



## LIMITED TIME INCENTIVES!

Brand New Prices Now Starting Under \$1,000 PSF

Receive a 12 Month Rental Guarantee Cashback\*

Buy Now, Worry-Free with The Potential to Double your Rental Income

**\$0 DEVELOPMENT CHARGES**

### EXTENDED DEPOSIT PROGRAM:

Buy Now with Only 5% Down!

\$5,000 on Signing

Balance to 2.5% in 30 days

2.5% on Occupancy (Spring 2024)

No further deposits needed!

almadev

**PSR**  
BROKERAGE

PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E. November 2023

\*The developer will pay a one time lump sum payment in the form of a cheque to the purchaser sixty (60) days after final closing representing a promotional value of \$4 per square foot for 12 months. In addition to the lump sum payment received as part of the rental income incentive, purchaser may earn additional rental income by leasing their unit through their own leasing efforts. Notwithstanding this opportunity, rental rates may be subject to fluctuations in the current rental market conditions and the developer offers no guarantees or warranties regarding achievable rates.

Note: This Limited Time offer may be changed or withdrawn at any time without notice.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

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.

Tower	Unit #	Unit Type	Unit Model	Unit Sq. Ft.	Ext. Sq. Ft.	Exposure	Price	Limited Time Only Price	12 Month Rental Guarantee Cash Back
<b>3 BEDROOMS</b>									
Galleria 01	2309	3BR+D	3B+D 09	930 SF	358 SF	South East	<del>\$1,239,900</del>	\$1,099,900	\$44,640
Galleria 02	505	3BR	3B 05	941 SF	165 SF	North	<del>\$1,179,900</del>	\$1,037,900	\$45,168
Galleria 01	2804	3BR	3B 04	1,015 SF	107 SF	North West	<del>\$1,229,900</del>	\$1,118,900	\$48,720
Galleria 01	1008	3BR	3B 07/08	1,051 SF	129 SF	South	<del>\$1,219,900</del>	\$1,069,900	\$50,448
Galleria 01	1710	3BR+D	3B+D 09/10	1,108 SF	182 SF	South East	<del>\$1,255,900</del>	\$1,155,900	\$53,184
Galleria 01	1309	3BR+D	3B+D 09/10	1,108 SF	346 SF	South East	<del>\$1,299,900</del>	\$1,199,900	\$53,184
Galleria 02	304	3BR+MEDIA	3B+M 04	1,166 SF	629 SF	North West	<del>\$1,299,900</del>	\$1,159,900	\$55,968
<b>2 BEDROOMS</b>									
Galleria 01	2301	2BR	2B 01A	703 SF	195 SF	South	<del>\$1,029,900</del>	\$919,900	\$33,744
Galleria 01	2211	2BR	2B 08/10/11	734 SF	129 SF	South	<del>\$999,900</del>	\$869,900	\$35,232
Galleria 01	2811	2BR	2B 08/10/11	734 SF	163 SF	South	<del>\$1,089,900</del>	\$959,900	\$35,232
Galleria 01	2909	2BR	2B 09	753 SF	125 SF	South East	<del>\$1,125,900</del>	\$999,900	\$36,144
Galleria 01	701	2BR	2B 01	909 SF	132 SF	South	<del>\$1,121,900</del>	\$999,900	\$43,632
Galleria 02	404	2BR	2B 04	949 SF	179 SF	North West	<del>\$1,159,900</del>	\$1,029,900	\$45,552
Galleria 02	409	2B+F	2B+F 09A	1,018 SF	137 SF	South	<del>\$1,229,900</del>	\$1,094,900	\$48,864
<b>1B + DEN / FLEX</b>									
Galleria 02	2407	1BR+D	1B+D(1W) 08/07	585 SF	103 SF	North	<del>\$799,900</del>	\$739,900	\$28,080
Galleria 02	2403	1BR+D	1B+D 04/03	590 SF	92 SF	North West	<del>\$799,900</del>	\$739,900	\$28,320
Galleria 02	2305	1BR+FLEX	1B+F(1W) 06/05	609 SF	73 SF	North	<del>\$811,900</del>	\$759,900	\$29,232
Galleria 01	2308	1BR+FLEX	1B+F 09/08	643 SF	109 SF	North East	<del>\$869,900</del>	\$779,900	\$30,864

### LIMITED TIME PROMOTION: RENTAL GUARANTEE

Buy Now and Receive a Rental Guarantee of \$4/PSF & Collect Market Rent In Addition\*

### LIMITED TIME OFFER: EXTENDED DEPOSIT STRUCTURE - BUY WITH ONLY 5% DOWN!

\$5,000 on Signing  
Balance to 2.5% in 30 days  
2.5% on Occupancy (Spring 2024)

### \$0 Development Charges

Right to Lease During Occupancy

Free Assignment\*\*

Free EV Outlet with the Purchase of a Parking Spot!

Estimated Occupancy  
Spring 2024

#### 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 .06%

**Parking:** ~~\$140,000~~ **\$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

almadev

PSR  
BROKERAGE

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\*\*On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met. Please see Sales Representative for details.

