

AKRA

LIVING

FACT SHEET

Presentation Gallery
90 Eglinton Avenue West, Suite 102
Toronto, Ontario
M4R 2E4

Building

200 units
22 Stories
Ceiling Heights: Approximately 9ft throughout
Level 6 and 7 – 11ft
Level 18 – 10ft

Amenities

- Curated Smart Living throughout
- Double-Height Lobby with Concierge
- Ritual Centre with Infrared Sauna, Hot & Cold Plunge Pools, Experience Shower and Terrace Lounge
- Outdoor Terrace with Herb Garden with BBQ Areas
- Zen Garden
- State of the Art Parcel Room
- Fitness Studio
- Yoga Studio
- Visitor Parking Available

Size Ranges

Studio

- 407sf – 452sf

1 Bedroom

- 474sf – 535sf

1 Bedroom + Den

- 549sf – 668sf

2 Bedroom

- 690sf – 972sf

2 Bedroom + Den

- 1,055sf

3 Bedroom

- 932sf – 1,480sf

Occupancy

July 2025

Exterior Spaces

All units include a balcony and/or terrace (as per plan)

Gas Lines

Available as an optional upgrade to interior and exterior

Parking

\$110,000 EV Ready – Available for suites 900sf and larger

Lockers

By Waitlist

Deposit Structure

Resident

- \$10,000 due on signing
- Balance to 5% due in 30 days
- 2.5% due in 90 days
- 2.5% due in 120 days
- 2.5% due in 370 days
- 2.5% due in 540 days
- 5% due on Occupancy

Non-Resident

- 5% on signing
- 10% in 120 days
- 10 % in 270 days
- 10% in 365 days

Development Charges

Studio, 1 Bedroom, 1+Den – \$15,000 plus HST 2

Bedroom & 2+Den – \$17,000 plus HST

3 Bedroom – \$19,000 plus HST

Monthly Maintenance Fees

Common Expenses \$0.69/sq. ft

Individually Metered for Hydro & Water

Parking \$99.95

Locker \$34.95

Smart One & Bulk Hi Speed Internet \$55 plus HST

Team

- Developer: Curated Properties
- Interior Design: Chapi Chapo
- Architect: RAW Design Inc.
- Creative Agency: Conway+Partners
- Sales and Marketing: Austin Birch

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Rising 22 stories, AKRA offers residences from studios to three-bedroom apartments that support a more focused and meaningful lifestyle. Human-scaled smart design and tech-enablement remove obstacles to ease of living, and well-curated amenities are intentionally chosen to impart balance and health. The experience here is sensorial; this lifestyle is not a commodity. Superfluous elements are stripped away, allowing the senses to engage fully.

Presentation Gallery: 90 Eglinton Avenue West - Suite 102 | sales@akraliving.com | akraliving.com

PREVIEW PRICE LIST

STARTING LEVEL	TYPE	INTERIOR	EXTERIOR	EXPOSURE	STARTING PRICE
FOUR	ST	407	Balcony	WEST	\$654,900
EIGHT	ST	452	Balcony	WEST	\$739,900
FOUR	1BR	474	Balcony	WEST	\$777,900
EIGHT	1BR	487	Balcony	WEST	\$799,900
TWELVE	1BR	512	Balcony	SOUTH	\$849,900
EIGHT	1BR	523	Balcony	EAST	\$850,900
EIGHT	1+D	557	Balcony	EAST	\$893,900
EIGHT	1+D	561	Balcony	EAST	\$903,900
EIGHT	1+D	576	Balcony	EAST	\$919,900
THREE	1+D	619	Balcony	SOUTH	\$964,900
THREE	1+D	647	Balcony	NORTH WEST	\$1,029,900
TWELVE	2BR	690	Balcony	SOUTH EAST	\$1,054,900
TWELVE	2BR	690	Balcony	SOUTH WEST	\$1,049,900
THIRTEEN	2BR	846	Balcony	NORTH WEST	\$1,149,900
EIGHT	3BR	946	Balcony	SOUTH EAST	\$1,264,900
LPH	2BR	948	Terrace	NORTH WEST	\$1,349,900
THIRTEEN	3BR	1,025	Balcony	NORTH EAST	\$1,349,900
EIGHTEEN	2+D	1,055	Terrace + Balcony	NORTH WEST	\$1,469,900
LPH	3BR	1,165	Terrace + Balcony	NORTH EAST	\$1,579,900
THREE	3BR	1,168	Balcony	SOUTH/NORTH	\$1,399,900
PH	3BR	1,383	Terrace	SOUTH WEST	\$1,899,900
PH	3BR	1,480	Terrace	SOUTH/EAST/NORTH	\$2,099,900

