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*perfection.*

*So elusive, yet always the aspiration — to satisfy the insatiable.*

*To delight the senses. To enthrall, reward and inspire every moment.*

*This is how we hope to live, home at the very center of an idyllic universe —*

*to want for nothing, everything as you'd wish — perhaps even better.*

*Here, on Sarasota Bay, the stars have aligned — curated amenities,*

*sumptuous residences, and a dazzling skyline — perfection at last.*

THIS IS AMARA.



There are the moments that make history. They are rare, not to be missed.

Once-and-never-again opportunities.

Amara is this, and so much more.



## WHERE LAND ENDS, LIFE BEGINS.

AN **ELEGANT ESPLANADE** TRACES THE SHORE. A **POOL TERRACE** FRAMES **THE CITY** SKYLINE. **YOUR BOAT** MAY BE BERTHED HERE, OR, **STEP ABOARD A CAPTAINED CHARTER**. THERE IS MORE, **MUCH MORE**, NOT THE LEAST OF WHICH ARE **THE VIEWS** THAT MAKE THESE **SARASOTA'S MOST EXCITING AND REMARKABLE RESIDENCES**, EVER.





LIFE AT THE WATER'S EDGE.





## THE INCOMPARABLE LUXURIES OF AMARA.

By day and night, the sun and moon playfully change the scene. Theatrical. Spellbinding. Here is your private marina — a life aquatic has never been so accessible. To town, Selby, St. Armands or the beach, simply stroll or bike — a lifestyle anything but pedestrian. Amenities are as you'd wish — comfortable extensions of your residence, which is the airy, light-filled sanctuary of which dreams are made.







## A LIFE AQUATIC BEGINS AT YOUR DOORSTEP.



By the water, in the water, on the water. Wherever you want. Whenever you wish. Step outside and onto the craft of your choosing, destinations changing on a whim. Off to a deserted beach for a morning swim, to cast a line, or simply a nap by the water's edge. Another day is out to the Gulf... shall we go north or south? And then there are those exotic evening sails — to dinner and then home, gliding across moonlit waters. Days by the water, days on the water, are Amara's ultimate luxury.



### NOW BOARDING.

Here is the priceless luxury of a slip on the bay. Your own. With a captain if you wish. All effortless and sensationally convenient. Nothing is quite so rare as living barefoot to your boat, the pool, and the water's edge.



## STEPS AWAY IS YOUR PRIVATE MARINA ... PRICELESS.

Amara owners will have the opportunity to berth on the esplanade's marina — proof that not all front yards are created equal. Owners may elect to install powerboat lifts on interior berths; larger vessels dock on the bayside of the marina slips. Your concierge may assist with a complete provisioning program, maintenance and captain services.



All renderings and layout of the dock and boat slips are proposed and subject to change by Developer or by governmental permits/approval. There is no guarantee that the dock and boat slips will be built as shown or otherwise. Please refer to purchaser documents for additional details.



## LIVE IN A WORLD OF SUPERLATIVES.

Think of Amara as a narrative. A story that unfolds gracefully. A quiet opening, leading to an exclamation point, the pool terrace. The next chapters are thrilling — social spaces, fitness, and then the esplanade and marina. The pièce de résistance of course is your residence, where around every turn the finishes and views make this a story that inspires every day.







THERE IS NOT ANOTHER **POOL TERRACE** WITH QUITE **AS MAGNIFICENT** A VIEW — ALL OF SARASOTA, ITS BAY, **MARINA AND SKYLINE** YOUR CONSTANT COMPANION. THE **ESPLANADE** IS BELOW AT THE WATER'S EDGE, FITNESS AND **A VERY SOCIAL LOUNGE** JUST ABOVE.





# EDGY.

Life is better lived on the edge. Of the pool. Or under an umbrella along a bayside esplanade, the water lapping at the shoreline, your boat tethered steps away. Perhaps the ‘edge’ is that of your terrace, Sarasota’s skyline offers a dazzling panoramic view. Here, the edge is decidedly yours.











KEEP THE CITY,  
*BUT* KEEP IT  
QUIETLY AT BAY.



**THE AMENITIES** — FITNESS AND SOCIAL —  
SPACES **SPILL SEAMLESSLY OUT** TO THE POOL  
TERRACES AND ESPLANADE, ALL AS **ARTFULLY**  
**CONCEIVED** AS THEY ARE **PERFECT PLACES TO**  
**GATHER WITH NEIGHBORS** AND FRIENDS. HERE  
ON **GOLDEN GATE POINT**, PERFECTION AT LAST.



## A NEW VIEW ON WELLNESS.

Invigorating workouts, serene spa treatments,  
yoga on the lawn — all take on new meaning  
with an inspiring setting.



YOURS IS **A THEATER OF LIGHT**, A LIFE OF PROMISE. SUNRISE SILHOUETTES THE CITY. **THE BAY SPARKLES** MORNING TILL SUNSET, **PATTERNED ONLY BY THE PASSING CLOUDS**. AND THEN **THE CRESCENDO** — SUNSET **LIGHTS UP THE SARASOTA** SKYLINE AND THE **WATERFRONT** THEATER BEGINS ITS SHOW. LIGHT DEFINES EVERY MOMENT, AND **BRINGS NEW MEANING TO THE LIFE AMARA**.

THE LIGHT. THE MAGNIFICENT LIGHT.



