ROSEWOOD

RESIDENCES

LIDO KEY

My home is my refuge, an emotional piece of architecture.

LUIS BARRAGÁN

EQUAL HOUSING OPPORTUNITY

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.



ONE OF A KIND

THE FIRST OF ITS KIND

The elements of an exhilarating lifestyle come wonderfully together here on Lido Beach – beyond spacious residences and imaginative amenities is the lifestyle they infuse – refined yet approachable, and very private. This, the first Rosewood property that is exclusively residential, brings new thinking to how we live – socially, vibrantly and engaged with all around us.

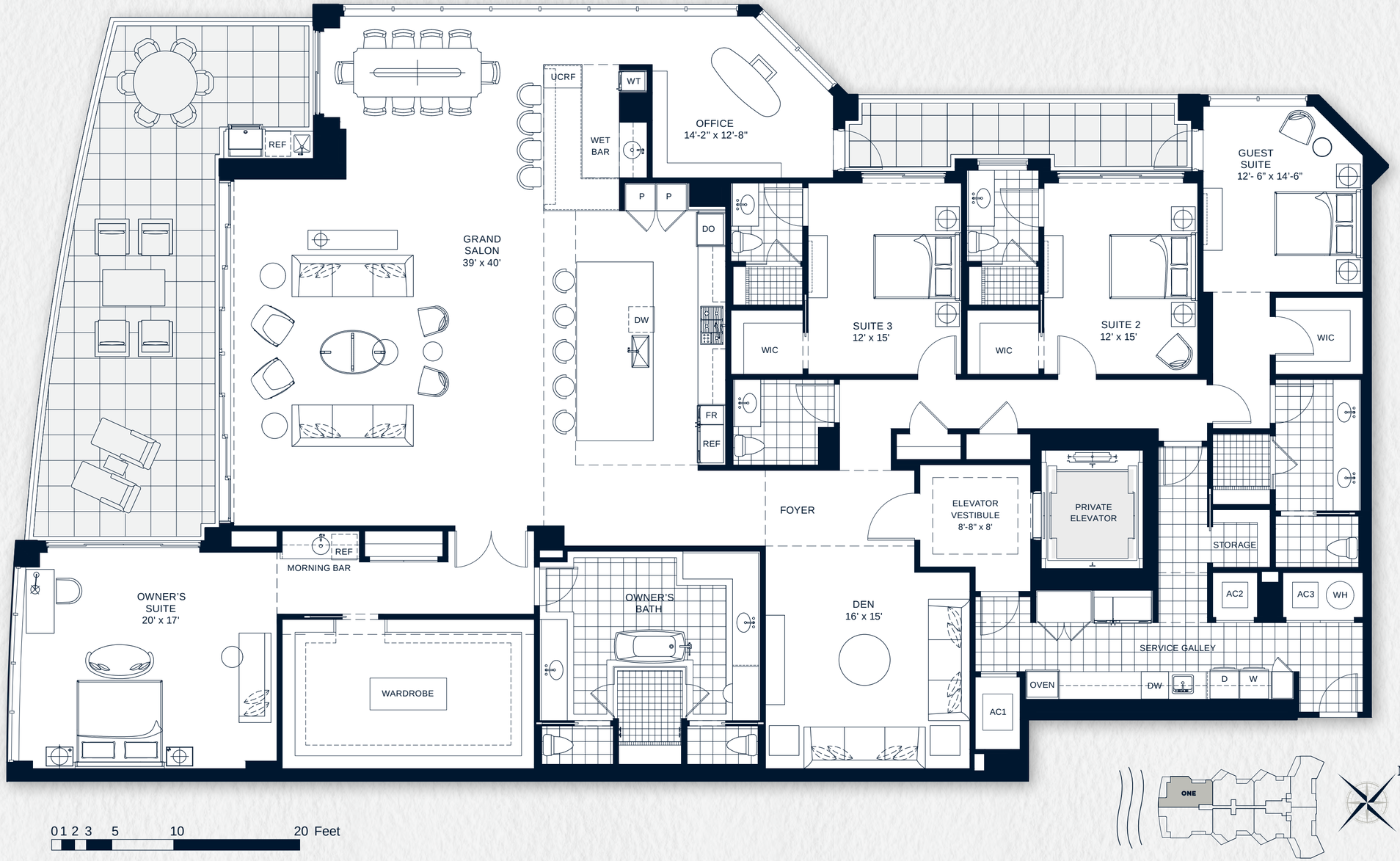


WHERE ORIGINALITY & CREATIVITY

TAKE ON NEW MEANING

What is unique here is essentially, everything. The guiding ethos being Rosewood's trademark of Enriched Living, a mantra that guides architecture, interior design, and especially personal services – every touchpoint and nuance is imagined with eyes wide open to all that is possible. And for its 65 owners, the possibilities are endless. This begins with artful, elegantly understated residences – spaces that are a stage for extraordinary living.





From the private elevator, the reveal is along a gallery leading to the grand salon. Here walls of glass and forever views set the stage for a grand and entertaining lifestyle. This is absolute beachfront, nearly 5,700 square feet that know no compromise. Every convenience is at hand, every detail handsomely resolved. All of the essentials are here – a spacious owner's retreat, two ensuite bedrooms, a private guest wing and expansive service galley.

RESIDENCE ONE

4BR / 4.5 BATH + DEN
Interior: 4,942 sq.ft.
Terraces: 748 sq.ft.
Total Living Area: 5,690 sq.ft.

OWNER'S BATH:
17'-2" x 16'-8"
Wardrobe: 19'-8" x 11'-8"

SUITE 2 BATH:
5'-6" x 10'-6"
W.I.C.: 5'-6" x 5'

SUITE 3 BATH:
5'-6" x 9'-6"
W.I.C.: 5'-6" x 5'

