



PARADISE AWAITS.

A UNIQUE BIT OF PERFECTION
ALONG THE GORDON RIVER
IN OLD NAPLES, FLORIDA

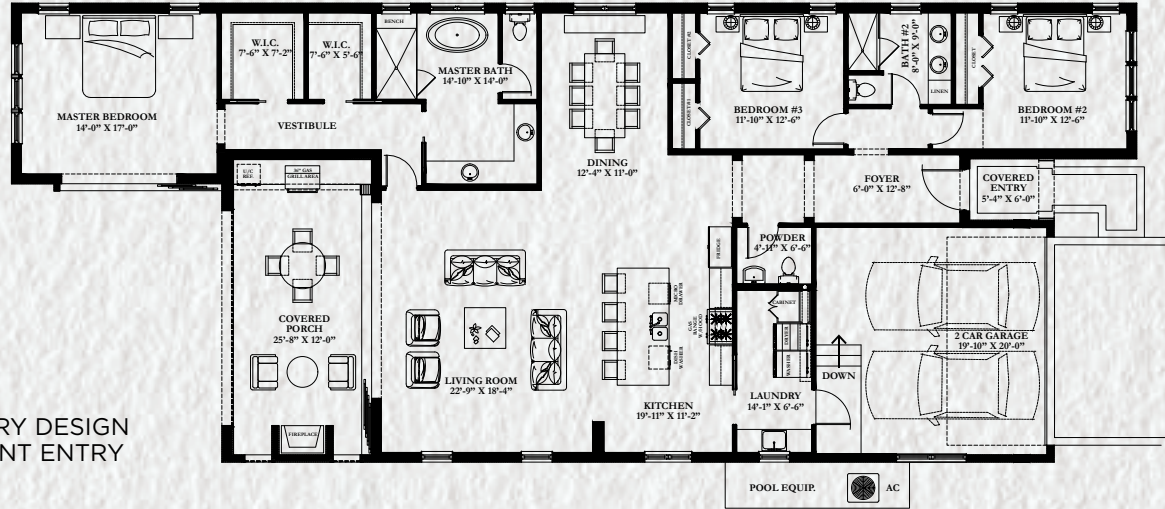




HOME DESIGNS | THE PALM



Standard - 3 Bedroom, 2.5 Bath



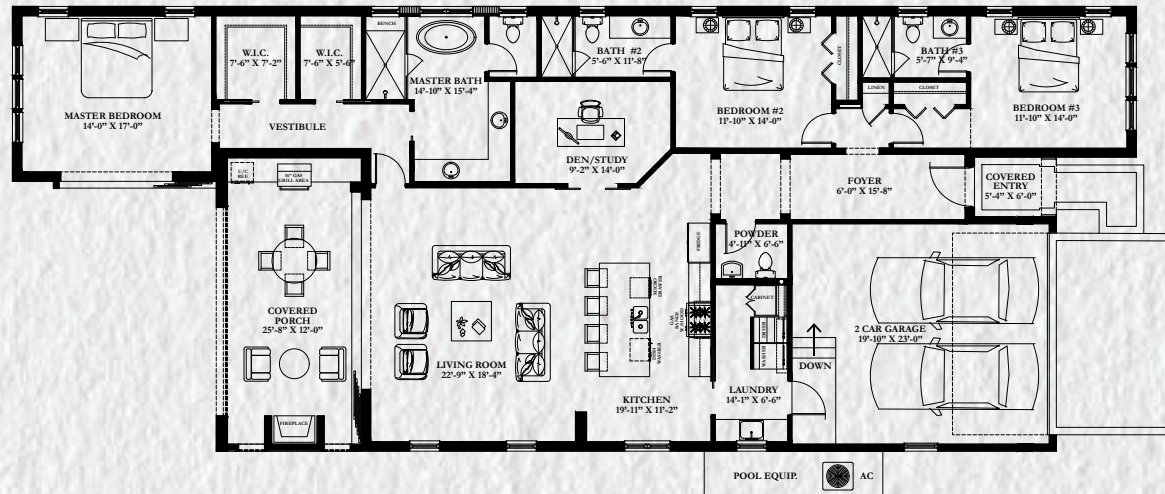
THE PALM

INLAND, AND WATERFRONT SINGLE-STORY DESIGN
 3 BEDROOM, OR 3 BEDROOM + DEN, FRONT ENTRY
 GARAGE

DETAILS

Total Under Air	2,450 sq ft
2 Car Garage	432 sq ft
Covered Outdoor Living	339 sq ft