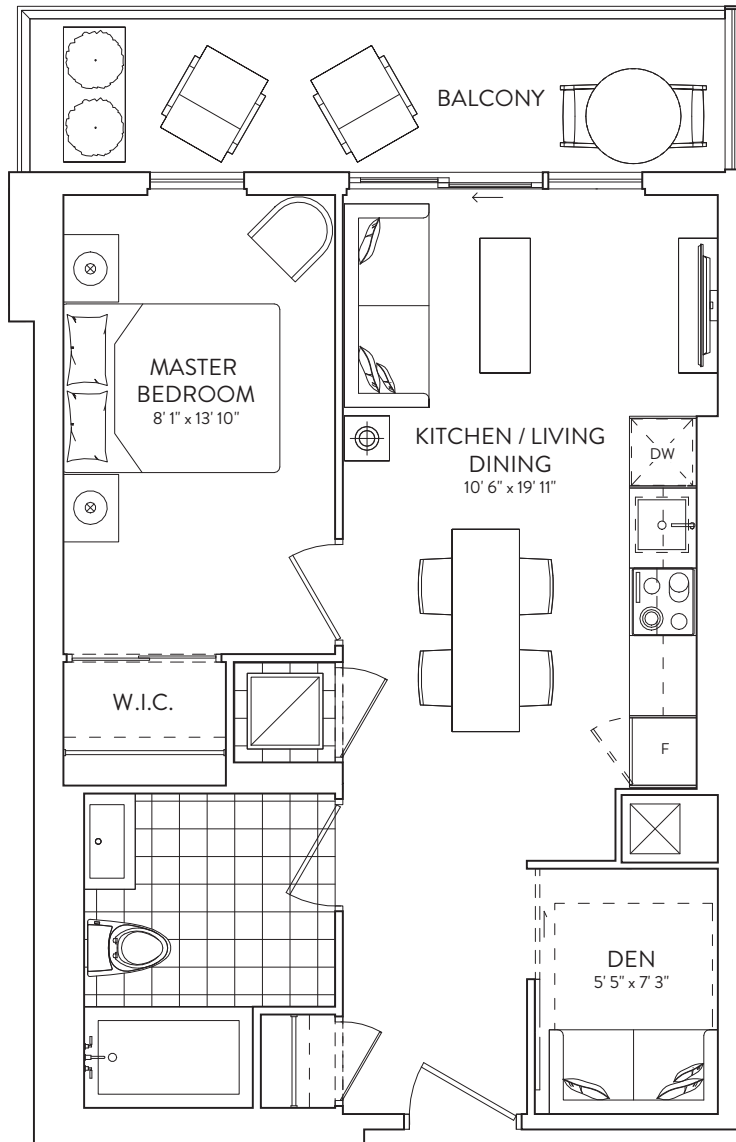
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# 1B + D 08/07

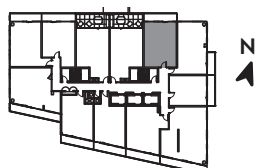
1 BEDROOM + DEN  
1 BATHROOM

585 SF.  
BALCONY 103 SF.

02 GALLERIA



FLOORS 13-24



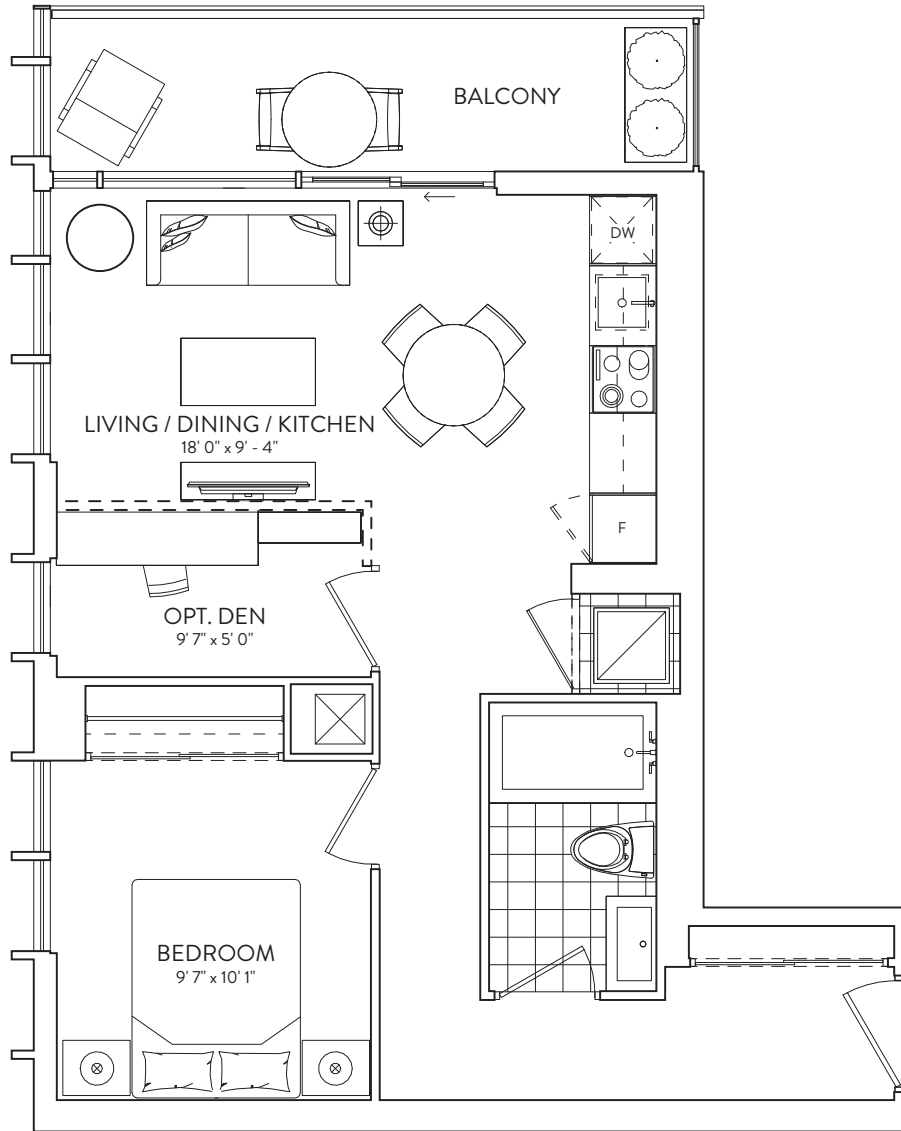
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# 1B + D 04/03