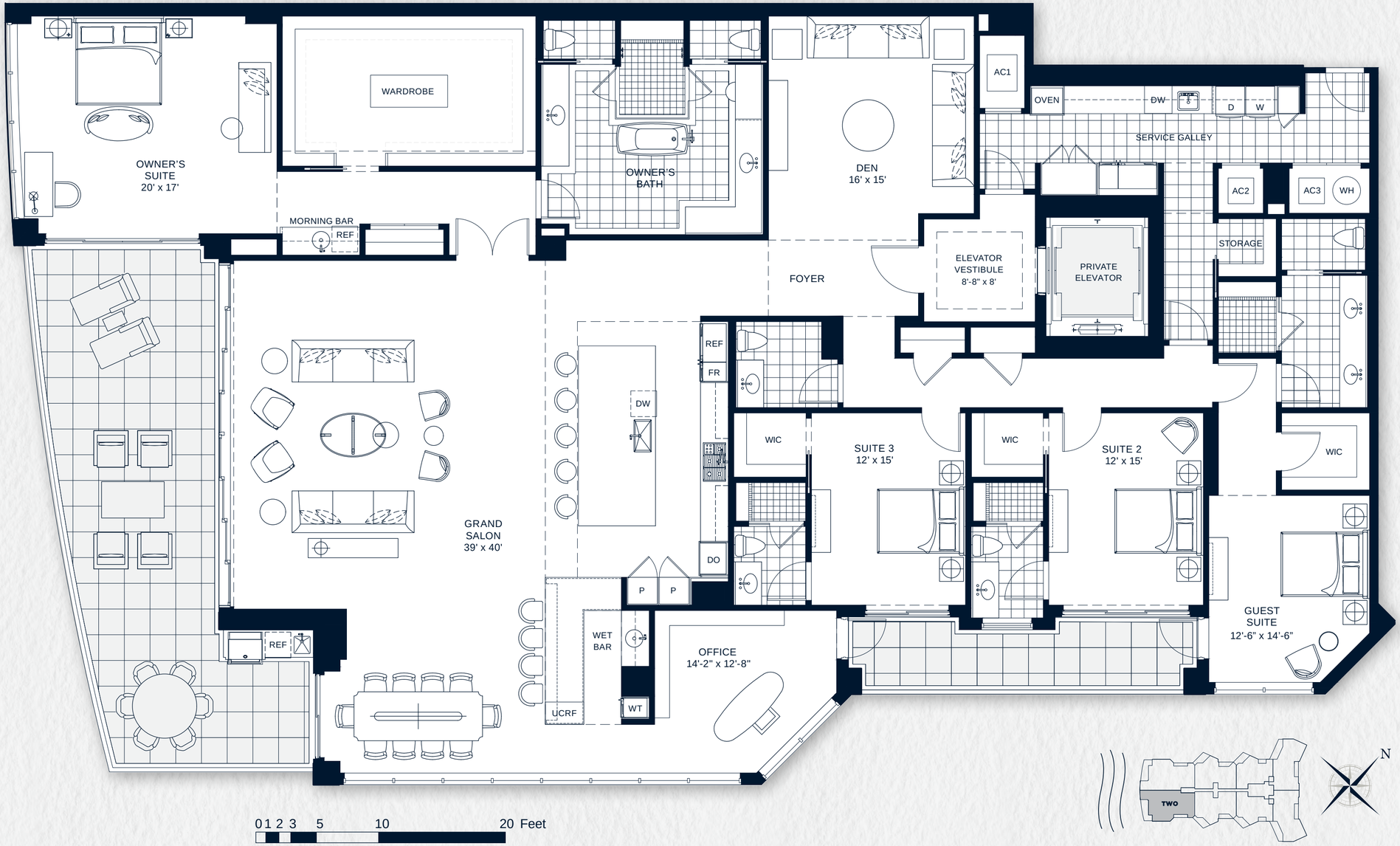
GUEST BATH:
11'6" x 14'8"
W.I.C.: 6'-10" x 6'-0"

LARGE TERRACE:
15' x 41'

2ND TERRACE:
26' x 6'

SERVICE GALLEY:
30' x 8'-6"

GALLEY STORAGE:
4'-6" x 4'-6"



With walls of glass leading to expansive terraces, every Rosewood Lido Key residence is bathed in daylong light. Always welcome, it is especially so for those that are south-facing. This is a truly epic beachfront residence, with nearly 5,700 square feet of total living space. From every terrace are views of the long beach and the endless waters of the Gulf of Mexico.

RESIDENCE TWO

4BR / 4.5 BATH + DEN
Interior: 4,942 sq.ft.
Terraces: 748 sq.ft.
Total Living Area: 5,690 sq.ft.

OWNER'S BATH:
17'-2" x 16'-8"
Wardrobe: 19'-8" x 11'-8"

SUITE 2 BATH:
5'-6" x 10'-6"
W.I.C.: 5'-6" x 5'

SUITE 3 BATH:
5'-6" x 9'-6"
W.I.C.: 5'-6" x 5'

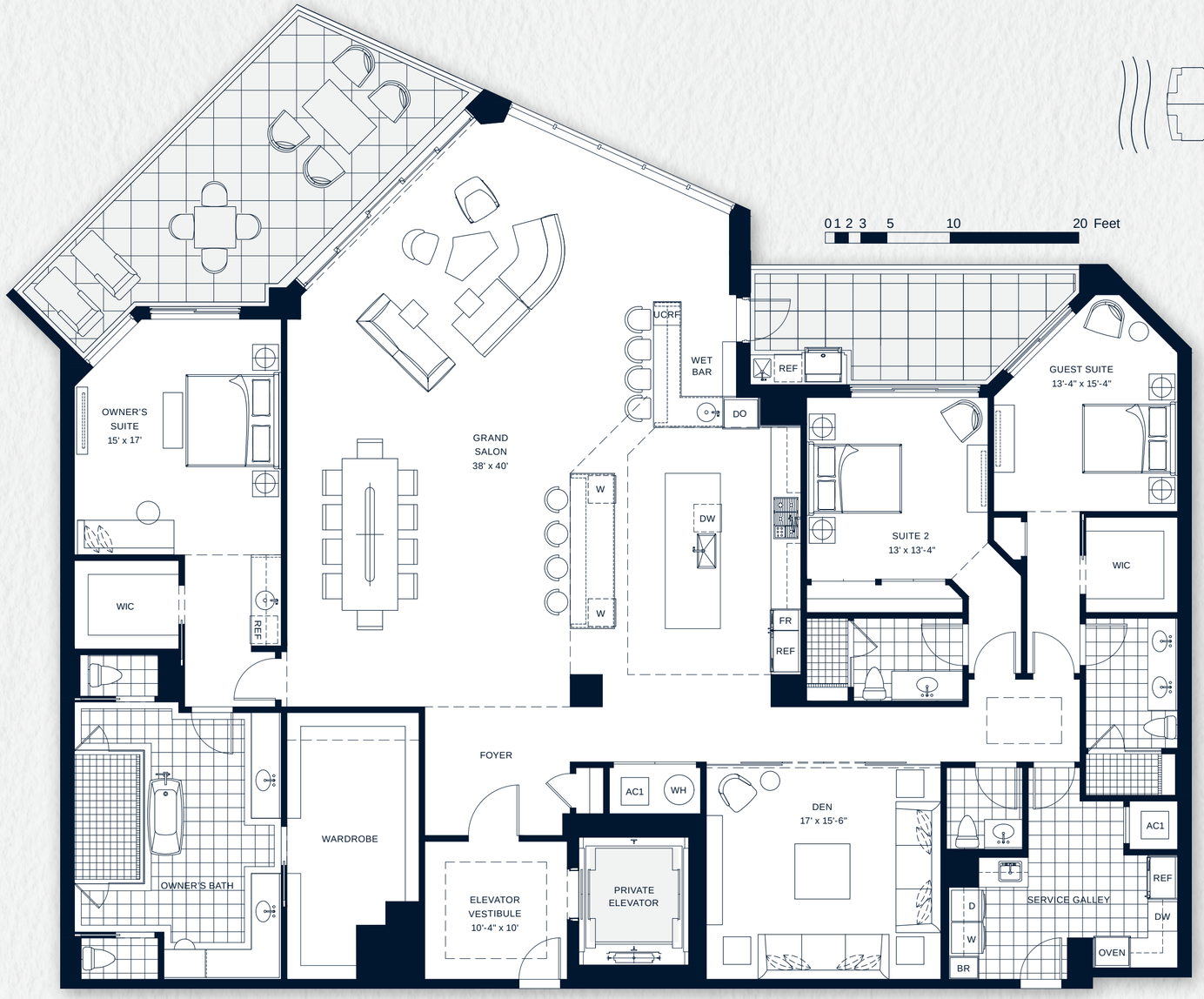
GUEST BATH:
11'6" x 14'8"
W.I.C.: 6'-10" x 6'-0"

