

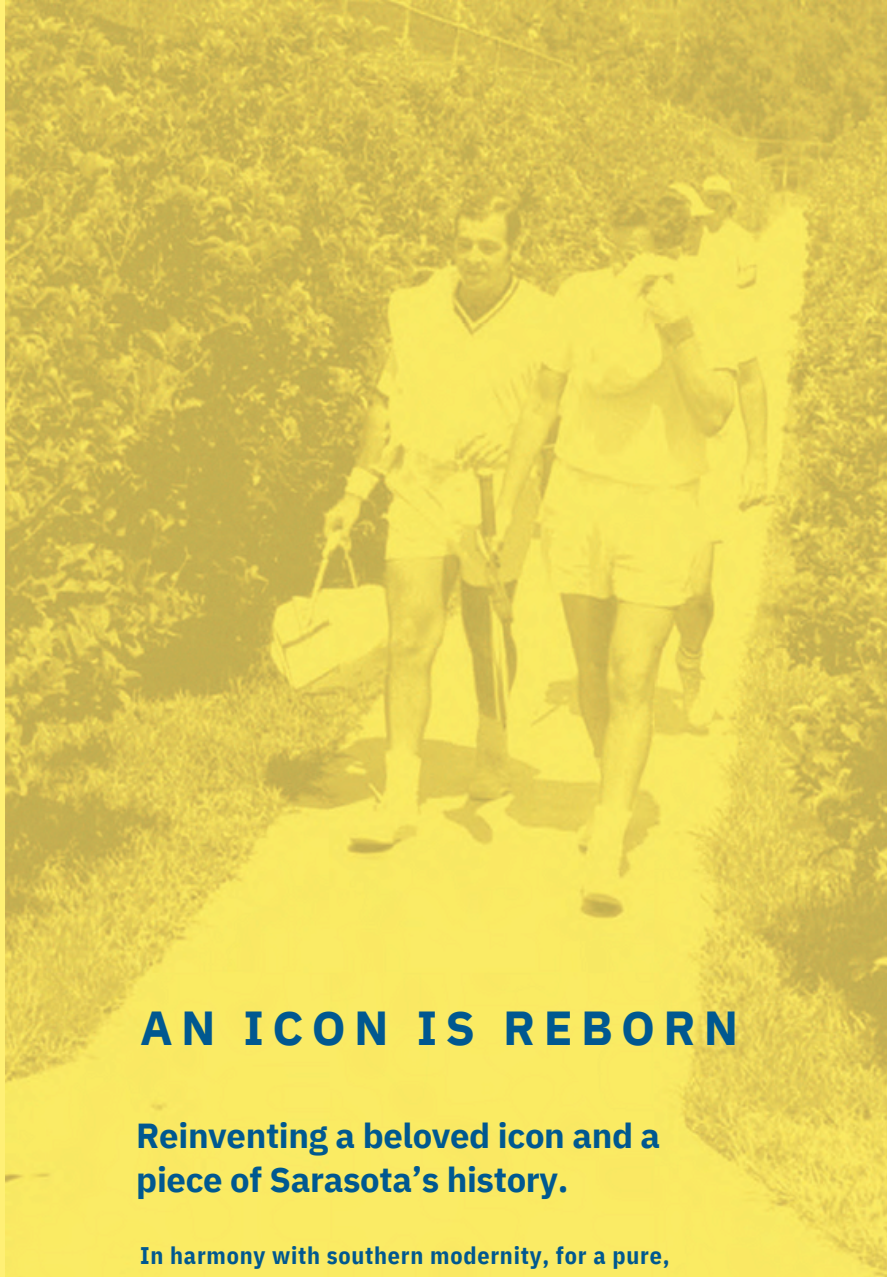
FOR THE



BATH + RACQUET

RESIDENCES & CLUB

Sarasota · FLA



AN ICON IS REBORN

Reinventing a beloved icon and a piece of Sarasota's history.

In harmony with southern modernity, for a pure, active lifestyle, the Bath & Racquet Residences and Club redefine contemporary luxury.

The Bath & Racquet Residences' amenities include a park, covered bike storage, a residents' meeting lounge, walking trail, dog park, and playground.

Uncompromised style,
modern yet deeply rooted
in Florida's heritage.