RESIDENCE 1 LIVING SPACE

There's always music in the air... waves quietly lapping, sailboat rigging singing in the wind, the call of a gull. Windows and sliding doors open to the breeze, Amara residences live outside in and inside out. A vibrant town is a stroll away down a brick lane, yet here, tranquility surrounds.





OUTSIDE, **AMARA'S LINES** ARE APPROPRIATELY NAUTICALLY INFORMED — **SLEEK AND SCULPTURAL** — A GEOMETRY **SOFTENED** WITH **SWEEPING CURVES**. INSIDE, INCONSEQUENTIAL **DETAILING IS EDITED IN FAVOR OF BOLDER STROKES**, THE ARCHITECTURE THOUGHTFULLY **FRAMING THE VIEWS**, WHICH ARE **UNRIVALED IN ALL OF SARASOTA**, INDEED ON THE ENTIRE GULF COAST.





SEAMLESS FLOOR-TO-CEILING DOORS OPEN TO DOWNTOWN SARASOTA, OVERLOOKING THE 660 FEET OF PRIVATE WATERFRONT.



HOWEVER CONTEMPORARY, AMARA NEVER FEELS COLD OR STERILE. **WARM WOODS** SOFTEN KITCHENS AND BATHS, AS WILL THE FLOORING OF **YOUR CHOICE**. AND THEN **THERE IS THE LIGHT**, WHICH HERE WILL CHANGE BY THE HOUR AS THE **SUN AND CLOUDS MEANDER** ACROSS THE SKY.



RESIDENCE 1 LIVING SPACE













RESIDENCE 5 LIVING + KITCHEN

INTERIORS EXUDE AN URBANE AND POLISHED ETHOS WITH **ENDLESS OPPORTUNITIES** TO MAKE YOUR RESIDENCE **UNIQUELY PERSONAL**. THERE ARE LONG GALLERY WALLS FOR ART. AN **EXPANSIVE ARRAY OF FINISHES** ARE OFFERED FOR CABINETRY, FLOORING AND FIXTURES. **EACH IS A CANVAS** FOR CREATIVITY.







**RESIDENCE 1** BEDROOM

Bedrooms are sumptuous retreats, bathed in warm tones that quietly accentuate the views.





RESIDENCE 1 BATH

Baths are themselves bathed in marbles and exquisite stones. Every edge considered, a reward to the curious eye and touch.



LOCATION.  
LOCATION.  
PERFECTION.

The attractions of Amara, diverse and extraordinary, know no equal. As always, this starts with location, location, location. Its Golden Gate address begins this conversation — for the Point is one of those rarest of natural wonders — an enclave that looks *back* to both the bay and the city, where once-in-a-lifetime views are yours every day.

WHAT IF *ALL OF SARASOTA* WAS  
A STROLL OR BIKE RIDE AWAY?







## IT'S ALL RIGHT HERE.

And by this we mean many things. For with Sarasota at your doorstep you have the best of city life — quaint, cultured and convenient, flower baskets are hanging... everywhere. This may be America's most perfect town. Beaches are a bike ride away, ribbons of glistening sugary sand caressed by gentle Gulf waters. And of course, there is life on the water. Simply cast away from your doorstep.





## ROOTED.

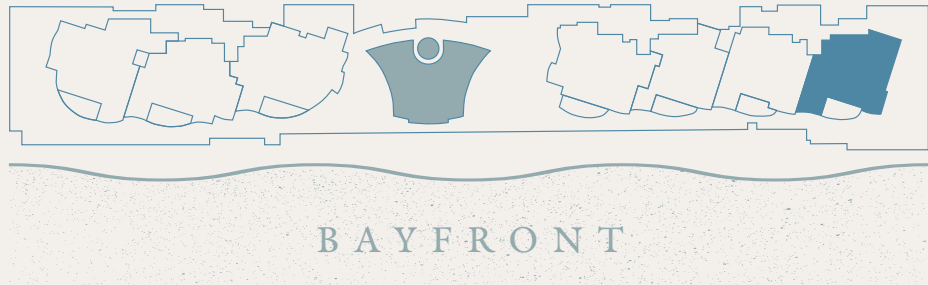
Inspiring. Captivating. Invigorating. The garden of earthly delights that is Selby is a sunny bayside stroll from your front door. And it will likely become a part of your lifestyle, as it has for so many who call Sarasota home. A collection of sanctuaries, air plants, fine and casual dining, education, and ever-changing exhibitions, Selby Gardens is a natural wonder.



