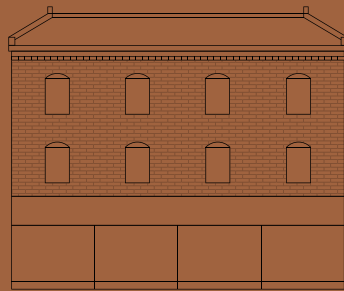


771 YONGE



YORKVILLE

ADAGIO



BORN OF BALLET

Life itself is a dance, with each year unfolding to reveal new, ever-increasingly daring moves. Adagio by Menkes pays tribute to the esteemed history of the 148-year-old building at 771 Yonge Street. There, Boris Volkoff, the famed Russian-born dancer, choreographer, director and teacher trained talented ballet dancers from 1930 to 1945. Revered as the “father of Canadian ballet,” Volkoff went on to co-found the National Ballet of Canada, and worked on co-productions with the Toronto Opera Company — today’s Canadian Opera Company.

THE DANCE OF TIME

Amid the excitement of creating the new Village of Yorkville in 1872, entrepreneurial couple Elizabeth and Joseph French built a three-storey hotel at 771 Yonge St. This architectural treasure still stands, and will be preserved and integrated into the new structure of Adagio.





ELEGANT YORKVILLE LIVING

Welcome to Adagio by Menkes, a luxury boutique condominium in the sought after neighbourhood of Yorkville. Designed as an elegant modern retreat in the heart of the city, and inspired by the distinguished history of the address, Adagio promises residents the definition of refined downtown living. Allow yourself to be transformed by its glamorous ambience, and enlivened by its proximity to Canada's most prestigious shopping and dining district, right on your doorstep.