Alternate - 3 Bedroom + Den, 3.5 Bath



HOME DESIGNS | THE COQUINA

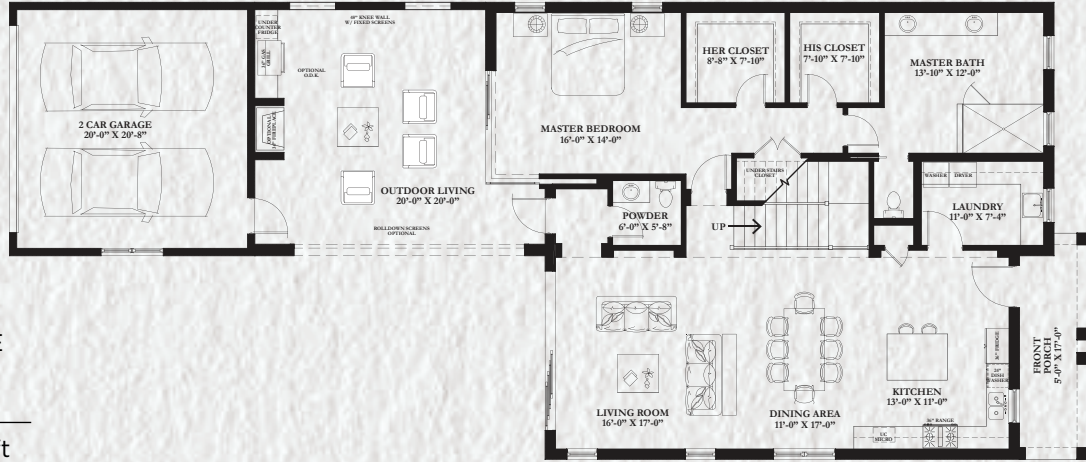


THE COQUINA

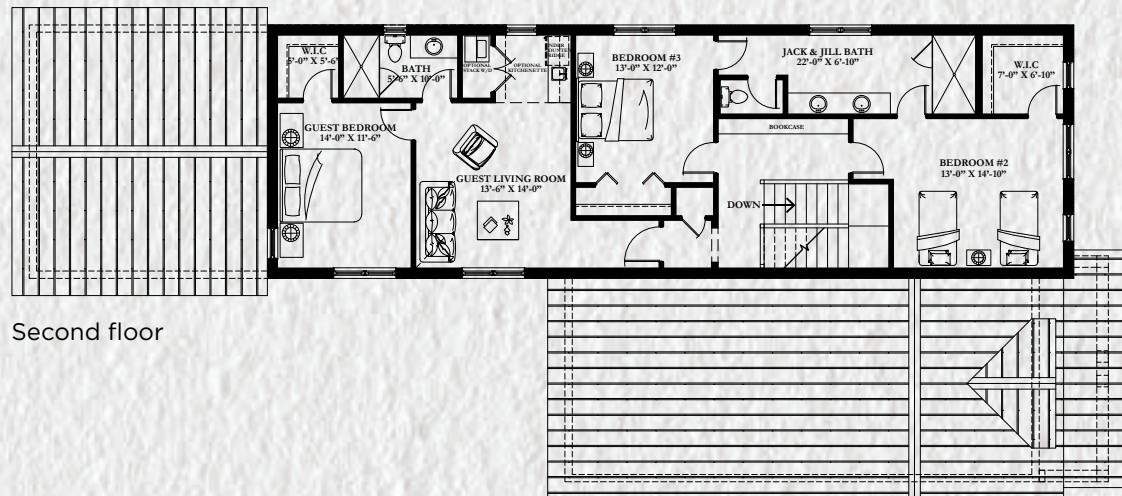
INLAND TWO-STORY DESIGN
3 BEDROOM (OR 4 BEDROOM) REAR ENTRY GARAGE

DETAILS

First Floor	1,782 sq ft
Second Floor	882 sq ft
Second Floor (Coquina II w/4th Bedroom)	1,450 sq ft
Total Under Air (3 Bedroom)	2,664 sq ft
Total Under Air (4 Bedroom)	3,232 sq ft
2 Car Garage	470 sq ft
Covered Outdoor Living	470 sq ft



