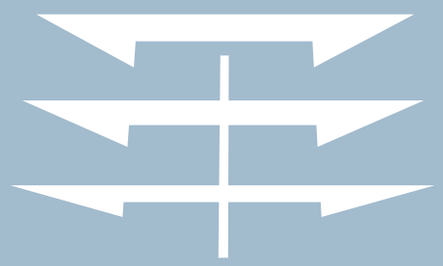
MARINA POINTE

WESTSHORE MARINA DISTRICT



Introducing
Tower Two



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MARINA POINTE

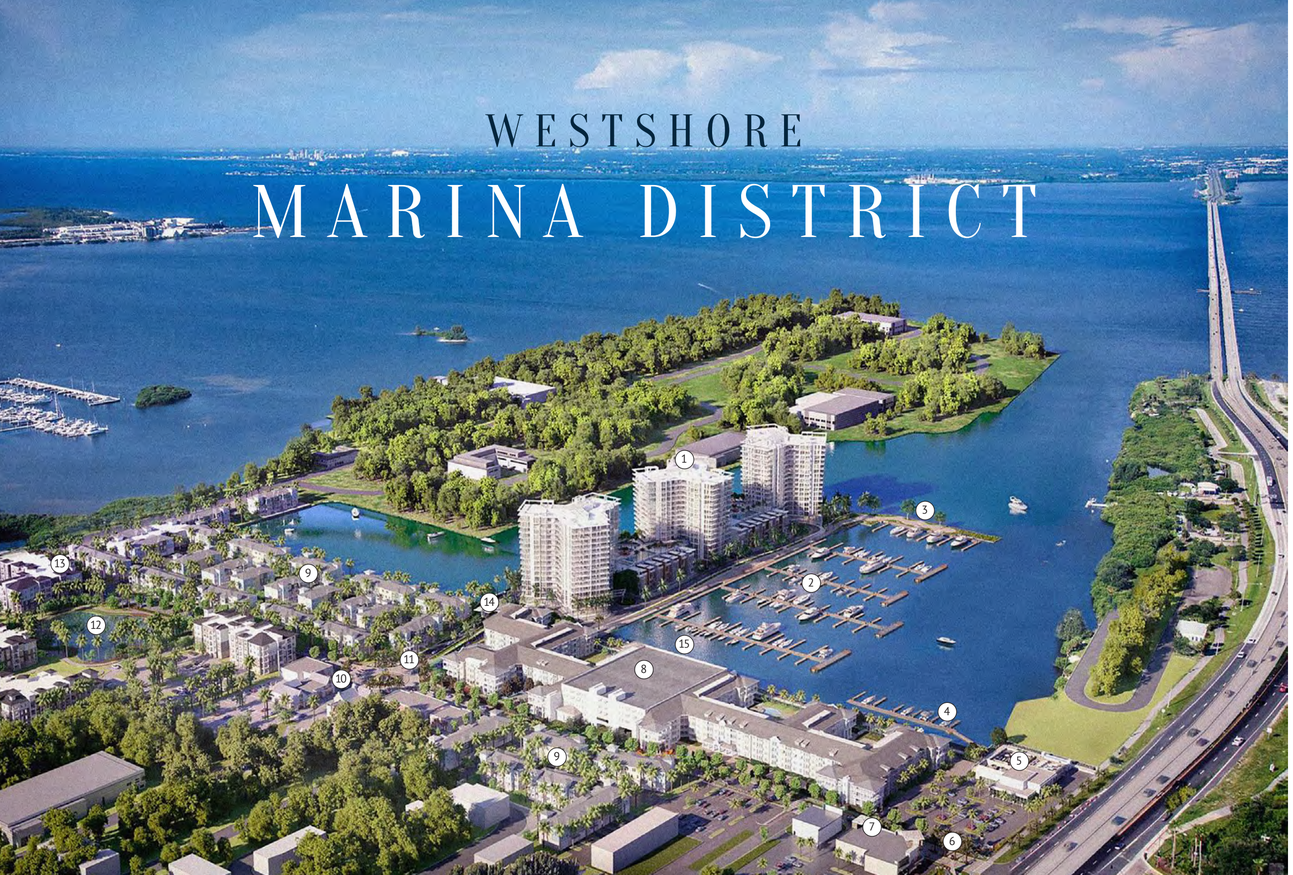
CONTEMPORARY LIVING

Distinctive architecture. Elegant interiors.
Cutting-edge features.

