

VERTICAL LIVING

YOUR GUIDE TO THE LUXURIOUS SPACES
AND BREATHTAKING VIEWS OF CONDO LIVING
ON THE BEAUTIFUL GULF COAST OF FLORIDA

DOWNTOWN SARASOTA, LAKEWOOD RANCH AND THE KEYS



SRQ

SPECIAL SUPPLEMENT TO **SRQ MAGAZINE** | COMPILED BY JACOB OGLES AND HOLLY MASTAY | SEPTEMBER 2015 EDITION

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IN THE HEART OF EVERYTHING YOU LOVE
ABOUT DOWNTOWN ST. PETERSBURG

ONE

ST. PETERSBURG

#1

SELLING
CONDOMINIUM
IN TAMPA BAY

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Smith &
Associates Real Estate

AQUA

280 Golden Gate Point, Sarasota, Florida



of Condo Units 8
Range of Sq Ft Per Unit 3,400 to 5,700
Price Per Unit \$2,995,000 to \$5,295,000
Type of Architecture Modern
Waterfront Yes
of Units with Waterview 8
of Units Per Floor 1
Parking Type Enclosed 2-car garage
Spaces Per Unit 2
Pet Policies Up to 2

Amenities

The meticulously planned amenities at AQUA are meant to bring comfort, beauty and a sense of security to everyday life. This world-class luxury will continually give residents an unforgettable and distinct sense of pride. Amenities include full-time concierge, 2 private elevator entrances to each residence, enclosed private 2-car garage, professionally designed fitness studio by Technogym overlooking the Bay, yoga room, massage/facial room, infrared sauna, controlled temperature wine room with secured individual cabinets, boardroom, waterfront heated pool with partial shade, whirlpool spa, putting green and outdoor lighting design by award-winning Lux Populi.

Nearest Shopping/Dining District

Downtown Shopping, St. Armands

Options for Design Upon Purchase

AQUA offers its buyers the option to customize their floor plan to meet their specific needs.

% Sold Out as of July 15, 2015

50% under contract

Buyer Demographic

AQUA's buyers are sophisticated and well-traveled, looking for privacy, security and world-class luxury.

Concept Statement

Uniquely situated directly on Sarasota Bay, AQUA is an exclusive modern nine-story condominium that brings together iconic style, elegance and world-class luxury. In keeping with the heritage of the Sarasota School of Architecture, the building has been designed by award-winning renowned architect Guy Peterson.

Sales Office Contact

Premier Sotheby's International Realty, 50 Central Avenue, Suite 110, Sarasota, Florida
 941-556-8989; info@aqua280.com

aqu280.com

Aria Longboat Key

2251 Gulf of Mexico, Longboat Key, Florida



of Condo Units 16
Range of Sq Ft Per Unit 3,804 to 3,940
Price Per Unit \$3,440,000 to \$4,250,000
Type of Architecture Coastal Contemporary
Waterfront Yes/Beachfront
of Units with Waterview All
of Units Per Floor 4
Parking Type Private garages
Spaces Per Unit 2-3
Pet Policies Up to 2, any size

Amenities

One of the last remaining beachfront estate properties in the region, Aria is a 5-acre park-like site, with 300 feet on the white sands of the Gulf of Mexico. A 1/2-mile path winds its way through the property - the ideal place for walking, running, dog-walking, bird watching, or simply breathing in the fresh sea air. Nestled along the Gulf of Mexico is the historic Villa am Meer, a 1935 estate home built by German immigrant Dr. Hermann Kohl and his wife Hertha. The 5,000-square-foot Mediterranean villa, with its original hand-painted ceramic tiles, stained glass windows, fireplace, cypress ceilings, stone floors and arched doorways is being respectfully restored as the Aria Residents Club. The living room, private dining room, catering kitchen, secure access

wine cellar, card room, resort-style guest suite, and sunset terrace with fire pit will be the center of the residents' beachfront activity. On a large elevated paved terrace sits the beautifully designed 67 ft x 42 ft community pool with sculptural rain curtain. Dramatic views of the beach and gulf will be captured from the pool and terrace. The Wellness Center overlooks a tranquil lagoon; it features the latest fitness equipment, a Pilates /yoga studio and private massage salon.

Nearest Shopping/Dining District

Avenue of the Flowers Longboat Key, St Armands

Options for Design Upon Purchase

Fully customizable residences with a wide range of finish selections.

% Sold Out as of July 15, 2015

100%

Concept Statement

An elegantly understated beachfront enclave developed with respect for the long history of the site and inspiration from the tastes of today's sophisticated buyers.

