AMARA

ON SARASOTA BAY



LOCATION

RESTAURANTS

Boca
The Fountain

SHOPPING

Boca
The Fountain

ATTRACTIONS

Boca
The Fountain



HISTORY IN THE MAKING

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AMARA
ON SARASOTA BAY

AMENITY FEATURES

SOCIAL ROOM/GAME ROOM

Billiards
Board room & multipurpose rooms
Catering kitchen
Indoor/outdoor bar opening to bay & pool terraces
Large open plan with social & private seating areas & large screen TVs
Secured temperature controlled wine storage for owners per unit

FITNESS & WELLNESS

Hot & cold plunge pools steam & sauna rooms
Ladies' & mens' locker rooms
Luxurious massage treatment room
Spacious & airy, with dramatic city & bay-views
State-of-the-art Technogym equipment
Yoga lawn

CITY & BAY VIEW POOL DECK

Expansive infinity-edge pool
Fire pit seating areas
Indoor/outdoor bar
Luxurious lounge & table seating
Outdoor kitchen with gas grill
Outdoor shower
Spacious city-view spa set into the pool

MARINA

Boat equipment storage for slip owners
Docking for guest & day-charter tie-ups
Ice machine
Kayak/paddleboard storage
Limited boat slips available for purchase, with shore power & water
Outdoor shower

ESPLANADE

Bocce court
Clustered water-side seating areas
Dog-walking area
Fire table seating area
Private, lushly landscaped marina & bayside terrace
Putting green

GARAGE & STORAGE

Bike storage & Owner storage lockers
EV connections available
Secure climate-controlled spaces, two-per owner
Secure guest sparking with handicap spaces

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AMARA
ON SARASOTA BAY

FEATURES & FINISHES

RESIDENCE FEATURES

4-3/4" baseboard, 3/4" x 2-1/2" door casings, solid core doors
Ceiling heights of 10'2" throughout
Drapery pockets in great room and owner's bedroom, per plan
Floor-to-ceiling, high-impact glass throughout
Grand salons feature floor-to-ceiling, wall-to-wall sliding doors, per plan
Large terraces with glass railings
Level 5 drywall, smooth finish throughout
Neff cabinetry in kitchen and baths, per plan
Primer and two finish coats of paint, flat finish walls with semi-gloss trim
Selection of large-format porcelain or hardwood designer flooring

GOURMET KITCHEN

Gessi fixtures
Miele dishwasher with top control panel
Neff cabinetry with 48" uppers, per plan
Silestone quartz countertops with island waterfall and full-height backsplash
Undercounter trash and wine refrigerator, per plan
Vented exhaust cooktop wall hood
Wolf/Sub-Zero appliance package including:
- 36" Sub-Zero refrigerator with internal dispenser
- 18" Sub-Zero freezer
- Sub-Zero 24" undercounter wine storage
- Wolf 36" 6-burner gas range
- Wolf 30" single wall oven
- Wolf 30" speed oven
- Wolf warming drawer

OUTDOOR KITCHEN

Built-in Artisan gas outdoor grill with hood and cabinets

EN SUITE BATHS & POWDER ROOMS

2" depression in owner's shower with square drains
Full mirror above 4" backsplashes
Frameless glass shower doors
Powder rooms with oval pedestal sinks, towel rings
Victoria + Albert soaking tub
Walk-in showers with dual Gessi rain showerheads

BEDROOMS

Carpet, hardwood or tile standard in bedrooms
Closets with ventilated wood shelving

TERRACE-LEVEL RESIDENCES

Expansive patios overlooking the Esplanade
Outdoor kitchen & dining areas
Pool and spa standard for Residences 1 and 7
Spa-ready option for Residences 2, 3, 6

SERVICE & UTILITY ROOM

Electrolux washer/dryer stacked or standalone, per plan
Refrigerator
Upper/lower cabinets
Utility sink

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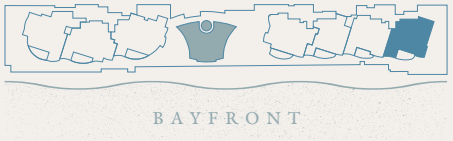