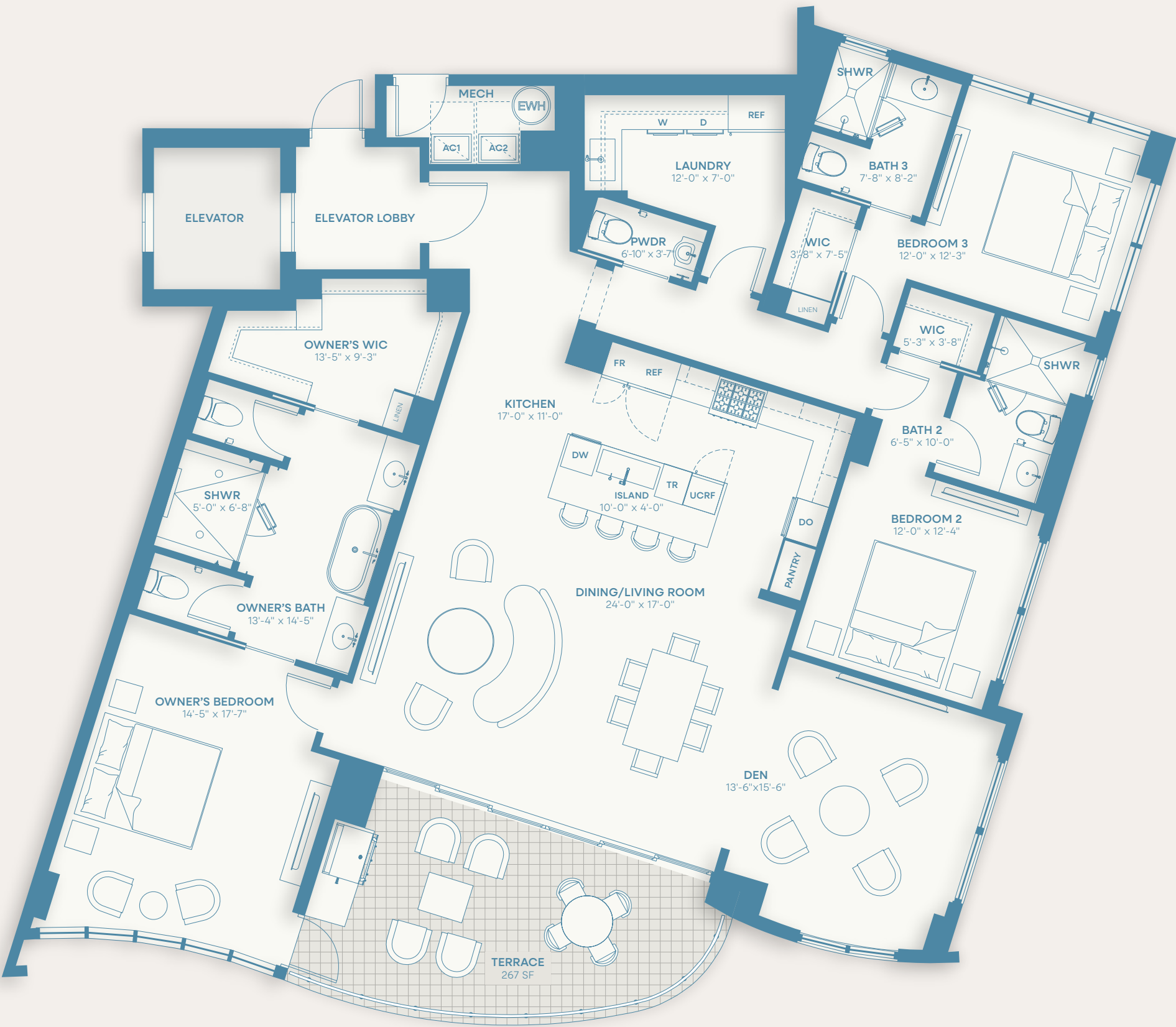


1

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 en suite 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. Here are 2,615 air conditioned square feet of interior space complimented by a 267-square-foot terrace.



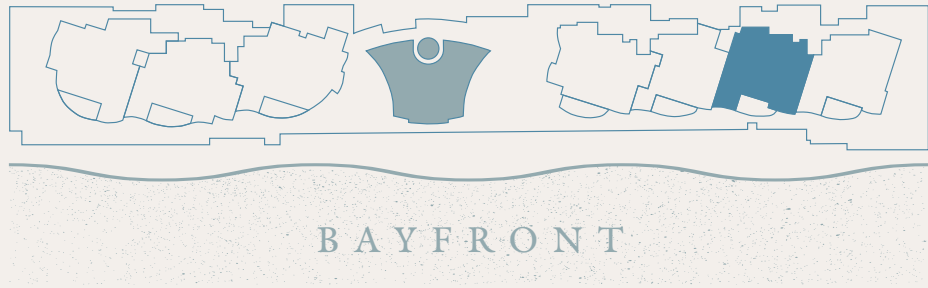
3 BEDROOM | 3.5 BATHROOM | DEN  
 A/C 2,615 SQFT | TERRACE 267 SQFT | TOTAL 2,882 SQFT





# 2

Comfortably over 2,800 square feet of indoor/outdoor space, over 2,600 of these under air, 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 en suite bath. Notable as well are long gallery-like walls ideal for art collections — although the nighttime lights of Sarasota are a masterpiece in themselves.



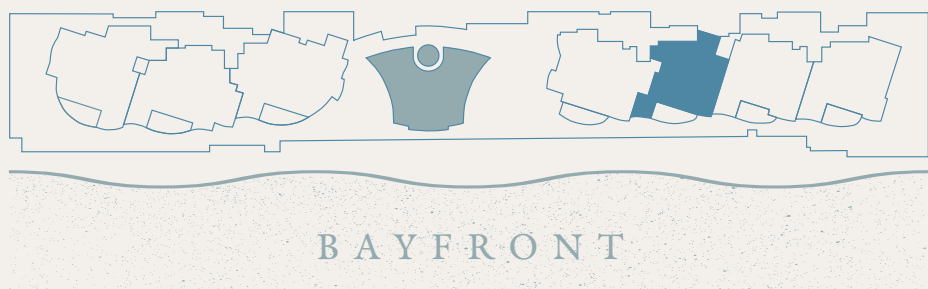
3 BEDROOM | 3.5 BATHROOM | DEN  
A/C 2,621 SQFT | TERRACE 243 SQFT | TOTAL 2,864 SQFT





# 3

That great things sometimes come in smaller packages has never been so true than in this residence. Every inch of these 2,272 interior square feet delights. The kitchen/grand salon connect 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.