Thoughtfully designed by HALFLANTS+PICHETTE



BATH + RACQUET | Master Plan

The complex of approximately 400,000 sq/ft includes 256 high-quality condominium units of various sizes*, distributed in four separate buildings: The Courtyard, The Courtside, The Parkside and The Poolside.

Each building has been meticulously planned to enhance the size and character of its assorted apartments, maximizing privacy and facilitating access to the Club's amenities. A stylish pedestrian trail runs around and throughout the components of the project, becoming a dynamic attraction and connecting point.

For convenience, the Bath and Racquet Residences and Club include over 500 parking spaces. The vast majority of the parking areas are covered and secured.

*Inclusive of 33 Area-Median-Income units.



A modern sanctuary

Oversized windows and double-height living areas exude functional elegance.

All windows will be fitted with a hurricane-proof laminated glass.

Generous outdoor spaces offer comfort and serenity

Among the main amenities of the Bath & Racquet Residences is the two-acre landscaped park. It will feature a playground and a dog park.

A one-kilometer-long recreational trail will serve as an architectural promenade connecting the various areas of the project. The trail will allow

for jogging or long walks among grand oak trees without the need to leave the property.

The Park layout has been designed by Stewart, Washmuth and Sollars landscape architects.

Details such as benches, sidewalks, pedestrian bridges, pool fences and cabanas have been conceived to enhance the look and feel of the property.

A careful mix of tropical trees and decorative plants will be providing shade and a refined sense of connection with Florida's luscious, natural vegetation.

Steel louvers provide an architectural connection between building components, providing shade and stunning visual integrity to the project.





Indoor-outdoor living

Several apartments feature a generously-proportioned private courtyard/terrace directly accessible from the living room.

In addition, most units also feature wide balconies overhanging from the building façade, allowing for outdoor living.

Residents will have exclusive access to a private pool located in the Courtyard building, in a beautifully elevated and landscaped area.





Lifestyle and convenience under one elegant roof

Elegant architectural details are expressed throughout the complex.

In addition to its multiple amenities, the Bath & Racquet features a private meeting-lounge that can be utilized exclusively by the units owners.

To provide further convenience, selected commercial spaces will be available on the street side.

For comfort and security, the Bath & Racquet Residences and Club property is located at an elevation of 25' above sea level.



