

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.



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



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.





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.



THE AMENITIES



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.



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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.

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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.



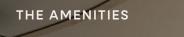




KEEP THE CITY, *But* keep it Quietly at bay.



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.



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A NEW VIEW ON WELLNESS.

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





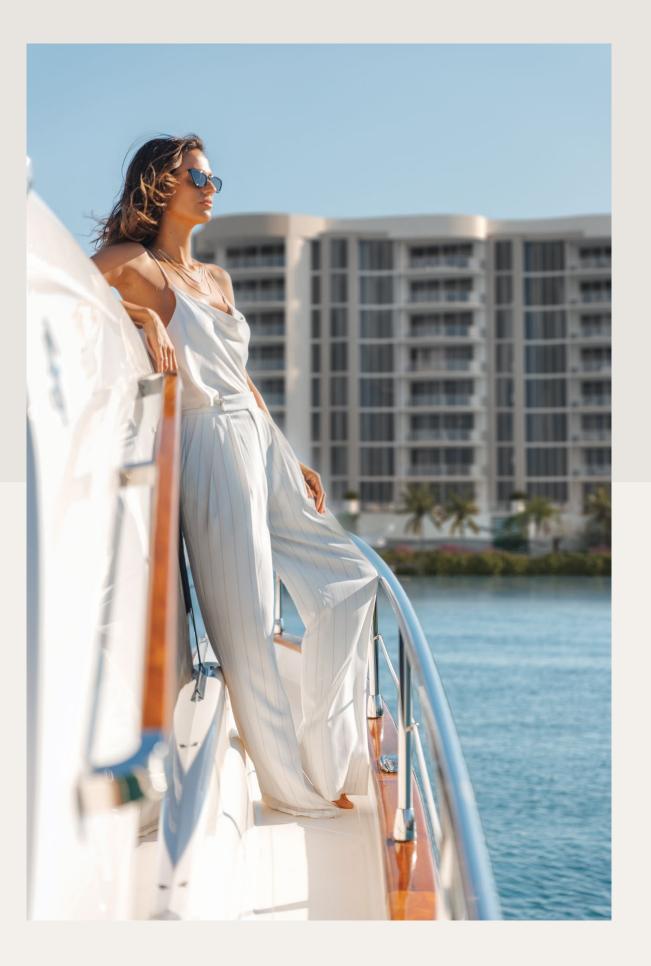
YOURS IS A THEATER OF LIGHT, A LIFE OF PROMISE. SUNRISE SILHOUETTES THE CITY. THE BAY SPARKLES MORNING TILL SUNSET, PATTERNED ONLY BY THE PASSING CLOUDS. AND THEN THE CRESCENDO — SUNSET LIGHTS UP THE SARASOTA SKYLINE AND THE WATERFRONT THEATER BEGINS ITS SHOW. LIGHT DEFINES EVERY MOMENT, AND BRINGS NEW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

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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.



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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

THE RESIDENCES

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

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RESIDENCE 1 BATH

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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.











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.

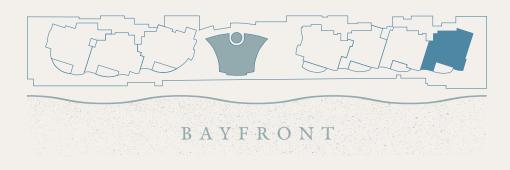


ROOTED.

