

Naples Square third phase offers enhanced amenities, space sequences



With the second phase construction at Naples Square rapidly approaching completion as scheduled in first quarter 2017, and just 12 second phase residences remaining for purchase, the award-winning Ronto Group continues to accept third phase reservations.

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. The combination of Naples Square's location, amenities, an assortment of light-filled open-concept floor plans, luxurious finishes and a price point that is unmatched anywhere else in the downtown district provides an exceptional value for those intent on experiencing a maintenance-free, walkable way of living. Three previously sold designer decorated furnished first phase model residences are available for guided tours with a sales associate.

Third phase residents will enjoy a redesigned courtyard amenity deck with an enlarged pool deck and a 780-square-foot pool that is 29 percent larger than the pools in the first and second phase 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. The new design also includes two tables under the pavilion that is next to the pool. Just outside the pavilion, two gas grills with sinks and

two seating areas with firepits 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.

Ronto and MHK Architecture and Planning have created eight third phase floor plans ranging from 1,460 to 3,238 square feet under air and base-priced from \$695,000. The one- and two-story, two- and three-bedroom plus den plans include spacious, thoughtfully designed living areas and open-air terraces. The plans feature 10-foot ceilings, designer kitchens with gas cooking, chic owners' bedrooms and designer flooring. The third phase plans offer renamed and enhanced iterations of the plans now being enjoyed by the community's first phase residents.

Based on the 2,264-square-foot first phase Denison plan, the spacious third phase 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 third phase Dover plan is available with eastern, southern, western, northern and courtyard exposures.

To enhance the space sequences in the third phase Dover, Ronto started by pushing the corner unit's great room and dining area out toward the exterior of the building to increase the depth of the space by 4 feet and the width by 2 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 additional panels of glass will allow significantly more natural light to flow into the residence. The space enhancements in the great room also increased the size of the balcony compared with the first phase Denison plan. Ronto also increased the size of the Dover's study by 30 percent when compared to the first phase Denison by repositioning the laundry room. An additional 2 feet of depth was added to one of the guest bedrooms.

Thoughtfully designed by MHK, the third phase 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 situated 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 to offer the possibility of indoor/outdoor relaxing and entertaining. The enlarged guest bedroom also opens to the balcony. The island in the kitchen provides an additional gathering place.

The third phase residences will present the luxurious finishes that are the hallmarks of Naples Square. Standard details include porcelain tile flooring in the living areas, 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 third phase's open kitchens will feature an enhanced appliance package with a gas cooktop and hood and a wall mounted oven and microwave. 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 3 centimeters thick are included. 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.