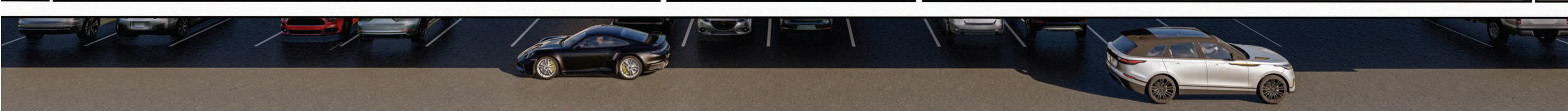
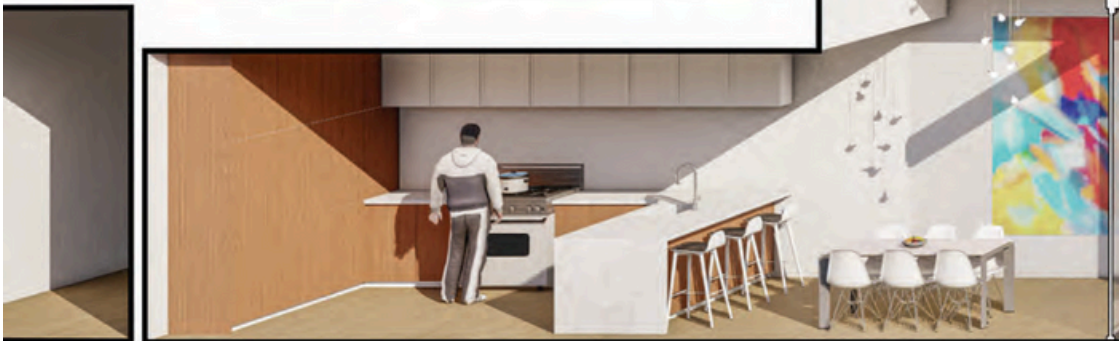
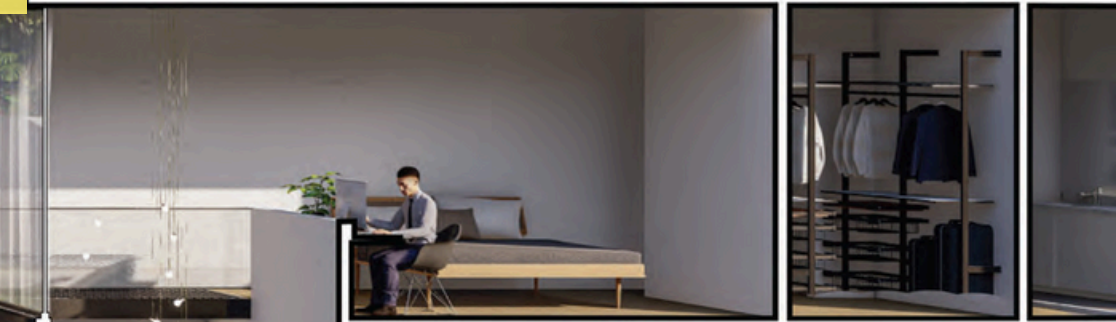
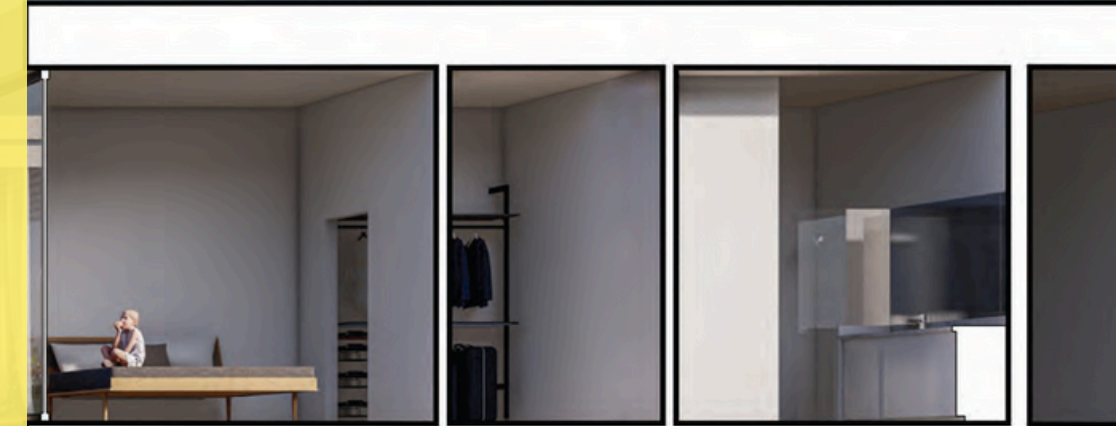
Convenience and sustainability

For convenience, secured parking is located directly below the Bath and Racquet Club residences. Extensive covered bicycle parking is also part of the comfort features.

The project is designed utilizing the most resilient components to provide structural strength and sound insulation.

The residential units are separated from the parking below with a 14" thick solid concrete slab. The roof will provide additional protection and waterproofing due to its structural concrete design.

Additional conditioned storage units may be available for purchase by the residents on a first come first serve basis.





Designer kitchens for the discerning chef

The central focal point of every unit is the meticulously designed kitchen, perfectly positioned for entertaining.

Custom cabinetry serves as the backdrop to the countertops.