Simple sophistication inspired by coastal living in the heart of Tampa Bay.



Sketches and illustrations are artist's renderings. Details and field variations are subject to change. All dimensions are approximate and all floor plans and development plans are subject to change.



LARGEST AND MOST IMPRESSIVE

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

WESTSHORE MARINA DISTRICT

The 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 trails, perfect for walking, jogging and recreational activities
- Potential 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, Buzzed Bull Creamery, Chuck Lager America’s Tavern and QWENCH juice bar
- Private, deep-water marina with 149 slips accommodating vessels up to 90 feet

WESTSHORE
MARINA DISTRICT





AN IDEAL CENTRAL LOCATION

Westshore Marina District is ideally located in the heart of Tampa Bay at the intersection of Gandy Boulevard and Westshore Boulevard, major thoroughfares providing direct access to the vibrant nightlife, dining and culture of downtown Tampa just 6 miles east and downtown St. Petersburg 10 miles west.

The prestigious South Tampa location is also convenient to the city's finest shopping, dining and entertainment. Westshore Plaza, International Plaza, Hyde Park Village, The Florida Aquarium, Amalie Arena, and the National Historic Landmark District of Ybor City are all within 10 to 15 minutes of home.

Entitled for over 1,300 residential units within the district including:

- Town Westshore Apartments by The Related Group (396 Units)
- Bainbridge at Westshore Marina District Apartments (351 Units)
- Luxury Townhomes by WCI Communities (160 Units)
- Marina Pointe luxury condominium towers by BTI Partners (350+ Units)
- 159+ slip marina with transient dockage for visitors

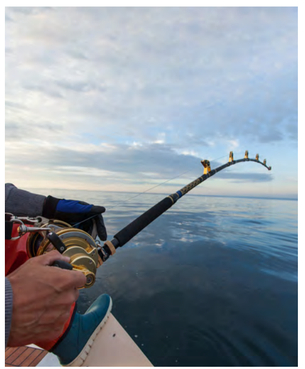














WELCOME TO TAMPA BAY

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 nonstop 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 teams; 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.







THE GREATER TAMPA BAY AREA

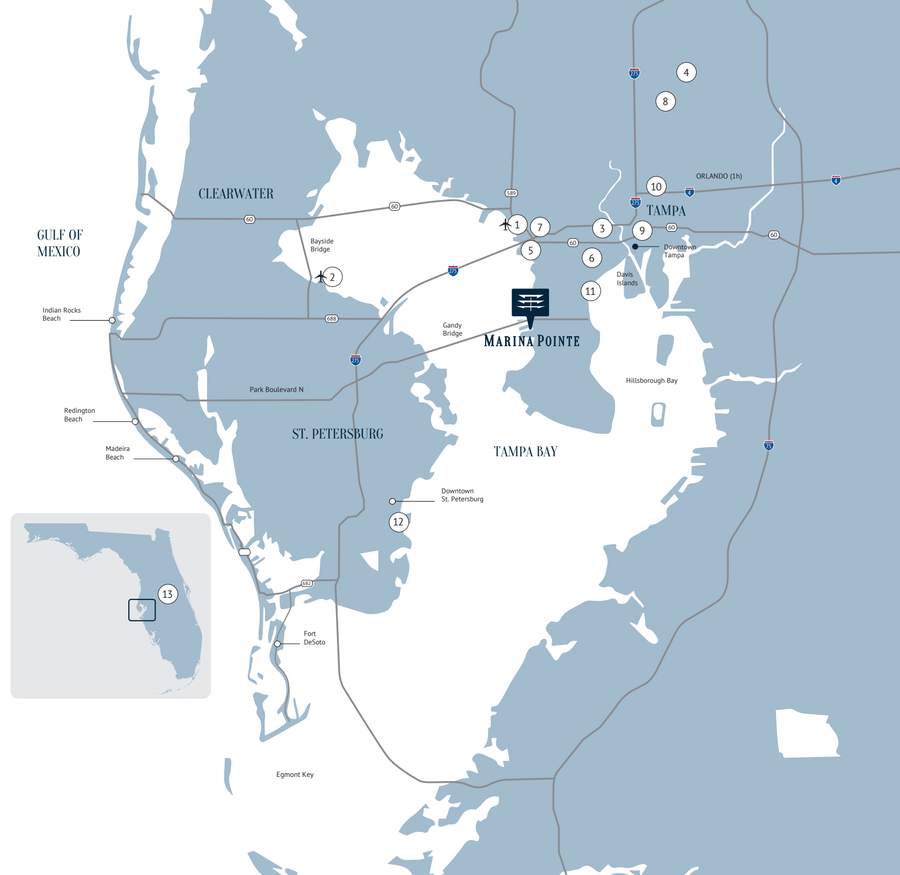
Tampa Bay is a large natural harbor and shallow estuary connected to the Gulf of Mexico on the west-central coast of Florida.

