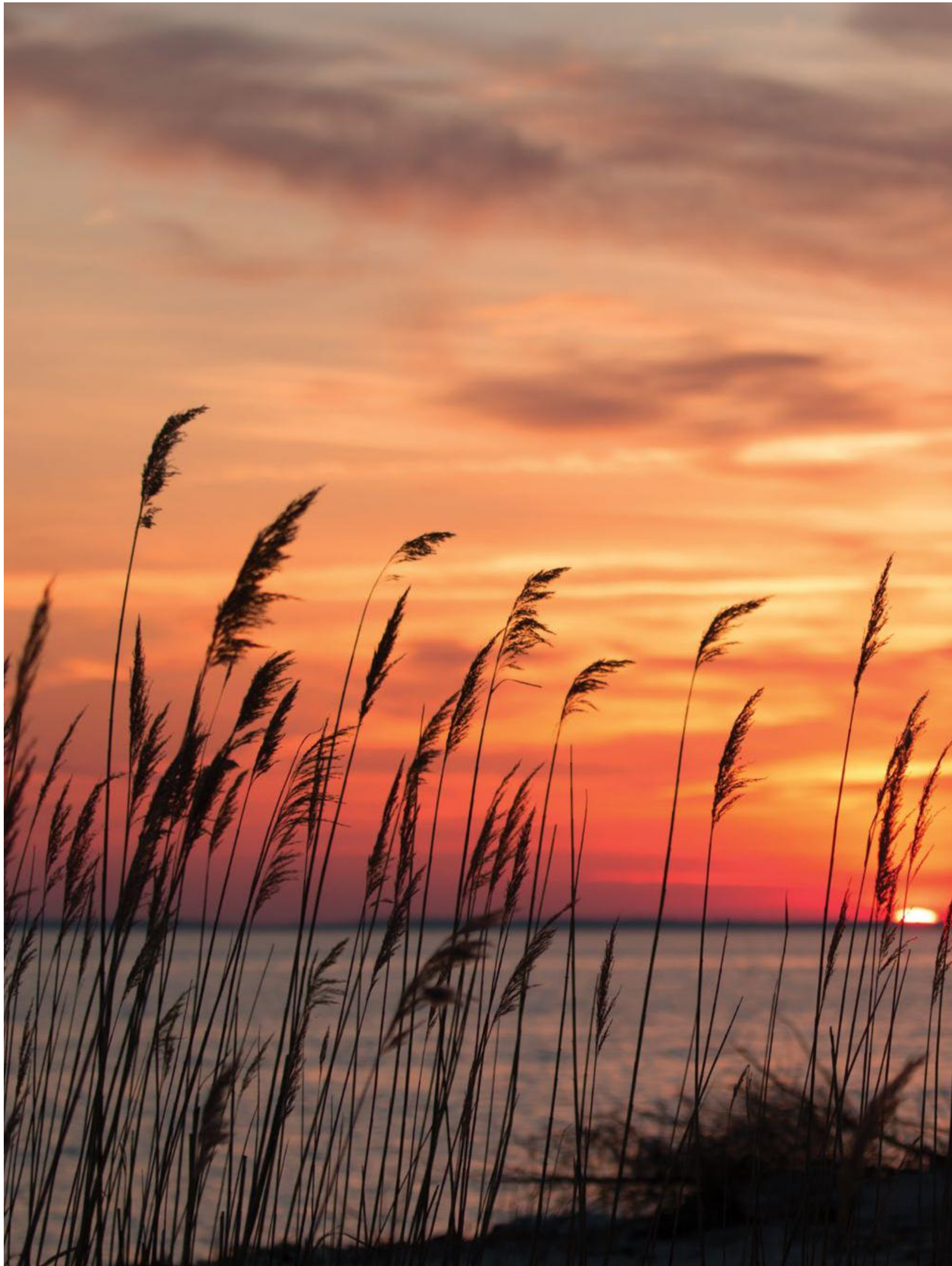




ST REGIS
LONGBOAT KEY RESORT
THE RESIDENCES



Live Exquisite





Coveted Sanctuary

Set on 800 feet of expansive white-sand beach, The Residences at The St. Regis Longboat Key Resort offer exemplary private living at an idyllic address on the Gulf of Mexico. Here, you'll experience flawless St. Regis service, providing you an unparalleled bespoke lifestyle. Modern yet refined, meticulous yet relaxed, The Residences brings a revered best-in-class legacy to the shores of Longboat Key.

Inspired Destination

Longboat Key is a peaceful, sophisticated barrier island on Florida's tranquil Gulf Coast. The island offers an intimate and relaxed atmosphere. Located close to stylish downtown Sarasota, Owners enjoy a vast array of culture, entertainment and distinctive boutique shopping. It's a remarkable destination to call home.



The John and Mable Ringling is one of Sarasota's many historic sites



Shopping and dining at nearby St. Armands Circle



The Van Wezel presents world-class performances







Gulf of Mexico

GULF OF MEXICO DRIVE



Artist's Concept



Meticulous Detail

At The Residences at The St. Regis Longboat Key Resort, your modern new home is designed with detailed care to pique your senses and exceed your expectations. Select from one-to four-bedroom designs, ranging in size from 1,553 to 5,895 square feet, boasting soaring ceilings and the finest finishes and appliances. Expansive outdoor living areas with glass railings captivate with breathtaking views of the Gulf of Mexico. The Residences are accessed via a private elevator with keyless entry. Penthouse and Lanai levels also feature intimate infinity-edge plunge pools. Celebrate every perfect moment unwinding in your private sanctuary.