FLOORPLANS

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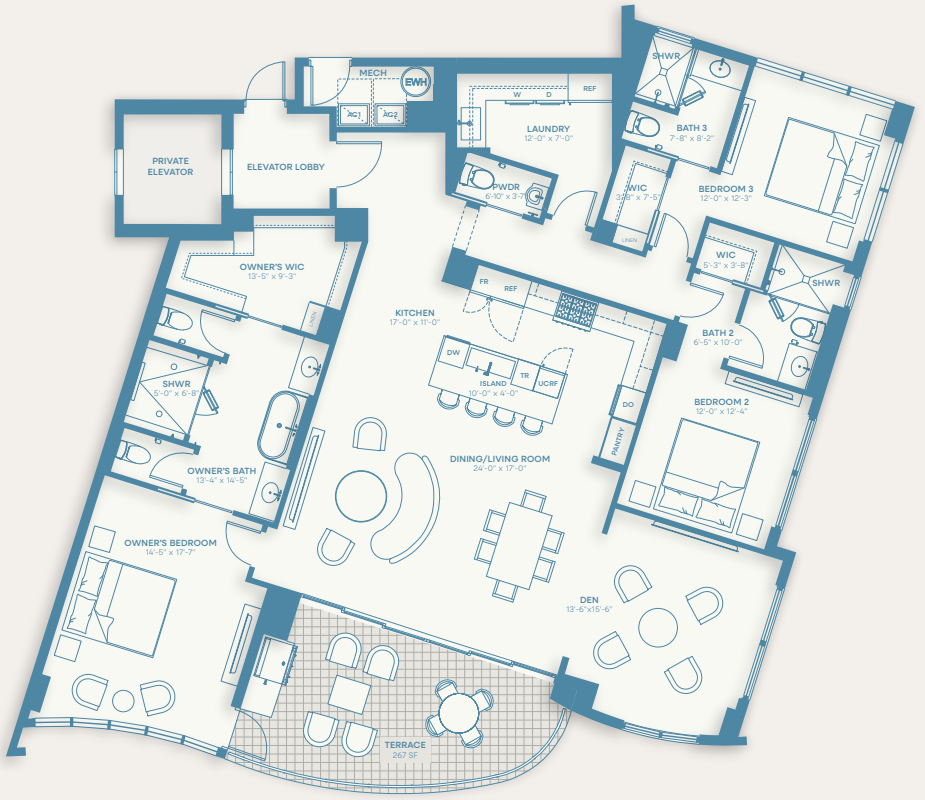
1

Light and views are the order of the day – every bedroom offers expansive city and bay views, with the grand salon and den sharing a 90° panorama of Sarasota and the marina. Three bedrooms, each with ensuite baths, wrap about the central entertaining spaces — an open concept plan that flows to an expansive terrace and outdoor kitchen. We say entertaining, as every moment here offers the promise of a thrilling lifestyle. Nearly 2,900 square feet of indoor/outdoor space, every inch, pure perfection.



3 BEDROOM | 3.5 BATHROOM | DEN

A/C 2,615 SQFT | TERRACE 267 SQFT | TOTAL 2,882 SQFT



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UNIT 1



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UNIT 1



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UNIT 1



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UNIT 1



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VIEW FROM 6TH FLOOR BALCONY **UNIT 1**

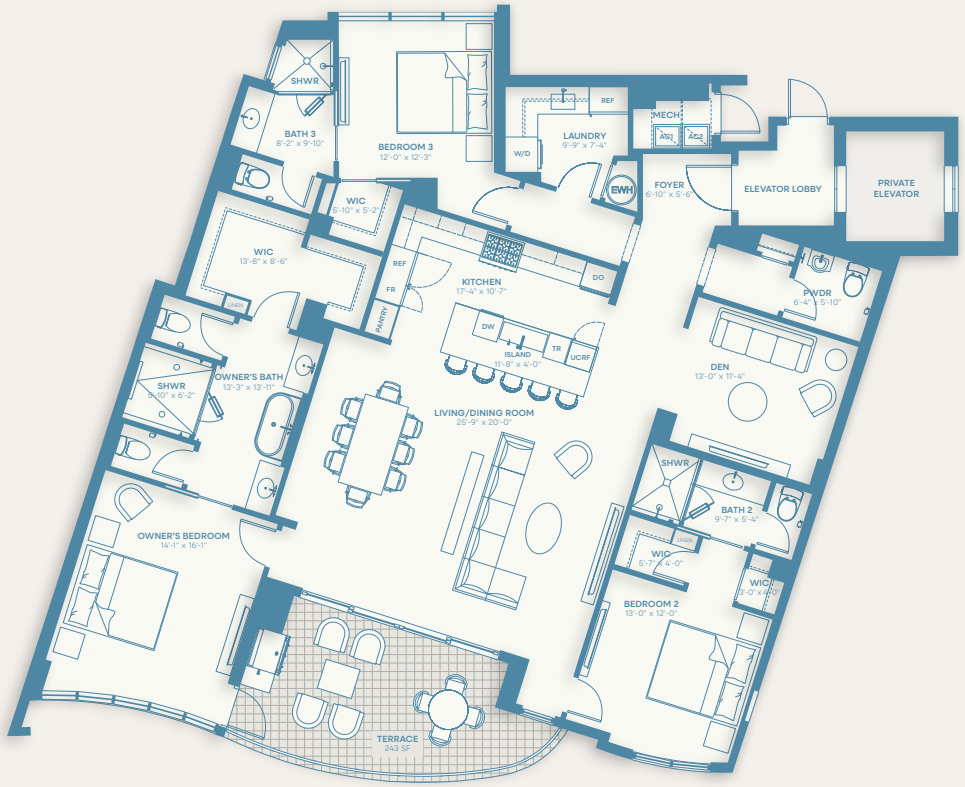
2

Comfortably over 2,800 square feet of indoor/outdoor space and three spacious bedrooms are the essential ingredients for inspired living. The true reward will be the everyday joy of city, marina and Sarasota Bay views. Every bedroom has a view, and each an ensuite bath. Notable as well are long gallery-like walls ideal for art collections – although the nighttime lights of Sarasota are a masterpiece in themselves.



