

Artist Rendering

THE SANCTUARY AT HEATHROW

A Life in Harmony

The Sanctuary at Heathrow is an intimate collection of sixteen luxury residences where thoughtful architecture, elevated interiors and the natural environment come together to create a more effortless way of living. Every detail has been considered, from thoughtfully designed floor plans to professionally curated finishes that bring a cohesive sense of sophistication throughout each home.

Private gardens and beautifully landscaped surroundings extend the experience outdoors, creating spaces designed for both everyday living and quiet retreat. A professionally managed HOA provides the ease of a true lock-and-leave lifestyle, overseeing private gardens, landscaped grounds and shared spaces. Native plantings, eco-conscious landscaping and habitat-friendly practices further shape the community as The Sanctuary becomes an Audubon-certified bird sanctuary.



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Design Inspiration

THE SANCTUARY RESIDENCES

LIVING AREA

- Luxury, intimate living experience of just 16 expertly designed residences, ranging from approximately 3,800 to 4,000 square feet
- Designer-led interiors and floor plans balancing sophistication, function, and everyday comfort
- Seamless indoor-outdoor living with expansive doors opening to private terraces
- Expansive 200 square foot terrace designed for outdoor living and entertaining
- Private pool with tanning ledge for a resort-inspired experience at home
- Kitchens featuring three levels of premium finish selections for a personalized design experience
- Solid-core doors throughout each residence
- Convenient first-floor powder room for residents and guests
- Private residential elevator providing effortless access between all three floors


Design Inspiration

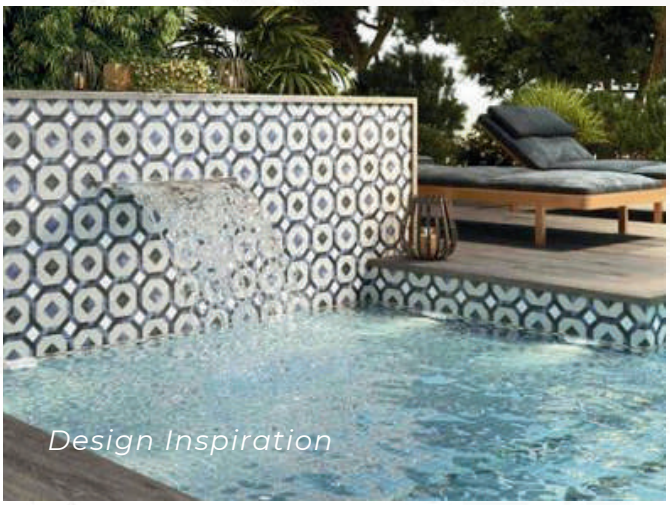
OWNER'S RETREAT

- Expansive 1,266–1,333 square foot owner's retreat, creating a private residential floor within the home
- Spacious primary bedroom with a dedicated lounge area for relaxing and unwinding
- Two private balconies extend the owner's retreat, offering a total of 398 square feet of outdoor living space
- Generous walk-in closet with built-in cabinetry
- Designer-appointed primary bath with three levels of premium finish selections
- Spa-inspired bath with freestanding tub and walk-in shower
- Separate water closet for added privacy
- Convenient second-floor laundry located within the owner's retreat


Design Inspiration

THIRD-FLOOR RETREAT

- Two spacious secondary bedroom suites, each with access to a private bath and generous walk-in closet
- Central loft-style living area creates an additional space for entertaining, or relaxing
- Two private balconies, measuring 83 and 119 square feet, extend the third-floor living experience outdoors.
- Designer-appointed secondary baths featuring three levels of premium finish selections for a cohesive, personalized design
- Generous walk-in closets provide elevated storage within each bedroom suite
- Thoughtfully designed layout creates a distinct private level ideal for family, guests, or multigenerational living


Design Inspiration

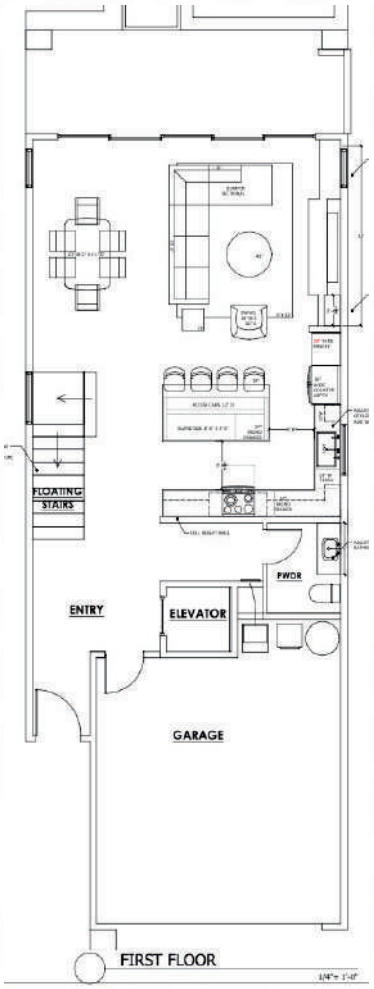
FLOOR PLANS



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FIRST FLOOR - LIVING & ENTERTAINING