Artist's Concept



Artist's Concept





Artist's Concept



Artist's Concept

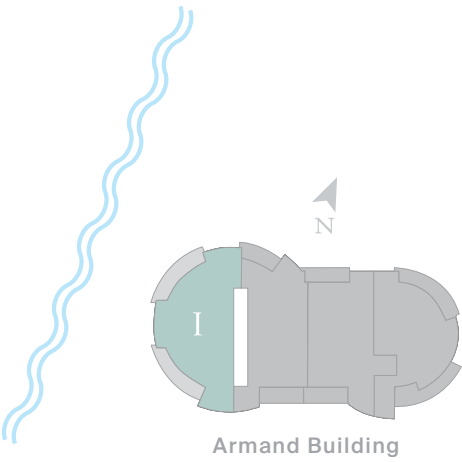
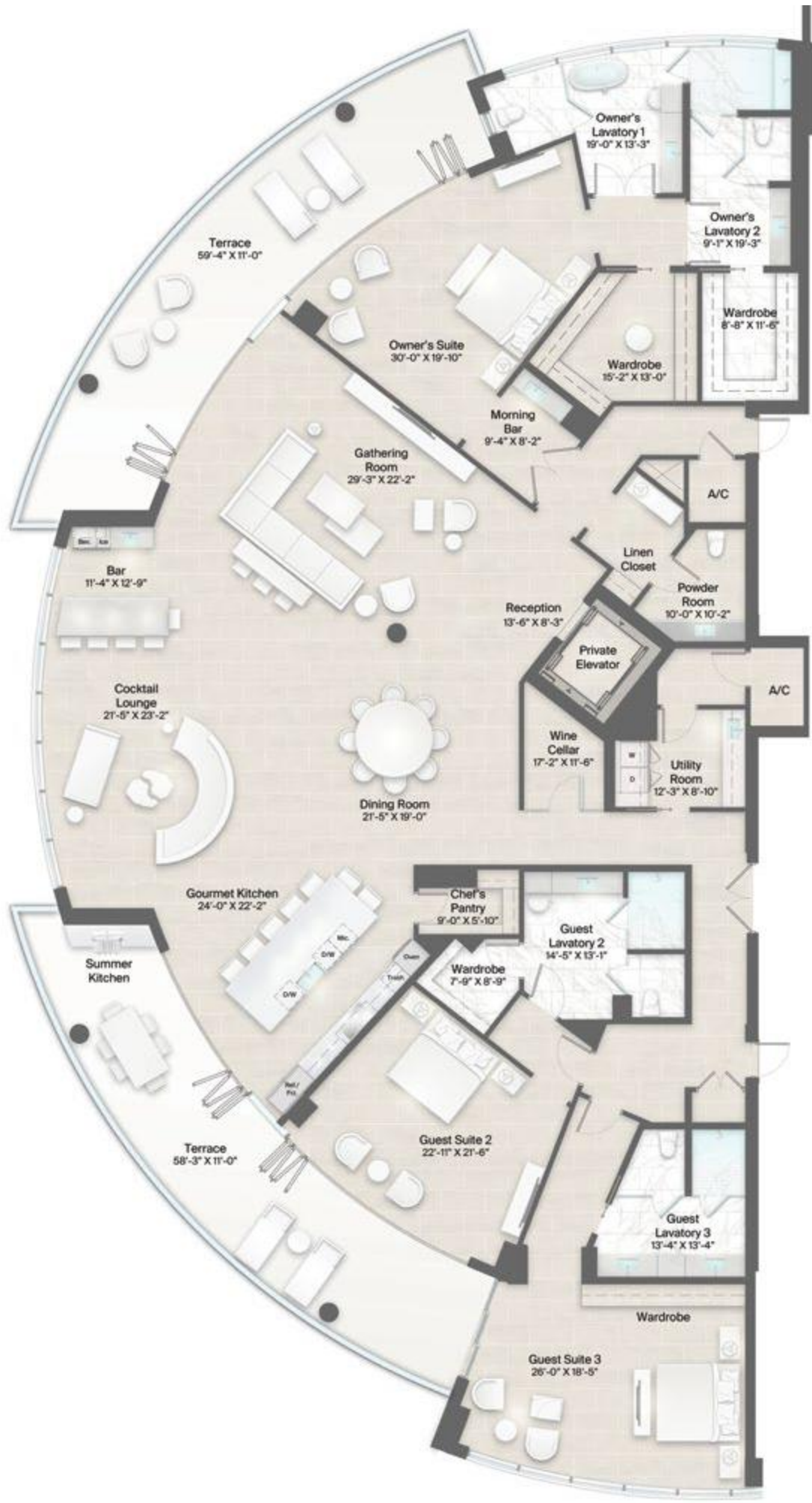


The Armand Building

Armand Building, Plan I 3 Bedrooms, 4.5 Baths

Residence	AC Living Area	Terrace	Private Garage	Total
50I	5,895 sq. ft.	1,634 sq. ft.	2-Car	7,529 sq. ft.
40I	5,895 sq. ft.	1,437 sq. ft.	2-Car	7,332 sq. ft.
30I	5,895 sq. ft.	1,247 sq. ft.	2-Car	7,142 sq. ft.
20I	5,895 sq. ft.	5,261 sq. ft.	2-Car	11,156 sq. ft.

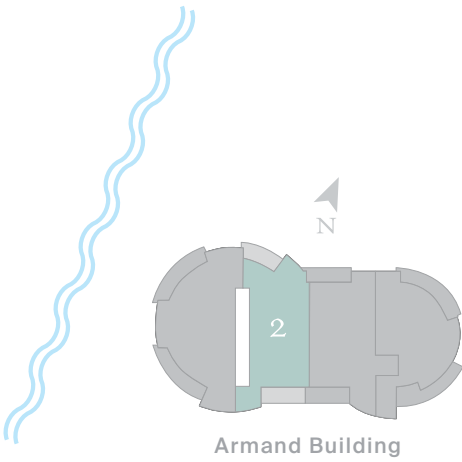
Terrace square footage varies by Residence



Armand Building, Plan 2 3 Bedrooms, 3.5 Baths Plus Clubroom

Residence	AC Living Area	Terrace	Private Garage	Total
502	4,992 sq. ft.	947 sq. ft.	2-Car	5,939 sq. ft.
402	4,992 sq. ft.	890 sq. ft.	2-Car	5,882 sq. ft.
302	4,992 sq. ft.	835 sq. ft.	2-Car	5,827 sq. ft.
202	4,992 sq. ft.	2,256 sq. ft.	2-Car	7,248 sq. ft.

Terrace square footage varies by Residence



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Armand Building, Plan 3 3 Bedrooms, 3.5 Baths Plus Clubroom

Residence	AC Living Area	Terrace	Private Garage	Total
503	4,187 sq. ft.	1,029 sq. ft.	2-Car	5,216 sq. ft.
403	4,187 sq. ft.	962 sq. ft.	2-Car	5,149 sq. ft.
303	4,187 sq. ft.	893 sq. ft.	2-Car	5,080 sq. ft.
203	4,187 sq. ft.	2,595 sq. ft.	2-Car	6,782 sq. ft.

