



THE RITZ - CARLTON RESIDENCES

ESTERO BAY

Features & Amenities

Property & Building Location

- Architect – world-renowned **Arquitectonica**
- Interior designer – New York based **Meyer/Davis Studio**
- Landscape architecture – award-winning **EDSA**
- Construction - **Coastal Construction**, largest general contractor in Florida
- Phase 1 – 112 south tower residences;
- Units range in size from approximately 2,628 to 3,885 sf
- 36,000 +/- sf of indoor amenities
- 5 +/- acres of outdoor gardens and amenities

Residence Features

- Magnificent views overlooking Estero Bay and the Gulf of Mexico
- Private elevator vestibule
- Separate service elevators
- Private storage area included on residence levels
- Finish selections by world-class interior design team featuring choice of 3 curated color schemes
- Finishes include wood flooring in main living areas, carpet in bedrooms, and stone/tile in bathrooms
- WiFi access points and pre-wired for motorized shades and smart home technology
- 10' high ceilings except where dropped
- Open, large balconies and terraces including laminated impact sliding glass doors
- Glass railings on all balconies and terraces
- Separate laundry room with Electrolux® front-load washer and dryer and utility sink
- Large 17' x 8' walk-in master closet
- Ceiling J-Boxes for fan/light installations

Kitchen Features

- Italian porcelain countertops and backsplash
- European custom cabinetry with under-cabinet lighting
- Sub-Zero 42" french door refrigerator
- Sub-Zero 24" wine storage unit w/ 102 bottle capacity
- Wolf 30" wall oven
- Wolf 30" speed oven (microwave, convection and broil technologies)
- Wolf five burner gas cooktop
- Miele dishwasher 24" w/ fully integrated panel
- Kallista® Juxtapose™ pull-down faucet



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Master Bathroom Features

- Furniture style vanity with dual sinks
- Dekton® surfaces throughout
- Back-lit vanity mirror and under-cabinet motion sensor lighting
- Center-mounted Kallista® Argile™ sculptured tub with floor mounted faucet & hand-held faucet
- Private water closet with touch screen controlled Kohler® Veil™ Intelligent toilet
- Kallista® & Kohler® brand plumbing fixtures
- Shower with rain-head style and hand-held fixtures

Tower Features & Amenities

- (2) 110' x 24' Swimming pools
- (1) 60' x 24' Infinity edge pool
- (2) Heated spas
- 32,000 sf Lagoon with 15 floating-like pavilions
- (2) Bocce courts
- (3) Guest suites
- (2) Firepit gathering areas
- (3) Grilling stations with seating
- Concierge, reception, lobby, valet, mail room, package room & bell stand
- Boardroom & lounge
- Private resident offices
- Pet grooming room with outdoor access, as well as a washing station in garage
- Beauty salon
- Spa relaxation area with 2 spa treatment rooms
- Gourmet self-checkout grocery market
- Fitness Center includes:
 - ♦ Cardio and strength equipment
 - ♦ Pilates studio
 - ♦ Yoga studio
 - ♦ Private personal trainer rooms
 - ♦ Locker rooms with steam and sauna
- Separate kids adventure room and teen techno room
- Whiskey and wine room
- Private dining room
- Sunset indoor/outdoor social room
- Sports and news café with continental breakfast station
- Card room/library
- Demonstration and catering kitchen

Limited Amenities Available for Purchase

- (10) Tower suites on mezzanine level that include a separate storage unit outside the suite as well as exclusive access to the Tower Suite Lounge
- (12) Private poolside cabanas
- (50) Storage units located in garage

