



Z A H R A D A <sup>2</sup>  
MODERN URBAN RESIDENCES

A large, stylized, light blue fern leaf graphic is positioned on the left side of the page, extending from the bottom left towards the top right. The leaf is composed of several pointed, overlapping segments that create a sense of movement and depth.

# zah·ra·da

noun: garden

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# WELCOME TO ZAHRADA 2

Thoughtfully integrated into the cityscape and designed by award-winning architectural firm Halflants and Pichette, Zahrada 2 consists of 18 residences and 4 retail/office suites. Located in the Rosemary District, one of downtown Sarasota's hippest neighborhoods, it is the perfect place to live and play. Rising five stories high, its stylish modern exterior and distinctive architectural design are the perfect envelope for its sophisticated functional residences. The tropically landscaped grounds and private gardens make the ideal setting for your modern urban sanctuary.

Turn the page, you'll love what you see.





# THE RESIDENCES

The residences at Zahrada 2 offer a modern take on urban living and feature diverse floorplans to suit different tastes and desires. Floorplans include one bedrooms that use space efficiently, 2 bedroom residences with their own private garden and stunning 3 bedroom penthouses with gracious living spaces, oversized terraces and extraordinary city views. These unique residences offer the best of urban living.

ARTIST RENDERING

## THE LOFTS

The 2 bedroom lofts located on the 2nd and 3rd levels, feature open floor plans with floor-to-ceiling windows. The walls of glass create expansive living spaces with extraordinary light. With one bedroom located on the loft level, it makes for the perfect guestroom or office.





ARTIST RENDERING







## THE GARDEN SUITES

The 2 bedroom Garden Suites, located on the 2nd level incorporate just over 400 square feet of private garden space. The open floor plan with floor-to-ceiling windows create a sense of living in a tropical paradise. What more could you ask for.

# THE PENTHOUSE SUITES

The thoughtfully designed residences of Zahrada 2 are elevated in the Penthouse Suites. With the only direct elevator access to the residence, the floor-to-ceiling windows, soaring ceiling heights and 2 terraces provide a chic stage for entertaining guests. The open floor plans have been designed to maximize form and function and residents will appreciate the modern European-style finishes that have been carefully selected. In addition to beautiful views of downtown Sarasota, residents will also enjoy the tranquil tropical views of the Zahrada 2 enclave from the top floor.