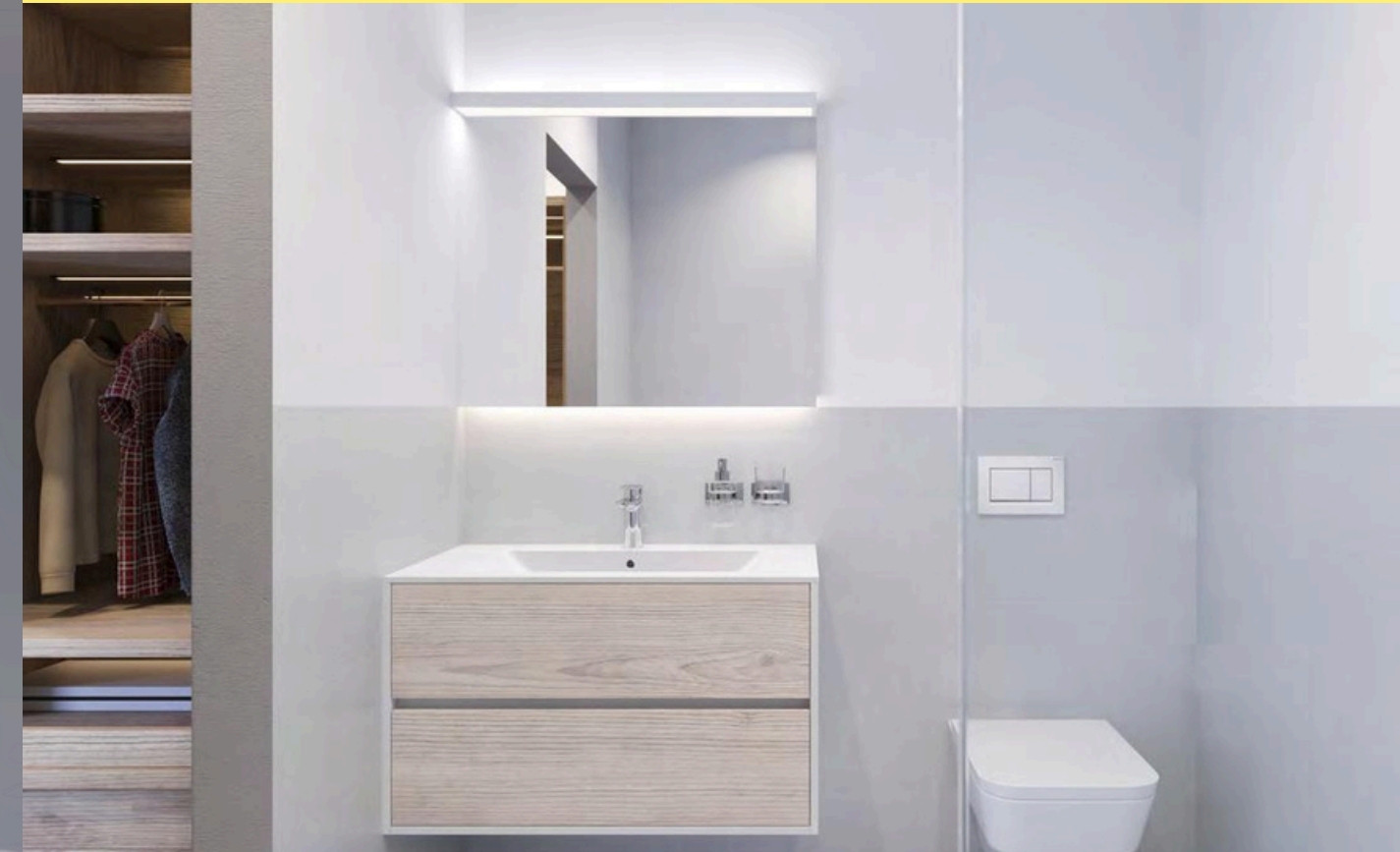
Kitchen design includes a breakfast bar, professional-grade appliances and a pantry.





Attention to detail, outside...

The Residences exterior, including the common landscaped areas, private gardens and balconies reflect an elegant, cohesive architectural vision.



... and inside

The Residences' baths are adorned with designer tiles and extra-wide vanities.

The Amenities

The Bath & Racquet Residences and Club are a heaven for racquet sports, water and fitness enthusiasts. It provides the perfect lifestyle of wellness without the need to leave the property.

The Club also features an oversize swimming pool, fitness gym, and several relax and entertainment areas.

The Bath & Racquet Fitness Club will be accessible to Club members only. Membership will be open to Bath & Racquet Club residents and outside members.





A recreational building to play in any weather

The Residences and Club's new state-of-the-art tennis and pickleball sports facility is designed to be an iconic complex, reinvigorating the heritage and positioning of the Sarasota Bath & Racquet Club. Pickleball is now ranked as America's fastest-growing sport.

The Club's spectacular outdoor and indoor facilities feature a total of 13 outdoor tennis courts and 16 pickleball courts. The pickleball structure hosts a total of 12 airconditioned courts, with an additional 4 open-air courts, for outdoor enjoyment.

