

ENGEL & VÖLKERS®



TAMPA | FLORIDA | USA

Hotel ORA.

Tampa's Only Luxury Condo-Hotel.



Hotel ORA

NEW CONSTRUCTION CONDO-HOTEL
NOW SELLING

492

CONDO SUITES

31

PENTHOUSE RESIDENCES

Daily Rentals

OCCUPANCY

\$697,797

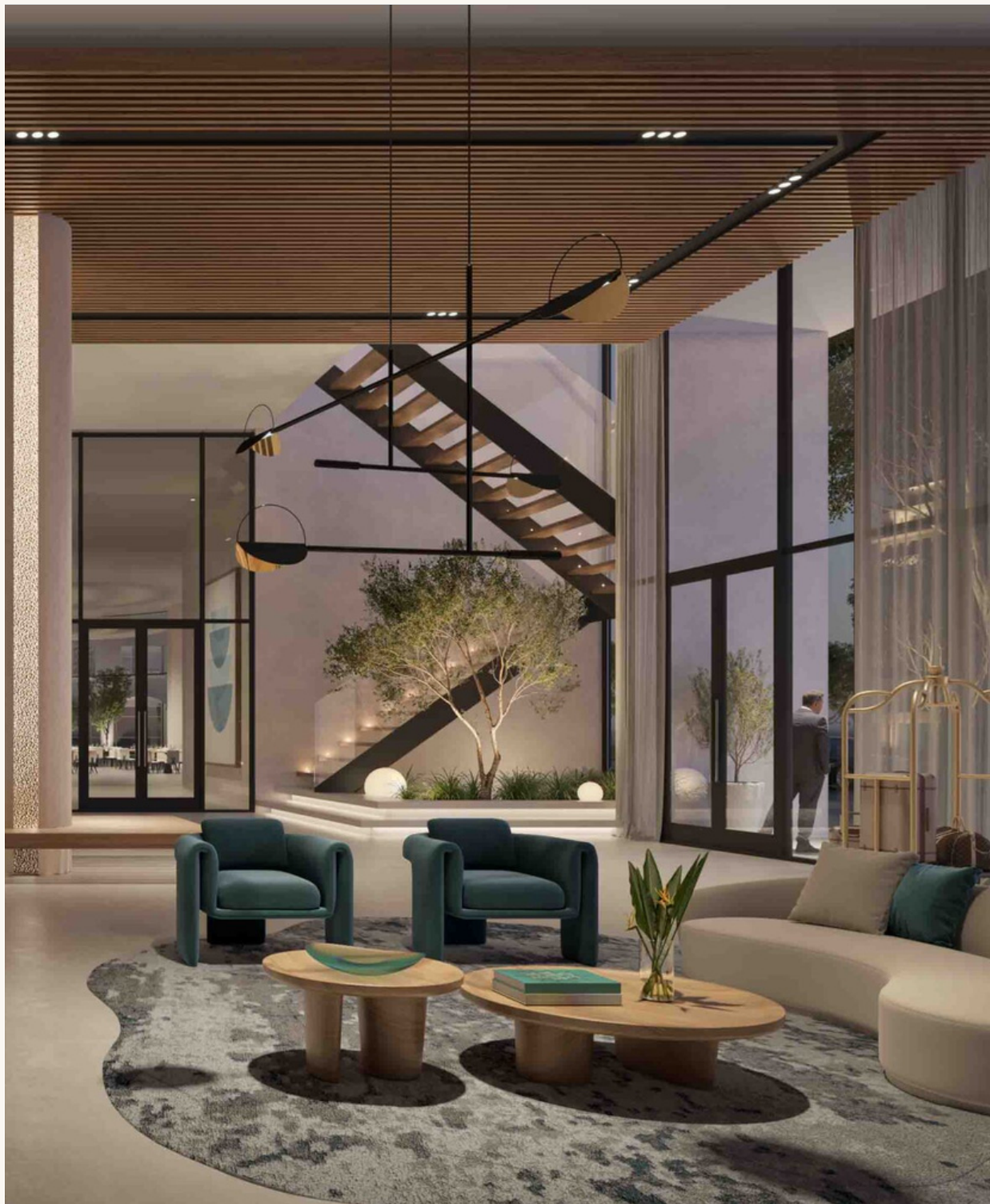
STARTING PRICE

Pricing, availability, and terms are subject to change without notice as units are sold. All information provided herein is deemed reliable but is not guaranteed, and should be independently verified by Buyers.