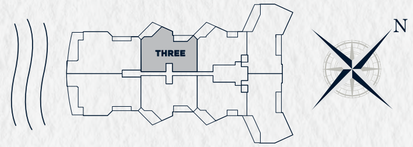
LARGE TERRACE:
15' x 41'

2ND TERRACE:
26' x 6'

SERVICE GALLEY:
30' x 8'-6"

GALLEY STORAGE:
4'-6" x 4'-6"





The drama begins with dazzling sunsets. But surely the main attraction is the grand salon, a welcoming gathering space punctuated by two expansive islands. Here too is a stylish bar that leads to two terraces and an outdoor kitchen. In all, 4,500+ square feet with three ensuite bedrooms, a guest suite set privately apart, and a service galley with second refrigerator and oven for catered gatherings.

RESIDENCE THREE

3 BR / 3.5 BATH + DEN
Interior: 4,081 sq.ft.
Terraces: 572 sq.ft.
Total Living Area: 4,653 sq.ft.

OWNER'S BATH:
23'-6" x 15'-0"
Wardrobe: 9'-6" x 19'-4"
W.I.C: 7'6" x 6'4"

SUITE 2 BATH:
11'-4" x 6'-0"

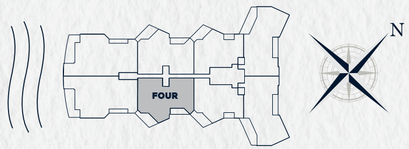
GUEST BATH:
6'-8" x 12'-8"
W.I.C.: 6'-8" x 6'-8"

LARGE TERRACE:
13'-8" x 29'

2ND TERRACE:
23' x 8'-8"

SERVICE GALLEY:
16'-8" x 13'





Two of life's certain luxuries are privacy and space. The first is assured as this will be home to just 65 owners. The second, here in Residence Four, are 4,600+ square feet dramatically organized around expansive islands and an inviting bar warmed by a sunny southern exposure. A gourmet kitchen, another on the terrace and a service galley for special catered gatherings make this an entertainer's dream.

RESIDENCE FOUR

3 BR / 3.5 BATH + DEN
Interior: 4,081 sq.ft.
Terraces: 572 sq.ft.
Total Living Area: 4,653 sq.ft.

OWNER'S BATH:
23'-6" x 15'-0"
Wardrobe: 9'-6" x 19'-4"
W.I.C: 7'6" x 6'4"

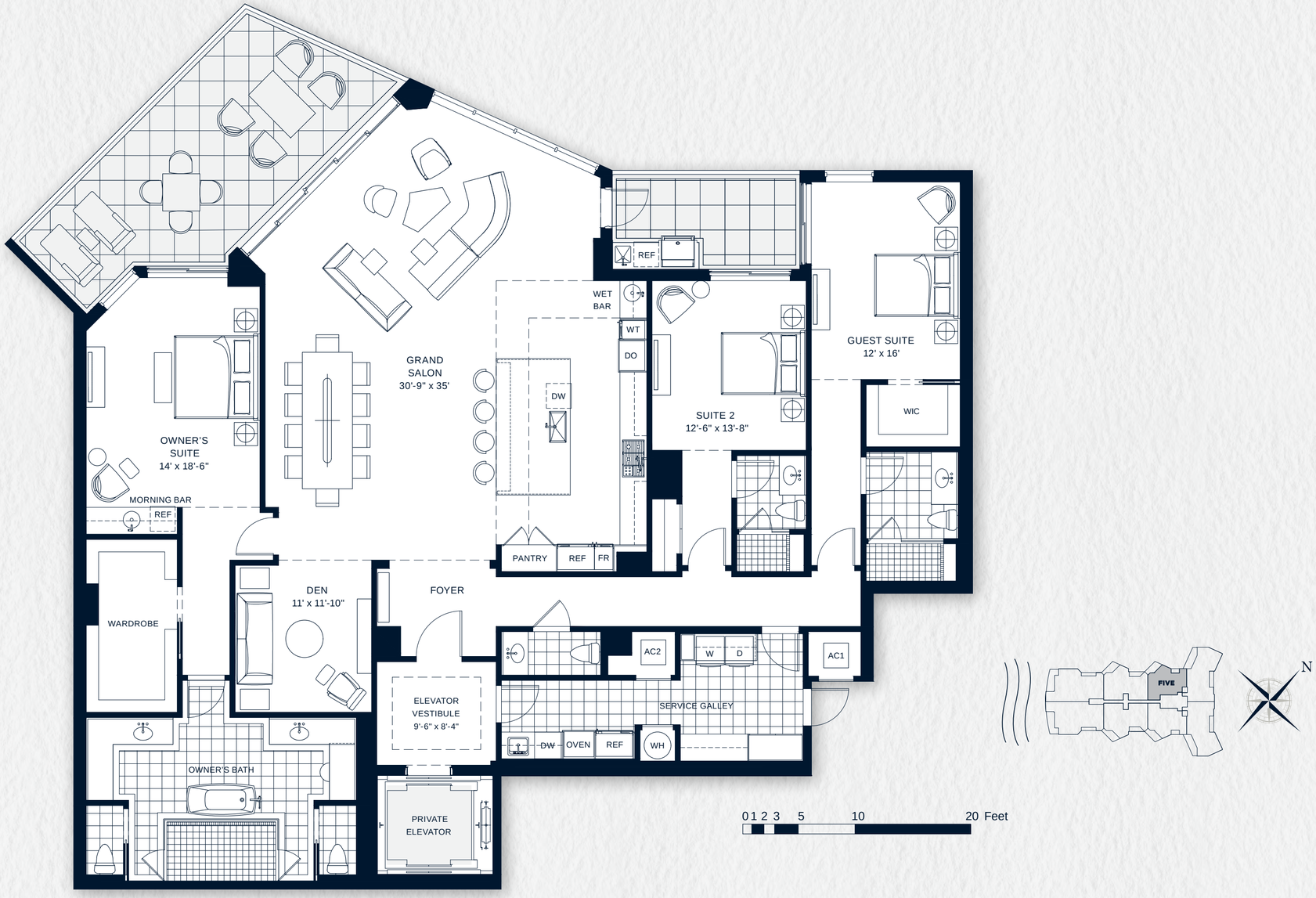
SUITE 2 BATH:
11'-4" x 6'-0"

GUEST BATH:
6'-8" x 12'-8"
W.I.C.: 6'-8" x 6'-8"

LARGE TERRACE:
13'-8" x 29'

2ND TERRACE:
23' x 8'-8"

SERVICE GALLEY:
16'-8" x 13'



As the elevator doors slide open a grand salon frames a panoramic view – the beach stretching for a mile north or south. There are comfortable terraces for sunning or grilling, a chef's kitchen and a cozy den that complements the grand salon. Residence Five has three bedrooms, including private guest quarters and a service galley equipped with a second refrigerator and oven for catered gatherings.