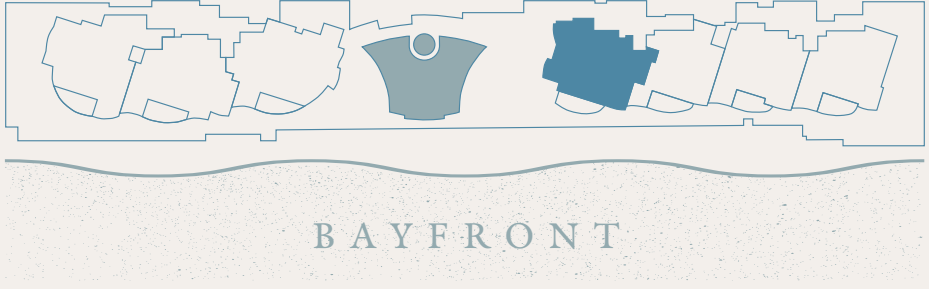
2 BEDROOM | 2.5 BATHROOM | DEN  
A/C 2,272 SQFT | TERRACE 257 SQFT | TOTAL 2,529 SQFT





4

These residences, just over 2,900 square feet of interior living space, are among the most spacious of all the Amara floorplans. 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 en suite 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.



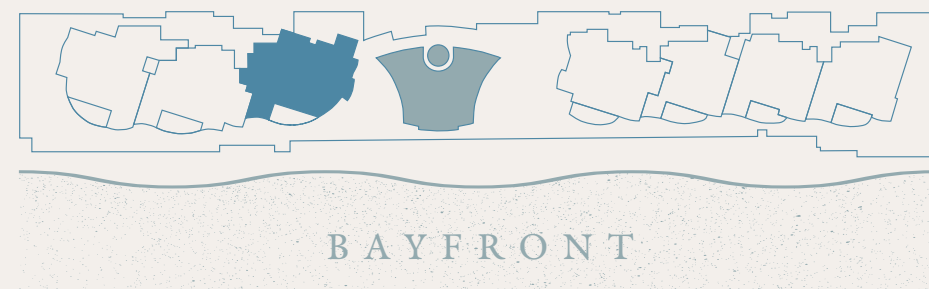
3 BEDROOM | 3.5 BATHROOM | DEN  
 A/C 2,938 SQFT | TERRACE 260 SQFT | TOTAL 3,198 SQFT