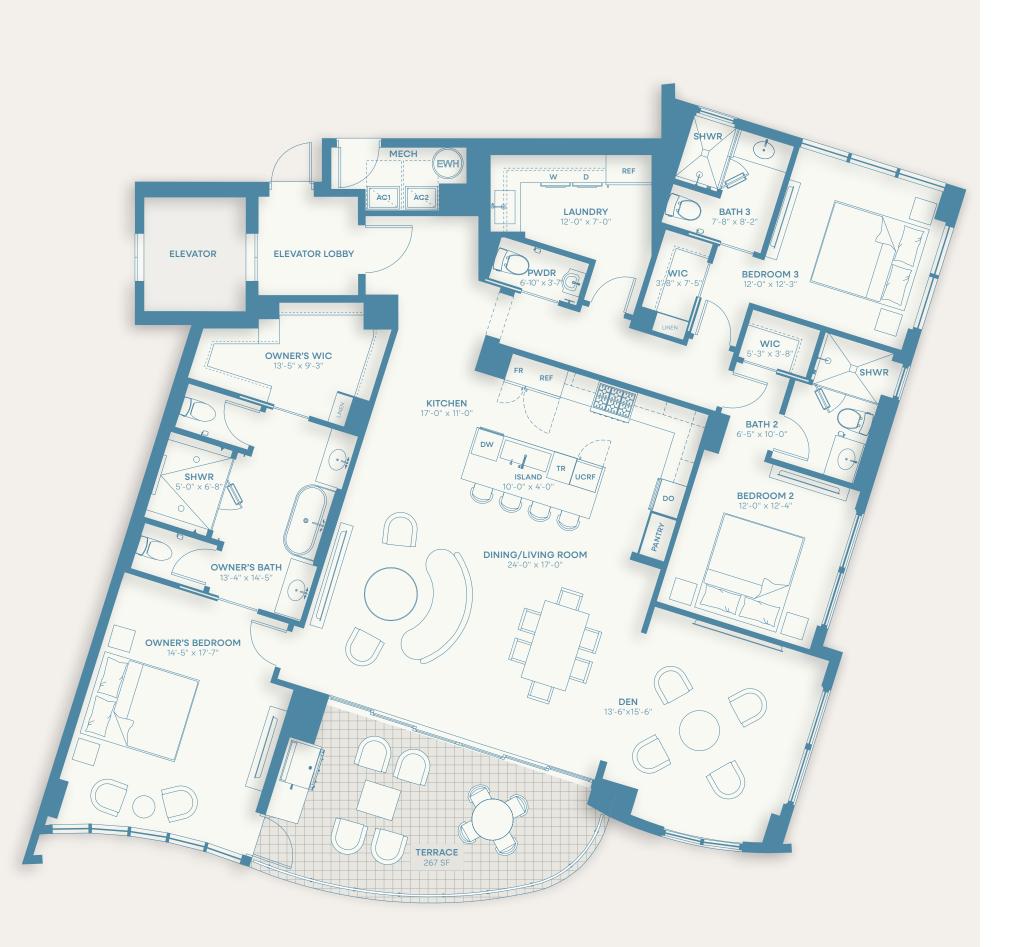
Inspiring. Captivating. Invigorating. The garden of earthly delights that is Selby is a sunny bayside stroll from your front door. And it will likely become a part of your lifestyle, as it has for so many who call Sarasota home. A collection of sanctuaries, air plants, fine and casual dining, education,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



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.

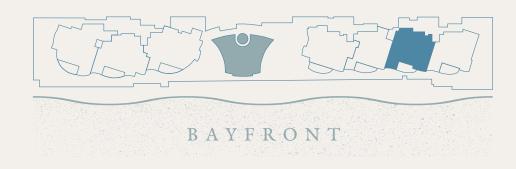


3 BEDROOM | 3.5 BATHROOM | DEN A/C 2,615 SQFT | TERRACE 267 SQFT | TOTAL 2,882 SQFT





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.

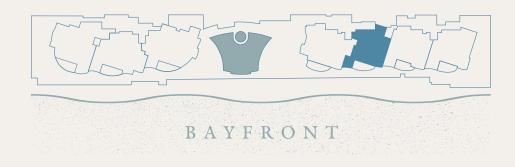


3 BEDROOM | 3.5 BATHROOM | DEN A/C 2,621 SQFT | TERRACE 243 SQFT | TOTAL 2,864 SQFT





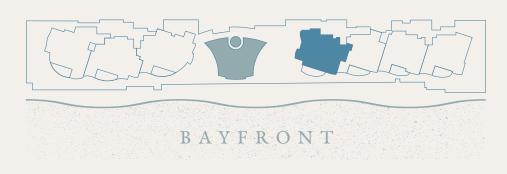
That great things sometimes come in smaller packages has never been so true than in this residence. Every inch of these 2,272 interior square feet delights. The kitchen/grand salon connect to the den/office and terrace — creating an expansive open-plan design. Here as well are long spaces that invite 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