3 BEDROOM | 3.5 BATHROOM | DEN

A/C 2,621 SQFT | TERRACE 243 SQFT | TOTAL 2,864 SQFT



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VIEW FROM 6TH FLOOR BALCONY **UNIT 2**

3

That great things sometimes come in small packages has never been so true than in this residence. Every inch of these 2,500 square feet delights. The kitchen/grand salon connects to the den/office and terrace – creating an expansive open-plan design. Here as well are long spaces that invite dramatic artwork. There is an expansive owner's suite, highlighted by Amara's only spa-like combination bath and shower feature. In all, spaces that invigorate every day on Sarasota Bay.



2 BEDROOM | 2.5 BATHROOM | DEN

A/C 2,272 SQFT | TERRACE 257 SQFT | TOTAL 2,529



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VIEW FROM 6TH FLOOR BALCONY **UNIT 3**

4

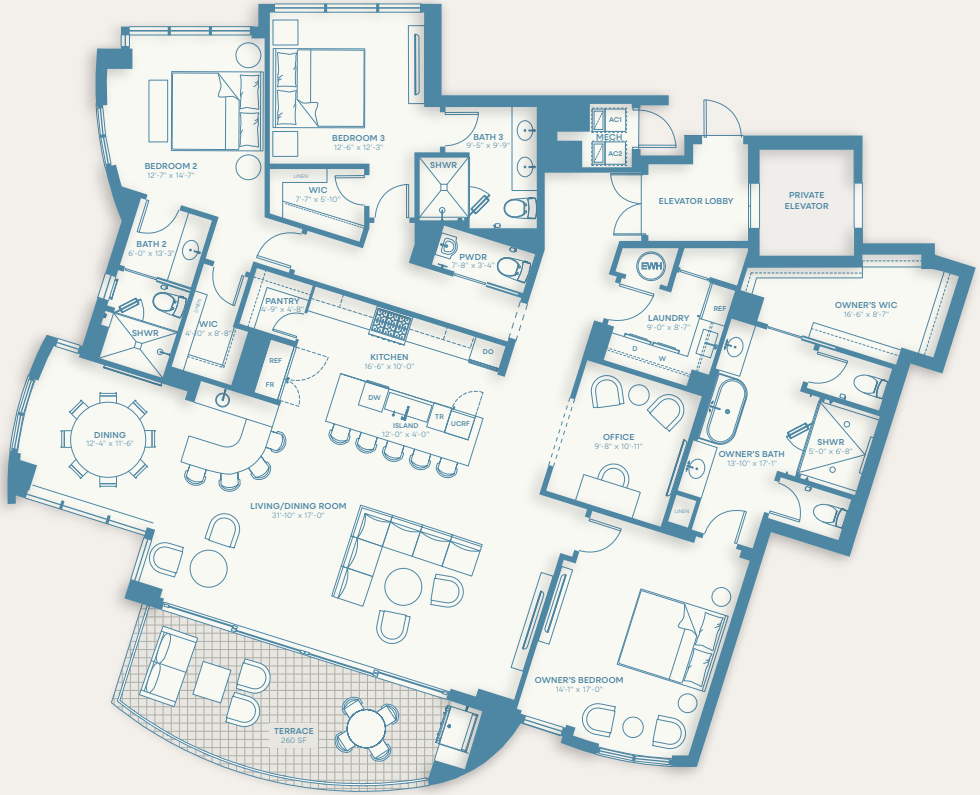
These residences, with a touch under 3,200 square feet of living space, are among the most spacious of all the Amara floor plans. One will immediately appreciate that the kitchen, open-plan salon with separate dining room and bar are unique to this plan. The terrace is expansive, as are each of the ensuite bedrooms. The private den will easily become either a media space or office. And everywhere, are the long gallery-like walls for the owner's art collection.



BAYFRONT

3 BEDROOM | 3.5 BATHROOM | DEN

A/C 2,938 SQFT | TERRACE 260 SQFT | TOTAL 3,198 SQFT



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UNIT 4



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UNIT 4



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UNIT 4



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UNIT 4



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VIEW FROM 6TH FLOOR BALCONY **UNIT 4**