Terrace square footage varies by Residence

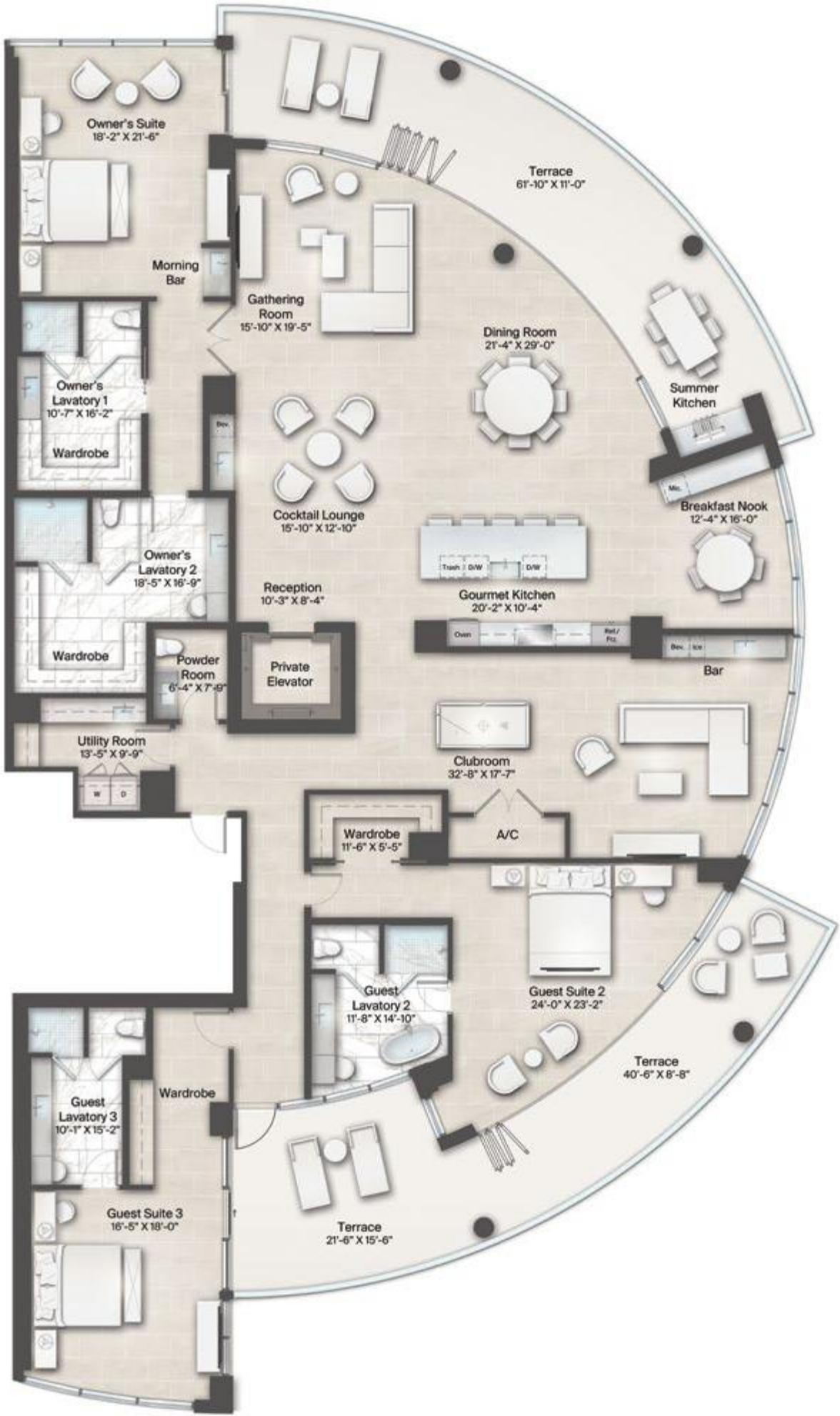


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Armand Building, Plan 4 3 Bedrooms, 4.5 Baths Plus Clubroom

Residence	AC Living Area	Terrace	Private Garage	Total
604	4,967 sq. ft.	1,670 sq. ft.	3-Car	6,637 sq. ft.
504	4,967 sq. ft.	1,560 sq. ft.	2-Car	6,527 sq. ft.
404	4,967 sq. ft.	1,454 sq. ft.	2-Car	6,421 sq. ft.
304	4,967 sq. ft.	1,350 sq. ft.	2-Car	6,317 sq. ft.
204	4,967 sq. ft.	3,803 sq. ft.	2-Car	8,770 sq. ft.

Terrace square footage varies by Residence



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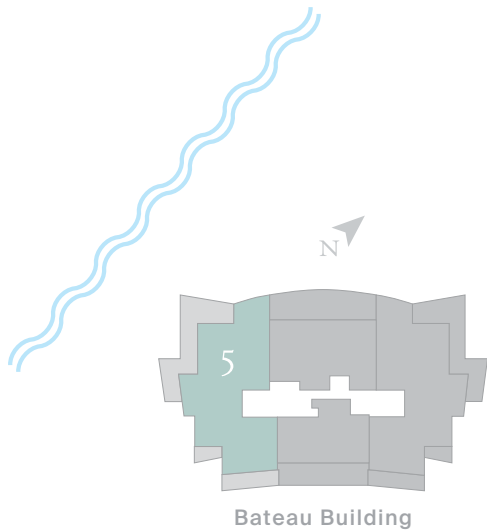


The Bateau Building

Bateau Building, Plan 5 4 Bedrooms, 4.5 Baths

Residence	AC Living Area	Terrace	Private Garage	Total
605	4,017 sq. ft.	1,401 sq. ft.	3-Car	5,418 sq. ft.
505	4,017 sq. ft.	1,359 sq. ft.	2-Car	5,376 sq. ft.
405	4,017 sq. ft.	1,316 sq. ft.	2-Car	5,333 sq. ft.
305	4,017 sq. ft.	1,273 sq. ft.	2-Car	5,290 sq. ft.
205	4,017 sq. ft.	5,564 sq. ft.	2-Car	9,581 sq. ft.

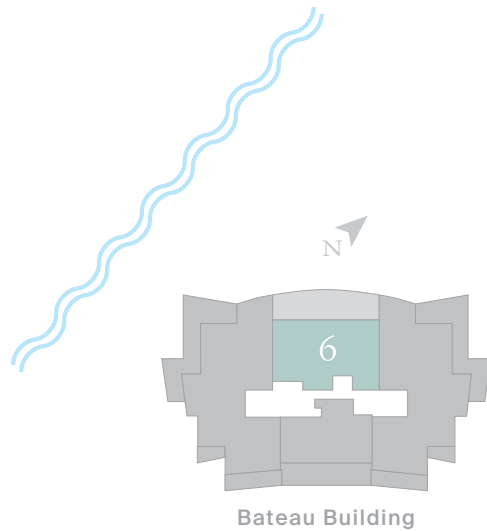
Terrace square footage varies by Residence



Bateau Building, Plan 6 2 Bedrooms, 2.5 Baths

Residence	AC Living Area	Terrace	Private Garage	Total
606	2,347 sq. ft.	1,065 sq. ft.	3-Car	3,412 sq. ft.
506	2,347 sq. ft.	980 sq. ft.	2-Car	3,327 sq. ft.
406	2,347 sq. ft.	896 sq. ft.	2-Car	3,243 sq. ft.
306	2,347 sq. ft.	811 sq. ft.	2-Car	3,158 sq. ft.
206	2,347 sq. ft.	4,454 sq. ft.	2-Car	6,801 sq. ft.

