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01 / Concept



Contemporary coastal living evolved.

Evolve is a **unique**, **all-inclusive** residential development designed to delight homeowners with the highest standards.

Every detail behind the Evolve concept has been meticulously planned so residents can relish in **privacy**, immerse themselves in the **natural beauty** of Longboat Key island, and indulge in the **relaxed lifestyle** enhanced by the top-notch amenities.



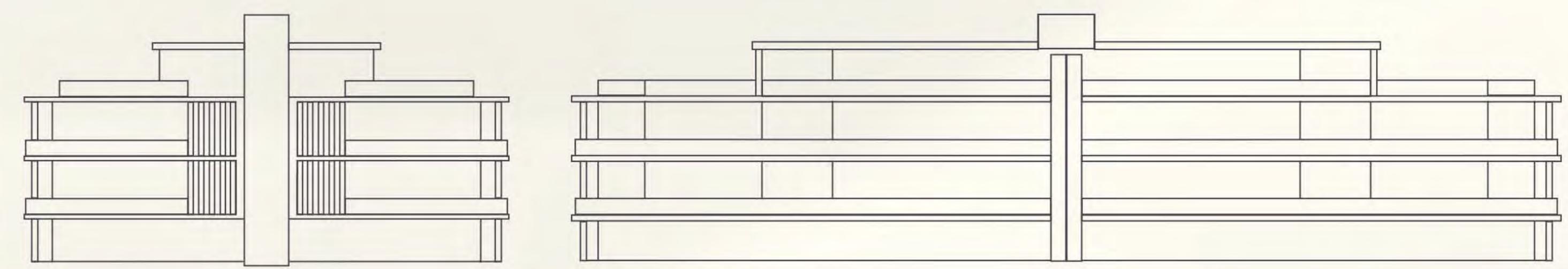




ROOFTOP SUITES LEVEL 2

LEVEL 1

AMENITIES LEVEL



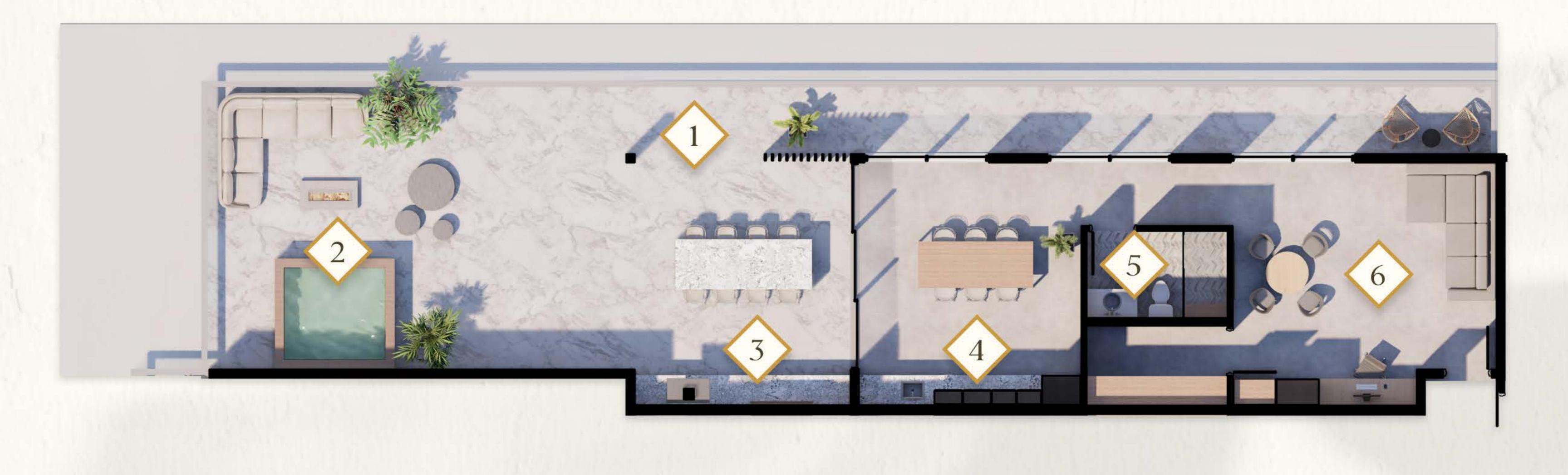
8 Private Residences

Evolve's concept revolves around giving residents complete privacy and offering an exclusive and personalized living experience. Each residence can be accessed through a private garage entrance or a personal elevator.

Inside, each Evolve residence boasts open-concept layouts, 9-foot grand ceilings, and impact-resistant sliding glass doors that lead to expansive balconies. Thoughtfully positioned to avoid facing neighboring units, these balconies provide a space protected from wandering eyes. The unobstructed views of the breathtaking bay will allow our residents to relish in its beauty whenever they desire.

- SPACIOUS BALCONIES AND PANORAMIC VIEWS
- ROOFTOP SUITE
- 3 OR 4 PERSONAL CAR GARAGE
- PERSONAL STORAGE UNIT

- PREMIUM AMENITIES PACKAGE
- PRIVATE MARINA
- PRIVATE BEACH ACCESS
- 24/7 SECURITY



Rooftop Suite Floor Plan

Each Evolve residence includes a Rooftop Suite: up to 1,500 sq ft of additional footage located on the rooftop level. In the true manner of evolved living, this space goes beyond just a balcony with views, offering a host of luxurious amenities:

- 1 Rooftop Terrace with Panoramic Views
- 2 Jacuzzi with a Lounge
- 3 Outdoor Kitchen & Dining Area
- Indoor Kitchen & Dining Area
- 5 Bathroom
- 6 Indoor Lounge / Office





Reach New Heights

of Comfort and Style



Invite the outdoors in

Living in harmony with the outdoors is at the heart of the Evolve experience. Our floor plans have been meticulously curated to smoothly transition between indoor and outdoor areas.

In addition to spacious unit balconies, residents can also enjoy the privilege of having exclusive Rooftop Suites, providing even more opportunities to embrace the surrounding natural environment.