Sales Office Contact

2251 Gulf of Mexico Drive, Longboat Key, Florida
 941-584-8564 | amy@adgcommunities.com

AriaLBK.com

Cityside

Boulevard of the Arts / Rosemary District



of Rental Units 228 residences for Phase 1 and 250 residences for Phase 2
Range of Sq Ft Per Rental Unit Apartments will range from studios to two-bedrooms with living dens. Sizes will range from 572 square feet to 1,329 square feet.

Rental Price Per Unit Final rental rates have not yet been set but most apartments are expected to range from about \$1,000 to just over \$2,000 monthly.

Type of Architecture Urban Contemporary that aligns with the culture and ambience of the Rosemary District.

Waterfront No

of Units with Waterview N/A

of Units Per Floor There are more units on the upper three floors than on the first floor, so the average is 57 per floor.

Parking Type A five level parking garage will contain approximately 350 parking spaces for residents and prospective residents.

Pet Policies CitySide is a pet friendly community

Amenities

There will be two interior private courtyards. The North Courtyard will have a resort-style pool, gazebo, fire pit and outdoor cooking area. The South Courtyard will have a relaxation garden with a water feature, turf, outdoor cooking and seating areas. Other features will include a fitness and exercise studio, social amenities, private dining/meeting space and indoor/outdoor social areas. CitySide will also offer valet, trash and recycling, storage for bicycles and personal property and secured garage parking. The building will have the latest security features. CitySide's greatest amenity is its location.

Nearest Shopping/Dining District

Rosemary District

Options for Design Upon Purchase

Fully customizable residences with a wide range of finish selections.

% Rented as of July 15, 2015

0%; leasing will begin late in 2015.

Concept Statement

The Art of City Living

citysidesrq.com

DeMarcay | 100 Central | 1350 Main | Ritz-Carlton | Alinari | Beau Ceil | Savoy | Marina Tower | The Vue | One Watergate | Library Mews | Bay Plaza | Rivo

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DeMarcay at 33 South Palm

33 South Palm Avenue / Downtown Sarasota

of Condo Units 39
Range of Sq Ft Per Unit 1,144 to 3,106
Price Per Unit \$500,000 to \$3,170,000
Type of Architecture Neo Classical
Waterfront No
of Units with Waterview 23
of Units Per Floor 3-4
Parking Type Private in building
Spaces Per Unit 1-2
Pet Policies Pets allowed, no aggressive dogs

Amenities

The DeMarcay will have amenities not seen in any other condominium in Sarasota, including elevator-accessed parking levels, valet service, rooftop fitness center, club lounge and pool, high above the city. The collection of Zagat-rated restaurants, galleries, entertainment venues surrounding its historic address, coupled with the convenience and culture of downtown exemplifies the Sarasota lifestyle at its finest.

Nearest Shopping/Dining District

Downtown Sarasota Palm and Main

% Sold Out as of July 15, 2015 15%

Concept Statement

The DeMarcay at 33 South Palm offers thirty-nine luxuriously appointed historic moderne residences featuring the influences of acclaimed JKL Design Group, coupled with the excitement of downtown living. The designers and architects of the DeMarcay have collaborated to create living spaces that are open, inviting, moderne and warm. The inspired use of interior materials and textures such as exposed concrete sheer walls and rustic wood flooring provide a feeling of authentic urban opulence and sophistication that complement this historic location. The volume ceilings and large windows maximize views and natural light throughout. Large island kitchens with luxury appliances, gas cook tops and balconies with gas grills provide multiple epicurean entertainment options.

Sales Office Contact

33 South Palm Avenue, Sarasota, Florida

Perry Corneau 941-650-4626;

perry.corneau@sothebysrealty.com

Vittoria Rutigliano 941-962-5867;

vittoria.rutigliano@sothebysrealty.com

demarcay33southpalm.com



Echelon on Palm

624 South Palm Avenue / Downtown Sarasota

of Condo Units 17
Range of Sq Ft Per Unit 3,079 to 4,437
Price Per Unit \$2,150,000 to \$4,000,000
Type of Architecture Contemporary
Waterfront No
of Units with Waterview All
of Units Per Floor 1
Parking Type Garage parking
Spaces Per Unit 2
Pet Policies 2 pets, no size limit

Amenities

Private elevator entry leading directly to the residence, multiple terraces in every direction, outdoor kitchen with 36" gas grill, optional gas fireplace in great room. Residents' club with gathering area, bar, fireplace and big screen TV, fitness center, pool and spa, fire table, yoga terrace, outdoor bar and grill, and rooftop terrace, perfect for socializing or star gazing. Full time resident service manager/concierge services.