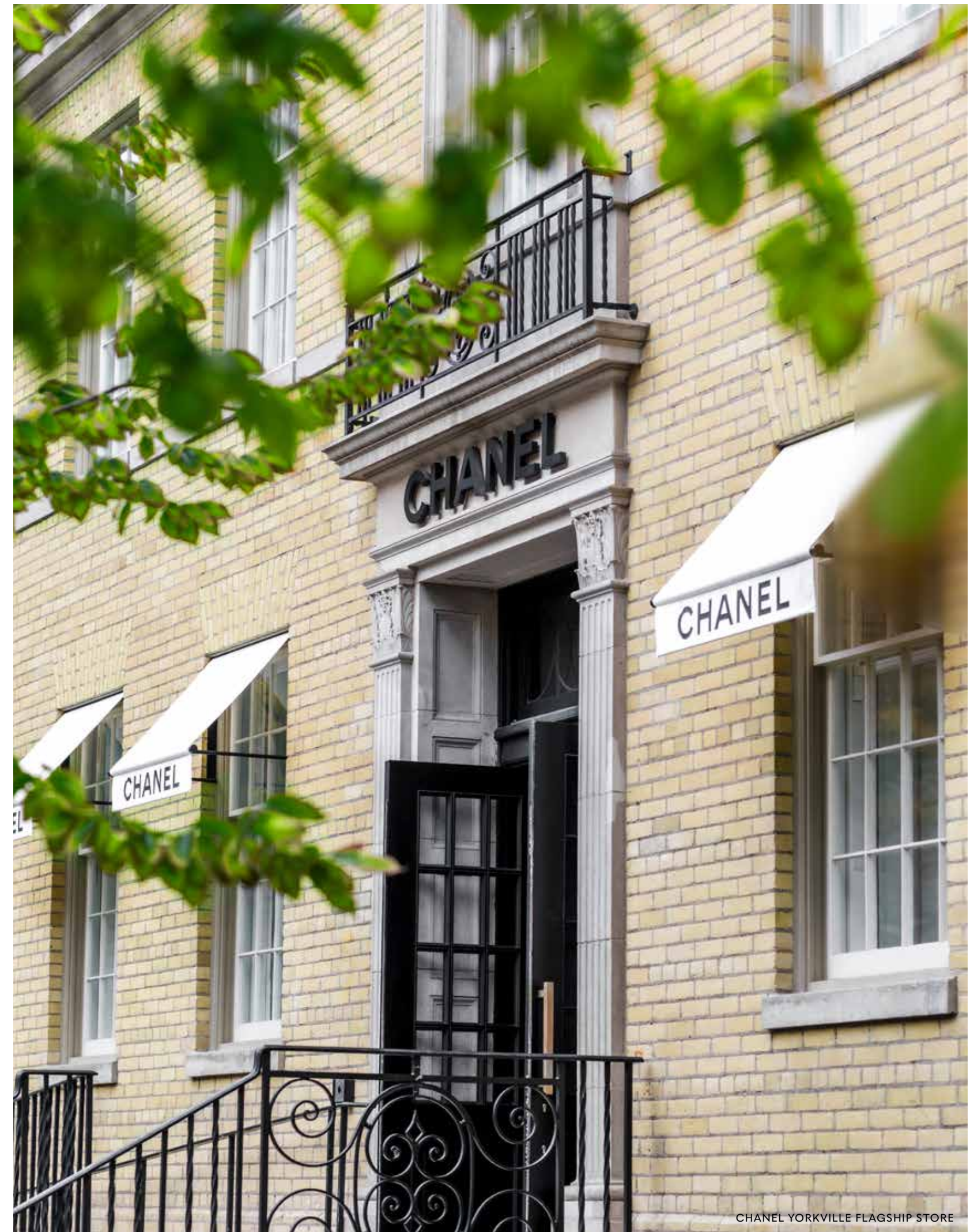


A SCULPTED MASTERPIECE ASCENDS

A 21st century architectural marvel, Adagio proclaims its poise and creativity as it ascends above Yonge Street. Architects Giannone Petricone Associates have taken care to capture the spirit of the vintage 1872 building. Its curved windows are transposed to the curving lines on the new building, and its rustic red brick is restored and carried through to the new podium. Menkes is honoured to offer you the rare opportunity to own a piece of Yorkville history.

FIVE-STAR CONVENIENCE

Situated in the beating heart of Yorkville, Adagio is immediately surrounded by the premium amenities of Yonge and Bloor, and is only a short commute to the exclusive enclave of Rosedale. Within a 5 minute walk, residents can grab coffee at one of the many cafes, play tennis amid lush parkland, or enjoy an evening cocktail on a beautifully landscaped patio.





