

Enhanced Phase III floor plans generating interest at Naples Square



The Ronto Group is continuing to progress with the conversion of Phase III reservations to purchase agreements. Naples Square is being developed by Ronto at the corner of Fifth Avenue South and Goodlette-Frank Road in downtown Naples. The community'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.

Naples Square's innovative site plan, walkable lifestyle, and the availability of light-filled one- and two-story, two- and three-bedroom plus den floor plans with open-concept living areas and open-air terraces continue to transform how people live in Naples' downtown district. Homeowners are continuing to move into residences in the completed Phase II building. A Phase III construction permit application has been submitted to the City of Naples and Phase III construction is expected to start upon permit approval.

Ronto and MHK Architecture and Planning have created eight Phase III floor plans, ranging from 1,720 to 3,561 total square feet base priced at \$695,000. The one- and two-story, two- and three-bedroom plus den plans include spacious living areas and open-air terraces. The plans feature 10-foot ceilings, designer kitchens with gas cooking, chic owners' bedrooms and designer flooring. The Phase III plans offer renamed and enhanced iterations of the plans now being enjoyed by the community's Phase I residents.

Based on the 2,264-square-foot Phase I Denison plan, the Phase III Dover plan offers 2,375 square feet of living space, an increase of 111 square feet. The Dover also includes a 314-square-foot open-air balcony. Base priced at \$1.15 million, the plan features three bedrooms, a den, three baths, a large great room and dining room, an island kitchen with counter height bar seating, and an L-shaped balcony that wraps around the corner of the building. The great room, dining room, and one of the guest bedrooms open to the balcony. The owner's suite includes a bedroom with a private balcony, double walk-in closets and a bath with his and her vanities, a soaking tub, glass-enclosed shower, and a separate water closet. Located on all four corners of the building, the Phase III Dover plan is available with eastern, southern, western, northern, and courtyard exposures.

To enhance the space sequences in the Phase III Dover, Ronto pushed the corner unit's great room and dining area out toward the exterior of the building to increase the depth of the space by four feet and the width by two feet. The increase in depth and width allowed Ronto to add a third panel of glass to the main great room window and to add a fourth panel to the slider that opens to the balcony. The space enhancements in the great room also increased the size of the balcony compared to the Phase I Denison plan. Ronto also increased the size of the Dover's study by 30 percent when compared to the Phase I Denison by repositioning the laundry room. An additional two feet of depth was added to one of the guest bedrooms.

Designed by MHK, the Phase III Dover residence and its enhanced space sequences will offer an exceptional level of livability to complement Naples Square's amenity rich walkable lifestyle. The plan's entry opens to a long foyer that will feature a ceiling detail. The enlarged study is to the left at the front of the residence. The foyer leads to the home's primary living space that includes the great room, dining room and island kitchen. Three banks of sliders will open the living area to the balcony. The enlarged guest bedroom also opens to the balcony. The island in the kitchen provides an additional gathering place.

Fashioned after the Phase I Alton floor plan base priced at \$695,000, the Phase III Astoria great room plan offers 1,460 square feet of living space, an increase of 15 percent compared to the Phase I Alton. The Astoria plan also includes a 260-square-foot open-air balcony. The Phase III Astoria residences are east and west facing and offer a great room, dining area, island kitchen, two bedrooms, and two full baths. Both the great room and the owner's bedroom open to the balcony. The gourmet kitchen's counter height bar and food preparation area includes a double stainless steel sink, dishwasher and seating. The plan's open feeling continues with a dining area that merges with the great room's seating area. The plan includes a walk-in closet in the owner's bedroom, a separate water closet in the owner's bath, and a separate laundry room.

To enhance the open feeling of the Phase III Astoria's primary living spaces, Ronto and MHK pulled space from the elevator lobby to increase the width of the great room, balcony and kitchen by approximately three feet. The great room and balcony are now more than 17 feet wide and the kitchen is more than 15 feet wide. The additional width in the great room allowed Ronto to add a fourth panel of glass to the sliding glass doors leading to the balcony. The wider expanse of glass will enhance both the light-filled ambiance and its easterly or westerly views. Space was also added to the owner's bedroom to provide a larger walk-in closet.

The Phase III residences will present the luxurious finishes that are the hallmarks of Naples Square. 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 clean-lined 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.

Phase III's open kitchens will feature an enhanced appliance package with a gas cook top and hood and a wall mounted oven and microwave. European frameless construction, full-overlay cabinetry, a stainless steel, under-mount sink, and multiple granite and quartz counter top options that are three centimeters thick are included. The master bath features marble-topped vanities with dual sinks, showers with bench seats and glass enclosures, soaking tubs with most floor plans, and a separate water closet room.