

LOCATION! LOCATION! IN THE HEART OF DOWNTOWN SARASOTA.

33 SOUTH PALM AVENUE #1601



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Penthouse Collection residence on the 16th floor of the newly-built DeMarcay, offering sky-high views of the city, Sarasota Bay, Big Pass, and beyond to the Gulf. Best location in the city by the intersection of Main Street and Palm Avenue. Walk to art galleries, restaurants, boutiques, theaters, farmers' market, city marina, wellness services, live music, and all downtown Sarasota amenities. Only three miles over the Ringling Bridge to St. Armands Circle and Lido Beach. DeMarcay stands alone in Sarasota for raising the amenities and pool to such impressive heights. Residents have exclusive access to a state-of-the-art fitness center and club lounge, as well as an outdoor kitchen, sparkling pool and expansive bi-level terrace on the 18th floor, providing 360-degree vistas of Sarasota's breathtaking scenery.

Located on the 16th floor bayside, this elegant 3,407-square-foot residence has three private bedroom suites, an office/den, a powder room, an open living area, laundry facilities, and a private bayfront balcony. Volume ceilings and large windows maximize views and natural light throughout. The gourmet kitchen showcases imported Italian cabinetry, quartz countertops, a Miele five-burner gas cooktop, and seamlessly integrated Miele appliances. The primary suite offers a spa-inspired ensuite bath featuring designer Italian cabinets, porcelain undermount sinks, an elegant soaking tub, and a spacious walk-in shower. Residents enjoy 24/7 access to dedicated on-site staff for personalized services.

The DeMarcay is an 18-story boutique condominium community of only 39 residences that uniquely blends modern luxury with Sarasota's rich history. The development thoughtfully preserves and restores the historic facades of the original DeMarcay Hotel, built in 1922, and the Roth Cigar Factory, which operated from 1923 to 1938. This fusion of historic charm and contemporary design creates a distinctive living experience. Live the good life at DeMarcay — luxurious and casual — so Sarasota!

**Photos, video and 3D tour of this condo available at:
LTG.Homes/DeMarcay1601**



Personal property does not convey. Not all items in photos convey – ask agent for details. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to section 14 of the Florida Realtors Residential Contract for Sale and Purchase.

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THE DEMARCAY

- Downtown Sarasota by the intersection of Main Street and South Palm Avenue
- 24/7 on-site staff
- Key-card secure lobby
- Secure garage
- Rooftop amenities:
 - Club lounge
 - Fitness center
 - Outdoor kitchen
 - Outdoor lounge
 - Swimming pool
 - Bi-level terrace with 360-degree views
- Walk to art galleries, restaurants, boutiques, theaters, farmers' market, city marina, wellness services, live music and all downtown Sarasota amenities
- Three-miles over the Ringling Bridge to St. Armands Circle and Lido Beach
- Convenient location:
 - 0.3 mile to Whole Foods
 - 0.4 mile to Marina Jack and Bayfront Park
 - 1.8 miles to Sarasota Memorial Hospital
 - 2.5 miles to St. Armands Circle
 - 3.0 miles to Lido Beach access
 - 3.9 miles to SRQ Airport
 - 3.6 miles to Lido Beach



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RESIDENCE FEATURES

- 3,407 sq. ft. A/C | 3,661 sq. ft. total
- 3 bedrooms with ensuite baths
- Volume ceilings
- Impact windows and sliding glass doors
- Recessed ceiling pelmets
- 50-gallon hot water heater
- New construction
- Two assigned garage parking spots
- Storage unit

FOYER

- Size: 19'10" x 5'0"
- Porcelain tile floor
- Recessed ceiling light
- Double entry doors
- Coat closet
- Mechanical closet with storage space

GREAT ROOM

- Size: 24'0" x 16'0"
- Porcelain tile floor
- Oversized windows with views of marina, bay and Gulf

DINING ROOM

- Size: 24'0" x 15'6"
- Porcelain tile floor
- Oversized windows with views of marina, bay and Gulf



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KITCHEN

- Size: 11'0" x 23'0"
- Porcelain tile floor
- Custom Italian cabinetry
- Quartz countertops
- Upgraded Miele appliance package:
 - 5-burner gas cooktop
 - Vented chimney hood
 - Built-in convection oven
 - Built-in microwave
 - Integrated side-by-side refrigerator/freezer
 - Integrated dishwasher
 - Under-counter wine refrigerator
 - Dry bar
- Eat-in island
- Walk-in pantry



COVERED BALCONY

- Size: 10'0" x 13'0"

PRIMARY BEDROOM

- Size: 15'0" x 19'5" + foyer
- Porcelain tile floor
- Large walk-in closet



PRIMARY BATHROOM

- Size: 13'6" x 10'10"
- Porcelain tile floor
- Floating dual vanity with undermount sinks
- Soaking tub
- Curbless walk-in shower with tile floor/walls, toiletry alcove, and frameless glass door
- Water closet



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BEDROOM 2

- Size: 13'0" x 14'8"
- Porcelain tile floor

ENSUITE BATH 2

- Porcelain tile floor
- Floating dual vanity with undermount sinks
- Walk-in shower with tile floor/walls, toiletry alcove and frameless glass door

BEDROOM 3

- Size: 14'7" x 12'5"
- Porcelain tile floor

ENSUITE BATH 3

- Porcelain tile floor
- Floating single vanity with undermount sink
- Walk-in shower with tile floor/walls, toiletry alcove and frameless glass door

OFFICE/DEN

- Size: 16'0" x 13'9"
- Porcelain tile floor
- Door to covered balcony

OFFICE BALCONY

- Size: 15'6" x 8'0"

LAUNDRY ROOM

- Size: 9'0" x 6'10"
- Porcelain tile floor
- Electrolux front-loading washer and dryer on pedestals
- Oversized stainless laundry sink



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