Interior Rendering

UNIT 1A

4 BED | 4 BATH + BALCONY

Enclosed/Air Conditioned: 3,625 sq ft

Outdoor Balconies: 1,240 sq ft

TOTAL: 4,505 sq ft

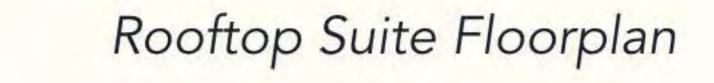
ROOFTOP SUITE AREA

Enclosed/Air Conditioned: 720 sq ft

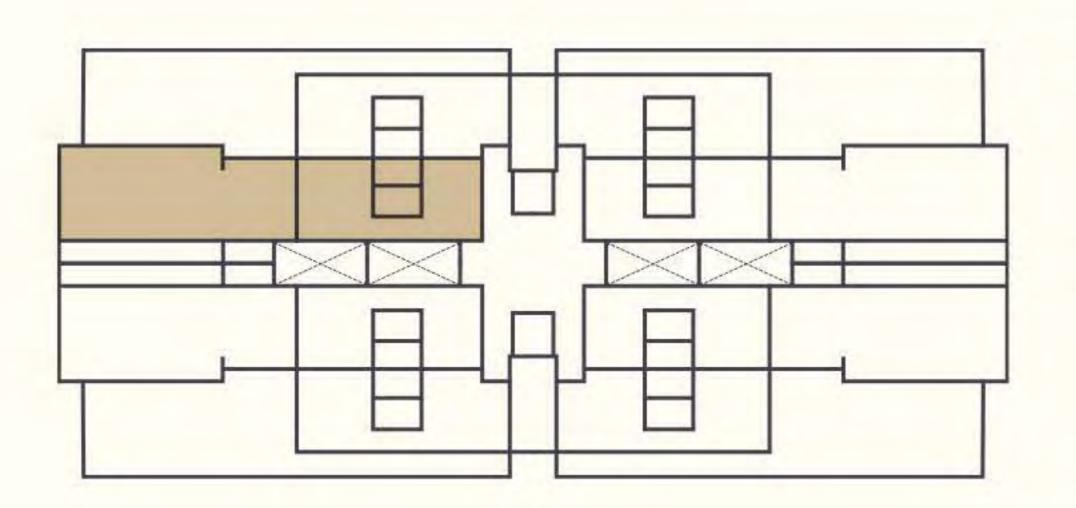
Outdoor Balconies: 1,130 sq ft

TOTAL: 1,850 sq ft

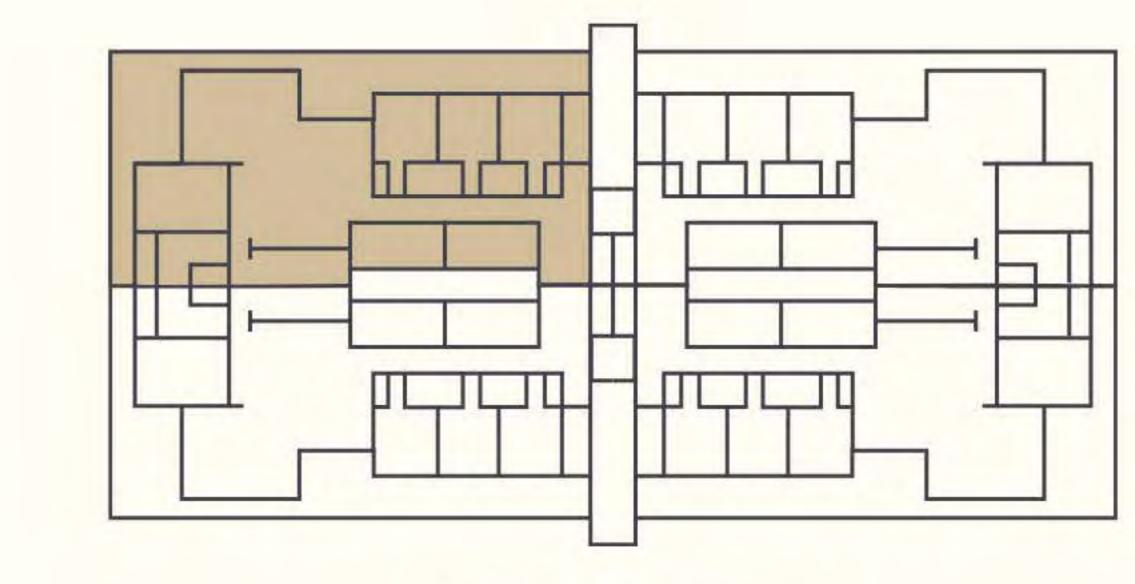








Rooftop Level Floorplan



Level 1 Floorplan



Interior Rendering

UNIT 1B

4 BED | 4 BATH + BALCONY

Enclosed/Air Conditioned: 3,000 sq ft

Outdoor Balconies: 1,225 sq ft

TOTAL: 4,225 sq ft

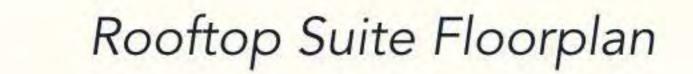
ROOFTOP SUITE AREA

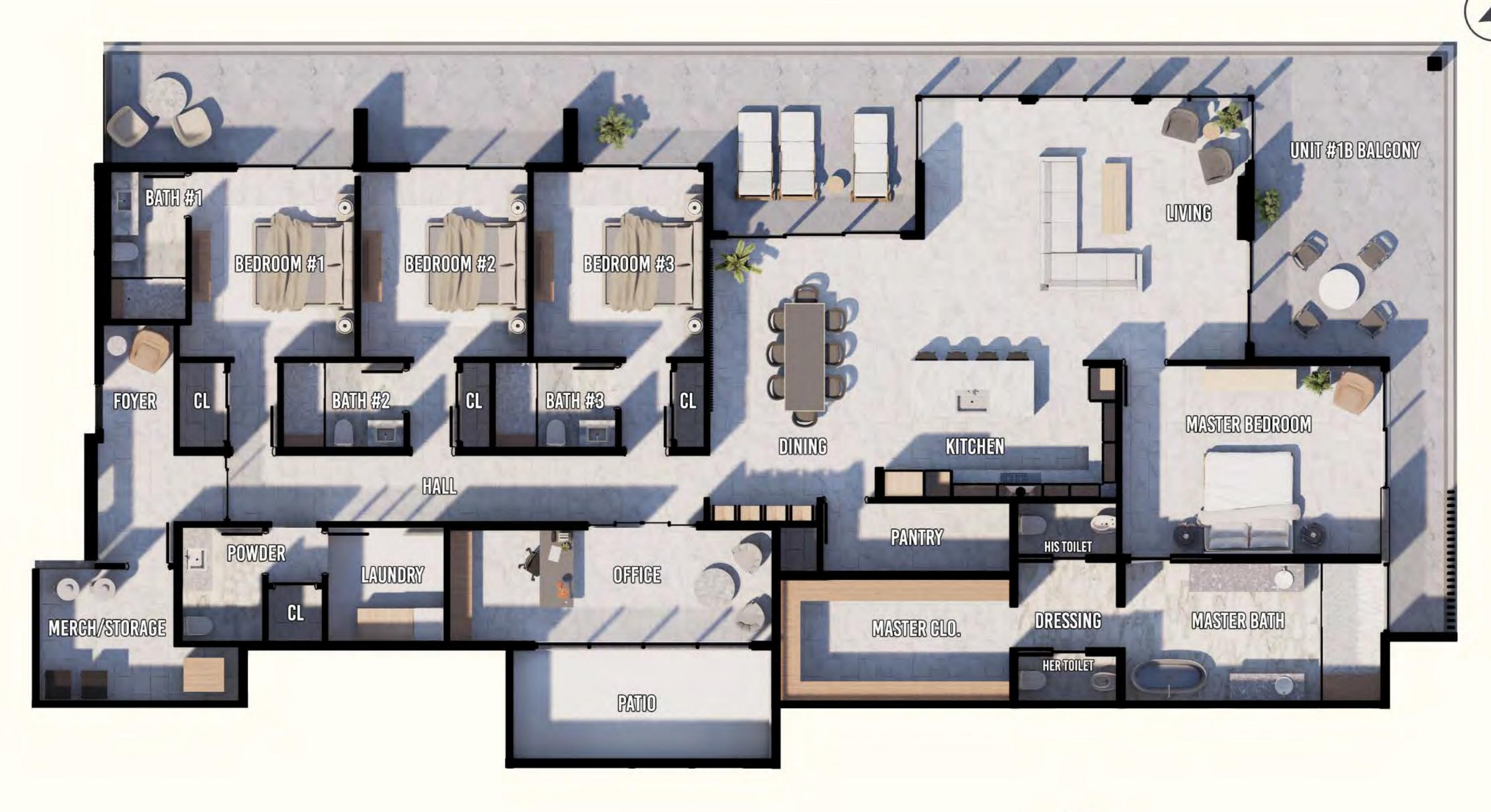
Enclosed/Air Conditioned: 630 sq ft

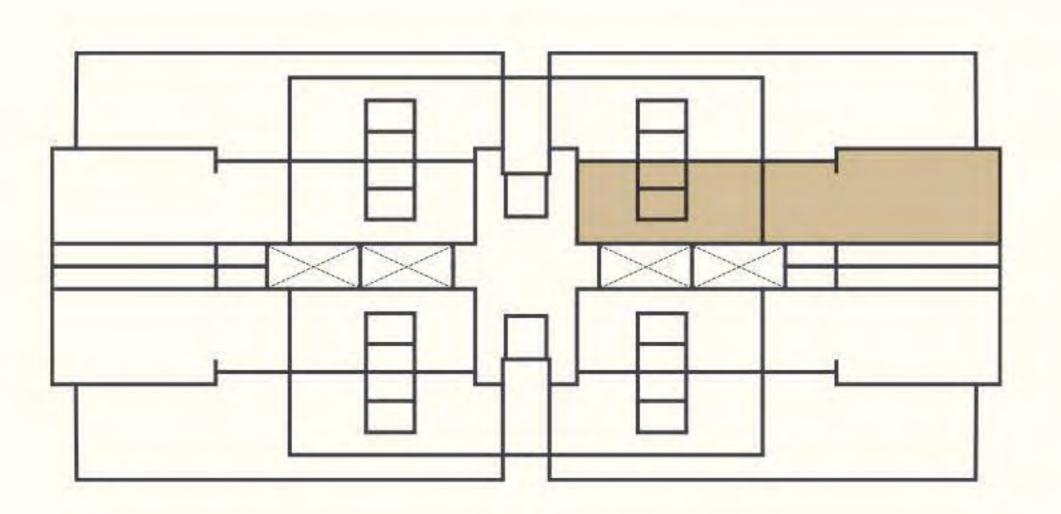
Outdoor Balconies: 970 sq ft

TOTAL: 1,600 sq ft

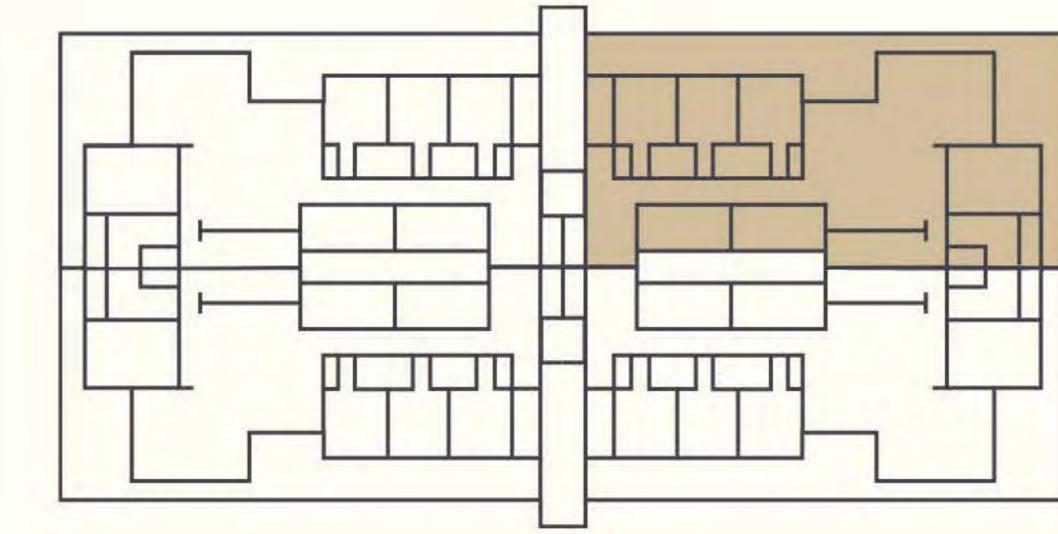




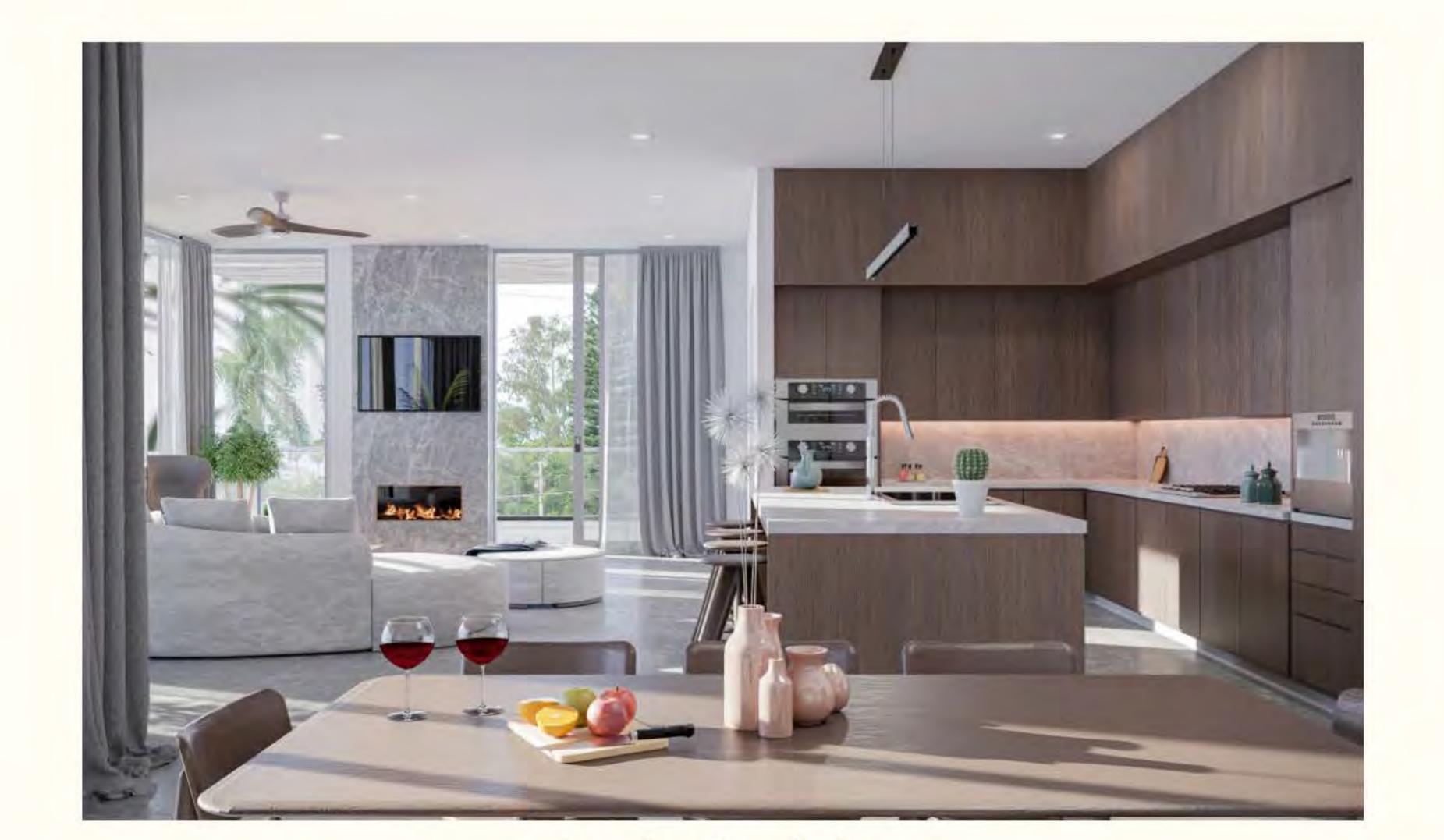




Rooftop Level Floorplan



Level 1 Floorplan



Interior Rendering

UNIT 1C

4 BED | 4 BATH + BALCONY

Enclosed/Air Conditioned: 3,270 sq ft

Outdoor Balconies: 1,240 sq ft

TOTAL: 4,510 sq ft

ROOFTOP SUITE AREA

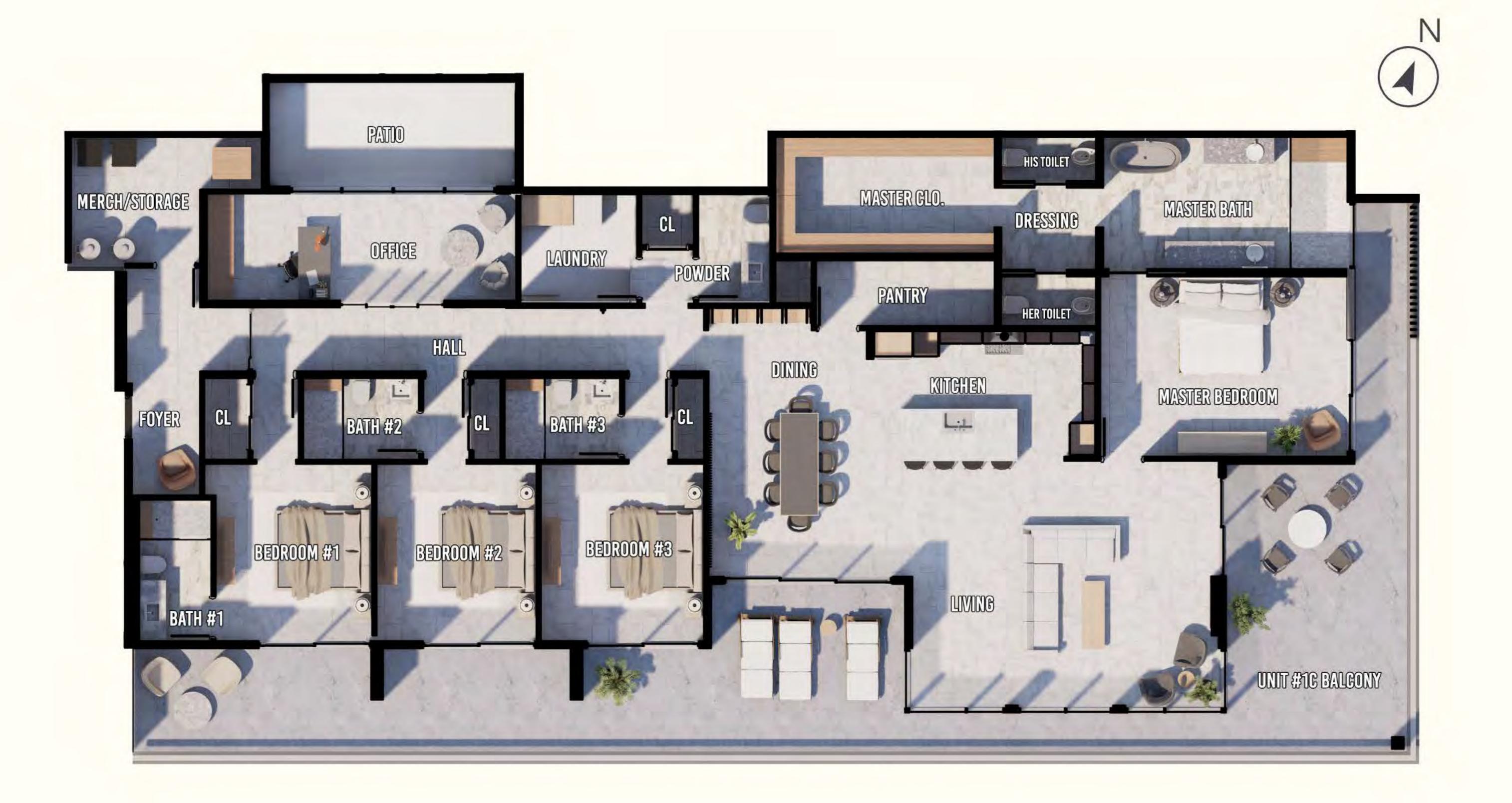
Enclosed/Air Conditioned: 660 sq ft

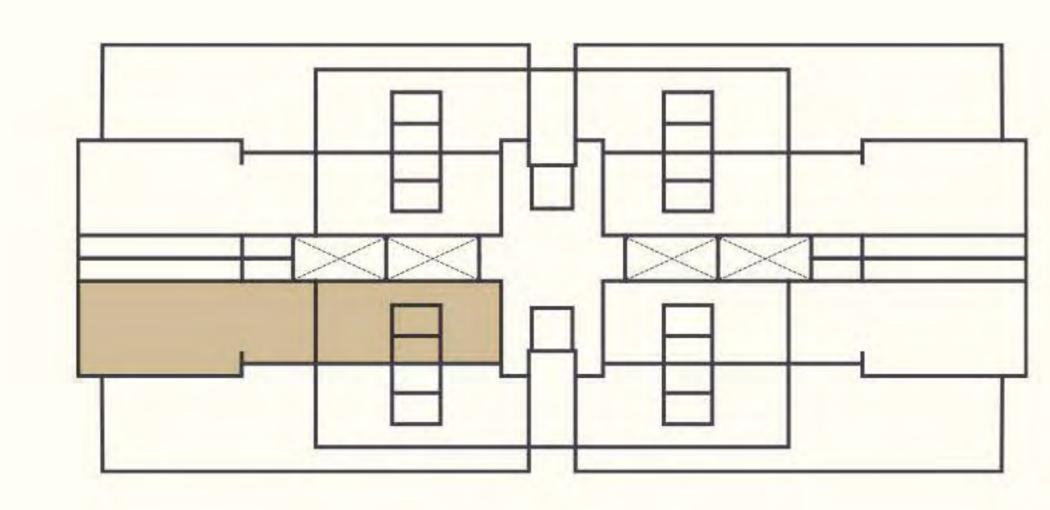
Outdoor Balconies: 840 sq ft

TOTAL: 1,500 sq ft

