

BLVD
S A R A S O T A



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EXCITEMENT HAS A NEW ADDRESS



Core Development Inc.

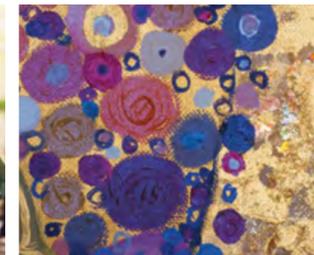
Towering above the Boulevard for the Arts, BLVD Sarasota presents a brand-new way to experience the exceptional Sarasota lifestyle. Downtown action. A dynamic arts scene. Water sports. Wine bars. The best of Sarasota is within walking distance of an inspired new residence teeming with uptown style, outstanding amenities and priceless vistas.

BLVD Sarasota is the creation of Core Development, the firm renowned for properties of innovative luxury, including the Ritz-Carlton Sarasota and The Concession Residences and Golf Club.

ONLY 49 RESIDENCES

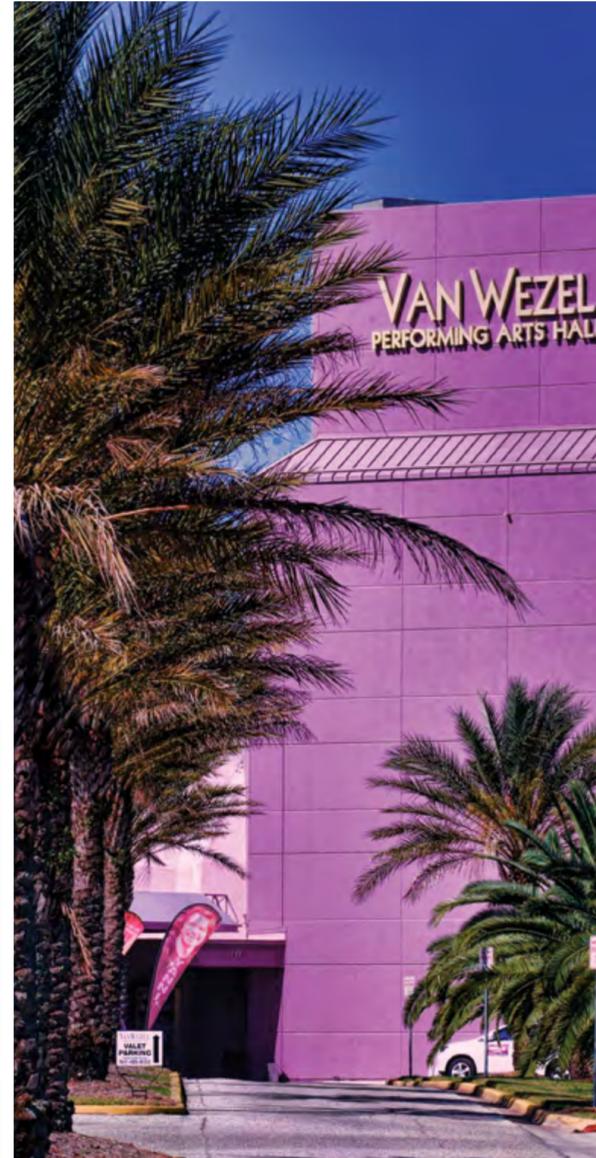
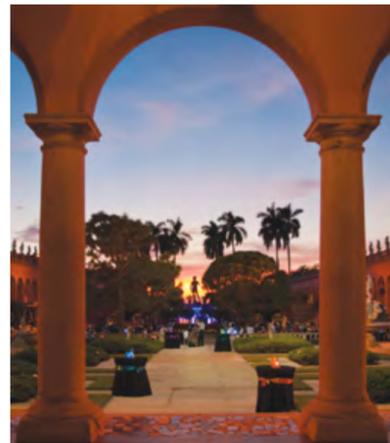
ONE EXCLUSIVE ADDRESS

THE EXCITEMENT BUILDS



Sarasota is one of Florida's most livable – and loved – cities. The city lays claim to a rich history, an incredible arts scene and some of the most beautiful beaches in the world, including Siesta Key, recently once again named the best beach in the U.S. by Dr. Beach. Dine at world-renowned restaurants. Boat on the warm blue waters of Sarasota Bay and the Gulf of Mexico. Shop in iconic and eclectic venues. Each day, something unforgettable unfolds.

Healthy living is ingrained in the culture of a city where fresh food markets and farm-to-table menus abound. Recently ranked the #1 city in America for health and wellness, Sarasota is the perfect backdrop for almost any fitness regime, from paddle-boarding to golf, complemented by a thriving regional sports scene. Welcome to city-centric living without equal.



