

A black and white photograph of a woman standing on a sandy beach, looking out at the ocean. She is wearing a sleeveless, knee-length dress with a small floral pattern and a matching headscarf. She has her left hand on her hip and is holding the wooden pole of a beach umbrella with her right hand. Several other beach umbrellas are visible in the background. The ocean waves are breaking in the distance under a cloudy sky.

# *Introducing Aria*

{ SIXTEEN INCOMPARABLE WATERFRONT RESIDENCES }



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

THIS IS NOT AN OFFER TO SELL, NOR A SOLICITATION OF OFFERS TO BUY THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFERS OR SOLICITATIONS CANNOT BE MADE.







{ AN ERA INSPIRES A }

## *Lifestyle*

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IN 1935 THE MOST PERFECT PLACE ON THE GULF WAS VILLA AM MEER.  
IT IS TODAY, MORE SO THAN EVER.



## 80 YEARS YOUNG

The history of Villa am Meer is an epic American story of rags to riches and reinvention. It is the story of an immigrant who arrived from his native Germany with little more than a chemist's degree and the vision and determination to succeed in his new homeland.

Dr. Hermann Kohl and his wife, Hertha, opened a perfume business in the mid-1920s, ran afoul of the law during Prohibition and later invested in a small citrus business that later grew into – Tropicana. Childless, he and his wife adopted their gardener's daughter, educated her and made her their heir.

Along the way Kohl bought real estate. One of those properties, if legend is to be believed, was purchased from circus king John Ringling. He built a house on the stunning estate, designed by Dwight Baum, architect of the Ringling's own Sarasota estate.

Resplendent with hand-painted tiles, stained-glass windows and a spiral staircase that led to a rooftop patio, the house was named Villa am Meer, German for “mansion by the sea.” The Kohls' adopted daughter became a successful business woman and noted philanthropist. She and her husband had 6 daughters, 15 grandchildren and 13 great-grandchildren. One can imagine them gathered together here, playing in the warm Gulf waters, building castles in the sand, watching sunsets from the rooftop patio.

The estate changed hands a number of times until it came to Ascentia Development's Jay Tallman, another man of vision and determination. He is restoring the Villa to create a place worthy of this estate's storied history.





WHAT HAPPENS WHEN ABSOLUTE RESTRAINT MEETS ALL THAT IS POSSIBLE.





ENDLESS VIEWS THROUGH WINDOWS AND WALLS THAT VIRTUALLY DISAPPEAR  
BLUR THE LINES BETWEEN INDOORS AND OUT.



CRISP, CONFIDENT, YET BEGUILINGLY SOFT, ARIA IS A MESMERIZING  
EXPRESSION OF THOUGHTFULLY APPOINTED LUXURY.



# ARIA FEATURES & AMENITIES

- Park-like five-acre beachfront site with 300' on the white sands of the Gulf of Mexico
- Secured gated access with a high-tech monitoring system
- Four distinctive open floor plans with private elevator access and 10' ceilings
- Grand gulf front terraces with summer kitchens and bay terraces for endless sunrise and sunset views
- Glass terrace railings and floor-to-ceiling stacking doors with corner openings create a seamless transition between indoor and outdoor living spaces
- Lagoon-view Wellness Center with fitness, massage, and Pilates/yoga salons, men's & women's locker rooms and steam showers
- 1/2 mile walking path winds through lushly landscaped gardens
- Historic Villa am Meer – A 1935 estate lovingly restored and recreated into a beachfront Residents' Club – with gathering room, private dining room, wine cellar, caterer's kitchen, fully-equipped guest suite, and covered terrace with fire pit
- Elevated beachside spa and pool with overhead rain curtain
- Poolside Cabanas – private seaside gathering rooms for entertaining or retreat
- Private, de-humidified, two and three car enclosed garages with owner storage
- First living level Beach Villas with expanded terraces, direct walk-downs to a private 3-car garage, the pool and beach, fire tables – three with private infinity edge pools
- Penthouse level residences – private elevator access to expansive roof top terraces with covered living areas, fire tables, trellised planters, summer kitchens and optional spas.
- The convenience and security of a resident caretaker

YOU'VE NEVER FELT THIS GOOD INSIDE.



*Renderings, plans, specifications and representations are conceptual and subject to the developer's continuing quality improvement programs.*



Each level includes four distinctive residences. All set new standards for a luxurious lifestyle by the sea. Some enjoy spectacular rooftop gardens and outdoor living rooms. Some include infinity-edge plunge pools and fire pits. Each one promises to be an unparalleled ownership experience.



TOSCA

CARMEN

BOHEME

ADAGIO





# *Diaphanous*

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An endless sea of blue, the water is our muse and constant companion. Shimmering. Playful. Lapping. Cascading. Meandering. Soothing. Here, essential elements combine as nowhere else on earth to form a most rejuvenating residential experience.





## *Endless*

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The relationship between sea and sand, between fire and water, and between indoors and outdoors reaches its full measure at Aria. Here, residences feature expansive gulf and bay terraces, summer kitchens and floor-to-ceiling walls of glass. Some have lap pools, fire tables and rooftop gardens.









## *Where Wellness Is a Way of Life*

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OWNERS AND THEIR FORTUNATE GUESTS WILL DELIGHT IN THE HALF-MILE WALKING PATH AND THOUGHTFULLY DESIGNED WELLNESS CENTER. OVERLOOKING THE TRANQUIL LAGOON, THE WELLNESS CENTER WILL BE THE HUB OF LIFE-BALANCING ACTIVITIES. FACILITIES FEATURE THE LATEST FITNESS EQUIPMENT, A MASSAGE SALON, AND A PILATES AND YOGA STUDIO, ALL COMPLEMENTED BY COMFORTABLE MEN'S AND WOMEN'S LOCKER ROOMS.





## *History Redefined*

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WHAT IS UNCHANGED IS THE NATURE OF THIS PLACE – PRISTINE, PRIVATE, CONSTANT.

WHAT IS NEW IS ORIGINAL – ENTICING, ALIVE, INVIGORATING.

EDEN HAS COME ASHORE.







# VISIONARIES







## THE ARCHITECTS

Santiesteban & Associates Architects is a recognized leader in luxury high-rise residential design as the architects of eleven residential towers at Parkshore Naples, Ovation St. Petersburg and Doha Tower, the second-tallest tower currently under construction in the world. The firm's work at Aria is a captivating new perspective on beachfront living – contemporary, finely appointed residences, terraces, pools and gardens. These are residences that are certain to create a new standard not just on Longboat Key, but in all the world.

Al Santiesteban & Angie Kimmich





## INTERIOR DESIGN

A prominent Sarasota designer, Lori has guided the space planning and interior design of many of the region's most successful residential communities. In addition to the Wellness Center and welcoming public spaces at Aria, Lori's work includes the noteworthy 1930s beachfront Villa am Meer estate, which will be preserved in period style as The Residents' Club. She will also assist owners with their selections and with personalization of their living spaces.

Lori Fountain



## LANDSCAPE ARCHITECTS

The father and son team that is Phil Graham Landscape Architecture is acclaimed along the Gulf coast for forward-thinking design – spaces that are vibrant and artistic, and that elevate the outdoor experience. We'd like to think that the team has saved its very best for Aria, with designs that include the lushly landscaped gulf-view terrace and pool with dramatic rain curtain.



Phil Graham Jr. and Phil Graham