



MARINA POINTE

WESTSHORE MARINA DISTRICT

PRE-CONSTRUCTION *Guide*

Premier | Sotheby's
INTERNATIONAL REALTY

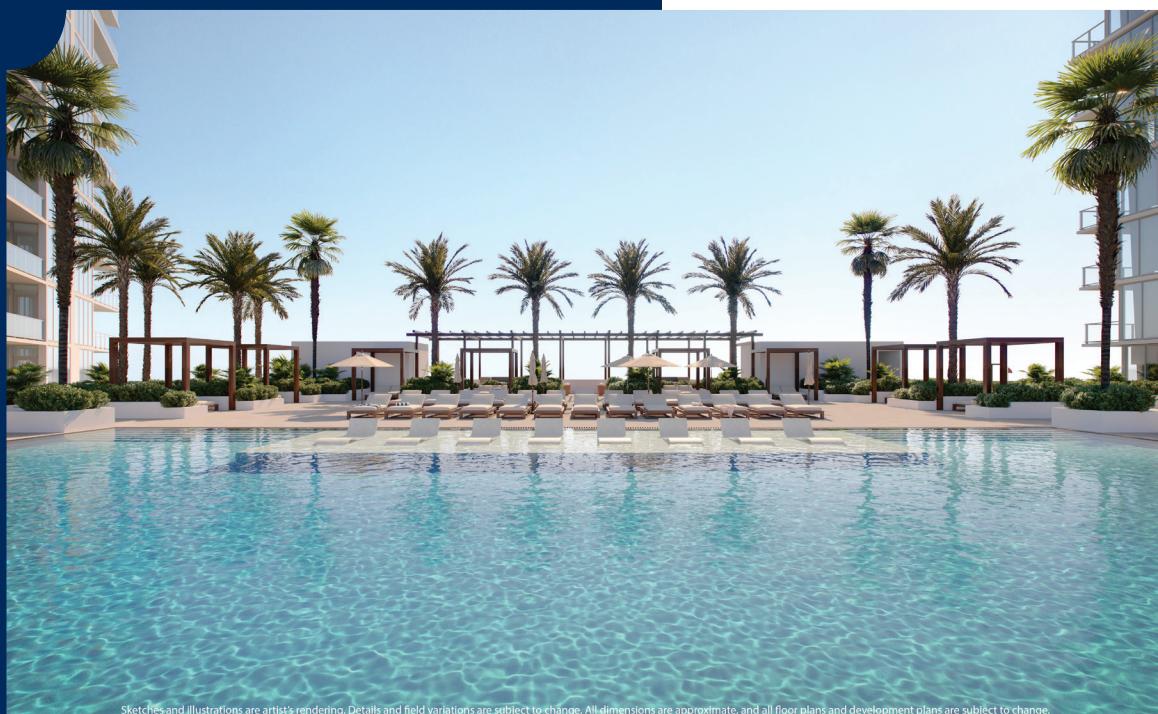
Table of Contents

Welcome to a New Standard of Luxury Living in Tampa Bay

This guide is designed to help you discover what makes **Marina Pointe** truly exceptional — from its prime location and architectural design to its world-class amenities and vibrant waterfront lifestyle.

Whether you're exploring your first waterfront home or seeking a refined investment opportunity, this overview will help you decide if **Marina Pointe** is the perfect choice for you.

- 02 THE PRE-CONSTRUCTION ADVANTAGE
- 03 LIFESTYLE & NEIGHBORHOOD
- 04 THE VISION & DESIGN
- 05 THE RESIDENCES
- 06 FEATURES & AMENITIES
- 07 ADDITIONAL AMENITIES
- 08 INVESTMENT PERSPECTIVE
- CONSTRUCTION & PROCESS





The Pre-Construction Advantage

Purchasing during the pre-construction phase offers unique advantages:

FIRST CHOICE OF FLOOR PLANS AND VIEWS

Secure your preferred layout and orientation before others.

PRE-CONSTRUCTION PRICING

Take advantage of prices that are often below post-completion market values.

CUSTOMIZATION OPPORTUNITIES

Tailor your new home so it reflects your personal style and preferences.

VALUE APPRECIATION

Watch your investment grow as the development progresses.

In short, pre-construction isn't just about buying a home — it's about getting ahead of the curve.



LIFESTYLE & NEIGHBORHOOD

Marina Pointe is nestled within the 52-acre Westshore Marina District — a vibrant waterfront community overlooking Tampa Bay.

Imagine waking up to panoramic bay views, taking a morning stroll along the waterfront promenade, and grabbing coffee at a café just steps from home. Spend your afternoons boating, shopping, or working out, then unwind with sunset cocktails overlooking the marina.