5

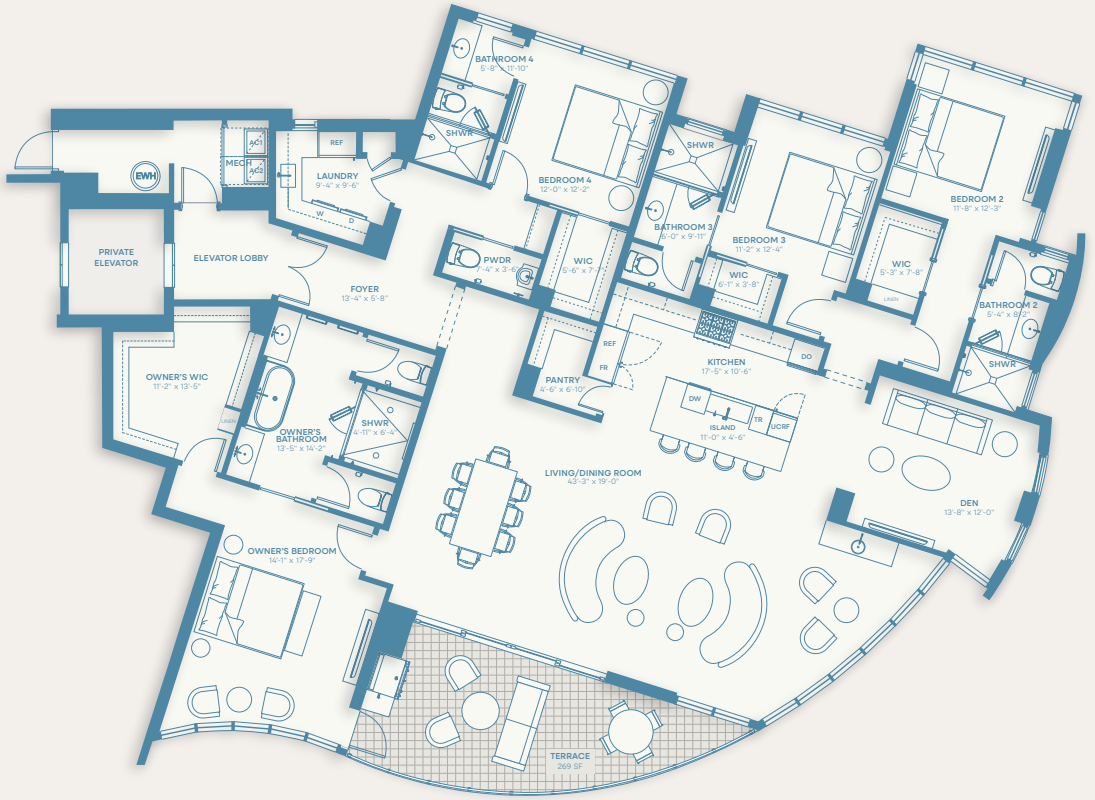
Above the pool terrace and esplanade, overlooking Sarasota Bay and its skyline, one will quickly appreciate that this residence is one of a kind. Almost all of this plan is glass – half of which looks out to the pool terrace, the marina and city skyline. The open-plan kitchen and salon are simply expansive. In all, four ensuite bedrooms, and a spacious studio/office/media room, all add up to a residence that is just shy of a spacious 3,700 feet of total living space.



BAYFRONT

4 BEDROOM | 4.5 BATHROOM | DEN

A/C 3,429 SQFT | TERRACE 269 SQFT | TOTAL 3,698 SQFT



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UNIT 5



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UNIT 5



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UNIT 5



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UNIT 5

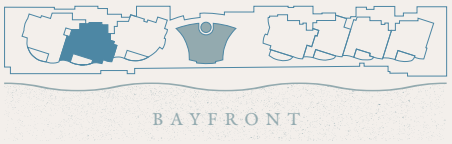


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VIEW FROM 6TH FLOOR BALCONY **UNIT 5**

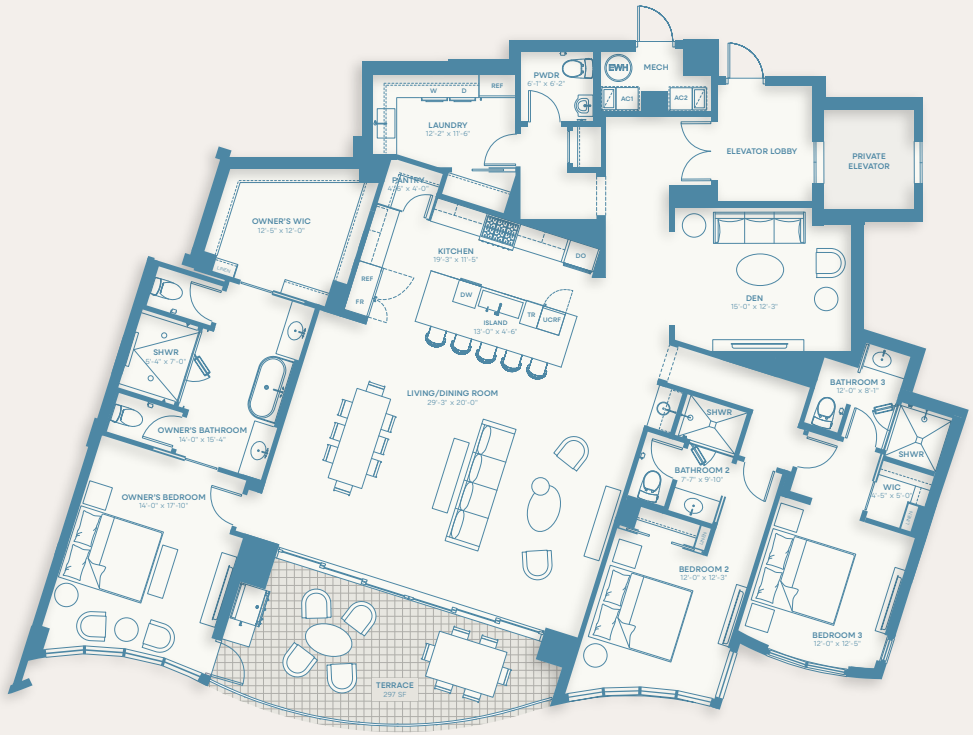
6

Amara's setting on the bay, overlooking the marina and city beyond, is unquestionably the most spectacular setting in Sarasota. A residence here demands uninterrupted walls of glass and an expansive terrace. The residence offers all this and considerably more, with each ensuite bath and bedroom framing exquisite views to enjoy each time the sun rises and sets. At 3,351 square feet of indoor/outdoor living space, the plan maximizes the area devoted to the theatrical open-plan design.