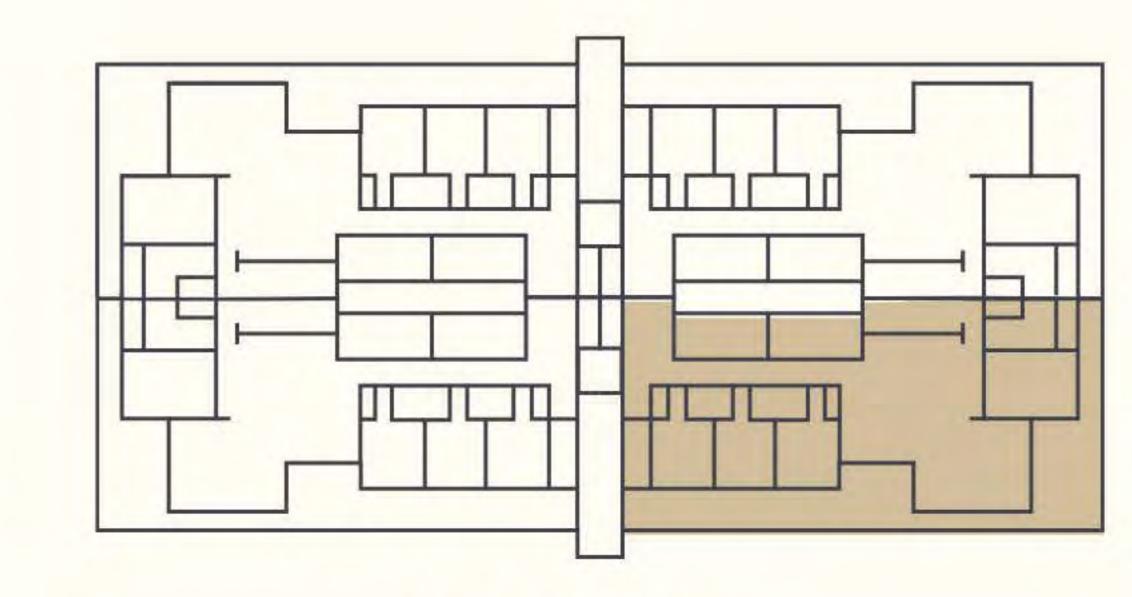


Rooftop Suite Floorplan

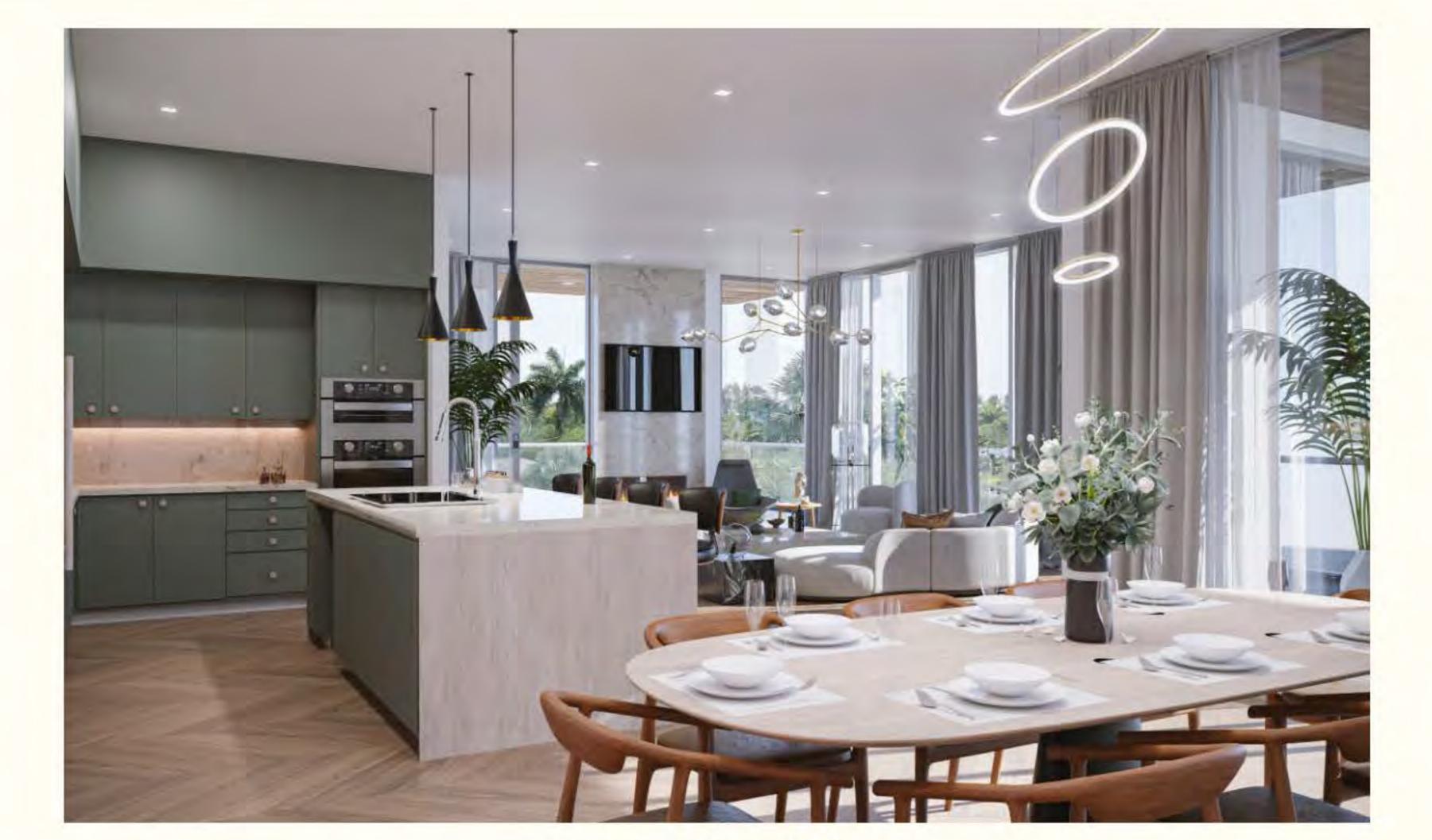




Rooftop Level Floorplan



Level 1 Floorplan



Interior Rendering

UNIT 1D

4 BED | 4 BATH + BALCONY

Enclosed/Air Conditioned: 3,270 sq ft

Outdoor Balconies: 1,100 sq ft

TOTAL: 4,370 sq ft

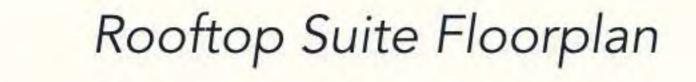
ROOFTOP SUITE AREA

Enclosed/Air Conditioned: 720 sq ft

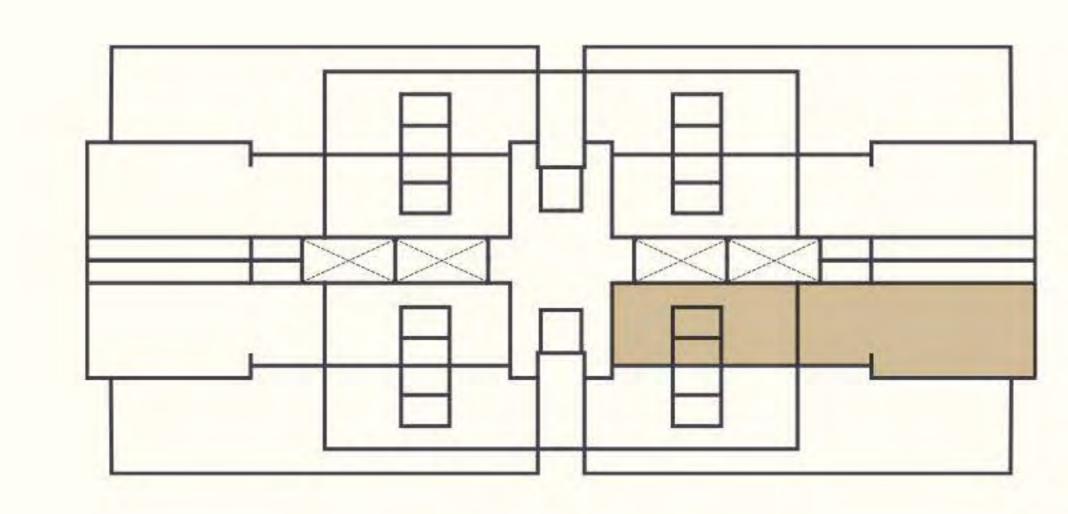
Outdoor Balconies: 1,130 sq ft

TOTAL: 1,850 sq ft

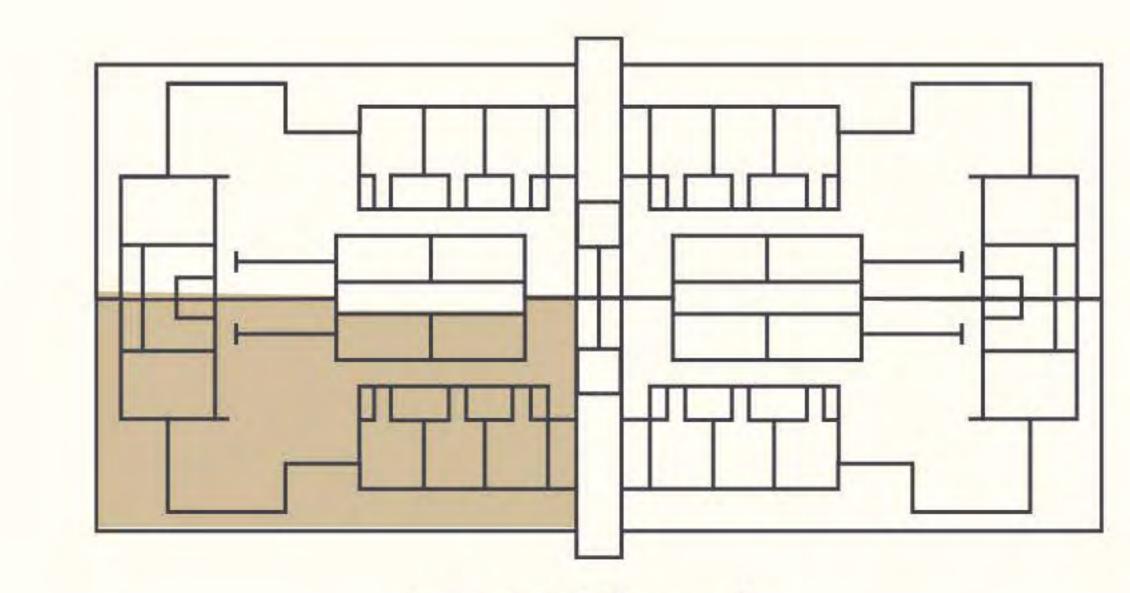








Rooftop Level Floorplan



Level 1 Floorplan



Interior Rendering

UNIT 2A

4 BED | 4 BATH + BALCONY

Enclosed/Air Conditioned: 3,625 sq ft

Outdoor Balconies: 1,240 sq ft

TOTAL: 4,505 sq ft

ROOFTOP SUITE AREA

Enclosed/Air Conditioned: 720 sq ft

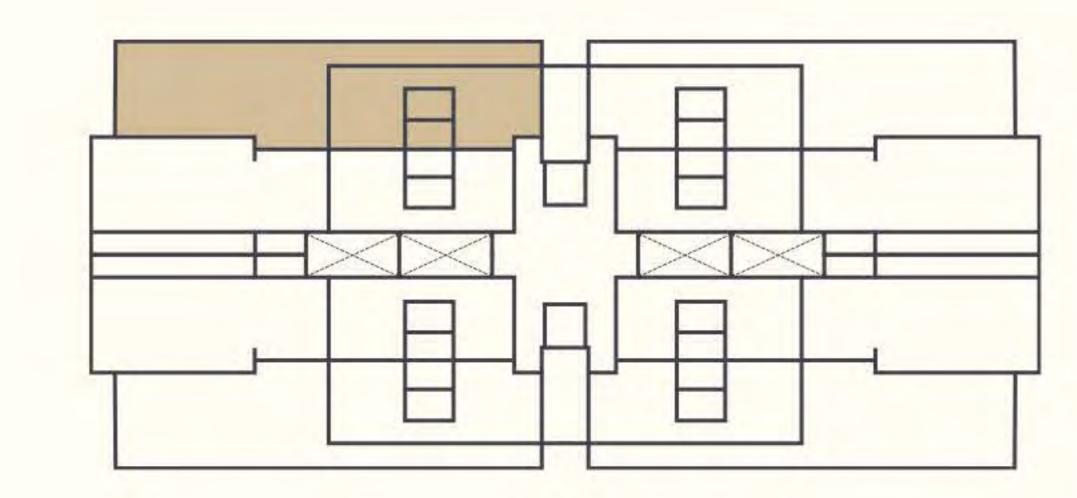
Outdoor Balconies: 1,130 sq ft

TOTAL: 1,850 sq ft

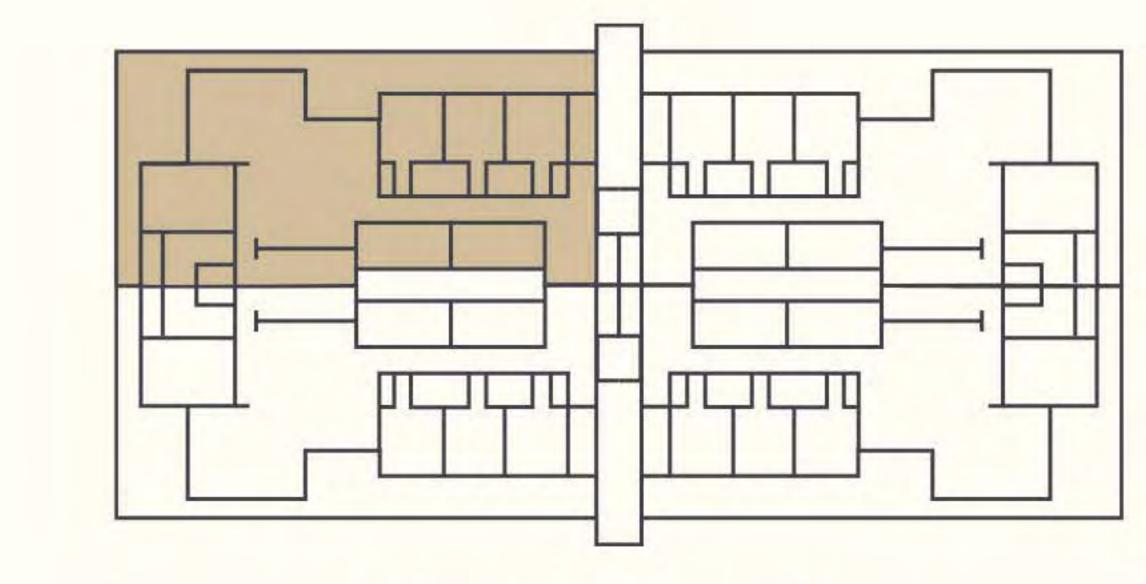


Rooftop Suite Floorplan





Rooftop Level Floorplan



Level 1 & 2 Floorplan





Interior Rendering

UNIT 2B

4 BED | 4 BATH + BALCONY

Enclosed/Air Conditioned: 3,000 sq ft

Outdoor Balconies: 1,225 sq ft

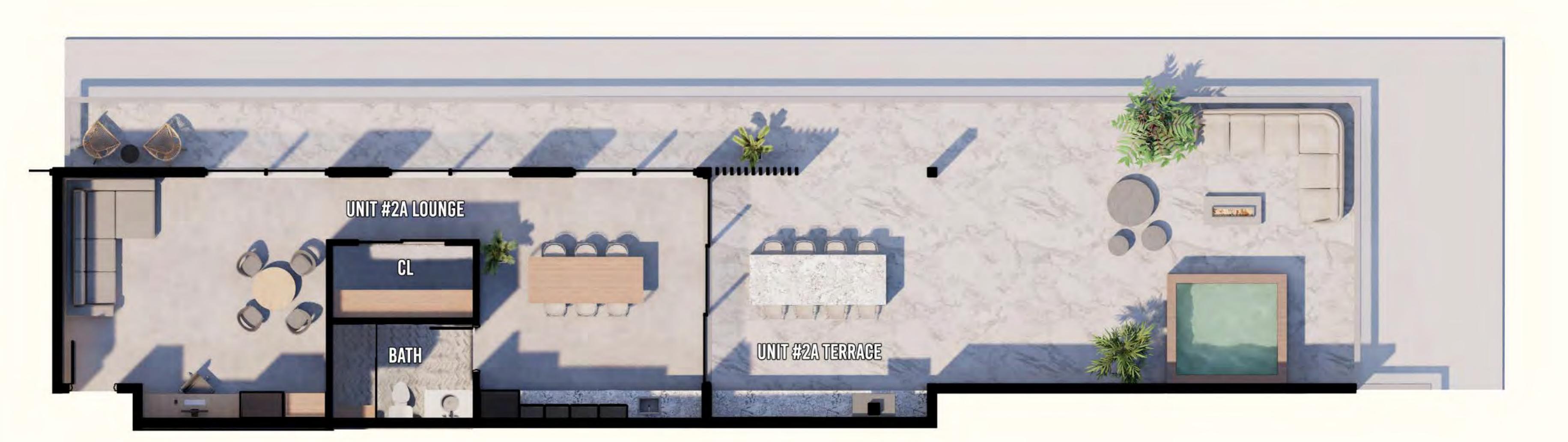
TOTAL: 4,225 sq ft

ROOFTOP SUITE AREA

Enclosed/Air Conditioned: 630 sq ft

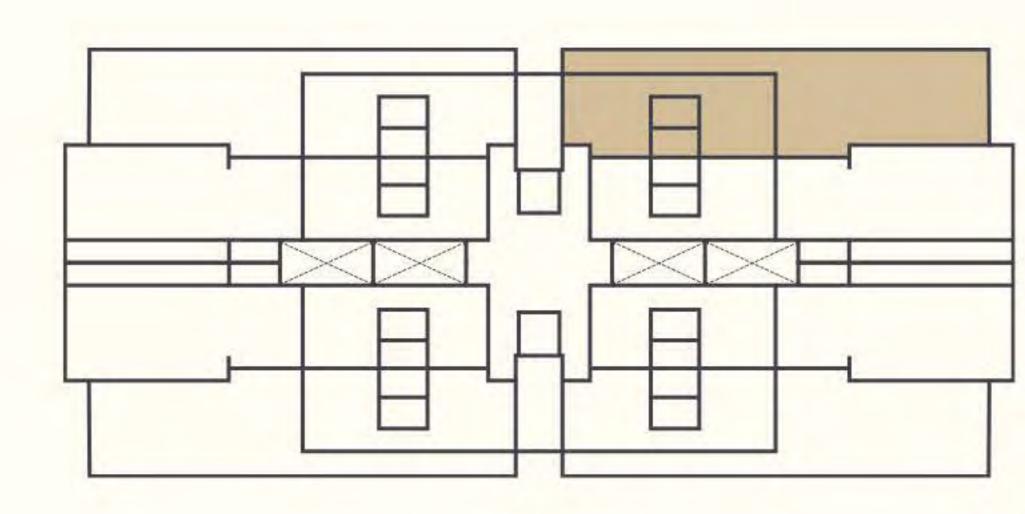