Nearest Shopping/Dining District

Burns Court, Palm Avenue, Main Street

Options for Design Upon Purchase

Buyers can work with the architect and the kitchen and bath designer to customize their residences. A

large selection of finish options are available, including custom cabinetry, stone, porcelain, or wood flooring, and granite, quartz or marble counter tops.

% Sold Out as of July 15, 2015 30%

Buyer Demographic

Buyers are CEOs and entrepreneurs, both working and retired. Most have some previous connection to the area-owning homes on Longboat Key, Casey Key, Bradenton, Downtown Sarasota and Siesta Key. All own multiple residences both in and out of the area.

Concept Statement

Elegant and intimate. A quiet residential enclave, nestled between coveted Palm Avenue and tree-lined Gulfstream, with forever water views. The feel of a small town neighborhood benefitting from the very best of downtown Sarasota, in a bay-side location that affords a sense of peace and tranquility.

Sales Office Contact

624 South Palm Avenue, Sarasota, Florida

941-376-9346 | amy@EchelonOnPalm.com

EchelonOnPalm.com



Infinity Longboat Key

4765 Gulf of Mexico Drive, Longboat Key

of Condo Units 11
Range of Sq Ft Per Unit 3,638
Price Per Unit \$3,300,000
Type of Architecture Coastal Contemporary
Waterfront Yes
of Units with Waterview 11, All
of Units Per Floor 3 floors of 3 units per floor; 1 floor with 2 units
Parking Type Private enclosed garages
Spaces Per Unit 2 per unit; 3 for penthouse
Pet Policies 2 pets; maximum weight, 50 lbs

Amenities

Secure private gated entrance with high-tech monitoring system in each residence. The Pore-cochere has craftsman designed cypress finish and water features for welcoming guests and residents. The beachside heated infinity-edge swimming pool and spa are surrounded with paved sun terrace. Residents' clubhouse features social room and catering kitchen. Fully equipped fitness center with stretching area and Har-Tru tennis court for staying active. Full-time property steward and ample guest parking.

Nearest Shopping/Dining District

St. Armands Circle

Options for Design Upon Purchase

Select interior finishes

% Sold Out as of July 15, 2015 90%

Concept Statement

Infinity Longboat Key is a boutique community of only 11 residences designed in a coastal contemporary theme and nestled on 3 acres with 240' of pristine beachfront and feature the ultimate in home automation and luxury finishes.

Sales Office Contact

3174 Gulf of Mexico Drive, Longboat Key, Florida

941-744-7441 | information@infinitylbk.com

InfinityLBK.com

DeMarcay
at 33 South Palm

THE TIMELESS ROMANCE OF A HISTORIC LOCATION

Creating a moderne urban living experience while maintaining a connection with the past.

The DeMarcay at 33 South Palm offers thirty luxuriously appointed historic moderne residences featuring the influences of the acclaimed JKL Design Group, coupled with the excitement of downtown living. The DeMarcay will have amenities not seen in any other condominium in Sarasota including elevator-accessed parking levels, valet service, rooftop fitness center, club lounge and pool, high above the city. The DeMarcay exemplifies the Sarasota lifestyle at its finest.

TAKING RESERVATIONS NOW

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Vittoria Rutigliano 941.962.5867

demarcay33southpalm.com

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The Jewel

1301 Main Street / Downtown Sarasota

of Condo Units 19 residential and 6 commercial

Range of Sq Ft Per Unit 2,035 to 4,000+

Price Per Unit \$675,000 to \$800,000

Type of Architecture Modern Contemporary

Waterfront No

of Units with Waterview Yes; Tower residences

of Units Per Floor 1-2

Parking Type Private garage in building

Spaces Per Unit 1-2

Pet Policies Pet friendly building

Amenities

15,000 amenity floor includes: lap pool, jacuzzi/spa, steam bath, infrared sauna, massage room, fitness center with yoga room, Pilates room, weight lifting and cardio room, platform tennis court, putting green, club room and viewing deck on top of the building.

Nearest Shopping/Dining District

Prime corner of Main Street and Gulf Stream Avenue, Downtown Sarasota

Options for Design Upon Purchase

Various beautiful selections and upgrades

% Sold Out as of July 15, 2015 All sold except for 1 commercial condo available

Buyer Demographic

Active baby boomers

Concept Statement

Crisp modern design with extremely fine finishes throughout the entire project.