PRADA



A-OK CAFE



FOUR SEASONS HOTEL AND RESIDENCES



BATA SHOE MUSEUM



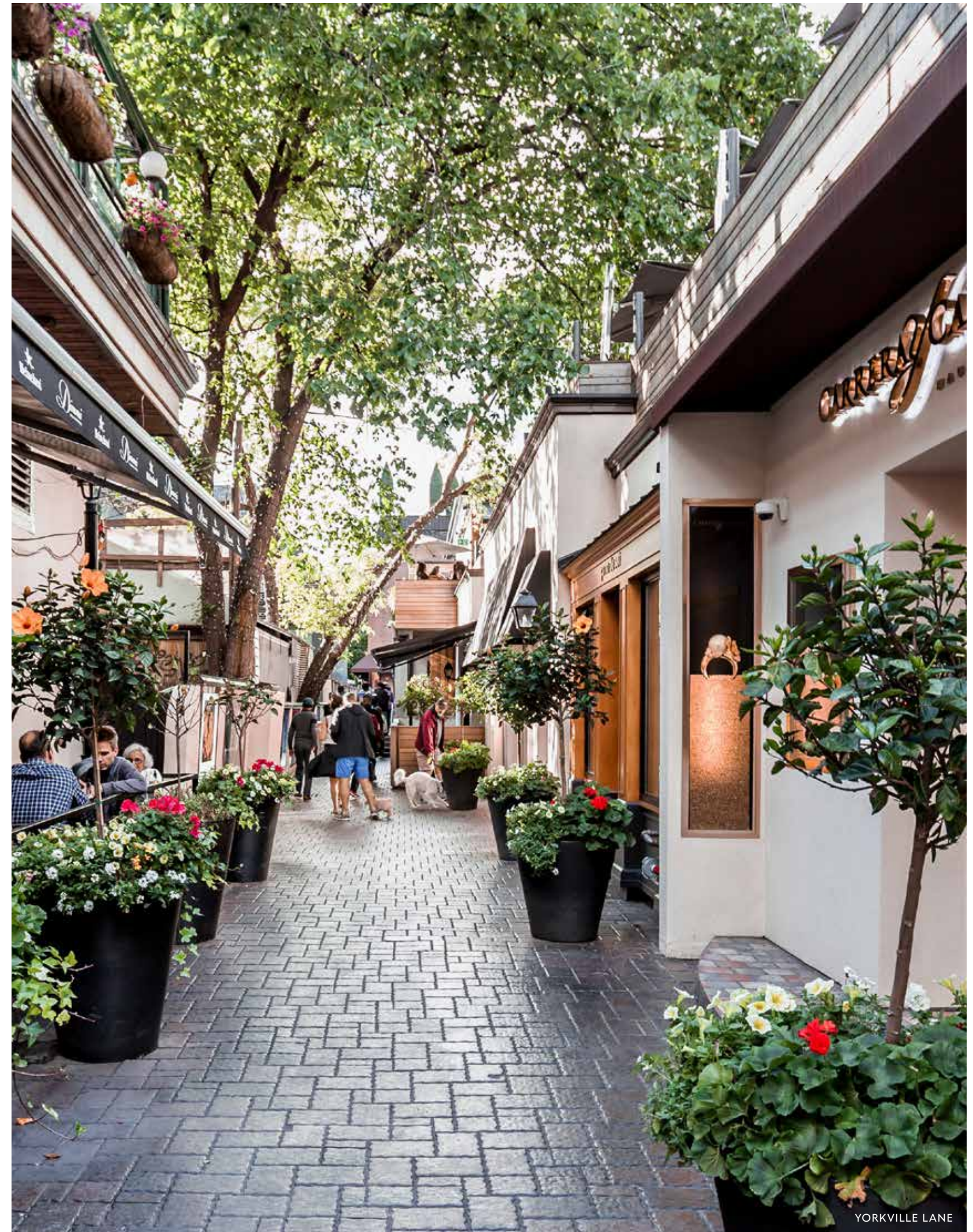
SASSAFRAZ

YORKVILLE'S ICONIC STYLE

Classically refined yet full of character, Yorkville continues to be a destination for fashionable individuals seeking the best of high-end shopping, dining and culture. Walk the streets and alleyways to find the perfect dress at Maxi Boutique, enjoy the city's best dining at Sassafras and Alobar, or find the perfect gift at Tiffany. If you're in the mood for an evening at home, Whole Foods and Pusateri's make it easy, with an amazing selection of freshly prepared meals.



