

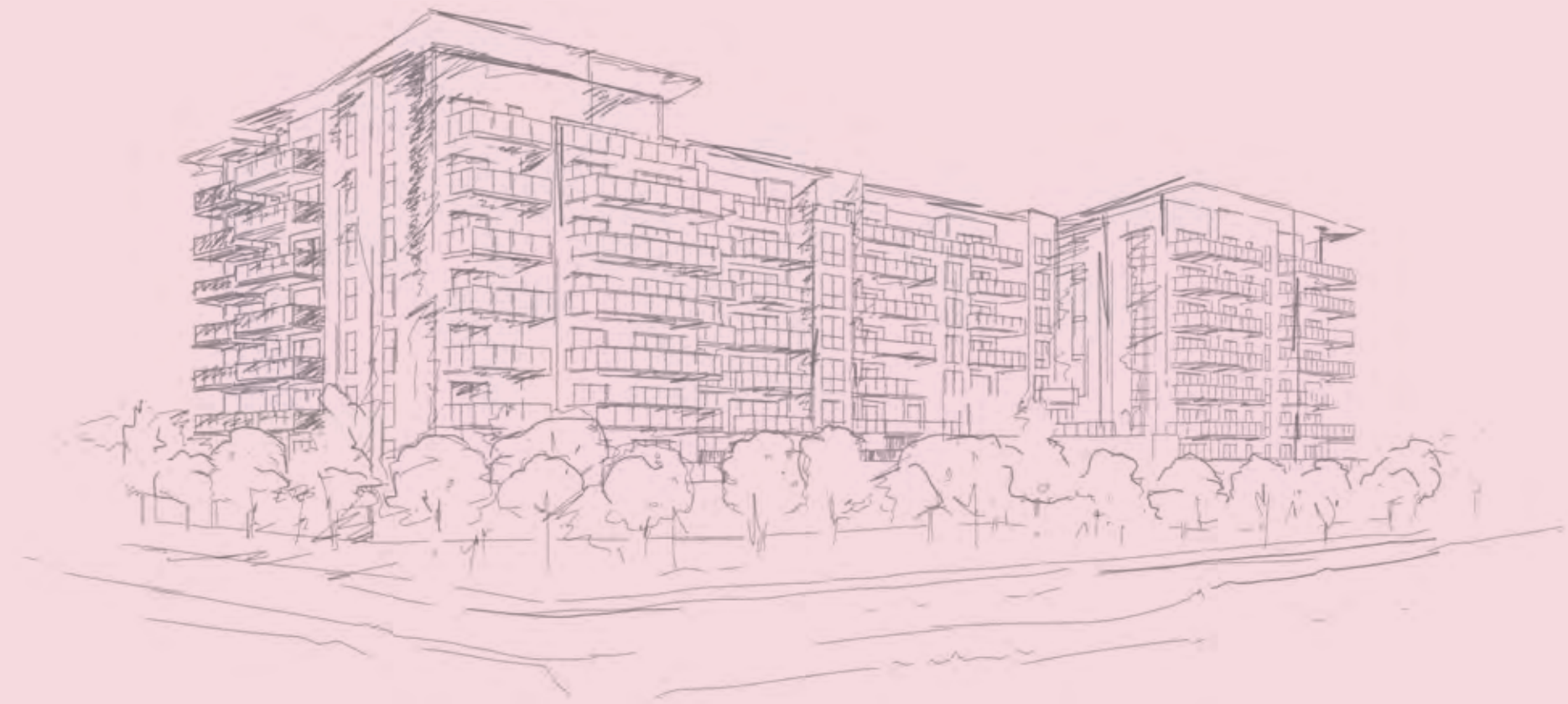
LUXURY RESIDENCES

SERENA

by the Sea

CLEARWATER · DUNEDIN

FLORIDA



The pull of the tides, glowing sunsets, sea breezes... these are more than simple pleasures. This is where I belong.

A new day is dawning for chic coastal living – where the beauty of nature and a carefree spirit of luxury come together to create a world of dazzling views, rewarding active pursuits, and exclusivity.

Welcome to Serena by the Sea.

Set upon the western shores of Clearwater, Florida, Serena by the Sea redefines waterfront living. Spectacular sunsets are just the beginning. The rest of the story unfolds over spacious residences, resort-like amenities, and a private retreat that is never too far away from delicacies, enjoyment, and entertainment.