Sales Office Contact

5 South Gulf Stream Avenue, Sarasota, Florida

941-704-5873

Mannausa.com

Lakeshore at Main Street

10775-10755 Rodeo Drive, Lakewood Ranch

of Condo Units Two buildings each with 22 units, total of 44 units

Range of Sq Ft Per Unit 1,702 to 3,508 under a/c

Price Per Unit \$675,000 to \$1,750,000

Type of Architecture Classic

Waterfront Yes

of Units with Waterview All; 44 units

of Units Per Floor 4-6 units

Parking Type Enclosed covered with security codes

Spaces Per Unit 2

Pet Policies Limited to 2 pets under 65 pounds each

Amenities

Pool, Spa and fire pit area.

Nearest Shopping/Dining District

Adjacent to Lakewood Ranch Main Street

Options for Design Upon Purchase

Design is adaptable with large choice of

optional interior finishes

% Sold Out as of July 15, 2015

Pre-construction sales in process

Concept Statement

Classic Design - Contemporary Living

Sales Office Contact

941-704-8879

TheLakeshoreAtMainStreet.com

ONE88

188 Golden Gate Point, Sarasota, Florida

of Condo Units 8

Range of Sq Ft Per Unit 3,034

Price Per Unit \$2,400,000 to \$3,300,000

Type of Architecture Contemporary

Waterfront Yes

of Units with Waterview All

of Units Per Floor 2

Parking Type Under building parking with car lift system.

Spaces Per Unit 2/3

Pet Policies 2 under 60 pounds

Amenities

Spend the day poolside or take an evening dip in the temperature-controlled, tranquil lap pool. Sun loungers, fire pit and boat slips. You will be members of the Sarasota Yacht Club with a Pre-paid Social Membership. In addition to your own private east and west facing balconies equipped with your own summer BBQ kitchen, take advantage of the 2,446 sq. ft. rooftop terrace. The picture perfect view of the city lights acts as the ideal backdrop for social gatherings.

Nearest Shopping/Dining District

Palm and Main Street, Downtown Sarasota

Options for Design Upon Purchase

Yes

% Sold Out as of July 15, 2015

65% - Occupancy August 2015

Concept Statement

Form meets function; Distinct architectural design. ONE88 Residences, standing five stories high, is a masterpiece that can't be overlooked. The stylish and modern exterior combines stucco, tile and glass, accented by architecturally detailed metal features. An LED linear stainless steel waterfall feature adorns the front entry, setting the tone and showcasing the exquisite craftsmanship and attention to detail that makes ONE88 Residences like no other.

Sales Office Contact

1533 Dolphin Street, Sarasota, FL

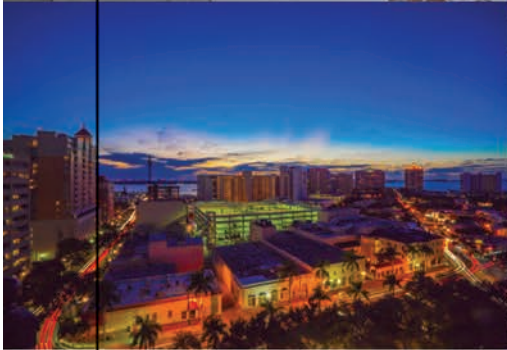
941-806-7324

One88Residences.com



Plaza at Five Points

theplazadowntownsarasota.com



Vittoria Rutigliano

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Direct : 941.962.5867

realestatebyvittoria.com

theplazadowntownsarasota.com

Unit#	Configuration	Price/Status
1504	2 Bedroom 2 Bath	\$1,095,000
1004	2 Bedroom 2 Bath	\$959,000
1108	3 Bedroom 3.5 Bath	SOLD
1405	2 Bedroom 2.5 Bath	SOLD

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One Palm

201 South Palm Avenue, Sarasota, Florida



of Rental Units 138
Range of Sq Ft Per Rental Unit 1-bedroom range from 688 sqft to 1,086 sqft, 2-bedroom range from 1,047 sqft to 1,840 sqft, and 3-bedroom from 2,211 sqft to 2,447 sqft
Price Per Rental Unit 28 different floorplans: one bedrooms range from \$1,549 to \$2,249, two bedrooms range from \$2,299 to \$3,699, 3 bedrooms range from \$4,274 to \$5,625, per month
Type of Architecture Block
Waterfront Some units have bay views, some units have courtyard or pool views
of Units with Waterview 36 units with full bay views, 24 units with partial bay views
of Units Per Floor Levels 2-4 have 11 units, 5-7 have 13 units, and 8-10 have 19 units
Parking Type Gated reserve garage parking and valet parking
Spaces Per Unit 1-and 2-bedrooms have 1 space (2nd can be purchased for \$100 per month) 3-bedrooms have 2 spaces.