At Marina Pointe, every day feels like a vacation — yet with all the conveniences of city living at your doorstep. With easy access to downtown Tampa, St. Petersburg, the Gulf beaches, and Tampa International Airport, it perfectly blends urban connectivity with coastal tranquility. Surrounded by scenic waterfront trails, boutique shops, dining destinations, and luxury spas, this is a neighborhood designed for those seeking both connection and escape.



THE VISION & DESIGN



Marina Pointe was envisioned by a world-class team of developers and architects to bring modern elegance to Tampa Bay's shoreline.

CLEAN LINES, SWEEPING GLASS FACADES, AND EXPANSIVE TERRACES
SEAMLESSLY BLEND INDOOR COMFORT WITH THE BEAUTY OF THE OUTDOORS.

As the only new-construction residential opportunity of its kind in the area,
Marina Pointe offers both unparalleled views and direct marina access.



THE RESIDENCES

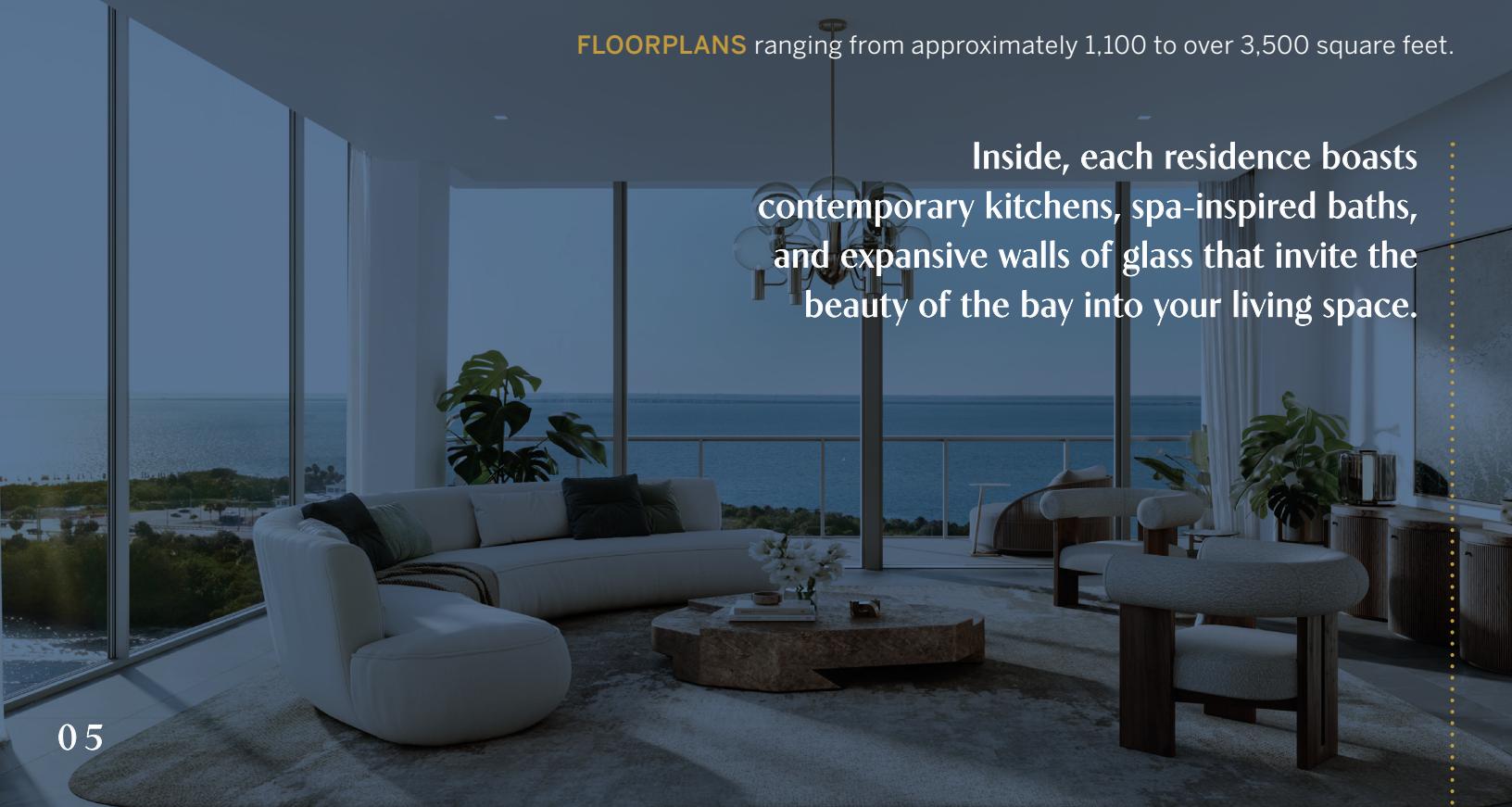
Residences at Marina Pointe
are designed to suit every lifestyle.