ALOBAR



YORKVILLE LANE



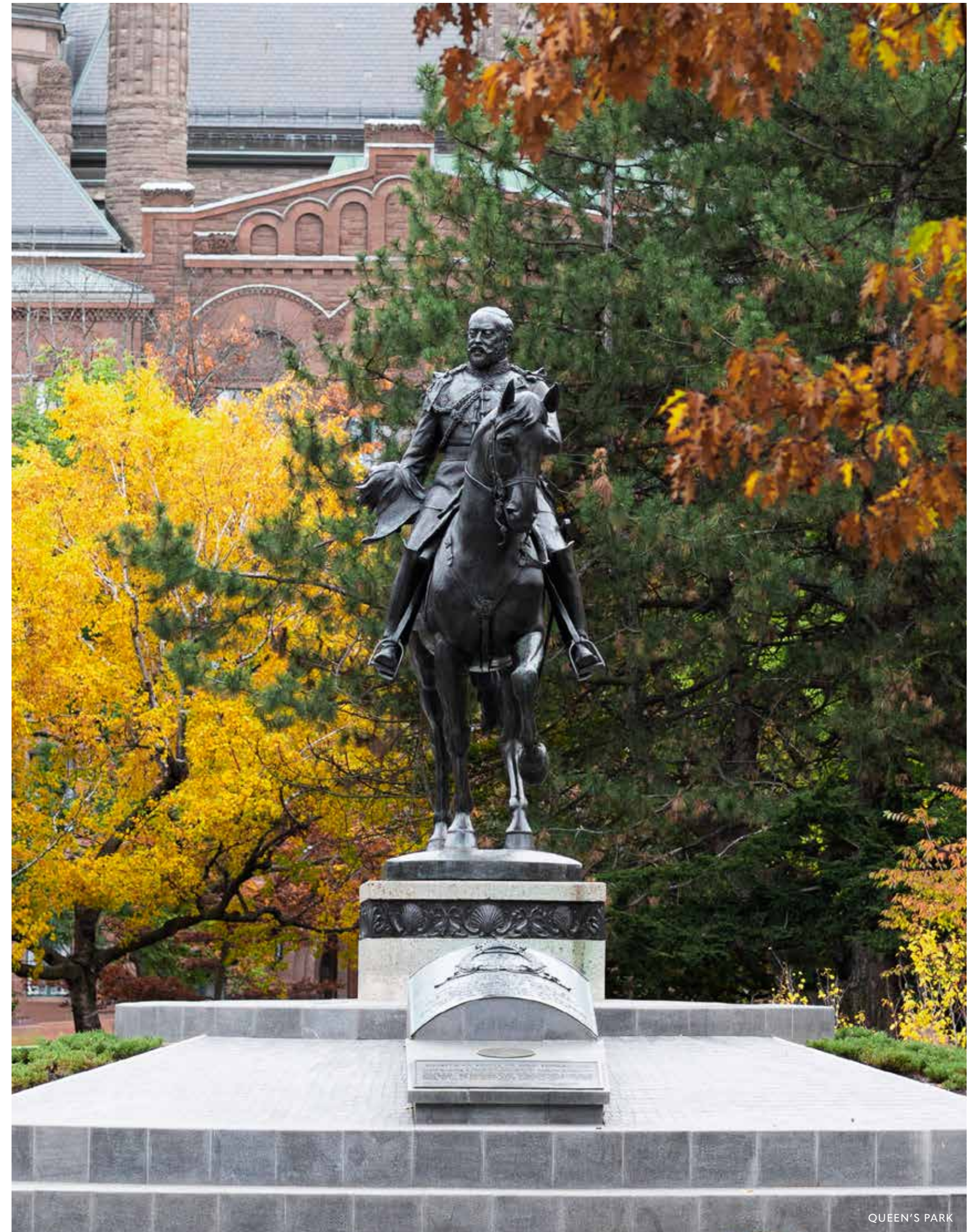
ENVY OF THE WORLD

Anchored by the iconic Hudson's Bay Company, the intersection of Yonge and Bloor is becoming ever more exhilarating, with new additions enhancing the streetscape. Nordstrom Rack and McEwan are now mandatory stops on any fashionista or foodie's list, and nearby Eataly conjures the feeling of sitting in a cafe in Rome, dining on mouth-watering Italian cuisine. After lunch, stroll along Canada's premier shopping street, the "Mink Mile" on Bloor West, for master-crafted leather goods at Louis Vuitton, classic jewelry at Cartier, ready-to-wear ensembles at Gucci, and other retailers that fulfill all of your shopping desires.



PERFECT GREEN OASES

While Adagio is located in a lively downtown neighbourhood, it's also close to sprawling parkland you can easily walk to. Just steps along Park Road is Lawren Harris Park, on the edge of the majestic Rosedale Ravine. Boasting 13.7 acres of open space, Ramsden Park is one of the largest parks in downtown Toronto. Tennis courts, a skating rink, shady mature trees, walking trails, green grass and plenty of outdoor seating make this park a welcome oasis.