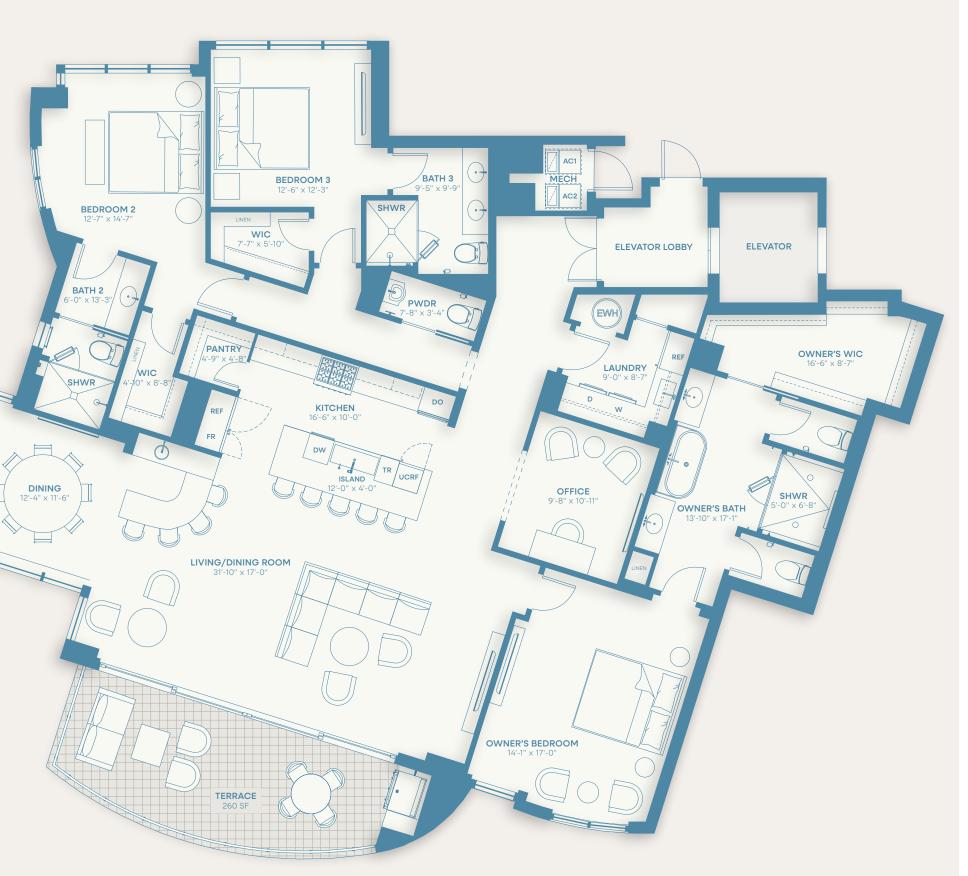


These residences, just over 2,900 square feet of interior living space, are among the most spacious of all the Amara floorplans. One will immediately appreciate that the kitchen, open-plan salon with separate dining room and bar are unique to this plan. The terrace is expansive, as are each of the en 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.



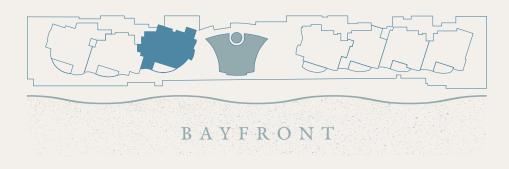
3 BEDROOM | 3.5 BATHROOM | DEN A/C 2,938 SQFT | TERRACE 260 SQFT | TOTAL 3,198 SQFT