Come Explore with Me

Serena



THE CONCEPT

Relaxed Luxury Living

Iconic architectural design makes Serena by the Sea a fresh, contemporary departure from standard luxury. The boutique seven-story property has 80 units and sits on expansive grounds — creating a sense of privacy that is uncommon in today's seaside communities. All residences are designed with open layouts, oversized terraces, and balconies that allow for breathtaking views of the wonderful waterfront and surroundings. Amenities abound across more than 23,000 square feet, inviting you for a leisurely swim, an afternoon in the sun, a workout on your own schedule, and multiple places to entertain guests, play with children, stroll with pets, and reflect on the rewards of a life well lived.



I followed my heart
and it led me here

Serena



Panoramic views stretch before
me from every room. I see and
feel the water everywhere I go.

Artistic Rendering



A woman with long, dark, wavy hair is shown in profile, looking out towards the right. She is positioned in the foreground, with her back slightly to the camera. The background is a soft-focus view of the ocean and a bright, low sun on the horizon, creating a warm, golden glow and a bokeh effect of light circles on the right side. The overall mood is peaceful and contemplative.

My soul fills with joy and gratitude
at finding this special place

Serena



Globally inspired, meticulously focused – the aspiration of Relaxed Luxury Living

Across the globe and in every detail, Valor Capital has redefined the best of luxury living. Throughout the years, we have created moments of elegance and spaces for greatness, embodied refinement, and flawless attention to detail. At the same time, our approach has been a creative spark that infuses intimate homes with the ultimate in comfort.

Today, we share our most inspired vision to date: Relaxed Luxury Living. This new concept imagines luxury as the experience, the design, but also as a state of mind: fulfillment, satisfaction, enlightenment, all made possible only when every detail has been carefully considered.

Valor Capital has partnered with top experts across their fields, including the world's best illumination professionals and acoustic experts, to make this vision a reality from world-class architecture and award-winning interior design, to stunning landscaping. From precision engineering and material testing, to complete waterproofing and sound design providing the ultimate in privacy, best-in-class amenities and highest quality features.

It is the little details, when made precisely perfect, which add up to the fulfillment of relaxed, carefree, luxurious enjoyment. Her name is Serena, and we have finally found her.

DREAM DESTINATION

A stunning location, yearning to be discovered

Living at Serena by the Sea is a reminder that life can, indeed, be all you ever imagined. You can escape from everything and just watch the sunsets sink into the dazzling waters of Clearwater Bay. Or, you can take a short bike ride to the shops and sights of historic downtown Clearwater or Dunedin. Spend endless days on the ocean and nearby beaches, then spend your evenings enjoying the riches of your year-round tropical haven. Quiet relaxation or a carefree spirit of discovery... Serena by the Sea beckons you to make it all your own.





THE LAND

A hidden gem amid a global destination

Once the site of the quaint Bay Queen Motel, this waterfront retreat was a quiet oasis for visitors seeking the beauty of the sea away from the tourism bustle of Clearwater Beach. Since the motel closed, the site has sat empty for over ten years—and has been a favorite sunset-viewing spot for locals.



Postcard from Bay Queen Motel circa 1950s. Once a quiet motel, this is the site where Serena will start her new neighborhood story.

HISTORY

Clearwater Beach has drawn visitors for more than 100 years. The land was first purchased for \$200 in the 1890s, and it wasn’t until 1917 that the first bridge to the mainland was built. Before then, enterprising beachgoers took the ferry across the water to swim in the crystalline waves of Clearwater’s famous shore. In the first half of the twentieth century, the beach was dotted with charming pavilions that provided tourists with shade, refreshments, and a place to change in and out of their bathing suits. Some of the pavilions were turned into dance floors, then restaurants, as high-rise hotels and residences brought a vibrant beachside community to Clearwater year-round. In 1962, Clearwater Beach gained another iconic feature: its breathtaking Pier 60.

Today, the booming destination is the regular recipient of national praise -it was named Best Beach in America by TripAdvisor for two years in a row, and is even the setting of several movies. Every day feels like a vacation in this special place, where residents and guests explore the Seminole Marina, enjoy the food and nightlife of Dunedin and Clearwater, and hop on the water ferry to America’s favorite beach.