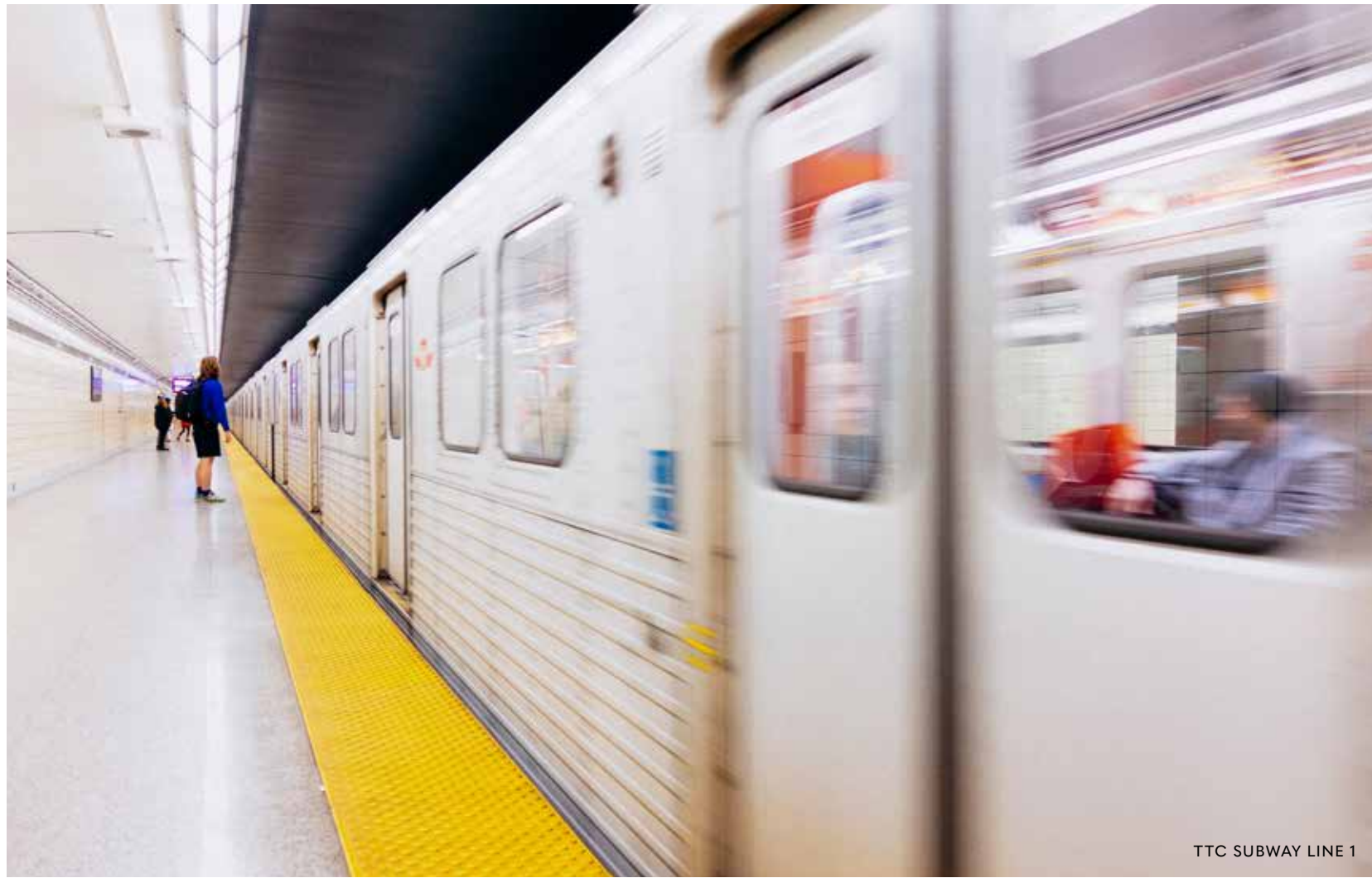
STUDYING CLOSE TO HOME

Located within minutes of Adagio is Canada's #1 university, University of Toronto, known for its historical and striking campuses and globally recognized programs. International students represent 21% of the 60,000+ students enrolled annually at U of T. Renowned Ryerson University is also a short transit ride or walk away, and is Ontario's most applied-to university.



SOURCES OF KNOWLEDGE

For those looking to learn outside the classroom, Yorkville offers endless resources, with multiple public libraries, including the Toronto Reference Library, one of the city's largest.



TTC SUBWAY LINE 1



MCEWAN/TTC SUBWAY ENTRANCE

CAR-FREE AND CAREFREE

Yonge and Bloor is a major transit hub where the subway lines 1 and 2 meet, and from there you can access any part of the GTA and beyond. Connect to Union Station in just 11 minutes, and catch the UP Express train to Pearson Airport. This neighbourhood has a walk score of 99, meaning it's fantastic for getting around on foot. Bike share and car share programs can easily be found in this neighbourhood, so there's never any need for a car.

GET THERE IN 10 MINUTES OR LESS

From Adagio, you can access a range of premium amenities within minutes, on foot or by subway. Residents can enjoy a 1 minute walk to Bloor-Yonge Station, with the boutique shops, cafes and bistros of Yorkville all within walking distance.

LIBRARIES

1. Toronto Reference Library
2. Yorkville Public Library

PREMIUM FOOD & DRINK PURVEYORS

3. Eataly
4. McEwan
5. Whole Foods Market
6. Pusateri's Fine Foods
7. Nadege Patisserie
8. LCBO
9. The Market by Longo's

DEPARTMENT STORES AND SHOPPING CENTRES

10. Hudson's Bay
11. Holt Renfrew
12. Yorkville Village
13. Manulife Centre

LUXURY BRAND BOUTIQUES

14. Hermes
15. Dolce & Gabbana
16. Prada
17. Van Cleef & Arpels
18. Cartier
19. Gucci
20. Burberry
21. Louis Vuitton
22. Tiffany & Co.