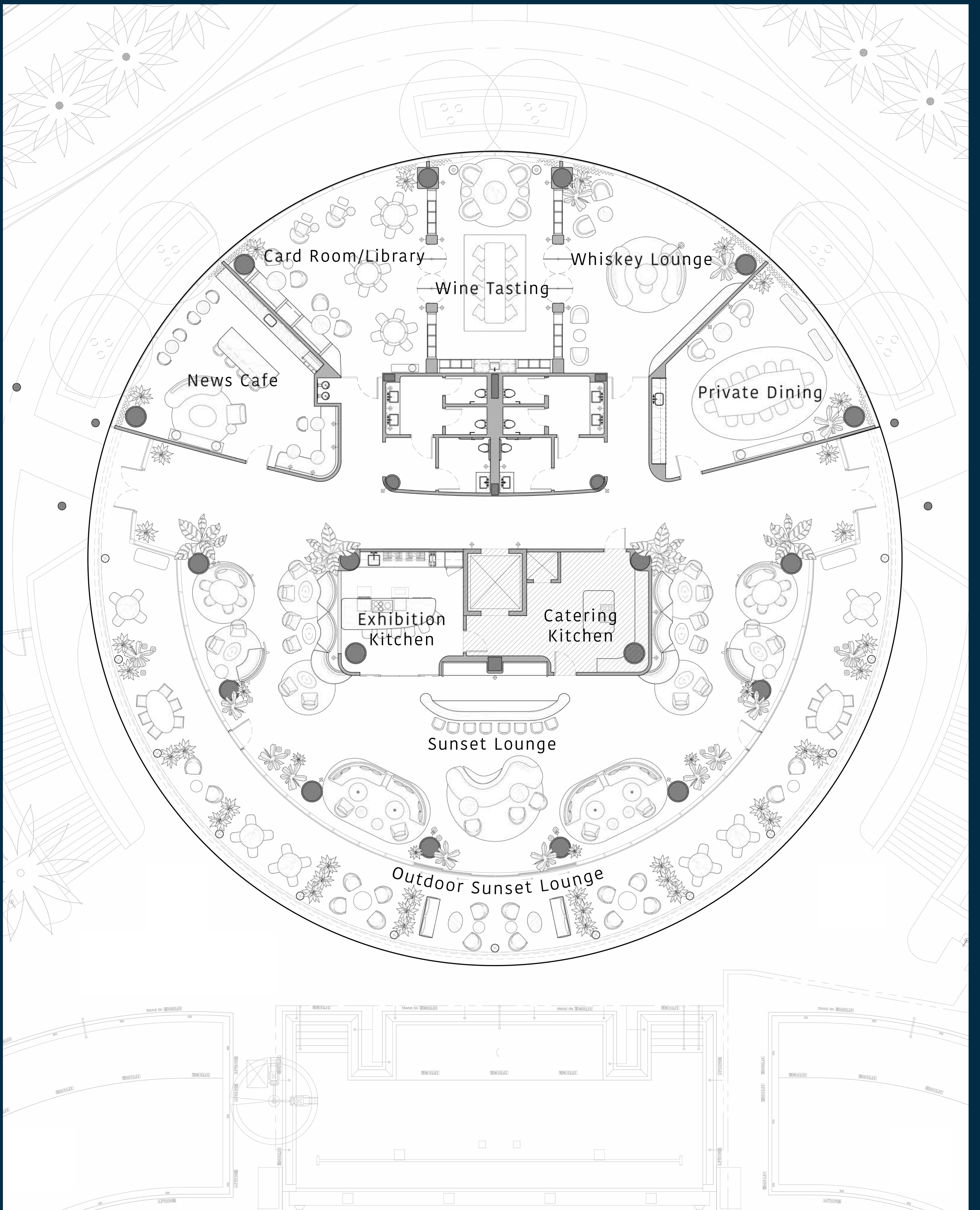
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