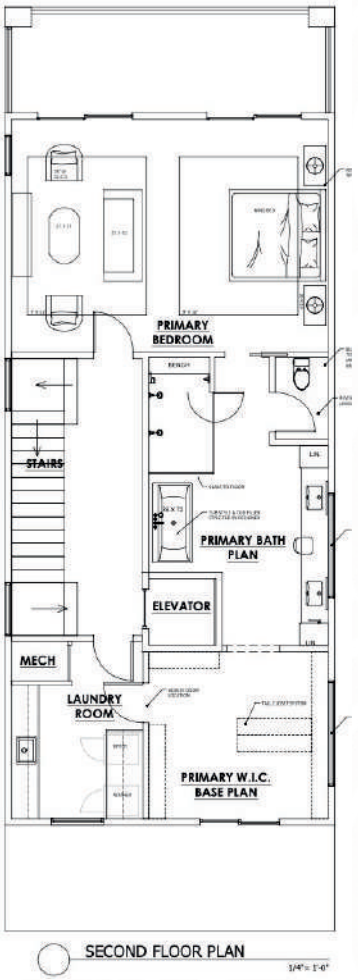


FIRST FLOOR

- Approx. 912 SF of interior living space
- 402 SF Living & Dining Room
- 168 SF Kitchen
- 382 SF Garage
- 200 SF Covered Patio
- Additional space includes entry, powder room, utilities, elevator and circulation
- Approx. 1,494 SF total including garage + covered outdoor space

SECOND FLOOR - THE OWNERS RETREAT



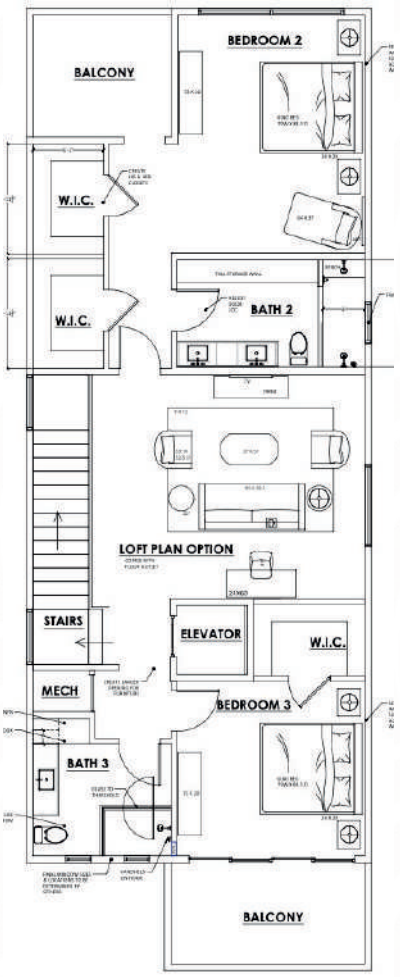


SECOND FLOOR

- Approx. 1,222 SF of interior living space
- 424 SF Primary Bedroom
- 264 SF Primary Bathroom
- 170 SF Primary Walk-In Closet
- 118 SF Laundry Room
- 398 SF of covered balcony space across two balconies
- Approx. 1,620 SF total including covered outdoor space

THIRD FLOOR - GUEST SUITES & LOFT





THIRD FLOOR

- Approx. 1,311 SF of interior living space
- 317 SF Bedroom 2
- 170 SF Bedroom 3
- 221 SF Loft
- Two full baths plus multiple walk-in closets
- 202 SF of balcony space, including a 119 SF covered balcony
- Approx. 1,513 SF total including balcony space



AMENITIES & FEATURES

The Sanctuary at Heathrow offers a rare sense of connection, where refined residential living meets the ease and intimacy of a true village lifestyle. With walkable streets and golf cart accessibility, residents are just moments from The Marketplace at Heathrow and the Heathrow golf course, bringing dining, recreation, and everyday conveniences naturally within reach.

Within the community, a serene meditation walk invites quiet moments of reflection, connection, and time outdoors, creating a natural rhythm between home, wellness, and the surrounding landscape.

Residents will also enjoy access to The Legacy Club at Alaqua Lakes and Heathrow Country Club, extending the experience beyond the gates with resort-style amenities for recreation, wellness, and gathering. Swimming, fitness, 12 clay tennis courts, and newly designed pickleball courts make an active, connected lifestyle feel effortless. Heathrow will also welcome the Mouratoglou Academy, the internationally recognized tennis and performance academy founded by renowned coach Patrick Mouratoglou, further enhancing the community's exceptional lifestyle and athletic offerings.

Here, luxury is not simply about where you live, but how seamlessly everything comes together.





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A SANCTUARY IN EVERY SENSE



The Sanctuary is envisioned as a community where luxury living and environmental stewardship exist in harmony. As part of its commitment to habitat-friendly design, native landscaping, and conservation, the community is exploring a dedicated raptor rehabilitation and avian education component in partnership with licensed wildlife professionals.

Designed to provide a protected setting for non-releasable birds of prey, the proposed aviary would create opportunities for education, awareness, and a meaningful connection to Florida's native wildlife.

This vision reflects the heart of The Sanctuary: a place where nature is not simply admired, but protected, celebrated, and woven into everyday life.

THE SANCTUARY
AT HEATHROW



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