CITY-CENTRIC LIVING



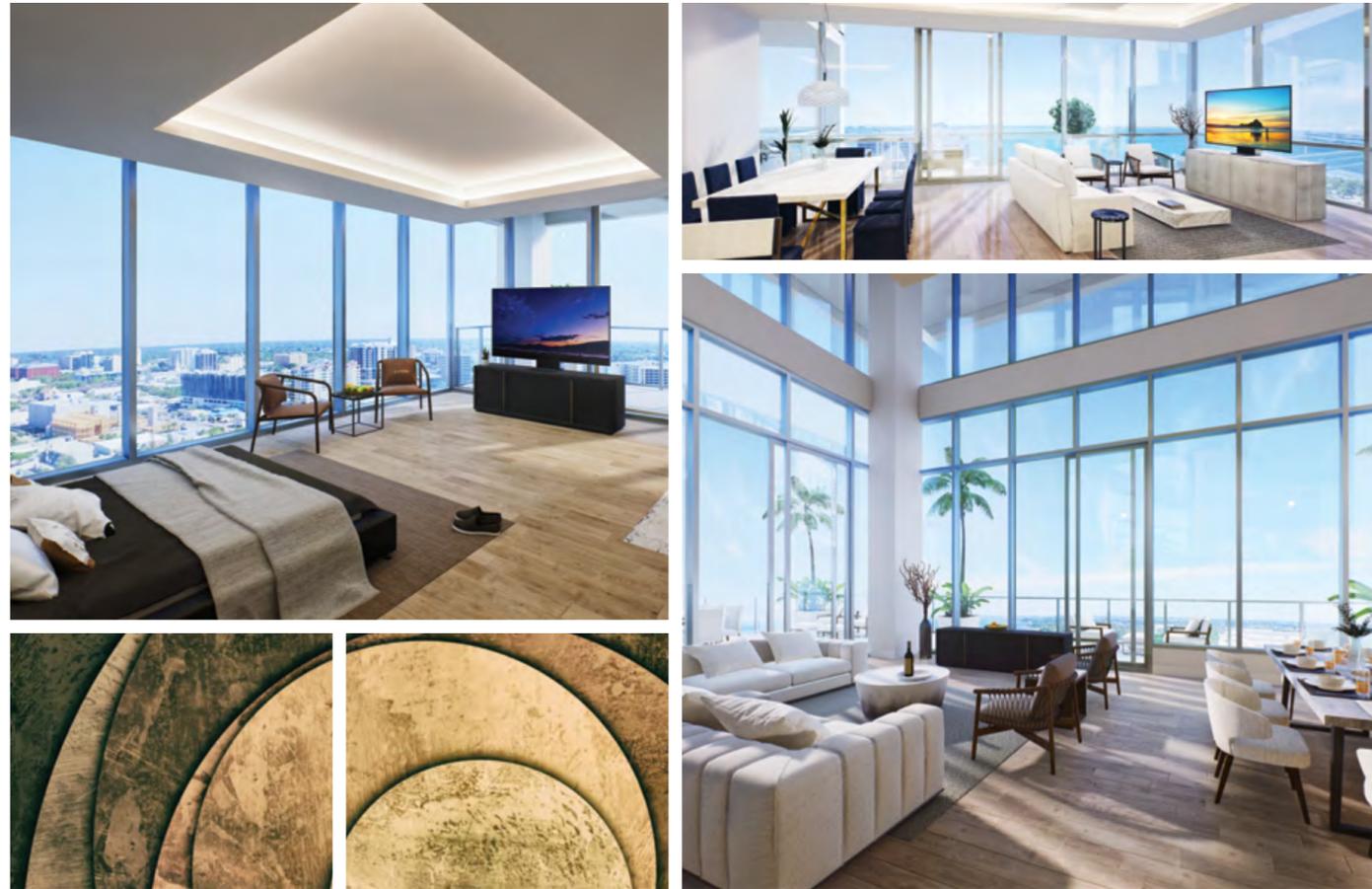
DOWNTOWN'S NEW UPTOWN



BLVD BEAT

BLVD Sarasota is ideally located with the waterfront to the west and city lights to the east in the spirited Rosemary District of downtown. Since the late 1800s, the Rosemary District has followed its own beat. Now the area is undergoing a renaissance, as locally owned shops, cafés and art galleries cater to a vibrant community that is a magnet for artists, families and urban professionals seeking a true neighborhood experience.

Walk or cycle everywhere. Over a dozen bars and restaurants are within a few minutes' stroll of the BLVD. A couple's massage at the Ritz-Carlton Spa. A Southern cocktail at The Blue Rooster. An exhibition at Alfstad & Contemporary Dabbert Gallery. Live in Sarasota's lively uptown, where the happenings are many – and fabulous – including the Rosemary Rising Street Festival, championship rowing events, a medieval fair, film festivals, art festivals, the international sand sculpture festival... The beat goes on and on.



How to maximize nonstop city and water views? By spreading out, of course. That's why only 49 homeowners will have the exclusive BLVD Sarasota experience. Sarasota's newest luxury condos are some of the largest new builds in the city. Expansive floorplans are complemented by two floors of private amenities, secured parking and private access elevators.

A sense of spaciousness and contemporary styling envelopes BLVD Sarasota, from the eye-catching facade wrapped in glass-railed terraces to gorgeous interiors that invite seamless indoor/outdoor living and offer uninterrupted views. Life can be excellent for the fortunate few.



49 FORTUNATE FEW



A LIFESTYLE LIKE NO OTHER



There's nothing prosaic about the private lifestyle amenities at BLVD Sarasota. Golfers can perfect their game at the simulated indoor driving range without ever leaving their home. A fabulous fitness center helps residents stay in shape, while furry friends can exercise outside on the fifth-floor pet lawn. There's even a grooming station. And a business center makes meeting prep a breeze.

