

REFLECTION RELAX REFLECT REPEAT



777 3RD AVE N. ST. PETERSBURG, FL 33701

UNIT FEATURES

- Open floor plans
- Unit sizes ranging from 1,168 to 2,695 square feet
- 1-3 bedroom configurations
- Floor-to-ceiling windows
- High-end finishes
- Quartz countertops
- Bosch stainless steel appliances
- Private terraces or balconies
- Porcelain tile flooring
- 10-foot ceilings



ALINE SARRIA
PREFERRED LUXURY AGENT

AMENITIES

- 12,000 square foot rooftop amenity deck
- Heated saltwater pool and spa
- Fitness center
- Social club room
- Outdoor kitchen and wet bar
- Fire pit with seating
- Electronic air filtration systems
- Water softening system
- Touchless entry systems

LIFESTYLE

- Situated in the **Mirror Lake** neighborhood
- Proximity to **downtown St. Petersburg's** dining, shopping, and cultural venues
- **The Vinoy Resort and Golf Club:** historic resort offers an exclusive golf course, tennis facilities, a full-service spa and restaurant
- **St. Petersburg Yacht Club:** a prestigious club that offers sailing opportunities, dining and social events
- **Mahaffey Theater:** a beautiful venue with programming including concerts and ballets
- **The Dali Museum:** a renowned museum that houses an extensive collection of Salvador Dali's works



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MURAL BY FINTAN MAGEE



INVESTMENT POTENTIAL



MARKET ANALYSIS

- Well positioned for property value appreciation due to high demand downtown location in the St. Pete real estate market
- Robust luxury rental market and investor yields
- State of the art amenities and smart building features appeal to luxury buyers.
- Reflection's modern construction and compliance with current standards mitigate risk and concerns
- As of January 9, 2025, there are 12 units available for sale, with an average listing price of \$1,595,000 and an average price per square foot of \$820.73.
- By April 2024, Reflection had achieved over \$65 million in sales, indicating strong market demand.



LIFESTYLE



FLOOR PLANS



GALLERY



KW ST PETE
KELLER WILLIAMS



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