3 BEDROOM | 3.5 BATHROOM | DEN

A/C 3,054 SQFT | TERRACE 297 SQFT | TOTAL 3,351 SQFT



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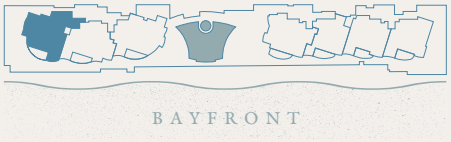


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VIEW FROM 6TH FLOOR BALCONY **UNIT 6**

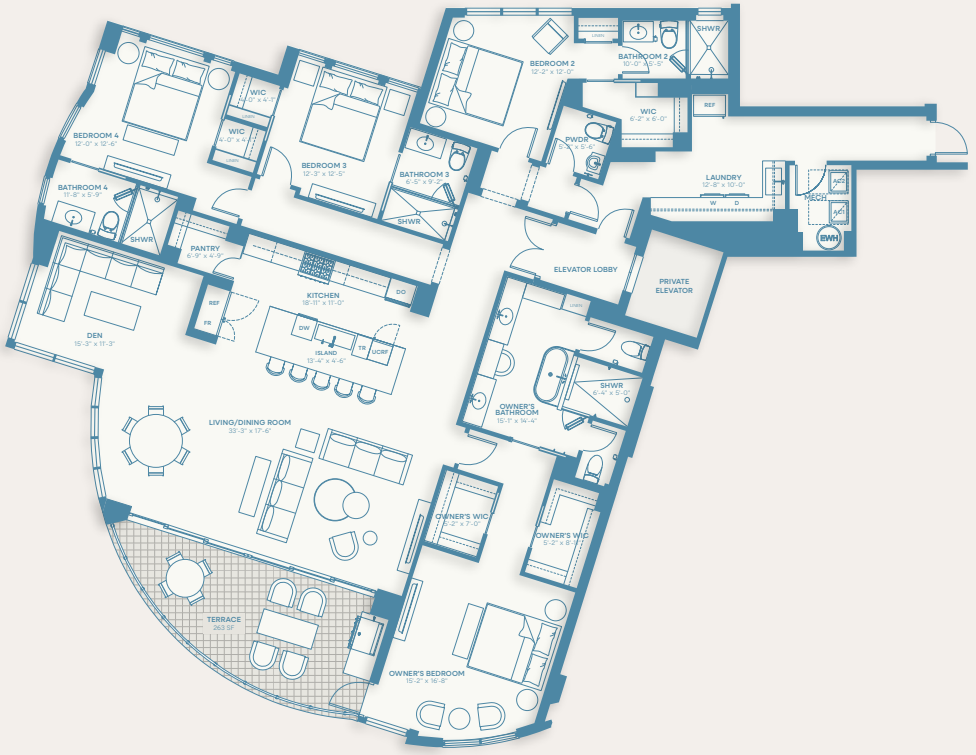
7

While Sarasota's skyline and city lights are very much part of the attraction, these residences enjoy spectacular long views of the marina out to the wide expanses of the bay. As one enters the residence, the plan opens to a wide panorama — simply breathtaking. Indeed, well over half of the residence is glass, enhancing the spacious feeling of this already expansive plan — nearly 3,600 square feet. Four ensuite bedrooms, along with a den/ office/media room, are artfully arranged for an idyllic life on the water.



4 BEDROOM | 4.5 BATHROOM | DEN

A/C 3,308 SQFT | TERRACE 263 SQFT | TOTAL 3,571 SQFT



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VIEW FROM 6TH FLOOR BALCONY **UNIT 7**