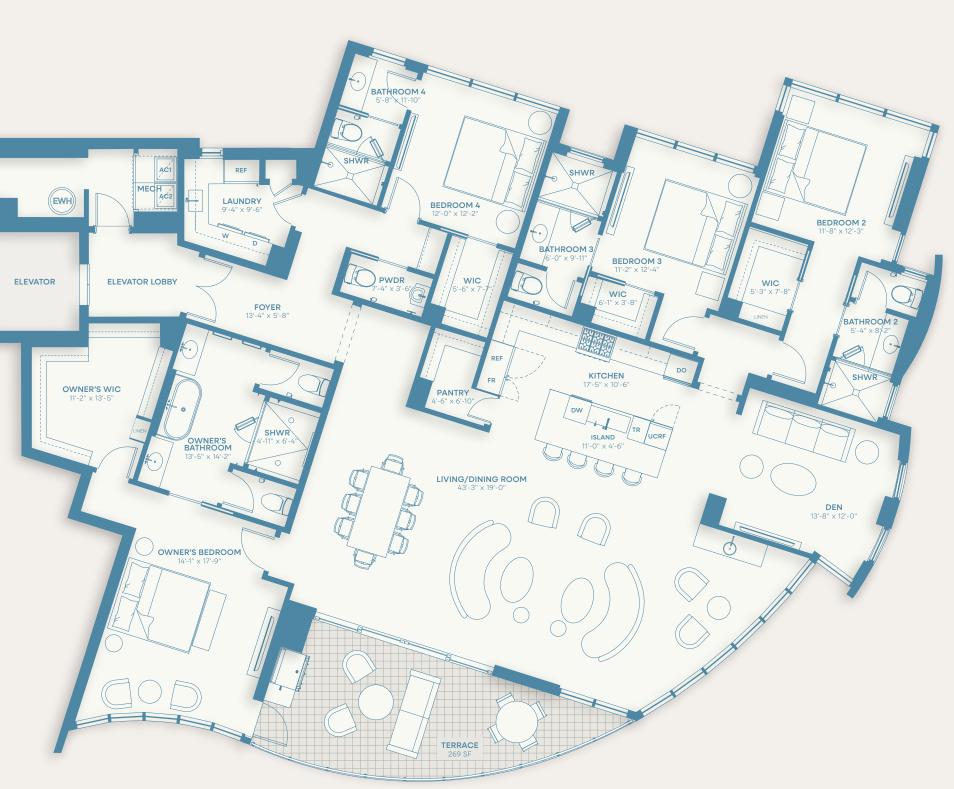


Above the pool terrace and esplanade, overlooking Sarasota Bay and its skyline, one will quickly appreciate that this residence is one-of-a-kind. Almost all of this plan is framed in glass — half of which looks out to the pool terrace, the marina and city skyline. The open-plan kitchen and salon are 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.



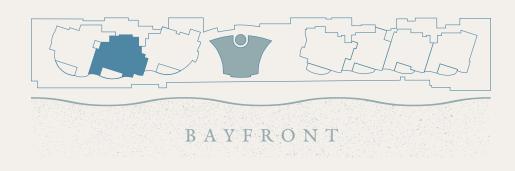
4 BEDROOM | 4.5 BATHROOM | DEN A/C 3,429 SQFT | TERRACE 269 SQFT | TOTAL 3,698 SQFT







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.