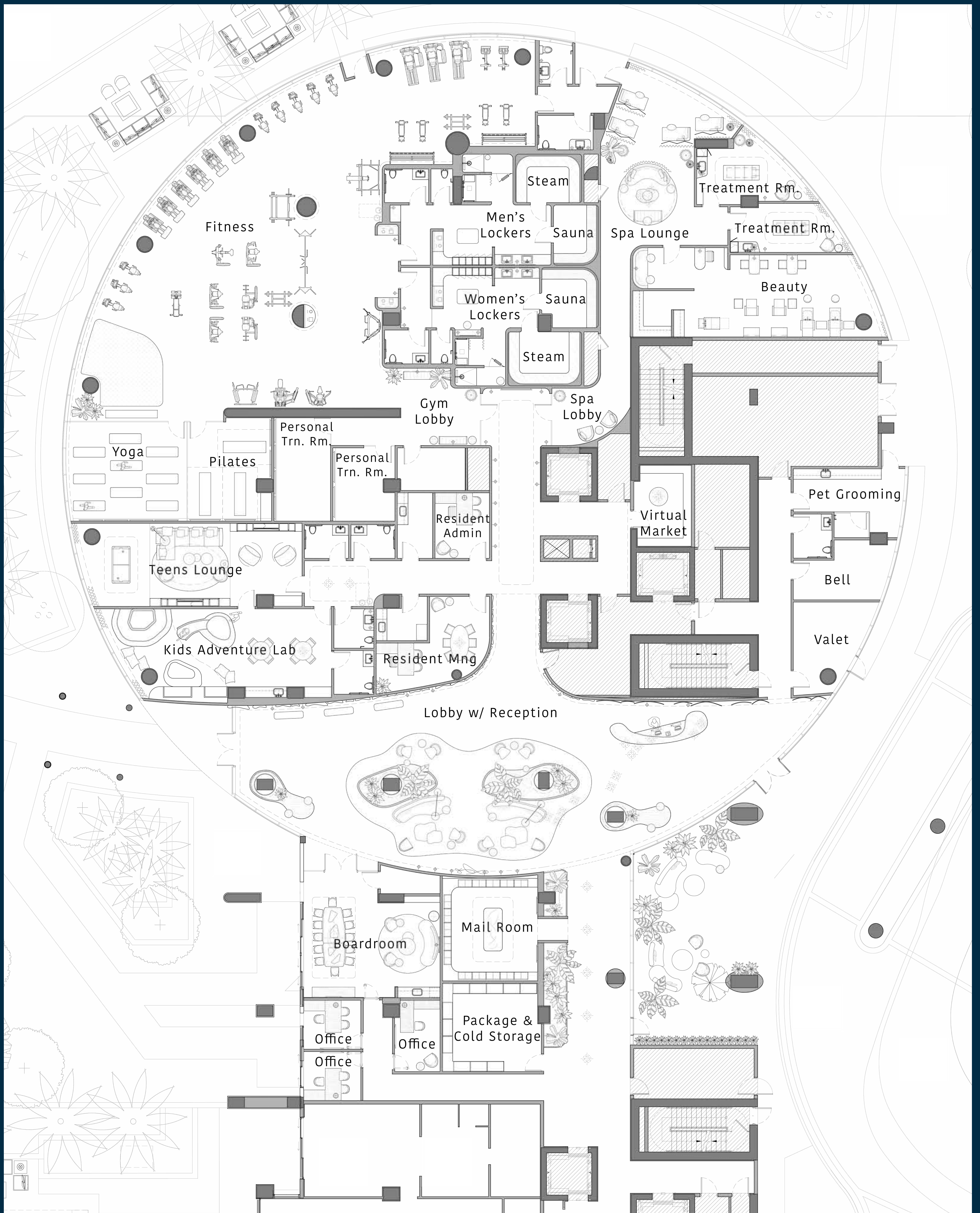