TERRACE ONE

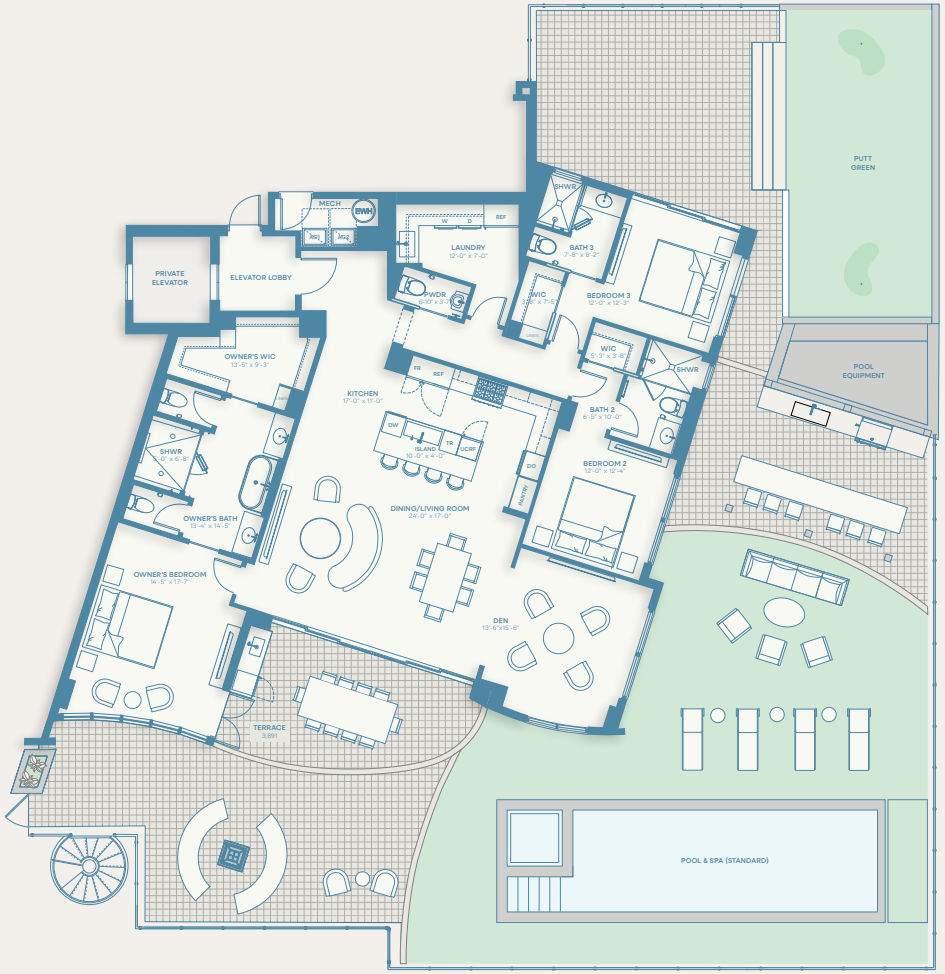
Unquestionably, one of the most spectacular bay view residences in all of Sarasota — 5,530 square feet of total living space that spill out to grand terraces that overlook the marina and entire city skyline. Here are 180° panoramas, lavish spaces to entertain inside and out, and a private pool that sits atop the Amara esplanade. There is a gourmet outdoor kitchen, firepit and even a putting green. One-of-a-kind in every sense certain to reward all the senses.



BAYFRONT

3 BEDROOM | 3.5 BATHROOM | DEN

A/C 2,612 SQFT | TERRACE 2,918 SQFT | TOTAL 5,530 SQFT



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TERRACE TWO

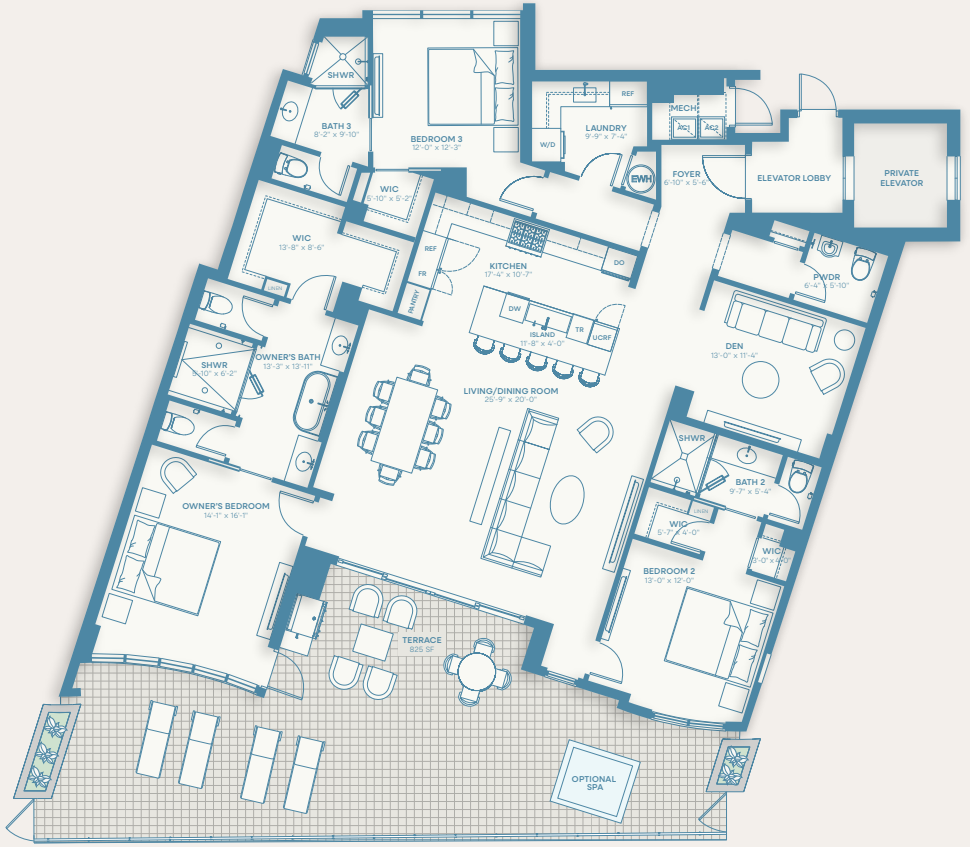
An expansive opportunity on the grand Amara terrace level. All of the attractions of this residence plan, including over 2,600 square feet of conditioned interior space, along with a very private terrace set above the Amara esplanade. The private spa, with a panorama of the bay and all of Sarasota's skyline could not be a more sublime experience. Like each of the five terrace residences, a very rare opportunity.