AIRPORTS
1. Tampa International Airport, 7.6 miles
2. St. Pete–Clearwater Int. Airport, 12.3 miles

UNIVERSITIES
3. University of Tampa, 6.6 miles
4. University of South Florida, 17.5 miles

SHOPPING
5. Westshore Plaza, 4.7 miles
6. Hyde Park Village, 7.0 miles
7. International Plaza & Bay Street, 6.0 miles

ENTERTAINMENT
8. Busch Gardens, 16.0 miles
9. The Florida Aquarium, 8.5 miles
10. Ybor City, 10.4 miles
11. Bayshore Boulevard, 3.8 miles
12. The Dalí Museum, 17.5 miles
13. Walt Disney World®, 75.2 miles



EVERY DAY CAN START AND END

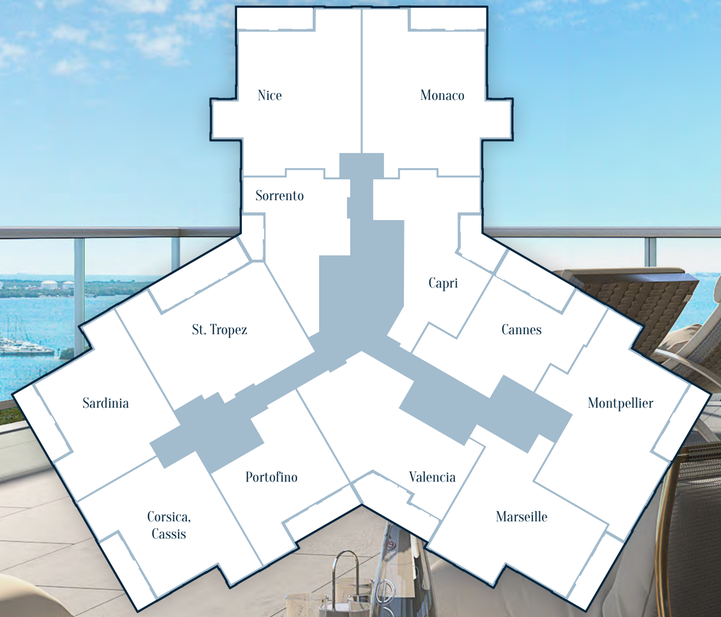
Panoramic views of shimmering blue water. Modern, contemporary architecture.
We've combined the best of our first tower with the very latest designs in Tower Two.

BEAUTIFULLY

It's the little details that let you live your way at Marina Pointe.
Enjoy our luxurious waterfront lifestyle that puts the water at the heart of our community.



Discover Life on Peninsula. All Views Celebrate the Best Moment to Enjoy.



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MARINA POINTE

AMENITIES

Tower One and Tower Two shared amenities

INDOOR

- 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
- Wellness center with state-of-the-art cardio and strength equipment
- Multipurpose training room
- Outdoor yoga area with zen garden
- Men and women steam room
- Private massage studio
- Mailroom and secured package storage
- Secured personal storage
- Two luxury guest suites available
- Bicycle storage

PARKING & SECURITY

- Secured and covered parking spaces within the garage
- Gated entrance
- Resident fob access to elevator

MARINA

- Deep water slips ranging to accommodate yachts up to 90'
- Dockmaster
- Pumpout station
- Power and water
- Wide loading docks

OUTDOOR

- Oversized, heated resort-style pools overlooking Old Tampa Bay
- Abundant, lush landscaping
- Secluded heated spa
- Built-in day beds under trellis and shade trees
- Gas grills under trellis
- Bocce court
- Secured off-leash dog park with pet-friendly turf
- Landscaped trails with access to park and waterfront

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RESIDENCE FEATURES

DESIGN

- Contemporary flow-through floorplans
- High ceiling heights in bedrooms and great rooms
- Floor-to-ceiling glass walls and windows in many areas
- Open and expansive entertainment spaces
- Energy-efficient, high-impact windows and sliding glass doors
- Oversized balconies provide additional space for year-round outdoor living
- Oversized, designer-ready walk-in closets
- Energy-efficient air conditioning system
- Solid entry doors
- Integrated fire protection system with ceiling-mounted sprinkler heads
- Recessed accent lighting in kitchens and baths