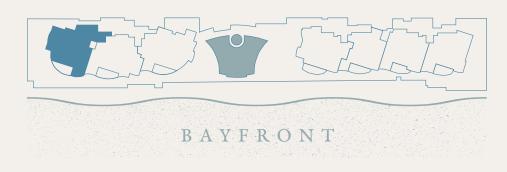


3 BEDROOM | 3.5 BATHROOM | DEN A/C 3,054 SQFT | TERRACE 297 SQFT | TOTAL 3,351 SQFT

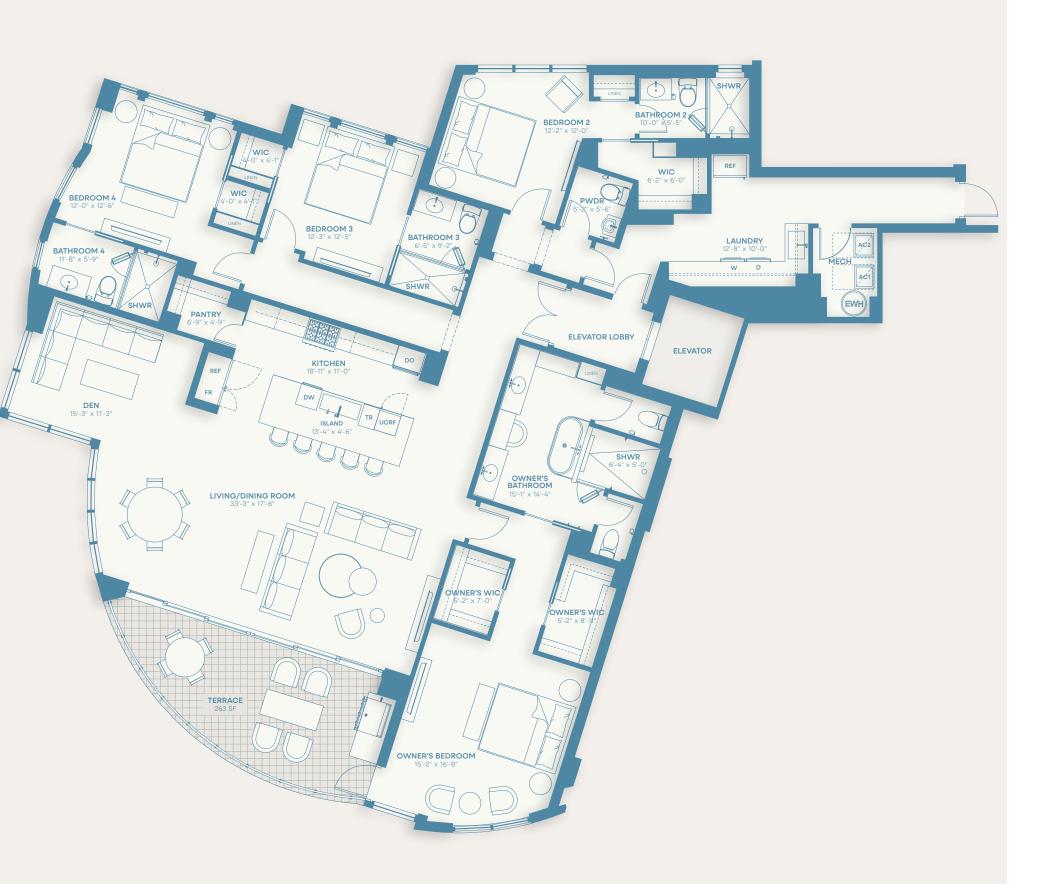




While Sarasota's skyline and city lights are very much part of the attraction, these residences enjoy spectacular long views of the marina out to wide vistas of the bay. As one enters the residence, the plan opens to a wide panorama simply breathtaking. Indeed, well over half of the residence is glass, 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



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.



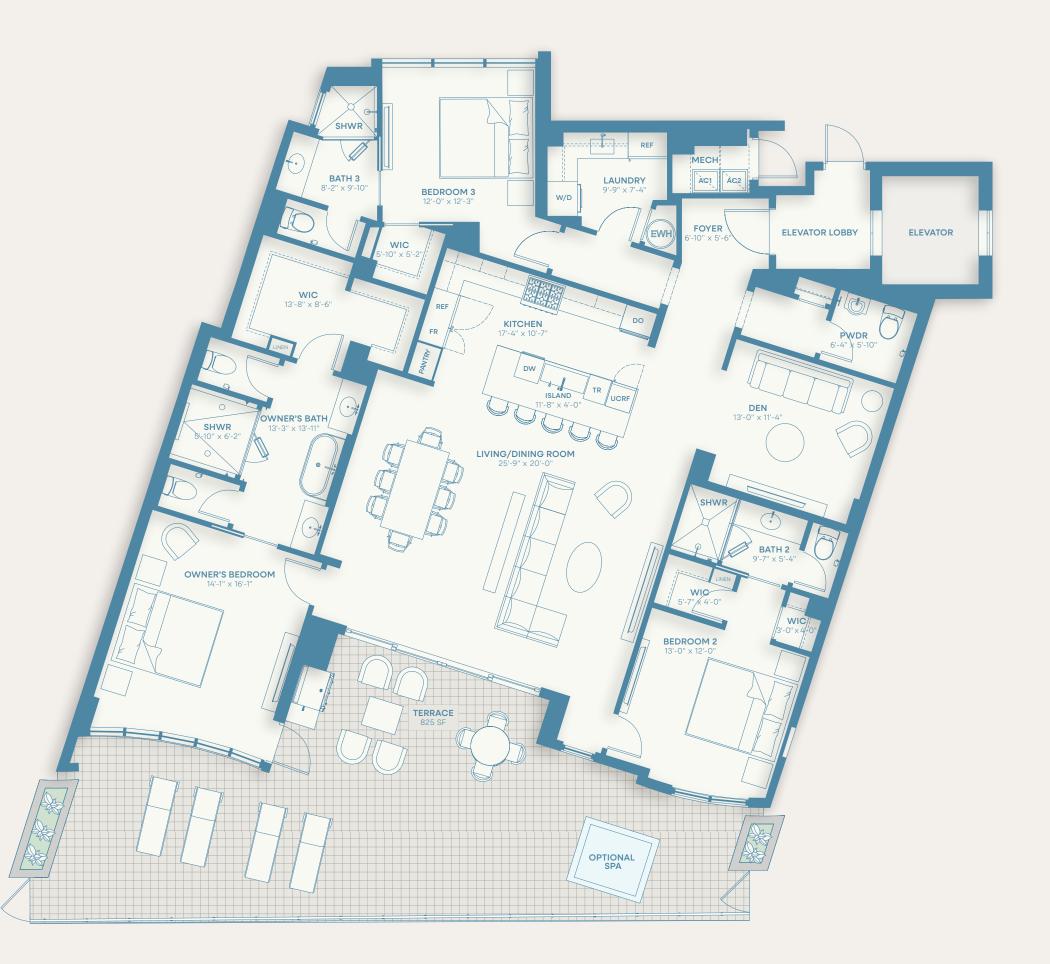
3 BEDROOM | 3.5 BATHROOM | DEN A/C 2,612 SQFT | TERRACE 3,426 SQFT | TOTAL 6,038 SQFT



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.