Terrace square footage varies by Residence

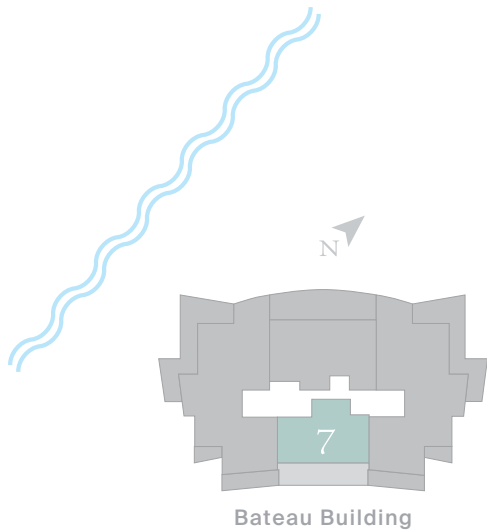


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Bateau Building, Plan 7 1 Bedroom, 1.5 Baths

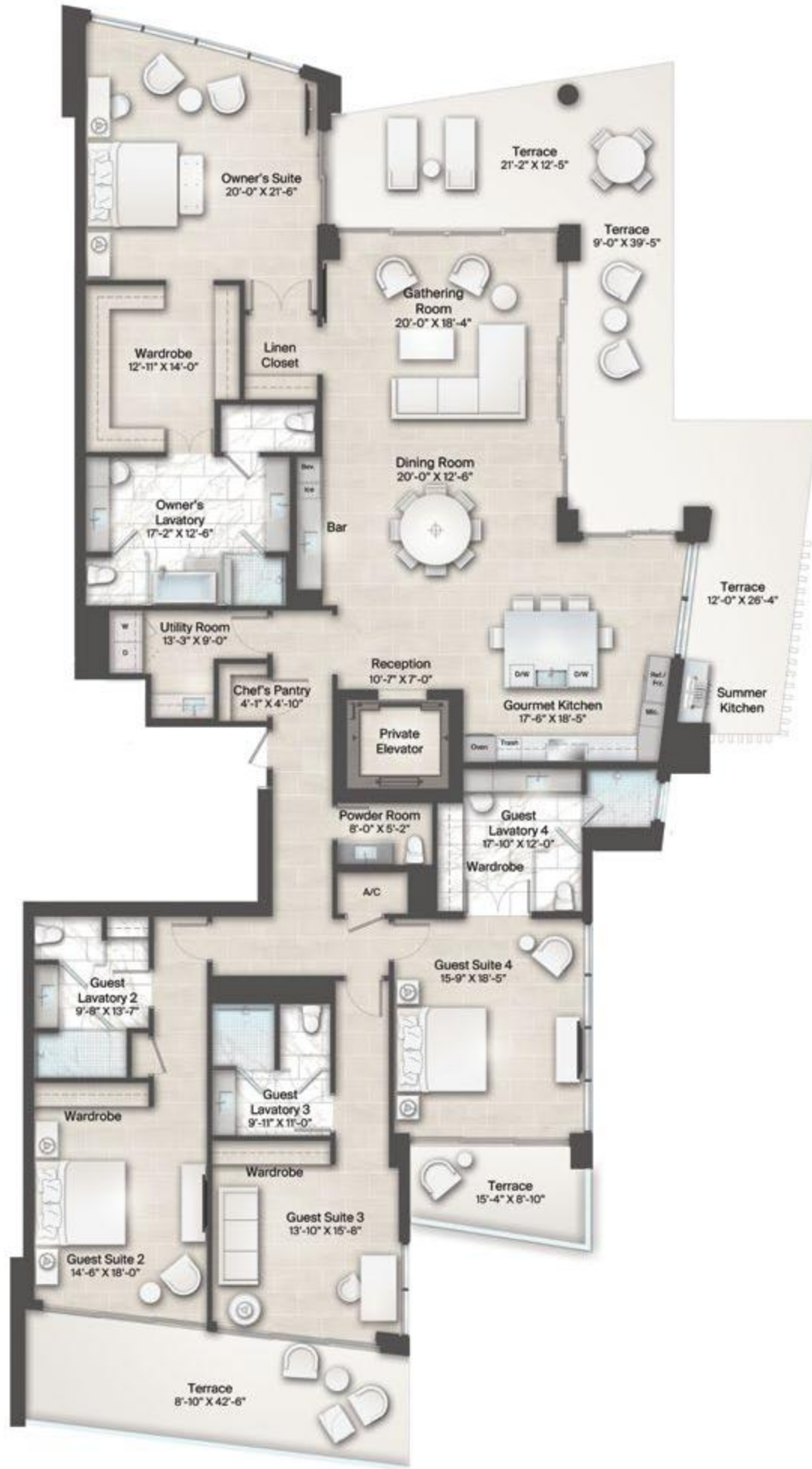
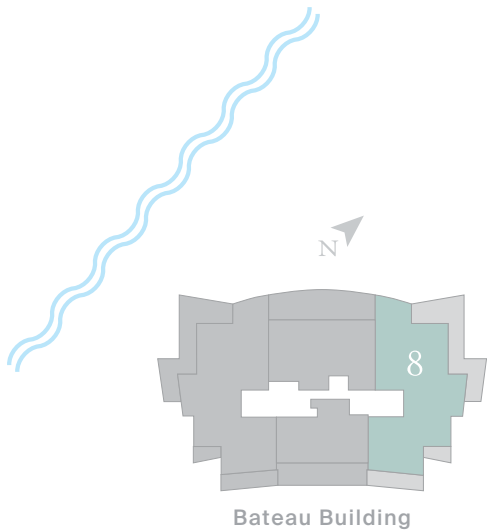
Residence	AC Living Area	Terrace	Private Garage	Total
607	1,721 sq. ft.	602 sq. ft.	2-Car	2,323 sq. ft.
507	1,721 sq. ft.	602 sq. ft.	1-Car	2,323 sq. ft.
407	1,721 sq. ft.	602 sq. ft.	1-Car	2,323 sq. ft.
307	1,721 sq. ft.	602 sq. ft.	1-Car	2,323 sq. ft.
207	1,721 sq. ft.	602 sq. ft.	1-Car	2,323 sq. ft.



Bateau Building, Plan 8 4 Bedrooms, 4.5 Baths

Residence	AC Living Area	Terrace	Private Garage	Total
608	4,017 sq. ft.	1,401 sq. ft.	3-Car	5,418 sq. ft.
508	4,017 sq. ft.	1,359 sq. ft.	2-Car	5,376 sq. ft.
408	4,017 sq. ft.	1,316 sq. ft.	2-Car	5,333 sq. ft.
308	4,017 sq. ft.	1,273 sq. ft.	2-Car	5,290 sq. ft.
208	4,017 sq. ft.	5,564 sq. ft.	2-Car	9,581 sq. ft.

