

LUNARA

a sanctuary of calm sophistication



LISTING AGENT

Andrew Tanner

941.539.0998

Andrew.Tanner@PremierSIR.com



Premier

Sotheby's
INTERNATIONAL REALTY

LUNARA

a sanctuary of calm sophistication

World-renowned as Florida's Cultural Coast, Sarasota's heritage of culture and the arts provides a distinguished backdrop for its newest architectural tour de force – Lunara. Set in Sapphire Shores, one of Sarasota's most historic and culturally rich neighborhoods, the location is quintessentially Sarasota. This prized location, originally chosen by one of the city's foremost visionaries for his own Ca'd'Zan mansion, commands what are widely regarded as the city's best views, with sweeping panoramas of Sarasota Bay, the downtown skyline, and the landmark Ringling Bridge.

Steeped in a tradition of the future, Lunara transforms state-of-the-art materials from around the world through the enduring craft of local artisans. Designed by Mark Sultana of DSDG Architects and built by Michael Voigt of Voigt Brothers Construction, the residence reveals itself with dramatic geometry and floating planes. Every angle captures the shimmer of water, every surface plays with light, and every room welcomes you into a life surrounded by beauty.

The heart of the home opens with dramatic presence – the 11-foot pivot entry door leads to a soaring double-height living space, where an 11-foot automated glass wall extends to an equally lofty trellised sun deck. Despite its scale, the residence feels warm and personal, thanks to a no-hallway design directive that connects each area with purposeful flow. The impressive entertainment bar, which features floating liquor display shelves and a climate-controlled wine display, stands distinct yet linked to the ultra-high-end kitchen, which includes a retractable pass-through to a concealed prep kitchen. Outside, the al-fresco kitchen and pool deck share the same floor level as the interior, creating a connected indoor-outdoor living experience that amplifies the home's spacious elegance.

Lunara's pleasures are abundant, anchored by amenities that blend function with imagination. A two-level swimming pool flows from infinity edge to lap lane, offering a visual spectacle as much as a place for play or exercise. The glass elevator, tallest of its kind in a Sarasota residence, glides between levels with clarity and grace. The 10-car garage is designed to be more than just storage, with bay-facing sliding glass doors that invite fresh breezes, natural light, and a perfect view to enjoy while caring for your prized collection. The rooftop deck, a stage for Sarasota's sunsets, invites leisure and entertainment in equal measure, complete with putting green, firepit, and a flex space adaptable to yoga at dawn or cocktails at dusk. Even the practical touches are elevated: a dedicated "Christmas tree closet", concealed floor-to-ceiling doors, and a movable wall of privacy glass that transforms the primary bath into either open vista or private retreat.

Beyond prestige, the best of Sarasota is always close at hand. Within one mile you'll find SRQ International Airport and The Ringling Museum. Downtown Sarasota, The Bay park, and Marina Jack are just five miles away, with Sarasota Memorial Hospital, St. Armands Circle and Lido Beach within six. IMG Sports Academy and St. Stephens School are within eight miles from your door.

It is rare to find a residence that is at once a work of art and a place of retreat, where scale feels human and luxury feels livable. In Lunara, architecture becomes lifestyle, and lifestyle becomes sanctuary. This is a home that does not merely impress, it endures.

Detailed feature sheet, video and 3D tour available.



LTG.Homes/Lunara



Design + Build Team

- **Vision:** Dara and Hani Nassif, owners
- **Architect:** Mark Sultana, DSDG Architects
- **Builder:** Michael Voigt, Voigt Brothers Construction
- **Cabinets:** Studio Luxe Custom Cabinetry/ DOCA cabinets
- **Doors and trim:** Marvin's Woodworking
- **Foyer art:** Douglas Higgins
- **Artistic wall paint:** Matt Lemmons, Brush by Design
- **Smart home components:** Wicked Smart Homes
- **Concrete sinks:** Ben Nettles

Homesite

- .044 acre lot (19,364 sq. ft.)
- 107-ft. waterfront

Building Elevations

- FEMA Base Elevation: 16 feet
- Building height: 35 feet

Bedrooms/Baths

- 5 bedrooms, 4.5 baths

Area Calculations

Ground Level Access	298
Main Residence 1 st Level	4,093
Main Residence 2 nd Level	2,979
Roof Vestibule	57
TOTAL A/C	7,428
Garage	1,871
Storage	3,211
Covered Areas	1,140
TOTAL UNDER ROOF	13,650

