



THE ST. REGIS RESORT & SPA

- 17.6 acres on the island of Longboat Key, featuring 800 feet of expansive white-sand beachfront and distinctive, privacy-enhancing landscaping, art gardens and natural areas
- 5-star, world-renowned St. Regis Resort featuring a luxury hotel, 69 private residences and a host of custom-tailored amenities and services
- Exemplary dining experiences at CW Prime, the chef-driven steak and seafood restaurant, and cocktails at the classically inspired St. Regis Piano Bar
- Casual all-day cuisine at The St. Regis Grille; relaxed beachside dining at The Beach Café and Sunset Bar; craft cocktails with your toes in the sand at The Monkey Bar.
- State-of-the-art Fitness Center
- Multiple pools for exercise and relaxation include a saltwater lagoon, a secluded adults-only pool and spa, a meandering stream and a heated infinity-edge pool
- The unparalleled and luxurious St. Regis Spa offers a private adult pool and signature services with indoor and outdoor treatment areas, like no other destination in the world
- Luxury boutiques and stylish hair salon
- Beachside palapas and cabanas, private poolside cabanas
- Unique event space including a memorable oval Grand Ballroom, meeting rooms and a beachside event lawn
- Private, covered valet parking
- Luxury Bentley and chauffeur limousine service, upon availability
- St. Regis concierge and butler services
- Dog Walking Path and available professional pet grooming services on-site

COMMUNITY FEATURES AND AMENITIES

- Three, 6-story buildings featuring 69 private luxury residences, with many offering unobstructed views of the Gulf of Mexico
- Contemporary, one-to four-bedroom floorplans with 1,553 to 5,895 square feet of air-conditioned living area with oversized terraces

- Resident's shall indulge in beach services provided by The St. Regis Resort
- Private Wellness Center with open-air yoga terrace
- Private Resident's Clubhouse featuring lounge
- Access to St. Regis Hotel amenities, including its renowned butler and concierge services
- Private garages and covered parking
- Private Resident's Pool and Spa with sundeck
- Individual owner storage at the garage level
- Gated access for privacy

UNCOMPROMISING INTERIORS

- Private elevator access with keyless entry to every residence
- Soaring ceilings and open living spaces welcome beautiful views and effortless indoor and outdoor entertaining
- Abundant natural light from floor-to-ceiling glass
- Recessed LED lighting in hallway, kitchen, lavatories
- Pre-wired for custom lighting fixtures throughout the residence
- Nano-door design in select floorplans
- Emergency power to select outlets in every residence in the event of a power outage
- Trash chutes with recycling capabilities for residents' access
- Wet bar with ice maker and beverage center in select floorplans
- Custom configured European style cabinetry in neutral finishes, ranging from a high gloss lacquer to a painted satin sheen
- Fully finished custom wardrobe cabinetry in Owner's Suite
- Pre-wired for electronically-controlled window treatments
- Technology-ready infrastructure for easy owner-customized home automation
- Advanced multi-zoned air conditioning system with digital thermostats

KITCHEN

- Wolf® appliances with gas cooktop, built-in double oven, and microwave
- Sub-Zero® side-by-side refrigerator/freezer
- Chef's Pantry in select residences
- Combination of quartz and marble countertops
- Undermount, single bowl, stainless steel kitchen sink

LAVATORY

- Electronic TOTO toilets in Owner's Suites with built-in bidet
- Contemporary styled plumbing fixtures including rain shower head and hand-held spray
- Dual sinks in all Owner's suites and makeup vanities in select floorplans

- Large soaking tubs and double toilets in select Owner's suites

- Frameless walk-in showers with full porcelain surround

UTILITY ROOM

- Hard surface counter tops
- Large capacity washer and dryer
- Built-in cabinetry with utility sink

ENGAGING EXTERIORS

- Expansive outdoor living spaces featuring glass railings for seamless views
- Porcelain tile flooring on all outdoor terraces
- Summer kitchens with built-in grille on outdoor terraces
- Private, infinity-edge plunge pool in all Penthouse and Lanai residences



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All dimensions, features, and specifications are approximate and subject to change without notice. Brokers warmly welcomed.

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All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.

The Residences are just a component of the integrated Longboat Key Resort & Residences, which includes, or is intended to include (without creating any obligation) St. Regis Hotel, food and beverage outlets, accessory retail and certain shared infrastructure. While services and/or benefits may be offered by the Hotel or commercial components, many of which are described in this brochure, same are provided only at the discretion of, and subject to the conditions imposed by, the applicable Hotel or commercial component operators, and there is no assurance that any such services and/or benefits shall be offered, or if offered, for how long, and under what conditions. Services and/or benefits offered by the Hotel or commercial components (if any) may be made available to guests of the Hotel or other invitees of the Hotel or commercial component operators and/or other members of the public. The purchase of a Unit shall not entitle Buyer to rights in or to, and/or benefits and/or services from, the Hotel and/or commercial components of the Resort.

All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein.

The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. The developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement.

As to any services offered, the continuation of same, and the terms and conditions upon which same are offered, shall be beyond the control of the Developer and purchasers should not rely upon the provision of such services, or the continuation of such services, brands, or professionals. Certain services shall be offered on an a la carte basis, with fees (beyond condominium and shared cost assessment payments) imposed. The Association and/or third-party service providers shall establish the fee schedules from time to time.

Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view.

Developer reserves the right to change, modify and/or eliminate the availability of any hotel services, the particular hotel affiliation and/or the involvement of any particular design or construction professional (e.g., architect, contractor, interior designer) with the development or design of the Resort and/or Condominium (it being understood and agreed that Seller may select, retain, remove and/or change any such professionals at any time without notice).