

## **Building III close out pricing at Naples Square, 5 residences available**



**Developer close out pricing and other benefits are now available to purchasers of the five remaining Building III residences at Naples Square. (Photo: Submitted)**

Ronto Group is offering Developer Close Out pricing and other benefits to purchasers of the five remaining Building III residences at Naples Square, a walkable/bikeable community being developed by Ronto at 5th Avenue South and Goodlette-Frank Road in downtown Naples. Pricing for the remaining five Building III residences has been reduced by \$50,000 to \$125,000 based on each unit's square footage. Purchasers will also receive two years of pre-paid assessments for the Condominium and Master Associations of Naples Square, a combined value of \$21,000. Ronto will also extend its Developer Warranty on these remaining residences to two years. Building III sales contracts nearing \$80 million have been processed. Three previously sold Building III furnished models remain available for viewing with a sales associate.

The Building III floor plans offer enlarged, and re-named iterations of Naples Square's Building I and II residences. The two and three-bedroom plus den plans feature 10' ceilings, open-air terraces, and designer kitchens with an enhanced appliance package with a gas cooktop and hood and a wall mounted oven and microwave. The remaining Building III residences present Ronto's Astoria, Chatham, and Dover floor plans.

Naples Square's walkable, bikeable lifestyle and the availability of floor plans with open concept living areas continue to transform how people live downtown. The community's location is just minutes from the shopping and dining attractions on 5th Avenue South and Third Street, within the burgeoning Design District that has emerged in the 10th Street corridor, and at Tin City. Naples' heralded beaches are within walking or biking distance. For the first time, the entire downtown district is enjoying a level of

connectivity that offers new possibilities, not only for residents of Naples Square, but also for downtown's residents and visitors from Bayfront west to the beach. Paved streetscapes and sidewalks within the community, including the fountains at each of Naples Square's signature roundabouts, have embraced and transformed existing city streets to create a cohesiveness that has united every element of downtown by connecting 5th Avenue South to Bayfront with access on 10th Street via 3rd Avenue South. Vehicular, pedestrian, and bicycle traffic flows from 10th Street to Bayfront on a redesigned segment of 3rd Avenue South between 10th and Goodlette-Frank Road within Naples Square.

Naples Square has also enhanced the downtown district's visual appeal. The landscape design along the redesigned segment of 3rd Avenue South was created by Christian Andrea of Architectural Land Design, Inc. Whether walking biking through Naples Square's downtown environment, the visual impact and shade created by Andrea's design conveys a park-like feeling. The fountains at each of the roundabouts provide a soothing level of white noise and also have a cooling effect. Taken in sum, the design evokes feelings of comfortable familiarity and a sense of place rarely found when walking through typical downtown building corridors.

Building III's residents are embracing Naples Square's ambiance and amenity rich lifestyle. The building's common areas reflect Urban Downtown Living for the active Neapolitan. Visitors are greeted by the sounds of water bubbling from a stunning back-lit water wall in the first-floor lobby. Cerulean Blue accents within a handblown glass chandelier add whimsy to the lobby's sophisticated backgrounds that include a modern version of tongue-in-groove wall coverings. Cross-cut cool gray travertine flooring with horizontal veining was installed to form a mitered pattern throughout the space and a custom upholstered bench in a soft greige offers a place to sit while waiting for the elevator.

The resident floor lobbies showcase hand-blown glass chandeliers and feature walls with large mirrors and wood surrounds that provide a bit of glitz. Light, warm-brown wood tile with a gray wash in a herringbone pattern invites residents and guests into the residence quarters and transitions into the custom geometric patterned carpet leading down the residential hallways.

Building III residents are also enjoying a re-designed courtyard amenity deck with an enlarged pool deck and a 780 square foot pool. The new design also includes two tables under a pavilion that is adjacent to the pool. Gas grills with sinks and seating areas with firepits enhance the outdoor experience. A club room and a terrace 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. The club room offers comfortable seating for a large group while still being warm and inviting for a more intimate group. Soft neutral sofas and leather swivel chairs offer a multi-functional place for easy conversation. The design's open kitchen includes counter stools for entertaining while preparing dinner and enjoying the buzz from the pool area. Twisted LED pendants hang over the kitchen area's thick mitered Sile stone countertops. The pool table is situated in a room just off the club room's social space and includes high-top bar tables and a beverage center. Other building amenities include a fitness center, secure under-building parking, private storage, and bicycle storage within the garage.

Ronto is accepting reservations for residences at Quattro, the fourth building at Naples Square. Quattro will take the Naples Square lifestyle to a new level. Seven beautifully designed and spacious two, three, and four-bedroom plus den open-concept, single-story floor plans ranging from 2,300 to 3,800 total square feet and priced from \$1.3 million to \$2.6 million are included in the Quattro offering. Quattro's

plans offer the largest living spaces and are some of the largest condominiums in downtown Naples. The residences will live like a single-family home and will be on a single level. The plans feature 36% more total living space than the plans included in the first three buildings at Naples Square. Ronto is including luxurious standard features and finishes at Quattro. Standard kitchen appliances feature a SubZero integrated column refrigerator, a SubZero integrated column freezer with an icemaker, a Wolf five-burner gas cooktop and wall hood, a Wolf E-Series single electric wall oven, a Wolf standard microwave oven with built-in trim, a Meile 24-inch built-in dishwasher, and a SubZero under-counter wine cooler. Every Quattro residence will open to a covered outdoor balcony. Three plans on Quattro's courtyard amenity deck level will feature extended outdoor terraces ranging from 606 to 972 square feet. Standard features on the extended terraces include a gas bar-b-que with a sink, a trellis-covered hot tub, and a fire pit. Every Quattro residence will open to a covered outdoor balcony that will blend seamlessly with the interior living areas to create a compelling indoor/outdoor experience. Residences on Quattro's courtyard amenity deck level will feature huge extended outdoor terraces ranging from 606 to 972 square feet. Standard features on the extended outdoor terraces will include a gas barbecue with a sink, a trellis-covered hot tub, and a fire pit. Three floor plans with the extended outdoor terraces are available.