





LIVE *inspired*

*"St. Petersburg has become one of the Southeast's premier destinations for the arts.
We have designed a residential experience celebrating all that this vibrant city has to offer."*

BOBBY JULIEN – CEO, THE KOLTER GROUP



Artist's Rendering of Penthouse Great Room

DOWNTOWN LIVING *by design*

With an inspiring design by renowned SB Architects of Miami and San Francisco, and set in the heart of a downtown waterfront district rich with arts and culture, Art House offers an incomparable new address. Spacious contemporary residences feature sweeping terraces and views of the sparkling city and bay below. From the dramatic porte cochère entry and fully staffed lobby to the ninth-floor oasis of amenities, aptly named Cloud 9, Art House elevates luxury living in the sunshine and sophistication of St. Petersburg.



Artist's Rendering

A CENTER OF IT ALL *location*

A laid back lifestyle, rich with the finest experiences and activities, awaits just outside of Art House. Palm trees, marinas and museums come together in this tropical downtown acclaimed for award-winning dining, chic shopping, art galleries, live concerts, outdoor music festivals and artisanal markets. Peaceful parks and vibrant sidewalk cafés, craft breweries, a world-class theater, and infinitely blue bay waters blend refined relaxation and trendy fun in one scenic coastal locale.

Ideally located for livability and workability, Art House is surrounded by Fortune 500 companies and innovative start-ups, some of the nation's top hospitals, a private airport, and a new restaurant right downstairs. A short drive away, an international airport known for passenger ease and some of the most coveted white sand beaches in the world invite effortless arrivals, departures, and getaways.



Artist's Rendering of Downstairs Restaurant



The Salvador Dali Museum

St. Pete Pier

DOWNTOWN IS A WALKER'S PARADISE

Daily errands do not require a car. – walkscore.com

 91
WALK SCORE

 89
BIKE SCORE

ENTER *elegance* AT YOUR OWN PACE

Arriving at Art House brings the artful luxury of living home. An exalted porte cochère arrival plaza and valet welcomes residents and guests into a grand two-story lobby, with a residents-only entrance off 1st Avenue South. The stunning, fully staffed lobby, appointed with the modern warmth of woods and stones and artistic seating, marks a graceful transition from the vibrant energy of the city to the calming elegance within.

This unparalleled lifestyle experience was fashioned by ID & Design International, world-renowned for acclaimed interior design. The thoughtful amenities begin on the lobby level with The Hub, a co-working space stylishly and technologically equipped for working from home. A private conference room and work pods, board room, lounge seating areas and a refreshment bar inspire quiet and creative thinking.



Artist's Rendering of Lobby



Artist's Rendering of The Hub



Artist's Rendering of Porte Cochere



Artist's Rendering of Pool

ASCEND TO *Cloud 9*

Sliding seamlessly from work to play, residents may slip onto Cloud 9, a full level of private amenities achieving the floating-on-air feeling imbued by its name. An outdoor, lushly landscaped resort pool and spa with private cabanas and day beds, along with a poolside bar, promote relaxation and rejuvenation beneath the sunrise and sunset skies.



SKY HIGH PRIVATE CLUB *pleasures*

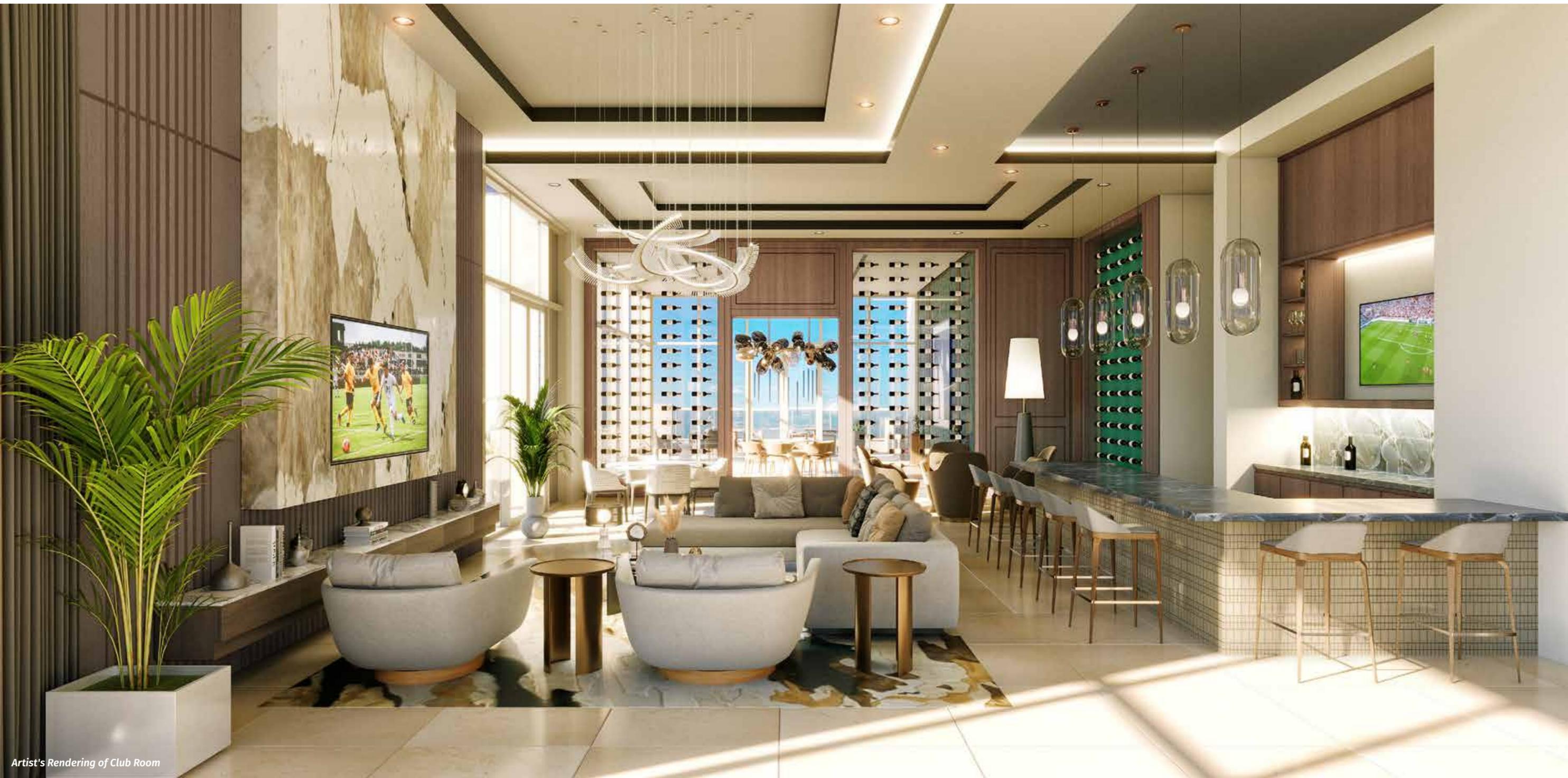
Gatherings unfold within a gorgeously appointed club room and fun ensues with the swing game simulators and billiards table of the game room. A private dining room, featuring indoor and outdoor seating, a wine wall, catering kitchen, and cocktail terrace, showcases views of the sparkling city and bay below.