01 A couple walks hand in hand down Victoria Drive, 1900 (Postcard) [Pinellas Public Library Cooperative].

02 Cars travel along Downtown Dunedin Main Street in 1940 [Florida Memory / State Library and Archives of Florida].

03 Shot of Clearwater Beach with sunbathers and pier in background, 1953 [Pinellas Public Library Cooperative].



I am free to indulge
in everything my
heart desires

LOCATION

A VIBRANT TOWN DESIGNED
FOR BEACH LOVERS

Soak up the year-round sunshine, jewel-blue waters, a wide array of notable restaurants, and abundant sports and activities just waiting for you to unwind.

CLEARWATER

Restaurants & Bar

- Clear Sky on Cleveland
- Tequilas Mexican Grill & Cantina
- Roxy's Restaurant
- Kara Lynn's Kitchen
- Pour Yours Wine Bar
- Downtown Pizza Sports Bar
- Hispania Tapas Bar & Cafe
- Clearwater Brewing Company
- Soul Sicilian Fusion
- Hibiscus
- Emily's Downtown
- Chiang Mai Thai & Sushi Bar

Coffee / Ice Cream

- Restoration Cafe
- Starbucks
- Gala's Gelateria

Shopping/Retail

- Nature's Food Patch
- One Stop Shoppe
- Daf & Dream Italian Boutique
- Gioffre Boutique

Services/Arts

- Fort Harrison Hotel
- Church of Scientology
- First United Methodist Church
- Main Library downtown Clearwater
- Marlene Rose Gallery

- The Clearwater Historical Society Museum and Cultural Center
- Capitol Theater
- Botanica Day Spa

Recreation

- Clearwater Harbor Marina
- Seminole Marina
- Tampa Bay Escape Room
- Coachman Park
- Clearwater Ferry
- Pinellas Trail

Medical

- Morton Plant Hospital
- Bayside Urgent Care

DUNEDIN

- Fenway Hotel & Rooftop Bar
- Bon Appetite
- Black Pearl
- Crown & Bull
- Casa Tina Mexican Grill
- Pan & Vino
- The Living Room
- Pisces Sushi
- Sea Sea Riders
- Pinellas Trail
- TD Ballpark/Blue Jay's Stadium
- Nature's Food Patch
- Edgewater Park/Marina
- Historic Andrews Memorial Chapel
- Strachan's Ice Cream & Desserts

CLEARWATER BEACH

- Clearwater Marine Aquarium
- Publix Clearwater Beach
- Clearwater Beach Paddleboard & Rental
- Pier 60
- Clearwater Beach Ski Rentals
- Totally Tubular Watersports
- Island Way Grill
- Marina Cantina
- Frenchy's on the beach
- Carlouel Yatch Club
- Opal Sands Resort
- Sand Pearl Hotel