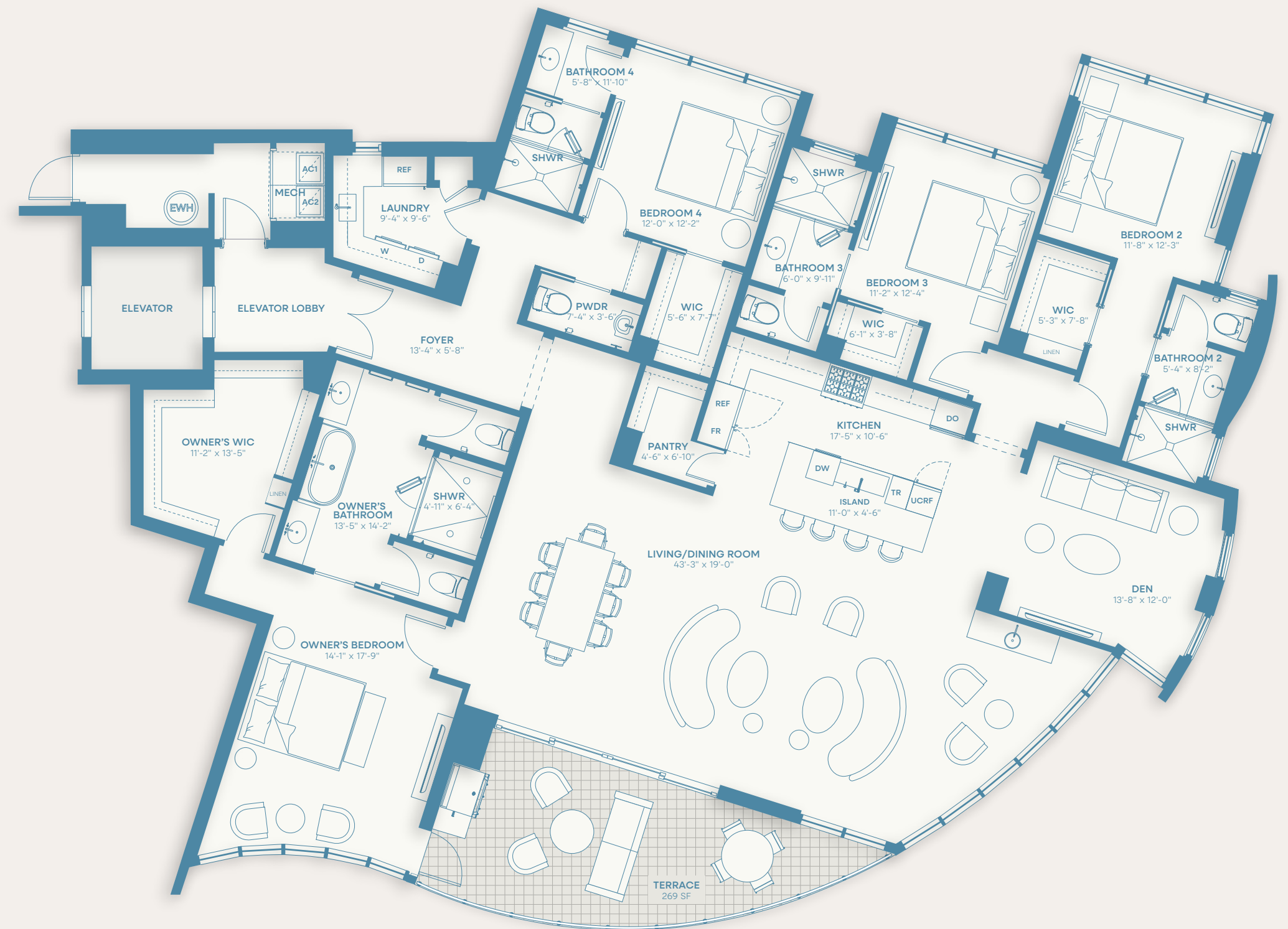


5

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 framed in 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 en suite bedrooms, and a spacious studio/office/media room, add up to a residence that features 3,429 square feet of interior space, and total living space just shy of 3,700 square feet.



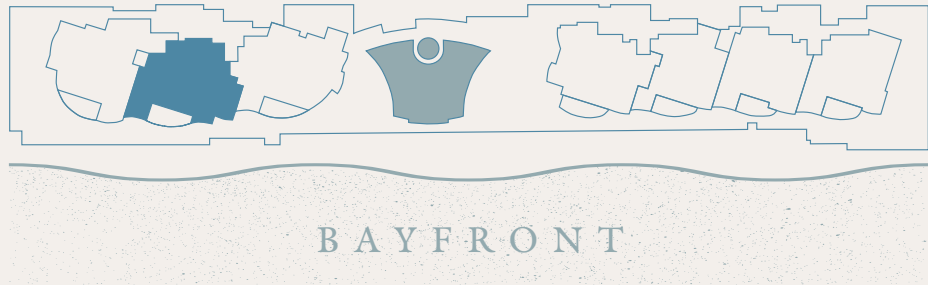
4 BEDROOM | 4.5 BATHROOM | DEN  
A/C 3,429 SQFT | TERRACE 269 SQFT | TOTAL 3,698 SQFT





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. This floorplan obliges, offering all this and considerably more, with each en suite bath and bedroom framing exquisite views to enjoy the sun as it rises and sets. At over 3,000 square feet of interior, and over 3,300 square feet of total living space, the plan maximizes the area devoted to the theatrical open-plan design.

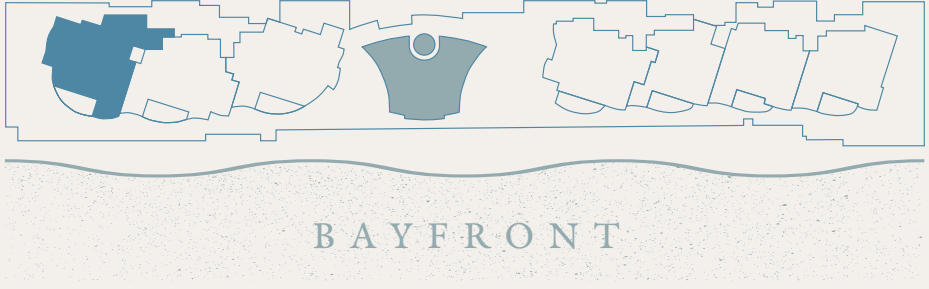


3 BEDROOM | 3.5 BATHROOM | DEN  
A/C 3,054 SQFT | TERRACE 297 SQFT | TOTAL 3,351 SQFT





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 wide vistas 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 — over 3,300 square feet of interior living space. Four en suite bedrooms, along with a den/office/media room, are artfully arranged for an idyllic life on the water.



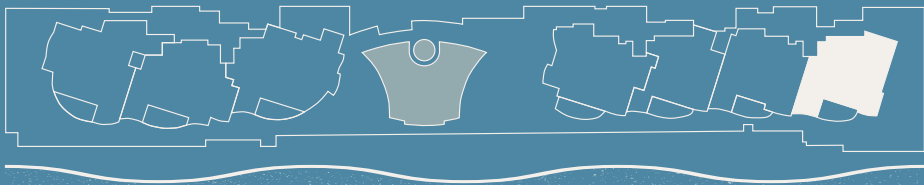
4 BEDROOM | 4.5 BATHROOM | DEN  
A/C 3,308 SQFT | TERRACE 263 SQFT | TOTAL 3,571 SQFT