First floor



Second floor

HOME DESIGNS | THE CAPTIVA





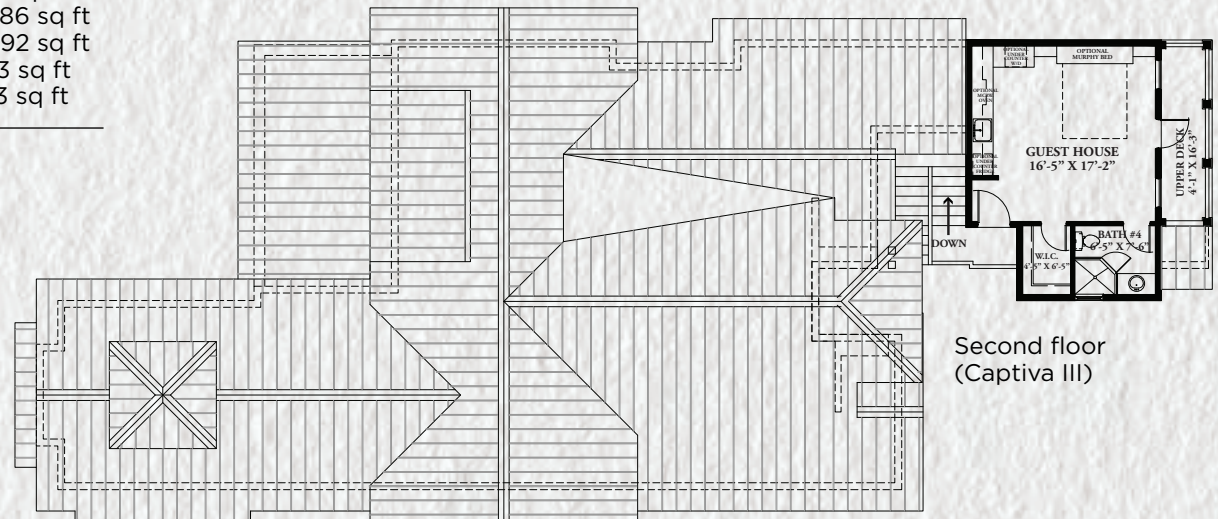
First floor

THE CAPTIVA

WATERFRONT SINGLE-STORY DESIGN
 3 BEDROOM (OR 4 BEDROOM), SIDE ENTRY GARAGE

DETAILS

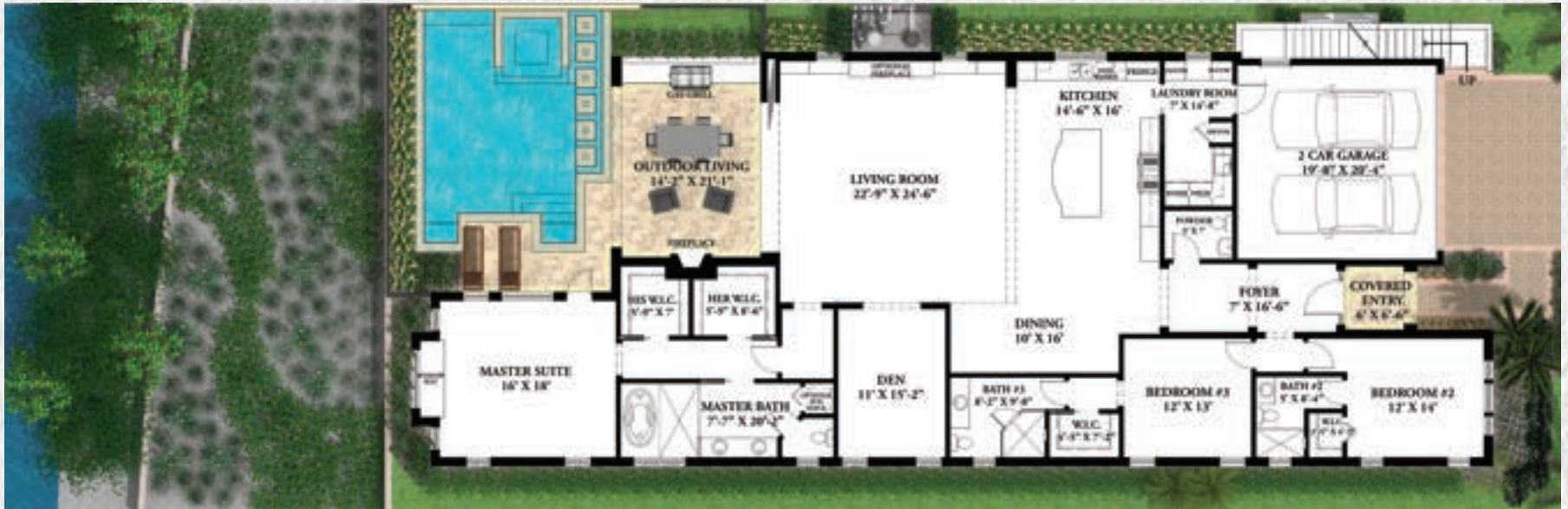
First Floor (3 Bedroom)	2,586 sq ft
Second Floor (Guest cottage/4th bedroom)	412 sq ft
Total Under Air (3 Bedroom)	2,586 sq ft
Total Under Air (4 Bedroom)	2,992 sq ft
2 Car Garage	503 sq ft
Covered Outdoor Living	283 sq ft



Second floor
(Captiva III)