When it's time to kick back, relaxation has never been so enticing. On the rooftop, residents can catch rays – and astonishing sunsets – from the zero-horizon pool or idle at the fire pit as darkness falls. Unwind with a game of pool in the resident lounge, perhaps with a bottle from a private cache stored in a temperature-controlled wine vault. Dinner plans? Dining out can be as simple as taking the elevator to the on-trend first-floor restaurant.

Residence services include full-time maintenance and security staff providing excellent care of public areas and private residences. A professional concierge can cater to every request, from arranging dry cleaning to securing show tickets to event planning. Emergency generators ensure that life-saving systems are functional during power outages.

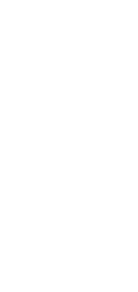


The residences of BLVD Sarasota are designed for today's modern lifestyle. Convenience, comfort and beauty converge in open, light-filled spaces. European-style kitchens with entertainment islands flow into large main rooms featuring high ceilings and floor-to-ceiling glass. Spacious terraces with glass railings redefine outdoor living. Linger over morning coffee or a nightcap can easily become a habit in the sumptuous master suite. At every turn is a breathtaking view of the city, the bay, the gulf. Live wide open – with the privacy you demand.

The materials used in the BLVD residences marry luxury with function. Quartz countertops. Thermador® and Sub-Zero® appliances. Designer flooring. Technology-ready infrastructure for total connectivity. Everything has been thought through to provide the very best living experience.

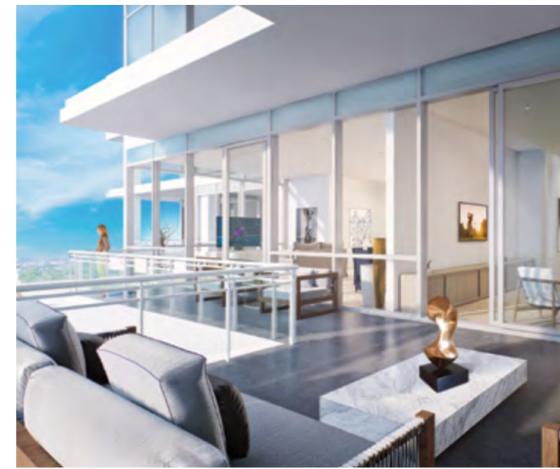


YOUR SANCTUARY IN THE SKY





A FLOORPLAN FOR EVERY LIFESTYLE



Seven residence floorplans and two penthouse floorplans offer many options for luxury living. All the floorplans embrace the concept of easy flow, open main living spaces, private bedroom suites and multiple access points to enjoy outdoor living.

Each 3-bedroom plan offers 3½ or 4½ baths with 3,500 to 3,550 square feet of living space. These floorplans feature one, two or three outdoor terraces or balconies that add up to 5,000 square feet of additional living space. Several designs include a wraparound terrace.

The two-story penthouse floorplans are designed for the connoisseur of living large. Penthouse One features 4 bedrooms, 5 full baths and 2 half baths in 5,900 square feet of living space, plus 3,020 square feet of outdoor living. A wraparound terrace on the first floor offers spectacular city-to-bay views. A bayside hot tub with privacy planters is a unique touch. The second-floor master suite has a private balcony. A bayside terrace opens to the second-floor entertaining area.

Penthouse Two features 4 bedrooms, 5 full baths and 2 half baths in 5,250 square feet of living space with 2,520 square feet of outdoor terraces. This floorplan also offers a wraparound terrace on the first floor with a hot tub and privacy planters. On the second floor, the master suite and entertaining area open to a large city-view terrace.



T U R N I N G V I S I O N I N T O R E A L I T Y



YOUR TIME IS NOW

Be a part of the exciting renaissance of uptown Sarasota from the unique vantage point of a luxury tower residence. Have it all. Outstanding views of Sarasota Bay, the Gulf of Mexico and downtown Sarasota... a fabulous modern home with superb on-site amenities... an enviable downtown address... all within minutes of world-class entertainment, adventurous dining and beautiful beaches. Only 49 residences are available – your time is now.

Schedule your real-time virtual reality tour of BLVD Sarasota from anywhere in the world, or schedule a visit to the BLVD Sarasota Sales Studio.



Core Development Inc.

CORE Development

CORE Development is dedicated to uncompromising excellence, innovation and efficiency in every project. Founded in 1996, the company has developed landmark real estate projects, including the Ritz-Carlton Sarasota Hotel, Condominium and Club project and the The Concession Residences and Golf Club in Bradenton.