**Neighborhood**

- North Sarasota in Sapphire Shores
- Views of Sarasota Bay, Longboat Key and downtown Sarasota
- Walk to Sapphire Shores Park

Nearby Schools

- IMG Academy (8 miles)
- Saint Stephen's (10 miles)

Nearby Amenities

- 0.8 mile to The Ringling Museum
- 1.2 miles to SRQ International Airport offering commercial air travel, two fixed base operators, plus aircraft sales, aircraft rental and charter services
- 3.1 miles to The Bay Park
- 3.4 miles to Van Wezel Performing Arts Hall
- 3.6 miles to Downtown Sarasota
- 3.7 miles to Marina Jack deep harbor docking and boat club
- 5.4 miles to Sarasota Memorial Hospital
- 5.9 miles to St. Armands Circle
- 6.0 miles to Lido Beach



- Built to Miami-Dade's HVHZ construction code – the most rigorous construction rules for wind and hurricane resistance in Florida
- Every component of the exterior building envelope has been crafted and tested to withstand impact from a 10-foot 2x4 projectile
- All glazing components are engineered to endure the impact of heavy debris and remain securely anchored within the frame, protecting the home's interior
- Scour proof pile foundation: 112 pilings buried 30 feet into the ground and connected 5-ft. below grade with concrete grade beams designed to protect against erosive action
- The ground level and pool structure are frangible and engineered to absorb and dissipate wave action
- The upper living levels are structurally separate and not affected by potential wave action impacting the lower levels
- Form-and-pour concrete sheet walls and floors
- Exterior decks and roofs slope beneath level flooring systems that conceal drainage designed to channel water away from the home
- Brise soleil roof trellis over rear exterior lanai provides filtered light



- Matching front-entry pivot doors (10'6" x 4'11') on first floor and second floor with artisan geometric handles inside and out
- Architectural details intricately link the home's interior with its outdoor environment – exterior stone accent walls wrap into the interior and exterior flooring is at the same level as the interior
- Custom front property wall with matching automated gate complements the home's exterior architectural accents
- Open, free-flowing layout with no hallways
- Two-story living room with automated wall-to-wall, 11'4" pocket sliders
- Cantilevered floating staircases feature steel treads wrapped in pickled oak, each illuminated from below for a stunning nightscape
- Linear A/C vents throughout
- All rooms (except primary bedroom) have recessed shade pelmets
- Primary bedroom has automated shades installed
- All roof areas covered with decking

Ceiling Heights

- Living Room: 22'10"
- Second Floor: 10'9"
- Third Floor: 9'8"

LUNARA



LUXE SRQ - 9


Laughlin Tanner
GROUP

LUNARA



LUNARA





- All levels showcase panoramic views of Sarasota Bay, Longboat Key and Downtown Sarasota
- Elevator to all levels with glass doors
- Finished ground level with multiple flex spaces for cars, fitness, hobbies, games and recreation
- Adaptable garage can fit 6-10 cars (up to 16 with lifts), and features wall-to-wall sliders to rear exterior with bay view which open fully to capture coastal cross-breezes
- Two-level infinity pool with no railing to block the view: Recreation pool with sun shelf on top level and fitness lap pool on lower level
- Space under pool for storage of kayaks, water toys, etc.
- Primary suite has balcony with private spa
- Curbless walk-in shower in primary bath has slider to outdoor shower
- Exterior bridge from primary suite balcony to home office/studio
- Expansive interior walls for displaying art and collections
- Extensive and well-equipped cocktail bar with climate-controlled wine storage
- Sliding pass-through from kitchen to prep kitchen
- "Christmas Tree" storage closet – deck out your holiday tree one time and roll it into the closet for storage
- Rooftop entertainment deck with elevator access features putting green, fire pit, large open flex space