TOWER RESIDENCES offering one to four bedrooms.

EXCLUSIVE HARBOUR HOMES featuring spacious layouts and private terraces.

FLOORPLANS ranging from approximately 1,100 to over 3,500 square feet.

Inside, each residence boasts contemporary kitchens, spa-inspired baths, and expansive walls of glass that invite the beauty of the bay into your living space.



FEATURES & AMENITIES

Life at Marina Pointe
extends far beyond your
front door. Residents enjoy:

ELEVATED LIVING

- Tallest residential towers in the Westshore Marina District
- Unobstructed water views from expansive private terraces
- Open-plan layouts with floor-to-ceiling glass facades
- Designer finishes and premium appliances
- Gated entrance with covered porte-cochère

OUTDOOR ENTERTAINMENT

- Limited, deeded deep-water slips and a protected yacht basin
- Two elevated, resort-style pools overlooking Tampa Bay
- Heated spas and a covered pavilion with built-in daybeds and grills
- Bocce court, putting green and waterfront lounge areas
- Walking trails
- Paddleboard and kayak launch

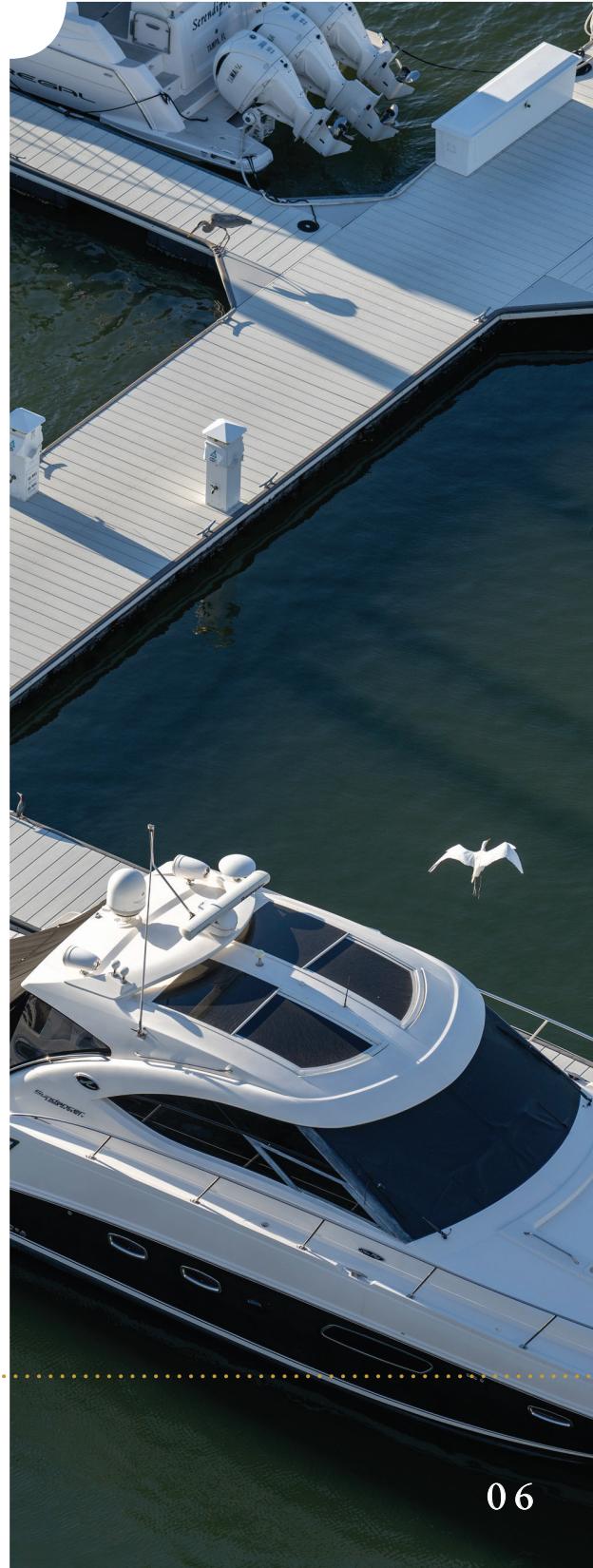
WELLNESS AND RELAXATION

- Outdoor yoga spaces with Zen garden
- State-of-the-art fitness centers
- Steam rooms, dry sauna and massage studio
- Locker rooms with showers for men and women

SOCIAL SPACES AND SERVICES

- Residents' club and private lounge
- Indoor golf simulator and screening room
- 24-hour concierge, security and maintenance
- Convenient dry storage nearby for seasonal boating
- Dog parks with pet-friendly turf and grooming station
- Steps from Marina Landings dining and retail

The centerpiece of the community is a full-service deepwater marina with slips accommodating vessels up to 90 feet — making Marina Pointe Tampa Bay's premier address for boaters.