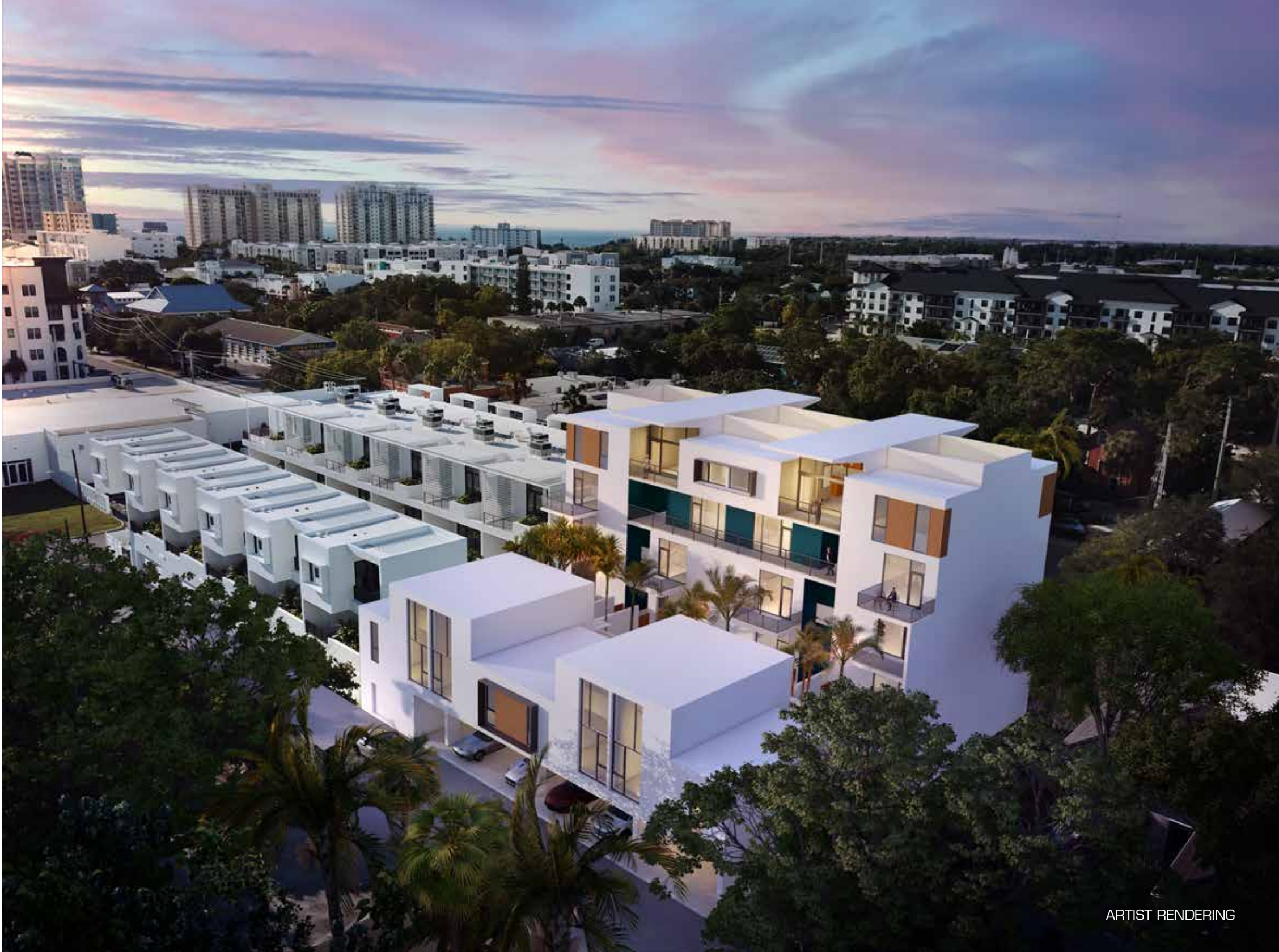




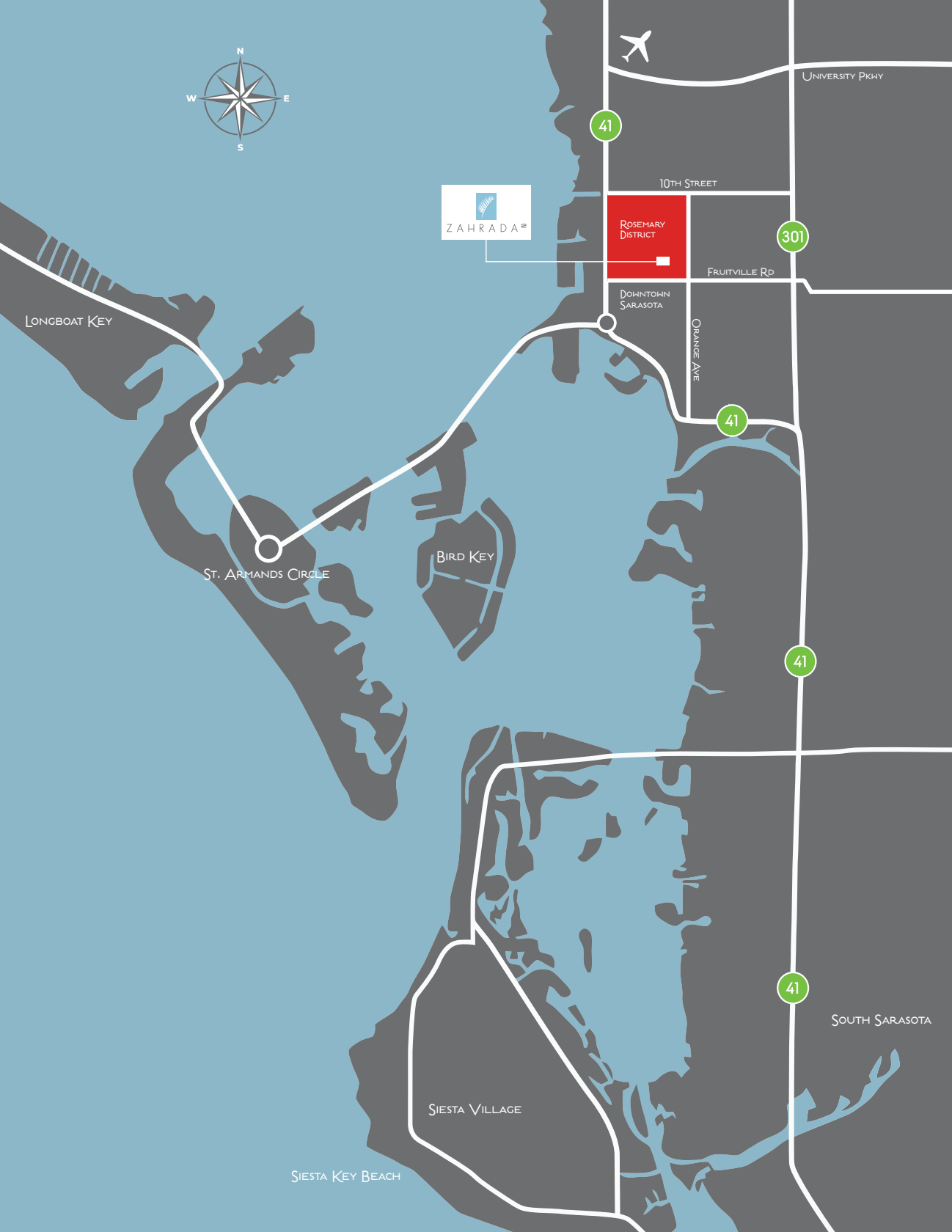
ARTIST RENDERING

# RESIDENCE FEATURES

- Main Areas of Typical Residences of Great Room, Dining Room, and Bedrooms have Ceiling Heights up to 12 ft. Penthouse Residences have Ceiling Heights up to 13 ft.
- Choice of Finish Packages Specified by Developer: Finish Package Includes Professionally Coordinated Cabinetry, Countertops, Flooring, and Paint Color Selections
- 8 foot (1 3/8" thick) Solid Core Doors with Brushed Nickel Lever Handles
- Smooth-Finish Ceilings and Smooth-Finish Walls
- Interior Trim to up to 3-1/2" Casing and 5-1/4" Baseboard
- Flooring Includes: Porcelain Flooring Surface in Foyer, Great Room, Dining, Kitchen, Den, Powder and Bathrooms. Premium Carpet in Owner's Suite Hall, Owner's Suite, Secondary Bedrooms and Closets
- Decorative Tile Flooring on All Terraces
- Residences are Wired for High Speed Internet Access/Cable Television in Great Room, Den, and Bedrooms
- Window Glazing Systems Include Low E, Energy Efficient Glazing and are Hurricane Rated
- Individually Controlled, High Efficiency, Central Air-Conditioning and Heating System
- Energy Efficient Water Heaters
- Decora Style Rocker Light Switches
- Life Safety Systems Include:
  - Fully-Integrated Smoke and Fire Monitored and Reporting System