RESIDENCE FIVE

3 BR / 3.5 BATH + DEN
Interior: 3,350 sq.ft.
Terraces: 482 sq.ft.
Total Living Area: 3,832 sq.ft.

OWNER'S BATH:
21'–8" x 13'–2"
Wardrobe: 7'–4" x 16'

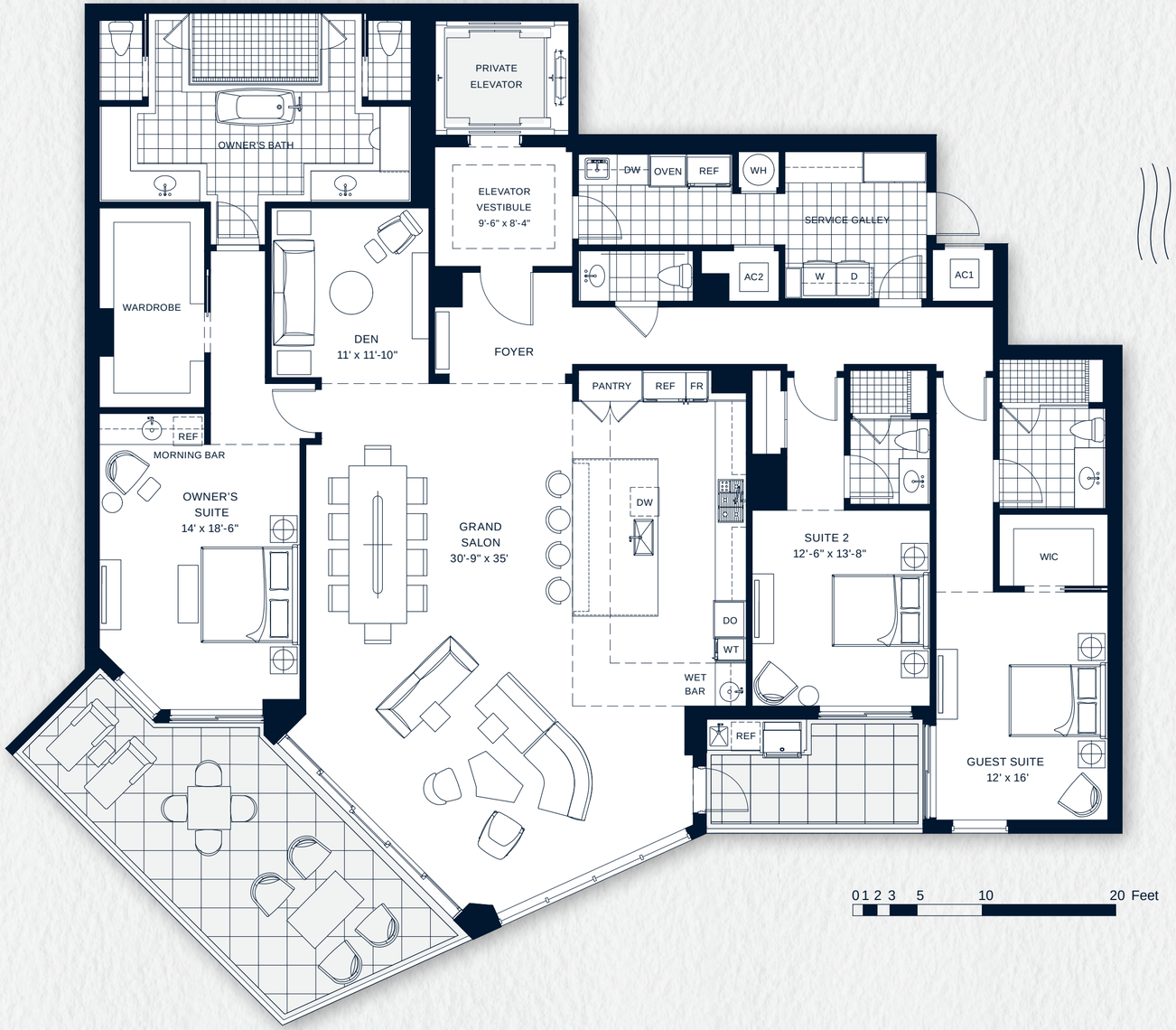
SUITE 2 BATH:
5'–6" x 9'–4"

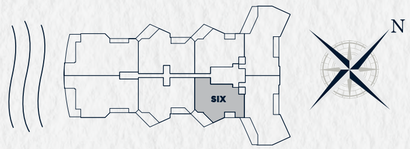
GUEST BATH:
7'–4" x 10'–4"
W.I.C.: 7'–6" x 5'

LARGE TERRACE:
13'–8" x 26'–8"

2ND TERRACE:
15' x 8"

SERVICE GALLEY:
24'–0" x 10'–0"





Architecture is at its best when it is both beautiful and functional, with spaces that live both luxuriously and practically. Residence Six is a perfect example. Every vantage point is designed to optimize the views – out to the Gulf or south to Lido's long beach. Closer inspection reveals terraces that open in five different ways, uniting a seamless inside-out experience warmed by a sunny southern exposure.

RESIDENCE SIX

3 BR / 3.5 BATH + DEN
Interior: 3,350 sq.ft.
Terraces: 482 sq.ft.
Total Living Area: 3,832 sq.ft.

OWNER'S BATH:
21'–8" x 13'–2"
Wardrobe: 7'–4" x 16'