Nearby additional beaches

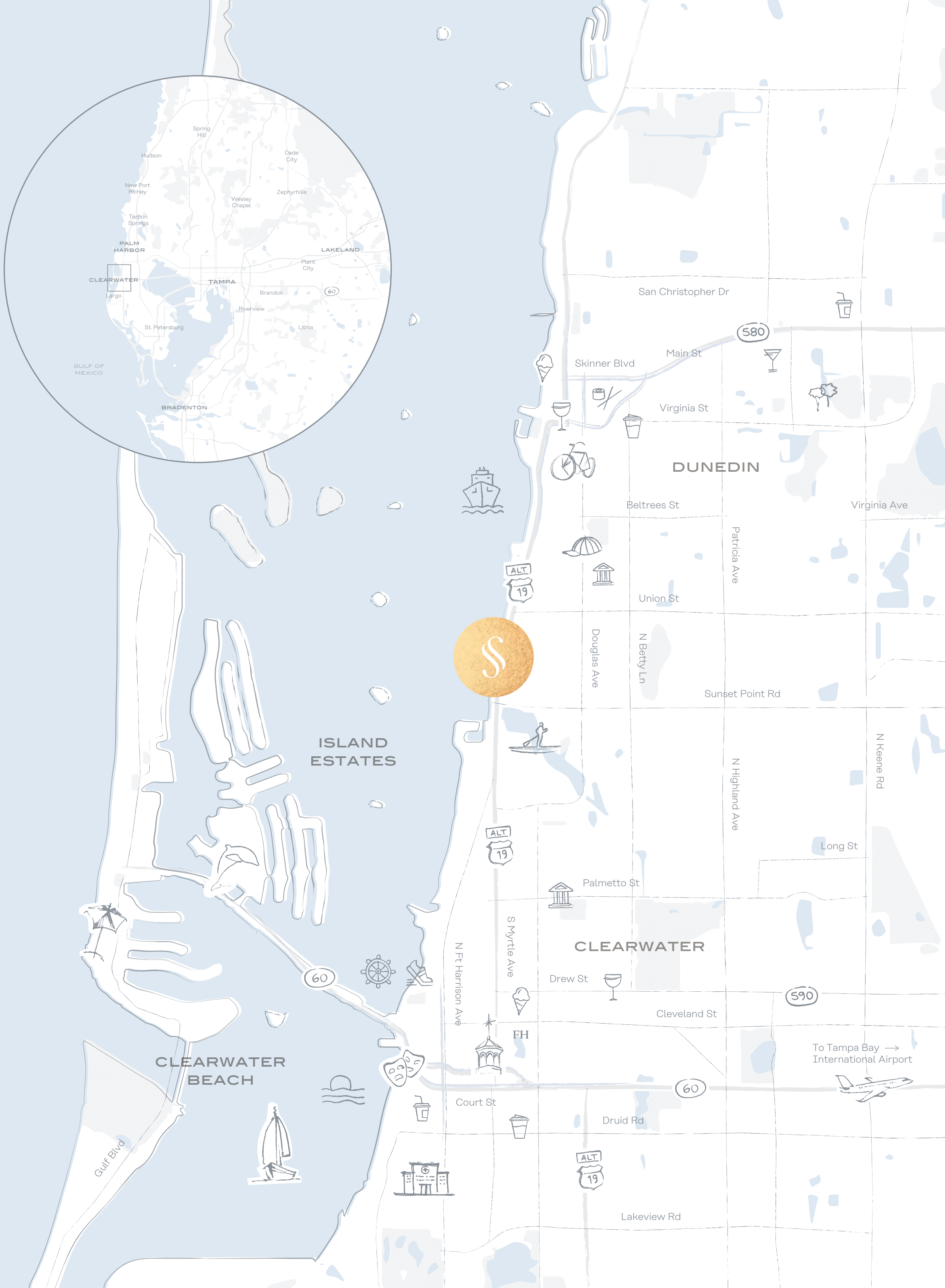
- Caladesi Island State Park
- Honeymoon Island

TAMPA

- Tampa Airport
- Raymond James Stadium
- Ybor City

Nearby attractions

- Museum of Fine Arts
- Ruth Eckard Hall
- Florida Aquarium
- Florida Botanicals Garden
- Busch Gardens
- Adventure Island
- Duke Energy Center for the Arts
- Tampa Zoo
- Florida Aquarium



NEVER MISS ANOTHER SUNSET

Serena



SERENA

by the Sea



THE PROJECT

WELCOME HOME

A striking design offset by a beautiful setting, Serena by the Sea offers a respite that's both warm and wide open. Minutes away from downtown Dunedin and Clearwater and overlooking the Gulf of Mexico, Serena by the Sea celebrates the perfect balance between design and destination.



Artistic Rendering





BUILDING FEATURES
& SERVICES

GRACIOUS LIVING WITH THOUGHTFUL DESIGN

Enjoy the convenience, privacy, and security of thoughtful design and world-class technology. A striking architectural gem that you can call home.

- The newest building in Clearwater and Dunedin, providing stunning views of the Gulf of Mexico and Southern views to the Clearwater Beach Bridge and beyond
- Seven stories and 80 units feature two and three bedroom options, including standard residences with dens, Garden Homes, Penthouses, and Sky Penthouses
- Glass-framed architecture delivering bright atmospheres, state-of-the-art design, and a limitless feeling of space
- Energy efficient design and materials which make ecologically minded living easy
- Striking entry plaza with water feature and attractive landscape to welcome guests and residents
- Over 30,000 square feet of vibrant, pristine landscaping
- Four private access-controlled elevators for express entry to your residence
- Emergency generator and fire pump can support life safety systems of the building in the event of a power outage
- Temperature and humidity controlled storage rooms
- Secured covered parking for owners' vehicles and additional on-site guest spaces
- Bike parking area as well as power-charging stations for electric cars are available on garage level
- Every residence and corridor has been designed with optimum acoustics to ensure quiet, soothing ambiances
- Superior waterproofing technology to protect exteriors from strong weather conditions
- Enjoy over 23,000 square feet of resort-style amenities
- Gated community and 24/7 staffed lobby for extra security
- Access-controlled entry points are included for residential lobbies, garage, and all resident amenities
- On-site property management and service personnel ensure a quick and thorough response to every owner's needs
- Lifestyle activities including fitness classes, pool events, game nights, and other fun experiences
- VIP concierge à-la-carte services provided through Serena's preferred vendors list