Pet Policies Up to 2 pets under 40 pounds breed restrictions apply

Amenities

One Palm residents have exclusive access to the executive level featuring the Aloft roof top pool, pool bar, fitness center and social spaces. Downstairs the social spaces include spacious courtyard & cyber café.

Nearest Shopping/Dining District

Downtown Sarasota, Marina Jack

% Rented as of July 15, 2015

26%

Sales Office Contact

1211 South Tamiami Trail, Sarasota, Florida Suite #1211
 941-203-7534

OnePalmSarasota.com



One St Petersburg

100 1st Avenue North, St. Petersburg, Florida

of Condo Units 253
Range of Sq Ft Per Condo Unit 1,522 to 4,062
Price Per Unit Tower Residences are priced from \$500,000; Penthouses are priced from \$3.5 Million
Type of Architecture Iconic, Contemporary.
 At completion, ONE will be tallest building in St. Petersburg
Waterfront Yes
of Units with Waterview All
of Units Per Floor 7
Parking Type Garage/Valet
Spaces Per Unit 2 Parking Spaces for typical units; 3 Parking Spaces for Penthouses
Pet Policies Pets allowed, view condominium documents for details
Amenities
 The robust amenity suite offered at ONE exceeds anything currently available in St. Petersburg. Boasting an array of Resort-style amenities including a soaring 30' Atrium Lobby, 2nd floor Owner's Tech Lounge, 40,000 sq. ft. private elevated resort deck with a 5,000 sq. ft. free-standing fitness/activities center, resort-style pool with 75' lap lanes, whirlpool spa, numerous cabanas, and informal and formal social rooms.

With a Redfin Walkability Score of 92, ONE's location is truly in the center of it all with all of life's daily necessities, fine dining and entertainment available within a very short walk. Couple these amenities with a Hyatt branded hotel that is adjacent to ONE and features 174 rooms and offers a full complement of services including: meeting spaces, dining, fitness center, lobby bar that opens onto the street level and an elevated Pool Deck. Rounding out the amenities at ONE St. Petersburg is street level interactive retail shopping experiences.

Nearest Shopping/Dining District

Lower Level of Building, Downtown, Sundial

% Sold Out as of July 15, 2015 30%

Concept Statement

ONE St. Petersburg's contemporary floorplan design is an expression of the fluidity of the space, a simplicity that allows a special flow between the interiors and the outside to the large terraces. Incredible Great Room plans with floor to ceiling glass, soaring ceilings, premium finishes, and endless views complete this incredible contemporary living experience.

Sales Office Contact

100 1st Avenue North, St. Petersburg, Florida
 727-240-3840 | info@ONESTPetersburg.com

ONESTPetersburg.com

Orange Club

635 South Orange Avenue, Sarasota, Florida



of Condo Units 24
Range of Sq Ft Per Condo Unit 1,049 to 2,300
Price Per Unit \$519,000 to \$985,900
Type of Architecture Contemporary
Waterfront No
of Units with Waterview N/A
of Units Per Floor 5 in mid-rise building, 4 story building, first floor retail
Parking Type Garage for townhomes, covered for condos.
Spaces Per Unit 1-2, townhomes have 2 car garages
Pet Policies Maximum 2 under 60 pounds
Amenities
 A private pool and sun lounge oasis, a private deck with panoramic views.
Nearest Shopping/Dining District
 Downtown Sarasota, Laurel Park
% Sold Out as of July 15, 2015

50% reservations only

Concept Statement

Prime location, luxurious features and attractive price points for those looking to live in the downtown core, Orange Club offers the ultimate in new condominium and townhome living.

Sales Office Contact

1533 Dolphin Street, Sarasota, Florida
vandyk.com/residential/orangeclub/
 941-806-7324

vandyk.com/residential/orangeclub.com



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Q Townhomes

1750 Ringling Boulevard, Sarasota, Florida



of Condo Units 40
Range of Sq Ft Per Condo Unit 2,157 to 3,258
Price Per Unit \$625,000 to \$885,000
Type of Architecture Contemporary
Waterfront No
of Units with Waterview N/A
of Units Per Floor 2-and 3-floor townhomes
Parking Type 2-car garage, attached
Spaces Per Unit 2
Pet Policies Pets welcome
Amenities
 None
Nearest Shopping/Dining District
 Downtown Sarasota
% Sold Out as of July 15, 2015 Two thirds
 sold/under contract

Concept Statement

Ultimate convenience. Inspiring design. Extraordinary living. Welcome to Q, downtown Sarasota's newest and most unique living experience only steps from world-renowned shopping, dining, theater and art, and just a breath away from the sparkling waters of Sarasota Bay. Discover your personal downtown retreat the moment you arrive home to Q's distinct design refined for casual city living. Enjoy versa-

tile, gracious floor plans embellished by designer kitchens and baths, soaring ceilings and an abundance of windows revealing views of the city.