KEY SOLUTIONS
REAL ESTATE

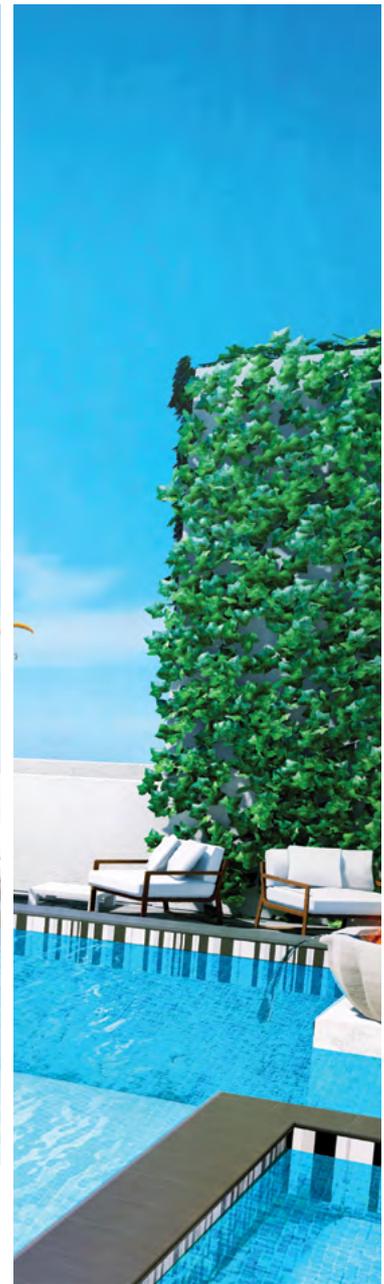
Key Solutions

Key Solutions is a boutique real estate firm offering clients a very personalized buying experience. The firm is based in Sarasota and is well-versed in the city's amenities, services and local neighborhoods, making it an ideal partner for BLVD Sarasota.



Ritz-Carlton, Sarasota

AMENITIES



5th FLOOR

5th FLOOR AMENITY LEVEL

A surprisingly diverse selection of recreation awaits you on the 5th floor. Inside, a generous social room with a service bar for social opportunities, a fitness center, conference room, one circular wine room with temperature-controlled owners' wine vaults with private lockable showcases, and a simulated indoor golf driving range. Outside is an expansive terrace with outdoor lounge seating and pet facilities.

PET FRIENDLY

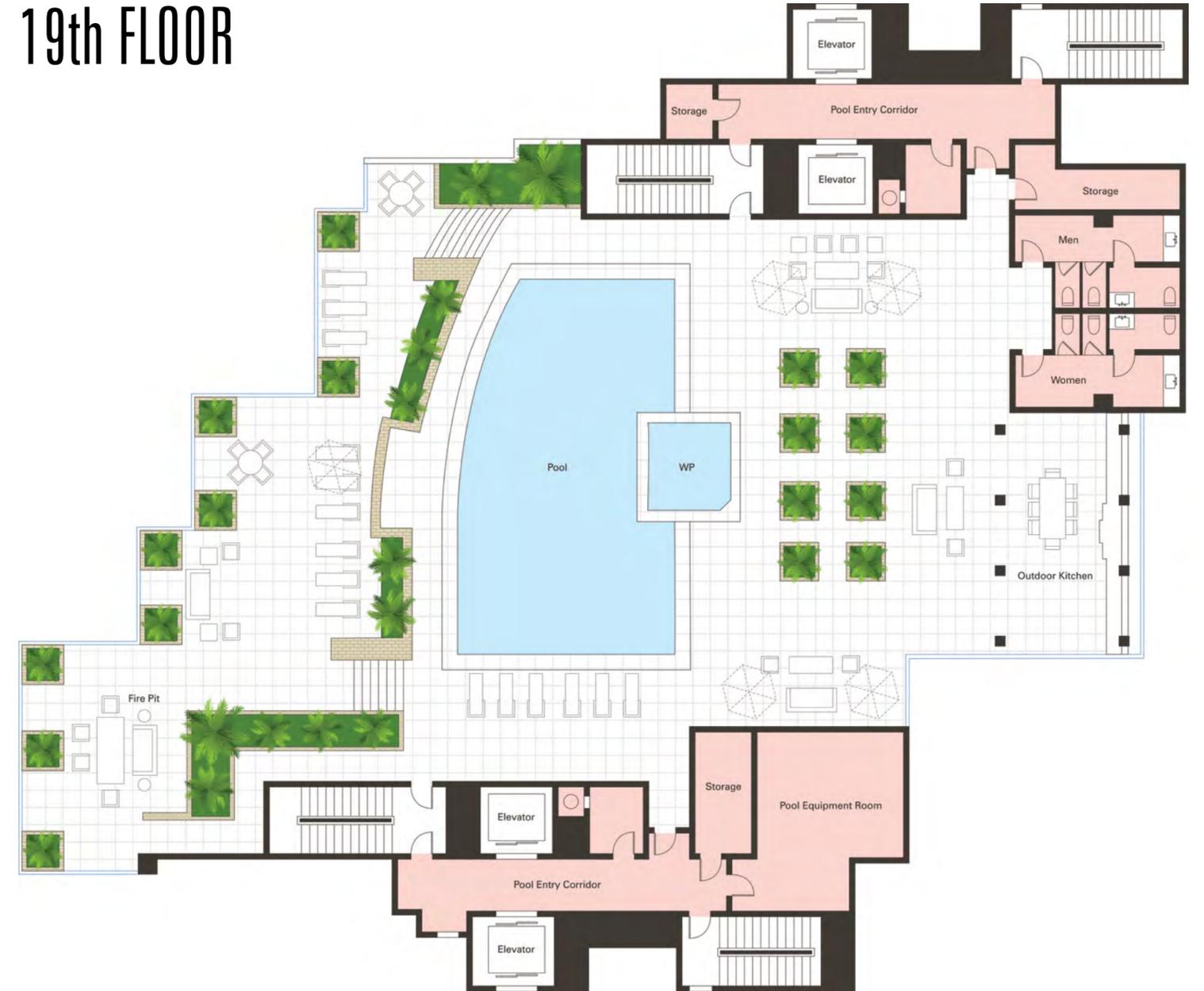
A pet-friendly community with a spacious 1,400 square foot outdoor pet lawn, pet washing and grooming stations on the 5th floor amenity level.