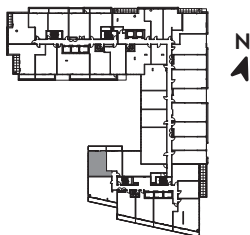
02 GALLERIA

1 BEDROOM + DEN  
1 BATHROOM

590 SF.  
BALCONY 92 SF.



FLOORS 8-10, 12-24



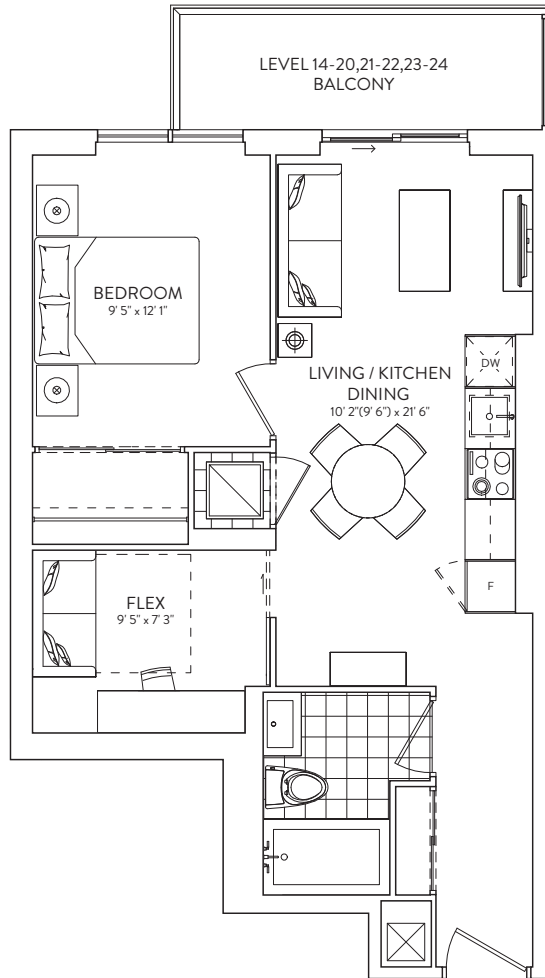
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# 1B + F 06/05

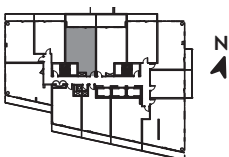
1 BEDROOM + FLEX  
1 BATHROOM

INTERIOR: 609 SF.  
EXTERIOR: BALCONY 73 SF.

02 GALLERIA



FLOORS 13-24



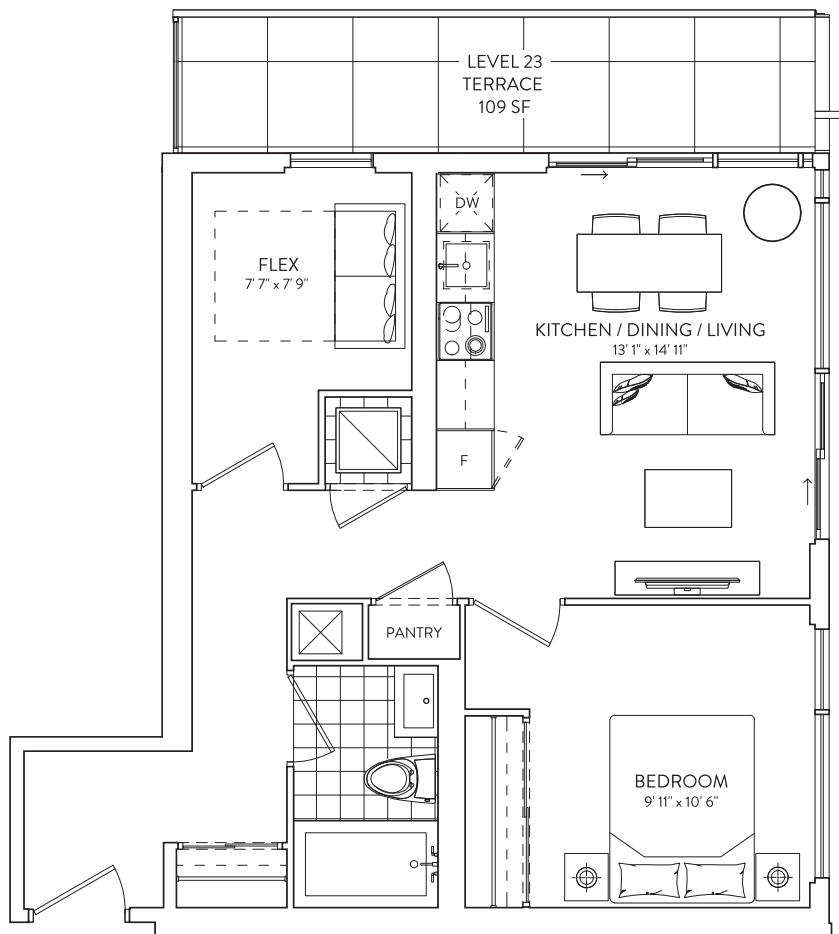
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# 1B + F 09/08

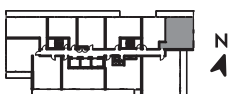
1 BEDROOM + FLEX  
1 BATHROOM

INTERIOR: 643 SF. (14-23 FLOOR)  
EXTERIOR: TERRACE 109 SF.