Sales Office Contact

53 Palm Avenue, Sarasota, Florida
 941-914-6952

QSarasota.com

Park Residences of Lido Key

129 Taft Drive Sarasota, Florida



of Condo Units 18
Range of Sq Ft Per Condo Unit Total with balconies and terraces: 2,638 to 4,888
 Under Air: 2,460
Price Per Unit \$1,325,000 to \$1,599,000
Type of Architecture Coastal Contemporary
Waterfront No
of Units with Waterview 9
of Units Per Floor 6
Parking Type Covered, secured
Spaces Per Unit 2
Pet Policies Pets welcome, up to 2, breed restrictions, domestic pets only
Amenities

Live at the beach! At Park Residences of Lido Key, 18 homeowners enjoy a large private courtyard area for entertaining, a resort-style heated swimming pool and heated spa while relaxing in one of the four poolside cabanas or by the custom designed fire pit. There is an open trellis with barbecue area and seating, as well. Bordering 110 acre South Lido Park, Park Residences also includes a convenient bicycle and kayak storage located at ground level for ease of access to Ted Sperling

kayak launch. Located directly across the street, the Ritz Carlton Beach Club offers Social Memberships where homeowners have the opportunity to live in a brand new unit at Park Residences while enjoying all of the amenities of the Ritz Beach Club.

Nearest Shopping/Dining District

St. Armands

Options for Design Upon Purchase

Yes

% Sold Out as of July 15, 2015

55%

Concept Statement

Spectacular island living! Silky white sands, aquamarine waters, lush tropical beauty, rich history and cultural amenities combine - don't just visit, make yourself at home! As the only new construction on Lido Key, Park Residences offers a low-density, low-impact, limited-edition community featuring just 18 luxurious residences, including 6 penthouses with expansive, private rooftop terraces located just steps from the Gulf of Mexico, the shops and dining of St. Armand's Circle and beautiful South Lido Nature Park. Occupancy begins November 2015.

Sales Office Contact

Ocean Real Estate
 400 Madison Drive, Suite 220, Sarasota, Florida
 941-323-0033 | Patrick@MyOceanRealEstate.com

ParkResidencesofLidoKey.com

SANSARA

300 South Pineapple Avenue, Downtown Sarasota



of Condo Units 17
Range of Sq Ft Per Condo Unit 2,600 to 6,200
Price Per Unit \$1,300,000 to \$4,000,000
Type of Architecture Contemporary
Waterfront No
of Units with Waterview 13 Bay, City and Marina Views
of Units Per Floor 2, single 10th floor penthouse
Parking Type Private garage
Spaces Per Unit 2
Pet Policies 2, roughly any size
Amenities

The exclusive resort quality amenities deck consists of a pool, private spa, cabanas, a large outdoor seating area with a fire pit and bar in addition to fitness center. These common amenity areas will assimilate principles that attempt to balance the flow of energy by utilizing natural elements in proper alignment with the use of rich woods, beautiful bamboo, water features, natural stone, and a thoughtful selection of native plant species.

Nearest Shopping/Dining District

Anywhere downtown. SANSARA is the epicenter of Downtown

Options for Design Upon Purchase

Full customization

% Sold Out as of July 15, 2015

SANSARA is fully permitted and under construction with completion and delivery slated for Summer 2016

Concept Statement

Sarasota's latest luxury condominium tower SANSARA is centrally located in downtown Sarasota at the gateway to the most exclusive and historic Burns Court neighborhood. The 17 unique condominium units are for the discerning few who seek a sophisticated living experience in a boutique residence.

Sales Office Contact

Michael Saunders & Company
 Jonathan Abrams, 5100 Ocean Blvd, Sarasota, Florida
 941-232-2868

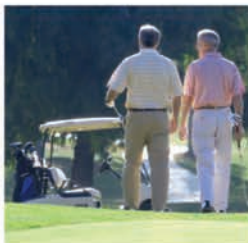
SANSARAcondo.com



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MEMBERSHIP BREEDS RELATIONSHIPS.
HERE, THE FRIENDS YOU *meet*
WILL BECOME FAMILY.

Share
EXPERIENCES TO
LAST A LIFETIME

Whether you are enjoying the white sands of Lido Key at The Beach Club, playing a round on the Tom-Fazio designed course at the Golf Club, relaxing and rejuvenating at the Spa Club or attending one of our many member events, the friends you meet will become family. To join :: Call 941-309-2521 today or visit rmcsarasota.com and let a membership executive help you find the perfect membership for you and your family.