Outdoor Balconies: 970 sq ft

TOTAL: 1,600 sq ft

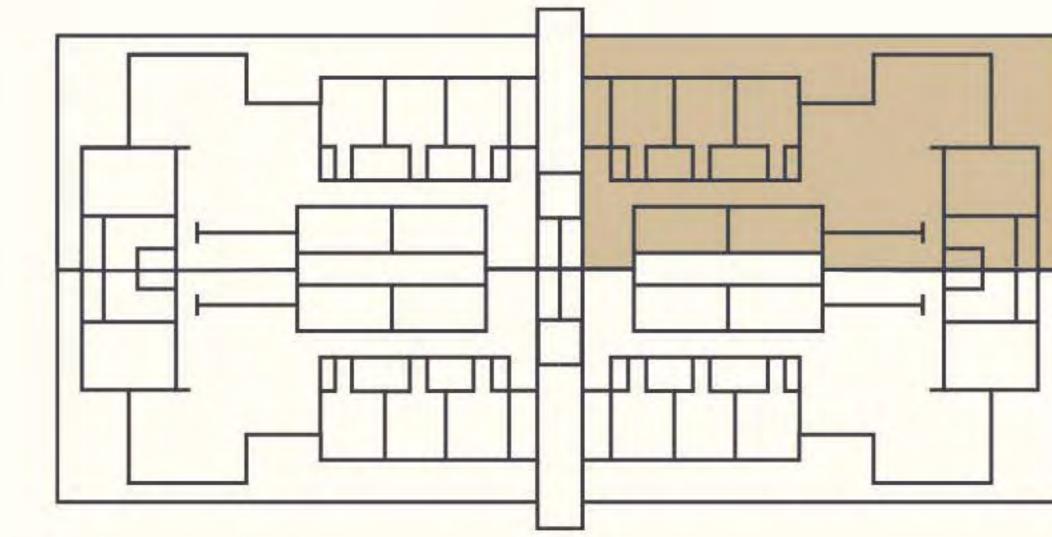


Rooftop Suite Floorplan

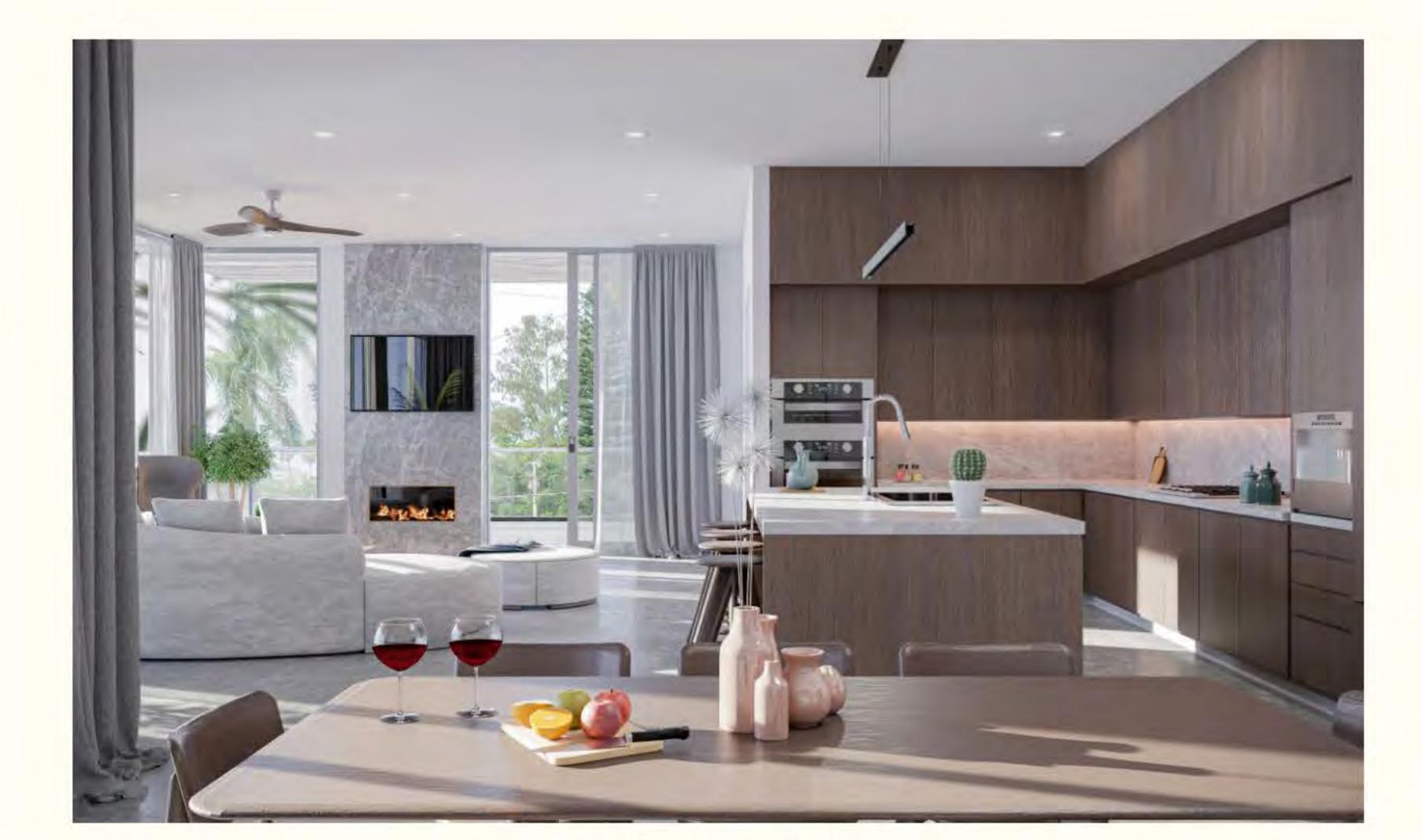




Rooftop Level Floorplan



Level 1 & 2 Floorplan



Interior Rendering

UNIT 2C

4 BED | 4 BATH + BALCONY

Enclosed/Air Conditioned: 3,270 sq ft

Outdoor Balconies: 1,240 sq ft

TOTAL: 4,510 sq ft

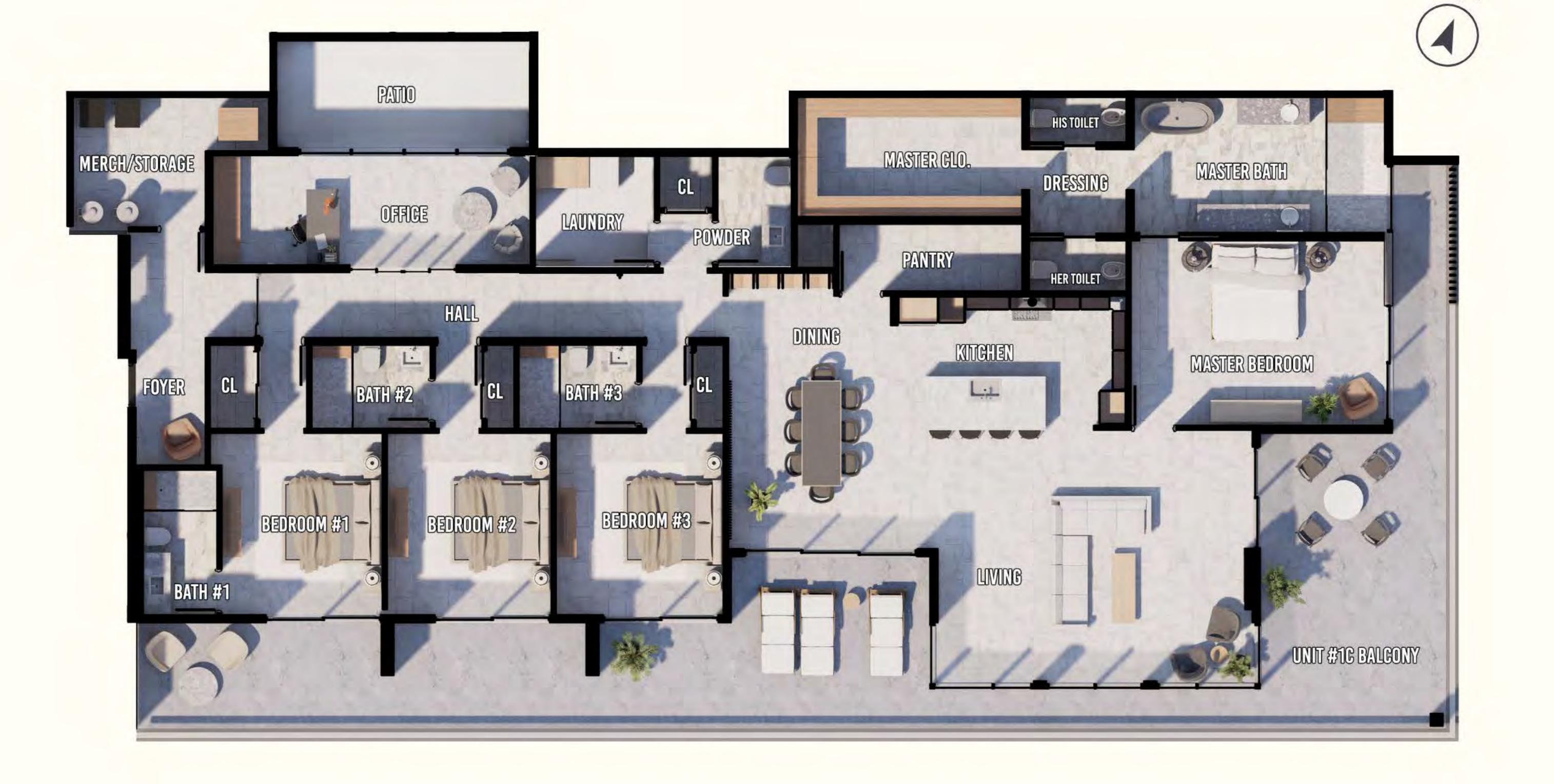
ROOFTOP SUITE AREA

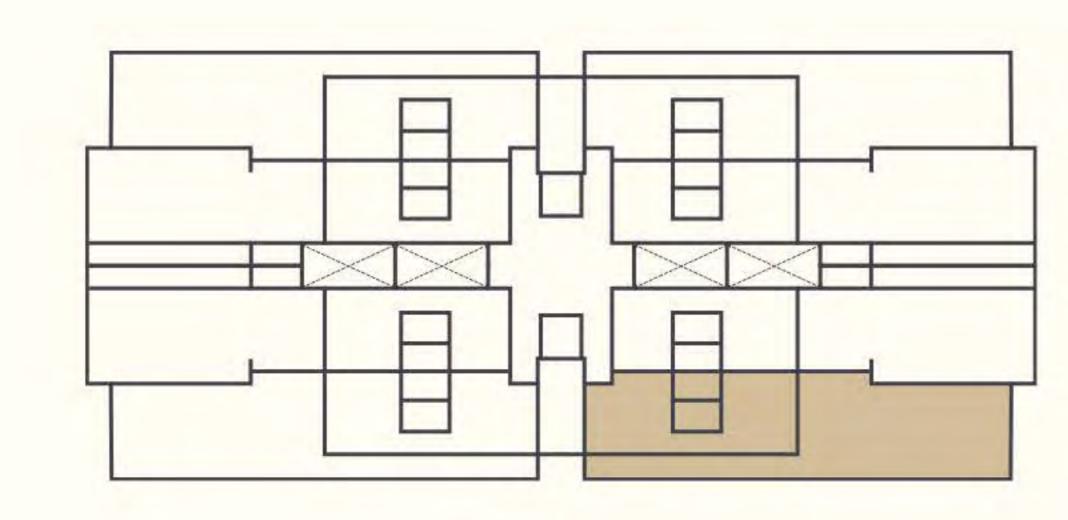
Enclosed/Air Conditioned: 660 sq ft

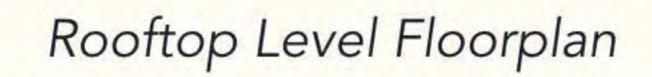
Outdoor Balconies: 840 sq ft

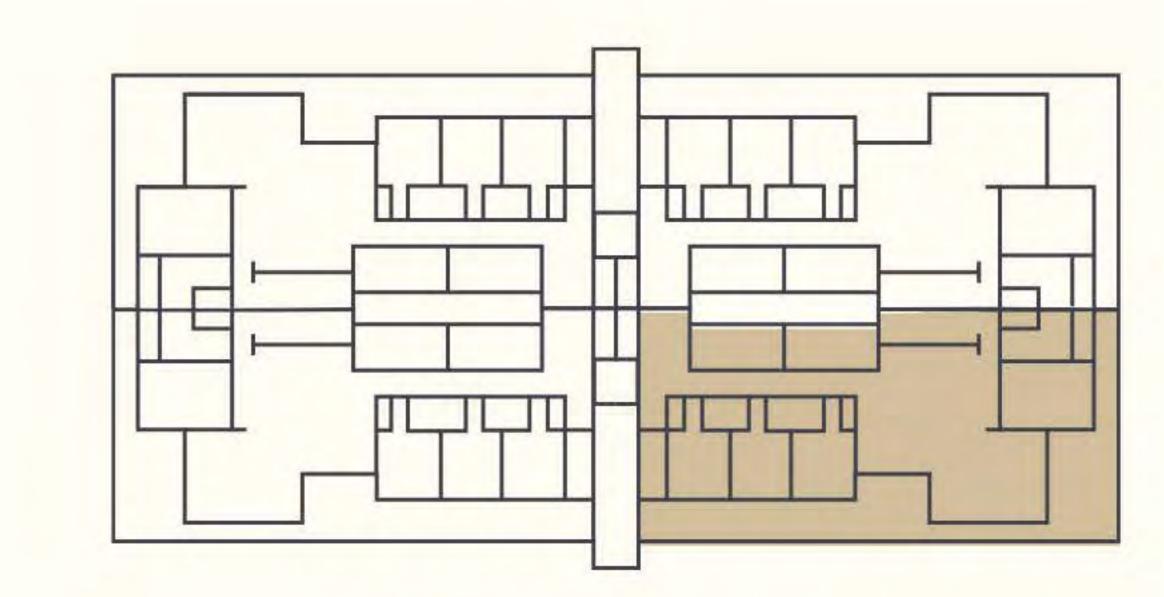
TOTAL: 1,500 sq ft





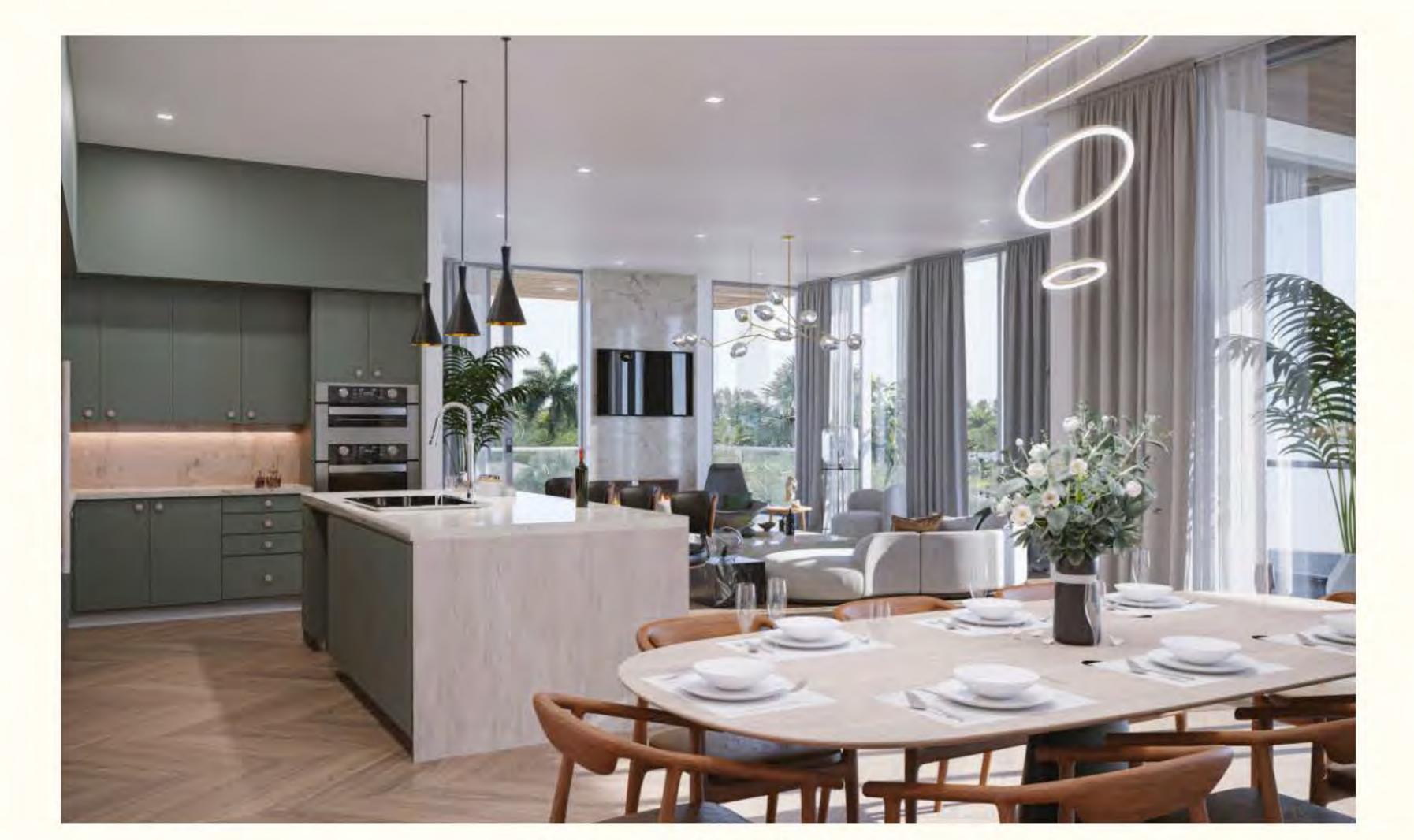






Level 1 & 2 Floorplan

© 02 / Floorplans



Interior Rendering

UNIT 2D

4 BED | 4 BATH + BALCONY

Enclosed/Air Conditioned: 3,270 sq ft

Outdoor Balconies: 1,100 sq ft

TOTAL: 4,370 sq ft

ROOFTOP SUITE AREA

Enclosed/Air Conditioned: 720 sq ft

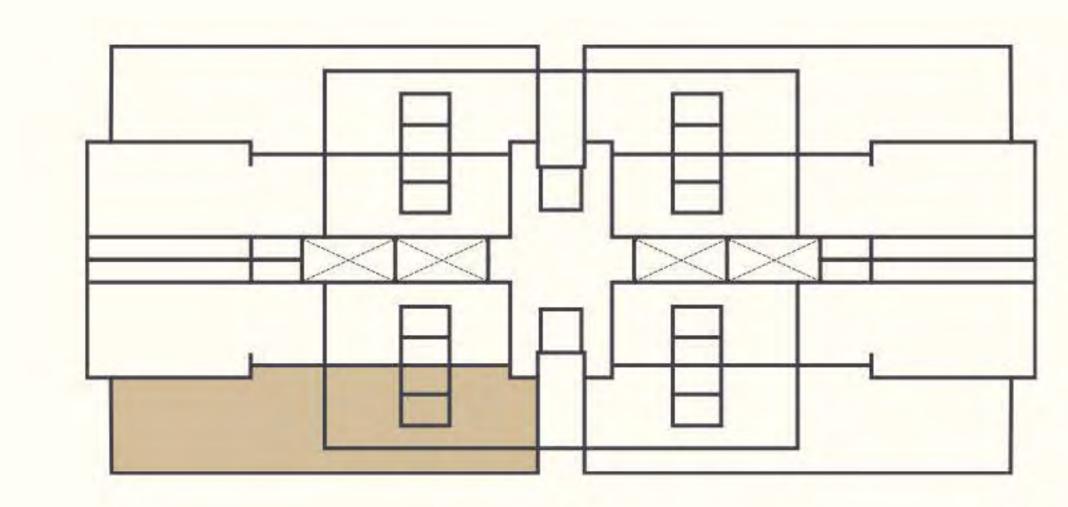
Outdoor Balconies: 1,130 sq ft

TOTAL: 1,850 sq ft

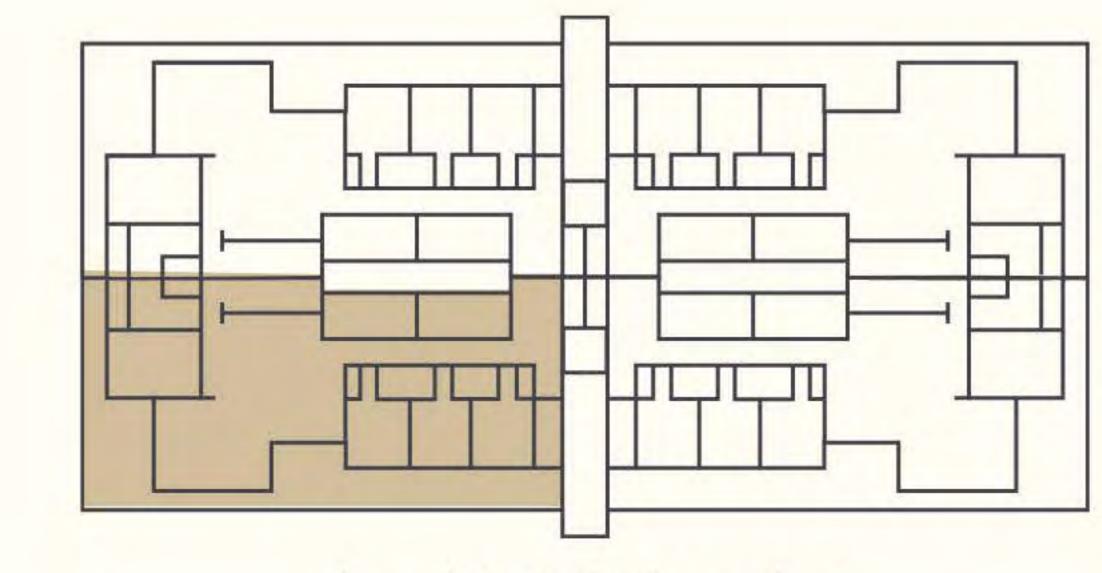


Rooftop Suite Floorplan





Rooftop Level Floorplan



Level 1 & 2 Floorplan



- 1 Amenities Deck
- 2 Pool Deck with Cabanas
- 3 Parking Garage with Storage
- 4 Additional Parking Space
- 5 Recreational Courts
- 6 Dog Park
- 7 Mini Golf Course
