# MARINA POINTE

WESTSHORE MARINA DISTRICT

# LUXURY AT YOUR FINGERTIPS
# BOATING AT YOUR DOORSTEP



MARINA POINTE

WESTSHORE MARINA DISTRICT

CONDOMINIUMS

## WELCOME TO MARINA POINTE

Starting from the mind-$700,000s, Marina Pointe offers South Tampa's premier waterfront condominium lifestyle featuring breathtaking views, resort-style amenities and unabashed luxury. Overlooking a protected, deepwater yacht basin ideally positioned between the vibrant downtowns of both Tampa and St. Petersburg, Marina Pointe condominium residents may indulge in an impressive array of private amenities or walk to nearby shops, dine at the waterfront restaurant or the retail center's bars and cafés, and boat onto open bay waters via the state-of-the-art marina.



MARINA POINTE
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# AERIAL SITE MAP




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## SOUTH TAMPA'S NEW WALKABLE WATERFRONT NEIGHBORHOOD IN THE HEART OF TAMPA BAY

Westshore Marina District is a stunning new master-planned community overlooking one of the largest and most impressive yacht basins on Tampa Bay. Situated along 1.5 scenic miles of waterfront, green space, marina and open bay, this all-new, 52-acre destination presents a fresh, contemporary environment for water-inspired living, shopping, dining and recreation.

- Beautiful waterfront parks and miles of trails, perfect for walking, jogging and recreational activities
- Waterfront restaurant and bar overlooking the marina, where residents can stroll in and enjoy meals on the water and boat owners can "dock and dine"
- "Marina Landings" town center including retailers such as Duckweed Urban Grocery, Cru Cellars, Salon Color Bar, Crave Spa, Sand Surf Company, DRNK Coffee & Tea and QWENCH juice bar
- 150-slip state-of-the-art deep-water marina accommodating vessels up to 100 feet








MARINA POINTE

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# DISTRICT SITE MAP




## LEGEND

1. Marina Pointe Waterfront Condominiums
2. Marina Pointe Deepwater Marina
3. Pointe Park
4. Guest Dock
5. Waterfront Restaurant & Bar
6. Community Grand Entrance
7. Sales Center and Future Retail
8. "The Town" by Related
9. WCI Luxury Homes
10. Town Center with Market, Café, and Retail Shops
11. District Rotunda with Art Installation
12. Conservation Pond with Jogging Trails
13. Bainbridge at Westshore Marina District
14. Gated Entrance to Marina Pointe
15. Park Promenade

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# MAP OVERVIEW

**DISTANCES FROM MARINA POINTE**

## AIRPORTS

1. Tampa International Airport.....7.6 miles

## UNIVERSITIES

1. University of Tampa.....6.6 miles
2. University of South Florida.....17.5 miles

## SHOPPING

1. Westshore Plaza.....4.7 miles
2. Hyde Park Village.....7.0 miles
3. International Plaza & Bay Street...6.0 miles

## ENTERTAINMENT

1. Busch Gardens.....16 miles
2. The Florida Aquarium.....8.5 miles
3. Ybor City.....10.4 miles
4. Bayshore Boulevard.....3.8 miles
5. The Dalí Museum.....17.5 miles
6. Walt Disney World® Resort®.....75.2 miles







## WELCOME TO TAMPA

With its mix of historic architecture and modern landmarks, a culture infused with Cuban and Spanish flavors, vibrant business districts, and beautiful waterways, Tampa is a wonderful place to work, play and unwind. It's the third largest city in the state of Florida – right after Miami and Orlando – with its own cruise and cargo port, and the Tampa International Airport offers non-stop flights to more than 90 destinations throughout North America, Central America, the Caribbean and Europe.

From historic Ybor City to elegant Hyde Park, Tampa is overflowing with culture, excitement and adventure. Every year, millions of visitors fly, drive or cruise here to try the rollercoasters and waterslides at Busch Gardens and Adventure Island, cheer on professional baseball, soccer, football and hockey games, and experience the thrill of the Gasparilla Pirate Festival, which features a "real" pirate invasion. The destination's popularity is spreading far and wide as residents and tourists discover more of its fascinating arts and culture, lively nightlife, innovative restaurants, and outdoor adventures.

