

Just 11 opportunities remain at Naples Square Phase II



Construction of 73 Phase II residences continues on schedule for completion in first quarter 2017 at Naples Square. Just 11 Phase II residences remain available. Nine floor plans, five of which are sold out, are offered in Phase II. The one- and two-story, two- and three-bedroom plus den plans range from

1,200 to over 3,800 square feet under air and are priced starting in the \$600s. Each plan features open-concept living areas, open-air terraces, controlled access under-building parking, private storage, and bicycle storage within the garage.

Naples Square is being developed by The Ronto Group at the corner of Fifth Avenue South and Goodlette-Frank Road in downtown Naples. Naples Square's walkable lifestyle is bringing a sense of cohesion to downtown by connecting Fifth Avenue to Bayfront with access on 10th Street via Third Avenue South.

The four available Phase II floor plans range from 1,500 to over 2,800 square feet under air and are priced starting in the \$700s. Each Naples Square residence includes controlled access under-building parking.

The two-bedroom plus den, two-bath Phase II Ballard plan, offering 1,529 square feet of air-conditioned living space and a 203-square-foot open-air balcony, is base priced at \$740,000. The great room, master bedroom, and guest bedroom open to the balcony. An optional pocketing door is available to provide en suite guest quarters. A counter-height island in the kitchen offers seating, a stainless steel sink, dishwasher and a food preparation area. Four Phase II Ballard residences remain available. The Ballard will be featured as one of three Phase II furnished models and will showcase an interior by Robb and Stucky.

Base priced at \$825,000, the Phase II Chelsea two-bedroom plus den, two-and-a-half bath plan includes 1,843 square feet of air-conditioned living space and a 238-square-foot balcony. The great room, master bedroom and guest bedroom all open to the balcony. The plan features a kitchen with a peninsula counter height bar and food preparation area with a double sink and dishwasher. The owner's suite includes double walk-in closets and a bath with a glass-enclosed shower and tub and separate vanities. Just one Phase II Chelsea residence is available. Baer's Furniture is creating the interior for the Phase II Chelsea model.

Three Phase II Denison residences are available. The Denison plan offers 2,264 square feet of living space and a 290-square-foot balcony. A Phase II Denison model is being designed by Renee Gaddis Interiors. Based priced at \$1.075 million, the plan features three bedrooms, a den, three baths, a family room and dining room, an island kitchen with counter height bar seating, and a wraparound balcony accessed from the family room, dining room and a guest bedroom. The owner's suite includes a bedroom with a private balcony, walk-in closets, and a bath with separate vanities, a soaking tub, glass-enclosed shower, and a separate water closet.

The two-story Phase II Franklin plan offers 2,857 square feet with three bedrooms, three-and-a-half baths, a living room with a two-story ceiling and double-stacked windows, a dining room, an island kitchen, and a second floor with a flex room, the owner's suite, a guest suite and a laundry room. An optional elevator is available. A glass enclosed shower, soaking tub, and separate vanities are included in the master bath. The Phase II Franklin features a private oversized one-car garage accessed directly from the residence and is base priced at \$1.4 million. Three residences featuring the Phase II Franklin plan are available.

The Phase II residences' standard details include porcelain tile flooring in the living areas, kitchens and baths, 8-foot solid core interior doors, 8-foot exterior and sliding glass doors, contemporary, lever-style

door hardware, 8-inch baseboards, 7-inch crown molding per plan, ventilated wood shelving in the bedroom, linen and pantry closets, and separate laundry rooms with a Whirlpool Duet front load washer and dryer and a utility sink in most plans.

The open kitchen designs include KitchenAid Architect Series II stainless steel appliances, European frameless construction, full overlay cabinetry with a variety of door profiles, finish selections and hardware, a stainless steel, under-mount sink with a pull-out spray faucet, and multiple granite and quartz countertop options that are three centimeters thick. The master bath features marble-topped vanities with dual sinks, large showers with bench seats and glass enclosures, soaking tubs with most floor plans, and a separate water closet room.

Ronto is accepting reservations for Phase III residences. Eight Phase III floor plans, ranging from 1,460 to 3,238 square feet under air, are priced starting at \$695,000. The Phase III floor plans offer renamed and enhanced iterations of the plans that held strong appeal for Phase I homebuyers. The one- and two-story, two- and three-bedroom plus den plans include open-concept living areas and open-air terraces. The plans feature 10-foot ceilings, designer kitchens, chic owners' bedrooms, and designer flooring.

Phase III residents will enjoy a redesigned courtyard amenity deck with an enlarged pool deck and a pool that is 29 percent larger than the pools in the Phase I and Phase II buildings. The new design raises the pool to a level that is flush with the other areas of the amenity deck. The redesign provides a larger area for poolside seating and outdoor dining tables and also includes two tables under the pavilion that is adjacent to the pool. Just outside the pavilion, two gas grills with sinks and two seating areas with fire pits will enhance the outdoor cooking and socializing experience. A club room and a terrace will open to the pool area and include a bar, large screen television, a billiards room, and a furnished fire pit area on the courtyard level. Other amenities include a fitness center, secure under-building parking, private storage, and bicycle storage within the garage.