HOME DESIGNS | THE AMELIA





First floor

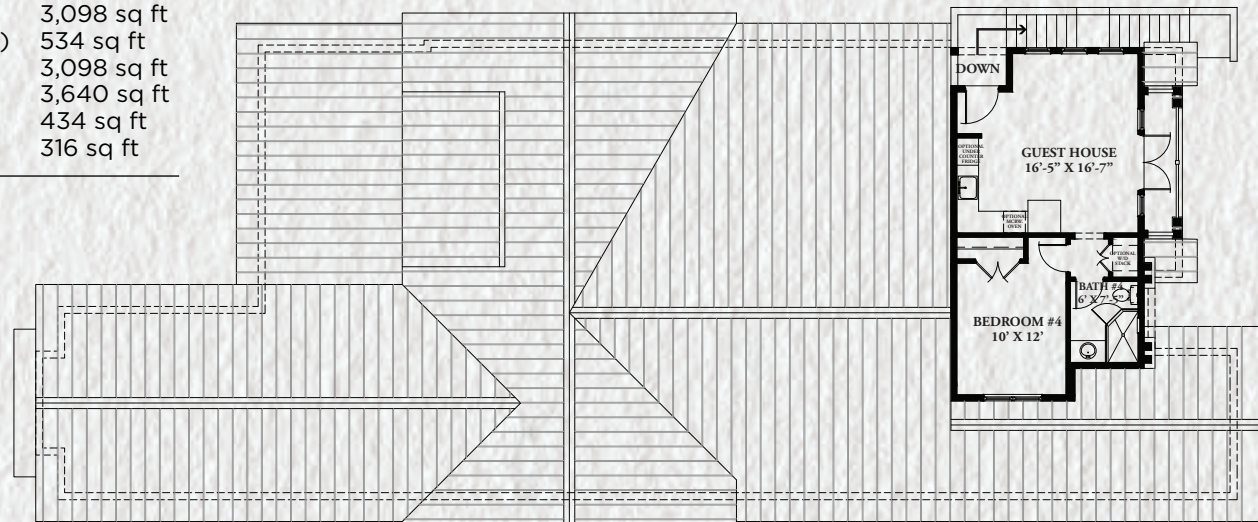
THE AMELIA

WATERFRONT DESIGN
 3 BEDROOM (OR 4 BEDROOM) PLUS DEN, FRONT
 ENTRY GARAGE

DETAILS

First Floor (3 Bedroom plus den)	3,098 sq ft
Second Floor (Guest cottage/4th bedroom)	534 sq ft
Total Under Air (3 Bedroom plus den)	3,098 sq ft
Total Under Air (4 Bedroom plus den)	3,640 sq ft
2 Car Garage	434 sq ft
Covered Outdoor Living	316 sq ft

Second floor (Amelia III)



HOME DESIGNS | THE KEEWAYDIN





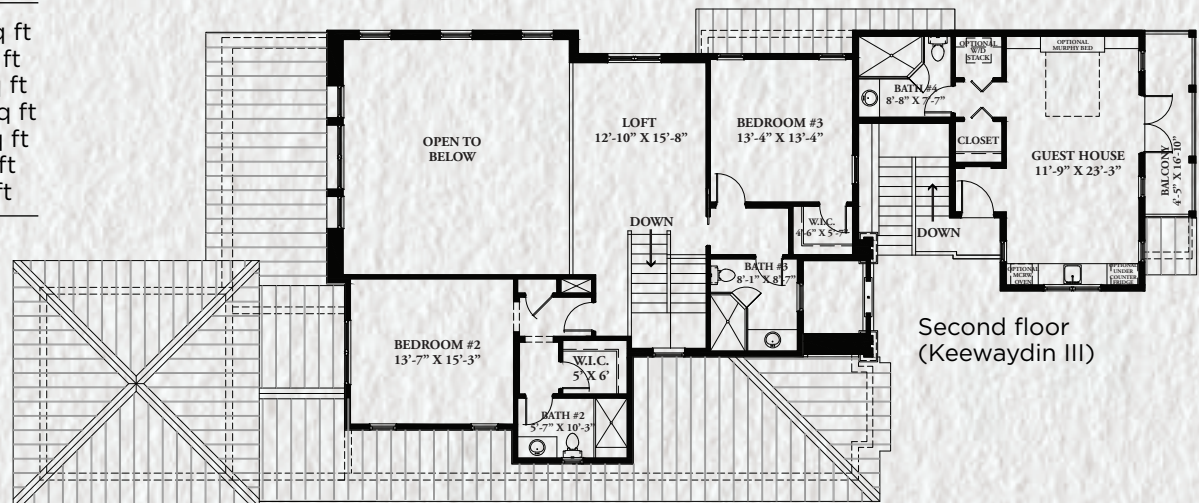
First floor

THE KEEWAYDIN

WATERFRONT TWO-STORY DESIGN
 3 BEDROOM (OR 4 BEDROOM), SIDE ENTRY
 GARAGE

DETAILS

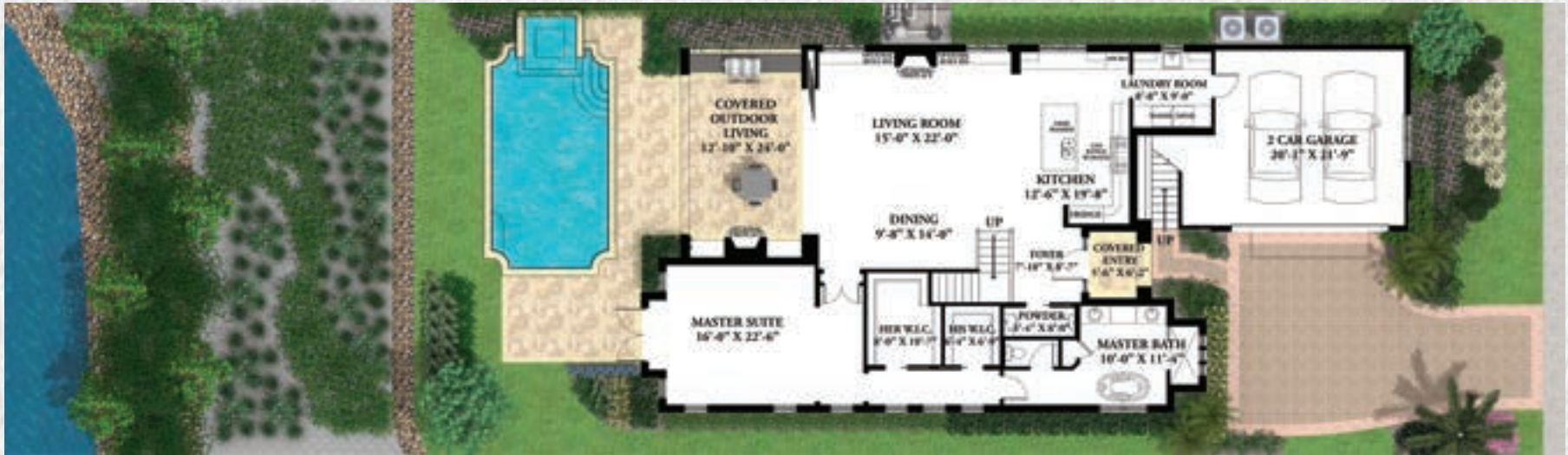
First Floor	2,283 sq ft
Second Floor (Keewaydin I)	1,017 sq ft
Second Floor (Cottage/4th bedroom)	1,502 sq ft
Total Under Air (3 Bedroom)	3,300 sq ft
Total Under Air (4 Bedroom)	3,757 sq ft
2 Car Garage	500 sq ft
Covered Outdoor Living	598 sq ft