BAYFRONT

3 BEDROOM | 3.5 BATHROOM | DEN

A/C 2,611 SQFT | TERRACE 825 SQFT | TOTAL 3,436 SQFT



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TERRACE THREE

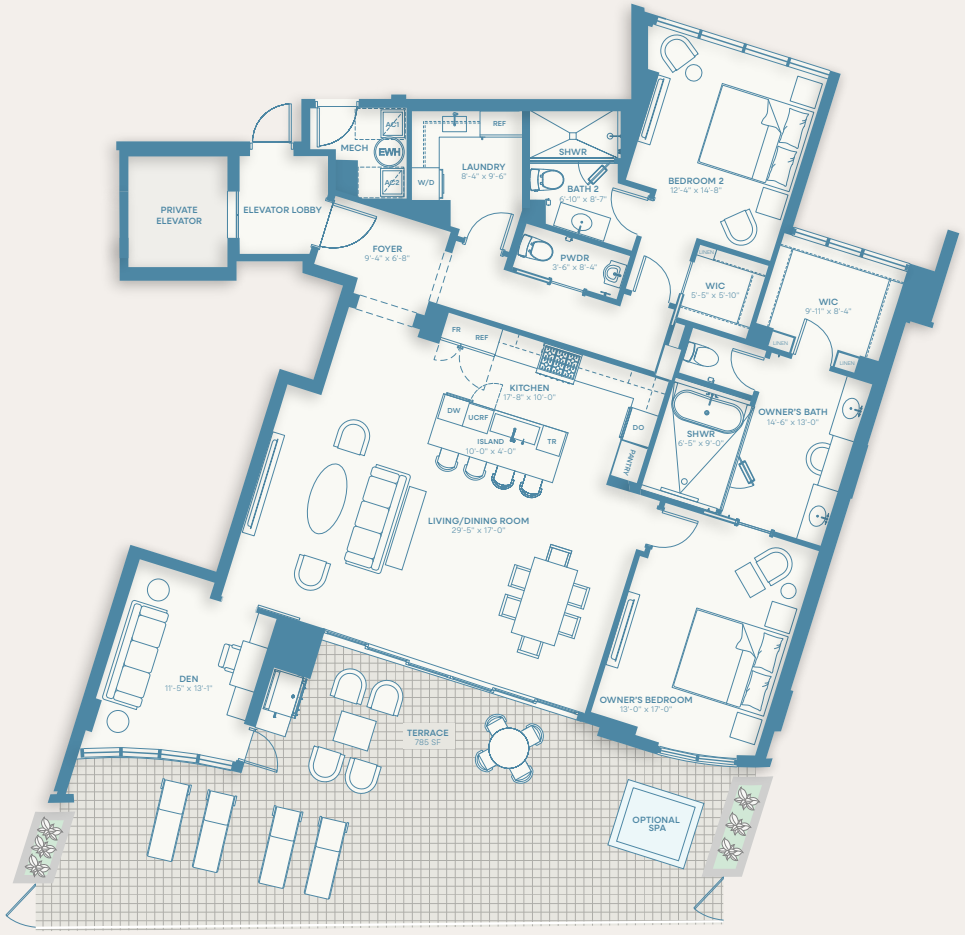
Every inch of this free-flowing 3,057 square foot residence delights. The kitchen/grand salon connects to the den/office and terrace — creating an expansive open-plan design. Here as well are long spaces that invite dramatic artwork. There is an expansive owner's suite, highlighted by Amara's only spa-like combination bath and shower feature. To this, add a private spa and expansive outdoor spaces for entertaining, and every day on Sarasota Bay becomes remarkable.



BAYFRONT

2 BEDROOM | 2.5 BATHROOM | DEN

A/C 2,272 SQFT | TERRACE 785 SQFT | TOTAL 3,057 SQFT



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TERRACE SIX

A rare and expansive terrace residence offering uninterrupted walls of glass — life here flows inside out to the terrace. The residence offers all this and considerably more, with each ensuite bath and bedroom framing exquisite views to enjoy, perhaps the most special in a private spa above Amara's esplanade. At 4,300 square feet of indoor/outdoor living space, the plan is the very definitive of a theatrical, open-plan design.