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SARASOTA

ritzcarlton.com/sarasota

South Palm Residences

711 South Palm Avenue, Downtown Sarasota



of Condo Units 15
Range of Sq Ft Per Condo Unit Total with balconies and terraces: 2,660 to 4,010
 Under Air: 2,500 to 2,650
Price Per Unit \$1,499,000 to \$1,999,000
Type of Architecture Classic Contemporary
Waterfront No
of Units with Waterview 8
of Units Per Floor 3-4
Parking Type Covered, secured
Spaces Per Unit 2
Pet Policies Pets welcome, up to 2, breed restrictions, domestic pets only
Amenities

Located on a quiet residential street, just steps to Sarasota Bay, Selby Gardens, Burns Court and downtown Sarasota, South Palm Residences offers 15 owners amenities such as an on-staff concierge, luxurious resort-style, heated pool and heated spa, poolside cabanas and custom fire pit. A guest suite located on first level with outdoor terrace, Owners' Social/Club Room on the Amenities level as well as a massage room, fitness room and bicycle racks located in the secured parking garage

Nearest Shopping/Dining District

Burns Court and Main Street, Sarasota
Options for Design Upon Purchase Yes
% Sold Out as of July 15, 2015 25%

Concept Statement

Redefine downtown living! South Palm Residences celebrates the joys of inspired urban living offering the perfect balance of livability and luxury. This low-scale, low-density condominium is just 4 stories tall with 15 light-filled, floor-through residences, including 4 penthouses with private rooftop terraces. Located just steps from Sarasota's Bayfront Park, Burns Court, Selby Gardens and the dynamic mix of distinctive restaurants, boutiques and galleries of Main Street - South Palm Residences puts you in the heart of it all.

Sales Office Contact

Ocean Real Estate
 400 Madison Drive, Suite 220, Sarasota, Florida
 941-323-0033 | Patrick@MyOceanRealEstate.com

SouthPalmResidences.com

Vanguard Lofts

1343 4th Street, Sarasota, Florida



of Condo Units 6
Range of Sq Ft Per Condo Unit 3 Garden Units; 1,468; 3 Loft Units, 2,325
Price Per Unit \$699,000 to \$849,000
Type of Architecture Modern Urban
Waterfront No
of Units with Waterview 3
of Units Per Floor 3
Parking Type Enclosed 2-car garage
Spaces Per Unit 2
Pet Policies 2
Amenities

Secure Lobby with elevator to all 4 floors. Rooftop Terraces with Bay and City views available to all 6 Units. Fitness Center and Board Room. Private Courtyard gardens for Garden Level Units. Fully enclosed 2-car garages. Tremendous location and ability to walk to downtown restaurants, galleries, theatres, opera house, library and even Whole Foods! Most importantly, incredible architecture-winner of architectural design awards in 2015.

Nearest Shopping/Dining District
 Downtown Sarasota and the Rosemary District.

Options for Design Upon Purchase Modifications can be made prior to construction commencement and product selections are conducted with assistance from interior designer

% Sold Out as of July 15, 2015 66%

Concept Statement

Salt air from neighboring beaches feed the fabric that is downtown Sarasota. With a creative and uncompromising identity, the city wakes each morning with opportunity. Gone are the days of sprawling Greenfield sites ripe for expansive development. Today, we are conscious. We are lean and mobile. We are redefining what it means to live and work. This is the urban infill philosophy: walkable city environments that give residents access to the same advantages as suburban developments.

Sales Office Contact

50 Central Avenue, Suite 110, Sarasota, Florida
Frank Lambert. 941-920-1500
frank.lambert@sothebysrealty.com

VanguardLoft.com

VUE Sarasota Bay

Corner of Gulfstream Blvd. and Tamiami Trail



of Condo Units 141
Range of Sq Ft Per Condo Unit 13 floorplans ranging in size from 1,515 to 2,605 and priced from the \$900s. 6 penthouse floorplans priced from \$2.3 million have also been released for sale, ranging from 2,655 to 3,085
Price Per Unit \$525 to \$1,000 per sq.ft.
Type of Architecture Contemporary
Waterfront Yes
of Units with Waterview All
of Units Per Floor 9
Parking Type Garage, valet
Spaces Per Unit 2 for units; 3 for penthouses
Pet Policies Pets allowed.
Amenities

An abundant amenity suite features a resort-style pool, state-of-the-art fitness center, well-appointed formal lounge with grand piano and custom fireplace, Board Room, Large Club Room, rooftop dog park, convenient access to Multi-Use Recreational Trail adjacent to the property, walkability to downtown and St. Armand's Circle plus many more. A conveniently landscaped pedestrian walkway to the new adjacent Westin Sarasota Bay will offer a full com-

plement of hotel services; including health spa, fitness center, restaurant and rooftop bar.