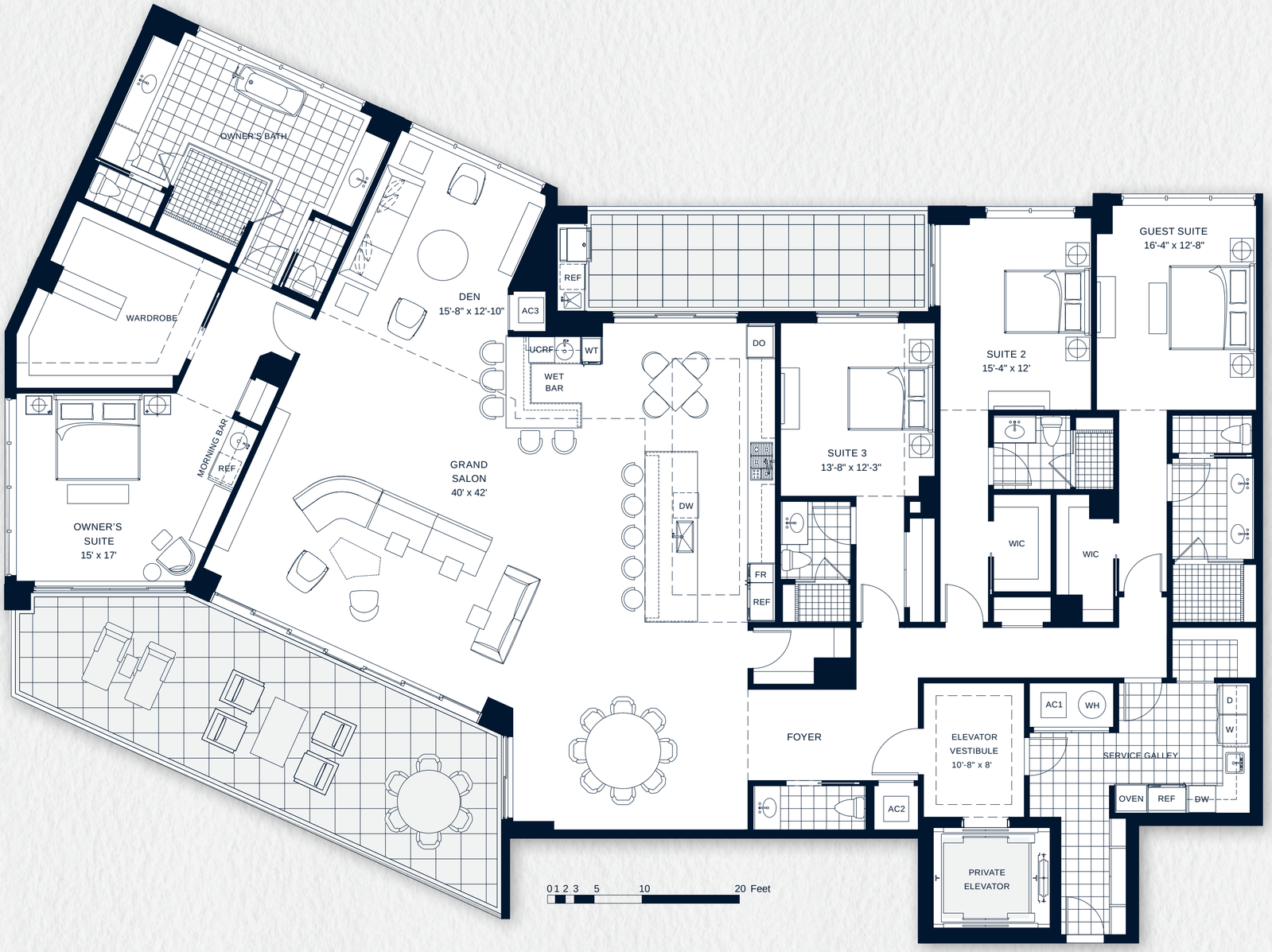
SUITE 2 BATH:
5'–6" x 9'–4"

GUEST BATH:
7'–4" x 10'–4"
W.I.C.: 7'–6" x 5'

LARGE TERRACE:
13'–8" x 26'–8"

2ND TERRACE:
15' x 8"

SERVICE GALLEY:
24'–0" x 10'–0"



From every vantage the views open to the dazzling white sands of Lido Beach and the clear waters of the Gulf. By night the lights of Sarasota and St. Armands twinkle through the palms. This residence spans a spacious 5,000 square feet with four bedrooms, one of which is a private guest retreat. The main attraction is surely the grand salon, with look-through views east and west, two terraces and two spacious gathering areas that play off the long bar and kitchen island.

RESIDENCE SEVEN

4 BR / 4.5 BATH + DEN
Interior: 4,482 sq.ft.
Terraces: 771 sq.ft.
Total Living Area: 5,253 sq.ft.

OWNER'S BATH:
25'-6" x 21'
Wardrobe: 14' x 13'

SUITE 2 BATH:
5'-8" x 9'-6"
W.I.C.: 7'-8" x 4'-6"

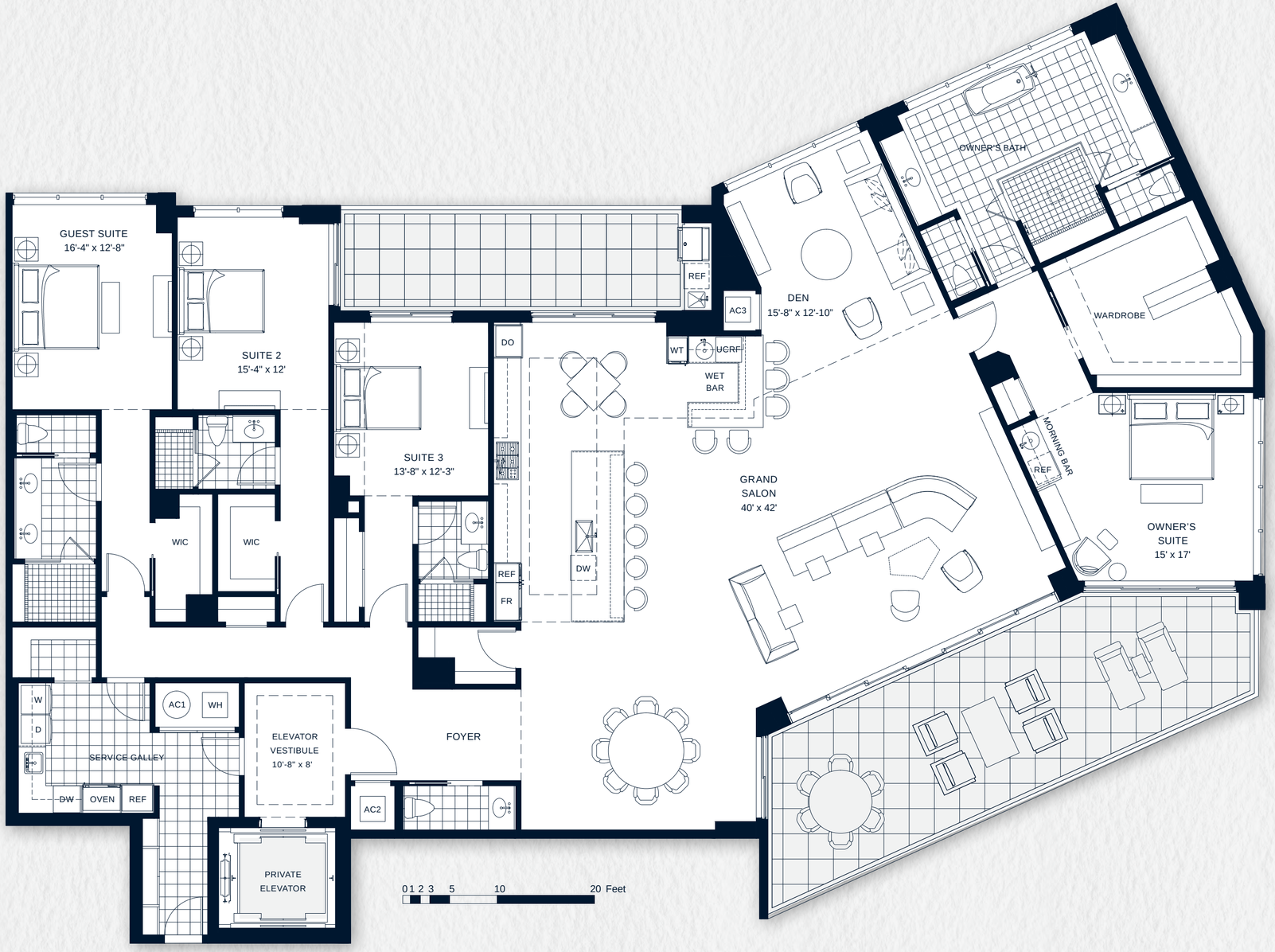
SUITE 3 BATH:
9'-6" x 5'-6"