Second floor
 (Keewaydin III)

HOME DESIGNS | THE USEPPA





First floor

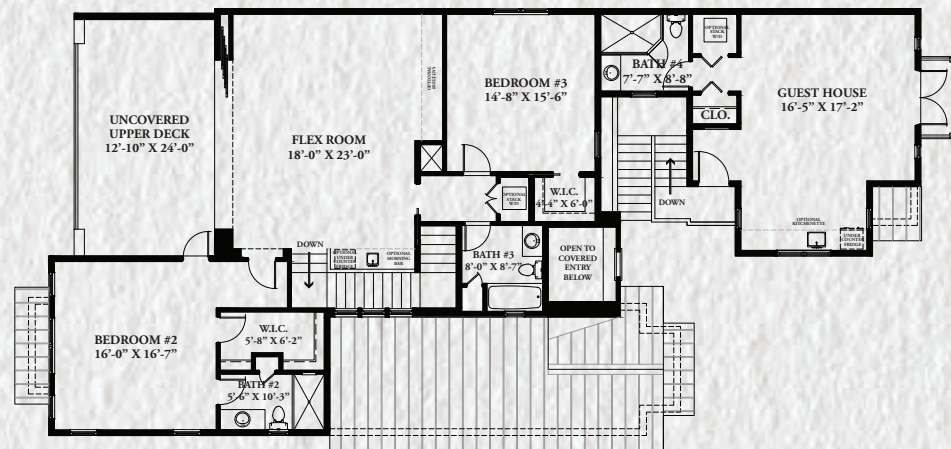
THE USEPPA

WATERFRONT TWO-STORY DESIGN
 3 BEDROOM (OR 4 BEDROOM), SIDE ENTRY GARAGE

DETAILS

First Floor	2,050-2,075 sq ft
Second Floor (Useppa I)	1,051 sq ft
Second Floor (Useppa II w/guest cottage/4th bedroom)	1,540 sq ft
Second Floor (Useppa III w/ flex space +Guest Cottage/4th Bedroom)	2,006 sq ft
Total Under Air (3 Bedroom)	3,126 sq ft
Total Under Air (4 Bedroom)	3,590 sq ft
Total Under Air (4 Bedroom with flex space)	4,056 sq ft
2 Car Garage	498 sq ft
Covered Outdoor Living	330 sq ft

Second floor (Useppa III)

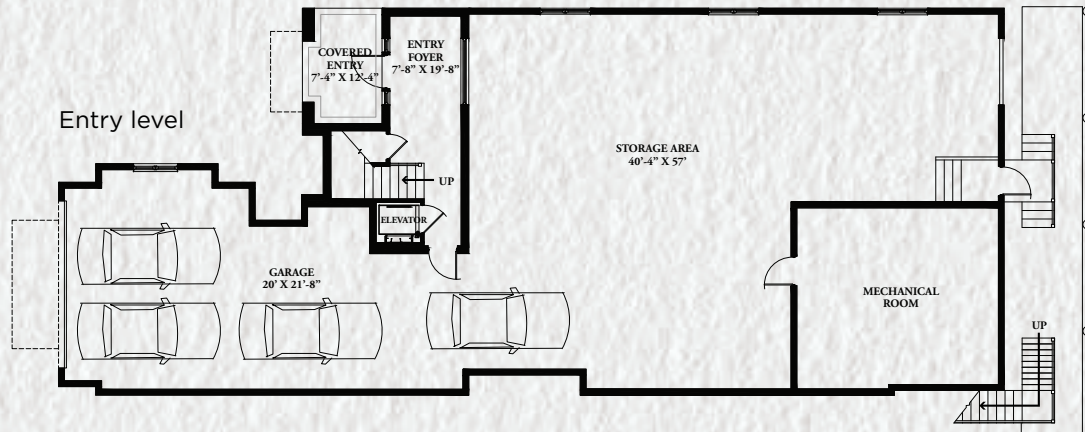


THE COVE RESIDENCES

HOME DESIGNS | THE EVERGLADES [LOT 49]



The Everglades - artist conception.