Nearest Shopping/Dining District Downtown Sarasota, University Town Center, St. Armands

Options for Design Upon Purchase

Five design palettes have been artfully contemplated by world-renowned interior design firm, Decorators Unlimited. Purchasers may choose from a variety of flooring, countertops and cabinet selections.

% Sold Out as of July 15, 2015 86.5%

Concept Statement

VUE's iconic architectural design was inspired by the Sarasota School of Architecture. The sophisticated modern design includes expansive living room with soaring 10 ft. ceilings and entire walls of glass which are designed to showcase the beautiful Sarasota waterfront. VUE is the first opportunity for homebuyers to live in a contemporary-styled residence where a private elevator opens directly to their home.

Sales Office Contact

Michael Saunders & Company
 100 South Washington Boulevard, Sarasota, Florida
 941-363-9700 | info@VUESarasotaBay.com

VUESarasotaBay.com

The One and Only



Bird Key Yacht Club offers a refined private club experience that draws members from around the region to enjoy beautiful views of the bay and Sarasota skyline. From the inspired cuisine of our award-winning chef to our active social calendar, marina, travel club and tennis courts, Bird Key Yacht Club offers everything one could wish for! Our members are an active friendly group who enjoy the arts, sailing, boating, fishing, kayaking, golf, yoga, or simply relaxing poolside.

Experience Bird Key Yacht Club with our 60-day
trial membership. Please call for details.



941-953-4455 | birdkeyyc.com
301 Bird Key Drive, Sarasota

A Sarasota landmark since 1959

Bird Key Yacht Club is a private club and membership is subject to the approval of the Board of Governors.

WILLIAMS PARKER

HARRISON DIETZ & GETZEN

ATTORNEYS AT LAW
EST. 1925

The most spectacular view
is foresight.

THE FLORIDA ADVANTAGE

Florida's sunny weather and favorable tax structure attract many people. High-net-worth individuals find Sarasota's gracious living and vibrant culture especially appealing. A Williams Parker client might tell you moving here can enhance more than just your lifestyle.

Florida residents do not pay state income tax or state gift tax. Heirs are free from state inheritance tax and Florida's constitution protects that freedom. These tax laws offer businesses tremendous benefits. Like individuals, most businesses are not subject to state income taxes. Moving assets, companies, and employees to a climate of zero personal income tax introduces exceptional potential for increasing wealth. This potential, combined with Florida's favorable asset protection laws, makes Sarasota an even more desirable place to live and work.

As with any move, astute preparation is key. Managing complex financial affairs requires precise legal guidance. Thoughtful tax planning is essential to make sure the move results in the desired economic benefits. Our deep knowledge of Florida's highly specific state and local tax laws, supported by our collective know-how regarding federal tax matters, real estate projects, wealth preservation challenges, and international transactions, can make your relocation not only much simpler, but infinitely smarter.

Let's venture forward.

Rose-Anne B. Frano
Shareholder

T: (941) 536-2033

E: rfrano@williamsparker.com

REAL ESTATE IN YOUR PORTFOLIO

Wealth watchers have noticed a distinct uptick in the acquisition of investment real estate by affluent individuals. Significant investments in less-liquid assets are showing up in many high-performing portfolios. This helps to explain why so many of our clients with homes outside of Florida also own homes in Sarasota. A Williams Parker client might suggest a house here is only one aspect of a very rich landscape.

This area features many lovely residences. But other forms of shelter can prove equally engaging. Whether your goals in Sarasota involve a high-end residential purchase, a positive cash-flow commercial property, or a high-return real estate development, prudent legal counsel will reduce each acquisition's inherent risks.

Since 1925, we have been the primary legal counsel to some of Sarasota's most important developers and real estate investors. Our real estate attorneys represent REITs, financial institutions, private equity investors, single-purpose business entities, and private individuals on a diverse range of real estate-related projects. Clients from Chicago to São Paulo, from Syracuse to San Diego, and from Toronto to London seek our advice, knowing we are not only proficient in matters of state and local law, but also highly astute in cross-border transactions.

Let's build opportunity.

William M. Seider
Shareholder

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Download *The Sarasota Relocation Guide* from our digital library at WilliamsParker.com
200 South Orange Avenue | Downtown Sarasota