Artist's Rendering of Game Room



Artist's Rendering of Club Room



Artist's Rendering of Club Room



Artist's Rendering of Fitness Center

An intimate theater invites private movie screenings and game day parties in indulgent style. When family and friends visit, two appointed guest suites pamper them in luxury close by. A manicured rain-or-shine dog park even gives four-legged residents their own play yard in the sky.

Well-being is well cared for with a comprehensive, fully equipped fitness center and overlook terrace, a private training suite, a yoga/spin room, and sauna. A private massage and spa treatment room completes the blissful experience of living on Cloud 9, without ever leaving home.



Artist's Rendering of Movie Theater



Artist's Rendering of Rain-or-Shine Dog Park



SURROUNDED BY *luxury*

Gracious homes in the sky, the residences of Art House express the luxurious art of living, as imagined by award-winning SB Architects. Modern, flow-through floorplans are highlighted by up to 10-foot soaring ceilings and spacious interiors illuminated by natural light falling through wraparound windows. Walls of glass and expansive terraces framed in glass railings showcase open panoramic views of the dramatic cityscape and blue bay waters sweeping to the horizon.





Artist's Rendering of Encore Terrace



Artist's Rendering of Penthouse Owner's Suite



Artist's Rendering of Penthouse Bathroom



Artist's Rendering of Penthouse Great Room

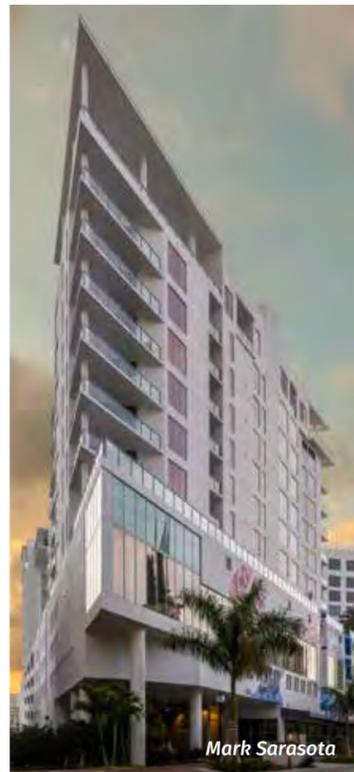
ARTFULLY *designed* & THOUGHTFULLY *appointed*

Styled with a choice of designer-curated features and finishes, each home offers airy, sunlit great rooms and dining areas, gourmet kitchens with large gathering islands, and lavish owner's suites, some with their own private terraces and views. Spa-inspired bathrooms with glass-enclosed showers accentuate the sophisticated simplicity of a home reflecting the beauty and energy of the downtown waterfront district.

by KOLTER URBAN

A trusted developer of luxury residential addresses in prime urban locations for 25 years, Kolter has won numerous industry awards and continually sets the standard for innovation in its dynamic downtown and waterfront locations in the Southeast. Kolter Urban, headquartered in Palm Beach County, Florida, has completed and is in the process of developing \$5 billion in residential projects, including over 5,300 amenity-rich, waterfront and water view condominium and townhome residences in some of the most desirable locations in Atlanta, the Palm Beaches, Fort Lauderdale, Sarasota, Tampa, and here in St. Petersburg.

To view Kolter Urban's complete portfolio of projects, visit KolterUrban.com.



Mark Sarasota



The Ritz-Carlton Residences, Sarasota



Hyde Park House, Tampa



ONE St. Petersburg



The Dillon Buckhead, Atlanta



Saltire St. Petersburg



Bayso Sarasota

SITEPLAN





ART HOUSE
S T . P E T E R S B U R G

330 Beach Drive NE, St. Petersburg, FL 33701

PRESENTED BY
KOLTER

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