Tampa is also home to two major universities – the University of Tampa and the University of South Florida – and is just a short drive away from the beloved beaches of St. Petersburg and Clearwater! Even Orlando's world-famous Walt Disney World resort is less than 70 miles east of the city via I-4, and Floridian destinations such as Miami and Key West can be reached by car or via direct flights from Tampa International Airport.



# MARINA AND SERVICES



## AVAILABLE FEATURES AND SERVICES

- Deep water slips ranging from 40’ to 90’
- Dock box storage
- Dockmaster and staff
- Pumpout station
- Power and water
- Dockmaster and staff offices
- Wide concrete floating docks
- Monitored security
- Dock carts

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# THE VIEW



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# BUILDING CONFIGURATION




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# FLOORPLAN | ASPIRE




## 2 BED / 2.5 BATH

| | |
|---|---|
| Conditioned | 1,831 sq. ft. |
| Terrace | 421 sq. ft. |
| Total Living | 2,252 sq. ft. |




Floorplan featured from 9th floor level; increased interior living space on each elevated floor. Please see sales associate for specific square footage and dimensions of each floor's available floorplans.

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# FLOORPLAN | BALLARD




## 2 BED / 3 BATH / DEN

| | |
|---|---|
| Conditioned | 1,916 sq. ft. |
| Terrace | 421 sq. ft. |
| Total Living | 2,337 sq. ft. |




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# FLOORPLAN | BALLARD



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# FLOORPLAN | CASCADE




Floorplan is available in reverse.

## 3 BED / 2.5 BATH

| | |
|---|---|
| Conditioned | 2,069 sq. ft. |
| Terrace | 316 sq. ft. |
| Total Living | 2,385 sq. ft. |




Floorplan featured from 9th floor level; increased interior living space on each elevated floor. Please see sales associate for specific square footage and dimensions of each floor's available floorplans.

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# FLOORPLAN | CASCADE



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# FLOORPLAN | DAUPHIN




Floorplan is available in reverse.

## 3 BED / 3 BATH / DEN

| | |
|---|---|
| Conditioned | 2,437 sq. ft. |
| Terrace | 316 sq. ft. |
| Total Living | 2,753 sq. ft. |




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# FLOORPLAN | DAUPHIN



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# FLOORPLAN | EARHART 1

## 4 BED / 3.5 BATH

| | |
|---|---|
| Conditioned | 3,042 sq. ft. |
| Terraces | 524 sq. ft. |
| Total Living | 3,566 sq. ft. |







Floorplan featured from 9th floor level; increased interior living space on each elevated floor. Please see sales associate for specific square footage and dimensions of each floor's available floorplans.

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# FLOORPLAN | EARHART 1



Floorplan featured from 9th floor level; increased interior living space on each elevated floor. Please see sales associate for specific square footage and dimensions of each floor's available floorplans.

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# FLOORPLAN | EARHART 2

## 4 BED / 3.5 BATH

| | |
|---|---|
| Conditioned | 3,168 sq. ft. |
| Terraces | 524 sq. ft. |
| Total Living | 3,692 sq. ft. |







Floorplan featured from 9th floor level; increased interior living space on each elevated floor. Please see sales associate for specific square footage and dimensions of each floor's available floorplans.

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# FLOORPLAN | EARHART 2



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Level 1




Level 2

## 4 BED / 4.5 BATH

| | |
|---|---|
| Conditioned | 2,984 sq. ft. |
| Balconies & Terraces | 829 sq. ft. |
| Total Living | 3,813 sq. ft. |




Level 3




Level 4




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# FLOORPLAN | TOWNHOME



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# AMENITIES

## INDOOR AMENITIES

- Dramatic vaulted entry lobby
- Reception desk staffed by 24/7 concierge
- Business room with conference desk
- Virtual golf simulator
- Residents' Social Room
    - -Bar and large screen TV
    - -Private dining and entertaining room
    - -Kitchenette
- Wellness center with state-of-the-art cardio and strength equipment
- Multi-purpose training room with yoga
- Outdoor yoga area with zen garden
- Private massage studio
- Mailroom and secured package storage
- Secured storage – limited availability
- Two luxury guest suites available to owners on reservation basis

