

## **FLY CONDOMINIUMS**

### **Public lines up, and 330 condos fly out the door!**

It's official – FLY Condos by Empire Communities - *The Name You Trust, In The City You Love*, IS the hottest selling condominium in Toronto!

Immediately following the Grand Opening Weekend (May 9<sup>th</sup>/10<sup>th</sup>), Empire reports that 330 of the 458 suite layouts designed for first-time buyers, the move-up/move-down market, and families with children have sold. The full spectrum of suites from studios to three-bedroom designs proved a resounding success with savvy urbanites seeking outstanding downtown value.

Demonstrating an enthusiasm and return of confidence not seen in the Toronto real estate market for months, line-ups began last week for this condominium. "We are pleased by the fact that the majority of sales were to end users - those seeking to live in the suites themselves," says Empire Executive Vice President Paul Golini Jr. "There is a pent up demand for well-priced suites with quality finishes in excellent locations."



The Empire Condo Living Store on Opening Day.

FLY will be located on Front Street West, between Blue Jays Way and Spadina Avenue, across from the Rogers Centre and the CN Tower. Purchasers cited an appreciation of FLY's fabulous architecture and amenities, and above all its convenient location offering the benefit of being able walk to the city's most popular restaurants and nightlife, sports venues, plus the theatre and financial districts. And, that FLY will connect to adjacent Clarence Square, one of Toronto's oldest downtown urban parks, via a landscaped promenade.

## **AVAILABILITY OVERVIEW**

**SUITES:** One-bedroom, two-bedroom, one-bedroom-plus-den, two-bedroom-plus-den, and three bedroom layouts

**SIZES:** 494 to 1,112 sq. ft.

**PRICE RANGE:** From \$210,900 to over \$529,900

## **PROJECT OVERVIEW**

**BUILDING:** Designed by Graziani + Corazza Architects, FLY is a 24-storey glass and metal paneled building with distinctive off-set glass balconies and a welcoming porte-cochère. Effortless key fob access at select secure entry points, and a two-storey lobby with second level lounge.

**OCCUPANCY:** Slated for Fall 2012

**SUITE FEATURES:** A balcony or terrace (as per plan); custom-designed contemporary kitchens with stainless-steel appliance package (stove, hood-fan, fridge, dishwasher and microwave), polished granite countertops, and glass tile backsplash; master baths with custom-designed cultured marble integrated sink with vanity storage, soaker tub or framed glass shower (as per plan); plank laminate engineered flooring in the living room, dining room, kitchen and den (as per plan), rich ceramics; plus striking views through expansive windows; stacked white washer and dryer; phone and data cable wired to allow for in-suite networking.

**AMENITIES:** Designed by Munge Leung Design Associates, the rooftop lounge with chef's kitchen opens onto the outdoor terrace with private cabanas and barbecue stations; George Chaker-designed (founder of Diesel Fitness and Level V) fitness centre with the latest workout equipment, Yoga and Pilates studio, spinning area, and sauna all walkout to two Zen gardens. Hotel-chic guest suite, plus 24-hour concierge service.

Two-storey lobby with opaque green cut-glass columns, sculptural seating, white and gold metal origami-like birds, and a second-floor lounge that opens onto a landscaped courtyard. TTC at the doorstep, walk to cafés and fine dining restaurants, as well as renowned sports venues and theatre.

**SALES OFFICE:** The Fly Presentation Gallery is located in Empire's new Condo Living Store, at 49 Spadina Avenue, just north of Front – entrance on the north side of the building facing Clarence Park. Condo Living Store hours are Monday to Friday from noon to 7 p.m.; Saturday, Sunday and holidays from 11 a.m. to 6 p.m.

For more information on FLY, call 416-979-1333 or visit [www.flycondos.com](http://www.flycondos.com).