GUEST BATH:
16'-4" x 6'-8"
W.I.C.: 10'-2" x 4'-6"

LARGE TERRACE:
13'-4" x 42'

2ND TERRACE:
8'-4" x 27'

SERVICE GALLEY:
10' x 11'



Physically the mirror image of its northern neighbor, Residence Eight also delights its owners with views that open expansively straight through the residence – from the waters of the Gulf to those of Sarasota Bay. Light is certain to play a theatrical role as the spaces bask in a southern exposure, yet also enjoy fiery sunsets in winter months. In all, over 5,000 square feet of indoor/outdoor living that promise to invigorate each and every day.

RESIDENCE EIGHT

4 BR / 4.5 BATH + DEN
Interior: 4,482 sq.ft.
Terraces: 771 sq.ft.
Total Living Area: 5,253 sq.ft.

OWNER'S BATH:
25'–6" x 21'
Wardrobe: 14' x 13'

SUITE 2 BATH:
5'–8" x 9'–6"
W.I.C.: 7'–8" x 4'–6"

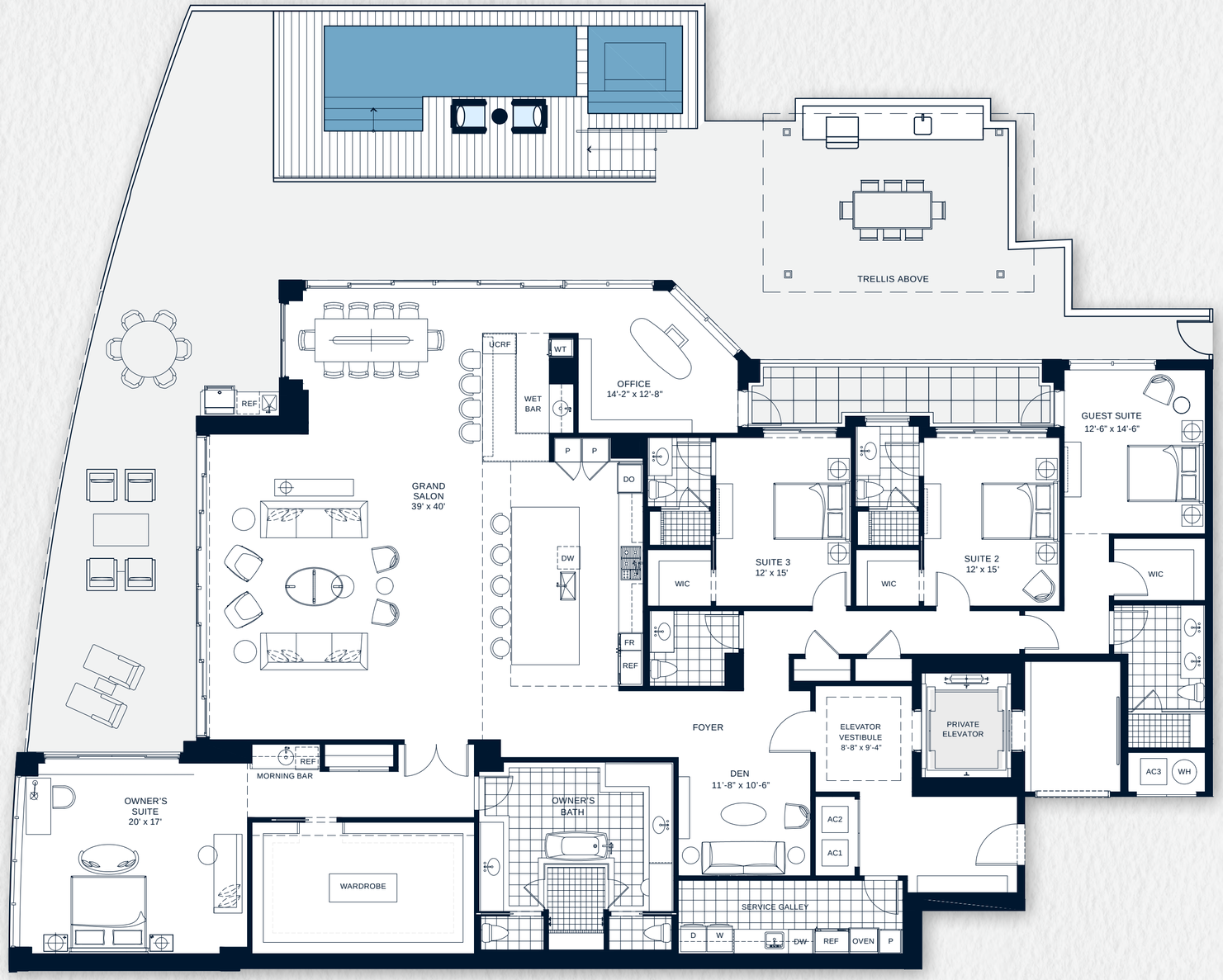
SUITE 3 BATH:
9'–6" x 5'–6"

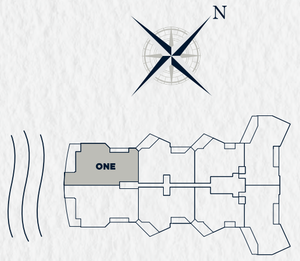
GUEST BATH:
16'–4" x 6'–8"
W.I.C.: 10'–2" x 4'–6"

LARGE TERRACE:
13'–4" x 42'

2ND TERRACE:
8'–4" x 27'

SERVICE GALLEY:
10' x 11'





0 1 2 3 5 10 20 Feet

At Rosewood Residences Lido Key there is but one signature suite – a singular creation bringing all of the elements of a luxurious beachfront residence to the fore. The residence is the only one on the property's amenity level, where owners step out their door to dining, game rooms, and the spa. They also enjoy their own spacious terrace, with private pool, hot tub and expansive outdoor kitchen and dining area – a lifestyle that lives seamlessly indoors to out.