GOURMET KITCHEN

CABINETS

- European-style cabinetry with soft-close hinges
- Waterfall-edge quartz countertops

APPLIANCES

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

FIXTURES

- Premium fixtures and appointments
- Pre-wired for lights in great room, bedrooms and dining area

PREMIUM FLOORING

- Porcelain tile all in bathrooms
- Plush, wall-to-wall carpeting in bedrooms

BATHROOMS

- Premium bath fixtures and appointments
- European-style cabinetry
- Under-mount sinks
- Large walk-in showers
- Large Owner's Suite walk-in closets

LAUNDRY

- Large-capacity washer and dryer

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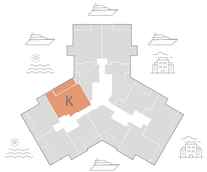
ST. TROPEZ

3 BEDS • 3 BATHS + DEN

Air Conditioned:	1,727 sq. ft.
Terrace:	290 sq. ft.
Total Living Space:	**2,017 sq. ft.**

Floors 5 - 16







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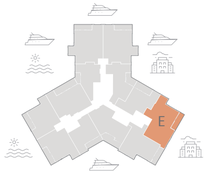
MONTPELLIER

3 BEDS • 3.5 BATHS

Air Conditioned:	2,027 sq. ft.
Terrace:	171 sq. ft.
Total Living Space:	**2,198 sq. ft.**

Floors 5 - 16





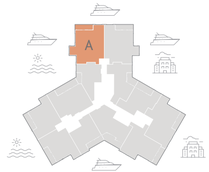
NICE

3 BEDS • 3 BATHS

Air Conditioned:	1,961 sq. ft.
Terrace:	169 sq. ft.
Total Living Space:	**2,130 sq. ft.**

Floors 6 - 16





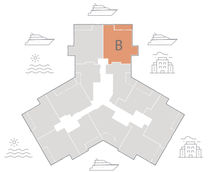
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MONACO

3 BEDS • 3 BATHS

Air Conditioned:	1,961 sq. ft.
Terrace:	169 sq. ft.
Total Living Space:	**2,130 sq. ft.**

Floors 6 - 16



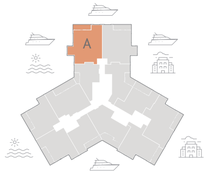
NICE SALON

2 BEDS • 2.5 BATHS + DEN

Air Conditioned:	1,989 sq. ft.
Terrace:	169 sq. ft.
Total Living Space:	**2,158 sq. ft.**

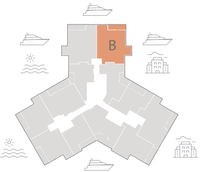
Floors 2 - 5







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MONACO SALON

2 BEDS • 2.5 BATHS + DEN

Air Conditioned:	1,989 sq. ft.
Terrace:	169 sq. ft.
Total Living Space:	**2,158 sq. ft.**

Floors 2 - 5

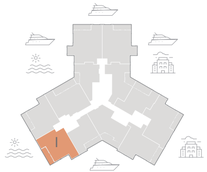
CORSICA

2 BEDS • 2.5 BATHS

Air Conditioned:	1,523 sq. ft.
Terrace:	171 sq. ft.
Total Living Space:	**1,694 sq. ft.**

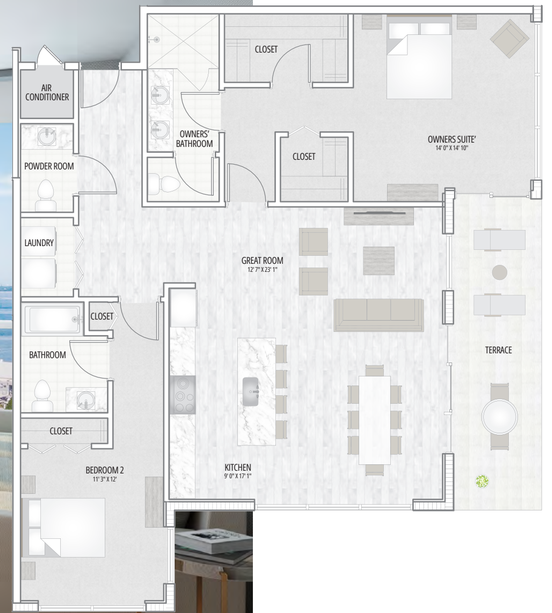
Floors 5 - 16







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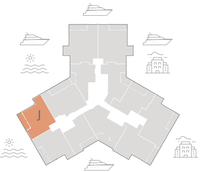
SARDINIA