01 GALLERIA



FLOORS 14-22, 23, 24-29



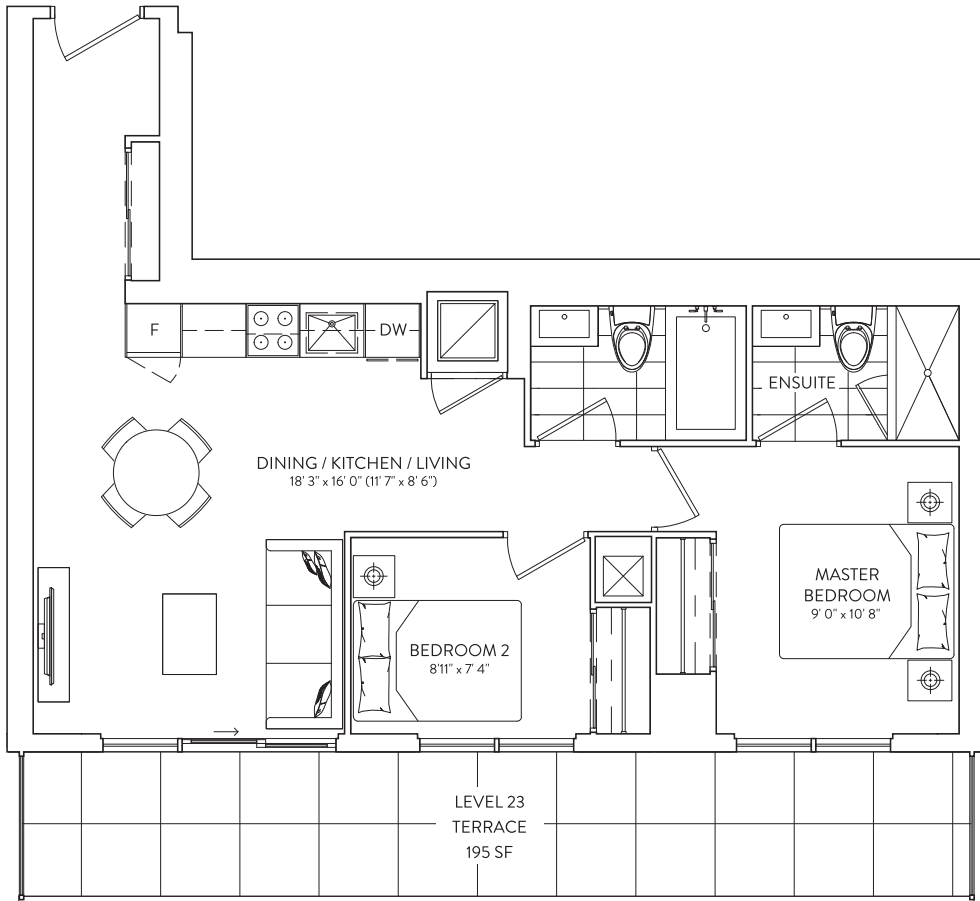
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# 2B 01A

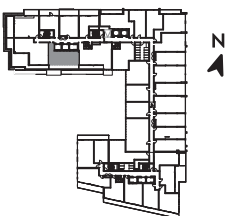
2 BEDROOM  
2 BATHROOM

INTERIOR: 703 SF.  
EXTERIOR: TERRACE 195 SF.

01  
GALLERIA



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



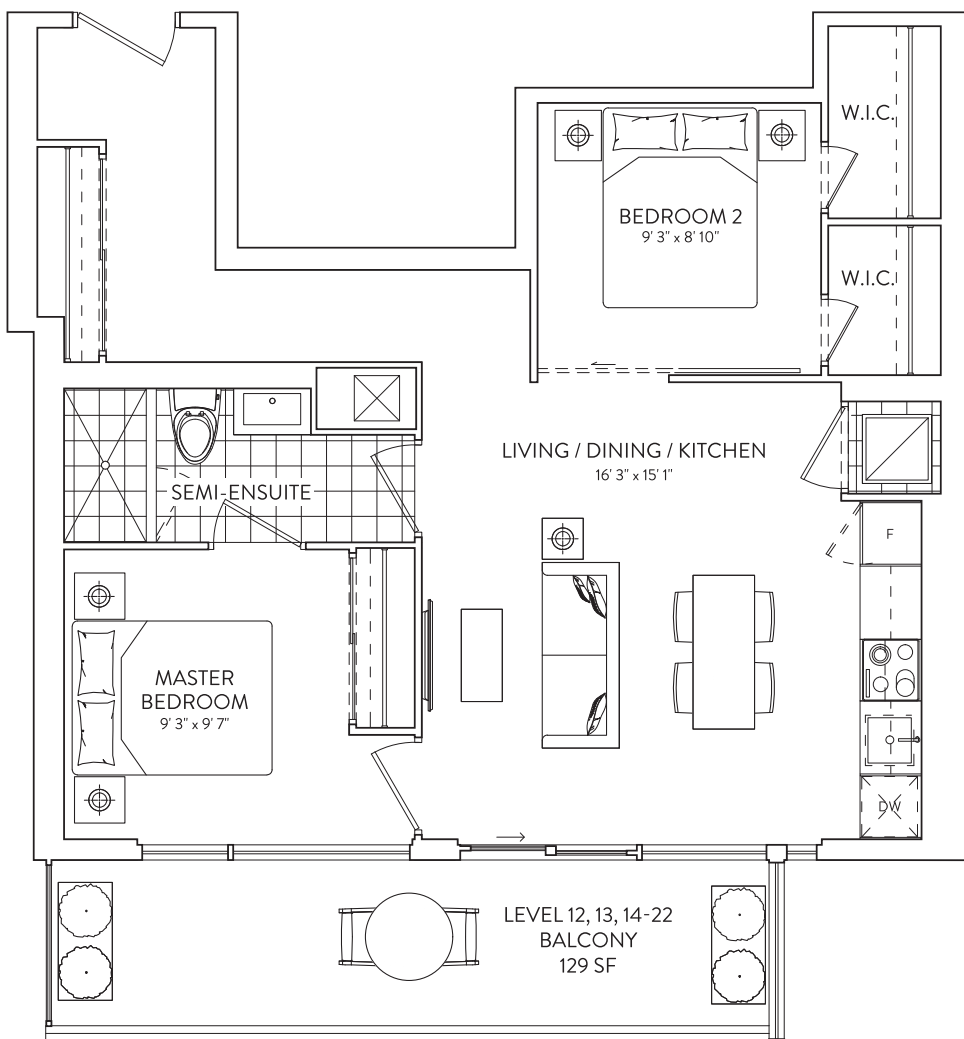
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# 2B 08/10/11

2 BEDROOM  
1 BATHROOM

INTERIOR: 734 SF.  
EXTERIOR: BALCONY 129 SF.

