



AREA AMENITIES

There's something special in the air at Notting Hill Condominiums.

Notting Hill development is a master planned community located along Eglinton Avenue West and Royal York Rd which will ultimately contain 4 residential towers and midrise podiums, a retail street and retail stores, as well as a public park. The beautiful landscaped green space inspired by English gardens will invite you to sit a while among fragrant gardens, and when you're ready to leave, you are only moments from the city with the convenience of the TTC and the proposed future Eglinton West LRT. Highways 401 & 427 are a short drive away.

Inspired by the European retail streets in London's Notting Hill, the interaction with the sidewalk through terraces, patios, is intended to create an animated, safe and welcoming pedestrian experience. Designed by the award winning firm IBI Group, the elegant and slender 25 storey glass towers are combined with brick and precast podium levels. Special design features are used to identify the stores and entrances, planters and benches delineating patios and terraces, while brightly colored canopies offer the required weather protection.

LUXURY SUITE FINISHES & FEATURES

The residences of Notting Hill embody modern sophistication combined with the charm of the classic. The amenity space designed by award winning Studio Munge includes a stylish lobby with 24-hour concierge, an engaging wifi lounge dedicated to the residences to socialize, meet or simply get work done. The gym features top of the line equipment along with yoga/stretch room overlooking the park. Soak up the ambiance of pure leisure and luxury at the outdoor pool /hot tub located on the 7th floor which is flanked by cabanas, with his and her change rooms and dry sauna. A separate outdoor lounge area with BBQ's and private dining that connect to interior party room is ideal to entertain a large group. This floor also features a dedicated children's play area. Suite features include laminate flooring, porcelain tiles, kitchen granite countertops, ceramic tile backsplash and stainless steel and paneled appliances.

Deposit Structure
\$2,000 with the offer
Balance to 5% in 30 days
 5% in 90 days
 5% in 180 days
 5% in 270 days
 2% on occupancy

Off Shore Deposit Structure
\$5000 with the offer
balance to 7.5% in 30 days
 7.5% in 90 days
 7.5% in 180 days
 7.5% in 270 days
 5% on occupancy

Projected Occupancy Date:
Estimated Taxes:
Maintenance:
Parking: (not available for all suites)
Locker:

March 2024
 Approx. +/- 1% of Purchase Price
 \$0.64 cents per sq. ft. + Hydro & Water
 \$ 50,000
 \$ 5,000

<u>Type</u>	<u>Starting Sq. Ft.</u>	<u>Starting Price</u>
Studio	330	\$259,900
1 Bedroom	467	\$359,900
1 Bed + Den	539	\$414,900
2 Bedrooms	690	\$502,900
2 Bed + Den	799	\$576,900
2 Bed + Study	825	\$649,900
3 Bedrooms	926	\$684,900
3 Bed + Den	922	\$739,900



Platinum Broker

FIRST LAUNCH SPECIAL PRICING
for limited time available to Platinum Brokers

Special \$10,000 discount on Parking
(Regular \$50,000)*

\$0 Assignment Fee

Deposit due in 180 days extended to 210 days

Deposit due in 270 days extended to 365 days

For our Platinum Clients Only

*Commission is paid as per the conditions in the Agreement to co-operate. *Not all suites qualify for parking. All promotions may be changed and/or cancelled at anytime without notice. Please speak to Sales Representative for details. E. & O. E. May 29, 2019.