## OUTDOOR AMENITIES

- Oversized resort-style pool deck overlooking Old Tampa Bay
- Spacious heated pool
- Abundant, lush landscaping
- Secluded heated spa
- Built-in day beds under trellis and shade trees
- Covered pavilion with gas grills under trellis
- Bocce court
- Secured off-leash dog park with pet-friendly turf
- Community dock carts
- Bicycle storage
- Landscaped trails with access to park and waterfront

## PARKING, SECURITY AND ACCESS CONTROL

- Secured garage
- Parking spaces within the garage
- Resident elevator lobbies conveniently accessed from within garage
- Guest Parking around building perimeter
- Entrance Guard Gate
- Resident fob access to elevator lobbies
- Private resident elevator lobbies on each floor*
- Resident fob access at main building entry and secondary entrances

Features and services as of May 2020. The developer, at its sole discretion, reserves the right to substitute items with models/styles/features of equal or greater value.

*on select residences

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# RESIDENCE ENHANCEMENTS

## RESIDENCES

- Contemporary flow-through floorplans
- 10' ceiling heights throughout all living areas
- Floor-to-ceiling glass walls and windows
- Open and expansive entertainment spaces
- Energy efficient, hurricane-impact resistant windows and multiple-panel sliding glass doors
- Open and expansive entertainment spaces
- Oversized balconies provide additional space for year-round outdoor living
- Increased interior living space on each elevated floor*
- Private elevator access with arrival foyer**
- Separate service/freight elevator
- Oversized walk-in closets
- Low voltage television pre-wiring
- Energy-efficient air conditioning system
- Solid single and double entry doors
- Integrated fire protection system with ceiling-mounted sprinkler heads
- Recessed accent lighting in kitchens and baths

## PREMIUM FLOORING

- Generous selection of flooring. Designer porcelain tile in kitchen and living areas as standard
- Porcelain tile standard in baths
- Plush, wall-to-wall carpeting in bedrooms

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Features and services as of May 2020. The developer, at its sole discretion, reserves the right to substitute items with models/styles/features of equal or greater value.

*Excluding Aspire & Ballard models
**Not available in some residences.

## GOURMET KITCHEN

*Cabinets:*

- European-style cabinetry with full extension, soft close slides and soft close hinges
- Standard selection of full-overlay doors with several upgraded finishes available
- Waterfall edge quartz countertops

*Appliances:*

- Premium, stainless steel built-in Sub-Zero refrigerator/freezer
- Top-of-the-line Wolf induction cooktop with stainless steel hood
- Stainless steel Wolf microwave and wall mounted oven

*Fixtures:*

- Stainless steel under-mount sink
- Premium bath fixtures and appointments
- Plush, wall-to-wall carpeting in bedrooms

## OWNER'S SUITE BATH, GUEST BATH, POWDER BATH

- Premium Grohe Eurocube® bath fixtures and appointments
- Premium porcelain tile flooring
- European-style cabinetry with full extension slides
- Under-mount sinks
- Large free standing soaking tube and enclosed shower in Owner's Suite bath
- Large Owner's Suite walk-in closets

## LAUNDRY

- European cabinetry
- Solid surface countertops with composite laundry sink
- Large-capacity, Electrolux front-load washer and dryer

# BTI PARTNERS



BTI PARTNERS

Founded in the late 1950's by Arthur Breakstone, BTI Partners is an experienced land investor and real estate developer, including hotel operations such as The Grove Resort & Water Park, luxury homebuilding and condominium development. Under the direction of Noah Breakstone, Arthur's son, BTI Partners is now active across the southeastern United States. The company has completed more than $3.5 Billion in real estate transactions, sold 18,000 units and has 5,000 units under construction. BTI Partners has earned many industry awards of excellence, including America's Best Builder, Florida's Best Builder, Builder of the Year in South Florida, and dozens of design awards.

For more information go to BTIPartners.com.

| $3.5B | 18,000 | 5,000 | 8,500 |
|---|---|---|---|
| Real Estate Transactions | Units Sold or Developed | Units Under Construction | Acres Acquired or Controlled |

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# RESERVATION & DEPOSIT SCHEDULE

- 10% at Contract
- 10% at Groundbreaking
- 10% at Top-Off



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# CONTACT



**Broker participation welcomed.**
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Pricing, availability and offering subject to change without notice at the sole discretion of the Developer.

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