SERENA

by the Sea

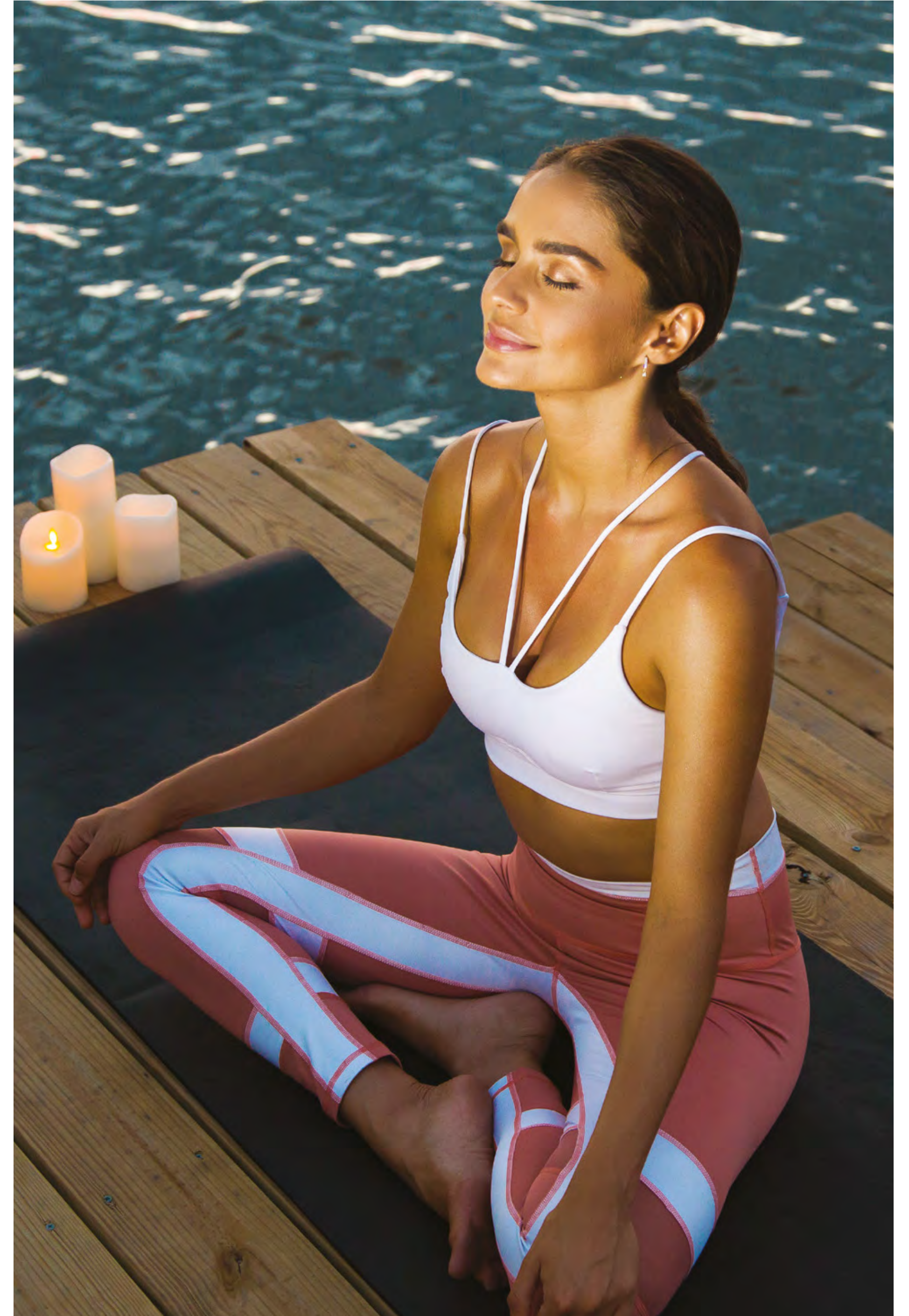


Welcome to well-being

Serena by the Sea is designed with unprecedented standards of health and wellness living in mind.

