

GOING UP/Rivo at Ringling, Sarasota

Tower of 'villas' has contemporary styling

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Rivo at Ringling will be a contemporary atrium building filled with villas in the sky.

That was the vision of Piero Rivolta and his architect-trained son, Renzo. They developed their concept before they went to architect Robert Towne and the ADP Group.

"We wanted the feeling of different towers to create a vertical feeling of villas one on top of the other," said Piero Rivolta.

The corner units, with their main living areas facing curving terraces, have led early reservations. Rivolta said he wanted to keep prices reasonable to get a mix of buyers, including younger people working downtown.

"People can live in a nice condominium, enjoy life downtown and spend their money on music and travel," Rivolta said. "This is the right project for Sarasota."

Building four smaller commercial buildings on the perimeter will help keep condominium prices lower, Rivolta said. Retirees, second-home buyers and investors are among the more than 50 reservations. The sales office opened across the street from the site in a leased building at 25 S. Osprey Ave., designed in 1957 by Victor Lundy in the style of the Sarasota school of architecture.

Rivolta expects that the 18 months of construction will begin by early September. The first five levels will be parking. Floors six through 12 have 10 units per floor, priced from \$385,218 to \$592,321 for 1,483 to 1,883 square feet of living space. Fourteen penthouses on the top three levels will be as large as 3,460 square feet, priced to \$1,444,125. The bay is visible on the horizon from the higher floors, but city views are what the Rivoltas are selling.

The pool and spa will be sunny on the south side of the building above the portico. The sundeck will be on the third level near a fitness center and gathering room. Residences will have designer kitchens with granite counters and custom wood cabinets; floor tiles at the entry and in all wet areas. Garden tubs and separate showers are planned in the master suites.

Atlanta-based Coldwell Banker/The Condo Store is assisting Rivolta's Tivoli Realty with sales.

"They give us a worldwide presence, send us customers and lend their expertise in high-rise condominiums," said Gary Johnson, president of Tivoli Homes. Johnson has been with Rivolta since 1991, through projects at Longwood Run, Oaks II, Oaks Preserve and the new villa project of Callista in Longwood Run. Johnson also is building Tivoli Homes at The Hammocks in Sarasota.

