



FEATURES, AMENITIES, & SERVICES

Sales Hosted By Smith & Associates Real Estate
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KOLTER

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BUILDING FEATURES

- St. Petersburg's newest residential tower, Art House is a strikingly modern, 42-story building located in the center of the city's vibrant downtown waterfront district
- Designed by world-renowned SB Architects of San Francisco and Miami, with inspiring interiors by ID & Design International of Ft. Lauderdale
- Full-height glass walls and spacious balconies provide abundant natural lighting throughout the building while residence and amenity levels showcase sweeping views of the surrounding cityscape, Tampa Bay, and downtown St. Petersburg's glittering skyline
- 28' covered arrival plaza with signature sculptural element creates an impressive arrival experience for residents and guests
- Contemporary 2-story Grand Lobby, with separate resident entrance, gallery and gathering space features, lounge seating, signature lighting, and artwork
- Approximately 6,000 square feet of select ground floor retail or restaurant space
- Secure, private parking garage for owners' vehicles
- Access-controlled entry points at residential lobby, elevators, garage, and all residential amenities
- Service elevator to all floors provides convenient and safe secondary access in the event of move-ins, or servicing of passenger elevators
- Emergency generator to support life safety systems in the event of a power outage
- Humidity-controlled storage rooms and secured bike storage
- Large mail and package rooms located on arrival level in lobby

RESIDENCE FEATURES

- 244 luxury condominium residences, including Penthouses, with modern open plans featuring glass walls and generous terraces showcasing spectacular, cityscape and long-range views across St. Petersburg and Tampa Bay
- Up to 10' ceilings in main living areas throughout typical residences
- Expansive interiors are dominated by breathtaking views and illuminated by natural sunlight provided by full-height sliding glass doors and windows
- Spacious terraces provide inviting year-round outdoor living areas with panoramic views of the surrounding cityscape and bay
- 12 Penthouses on top three floors with 11' ceilings in main living areas
- Choice of elegant designer-curated finish packages, offered in a variety of refined styles
- 8' Entry doors and 8' solid-core interior doors throughout tower residences
- Select pre-wiring that allows owners to finish residence with personalized lighting choices
- Energy efficient living afforded by forward-thinking design and planning, along with the building's advanced construction techniques and materials

LUXURIOUS BATHROOM FEATURES

- Spa-like owner's bath with glass shower and lavatory enclosures
- European-style cabinetry, fully coordinated with all designer elements
- Beautifully coordinated porcelain surfaces
- Elegant vanities and premium Grohe® fixtures

GOURMET KITCHEN & LAUNDRY FEATURES

- European-style cabinetry in a choice of finishes fully coordinated with all designer elements
- Quartz countertops and large format porcelain in a choice of finishes fully coordinated with all designer elements
- JennAir luxury stainless steel appliance package determined per plan, and may include:
 - Built-in, panel-ready refrigerator
 - 30" double oven microwave/convection
 - Gourmet 36" electric cooktop
 - Exterior venting stainless steel canopy hood
 - 30" slide-in range with adjacent microwave drawer
 - Dishwasher with "Quiet System" and stainless interior
- Whirlpool front load washer and dryer with European-style cabinetry and quartz countertop

PRIVATE RESIDENT SERVICES

- 24/7 staffed lobby will control access to the property, and provide concierge-style services ranging from everyday needs, such as dry cleaning, to pre-arrival residences preparation
- Lifestyle Director to provide coordination of on-site amenities for residents' convenience
- On-site Property Management and service personnel ensure an effortless lifestyle and a rapid and thorough response to each owner's needs
- Self-parking or utilization of 24-hour valet service

CLOUD 9 RESIDENT AMENITIES

- An elevated oasis pool deck with comfortable cabanas, spa, firepit lounge area, bbq grills and comfortable seating areas for relaxing in the sun and enjoying the breathtaking views
- Fitness Center with Yoga/Spin room, private fitness room, and outside fitness terrace
- Luxurious Spa Center featuring steam room, sauna, and private treatment room
- Spacious and elegantly appointed Club Room with conversational seating areas, catering kitchen, and bar. Private dining room featuring a wine wall, and cocktail terrace
- Game room with state-of-the-art swing gaming simulators
- Theater room with plush seating for private viewings
- Covered dog park and pet washing station
- Two furnished guest suites

BUSINESS AMENITIES

- The Hub, a shared area for work-from-home activities, features communal space, as well as private and semi-private work pods and a conference room
- Board Room with audio-visual equipment for meetings
- Beverage bar with refreshments