01 GALLERIA



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



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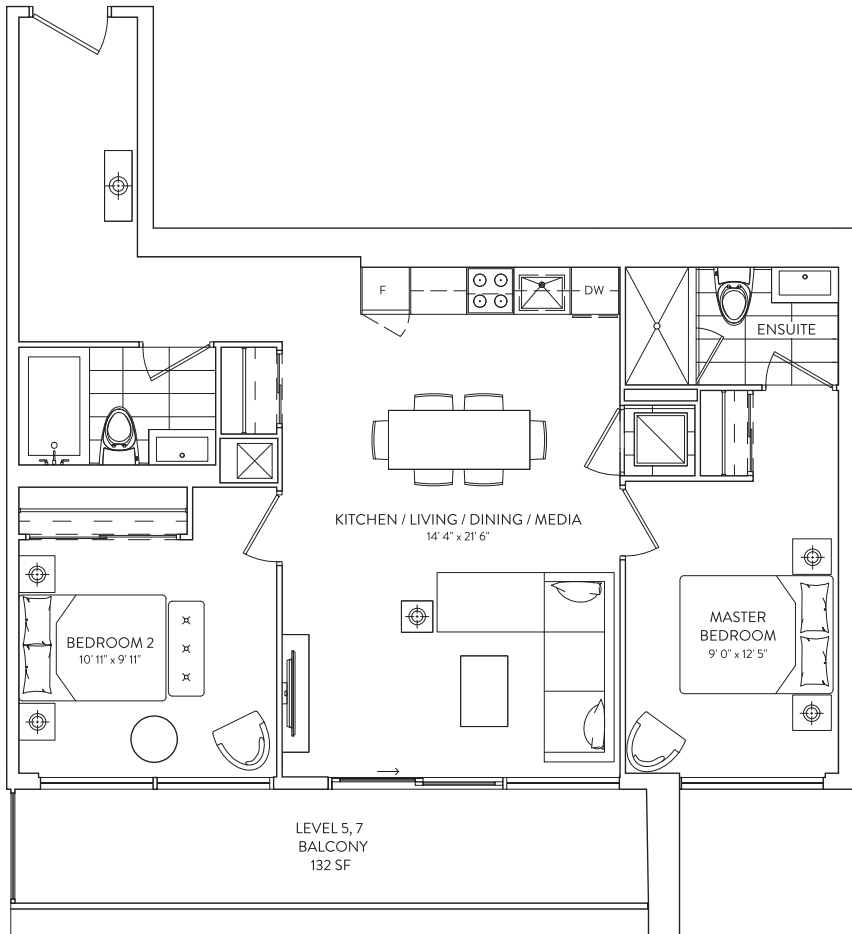


# 2B 01

2 BEDROOM  
2 BATHROOM

INTERIOR: 909 SF.  
EXTERIOR: BALCONY 132 SF.

01  
GALLERIA



## FLOORS 3-8



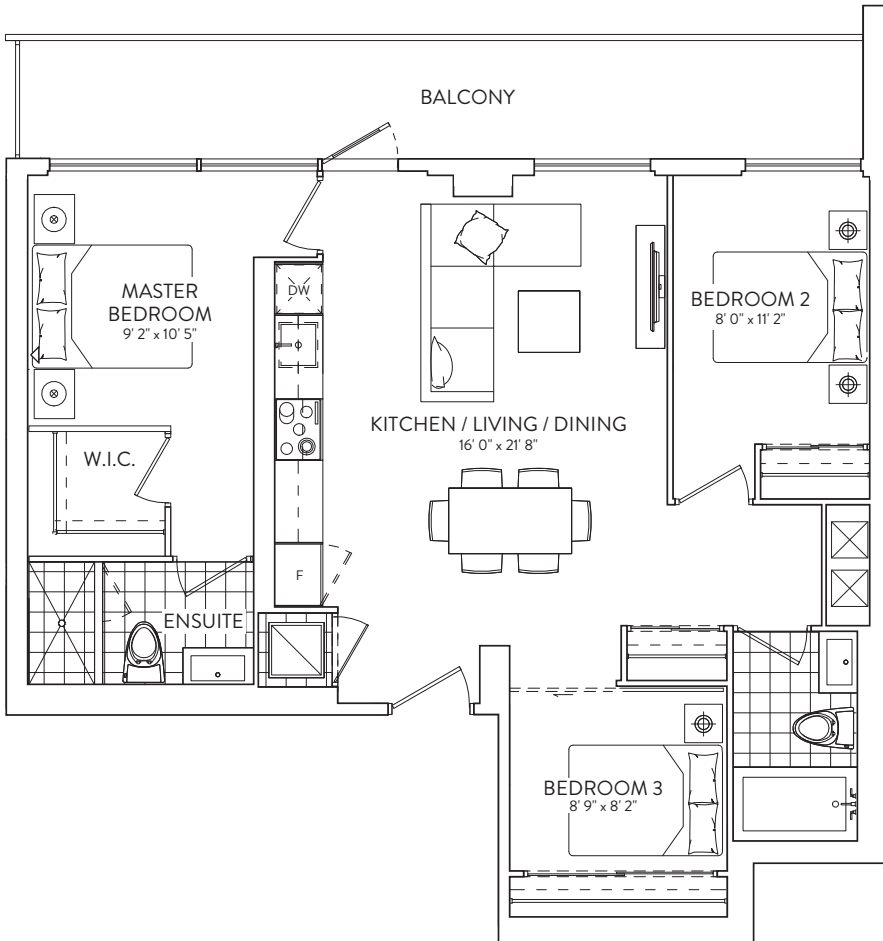
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# 3B 05

3 BEDROOM  
2 BATHROOM

INTERIOR: 941 SF.  
EXTERIOR: BALCONY 165 SF.