Main level



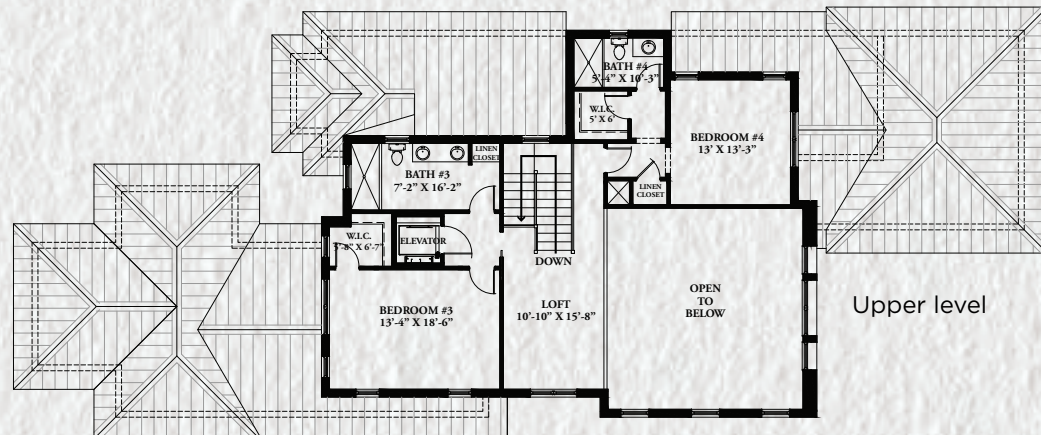
THE EVERGLADES

[LOT 49]

WATERFRONT TWO-STORY DESIGN (ABOVE GARAGE). 4 BEDROOM, WITH ELEVATOR AND PRIVATE DOCK, FRONT ENTRY GARAGE

DETAILS

Entry Foyer	300 sq ft
Main Level	2,907 sq ft
Upper Floor	1,010 sq ft
Total Under Air	4,217 sq ft
Ground Level 4 car + Garage/Storage	2,180 sq ft
Covered Outdoor Living	346 sq ft



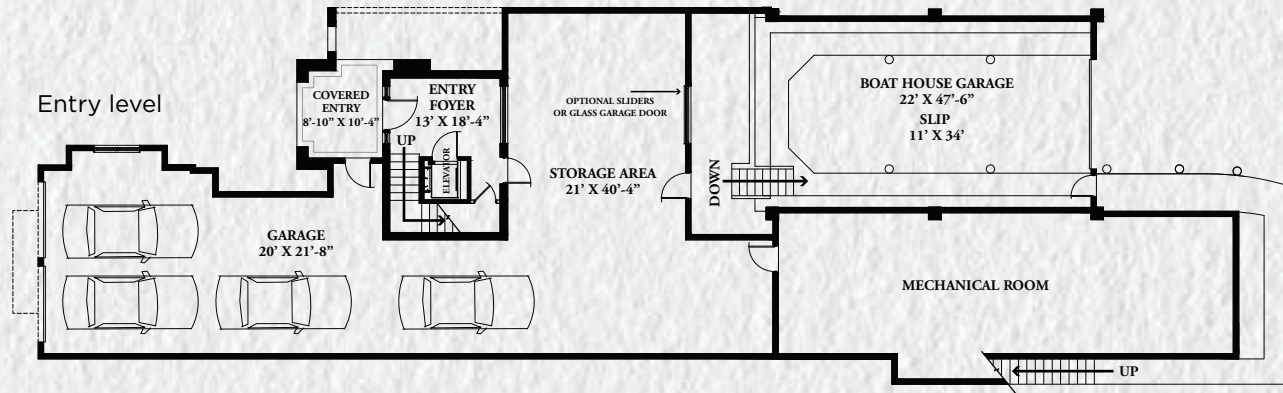
Upper level

THE COVE RESIDENCES

HOME DESIGNS | THE CYPRESS [LOT 50]



The Cypress - artist conception.



Main level



THE CYPRESS

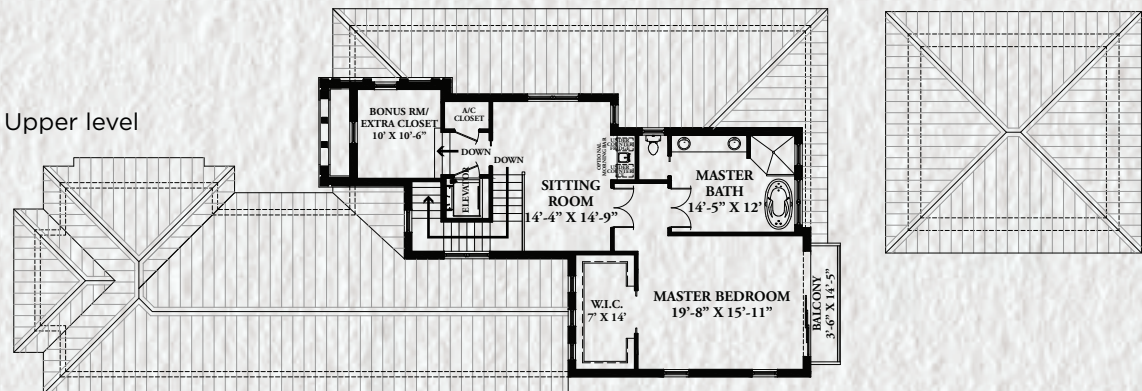
[LOT 50]