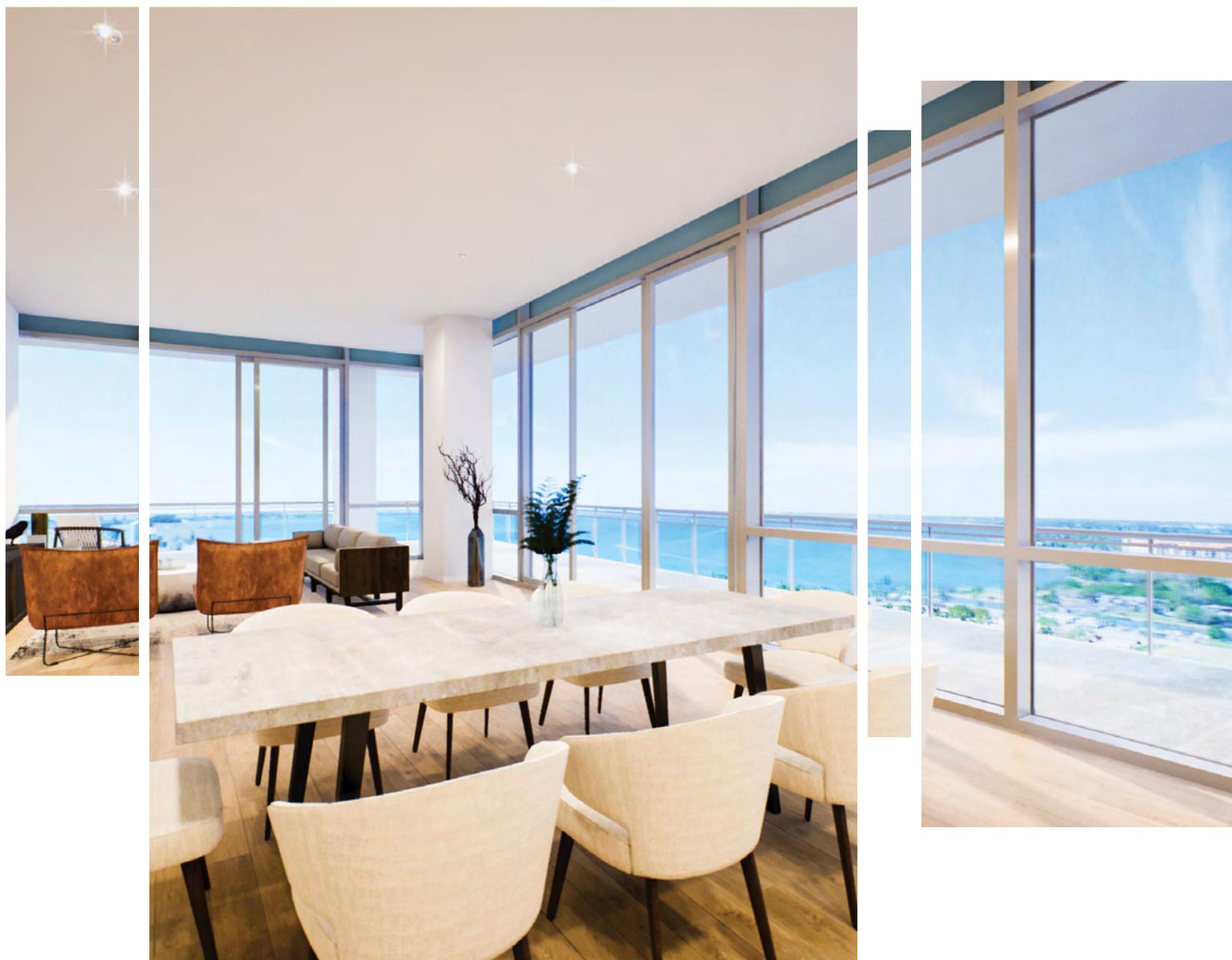
19th FLOOR

19th FLOOR AMENITY LEVEL

For full appreciation of the bay and city views and incomparable Gulf Coast sunshine, the rooftop terrace of over 9,000 square feet provides a dramatic zero horizon pool surrounded by open-air conversation niches, shaded and unshaded lounge seating, covered outdoor summer kitchen with two gas cooktop stations and gas fire pit.