Terrace square footage varies by Residence



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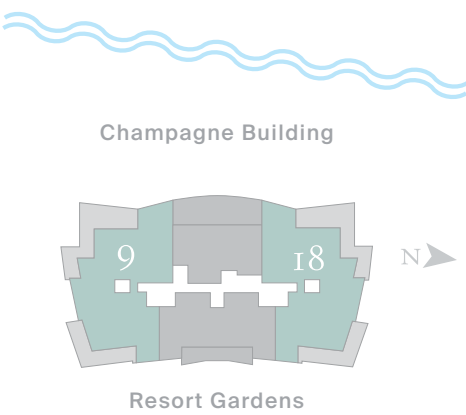
Artist's Concept

The Champagne Building

Champagne Building, Plans 9 & 18 4 Bedrooms, 5.5 Baths

Residence	AC Living Area	Terrace	Private Garage	Total
609	5,320 sq. ft.	1,736 sq. ft.	3-Car	7,056 sq. ft.
209	5,320 sq. ft.	10,290 sq. ft.	2-Car	15,610 sq. ft.
618	5,320 sq. ft.	1,736 sq. ft.	3-Car	7,056 sq. ft.
218	5,320 sq. ft.	10,480 sq. ft.	2-Car	15,800 sq. ft.

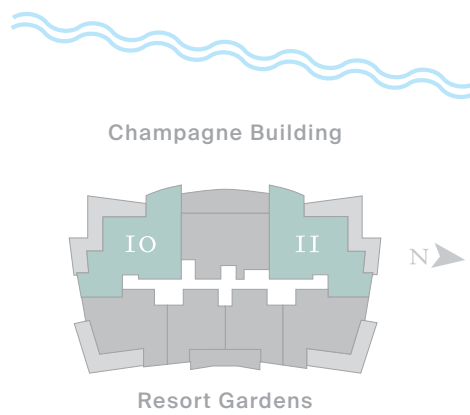
Terrace square footage varies by Residence



Champagne Building, Plans 10 & 11 2 Bedrooms, 2.5 Baths

Residence	AC Living Area	Terrace	Private Garage	Total
510	3,130 sq. ft.	1,030 sq. ft.	2-Car	4,160 sq. ft.
410	3,130 sq. ft.	971 sq. ft.	2-Car	4,101 sq. ft.
310	3,130 sq. ft.	912 sq. ft.	2-Car	4,042 sq. ft.
511	3,130 sq. ft.	1,030 sq. ft.	2-Car	4,160 sq. ft.
411	3,130 sq. ft.	971 sq. ft.	2-Car	4,101 sq. ft.
311	3,130 sq. ft.	912 sq. ft.	2-Car	4,042 sq. ft.

Terrace square footage varies by Residence

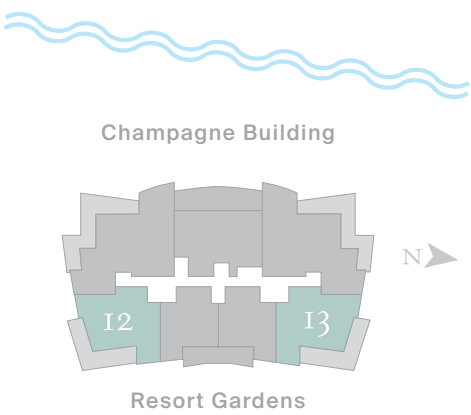


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Champagne Building, Plans I2 & I3 2 Bedrooms, 2.5 Baths

Residence	AC Living Area	Terrace	Private Garage	Total
512	2,154 sq. ft.	646 sq. ft.	2-Car	2,800 sq. ft.
412	2,154 sq. ft.	646 sq. ft.	2-Car	2,800 sq. ft.
312	2,154 sq. ft.	646 sq. ft.	2-Car	2,800 sq. ft.
513	2,154 sq. ft.	646 sq. ft.	2-Car	2,800 sq. ft.
413	2,154 sq. ft.	646 sq. ft.	2-Car	2,800 sq. ft.
313	2,154 sq. ft.	646 sq. ft.	2-Car	2,800 sq. ft.

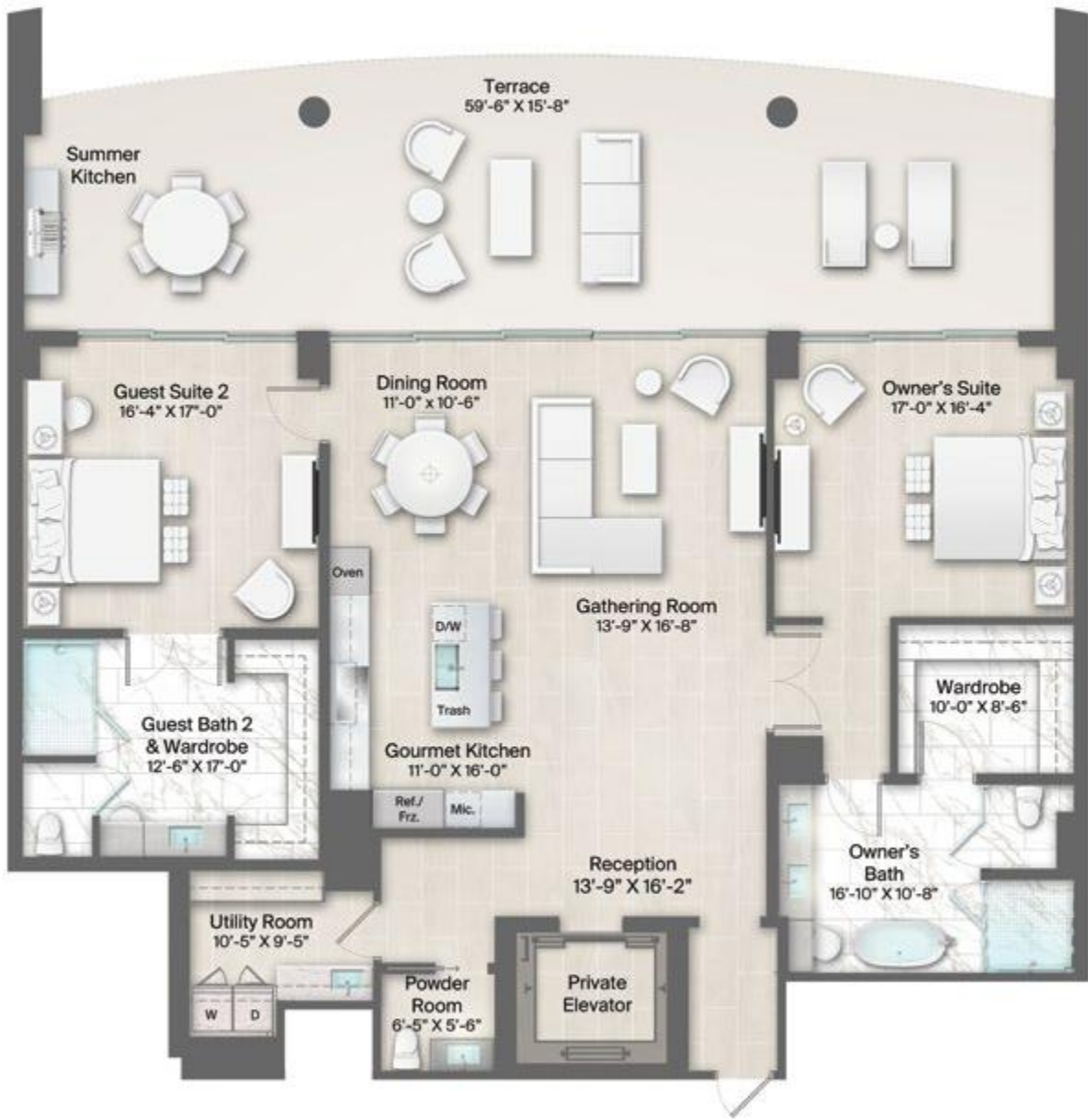
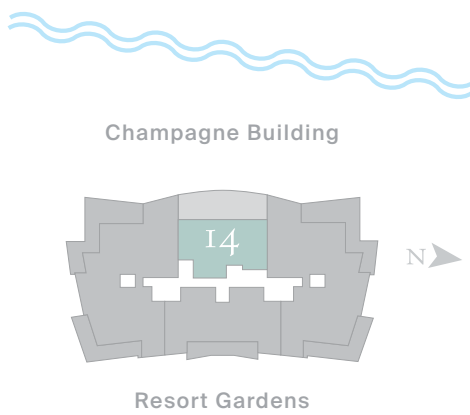