WATERFRONT TWO-STORY DESIGN (ABOVE GARAGE). 4 BEDROOM, WITH ELEVATOR AND PRIVATE BOAT HOUSE, FRONT ENTRY GARAGE

DETAILS

Entry Foyer	267 sq ft
Main Level	2,906 sq ft
Upper Floor	1,073 sq ft
Total Under Air	4,246 sq ft
5 car + Garage/Storage	2,180 sq ft
Covered Outdoor Living	580 sq ft

Upper level

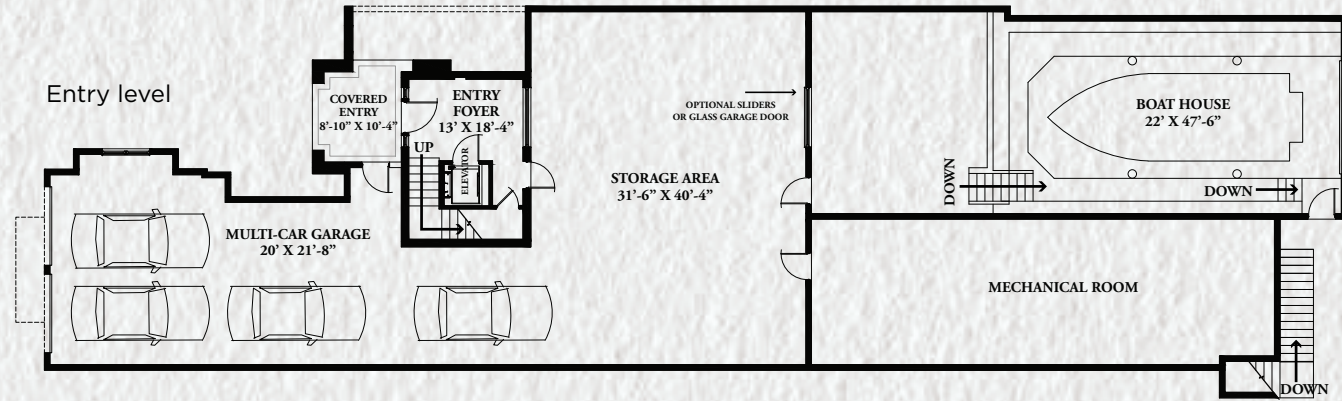


THE COVE RESIDENCES

HOME DESIGNS | THE MANGROVE I [LOT 51]



The Mangrove I - artist conception.



Main level



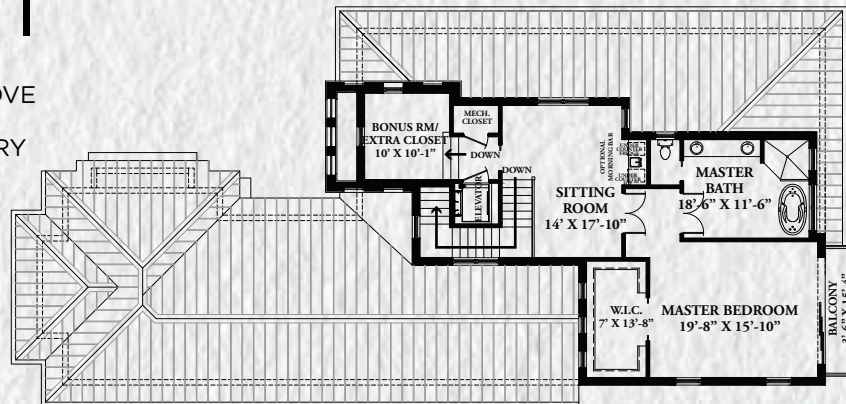
THE MANGROVE I

[LOT 51]

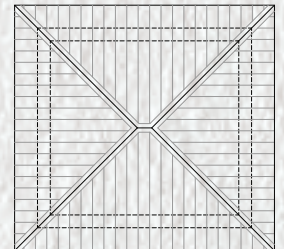
WATERFRONT TWO-STORY DESIGN (ABOVE GARAGE). 4 BEDROOM, WITH ELEVATOR AND PRIVATE BOAT HOUSE, FRONT ENTRY GARAGE

DETAILS

Entry Foyer	267 sq ft
Main Level	2,906 sq ft
Upper Floor	1,073 sq ft
Total Under Air	4,246 sq ft
Ground Level 5 car + Garage/Storage	2,180 sq ft
Covered Outdoor Living	580 sq ft