- 8 Outdoor Lounge Area
- 9 Private Marina

03 / Interiors



Refined, serene and inviting spaces

The feeling of warmth and familiarity can be felt immediately upon entering an Evolve residence. The high-end, organic finishes blend effortlessly with the lush surroundings outside, framed by floor-to-ceiling impact-resistant windows.





Embrace the cozy and stylish living

The open floor plan allows for ease of movement and a feeling of spaciousness. Every space is designed to create a seamless indoor-outdoor living experience.

The balconies, which can be accessed through floor-to-ceiling sliding doors, offer additional living and entertaining space and provide breathtaking views of the abundant natural landscapes.











Where sophistication meets functionality:

a culinary haven for the modern home chef

The Evolve kitchen embodies refined elegance combined with the practicality of an impeccably crafted kitchen.

Custom cabinetry, premium appliances, ample counter and storage space, and a large center island are just some of the features residents can expect to enjoy in this space. The spaciousness, natural light, and refined accents come together to create a cozy and welcoming atmosphere.







Revitalize in style from the comfort of your own master suite

Boasting spa-like bathrooms, spacious walk-in closets and relaxing sitting areas, Evolve master suites invite residents to elevate their everyday routine, inspiring increased self-care and rejuvenation.





04/Amenities



Discover the epitome of lugury at Evolve Residences

The amenity package at Evolve offers an exceptional experience for its residents. Thoughtfully combining comfort, practicality, style, technology, and sustainability, every aspect of Evolve has been carefully curated to offer the most elevated version of contemporary Florida living.

WELNESS

Pool Deck
Sauna
Fitness & Yoga
Recreational Courts

CONVENIENCE

Beach Access
Boat Access
Virtual Concierge
Pet Facilities

PRIVACY

Private Car Garage
Private Storage

24/7 Security



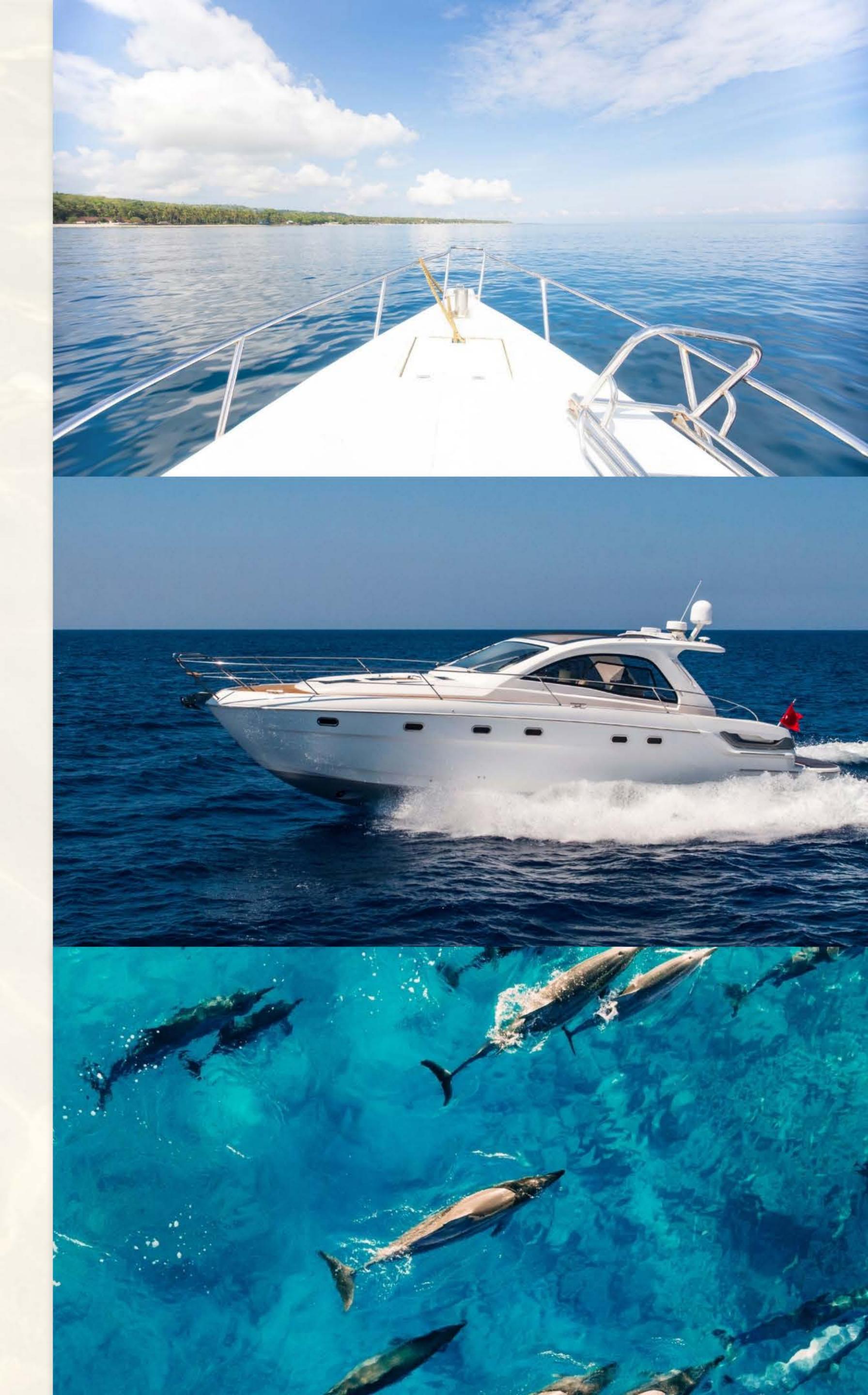




Anchored in Elegance

Private Marina

At Evolve, residents have the privilege of embracing the lively boating culture right from their **private boat slips**, just steps from their homes. This provides convenience as it eliminates the need for remote garages or marinas, making boating as more accessible form of leisure. With the **freedom to embark on their boats at will**, residents can immerse themselves in the variety of exciting experiences that Longboat Key and Sarasota Bay have to offer.