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Champagne Building, Plan I4 2 Bedrooms, 2.5 Baths

Residence	AC Living Area	Terrace	Private Garage	Total
614	2,249 sq. ft.	1,159 sq. ft.	3-Car	3,408 sq. ft.
514	2,249 sq. ft.	1,052 sq. ft.	2-Car	3,301 sq. ft.
414	2,249 sq. ft.	965 sq. ft.	2-Car	3,214 sq. ft.
314	2,249 sq. ft.	878 sq. ft.	2-Car	3,127 sq. ft.
214	2,249 sq. ft.	3,953 sq. ft.	2-Car	6,202 sq. ft.

Terrace square footage varies by Residence

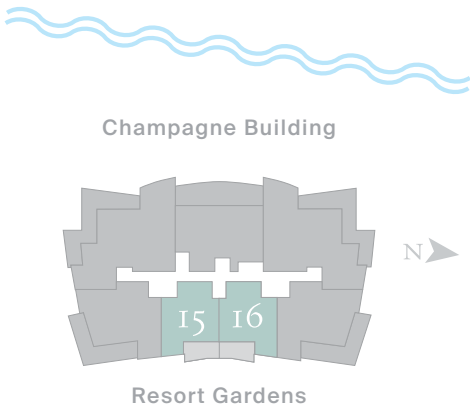


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Champagne Building, Plans 15 & 161 Bedroom, 1.5 Baths

Residence	AC Living Area	Terrace	Private Garage	Total
515	1,556 sq. ft.	250 sq. ft.	1-Car	1,806 sq. ft.
415	1,556 sq. ft.	250 sq. ft.	1-Car	1,806 sq. ft.
315	1,556 sq. ft.	250 sq. ft.	1-Car	1,806 sq. ft.
215	1,556 sq. ft.	765 sq. ft.	1-Car	2,321 sq. ft.
516	1,556 sq. ft.	250 sq. ft.	1-Car	1,806 sq. ft.
416	1,556 sq. ft.	250 sq. ft.	1-Car	1,806 sq. ft.
316	1,556 sq. ft.	250 sq. ft.	1-Car	1,806 sq. ft.
216	1,556 sq. ft.	765 sq. ft.	1-Car	2,321 sq. ft.

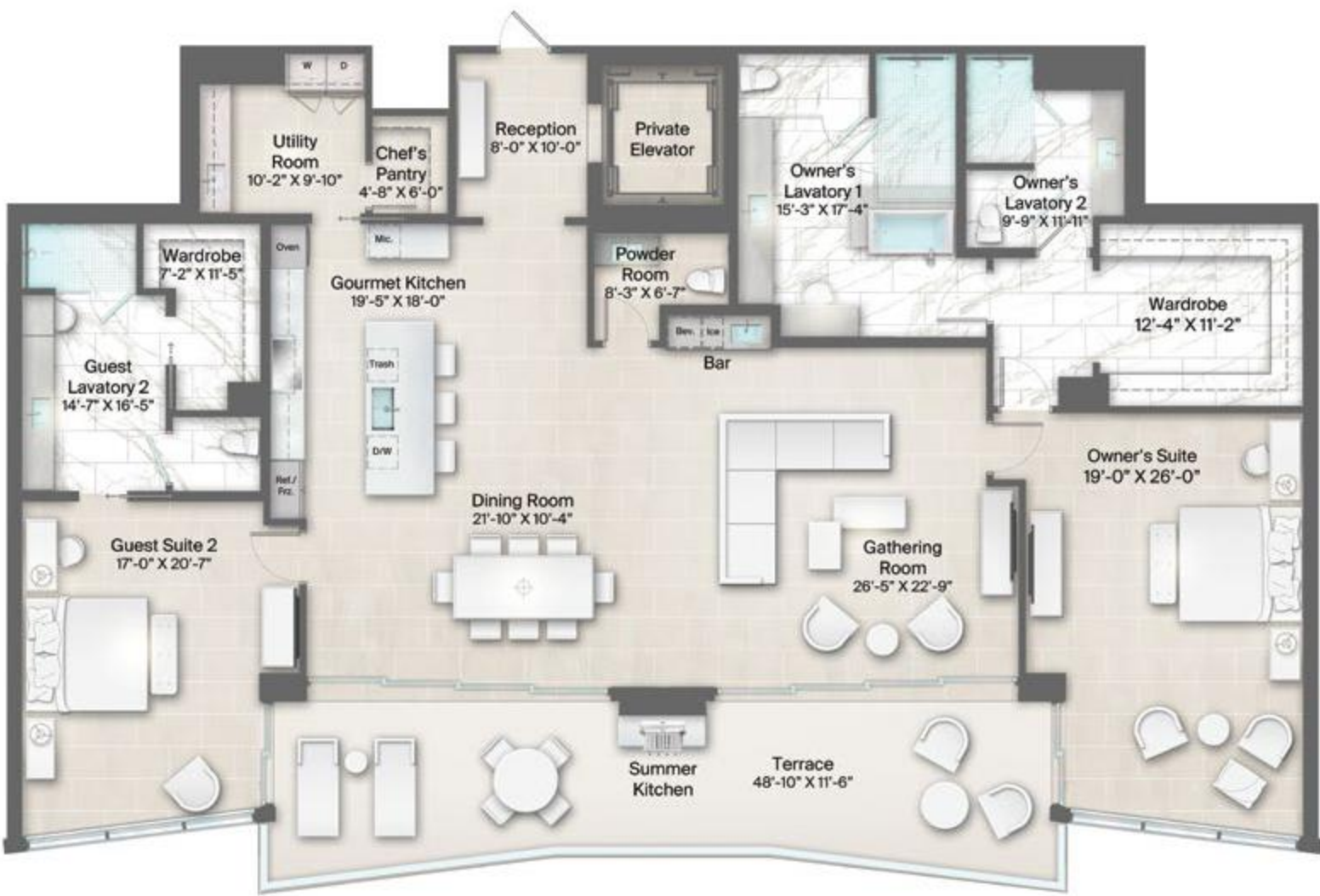
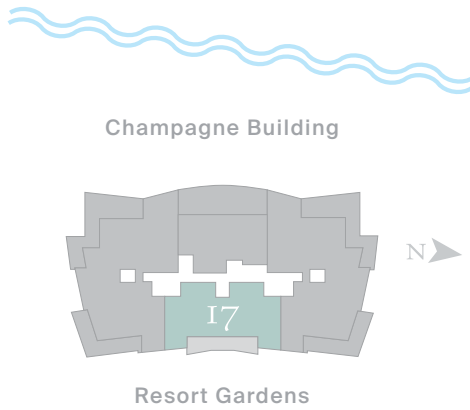
Terrace square footage varies by Residence