B PLAN

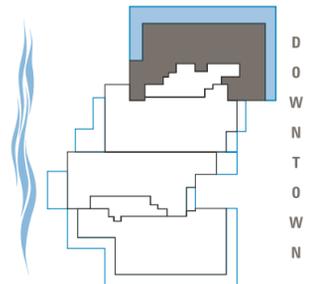


3 BEDROOMS
4 1/2 BATHROOMS

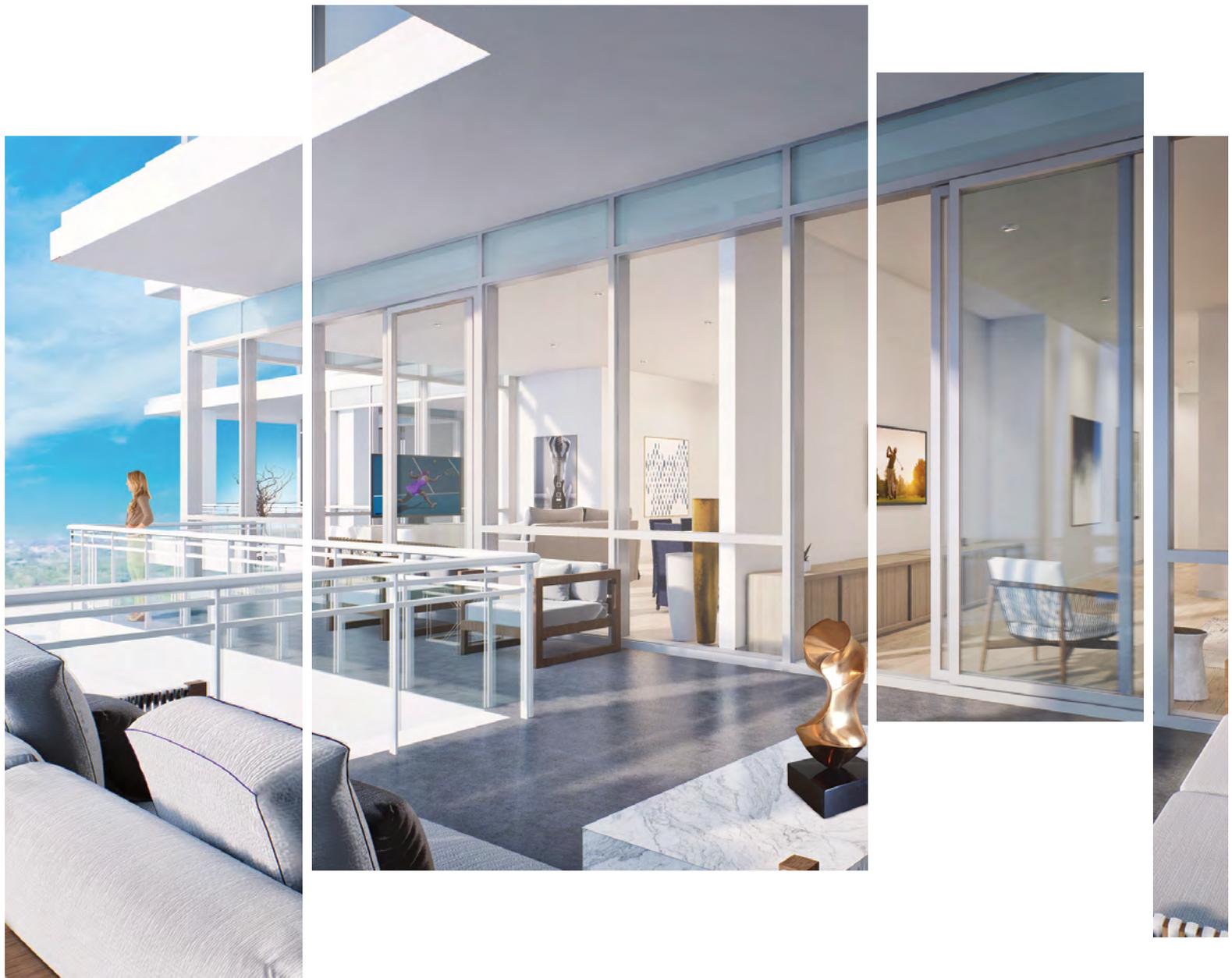
Living Area 3,630 sf | Terraces 1,700 sf