**THE RITZ-CARLTON
RESIDENCES**

ESTERO BAY

**CLUBHOUSE
LEVEL**

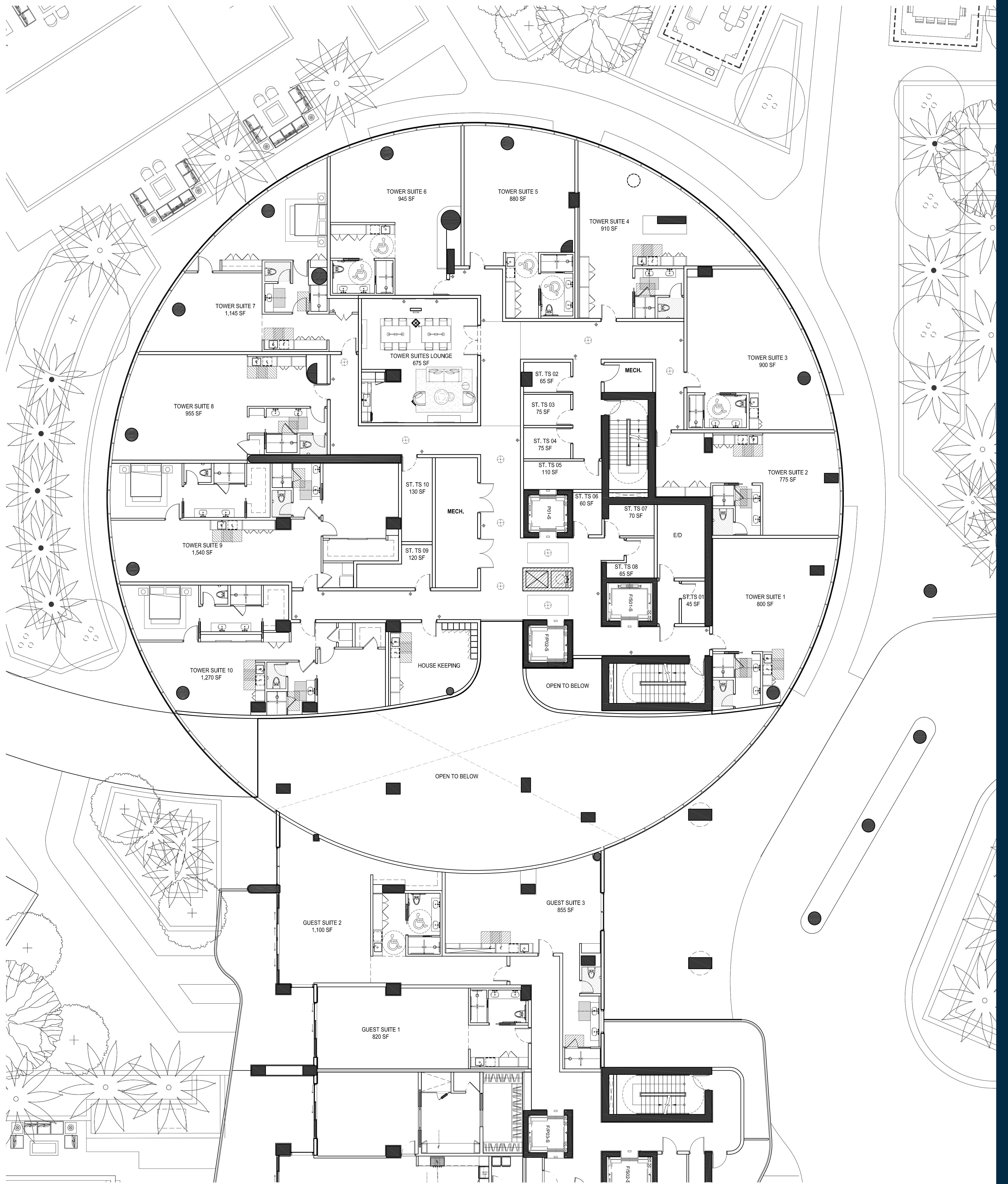


LOBBY LEVEL



**THE RITZ-CARLTON
RESIDENCES**

ESTERO BAY



**THE RITZ-CARLTON
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**MEZZANINE
AMENITY LEVEL**



THE RITZ-CARLTON RESIDENCES

ESTERO BAY



Bay View

SOUTH TOWER RESIDENCE

1

4 BEDROOM
4.5 BATHROOM
DEN

INTERIOR
3,885 SQ FT

EXTERIOR
1,625 SQ FT

TOTAL
5,510 SQ FT



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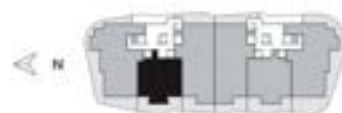
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THE RITZ-CARLTON RESIDENCES

ESTERO BAY



Bay View



SOUTH TOWER RESIDENCE

2

2 BEDROOM
3 BATHROOM
DEN

INTERIOR
2,628 SQ FT

EXTERIOR
770 SQ FT

TOTAL
3,398 SQ FT



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THE RITZ-CARLTON RESIDENCES

ESTERO BAY



Bay View

SOUTH TOWER RESIDENCE

3

3 BEDROOM
 3.5 BATHROOM
 DEN

INTERIOR
 3,610 SQ FT

EXTERIOR
 1,020 SQ FT

TOTAL
 4,630 SQ FT



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Bay View

SOUTH TOWER RESIDENCE

4

3 BEDROOM
3.5 BATHROOM
DEN

INTERIOR
3,610 SQ FT

EXTERIOR
990 SQ FT

TOTAL
4,600 SQ FT



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Bay View



SOUTH TOWER RESIDENCE

5

2 BEDROOM
3 BATHROOM
DEN

INTERIOR
2,628 SQ FT

EXTERIOR
800 SQ FT

TOTAL
3,428 SQ FT



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ESTERO BAY



Bay View

SOUTH TOWER RESIDENCE

6

4 BEDROOM
4.5 BATHROOM
DEN

INTERIOR
3,885 SQ FT

EXTERIOR
2,265 SQ FT

TOTAL
6,150 SQ FT



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KEY

1. Gatehouse
2. Arrival & Drop Off
3. Garden Pavilions w/ Grills
4. Bocce Courts
5. Trellised Overlook w/ Fire Pits
6. Dog Park
7. Resident-owned Cabanas
8. Spa
9. Three Pools
10. Pool Bar & Outdoor Lounge
11. Lagoon w/ Shaded Pavilions
12. Marina
13. Boat Ramp
14. Boat Ramp Parking
15. Additional Parking
16. Restaurant