- Each unit is equipped with non-traditional individual fresh air intake 24 hours a day.
- Residents do not share air with anyone else
- At all times, an official “How to Stay Well” protocol is in effect, as well as an emergency protocol ready to be put in place in case of a health crisis
- Polarized media electronic air filters are equipped in all common areas, an enormous improvement over traditional flat filters
- UV-disinfecting lights that kill an average of 99.9% of germs are equipped in all common area HVAC units
- State-of-the-art water filtration system keeps our pool and jetted spa pristine
- EPA-approved human and pet-friendly cleaning products (which have also been proven to kill 99% of tested viruses) are used by maintenance crew in all common areas
- Touchless door entry systems to guide you from the entrance to your front door
- Highly efficient LED lighting, powered by on-site solar panels, illuminating all common areas

Here, well-being isn’t just a way of life—it’s part of the architecture.





THE ART OF BALANCED LIVING

High ceilings open to a sweeping terrace and glass-framed balcony, separated only by sliding glass doors and windows that stretch from floor to ceiling. Natural light fills the interior, where energy- efficient and elegant lighting solutions create a feeling of luminosity and well-being. Immerse yourself in the luxury of balance.





Artistic Rendering

SERENA
by the Sea

INTERIORS

LUXURY AND BREEZY INTERIORS



Artistic Rendering



A SEASIDE BATH

Take a break by the sea without leaving your bathtub. Pristine, elegant bathrooms bring the outdoors in. Soak in the sun and sea in this private, luxurious space, marked by striking contemporary finishes that refresh and reinvigorate.







AT WORK BY THE SEA

Powerful high-speed Internet so you can check in with the office without leaving the sunlit, seaside view of home. A quiet, dedicated space for work provides peace of mind and a place for productivity.



Relax in the open, sunlit
interiors or spread out into
the oversized terrace.

Serena





Artistic Rendering

PENTHOUSES



Artistic Rendering

PENTHOUSES

COME HOME TO AN ENDLESS SUMMER

Serena





Artistic Rendering

RESIDENCE FEATURES

- Two and three bedroom plus den floorplans that range from 1,400 sq. ft. to 2,574 sq. ft.
- Garden Homes on the ground level with large private patios big enough for a children’s playground
- Two, three, and four bedroom plus den Sky Penthouses that range from 1,400 sq. ft. to a palatial 4,821 sq. ft.
- 9’ 8” ceilings in main living areas for our standard residences and up to 14’ for our Sky Penthouses
- Sustainable design, planning, innovative construction techniques and materials for smart living
- Interiors illuminated by breathtaking views of the Gulf of Mexico provided by full-height sliding glass doors and windows
- Terraces overlooking the water create luxurious private living areas both indoors and outdoors
- Harmonious open floorplans make space for all aspects of active, luxury living
- Multiple styles of elegantly designed finish packages give you the option to choose your style of luxury
- Recessed lighting fixtures in the kitchen and bathrooms, while pre-wiring allows owners to add personalized lighting choices
- Lighting on all balconies and terraces extends the atmosphere of elegant illumination
- Large Italian porcelain tiles throughout main living areas and luxury carpet in bedrooms

GOURMET KITCHEN FEATURES

- Choice of exquisite and elegant designer finishes packages
- Oversized quartz countertops with waterfall island
- Top-of-the-line appliance packages including Gaggenau: gas cooktop, wall oven, refrigerator, dishwasher, microwave, and trash compactor
- Custom-made Italian cabinetry including LED under-lighting

LUXURIOUS BATHROOM FEATURES

- Luxurious “spa-like” owner’s bath with glass shower and lavatory enclosures
- Premium European-style cabinetry, fully coordinated with all designer elements
- Beautifully coordinated stone countertop surfaces and porcelain floors
- Oversized showers and lavish tubs (per plan)
- Elegant Italian vanities and premium fixtures, frameless glass shower enclosures, and floor-to-ceiling porcelain tiles

AMENITIES

Over 23,000 square feet of World-Class Amenities

Experience five-star treatment at home with the finest in resort-style amenities:

- A full-service private spa club including a secluded relaxation area, hot tub, sauna, couple's massage room, hair and nails salon, and outdoor shower
- Elevated pool deck complete with cabanas and lounging areas from which you can enjoy the sunset and a breathtaking view of the Gulf of Mexico
- Salt-water zero-edge pool with two lap lanes
- Secluded, salt-water jettied spa overlooking the ocean
- Covered summer kitchen, two gas grill areas, and dining cabanas
- A gas-fed fire pit: the perfect place to view the sunset
- State-of-the-art fitness and yoga center with floor-to-ceiling windows that look out to the pool deck and Gulf of Mexico
- Social room for entertainment and socializing with:
 - A large screening room for movies and sporting events
 - Dining areas with tables and furnishings for private events
 - A gaming area for pool, poker, and all kinds of fun
 - A dedicated kitchen for private events
- Dog park with convenient washing station
- A safe, beautiful children's lawn and playground
- An elegantly appointed mail room and Amazon drop-off room
- Innovative façade illumination that makes for a striking visual and provides a comfortable, luminous environment
- Private docks for personal watercraft, power boats, jet skis, kayaks, and paddle boards

Artistic Rendering

Everyday I find more excuses to
stay home – sunning on the pool's
ledge, a massage in the Spa Club...

Serena











SOCIAL ROOM







A panoramic view to
inspire your workout

Center your physical self in view of the wider natural world. A magnificent glass gym space combines all the beauty of the outdoors with all the conveniences of a modern workout space. At Serena by the Sea, the best of both worlds is our whole worldview.





Enjoy soothing white
sandy beaches to
stroll with your family





MATERIALS

A MATERIAL DIFFERENCE

Gracious, refined, laid-back. Award-winning designers carefully selected the materials for Serena by the Sea's interiors to create an ambiance of luxury and balance. A light-oriented palette combines wood, luminous stones, and gentle textiles to evoke the ocean breeze and the summer sun.

THE TEAM



An Elevated Vision for Luxury Lifestyles

VALOR CAPITAL
REAL ESTATE DEVELOPMENT

For over 35 years, Valor Capital has led some of the world's most innovative residential luxury projects. Now, they present their latest inspiration: The concept of relaxed luxury living, where the finest materials and designs meet the utmost in wellness and relaxation. See it come alive with their newest residences: Serena by the Sea.

With this project, Valor Capital continues to grow its presence in Florida and the U.S. as an innovator and leader of wellness-focused residential luxury. Every project they present becomes a hallmark of personalized experiences and high-class hospitality.

With leading-edge design, technology, finishes, and aesthetics - as well as amenities and services that rival the world's most acclaimed five-star resorts - Serena by the Sea has the perfect recipe to fulfill any Florida dream.

valorc.com



MOISES AGAMI, VALOR CAPITAL, CHAIRMAN & CEO.

THE TEAM



Gomez Vazquez International projects; Hotel St. Regis, Rosewood Residences Mayakoba & Bosque Real Residences, Mexico



GOMEZ VAZQUEZ INTERNATIONAL
ARCHITECTURE

“Our passion for architecture and life runs through our veins, GVI focuses on designing spaces that trigger positive emotions to enhance the user’s experience and lifestyle.”

Bringing a dynamic combination of prestige and experience, Gomez Vazquez International (GVI) is one of the best architectural firms in the American continent, with the perfect balance of innovation and experience.

Throughout the last five decades, Gomez Vazquez International has completed more than 1,000 projects in over 81 destinations worldwide, demonstrating a commitment to design excellence, innovation and sustainability.

gvi.archi



DKOR Interiors projects; Contemporary Waterfront Elegance & Modern Tropical Ft Lauderdale



DKOR
INTERIOR DESIGN

DKOR Interiors is among the top residential interior design firms with over 16 years of extensive experience delivering luxurious and innovative interiors in the South Florida region and internationally.