Dive into Marina Pointe's community spaces — the perfect place for relaxation, restoration, and celebration.

THE TOWERS

- The tallest residential buildings in the Westshore Marina District, offering unobstructed water views
- **Tower II:** 12 distinct floor plans across 17 stories
- **Tower III:** 9 individual floor plans across 16 stories
- Private and secure gated entrance onto the peninsula
- Extended porte-cochère with a formal, weather-protected guest entrance
- Lush tropical landscaping and decorative hardscaping throughout the property
- Secured, covered, and assigned parking spaces within garages
- Additional parking available for guests
- Exceptional walkable access to a variety of shopping and dining options in the Westshore Marina District
- Dramatic vaulted grand lobbies that create a welcoming arrival experience
- Convenient coffee stations to start your day
- Select residences feature private elevator access
- Complimentary wireless internet available for guests
- Flexible business and conference rooms for professional needs
- Gated pet comfort park and grooming stations

THE MARINA

- Private marina with deepwater slips ranging from 40 to 90 feet
- Boat lift compatible
- Located within a protected deepwater yacht basin
- Gated access just steps from your door
- Direct access to Tampa Bay and the Gulf
- On-site dockmaster managing logistics and operations
- 15-foot channel with 8 to 12 feet throughout the basin
- Power and water access at each slip
- Nearby off-site fuel facility
- Convenient and efficient pump-out station
- Wide, substantial floating docks
- Enhanced 24-hour security
- Easy launch for paddle boards, kayaks and water sports
- Unrestricted access to open water
- Dock box storage and convenient dock carts

COASTAL LUXURIES

- Two elevated oversized resort-style amenity decks overlooking Tampa Bay
- Two spacious swimming pools perfectly temperature controlled year-round
- Secluded heated hot tubs
- Built-in daybeds under stunning pergolas and leafy shade trees
- Arbored pavilion with gas grills
- Waterside putting green and bocce ball on the amenity decks

HEALTHY LIVING

- Lush landscaped promenades with easy access to Sunset Park and the waterfront
- Three fitness centers featuring state-of-the-art cardio and strength training equipment as well as private studio flex space
- Relaxing meditative outdoor yoga areas with Zen gardens
- Luxurious men's and women's locker rooms with showers
- Dry sauna
- Steam rooms
- Private massage studio

GENEROUS HOSPITALITY

- Modern stylish residents' social room with large-screen high-definition TVs
- Convenient spacious entertaining room with ample bar and kitchen
- Billiard tables
- Virtual indoor golf simulator
- Luxurious guest suites available to owners on a reservation basis
- Theatre room

PEACE OF MIND

- Stylish reception desks in each tower staffed by a 24-hour concierge
- Mail and secured package delivery room
- Easy bicycle storage*
- Secured storage*
- Paddleboard and kayak storage*

*Limited availability



Investment Perspective

Waterfront real estate is one of Tampa Bay's most limited and valuable assets. Buying at Marina Pointe during pre-construction means locking in pricing before future phases and demand drive values higher.

Owning in one of Tampa's most desirable districts offers flexibility for a primary residence, seasonal home or investment property.

Scarcity and lifestyle appeal make this an investment in both your future and your quality of life.

Construction & Process

Marina Pointe is being developed in multiple phases. The buying process is straightforward:

RESERVATION

Secure your preferred floor plan and view.

CONTRACT

Formalize your purchase and lock in pricing.

CUSTOMIZATION

Select finishes and design options.

COMPLETION

Move into your new waterfront residence when construction is finished.

This structured process allows you to plan ahead while watching your future home come to life.



Alee Douglass is a global real estate advisor specializing in Tampa Bay's waterfront luxury developments, helping clients navigate the pre-construction process with confidence.

Ready to explore the next step?

LET'S SCHEDULE YOUR BUYER STRATEGY SESSION.

ALEE DOUGLASS

GLOBAL REAL ESTATE ADVISOR

BROKER ASSOCIATE

727.330.5305

Alee.Douglass@PremierSIR.com

Find me on



aleedouglass


MARINA POINTE
WESTSHORE MARINA DISTRICT

Premier | **Sotheby's**
INTERNATIONAL REALTY

Sotheby's International Realty and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated. Equal Housing Opportunity. *Sketches and illustrations are artist's renderings. Details and field variations are subject to change. All dimensions are approximate, and all floor plans and development plans are subject to change.