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Champagne Building, Plan 172 Bedrooms, 3.5 Baths

Residence	AC Living Area	Terrace	Private Garage	Total
617	3,118 sq. ft.	500 sq. ft.	3-Car	3,618 sq. ft.



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Owner Privileges

The Residences at The St. Regis Longboat Key Resort celebrate the exacting standards of comfort and detail synonymous with The St. Regis brand.

Exclusive residential amenities have been tailored to create an environment of discerning privilege. Residents will enjoy private access to the gulf-front pool and spa. Just steps away the Resident's Clubhouse offers an innovative private Wellness Center and lounge for intimate gatherings.

The St. Regis Resort & Spa

- 17.6 acres on the island of Longboat Key, featuring 800 feet of 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 an illustrious 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, six-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
- Residents 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 for each residence
- Private Resident’s Pool and Spa with sundeck
- Individual owner storage at the garage level
- Gated access for privacy

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

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

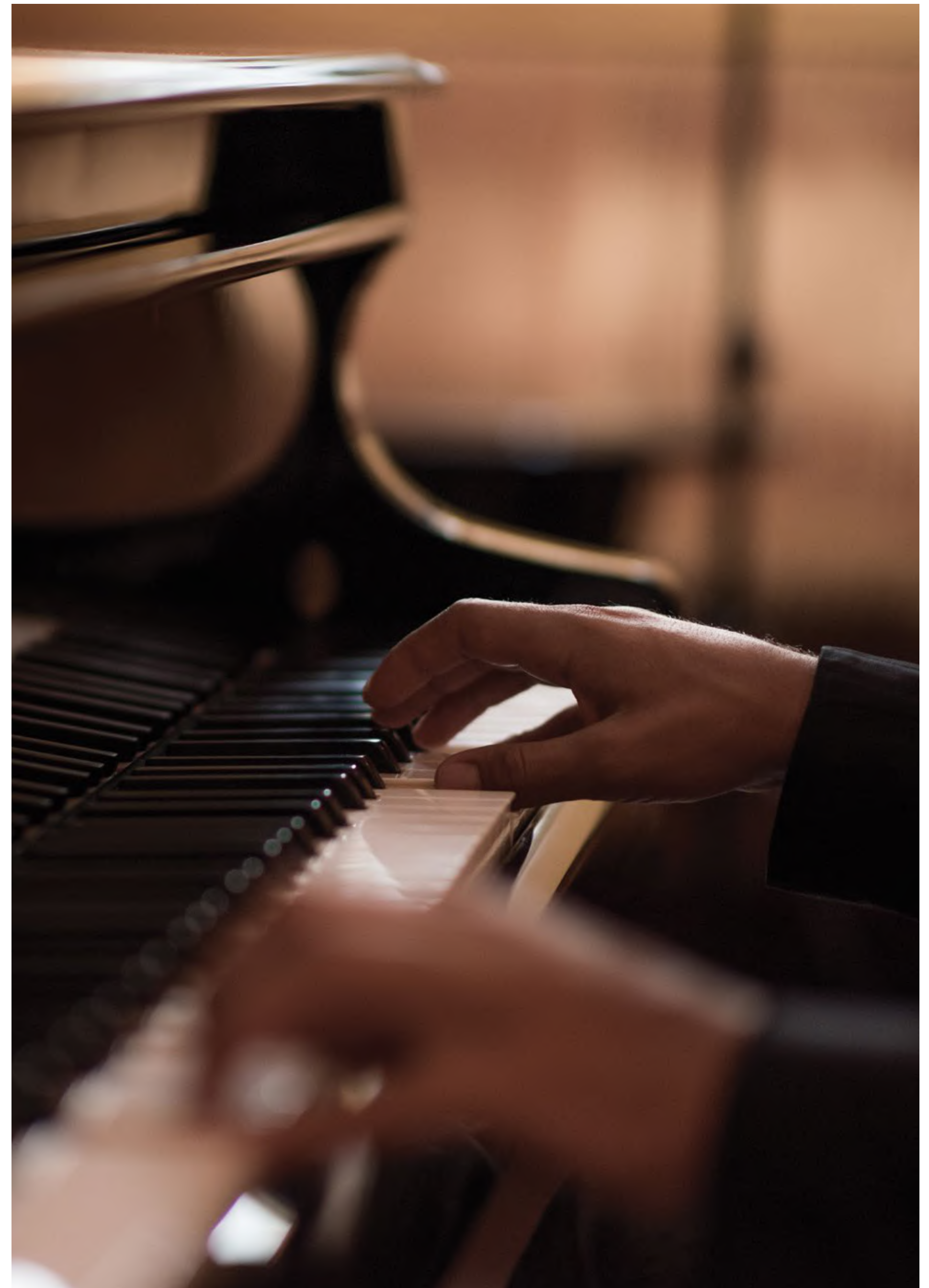
Utility Room

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



Lifestyle Connoisseur

The St. Regis Longboat Key Resort delivers uncompromising beauty and pleasure at every turn. Captivating amenities celebrate the authenticity of a beachside lifestyle including the open-air Sunset Bar overlooking the gulf, a meandering stream, a tropical saltwater lagoon, and spa. The signature St. Regis Spa and luxury boutique shops are thoughtfully placed throughout the Resort. At sunset, celebrate with the sabering of champagne in the legendary St. Regis Piano Bar, followed by a culinary experience at the CW Prime, Steak & Seafood.





Bespoke Style

Sculptured art gardens and a beachside palapa offer alluring settings for magnificent dinners and unique events. Owners will enjoy access to additional resort amenities including a world-class Wellness Center with meditation and yoga studios, private meeting rooms, and elaborate spaces for grand events. Visiting family and friends will enjoy exquisite accommodations just steps away. Unwind in a welcoming Resident's Clubhouse that features a Wellness Center and a beautifully appointed clubroom.