The DKOR Interiors team relies on its professional knowledge, advanced experience in the design field, and strong understanding of evolving trends to walk their clients through the process of interior remodeling, new construction, and interior finishing with exceptional customer service.

dkorinteriors.com

THE TEAM

CONWAY+
MARKETING & BRANDING

Conway + Partners is a full-service, integrated branding and marketing agency specializing in the real estate and hospitality industries. Headquartered in NYC, its high-performance design and global perspective give every project a distinctive character, transforming brands into powerful communicators with the ability to lead the way.

conwayandpartners.com

ASSOCIATE CONSULTANTS

- _Civil Engineering

_Landscape Architects

_Structural Engineering

_MEP Engineering

_Pool Designer

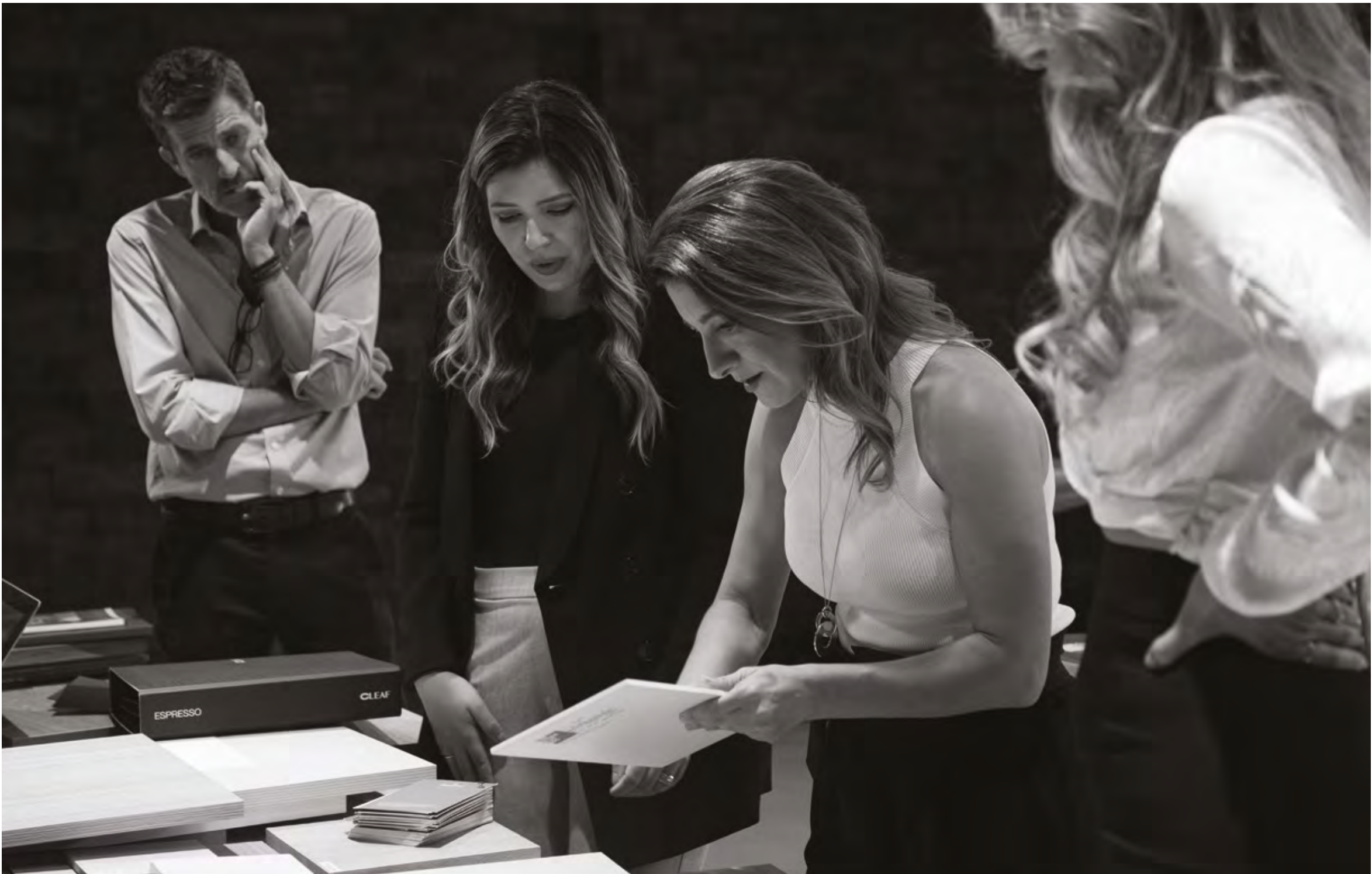
_Acoustical Designer
- _Lighting Designer

_Rendering 3-D

_Solar Energy Panel Engineering

_Material Consultant

_IT Consultant



Team Images

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Fair Housing: We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

Statements: This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

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SERENA

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Design by Conway+