02  
GALLERIA



FLOORS 3, 5



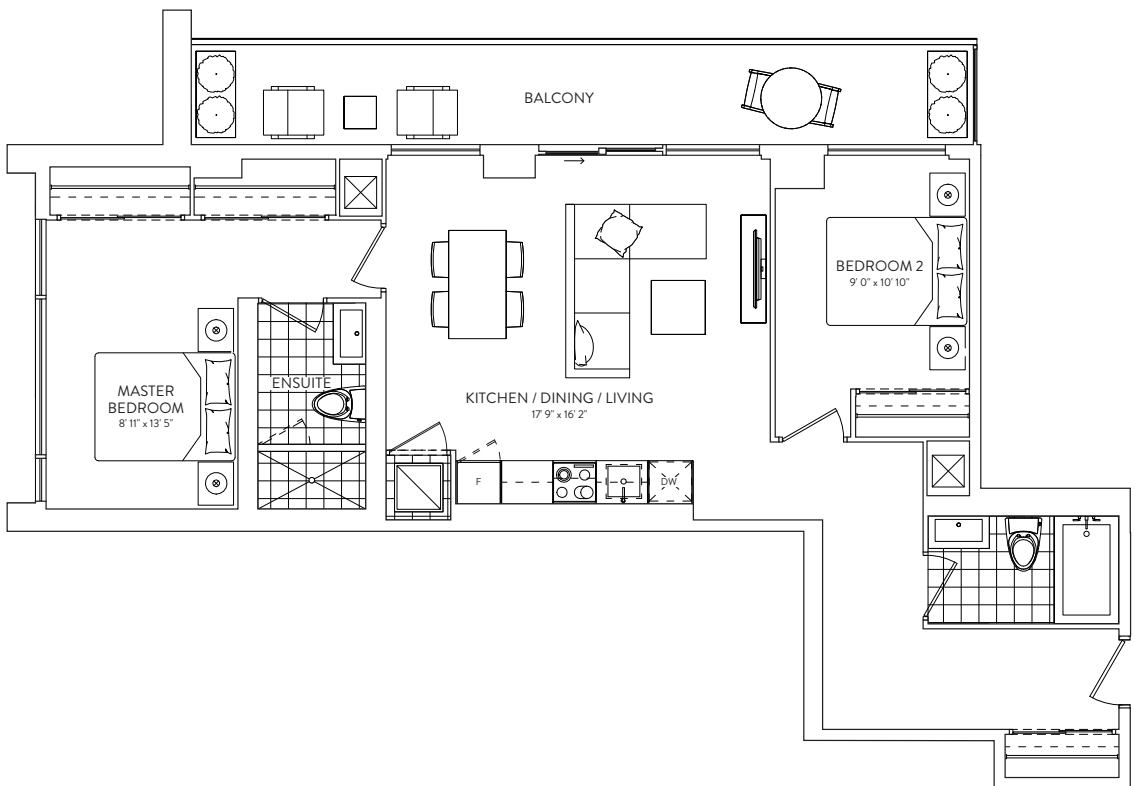
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# 2B 04

2 BEDROOM  
2 BATHROOM

949 SF.  
BALCONY 179 SF.

02 GALLERIA



FLOORS 4, 6



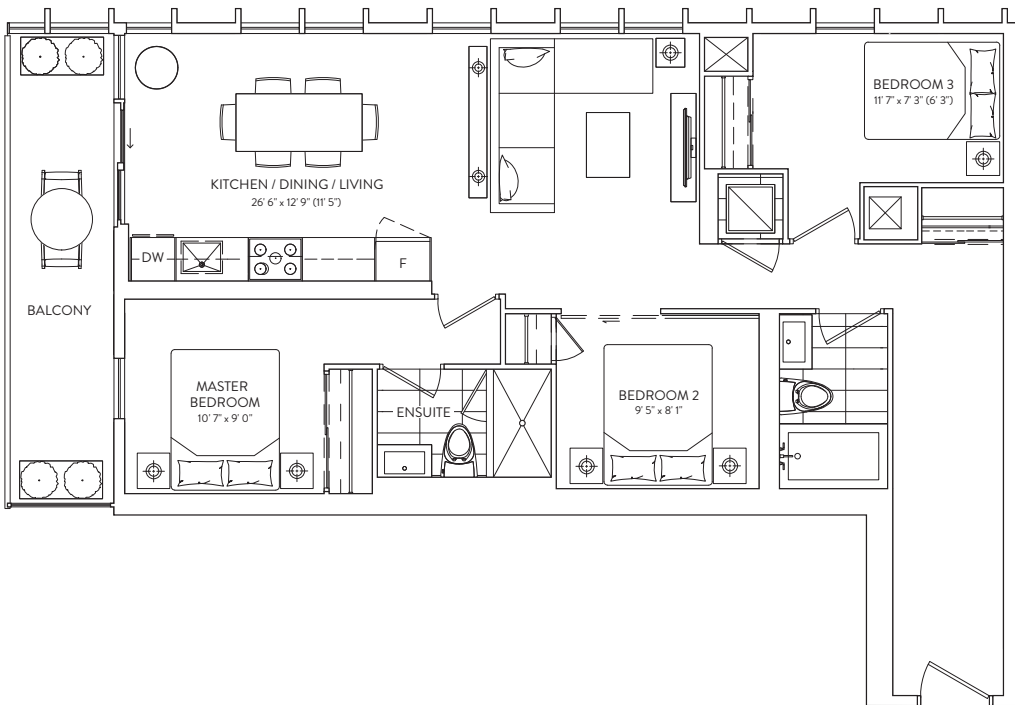
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# 3B 04

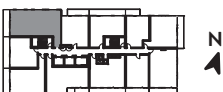
3 BEDROOM  
2 BATHROOM

INTERIOR: 1,015 SF.  
EXTERIOR: 107 SF.  
TOTAL: 1,122 SF.