BAYFRONT

3 BEDROOM | 3.5 BATHROOM | DEN

A/C 3,054 SQFT | TERRACE 1,247 SQFT | TOTAL 4,301 SQFT



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TERRACE SEVEN

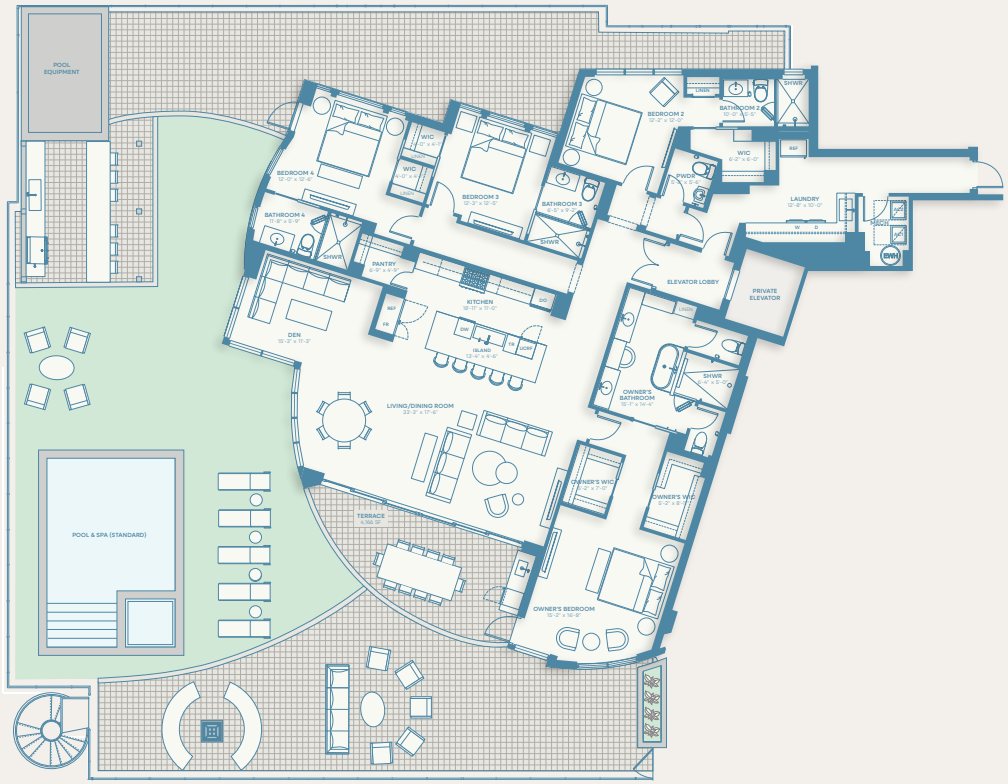
Only at Amara will one find residences quite so spectacular, here with a terrace wrapping the entire home. Here is perhaps the most grand of all. Over 7,500 square feet of total living space, exquisitely private, with a pool and spa set above Amara's lush esplanade and marina. There is a complete outdoor kitchen. Indoors and out, the spaces are as rewarding as they are expansive. This is a theater for entertaining set against dramatic views of the entire Sarasota Bay, the marina and skyline. The conveniences of a condominium, with the outdoor space of a single-family home.



BAYFRONT

4 BEDROOM | 4.5 BATHROOM | DEN

A/C 3,308 SQFT | TERRACE 4,244 SQFT | TOTAL 7,552 SQFT



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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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 by more than a nominal amount. The dimensions stated in this brochure are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and, in fact, are larger than the dimensions of the "Unit/Residence" as defined in the Amara Condominium Association documentation, which are measured using interior measurements. All dimensions are approximate and all floor plans and development plans are subject to change. Floor plans may be built in reverse depending on unit location.

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.

Community features, amenities and pricing are approximate and subject to change without notice. The information and materials displayed on materials provided to you are solely intended to provide general information about proposed plans of WSR-550, LLC. These proposed plans are conceptual in nature and are subject to change or cancellation (in whole or in part) at any time without notice. Land uses, public and private facilities, improvements, and plans described or depicted on any materials are conceptual only, subject to government approvals and market factors, and subject to change without notice. Nothing in these materials obligates WSR-550, LLC, or any other entity to build any facilities or improvements, and there is no guarantee that any illustrated or described proposed future development will be implemented. Neither the information and materials provided to you, nor any communication made or given in connection with and of the foregoing may be deemed to constitute any representation or warranty or may otherwise be relied upon by any person or entity for any reason.

All renderings and layout of the dock and boat slips are proposed and subject to change by Developer or by governmental permits/approval. Dock and boat slips are available under a Submerged Land Lease with the State of Florida with a current expiration date of 2033. There is no guarantee that the dock and boat slips will be built as shown or otherwise. Developer's application for 21 boat slips is pending with the government authorities. Nonetheless, Developer anticipates that a minimum of 12 boat slips will be approved. In either case, the Developer will make one boat slip available for association use and all of the other remaining boat slips will be reserved for owner purchase and use. The size of the individual boat slips will vary. Please refer to purchaser documents for additional details.

All artist's renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, WSR-550, LLC which reserves the right to make changes at its sole discretion, without prior notice or approval of the purchaser.

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