LUNARA



LUNARA



LUNARA





- Electric high-capacity elevator to all levels with glass doors
- All rooms pre-wired for electric shades
- All rooms wired for fan and/or light fixture
- All rooms wired for wall-mount TVs
- Smart home control panels in "Christmas Tree" storage closet: Lutron control panels, electrical panels, generator control panel, elevator controls
- Smart home command apps on mobile device
- Lutron light system with all-on/all-off master control
- Wired for 8 security cameras
- 4 central A/C units + 1 mini-split A/C
- Whole-house 45 kW generator
- Two tankless hot water heaters
- Primary bath and powder room have Toto premium commodes with automatic lid opening, flushing and self-cleaning bowl
- Laundry room has two sets of full-size front-load washers and dryers, LG Studio clothes steamer, laundry chute from "her" primary closet and pull-out ironing board
- Third floor has laundry closet with full size, front-load washer and dryer
- 1,000-gallon propane tank (owned)



- 48 x 48 Italian porcelain tile floor on second floor and first floor foyer
- Pickled white oak floor on third floor
- Recessed LED ceiling lights
- DOCA custom cabinetry (Spain)
- Laminam sustainable, anti-bacterial, scratch-resistant porcelain countertops in kitchen (Italy)
- Dekton carbon-neutral, ultra-compact porcelain countertops in bar, baths and laundry (Spain)
- Floating staircases throughout
- Glass railings throughout
- Kerwall rock accent walls
- LusterStone and SandStone accent walls in primary bedroom, guest suite and baths
- Porcelain tile accent walls
- Custom Dekton vanities with integrated sinks and premium wall-mount fixtures
- Floor-to-ceiling interior doors flush with walls (no casing) are 2.25-in. thick and feature concealed hinges, magnetic latches and reverse polarity locks
- Articolo lighting (Australia)
- Flush baseboards enhanced with a recessed groove detail
- Curbless walk-in showers
- Outdoor kitchen and pool deck tile floor is same level as interior tile floor
- Zero-corner pocket sliders
- Custom white concrete driveway

LUNARA

FIRST FLOOR

Garage

- Size: 72'0" x 22'8"
- Polished concrete floor
- Double garage door
- Sliding glass doors to covered lanai
- Bay view
- Adaptable garage can fit 6-10 cars (up to 16 with lifts)



Covered Lanai

- Size: 35'0" x 12'3"
- Tile floor
- Recessed ceiling lights
- Sliders to garage
- Access to under-pool storage
- Access to pool stairs



Flex Room 1

- Size: 47'6" x 36'0"
- Polished concrete floor
- Wall-to-wall floor-to-ceiling fixed glass to entry foyer
- Wall-to-wall floor-to-ceiling fixed glass to rear atrium
- Access to pool stairs



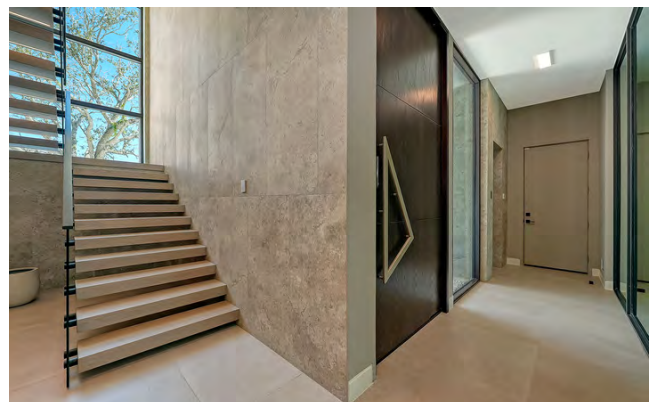
Flex Room 2

- Size: 93'0" x 8'11" & 18'7"
- Polished concrete floor

Storage Room

(at end of Flex Room 2)

- Size: 14'8" x 4'6"



LUNARA

SECOND FLOOR

Living Room

- Size: 36'8" x 25'8"
- 22'10" ceiling height
- Tile floor
- Recessed ceiling pockets with track lights
- Automated wall-to-wall pocket sliders with sensors
- Built-in entertainment center



Dining Room

- Size: 23'0" x 17'3"
- Tile floor
- Recessed ceiling lights
- Pendant chandelier
- Ceiling speaker