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Ownership Plus Income



Introducing Hotel Ora — Tampa's Only Luxury Condo-Hotel — a striking new construction tower redefining modern ownership. Blending private residence exclusivity with full-service hospitality and income potential, Ora delivers a rare opportunity to live, invest, and experience downtown Tampa at an entirely elevated level.

Above: A helicopter landing pad on the roof is one of the signature features for residents and guests.

Right: Prime downtown location near Water Street Tampa.

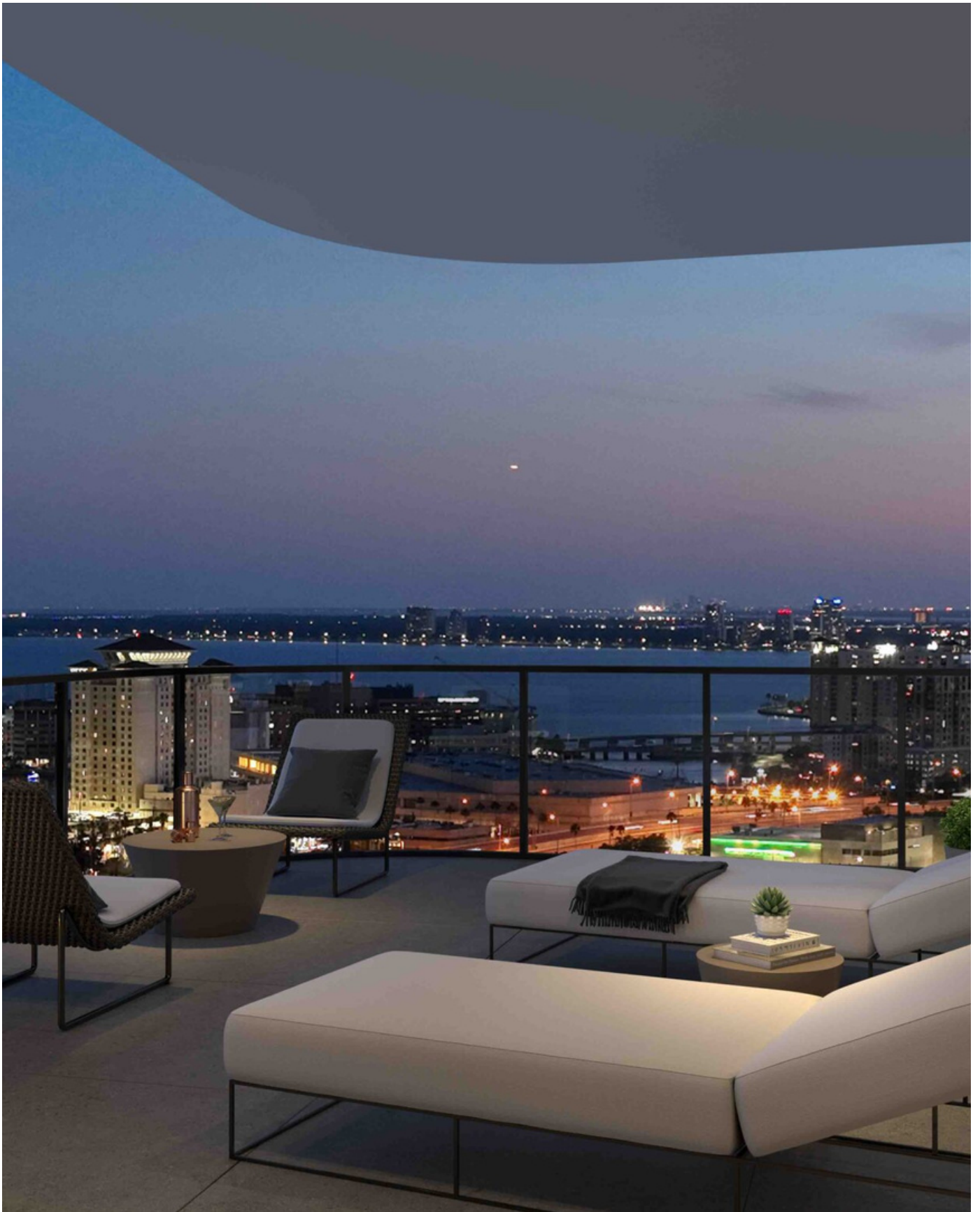


Multiple on-site dining options to include a signature restaurant



Key Features

- 1 Positioned in the heart of Tampa — walkable to dining, nightlife, the Riverwalk, and major venues.
- 2 A striking 39-story architectural statement delivering modern design and elevated views.
- 3 Deeded real estate ownership with the flexibility of professional hotel management.
- 4 Full-service concierge, valet, and operations team delivering a luxury resident and guest experience.
- 5 Rental program available, creating passive income in one of Florida's fastest-growing urban markets.
- 6 Designer-curated interiors allow for immediate enjoyment and seamless rental readiness.
- 7 Contemporary layouts maximizing natural light and skyline vistas.
- 8 Infinity-edge pool, cabanas, spa experiences, and elevated social spaces.
- 9 High-end restaurant and curated food & beverage offerings that enhance lifestyle and rental desirability.
- 10 The only luxury condo-hotel of its kind in Tampa — a category-defining asset with limited comparable competition.







A Sophisticated Blend of Design, Lifestyle & Opportunity



Designed for both lifestyle living and revenue-generating potential, ORA offers 627 elegantly furnished condo-hotel suites alongside 31 exclusive private residences on the upper floors.

Each suite showcases contemporary design with floor-to-ceiling glass, open chef's kitchens, spa-inspired baths and high-end finishes. Owners have the flexibility to enjoy their space privately or join the professional rental program — with ownership structured to maximize income opportunities in one of the nation's fastest-growing metropolitan markets.

ORA elevates everyday living with a robust roster of resort-style amenities. Residents and guests will enjoy a private rooftop oasis featuring an infinity-edge pool, hot tubs, cabanas and live entertainment. Culinary experiences include a 10,000-square-foot signature restaurant, an upscale lobby bar and patisserie. Wellness and leisure offerings include a full-service spa, state-of-the-art fitness center, concierge services, and more — all designed to create a seamless blend of hotel luxury and residential comfort.