ROSEWOOD SUITE

4 BR / 4.5 BATH + DEN
Interior: 4,662 sq.ft.
Terraces: 2,757 sq.ft.
Total Living Area: 7,419 sq.ft.

OWNER'S BATH:
17'-2" x 16'-8"
W.I.C: 19'-8" x 11'-8"

SUITE 2 BATH:
6'-8" x 12'-8"
W.I.C.: 5'-6" x 5'

WEST TERRACE:
26' x 6'

POOL TERRACE:
2,601 sq.ft.

SERVICE GALLEY:
20'-0" x 6'-6"



RESIDENCE

FEATURES & FINISHES

In the end, each residence will be a customized expression of its owners, delivered from a wide and inspired collection of options. Every detail has been carefully considered to assure comfort and convenience. Kitchens feature Wolf/Sub-Zero appliances set flawlessly into sleek cabinetry and countertops. Baths are inviting retreats with resplendent finishes; large, airy showers; and stylish, deep soaking tubs. Adding to the unmistakable impression of quality throughout are fine hardwoods, stones and finishes. Details are always correct and handsomely executed.



SERVICE GALLEY & UTILITY ROOM

- Privately accessed from service corridor
- Sub-Zero integrated column refrigerator/freezer, per plan
- Wolf oven
- Miele dishwasher
- Designer countertop selection
- High efficiency washer & dryer
- Stainless-steel laundry sink
- Waterworks fixtures

OWNER'S ENSUITE BATH

- Custom cabinetry with wide style & finish selections
- Wide selection of floor & wall tile
- Designer countertop selection
- Exquisite European plumbing fixtures by Waterworks
- Dual-entry shower with rain head, body spray & hand shower fixture
- Frameless glass walk-in shower with concealed drain
- Freestanding soaking tubs
- Dual porcelain undermount sinks on separate vanities
- Two private water closets

ENSUITE GUEST BATHS

- Custom cabinetry with wide style & finish selections
- Designer countertop selection
- Exquisite European fixtures by Waterworks
- Frameless glass walk-in shower
- Porcelain undermount sink

RESIDENCE FEATURES

- Two spacious terraces with glass railings
- 11' volume ceilings except where dropped, per plan
- A selection of designer flooring throughout
- Rocky Mountain Hardware on locksets & main passage doors
- Recessed LED lighting included in the kitchen, hallways & baths, per plan
- Recirculating hot water loop system in each residence to ensure rapid hot water delivery
- Pre-wired shade pockets
- Multi-zoned HVAC system
- Linear slot air diffusers per plan
- 8' solid core 1.75" thick interior doors
- Level 5 smooth finish drywall walls & ceilings, two coats of finish paint
- Contemporary profile 7-1/2" wood baseboard & 3-1/2" door casing
- Fire protection sprinkler system
- Private garages

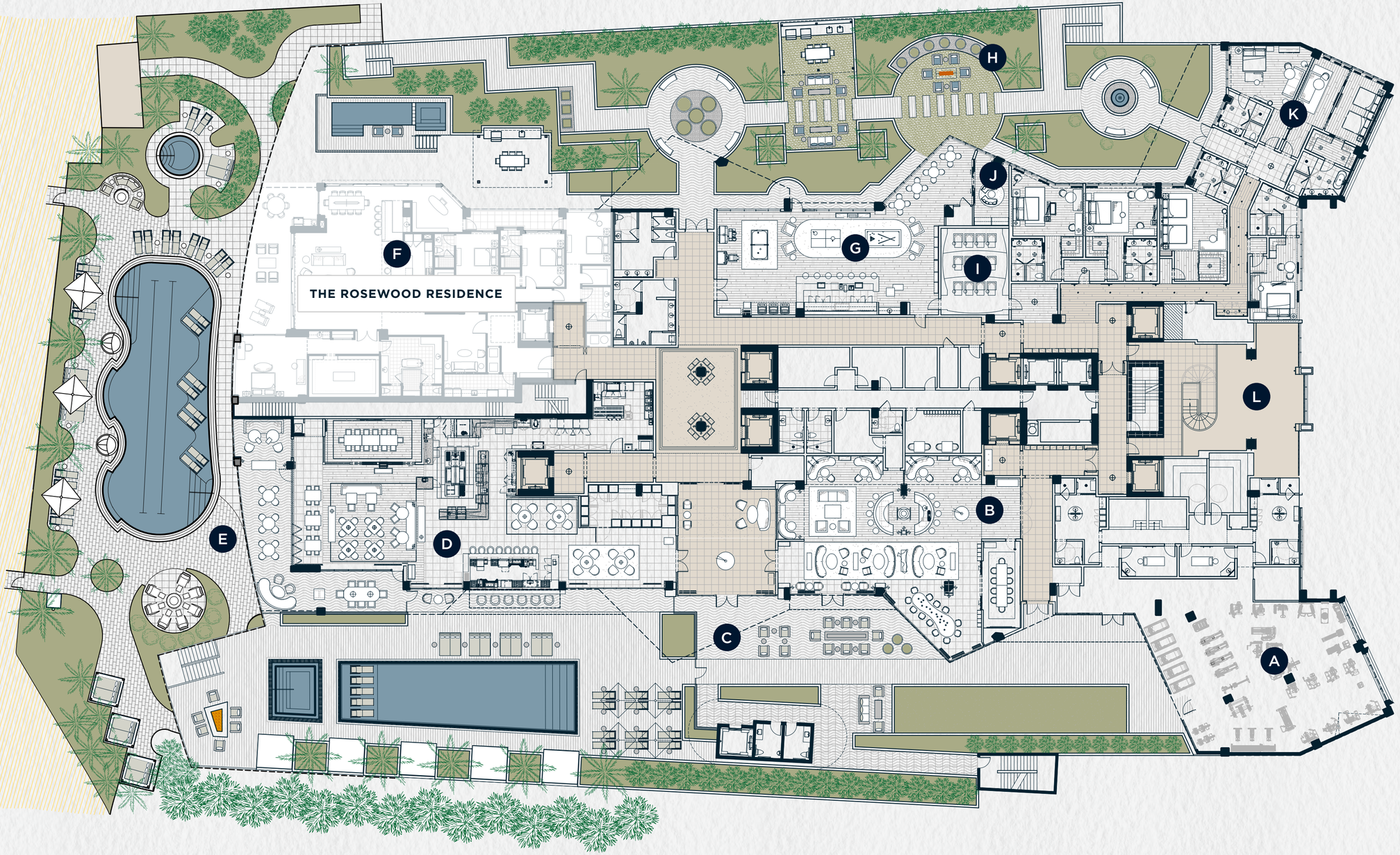
GOURMET KITCHEN

- Custom cabinetry with wide style & finish selections, soft-closing doors & drawers, & extensive hardware & accessory options
- Designer countertop selection
- Panel-ready appliance packages including:
  - 36" Sub-Zero integrated column refrigerator
  - 18" Sub-Zero integrated column freezer
  - 36" Wolf six burner gas cooktop
  - 36" Wolf "slimline" ventilation hood
  - 30" Wolf wall oven
  - 30" Wolf electric speed wall oven
  - 30" Wolf warming drawer
  - Miele full-size dishwasher
  - Sub-Zero tower & undercounter wine cooler, per plan