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B PLAN



L PLAN

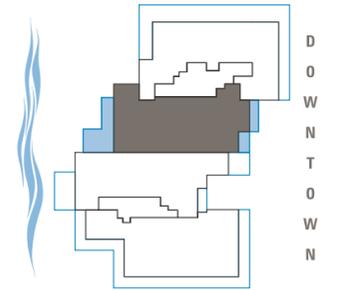


3 BEDROOMS
3 1/2 BATHROOMS

Living Area 3,900 sf | Terraces 780 sf

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SARASOTA

L PLAN



V PLAN

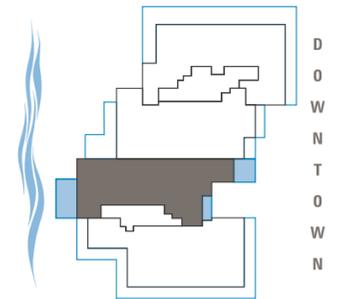
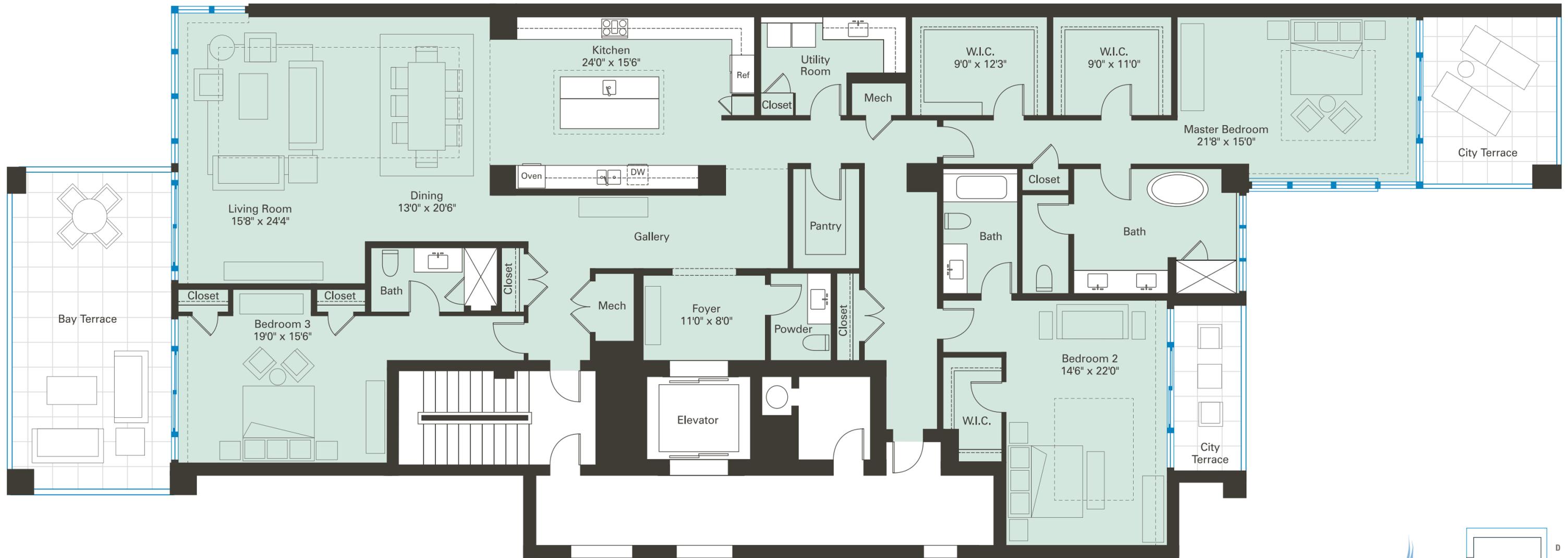


3 BEDROOMS
3 1/2 BATHROOMS

Living Area 3,700 sf | Terraces 810 sf

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V PLAN



D PLAN



3 BEDROOMS
4 1/2 BATHROOMS

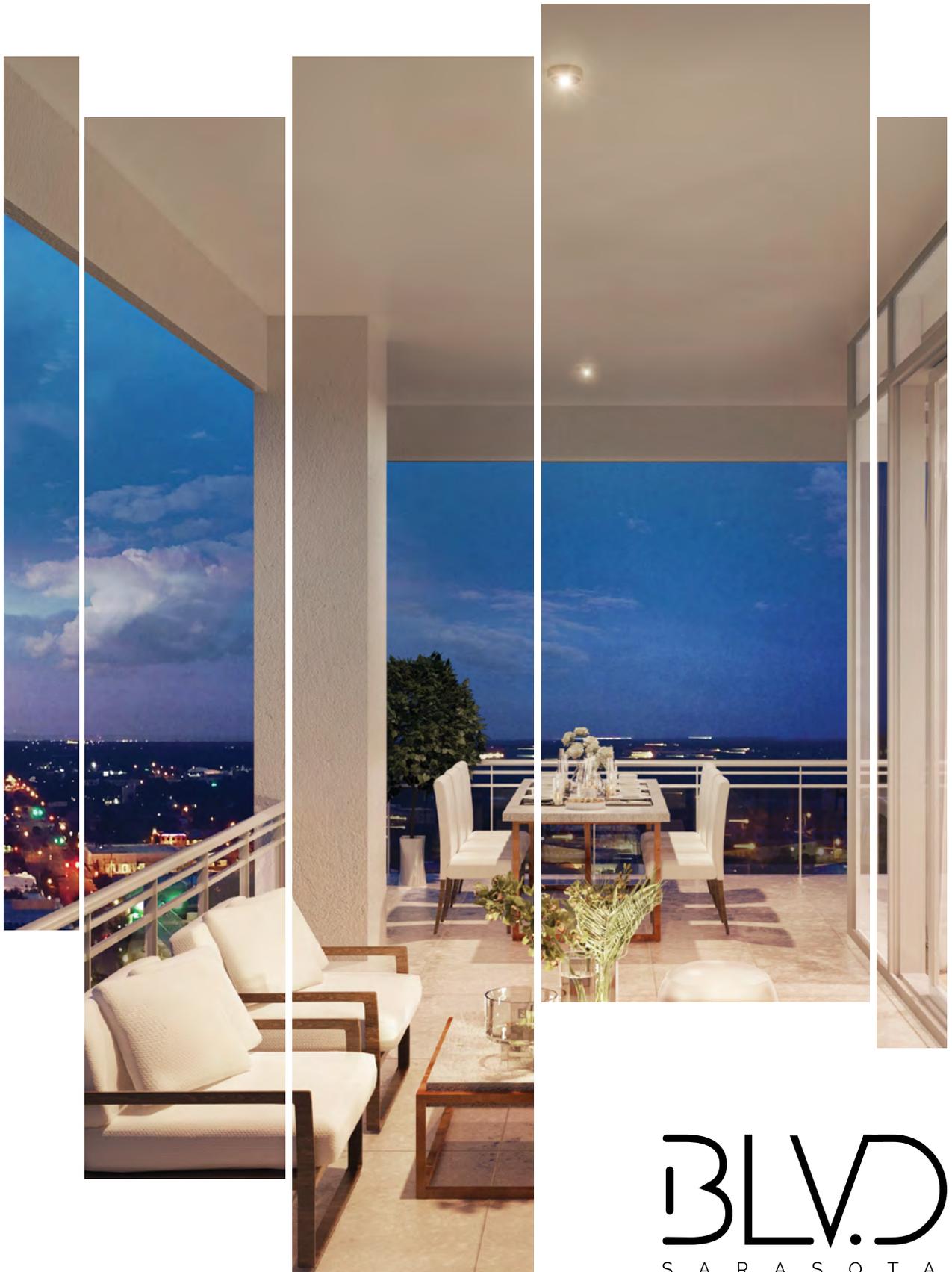
Living Area 3,550 sf | Terraces 1,530 sf