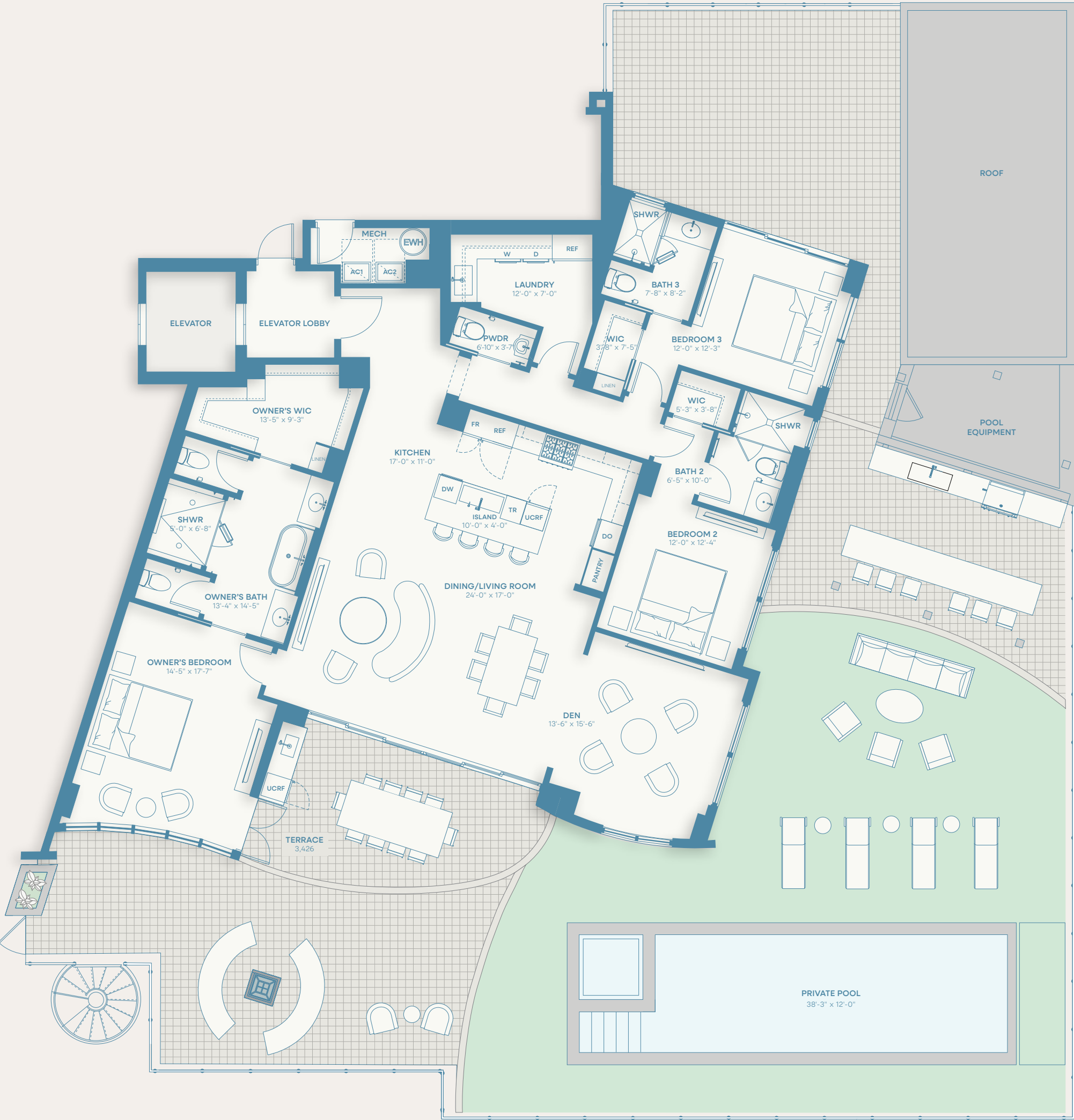
# TERRACE ONE

Unquestionably, one of the most spectacular bay-view residences in all of Sarasota — 6,038 square feet of total living space, over 2,600 of which are interiors, that spills 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 and firepit. One-of-a-kind in every sense certain to reward all the senses.



## BAYFRONT

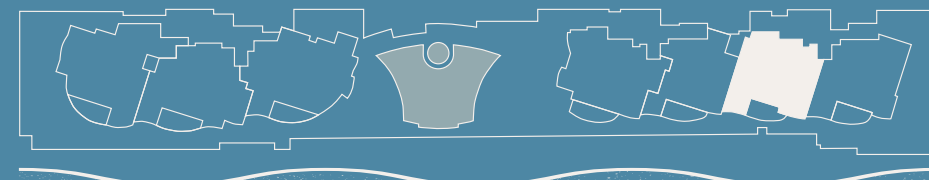
3 BEDROOM | 3.5 BATHROOM | DEN  
A/C 2,612 SQFT | TERRACE 3,426 SQFT | TOTAL 6,038 SQFT





# TERRACE TWO

An expansive opportunity on the grand Amara terrace level. All of the attractions of this residence plan captivate, including over 2,600 square feet of air 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

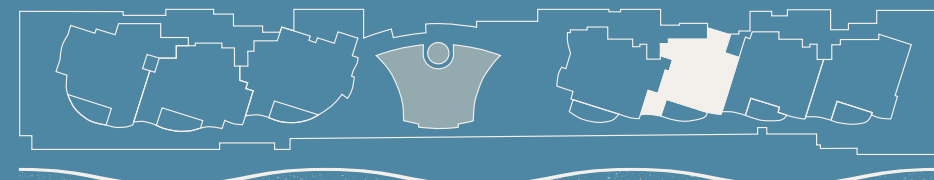
3 BEDROOM | 3.5 BATHROOM | DEN  
A/C 2,611 SQFT | TERRACE 825 SQFT | TOTAL 3,436 SQFT





# TERRACE THREE

Every inch of this free-flowing 3,057-square-foot residence delights. The 2,272-square-foot interior features a kitchen/grand salon that 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 a luxurious owner's suite, highlighted by Amara's only spa-like combination bath and shower feature. To this, add a private spa and inviting outdoor spaces for entertaining, and every day on Sarasota Bay becomes remarkable.