Two additional shuffle-ball courts also encompass the Bath & Racquet Club's iconic sport complex.

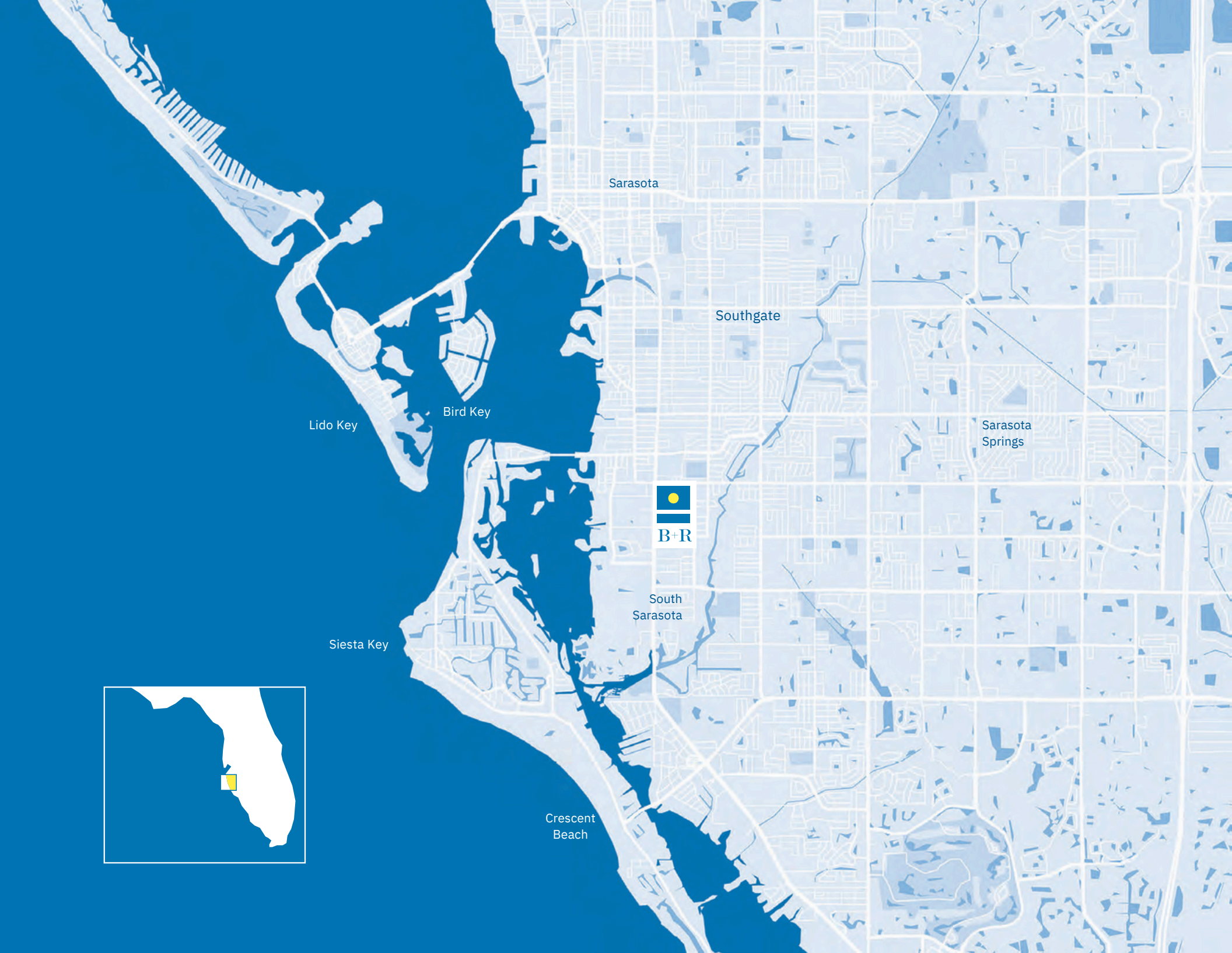




Location

The area surrounding the Bath & Racquet Residences offers a multitude of boutiques, convenience shopping, art galleries and theaters.

It is also a few minutes from the Sarasota marina harbor and nearby stunning keys.





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