23. Off-White

24. Christian Louboutin
25. Chanel
26. Rolex

MUSEUMS & ART GALLERIES

27. Royal Ontario Museum
28. Galerie De Bellefeuille
29. Gardiner Museum
30. Bata Shoe Museum

PARKS

31. Village of Yorkville Park
32. Ramsden Park
33. Lawren Harris Park

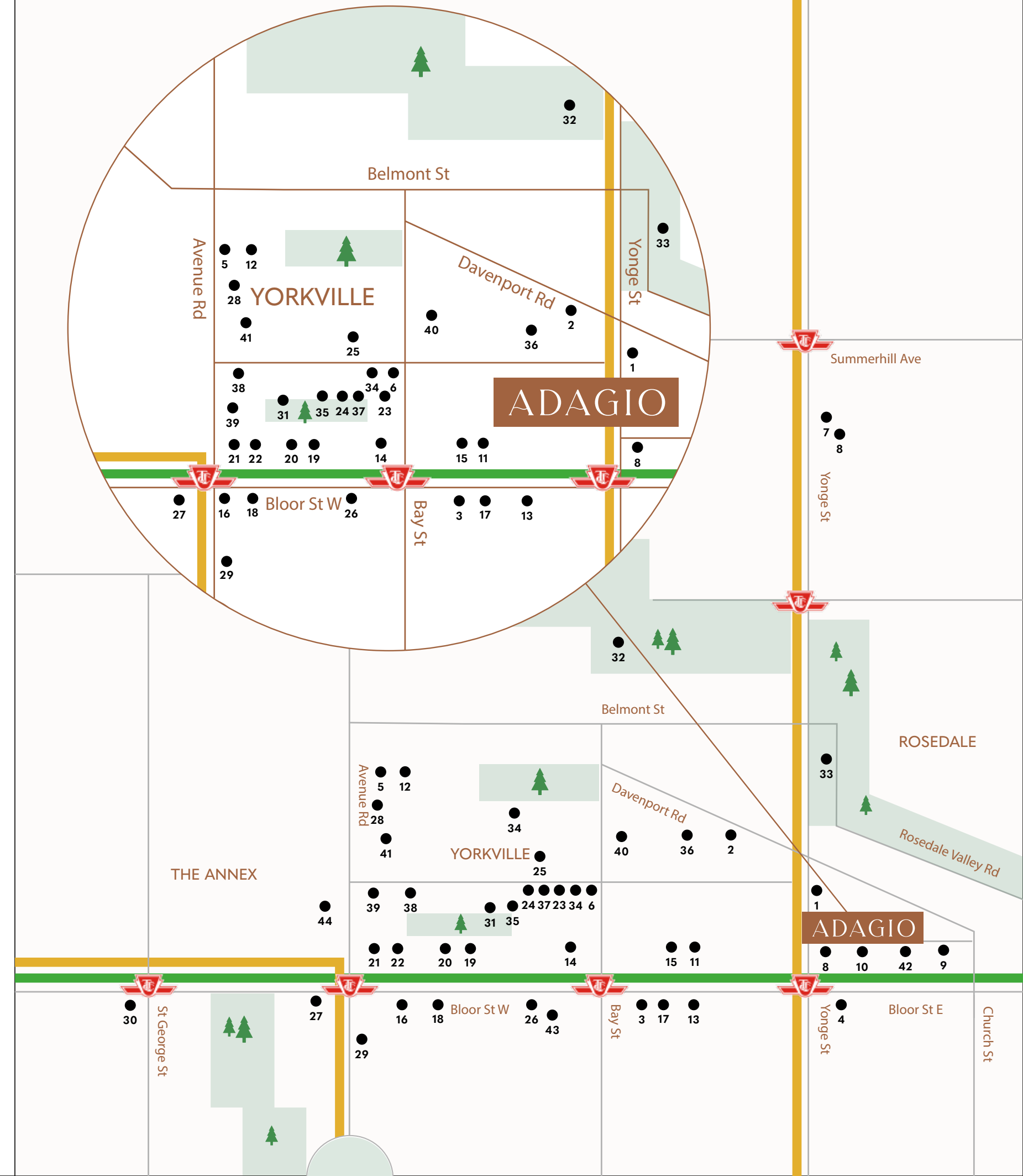
RESTAURANTS & PUBS

34. Trattoria Nervosa
35. Sassafras
36. Buca Osteria & Bar
37. Sofia Restaurant & Bar
38. Kasa Moto
39. STK

HOTELS & SPAS

40. Four Seasons Hotel
41. The Hazelton Hotel
42. W Hotel
43. Windsor Arms Hotel
44. Park Hyatt Toronto

THIS IS YORKVILLE





ONLY THE MOST DARING ACHIEVE
THE ULTIMATE PERFECTION



EV PARKING

The future has arrived at Adagio's parking garage, with 100% of the parking spots providing a place to charge electric and hybrid vehicles. Also in the garage, carbon monoxide monitoring will increase the efficiency of fans used for fresh air distribution.

PLUGGED INTO THE FUTURE

Other Green features you can expect to see throughout the building include easily accessible and secure bicycle parking areas, a partial green roof that will help reduce the urban heat island effect, energy efficient lighting in common areas, and building facilities for sorting household organics, recyclables and waste.

Within your suite, you can be assured that energy saving has been a vital part of the construction strategy. Superior wall insulation and double glazed windows help with climate control. Low VOC paints and adhesives reduce odours and allergens. High-pressure, low flow showerheads, faucets and dual flush toilets encourage water efficiency. And premium quality Energy Star appliances help conserve water and detergent.



WELCOMING LOBBY WITH 24-HOUR CONCIERGE

Celebrating the esteemed history of 771 Yonge St., the interior design of Adagio exudes grace and strength. Rounded features, curves and arches mimic the flow and movement of ballet, while rich materials and lighting take their cues from the Art Deco era. The resulting look is classic, serene and timeless.

INTERIOR MOTIVES

Under a soaring ceiling and reflected in a large mirror, a fireplace casts a warm glow below a show-stopping chandelier. Entering the lobby of Adagio, you're immediately immersed in a realm removed from the busy city streets outside. Rich materials and subtle lighting details create a welcoming atmosphere of warmth and style. Warm wood and stone elements, rich bronze metal accents, pops of colour, and whimsical furniture add a touch of theatrical drama reminiscent of the backdrop for a ballet performance.



WELCOMING LOBBY WITH 24-HOUR CONCIERGE

LIFE-ENHANCING AMENITIES

Whether you're in the mood for quiet alone time or socializing with friends, Adagio's amenities are artfully designed to elevate every experience. From relaxing on the outdoor terrace to entertaining in the party room or dining room, it's all effortless. Even your pet receives special treatment at the pet spa. A fully outfitted fitness centre and a well-equipped co-working space round out the list of options to suit your lifestyle.