## BAYFRONT

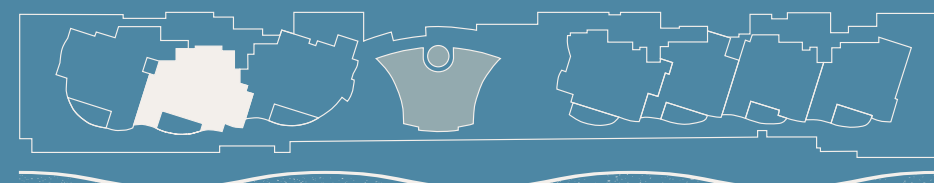
2 BEDROOM | 2.5 BATHROOM | DEN  
A/C 2,272 SQFT | TERRACE 785 SQFT | TOTAL 3,057 SQFT





# TERRACE SIX

A rare and expansive residence offering uninterrupted walls of glass — life here flows inside out to the terrace. The residence offers all this and considerably more, with each en suite bath and bedroom framing exquisite views to enjoy; perhaps the most special view is from a private spa above Amara's esplanade. At 3,054 square feet of interior space and 4,301 square feet of indoor/outdoor living space, the plan is the very definition of a theatrical, open-plan design.



## BAYFRONT

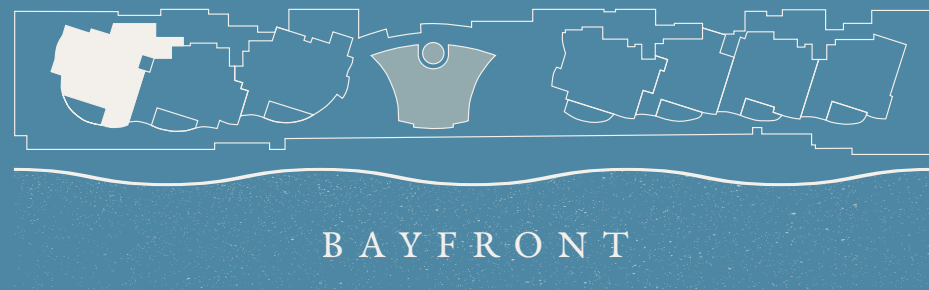
3 BEDROOM | 3.5 BATHROOM | DEN  
A/C 3,054 SQFT | TERRACE 1,247 SQFT | TOTAL 4,301 SQFT



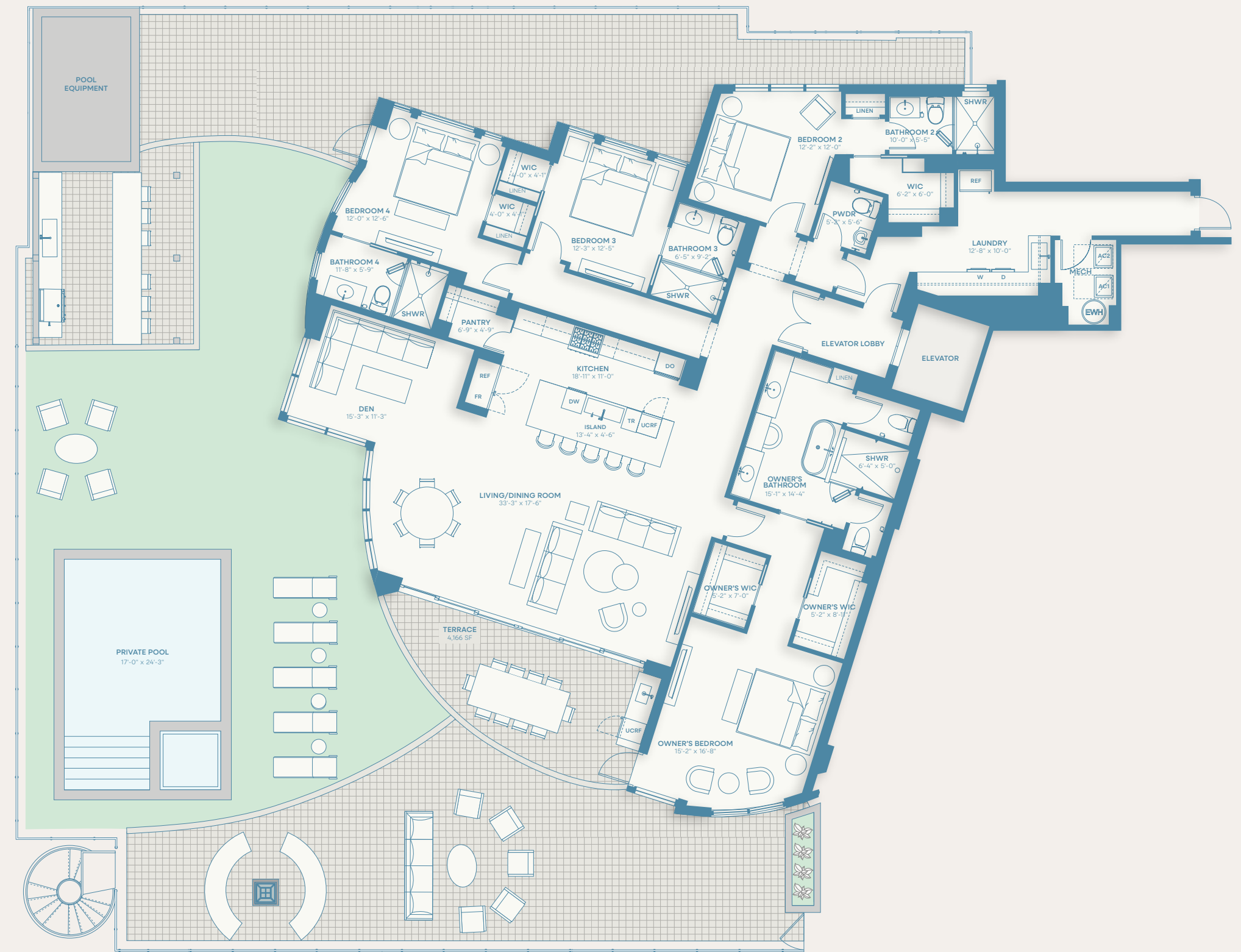


# TERRACE SEVEN

Only at Amara will one find residences quite so spectacular, here with a terrace wrapping the entire home. Here are over 3,300 air conditioned square feet and over 7,400 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.