01  
GALLERIA



FLOORS 24-29



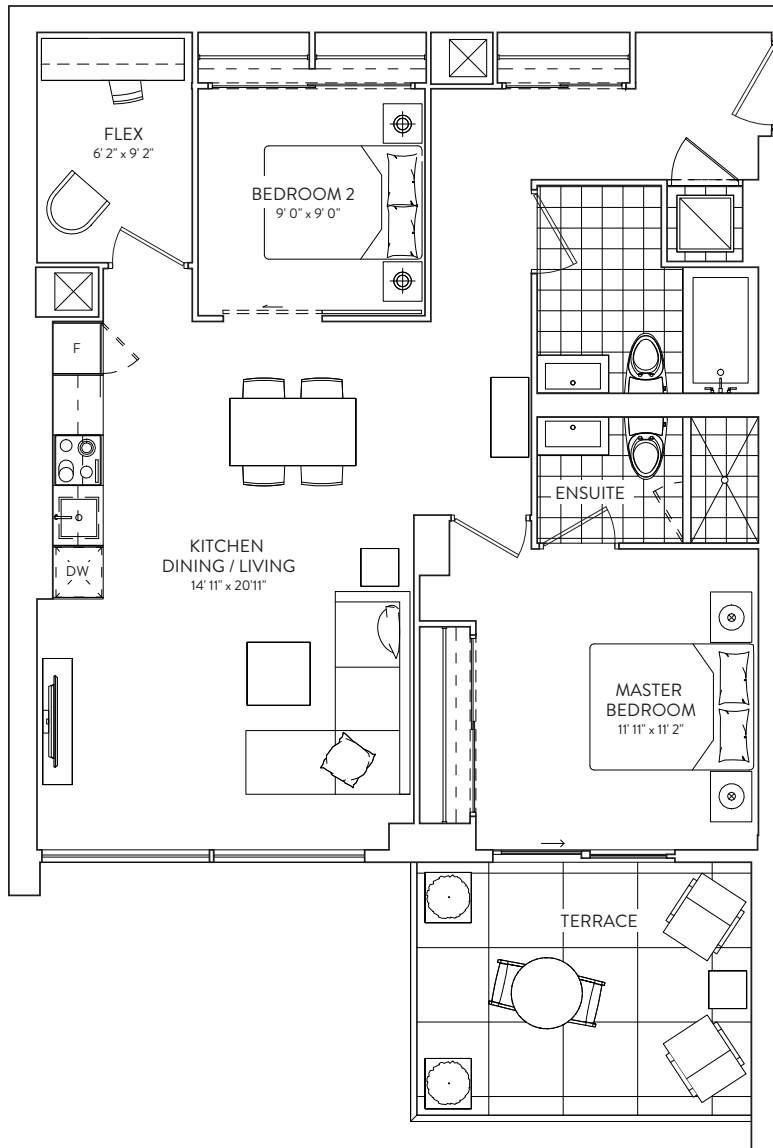
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# 2B + F 09A

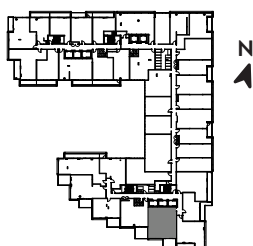
2 BEDROOM + FLEX  
2 BATHROOM

1,018 SF.  
TERRACE 137 SF.

02 GALLERIA



FLOORS 4, 6



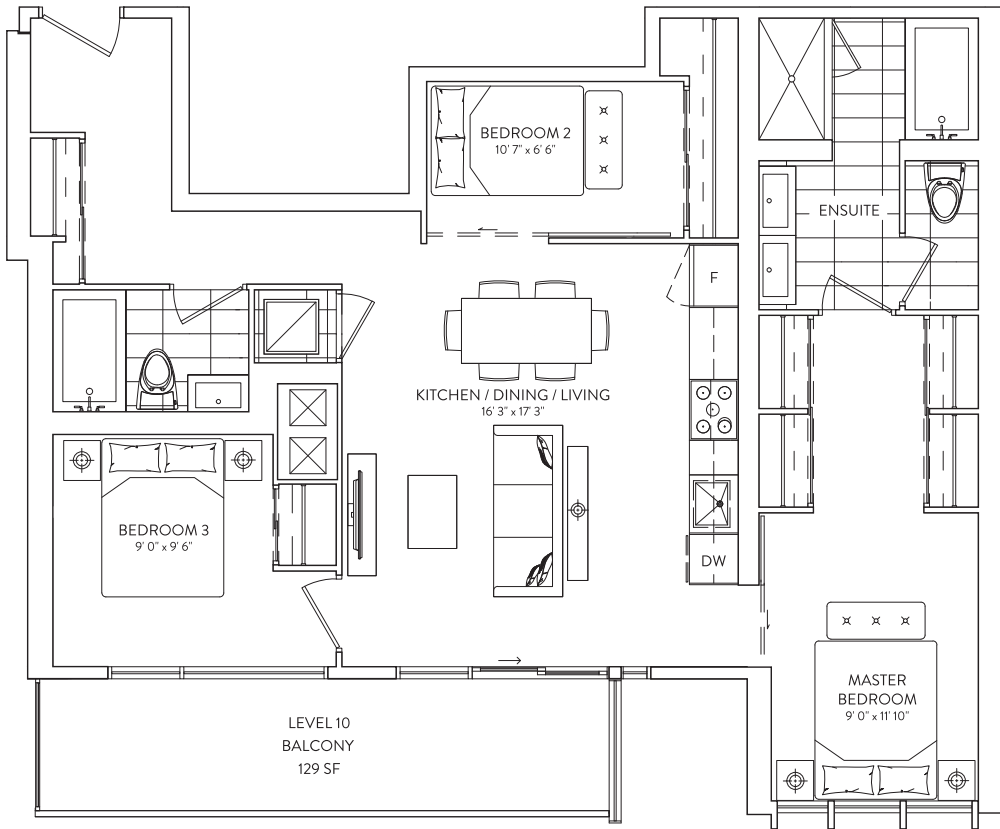
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# 3B 07/08