2 BEDS • 2.5 BATHS

Air Conditioned:	1,523 sq. ft.
Terrace:	171 sq. ft.
Total Living Space:	**1,694 sq. ft.**

Floors 5 - 16





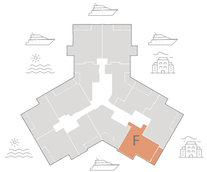
MARSEILLE

2 BEDS • 2.5 BATHS

Air Conditioned:	1,668 sq. ft.
Terrace:	171 sq. ft.
Total Living Space:	**1,839 sq. ft.**

Floors 2 - 16







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VALENCIA

2 BEDS • 2 BATHS

Air Conditioned:	1,544 sq. ft.
Terrace:	271 sq. ft.
Total Living Space:	**1,815 sq. ft.**

Floors 2 - 16





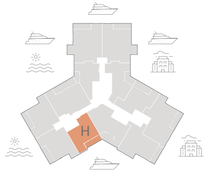
PORTOFINO

2 BEDS • 2 BATHS

Air Conditioned:	1,215 sq. ft.
Terrace:	170 sq. ft.
Total Living Space:	**1,385 sq. ft.**

Floors 2 - 16







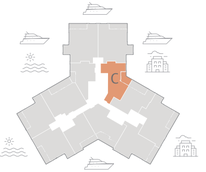
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CAPRI

2 BEDS • 2 BATHS

Air Conditioned:	1,323 sq. ft.
Terrace:	160 sq. ft.
Total Living Space:	**1,483 sq. ft.**

Floors 6 - 16



CANNES

2 BEDS • 2 BATHS

Air Conditioned:	1,295 sq. ft.
Terrace:	219 sq. ft.
Total Living Space:	**1,514 sq. ft.**

Floors 5 - 16







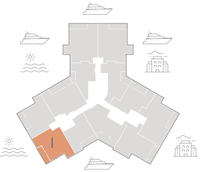
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CASSIS

1 BED • 1.5 BATHS + DEN

Air Conditioned:	1,419 sq. ft.
Terrace:	196 sq. ft.
Total Living Space:	**1,615 sq. ft.**

Floors 2 - 4



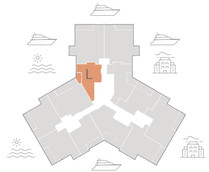
SORRENTO

1 BED • 1.5 BATHS

Air Conditioned:	1,133 sq. ft.
Terrace:	92 sq. ft.
Total Living Space:	**1,225 sq. ft.**

Floors 6 - 16





MARINA POINTE

WESTSHORE MARINA DISTRICT

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BTI Partners is One of Florida's Leading Real Estate and Land Developers

BTI Partners is reshaping cities across Florida by master-planning vibrant mixed-use communities, building luxury residential projects, reactivating marinas, and revitalizing neighborhoods with highly amenitized commercial and residential developments. Core values of integrity, passion, excellence, selflessness and purpose are central to the company's ethos. Its successful track record has established BTI Partners as an industry leader in creating urban enclaves that attract and sustain local business and family life.

By seamlessly integrating residential, commercial, retail, hospitality, entertainment, education and recreational uses, BTI Partners designs highly desirable "live, work, play" communities to meet the needs of today and tomorrow. Looking to the future, BTI Partners remains ever mindful of evolving trends and continues to seek opportunities to develop transformational and inspirational mixed-use projects throughout the Sunbelt states.





The Grove Resort & Water Park Orlando is an expansive 106-acre hotel destination located just six miles from Walt Disney World® Theme Parks, with free transportation to Walt Disney World® Ticket and Transporation Center. Set on Lake Austin and amid a portion of Central Florida's conservation grounds, The Grove is a sanctuary from the boisterous pace of the outside world.

BTI PARTNERS



$3.6 billion
Real Estate Transactions

12,000 acres
Acquired or Controlled

18,000 units
Sold or Developed

5,000+ units
Under Construction

BTIPartners.com

MARINA POINTE

WESTSHORE MARINA DISTRICT

BTI PARTNERS

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EQUAL HOUSING OPPORTUNITY

Rev. 060922