ENTERTAINING IN THE LOUNGE

GROUND FLOOR

1. Welcoming 24-hour Concierge
2. Mail & Parcel Room
3. Lobby Lounge
4. Pet Spa
5. Parcel Room



2ND FLOOR AMENITY

1. Lounge
2. Bar Lounge/Party Room
3. Catering Kitchen
4. Fully Equipped Fitness Centre
5. Dining Room
6. Co-work Lounge
7. Outdoor Lounge
8. Fireplace Lounge
9. Outdoor Dining with BBQ





BAR LOUNGE



CO-WORK LOUNGE



ENTERTAINING IN THE LOUNGE



FIREPLACE LOUNGE



OUTDOOR DINING WITH BBQ



FULLY EQUIPPED FITNESS CENTRE



KITCHEN

AN EXQUISITE VISION

Every suite at Adagio is inspired by the same luxurious modern aesthetic found throughout the building. Expect nothing less than the most up-to-date interior design features.

Because fresh air is so important to daily life, we're taking several steps to ensure you can feel confident that the indoor air at Adagio is high quality and healthy:

FRESH AIR FRIENDLY

IN-SUITE AIR QUALITY

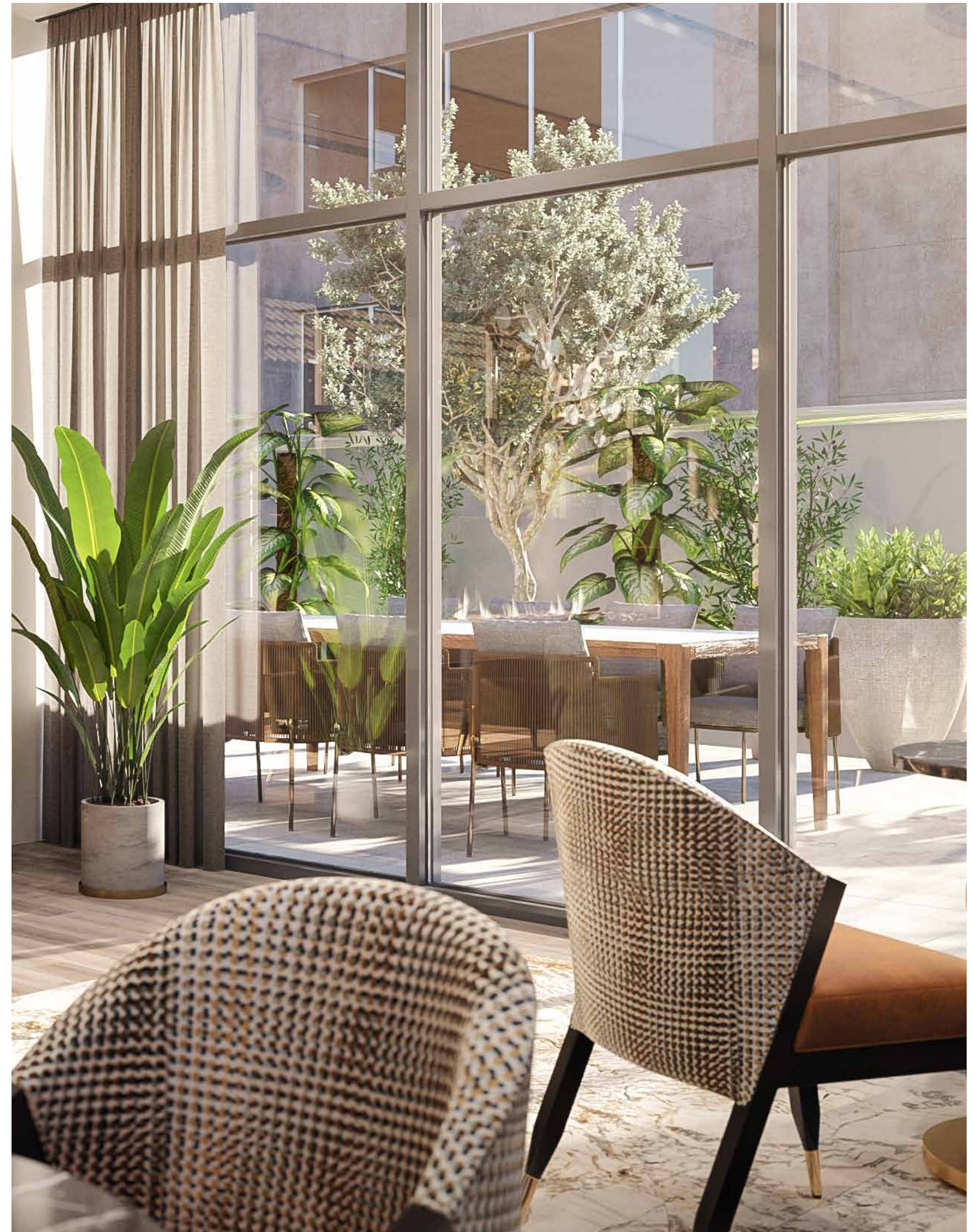
Your suite is designed to keep you comfortable and breathing high-quality air. That's why every suite at Adagio has an Energy Recovery Ventilation (ERV) system. Through this technology, stale air from your suite is moved outside, air circulated inside your home is kept comfortable, and no energy is wasted. And you are breathing 100% independent fresh air.