Relax & Unwind

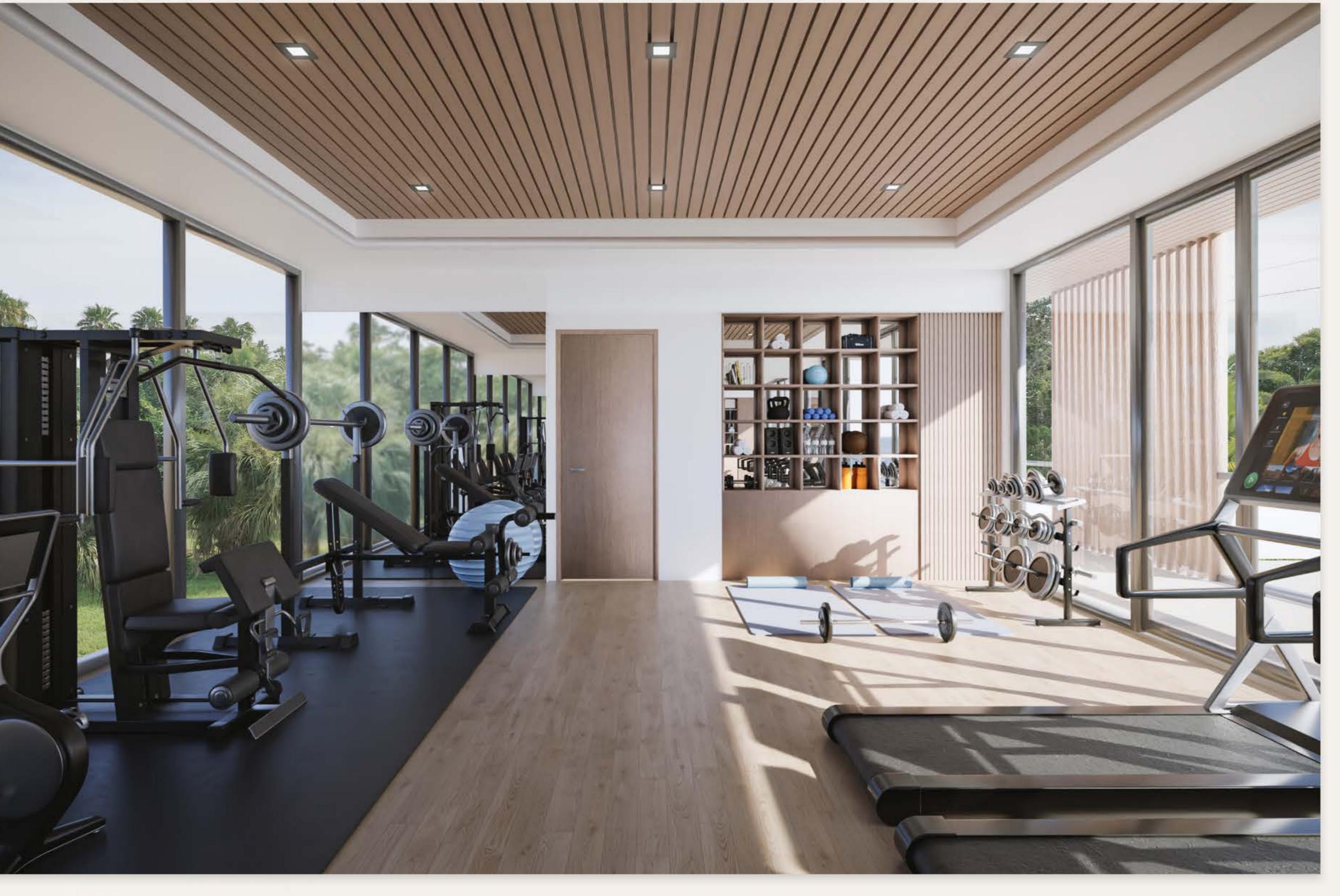
Pool Deck & Lounge

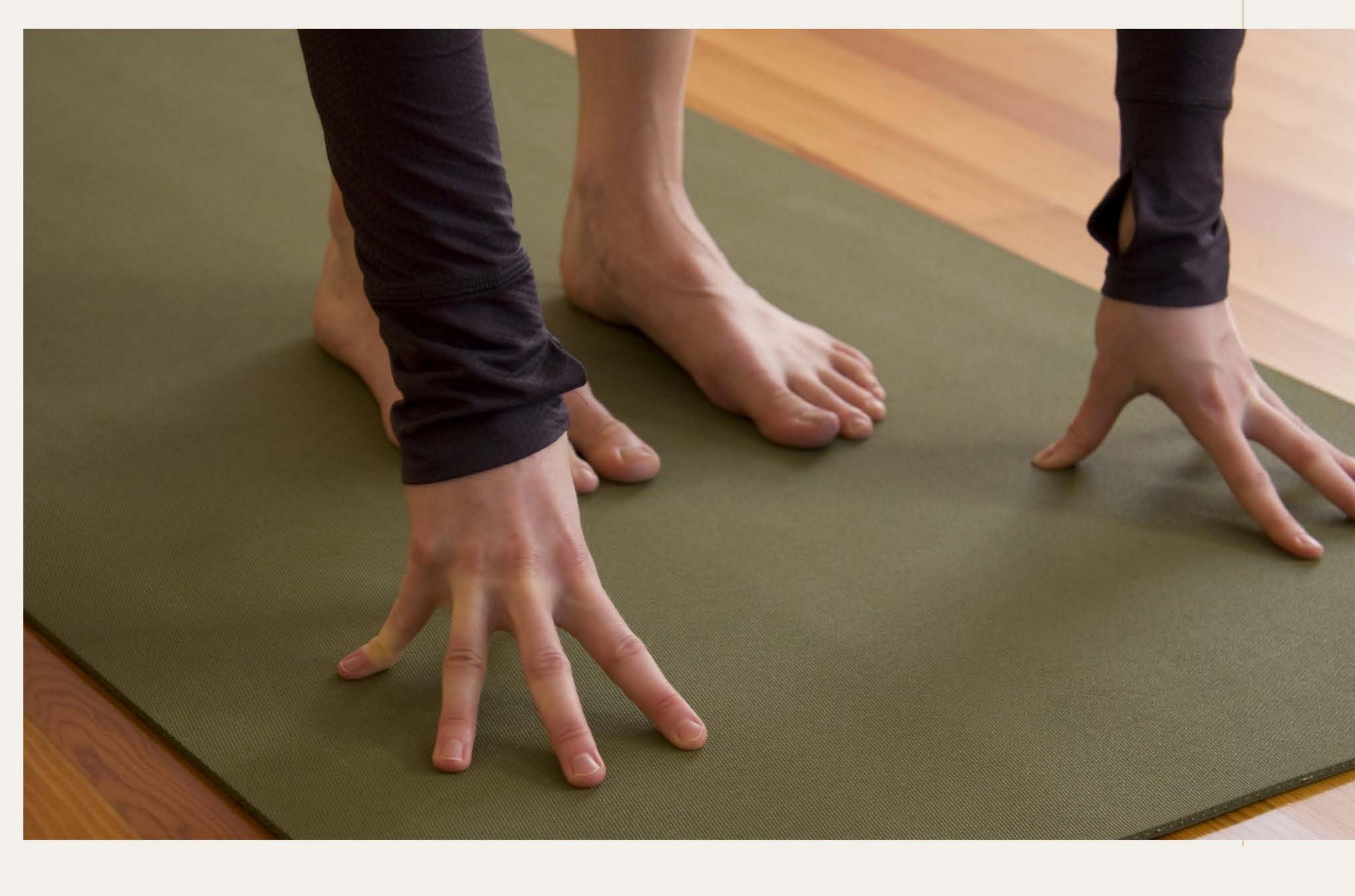
Surrounded by lush landscape, Evolve's pool deck boasts a shimmering, oversized swimming pool, offering residents the opportunity to bask in the warm Florida sun or take a refreshing dip.

Residents can retreat to one of the plush, cabana-style loungers, sip on a cool, handcrafted cocktail from the poolside bar, and savor the breathtaking views of the surrounding palm trees and blue skies.

Whether one seeks a tranquil morning swim or a vibrant sunset gathering with friends, the pool deck is the ideal setting for creating unforgettable moments.







Recharge & Rejuvenate

Fitness & Sauna Amenities

The sauna's high temperature stimulates circulation, aiding in the release of toxins and promoting overall well-being. After a session in the sauna, residents will feel reinvigorated, re-energized, and ready to take on whatever the day may bring.

No matter what type of workout: whether yoga, cardio, or weightlifting - Evolve's professionally-equipped fitness center will meet all residents' needs and inspire them to stay active on a regular basis.

"The groundwork for all happiness is *good health*"

- Leigh Hunt







Outdoor Adventures

Recreational Courts, Water & Beach Access Staying active is more fun when it can be done with your family and friends. Evolve's residents have many opportunities to do so with recreational courts for basketball, pickleball and tennis available to them at any time.

Evolve offers direct access to the water for all boating and sailing enthusiasts, who can explore the abundant and scenic natural surroundings of Longboat Key island, Gulf of Mexico, and Sarasota Bay.

The soothing embrace of soft sand, crashing waves, and the sea salt scent are only steps away from the Evolve residences. Whether seeking a peaceful beach walk, exhilarating water sports, or simply a moment of serenity by the shore, this idyllic waterfront living experience awaits.

Evolve Longboat Key

Privacy & Security

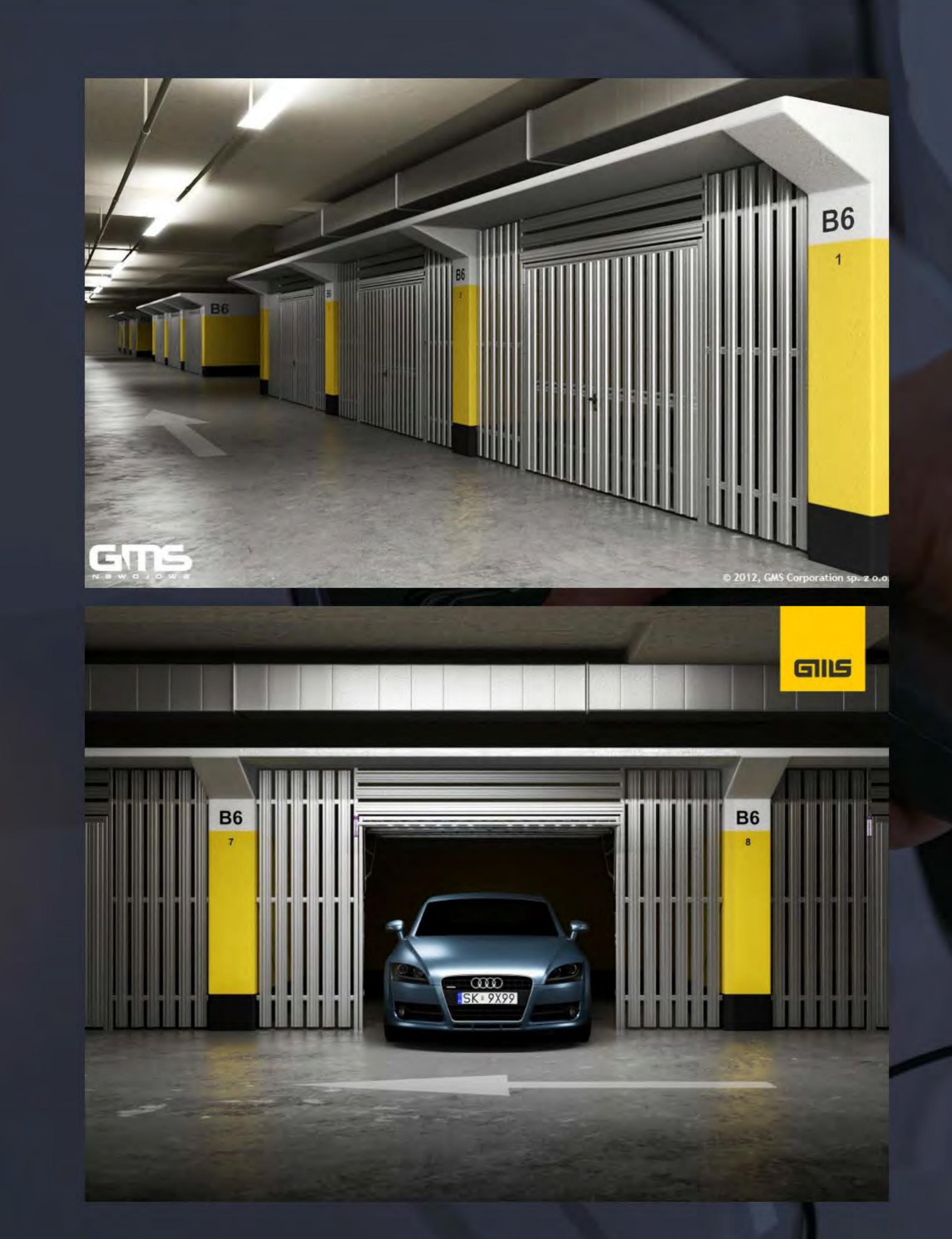


At Evolve, we prioritize the safety and privacy of residents and provide a range of security features to ensure that residents feel secure and protected, including 24/7 surveillance, controlled access and guarded entrance.



The unnecessary clutter is never a worry for our residents. Larger items and things that are not being used frequently can be conveniently stored in a private storage unit available for reach residence.

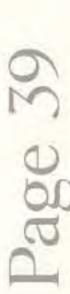




Your car can rest and recharge,

as well.

Each Evolve residence comes with a three or a four car garage, so our residents can keep their precious vehicles safe and clean at all times. The garages are also equipped with electric chargers, with additional guest parking spaces available outside.



