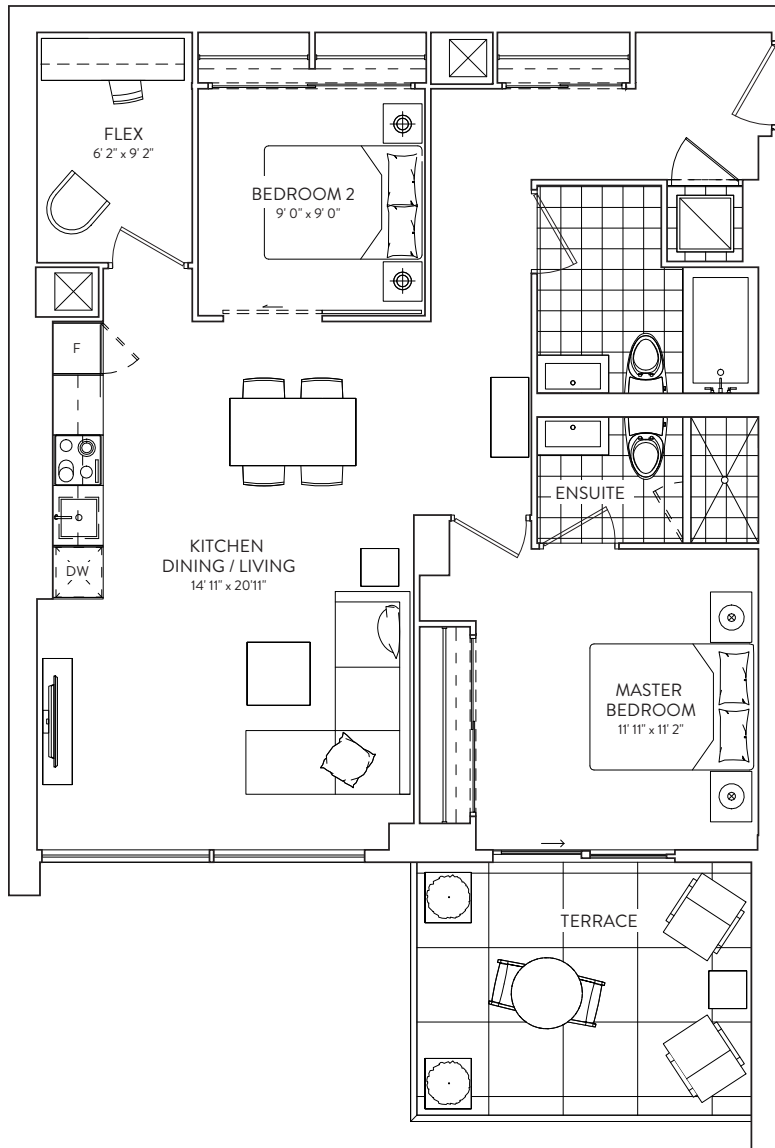
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# 2B + F 09A

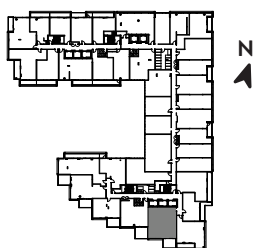
2 BEDROOM + FLEX  
2 BATHROOM

1,018 SF.  
TERRACE 137 SF.

02 GALLERIA



FLOORS 4, 6



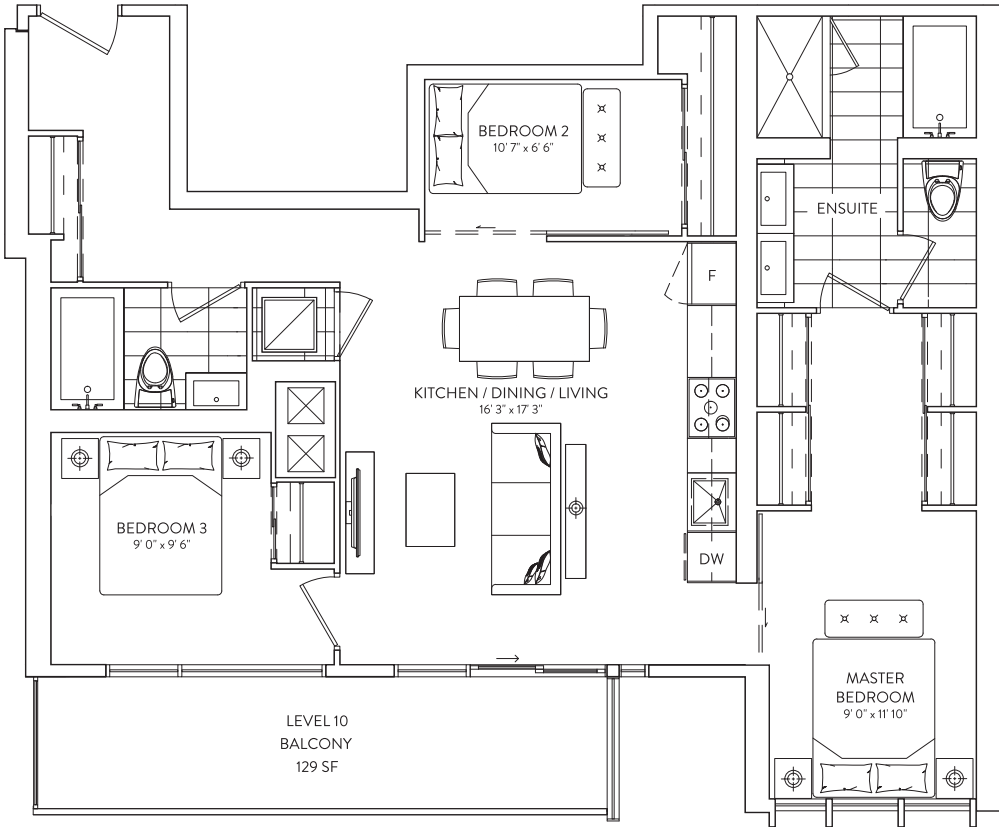
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# 3B 07/08