OUTDOOR KITCHEN

- 24" Sub-Zero undercounter beverage center
- Artisan grill with Zephyr ventilation, per plan





The residences sit atop an amenity level unique to Sarasota, if not the state. All the essentials are here – resort-like, beach-friendly amenities and services – fashioned to offer an intimate, private atmosphere surrounded only by family and friends. The experience is nuanced, a collection of moments, whether for gathering or quiet escape, that is purposeful, considered and confidently executed. A result considerably greater than a sum of the parts.

ROSEWOOD RESIDENCES LIDO KEY

AMENITY LEVEL

A. Fitness & Spa
B. Owner's Lounge
C. Dining, Pool & Game Terrace
D. Bistro Cafe
E. Beach Club
F. The Rosewood Residence
G. Game Room Lounge
H. Firetable & Garden Spaces
I. Theater
J. Infant Play Area
K. Roswood Guest Suites
L. Lobby / Concierge / Valet

ARRIVAL EXPERIENCE

- Dramatic entry with clean-lined contemporary port cochere
- Water feature with original commissioned sculpture
- Tiered evergreen planters frame towering date palms
- Grand entry with feature staircase, custom chandelier & curated artwork
- Custom-outfitted private elevators with secure key-code access to each residence, club & lobby levels, & garages – one for every eight residences & multiple service elevators





BEACH LEVEL AMENITY TERRACE

- Pool pavilion bar with seating
- Two fire pit seating areas
- Zero-edge swimming pool with sun shelves, day cabanas & lounge seating
- Shade trellis with bar & seating
- Expansive pet park
- Paddleboard & beach toy storage

3RD LEVEL POOL TERRACE

- Zero-edge swimming pool & spa with sun shelf, day cabanas & social seating areas
- Two fire pit terraces with seating
- Bocce lawn
- Butterfly & chef's gardens

BESPOKE SERVICES

- Director of Residences
- Personalized owner and guest concierge services
- Valet/Doorman services
- On-premises security 24/7
- Staffed beach club with food & beverage service offerings
- Staffed owner's lounge with food & beverage service offerings
- 24-hour on-call emergency repair
- Courier & mail service
- Secured residential floor access
- Cleaning, maintenance & landscaping of shared facilities, residential common elements & residential maintenance areas

LIVING EXPERIENCE

- Social lounge with public & semi-private seating areas
- Bistro Café with open kitchen, full bar, full dining service, separate main dining area accessible to pool deck
- Owner's private wine storage/locker
- Fitness & locker rooms with massage, hot & cold salt pools & steam room
- Game room with snacks, billiards, table tennis, jukebox, air hockey, arcade games, infant play area
- 12-seat theater
- Boardroom
- Six Rosewood guest suites



Plans, materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or as may be requested by law. Floor plans may not be to scale. Any furniture, appliances or decorator ready items depicted herein are shown for artistic and illustrative purposes only and are not included in the purchase and sale of the condominium unit. There are various methods for calculating the total square footage of a condominium unit, and depending on the method of calculation, the quoted square footage of a condominium unit may vary. The dimensions stated in this brochure are measured to the exterior boundaries of the exterior walls of the condominium building and the centerline of interior demising walls and, in fact, are larger than the dimensions of the "Unit" as defined by the Declaration of Condominium for Rosewood Residences Lido Key, which are measured using interior measurements. All dimensions are approximate and all floor plans and development plans are subject to change. All dimensions are approximate and all floor plans and development plans are subject to change.

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. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice. Rosewood Residences Lido Key is owned and being developed, offered and sold by WSR Lido Beach, LLC ("Developer"). The project is not owned, developed or sold by Rosewood Hotels and Resorts, L.L.C. or any of its affiliates ("Rosewood"). Developer uses the Rosewood marks pursuant to a license agreement with Rosewood, which may be terminated under certain conditions. Rosewood does not assume any responsibility or liability in connection with the condominium. Rosewood is not responsible for the content presented in this email, including but not limited to any advertising claims, marketing practices and data collection, use and privacy practices.

The design concepts for the model residences at the Rosewood Residences Lido Key, including all furnishings and certain fixtures and finishes, were conceived by WSR—Lido Beach, LLC or its designers. Certain of such design concepts were approved by Rosewood and its affiliates for the sole purpose of ensuring that units are in conformity with certain Rosewood design and brand standards. Except to the limited extent described in the immediately preceding sentence, Rosewood and its affiliates were not otherwise involved in developing the design concepts or selecting the furnishings, fixtures and finishes for any units. In no event does Rosewood and its affiliates make any representations or warranties that the design concepts or the furnishings, fixtures and finishes for units are consistent with the image, quality, design standards and expectations of the Rosewood brand.

Unless otherwise expressly provided for in the governing documents for the condominium, all of the services, amenities and benefits made available to residential owners at the Rosewood Residences Lido Key are subject to change, replacement, modification or discontinuance. Fees for certain services may apply. Access to amenities may be subject to occupancy requirements and hours of operation.

The process of finalizing and refining a project of this size involves multiple changes and updates from each member of the entire design, construction, and legal teams from the beginning to the completion. Oftentimes, these changes are made in response to local officials' review and comments as part of the approval and permit process, over which we have little control. While it is our goal that delivery of our product remains within reasonable parameters/tolerances of our plans as reflected in this material, the drawings, floor plans, all of the content in this material is subject to change and may not reflect the latest iteration of our plans. To be certain that you have the most up-to-date version of all materials, please request your sales representative to provide you with the latest materials, which may be reflected on digital versions instead of paper copies. Changes to this material is subject to the condominium documents and your purchase contract. Please refer to those documents for additional information and guidance.

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Lori Childers / Girl in Swing / Master Bedroom

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ROSEWOOD RESIDENCES LIDO KEY

Developed by The Ronto Group in partnership with Wheelock Street Capital
Just 65 private residences on 11 floors with unobstructed Gulf of Mexico views
Absolute beachfront – step outside to three pristine miles of sugar-soft sand beaches
Sophisticated design by Swedroe Architects, Miami
An engaging landscape & beach club designed by award-winning Design Studio Boca Landscape architects
All common areas designed by Lillian Wu Studio, NY
Expansive floor plans & unparalleled feature & finish selections
Steps to St. Armands Circle boutiques, restaurants, salons & spas, just across the bridge to Sarasota's galleries, theaters, ballet & opera