3 BEDROOM  
2 BATHROOM

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

01  
GALLERIA



FLOORS 9, 10



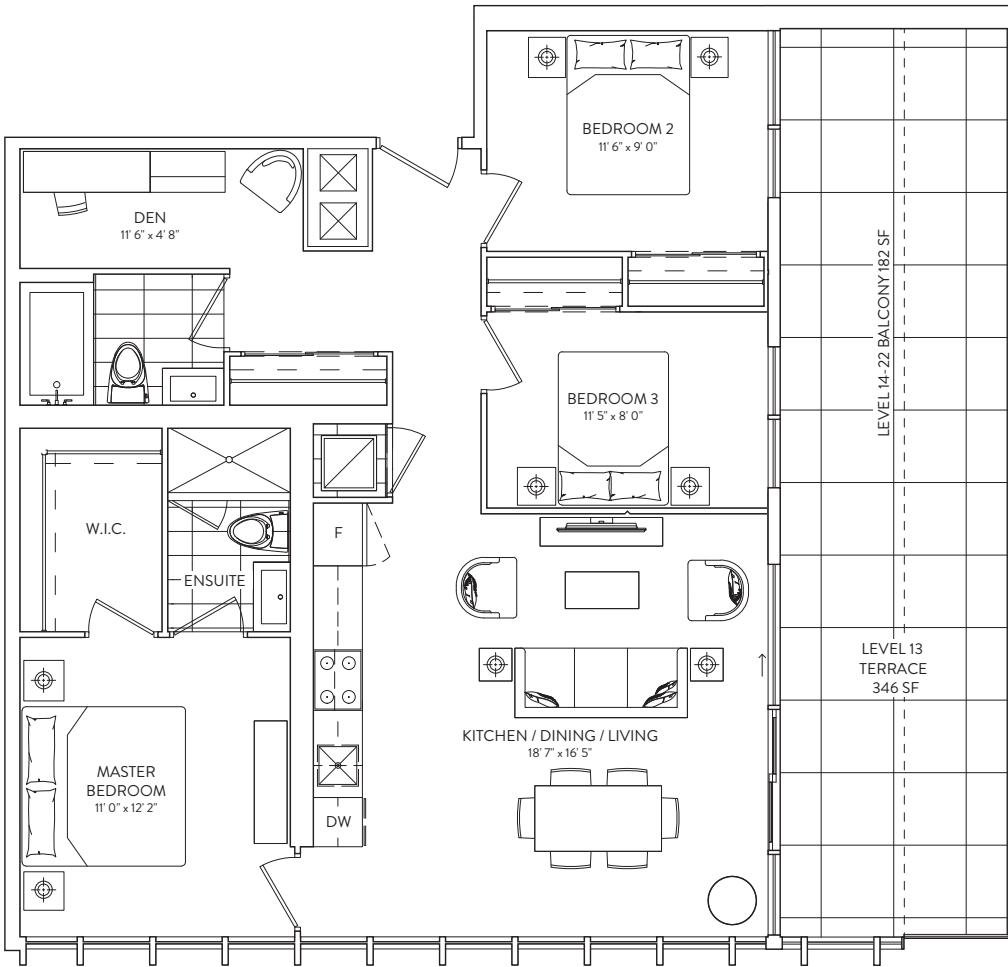
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# 3B + D 09/10

3 BEDROOM + DEN  
2 BATHROOM

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

01  
GALLERIA



FLOORS 13-22



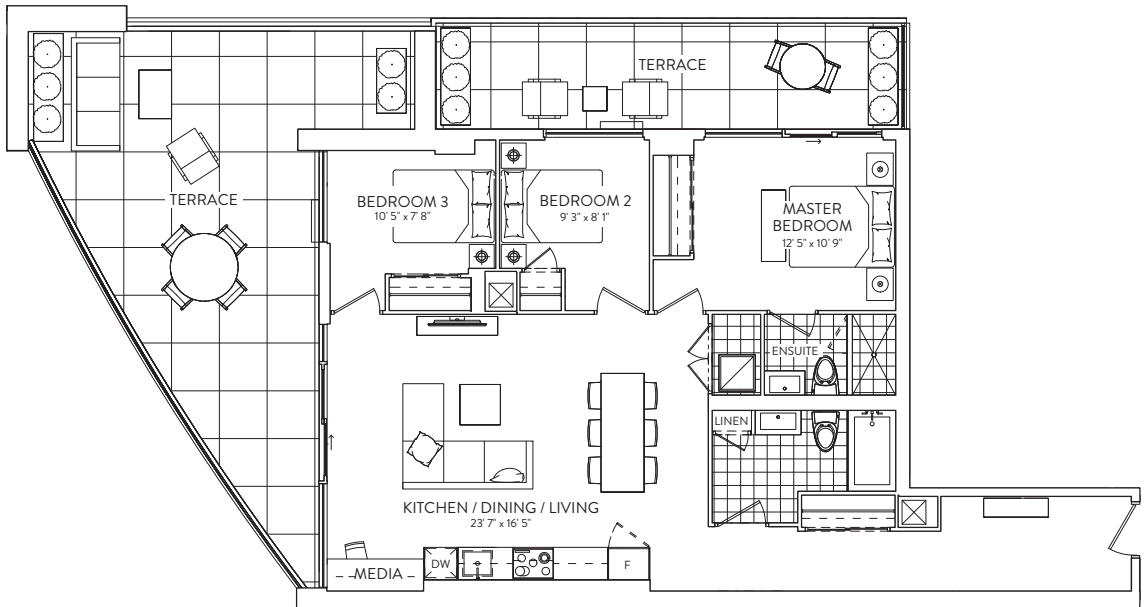
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# 3B + M 04

3 BEDROOM + MEDIA  
2 BATHROOM

INTERIOR: 1,166 SF.  
EXTERIOR: TERRACE 629 SF.

02  
GALLERIA



FLOOR 3



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