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D PLAN



FEATURES



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FEATURES

SUPERIOR DOWNTOWN SARASOTA ADDRESS

Ideally located on the Boulevard of the Arts in the heart of the Rosemary District, the area surrounding BLVD Sarasota scores as a “walker’s paradise” as it scores in the top 10% on many sites ranking walkable urban areas. The score is determined by the accessibility of everyday tasks that can be accomplished on foot. Other factors include pedestrian-friendly infrastructure as well as proximity to nearby parks, entertainment, shopping and restaurants. The Rosemary District is one of the top walkable neighborhoods in Sarasota.



Within walking distance of the numerous dining, theatre, art, retail, cultural, recreational and entertainment areas of:

- The Sarasota Downtown Core
- The Sarasota Downtown Bayfront
- The Sarasota Cultural District
- The popular and energized Rosemary District
- The future shops, dining and entertainment venues of the planned Sarasota Quay

BLVD SARASOTA BUILDING FEATURES

- The building’s architectural personality is expressed with vast glass walls, sumptuous interior appointments and advanced coastal construction and design
- Only 49 expansive luxury residences. Choose from 7 unique floor plans
- 47 three- and four-bedroom residences, ranging from 3,550 square feet to 3,900 square feet
- 2 spectacular two-story Penthouse residences offering 5,250 and 5,500 square feet, highlighted by two-story ceilings in the living room and dining room
- Unprecedented resort-style amenities on the ground floor, 5th floor and rooftop
- Secure indoor parking with two dedicated spaces per residence, and humidity controlled private storage areas
- Fully staffed reception lobby to welcome guests and provide service to residents and guests while controlling building access
- Emergency generators to support life safety systems during power outages

EXPANSIVE RESIDENCE INTERIORS

- Flow-through floor plans showcasing breathtaking bayfront and city views with large open-air terraces, tile flooring and glass railings
- Private access-controlled elevators open directly into private residence foyers
- Energy-efficient, impact-resistant windows and sliding-glass doors throughout
- Large, open-concept living areas with high ceilings
- Expansive great rooms open to gourmet kitchens with open dining areas and large social islands
- Lavish owners’ master suites with dual walk-in closets and luxurious master baths
- Choice of elegant designer interior finish packages offered in multiple styles
- Designer flooring options that coordinate with each material palette
- 8' tall entry doors and solid-core interior doors throughout
- Generous lighting throughout, designer recessed light fixtures, custom gallery lighting, and select pre-wiring to allow for owner’s personalization
- Technology-ready infrastructure with ultra-high speed connectivity enables customized home automation and endless conveniences
- Separate laundry room with cabinetry, sink and high-capacity front load washer and dryer

LUXURIOUS BATHS

- Luxurious master baths including oversized showers and lavish soaking tubs
- Multiple high-end quartz, granite and marble countertop options
- Premium custom cabinetry in a choice of finishes, featuring a variety of door profiles, finish selections and hardware, with soft-closing doors and drawers

GOURMET KITCHENS

- Open kitchen design with large working islands
- High quality kitchen appliances with choice of appliance packages
- Multiple high-end quartz, granite and marble countertop options
- Premium custom cabinetry featuring a variety of door profiles, finish selections and hardware, with soft-closing doors and drawers
- Natural gas available



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