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.



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.



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

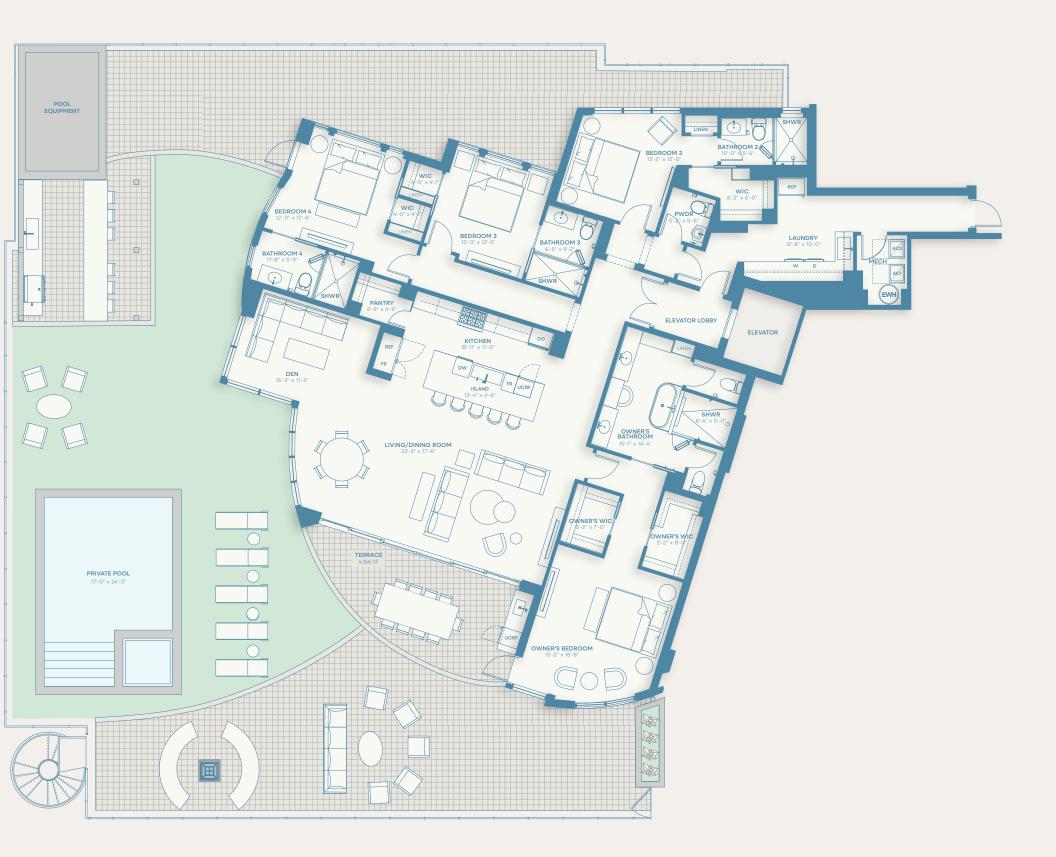


TERRACE SEVEN

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

 $4\frac{3}{4}$ " baseboard, $1\frac{1}{4}$ " x $3\frac{1}{2}$ " door casings, 8' solid core doors Ceiling heights of 9'2" throughout 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

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, 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



A. 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

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 infinity-edge 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 Secure guest parking with handicap spaces

0 LONGBOAT KEY •

> MOTE MARINE AQUARIUM

RINGLING BRIDGE CAUSEWAY PARK

ST. ARMANDS CIRCLE

LIDO KEY BEACH

BIRD KEY .

Rosewood Residences Lido Key



SARASOTA BRADENTON INTERNATIONAL AIRPORT

4 MILES

• VAN WEZEL PERFORMING ARTS HALL

• SARASOTA OPERA HOUSE

BAYFRONT PARK

MARIE SELBY

BOTANICAL

GARDENS

624 Palm

MARINA JACK

AMARA

The Owen

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.

SARASOTA ART MUSEUM

• SARASOTA MEMORIAL HOSPITAL



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



The name of the condominium is Amara Condominium, which is marketed and commonly known as "Amara" and "Amara on Sarasota Bay". 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 floorplans and development plans are subject to change. Floorplans 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.

This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This brochure does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications, and amenities are subject to change at any time without notice.

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AMARA/CORE/04.25/2M

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