Top: Spacious contemporary spaces highlighted by floor-to-ceiling windows.

Bottom: Units feature high-end appliance packages and open chef's kitchen layouts.

The Area

- 1 Heart of Tampa with walkable urban energy.
- 2 Steps from Water Street Tampa businesses.
- 3 Near concerts and games at Amalie Arena.
- 4 Direct access to the Tampa Riverwalk.
- 5 Minutes to Busch Gardens Tampa Bay thrills.
- 6 Close to The Florida Aquarium adventures.
- 7 Surrounded by fine dining and nightlife.
- 8 Easy access to Tampa International Airport.

Situated in the heart of Downtown Tampa, Hotel ORA places residents and guests at the center of culture, entertainment, and waterfront living. From the dynamic dining scene and boutique shopping along Water Street to world-class arts and entertainment venues and the scenic Tampa Riverwalk, everything is just steps away. Music lovers and sports fans can enjoy headline events at Benchmark Arena, thrill-seekers can spend the day at Busch Gardens, and families and foodies alike will delight in the Florida Aquarium and Tampa's acclaimed fine dining. Whether living full-time or staying as a guest, Tampa offers an unmatched urban lifestyle where culture, leisure, and entertainment come together seamlessly.



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Experience the Pinnacle of Refined Living

Whether for a short stay, a vacation rental business, or a long-term residence, Hotel ORA presents the ideal opportunity to immerse yourself in a lifestyle that seamlessly blends tranquility, style, and the vibrant energy of downtown Tampa.

All units will be professionally managed by an in-house management company for 20% of the gross revenue. You retain ownership of the condominium, we do all the work to make sure your guests are taken care of, and you receive 80% of the hotel rates. Or if you prefer, you can manage your hotel suite yourself or hire an outside management company.

Multiple floor plans available to meet your discerning needs. Please see the inventory list for the most up to date availability.

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Top: Resort style pool with skyline views, cabanas and beverage options. **Bottom:** Floor-to-ceiling windows highlight skyline views and provide ample natural light.



Pedone Elite Team

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