05/Location



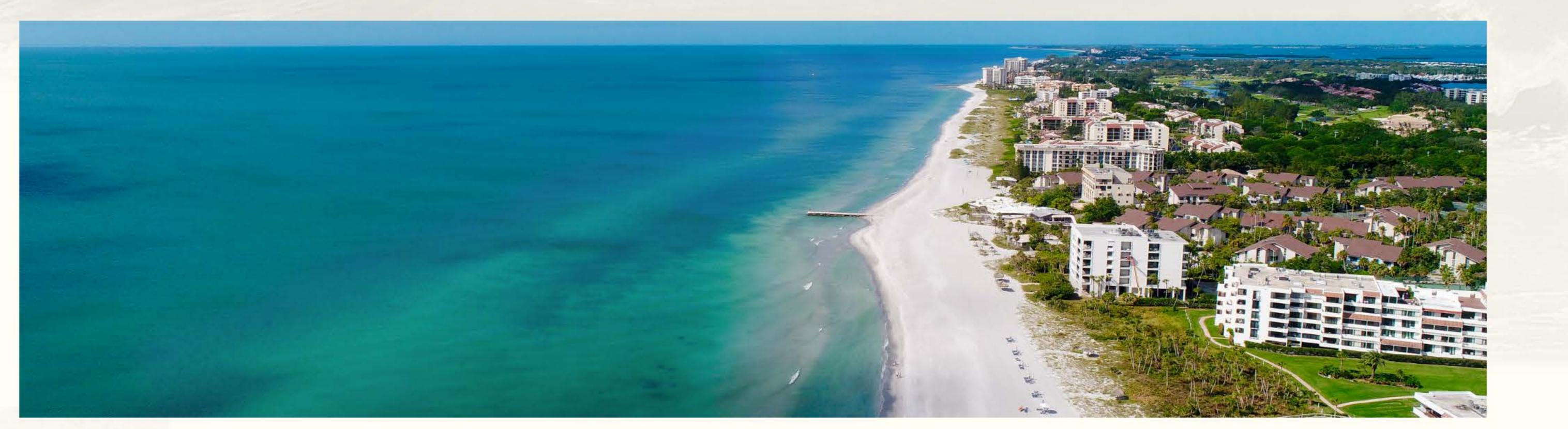
Welcome to Longboat Key

Longboat Key is a barrier island located off the west coast of Florida, USA. It is known for its luxurious resorts, upscale residential communities, and miles of pristine beaches. Its relaxed, refined atmosphere, makes it popular among homeowners with exceptional taste. The beaches on Longboat Key offer a range of recreational opportunities, including swimming, fishing, and boating. The island is also home to several top-rated golf courses, tennis clubs, and marinas. In addition to its outdoor activities, Longboat Key is also home to a variety of shops, restaurants, and other attractions.

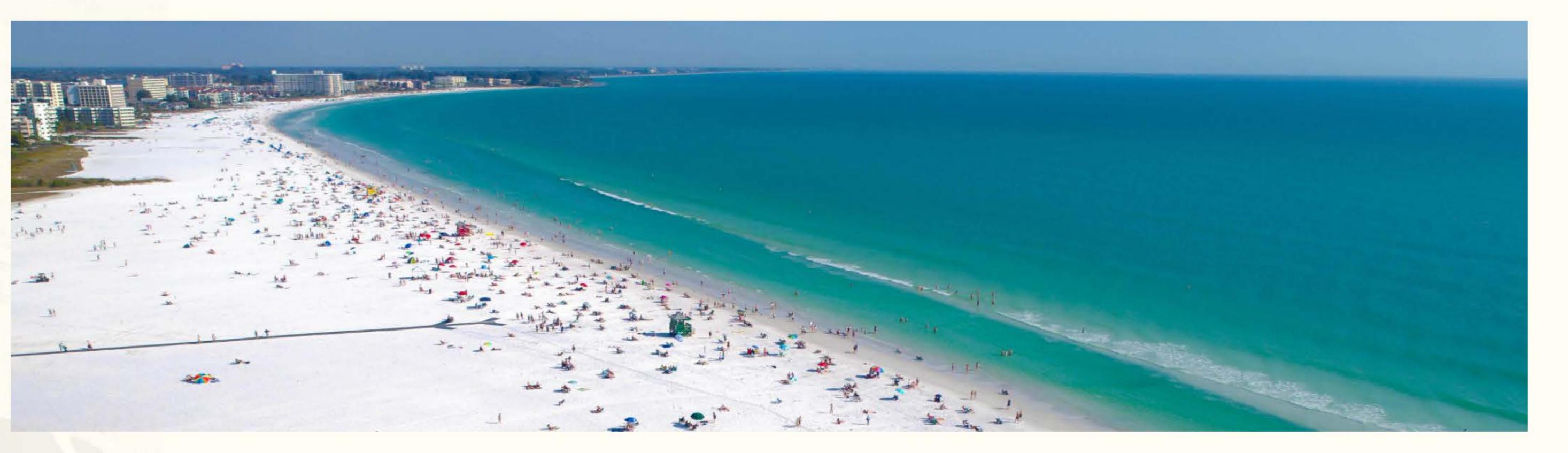


World-Class Beaches right at your doorstep

Living in Longboat Key offers an unparalleled lifestyle of luxury and natural allure giving you the privilege of accessing some of the most stunning beaches in the world. Living just minutes away from these beaches, our residents will be inspired to embrace a healthier lifestyle. There are many opportunities for outdoor activities such as swimming, kayaking, paddle boarding and other water sports.







Longboat Key

Longboat Key beaches are some of the most beautiful and pristine in Florida. They are characterized by their soft, white sand and clear, turquoise waters. Many of the beaches are uncrowded and have a serene and peaceful atmosphere.

Lido Key

Lido Key is known for its crystal-clear waters, and a wide range of recreational activities such as swimming, sunbathing, fishing, kayaking, and more. Upscale resorts, restaurants, and shops make it a popular destination for tourists and locals alike.

Siesta Key

Siesta Key has been repeatedly voted the nation's best beach. It is known for its soft, white sand, which is made up of 99% quartz and remains cool to the touch even on the hottest days. Its clear, turquoise waters are ideal for swimming, snorkeling, and other water activities.



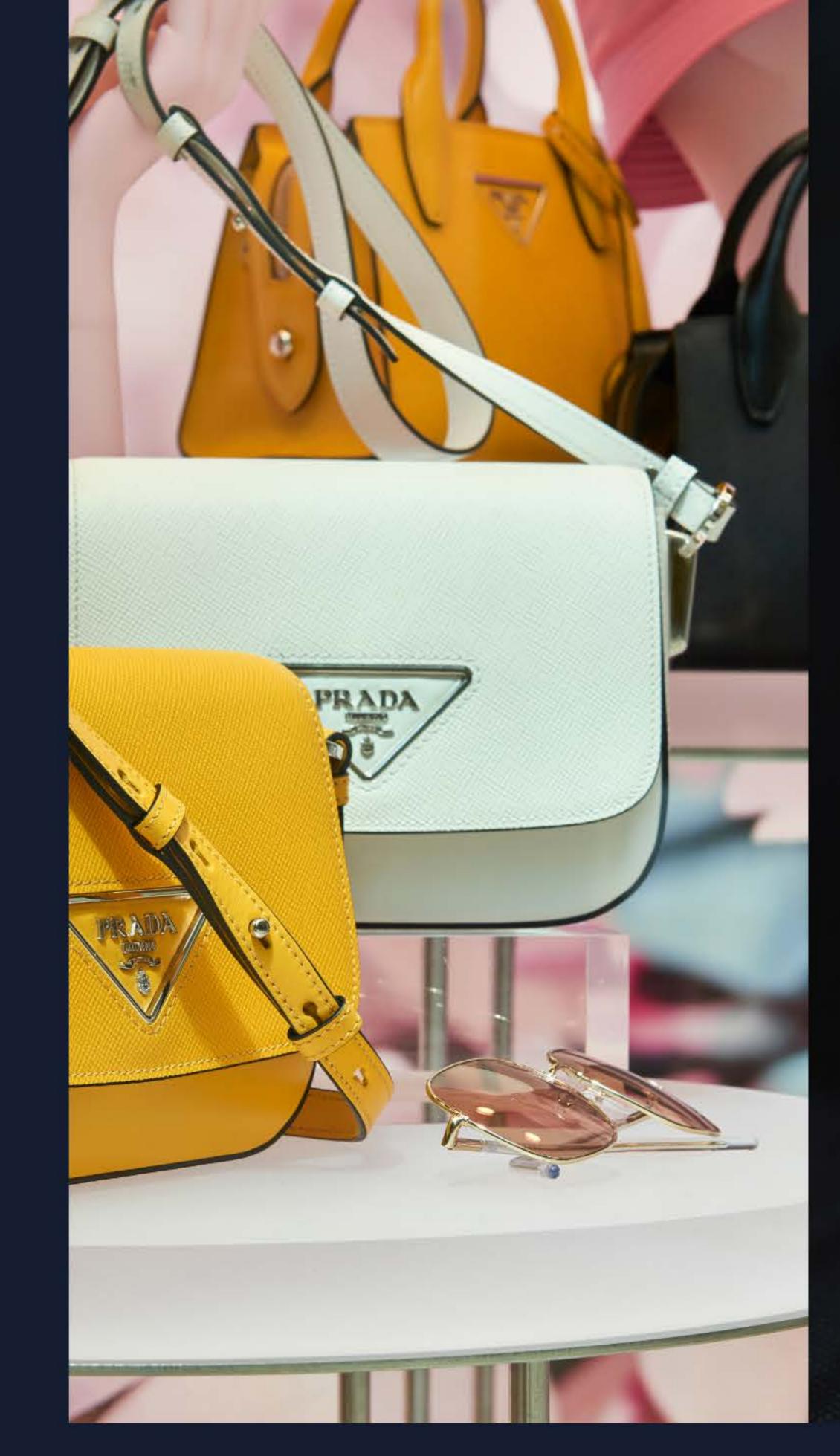




The Energizing Power of nature

The nature of Longboat Key is diverse and abundant. Longboat Key also boasts several parks and nature preserves, including the Bayfront Park and the Joan Durante Park, which offer opportunities for hiking, bird-watching, and wildlife observation.







Longboat Key and the surrounding area offer plenty of indoor and outdoor dining and shopping opportunities. In the setting of European charm, iconic examples of mid-century modern architecture and the white sandy beaches, a variety of special events can be enjoyed throughout the year. Some of them include art festivals, exotic car shows, and special holiday-themed events.

Adventure Awaits
Around the Corner

06/Developer



WB Finance Group

WB Finance s.r.o. is an active investment group with years of experience developing, investing in, and owning real estate projects. WB Finance has also collaborated with the world's largest financial institutions.

WB Finance has an impressive portfolio of development projects valued at hundreds of millions of dollars, including luxury condominiums Evolution, currently under construction in downtown Sarasota.





















DEVELOPED BY:
WB FINANCE GROUP

ARCHITECT:
DSDG ARCHITECTS

SALES OFFICE LOCATION:

1819 MAIN ST, 34236 SARASOTA, FL

P: (941) 402-9910

E: SALES@EVOLVELONGBOATKEY.COM





Sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only and are based on conceptual development plans that are subject to architectural and other revisions at the sole discretion of the developer, builder, architect, or as may be required by law, and should not be relied upon. No guarantees or representations are made that any matters contained herein shall be provided. Floor plans may not be to scale. Any furniture, appliances or items depicted herein are shown for artistic and illustrative purposes only and are not included in the purchase and sale of the unit. Stated dimensions and square footages are measured to the exterior walls and the centerline of interior demising walls and in fact varies from the square footage and dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. For the square footage of the unit, calculated in accordance with the definition set forth in the declaration, which will be smaller than stated above, see the declaration. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Said items are only included if and to the extent provided in your purchase agreement. Please note that the "total" area listed hereon includes the proposed square footage of terrace, which is not part of the boundaries of the unit as set forth on the declaration. The size and configuration of balconies and terraces varies slightly throughout the building. The balcony depicted above is a "typical" configuration, but actual balconies may be smaller or larger. For the actual size and configuration of the balcony for your unit, see exhibit "2" to the declaration of condominium. The renderings illustrate and depict a lifestyle and may include options, extras, amenities and features which are subject to change without notice and may not be available. Renderings may depict views that are not available. No guarantees or representations are made as to current or future views from any unit. Buyers should check with the sales center for the most current pricing. This is not intended to be an offer to sell, or solicitation to buy condominium units where prohibited by law. Such an offer shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements or depictions should be relied upon unless made in the prospectus or your purchase agreement. All real estate shown herein is subject to the us federal fair housing act of 1998. In no event shall these materials constitute a solicitation, offer or sale of a unit in the condominium in, or to residents of, any state or country in which such activity would be unlawful. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture and items of finish and decoration of units described herein are for display only and may not to be included with the unit, unless expressly provided in the purchase agreement. All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The sketches, renderings, graphics materials, plans, specifications and statements contained in this brochure are proposed only, and the developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. The developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. Any and all statements, disclosures and/or representations shall be deemed made by developer and not by {}, nor their affiliates or principals, and you agree to look solely to developer with respect to any and all matters relating to the marketing and/or development of the residences and with respect to the sales of units in the development.