EXTENDED DEPOSIT STRUCTURE

\$10,000 on signing
 Balance of 5% in 30 days
 2.5% in 90 days
 2.5% in 120 days
 2.5% in 370 days
 2.5% in 540 days
 5% on Occupancy

INTERNATIONAL DEPOSIT STRUCTURE

5% on signing
 10% in 120 days
 10% in 270 days
 10% in 365 days

Parking

\$110,000 - EV Ready
 Available for suites 900sf and larger

Locker

By Waitlist

Estimated Occupancy

July 2025

Maintenance Fees/Month

Estimated at \$0.69/Sq Ft
 (Individually metered for hydro and water)
 Parking \$99.95
 Locker \$34.95

H.S.T. Included in Purchase Price



Smart Home System and Bulk Hi-Speed Internet \$55 +HST/month.



AUSTIN BIRCH

AKRA

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Hello Platinum Partners,

Curated Properties and Austin Birch are very excited to begin working with you on AKRA!

We trust you're getting a great response from your marketing efforts as the feedback has been tremendous!

BROKER PORTAL

Blackline Broker Portal is now live. The portal has been updated with all available floor plans, pricing, digital brochure, and marketing assets (presentation, videos, logos) and anything else you may require for your client meetings.

WORKSHEETS

Worksheet submission will take place via the Blackline Broker Portal. Once you have selected your client's unit, you may click to "submit worksheet". Please complete the worksheet in its entirety indicating your client's top 3 suite selections and all your client(s) details, solicitor info and co-operating brokerage information.

The Agreement of Purchase and Sale will be prepared prior to the appointment. Please ensure all information regarding your client's purchase is confirmed in advance in order to expedite the process.

ONLY IF your worksheet has been accepted and allocated, a member of our sales team will be in touch with you to confirm the unit details and the preferred method, date, and time of signing. Name changes on worksheets will not be accepted.

SIGNING PROCEDURES

In order to serve you better, we are offering two signing methods for your clients that include in-person and virtual signing options – see below. Please note that for any In-Person visits (touring the sales centre or signing) we have implemented all safety precautions required to ensure that the health, welfare and safety of you, your clients and our community's is priority.

SIGNING OPTIONS

1. OPTION 1 - IN-PERSON SIGNING AT SALES CENTRE – Saturday September 24th

Our Presentation Gallery is located 90 Eglinton Avenue West – Suite 102, Toronto. All clients must be accompanied by their agent to verify buyer representation.

2. OPTION 2 – DIGITAL VIA DOCUSIGN

All deals must be signed within the same business day. A bank draft for the initial \$10,000 deposit must be delivered to the sales centre prior to September 24th. Wire transfer or cheque delivery options will be provided and must be confirmed by receipt. Any deals not signed within the allotted window will be voided.

DEPOSITS

Your client's initial \$10,000 bank draft and all post-dated deposit cheques must be brought to the signing appointment. Deposit dates for the remainder of cheques will be provided at the time signing. All bank drafts and deposit cheques should be made payable to HARRIS SHEAFFER LLP in Trust. For digital signings, wire transfer or cheque delivery options will be provided. FINTRAC procedure must be completed.

DEAL FILES

- All purchasers must have a valid ID with them for the signing appointment.
- Your client's purchase will be firm exactly TEN (10) Days following receipt of the executed Agreement and Condominium Disclosure Documents.
- Power of Attorney and name changes will not be permitted within the 10-day cooling period.
- Commission agreements will be sent once your client's 10-day cooling period has expired and the sale is firm along with receipt of a valid mortgage pre-approval and all post-dated cheques (completed file).

INTERNATIONAL DEALS

International deals are permitted and will be facilitated via DocuSign. Wire transfer instructions will be provided at the time of signing. Your client must provide a receipt confirming transfer of funds within 48 hours of signing.