COMMON AMENITIES

All the shared spaces at Adagio feature a 100% independent fresh air supply.

ELEVATORS

Specially designed high efficiency, particulate air HEPA filtration is installed in all elevators to enhance air quality, achieving 99.9% filtration.





SUITE INTERIOR



ENSUITE



DANCE IS THE ULTIMATE
MANIFESTATION OF EMOTION

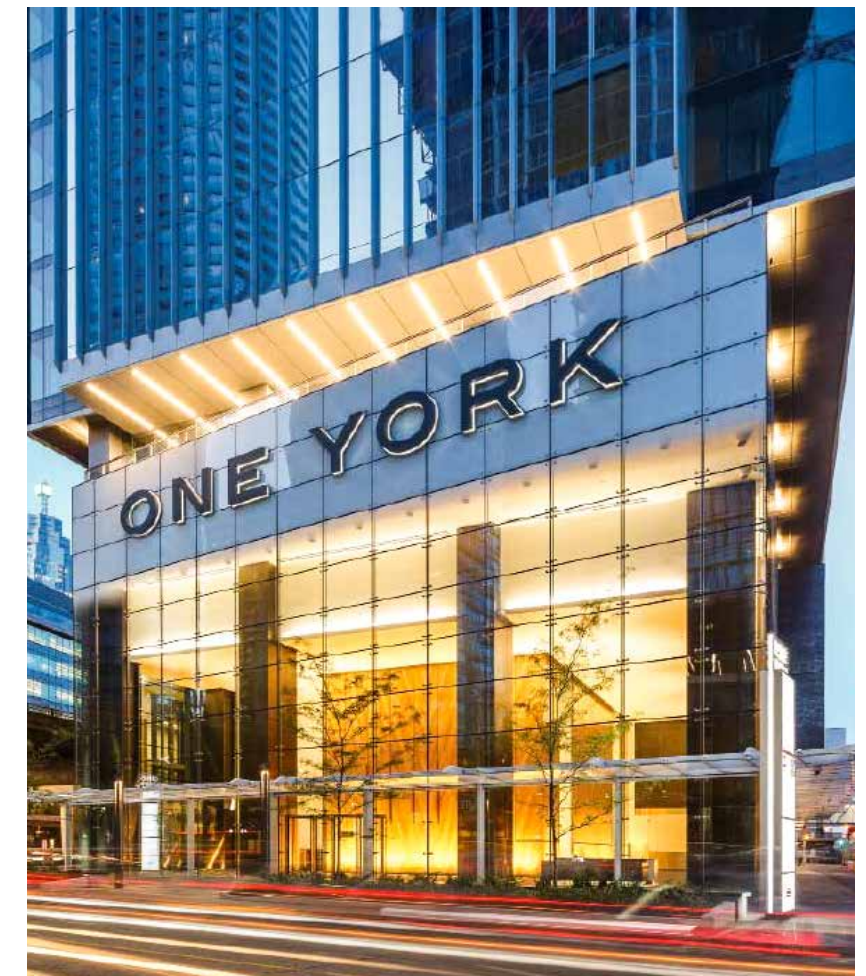


LEFT: FOUR SEASONS HOTEL & RESIDENCES, TORONTO

AAA Five Diamond Award
★★★★★
-Forbes Travel Guide

THE MENKES STORY

Menkes is one of Canada's largest private developers, and one of the foremost builders of complex mixed-use developments. For more than 65 years, Menkes has built a stellar reputation creating innovative communities of exceptional quality. Elegant residences that exude character and charm; and exclusive luxury condominiums infused with stunning amenities; all set in prime locations. Menkes is committed to reshaping the landscape of Toronto, and was the developer of the new Four Seasons Toronto location. The international flagship for the Four Seasons brand, this downtown Toronto landmark comprises a luxury hotel and private residences.



RIGHT: ONE YORK, TORONTO

LEED Platinum Certification, 2017



RIGHT: 25 YORK, TORONTO

“Arguably the greatest building in Canada right now”
- BOMA Best Platinum Certification, 2016

Canada’s First Fitwel Certified Office Tower



HARBOUR PLAZA, TORONTO

Best New Community - Built BILD Awards, 2018

RIGHT: SUGAR WHARF, TORONTO

Canada’s Best-Selling Condominium Community
2018 Altus Canada



menkes