Entertainment Bar

- Size: 21'6" x 10'0"
- Tile floor
- Recessed ceiling lights
- Ceiling speaker
- Kerwall rock accent wall
- Floating shelves with under-shelf lighting
- Sit-in island with storage on bar side
- Cabinet with appliance lift
- Bosch integrated dishwasher
- Blanco sink
- Zip HydroTap with sparkling, chilled and boiling water
- Ice maker
- Four integrated refrigerator drawers
- Pull-out trash with interior drawer
- Storage closet (6'4" x 5'6")
- 75-in. TV



LUNARA



LUNARA



LUNARA

Wine Storage

- Size: 9'9" x 2'0"
- Recessed ceiling lights
- Kerwall rock wall
- VintageView floating wine racks
- Climate controlled
- Glass enclosure



Kitchen

- Size: 18'11" x 22'0"
- Tile floor
- Recessed ceiling lights
- Ceiling speakers
- Tile accent wall
- Zero-corner pocket sliders
- DOCA custom cabinets with pull-outs and organizers
- Laminam sustainable, anti-bacterial, scratch-resistant countertops
- Center island with storage drawers and under-island lights
- Articolo Studios horizontal pendants over island
- Eat-in peninsula with under-counter Juniper ports and outlets
- Blanco sink with disposal
- Dacor iQ Connect 5-burner gas cooktop
- Integrated vent over cooktop
- Miele integrated side-by-side refrigerator/freezer
- Miele built-in convection oven
- Miele built-in CombiSteam oven
- Bosch integrated dishwasher
- Cabinet pantry with pull-out drawers and integrated lights
- Pull-out trash with interior drawer
- Sliding pass-through to prep kitchen



LUNARA



LUNARA

Catering/Prep Kitchen

- Size: 17'7" x 5'9"
- Tile floor
- Recessed ceiling lights
- DOCA custom cabinets
- Blanco sink with disposal
- Waterstone insta-hot water with spigot
- Miele integrated refrigerator with bottom freezer
- Bosch integrated dishwasher
- Miele built-in coffee station
- Cabinet pantry/storage
- Dyson vacuum storage cabinet
- Pull-out trash with interior drawer
- Sliding pass-through to kitchen



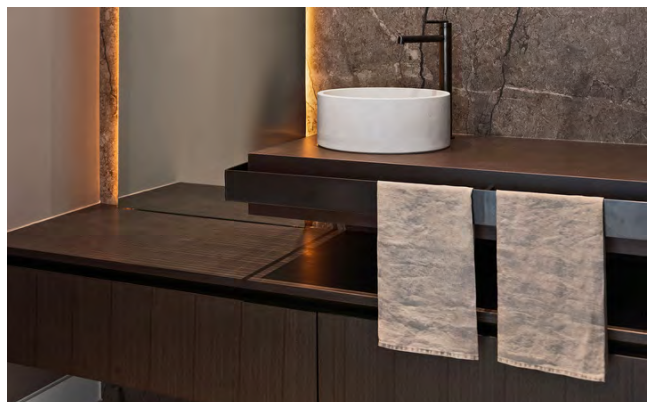
Mechanical/Christmas Closet

- Size: 15'2" x 9'0"
- Tile floor
- Smart home control panels
- Plenty of storage for luggage



Powder Room

- Tile floor
- Recessed ceiling lights
- Floating vanity with Kast Oska concrete vessel sink and wrap-around towel bar
- Counter-to-ceiling backlit mirror
- Toto premium commode with automatic lid opening, flushing and self-cleaning bowl



LUNARA



LUXE SRQ - 25


Laughlin Tanner
GROUP

LUNARA

Laundry Room

- Size: 15'6" x 12'0"
- Tile floor
- Recessed ceiling lights
- Two sets of stacked LG full-size, front-loading washers and dryers
- LG Studio steamer
- Cabinet with pull-out ironing board
- Air-dry hanging rod
- Blanco Silgranit utility sink
- Cabinets with storage and pull-out drawers
- Floating shelves
- Designer wall hooks
- Laundry chute from "her" closet



Guest Room

- Size: 14'7" x 13'8"
- Tile floor
- Recessed ceiling lights
- Ceiling outlet for fan and/or light
- Wall-mount TV outlets
- Walk-in closet
- Sliders to private balcony



Guest Room Ensuite Bath

- Tile floor
- Recessed ceiling lights
- Floating Dekton vanity with integrated sink
- Backlit wall mirror
- Grooming tools outlet inside vanity
- Curbless walk-in shower with textured accent wall, illuminated niche, rain shower + adjustable spray, linear drain and frameless glass enclosure
- Duravit floating commode with wall controls