4 BEDROOM | 4.5 BATHROOM | DEN  
A/C 3,308 SQFT | TERRACE 4,166 SQFT | TOTAL 7,474 SQFT







FEATURES & FINISHES

RESIDENCE FEATURES

- 4¾" baseboard, 1¼" x 3½" door casings, 8' solid core doors
- Ceiling heights of 10'2" throughout, except where dropped 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
- Pre-wiring drapery pockets in great room and owner's bedroom, per plan
- Primer and two finish coats of paint, flat finish walls with semigloss trim
- Selection of large-format porcelain or hardwood designer flooring

OUTDOOR KITCHEN

- Built-in Artisan gas outdoor grill with hood and cabinets

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 water dispenser
  - 18" Sub-Zero freezer
  - 24" Sub-Zero undercounter wine storage
  - 36" Wolf 6-burner gas range
  - 30" Wolf single wall oven
  - 30" Wolf speed oven
  - 30" Wolf warming drawer

EN SUITE BATHS & POWDER ROOMS

- Curbless shower in owner's bath with square drains
- Full mirror above 4" backsplashes
- Frameless glass shower doors
- Powder rooms with oval pedestal sinks, towel rings
- Victoria + Albert soaking tub, per plan
- Walk-in showers with dual Gessi rain showerheads, per plan
  - Owner's tub/shower feature, residence three only

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



## AMENITY FEATURES



GOLDEN GATE AVE.

**A. MARINA**

Boat equipment storage for slip owners  
 One association slip for charter loading/unloading  
 Ice machine  
 Kayak/paddleboard storage  
 Limited boat slips available for purchase,  
 with shore power & water  
 Outdoor shower

**B. ESPLANADE**

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

**C. 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 residence

**D. CITY & BAY-VIEW POOL DECK**

Expansive city-view pool  
 Firepit seating areas  
 Indoor/outdoor bar  
 Luxurious lounge & table seating  
 Outdoor kitchen with two gas grills  
 Outdoor shower  
 Spacious city-view spa set into the pool

**E. FITNESS & WELLNESS**

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

**F. GARAGE & STORAGE**

Bike storage & owner storage lockers  
 EV connections available  
 Secure climate-controlled spaces, two per owner





THE LOCATION

RINGLING  
MUSEUM OF ART  
4.2 MILES

SARASOTA BRADENTON  
INTERNATIONAL  
AIRPORT  
4 MILES

VAN WEZEL PERFORMING  
ARTS HALL

SARASOTA OPERA HOUSE

LONGBOAT KEY

MOTE MARINE  
AQUARIUM

The Owen

MARINA JACK

BAYFRONT PARK

624 Palm

MARIE SELBY  
BOTANICAL  
GARDENS

SARASOTA  
ART MUSEUM

SARASOTA  
MEMORIAL  
HOSPITAL

RINGLING BRIDGE  
CAUSEWAY PARK

AMARA

SARASOTA BAY

BIRD KEY

ST. ARMANDS  
CIRCLE

LIDO KEY  
BEACH

Rosewood Residences Lido Key

The Ronto Group is one of the Gulf Coast's most esteemed developers, with considerable experience in Sarasota. Current projects include Rosewood Residences, Lido Key, The Owen and Amara on Golden Gate Point, and previously, 624 Palm.

i.  
ii.  
iii.





THE RONTO GROUP

Amara on Sarasota Bay was developed by The Ronto Group and their partner Wheelock Street Capital.

The Ronto Group is an internationally acclaimed developer with more than 50 years of experience along Florida’s Gulf Coast and beyond. Headquartered in Naples, Ronto’s expertise in planning, craftsmanship, high-rise construction and luxury lifestyle development is internationally recognized. Few understand the allure of this stretch of Florida and how to maximize its promises so well.



OMEGA IN BONITA BAY, BONITA SPRINGS, FL



INFINITY AT THE COLONY, BONITA SPRINGS, FL



ROSEWOOD RESIDENCES NAPLES, NAPLES, FL



ROSEWOOD RESIDENCES LIDO KEY, LIDO KEY, FL



ALTURA BAYSHORE, TAMPA, FL



SEAGLASS IN BONITA BAY, BONITA SPRINGS, FL





This brochure is superseded by the brochure included in the Dropbox provided to purchaser. This brochure may be amended and revised by Developer from time to time.

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 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. In order 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 are subject to the condominium documents and your purchase contract. Please refer to those documents for additional information and guidance.

See the Condominium Survey, Floor and Plat Plans for the heights of each floor.

December 2025



# AMARA

ON SARASOTA BAY

1819 Main Street Suite 110 | Sarasota, FL 34236  
amarasarasota.com | 941.867.7160