  - Fully Sprinklered with recessed decorative heads in all Residences



ARTIST RENDERING



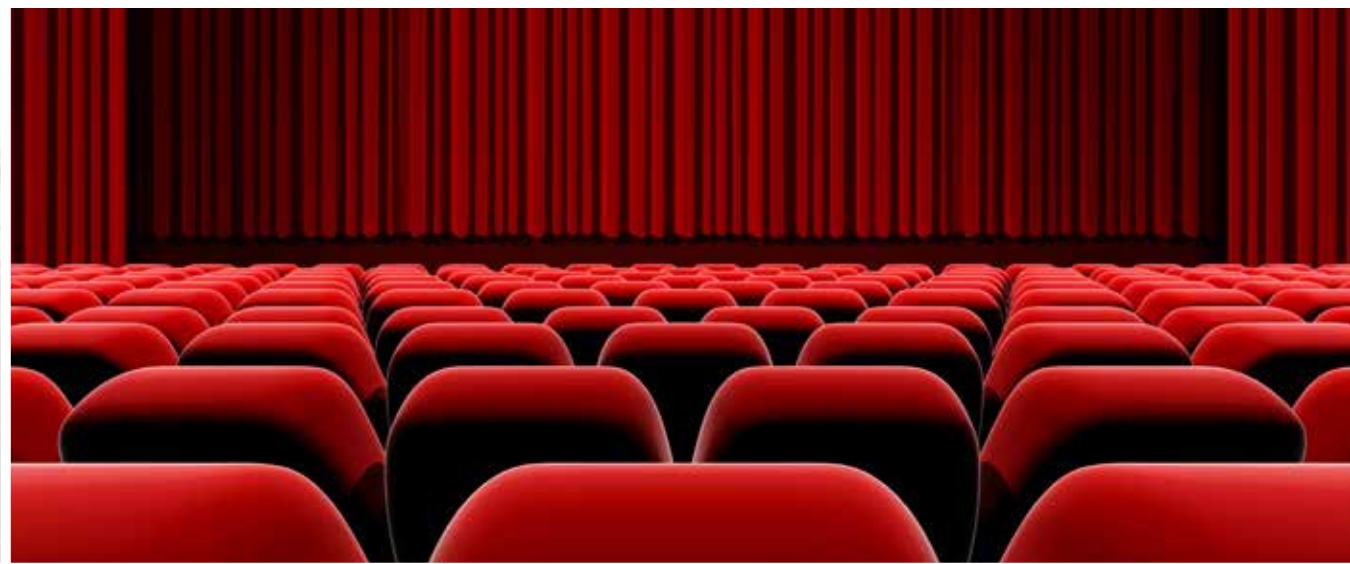
## LOCATION

Located in the Rosemary District, voted in Redfin's "Top 10 Most Walkable Neighborhoods in Florida," Zahrada 2 is the perfect place to live, work and play. Just a few blocks from the vibrance and glamour of downtown Sarasota and the alluring aquamarine waters of Sarasota Bay, this urban location leaves nothing to be desired.

From a casual Saturday morning stroll to the charming downtown farmer's market, to bike rides across the iconic Ringling Bridge with captivating views of the Sarasota skyline, to top-rated local gourmet cuisine, ballet and theater, there is no shortage of activities and entertainment options. Located less than 5 miles from the Sarasota Bradenton International Airport, you and your guests will enjoy the close proximity and convenience.

Whether its visiting the latest art exhibition, going to your favorite cafe or enjoying a beautiful sunset, each day at Zahrada 2 brings countless opportunities.

Carpe Diem.





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Zahrada 2 is being marketed exclusively by Frank and Anita Lambert of Premier Sotheby's International Realty.  
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