LUNARA

Guest Room Balcony

- Size: 18'9" x 6'7"
- Tile floor
- Recessed ceiling lights
- Water spigot
- Electric outlet



Home Studio/Guest Suite

- Size: 18'7" x 31'9"
- Tile floor
- Recessed ceiling lights
- Two ceiling outlets for fans/lights
- Standard closet
- Wood-panel flyover
- Cornerless pocket sliders to pool deck



Ensuite Pool Bath

- Tile floor
- Recessed ceiling lights
- Built-in linen cabinet
- Floating Dekton vanity with integrated sink
- Backlit wall mirror
- Floating shelves
- Wall-to-wall towel rod
- Curbless walk-in shower with tile floor/walls, illuminated niche, rain shower + adjustable spray, linear drain and frameless glass enclosure
- Duravit floating commode with wall controls
- Full-light frosted-glass door to pool



LUNARA



LUNARA



LUNARA

THIRD FLOOR

Primary Bedroom

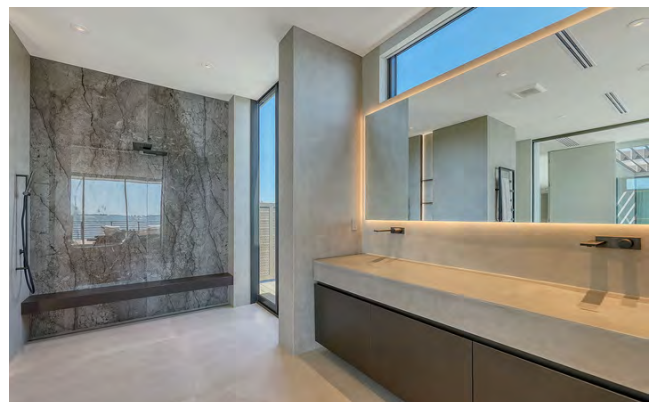
- Size: 21'7" x 18'11"
- Wood floor
- Recessed ceiling lights
- Ceiling speakers
- Ceiling outlet for fan and/or light
- Cornerless sliders to private balcony
- Accent wall with wall-mount TV outlets
- Soft-close cornerless sliding glass doors with privacy glass to bath (open doors for a fully-open bedroom/bath with water views)

Primary Suite Balcony

- TimberTech premium decking
- Hinkley contoured wall sconces
- Bridge to home office/study
- Built-in luxury spa

Primary Bath

- Size: 16'11" x 14'3"
- Tile floor
- Recessed ceiling lights
- Ceiling speaker
- Heated towel rack
- Freestanding bathtub
- Custom concrete vanity top with dual parabolic sinks
- Wall-mounted faucets
- Backlit wall mirror
- Curbless open walk-in shower with tile floor/walls, accent wall, floating bench, illuminated niche, dual shower head and adjustable body spray
- Balcony with outdoor shower
- Water closet with Toto Neorest commode



LUNARA



LUNARA



LUNARA



LUNARA

Morning Bar

- Under-counter refrigerator
- Door to third floor gallery

His Walk-In Closet

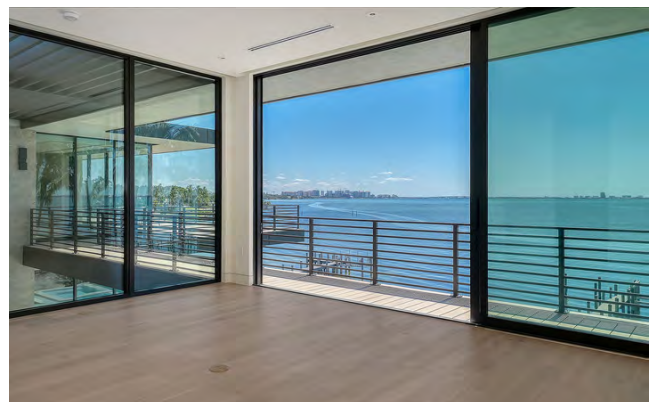
- Size: 9'2" x 9'11"
- Tile floor
- Recessed ceiling lights
- Wardrobe organizing cabinetry with textured faux leather finish and integrated automated lights
- Seating bench with storage
- Pull-out light/dark laundry baskets

