



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 bayfront downtown
- Designed by world-renowned SB Architects of San Francisco and Miami, with inspiring interiors by ID & Design International of Ft. Lauderdale, and landscape design by premier planning and design firm Kimley-Horn
- 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
- Secure, private parking garage for owners' vehicles, and access-controlled elevators
- 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
- Over 6,000 square feet of select ground floor retail or restaurant space
- Decorator-furnished guest suites, available for resident guest use.

RESIDENT AMENITIES

Residents will discover a full spectrum of forward-thinking amenities including practical work-from-home spaces, everyday conveniences, personalized services, and a full floor of private, 9th-level amenities including:

- Cloud Nine, an elevated oasis pool deck with intimate cabanas, spa, firepit lounge area, bbq grill and intimate seating areas for relaxing in the sun and enjoying the breathtaking views
- Fitness center with sauna/steam room, spin/movement studio
- Club room with private dining room, catering kitchen, wine wall, and bar
- Game room with state-of-the-art gaming simulator
- Theater/performance room
- 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 glass cubicles, soundproof telephone pods and a conference room
- Board Room with audio-visual equipment for meetings

RESIDENCE FEATURES

Modern open plans provide the luxury of seamless indoor-outdoor living with spacious terraces, chef-inspired kitchens, flexible den/work-from-home spaces, and opulent owner's suites featuring spa-like bathroom retreats

- 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
- Expansive interior 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
- Choice of elegant designer finish packages offered in a variety of refined styles
- Rich, premium finishes, flooring, countertops and fixtures throughout entire residence
- 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
- 24/7 staffed front desk
- Concierge services ranging from everyday needs, such as dry cleaning, to pre-arrival residences preparation
- Limited self-parking or utilization of 24-hour valet service
- On-site Property Management
- Large mail room with package storage in lobby

GOURMET KITCHEN & LAUNDRY FEATURES

- Premium 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

- Luxury stainless steel appliance package determined per plan, and may include:
 - Built-in, panel-ready refrigerator (per plan)
 - 30" double oven microwave/convection (per plan)
 - Gourmet 36" electric cooktop (per plan)
 - 36" exterior venting stainless steel canopy hood (per plan)
 - European-style range and microwave drawer (per plan)
 - Dishwasher with "Quiet System" and stainless interior
 - Front load washer and dryer with European-style cabinetry and quartz countertop per plan

LUXURIOUS BATHROOM FEATURES

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

PRIVATE RESIDENT SERVICES

- 24/7 manned lobby will control access to the property. Access-controlled entry points are included for residential lobbies, garage, and all residential amenities
- On-site Property Management and service personnel ensure an effortless lifestyle and a rapid and thorough response to each owner's needs
- Valet services or limited self-parking available for residents