Signature Experience

Each day at The Residences is meant to indulge the body and inspire the spirit. Service is impeccable and discreet, with intuitive beachside butler service to ensure your personal comfort. All available resort services will cater to your needs, including in-residence dining, beauty services, daily private housekeeping, and chef services. Here 24-hour managed gated access provides peace-of-mind for discerning residents and guests. From the trusted concierge to the ideal Bentley chauffeur service, it's the quintessential St. Regis experience you anticipate.





Immersive tropical landscape design creates a delicate balance between show-stopping design elements and those that inspire intimacy, enhancing an awe-inspiring St. Regis experience.





Anticipate Pleasure

Enthusiasm is growing worldwide for this internationally acclaimed residential experience that combines the exemplary tradition of The St. Regis experience with the alluring destination of Longboat Key. It's a visionary address to consider for those with discerning taste. Be among the first to call The Residences at The St. Regis Longboat Key Resort home.



Unicorp

Headquartered in Orlando, Florida, Unicorp National Developments, Inc., is the visionary developer creating unique destinations that transcend time. From comprehensive mixed-use village centers, luxury residences, luxury apartments, and unparalleled retail centers to grand scale master-planned communities, Unicorp National Developments, Inc. continues to be a trusted leader in selecting, securing and developing properties that not only endure, but build stronger and more beautiful communities.



SB Architects

Celebrating its 60th Anniversary in 2020, SB Architects has established an international reputation for design excellence, with a legacy of creating iconic spaces and destinations that are responsive to the local context, timeless in their appeal and loved by the people that use them. SB Architects' portfolio represents six decades of experience in hospitality, residential, and mixed-use markets around the world, including award-winning landmark destinations for iconic global brands.



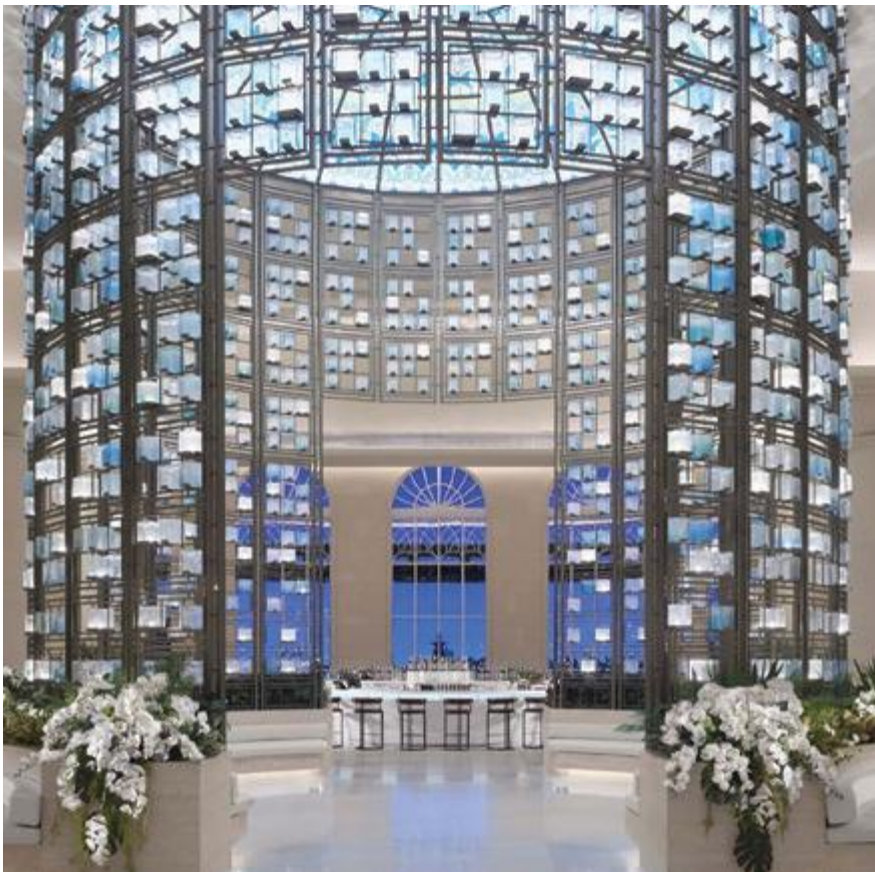
Enea

Enzo Enea is a Swiss landscape architect whose award-winning designs may be found at private homes and commercial properties around the globe. A hallmark of Enea projects is the fusion of outdoor and indoor spaces. As one of the world's most prominent tree collectors, Enea founded The Tree Museum in Rapperswil-Jona, Switzerland, accomplishing his vision of combining landscape, botany, art, architecture, and design.



Marc-Michaels Interior Design, Inc.

Marc-Michaels Interior Design is a full-service, luxury interior design firm specializing in comprehensive interior detailing and space planning. The firm is regularly featured in magazines and they have garnered global recognition for their work with over 500 design awards.



Hirsch Bedner Associates

A global leader in hospitality design, HBA projects span 80 countries. With 27 offices worldwide, the award-winning firm is noted for creating signature looks for today's luxury brands, independent contemporary boutique hotels, urban resorts spas, world-class residences, restaurants and casinos.



RSM Design

RSM Design is an environmental graphic design firm that connects people and places in captivating, unexpected ways. Through the intersection of graphic design and architecture, the firm creates unique experiences that tell a story. Their work spans private and public spaces including parks, hotels, college campuses, sports stadiums and residential communities.




Longboat Key

Located 30 minutes from The St. Regis Longboat Key Resort, Sarasota Bradenton International Airport (SRQ) offers non-stop service to 37 destinations. Both Tampa (TPA) and St. Pete–Clearwater (PIE) International Airports are within an hour's drive from Longboat Key. Private FBOs and jet centers serving the area include Rectrix Aerodrome Center and Dolphin Aviation, both located at SRQ. Longboat Key is a favorite destination for travelers from around the globe.

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

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The Resort and Condominium are being developed by S.R. LBK, LLC, a Florida limited liability company ("Developer"), which has an affiliation with Unicorp National Developments, Inc. ("Unicorp"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Unicorp and you agree to look solely to Developer (and not to Unicorp and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the resort and/or Condominium and with respect to the sales of units in the Condominium. The Developer has a limited right to use the trademarked names and logos of St. Regis pursuant to a license and marketing agreement with Marriott International, Inc. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Marriott International, Inc. and/or St. Regis and you agree to look solely to Developer (and not to Marriott International, Inc., St. Regis and/or any of its or their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein.

Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture and items of finish and decoration of units described herein are for display only and may not be included with the unit, unless expressly provided in the purchase agreement.

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 components and/or other members of the public. The purchase of a Unit shall not entitle Buyer to rights in, 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).