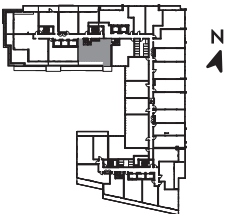
3 BEDROOM  
2 BATHROOM

INTERIOR: 1,051 SF.  
EXTERIOR: BALCONY 129 SF.

01  
GALLERIA



FLOORS 9, 10



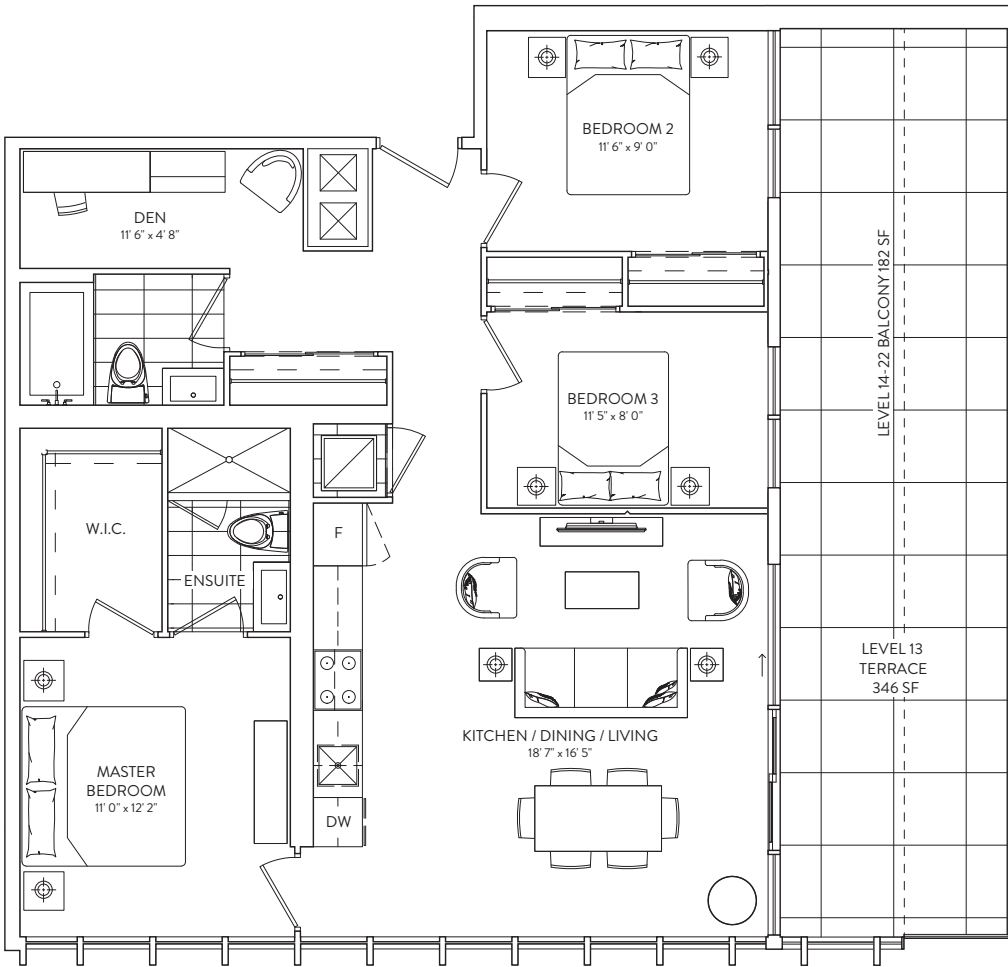
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# 3B + D 09/10

3 BEDROOM + DEN  
2 BATHROOM

INTERIOR: 1,108 SF.  
EXTERIOR: TERRACE 346 SF., BALCONY 182 SF.

01  
GALLERIA



FLOORS 13-22



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