Her Walk-In Closet

- Size: 15'9" x 13'0"
- Tile floor
- Recessed ceiling lights
- Ceiling fan outlet
- Extensive wardrobe organizing cabinetry with textured faux linen finish and integrated automated lights
- Dressing mirror (on cabinet doors)
- Center island with storage and jewelry inserts
- Seating bench with drawers
- Pull-out light/dark laundry baskets
- Laundry chute

Home Office/Study

- Size: 19'3" x 16'8"
- Wood floor
- Recessed ceiling lights
- Ceiling outlet for fan/light
- Wall-mount TV outlets
- One wall of floor-to-ceiling glass panels
- One wall of sliders to balcony and bridge to primary suite
- Pocket door to Jack & Jill bath



LUNARA

Middle Bedroom

- Size: 14'5" x 11'9"
- Wood floor
- Recessed ceiling lights
- Ceiling outlet for fan/light
- Wall-mount TV outlets
- Standard closet



Jack & Jill Bath

- Tile floor
- Recessed ceiling lights
- Floating double vanity with integrated sinks
- Wall-mount faucets
- Backlit wall mirrors
- Pocket door to shower room
- Curbless walk-in shower with tile floor/walls, toiletry alcove, rain shower + handheld body spray, frameless glass enclosure
- Floating Duravit commode with wall controls



Front Bedroom

- Size: 11'9" x 14'5"
- Wood floor
- Recessed ceiling lights
- Ceiling outlet for fan/light
- Wall-mount TV outlets
- Standard closet
- Sliders to balcony



LUNARA

Front Bedroom Ensuite Bath

- Tile floor
- Floating Dekton vanity with integrated sink
- Wall-mount faucet
- Backlit wall mirror
- Grooming tools outlet inside vanity
- Curbless walk-in shower with tile floor/walls, textured accent wall, illuminated niche, rain shower + adjustable spray, linear drain and frameless glass enclosure
- Duravit floating commode with wall controls



Front Bedroom Balcony

- Size: 12'6" x 3'7"
- TimberTech premium decking
- Recessed ceiling lights
- Electric outlet

Laundry Closet

- Wood floor
- Full-size LG front-loading stacked washer and dryer
- Storage cabinets



LUNARA

FOURTH FLOOR

Roof Deck

- Main deck: 47'4" x 30'0"
- Firepit deck: 27'0" x 23'8"
- Putting green: 45'0" x 20'0"
- TimberTech premium decking
- Custom-welded aluminum railings
- Panoramic views of Sarasota Bay, Longboat Key and downtown Sarasota



Elevator Vestibule

- Access to elevator and stairs
- Recessed ceiling lights
- Split A/C



EXTERIOR

Trellis-Covered Lanai

- Size: 31'0" x 13'10"
- Anti-slip tile floor

Outdoor Kitchen & Dining

- Size: 22'10' X 12'3"
- Anti-slip tile floor
- Recessed ceiling lights
- Ceiling speaker
- Wired for ceiling fan
- Cabinetry with pull-outs and Dekton countertop
- Zephyr under-counter refrigerator
- Alfresco gas grill with rotisserie
- TradeWind hooded vent
- Blanco sink



Pool Storage Closet

- Size: 12'0" x 6'0"
- Behind outdoor kitchen



LUNARA



LUNARA



LUNARA



LUNARA

Pool Deck

- Anti-slip tile floor
- Same level as interior floor

Recreation Pool

- Size: 29'0" x 15'0" (approx.)
- Sun shelf
- Spa
- Infinity edge spillover to lap pool



Lap Pool

- Size: 49'8" x 6'0"

Pentair Pool Equipment

- SuperFlo High Performance Pump
- IntelliFlo3 Variable Speed & Flow Pump
- Clean & Clear RP Cartridge Pool Filter
- Salt Chlorine Generator
- MasterTemp High Performance Pool & Spa Heater



Under Lap Pool Storage

- Size: 45'0" x 5'4"
- Pool equipment
- Room for kayak storage
- Ventilated metal fencing with gate access on both sides



Under Recreation Pool Storage

- Size: 29'8" x 14'8"



LUNARA



LUNARA



LUNARA



DISCLAIMER: 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.