

Phase II construction on schedule at Naples Square



The Ronto Group announced that construction of 73 Phase II residences at Naples Square continues to move forward on schedule for completion in first quarter 2017, a time frame that will allow Phase II residents to enjoy their new homes during the 2017 season.

Naples Square is being developed by Ronto 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 walkable lifestyle and availability of one- and two-story, two- and three-bedroom plus den floor plans with open-concept living areas and open-air terraces continue to generate strong sales and luxury homebuyer traffic.

Naples Square Phase II is being built by Suffolk Construction and BCBE Construction. Ronto, Suffolk, and BCBE recently marked the topping off the Phase II building with a team member and vendor celebratory event. The masonry block on the west side of the building has been completed and is approximately 50 percent completed on the east side up to the third floor. Application of the stucco finish has started on the west side's exterior walls. Windows have been installed in the west half of the building and interior unit framing and mechanical, electrical and plumbing installations are underway. The roof has been installed on the west half and is being dried in. Seventy-five percent of the garage level concrete floor has been poured. In addition, the second fountain included in Naples Square's Third Avenue streetscape has been completed.

With binding and pending sales contracts worth more than \$51 million already processed, Phase II is more than 75 percent sold. Nine floor plans, three of which are sold out, are included in the Phase II offering. The one- and two-story, two- and three-bedroom plus den floor plans range from 1,200 to over 3,800 square feet under air and are priced in the \$600s. Each plan features open-concept living areas, open-air terraces, and controlled access under-building parking.

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 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.

The floor plans' 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.

With Phase II approaching sell out, the Ronto Group continues to accept Phase III reservations at Naples Square. Eight, one- and two-story, two- and three-bedroom plus den Phase III floor plans range from 1,460 to 3,238 square feet under air and are base priced from \$695,000 to \$1.55 million.

The Phase III floor plans offer newly designed, enlarged, and renamed iterations of the Phase I residences. The Phase III kitchens will feature an enhanced appliance package with a gas cooktop and hood and a wall mounted oven and microwave. Each of the Phase III plans features open-concept living areas, open-air terraces, and controlled access under-building parking.

In addition to the enlarged space sequences of the Phase III floor plans, Phase III residents will enjoy a redesigned courtyard amenity deck with a significantly enlarged pool deck and a 780-square-foot pool that is 29 percent larger than the pools included in the Phase I and Phase II buildings.

Rather than positioning the Phase III pool in a sunken area, 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. The new design also includes two tables under the pavilion that is adjacent to the pool. Just outside the pavilion, two gas grills with sinks and two different 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.

The landscaped streetscapes, amenity courtyards, and fountain features that have already become Naples Square's signature were designed by Christian Andrea of Architectural Land Design Inc. Andrea's design merges paved roadways, entry water features, and fountain roundabouts with Washingtonia and Medjool date palm trees and a mix of plantings. Oak trees will create a canopy to provide shade and soften the building mass. The streetscapes are lined with palms interspersed with flower beds, strips of

green, and landscaped areas separating the sidewalks and buildings. The fountains at the roundabouts have a cooling effect. Intersections, crossings, and building entries are identified by palms. Building corners adjacent to the community's roundabouts are softened by scattered height Washingtonia palms.

Andrea's amenity deck design incorporates green spaces, Asian jasmine ground cover, raised-planters with date palms, and arbors with vine plantings. Additional planters provide separation between the terraces of the garden level residences and the edges of the plaza.