Upper level

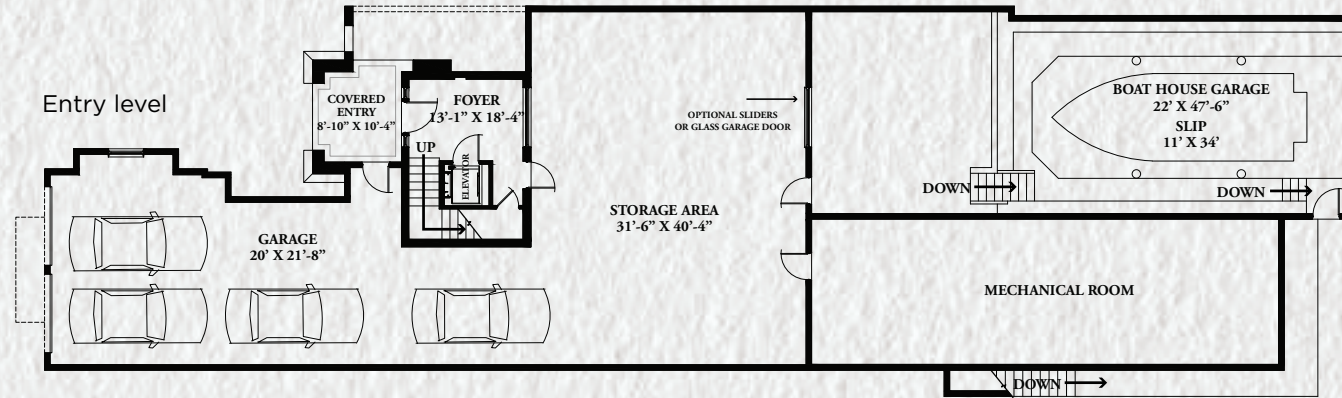
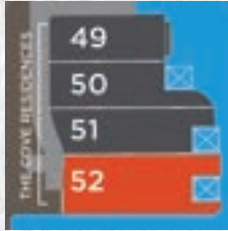


THE COVE RESIDENCES

HOME DESIGNS | THE MANGROVE II [LOT 52]



The Mangrove II - artist conception.



Main level



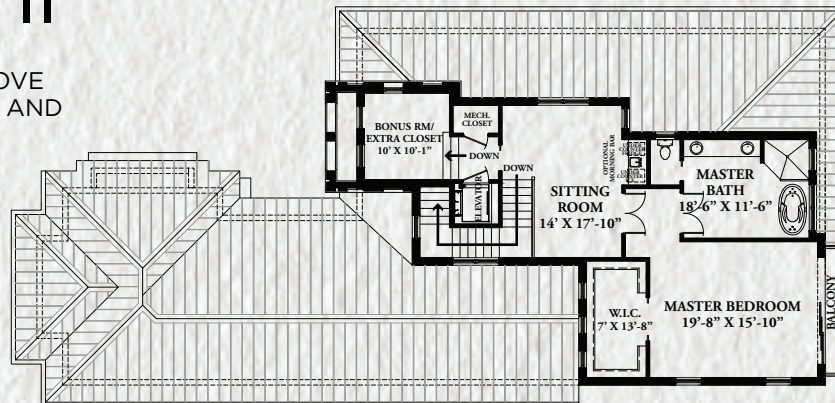
THE MANGROVE II

[LOT 52]

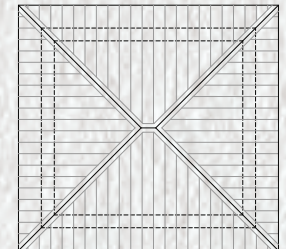
WATERFRONT TWO-STORY DESIGN (ABOVE GARAGE). 4 BEDROOM, WITH ELEVATOR AND PRIVATE BOAT HOUSE, FRONT ENTRY GARAGE

DETAILS

Entry Foyer	267 sq ft
Main Level	2,906 sq ft
Upper Floor	1,073 sq ft
Total Under Air	4,246 sq ft
Ground Level 5 car + Garage/Storage	2,180 sq ft
Covered Outdoor Living	580 sq ft



Upper level



THE AMENITIES





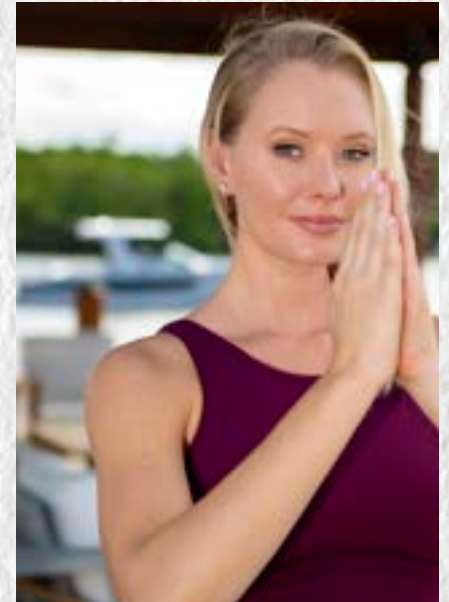
THE MANGROVE BAY LIFESTYLE

Mangrove Bay's deliberately tranquil Wellness Center offers a soothing modern space, a state-of-the-art Fitness Center with equipment by Matrix Fitness®, secure paddleboard/kayak storage, access to a private boat ramp, luxuriously appointed Resident Lounge with viewing deck, and thoughtfully conceived Concierge services in an inviting space with modern interiors by Naples' own Clive/Daniel.

A beautifully furnished Dock Pavilion provides the perfect setting for social gatherings, yoga classes, and casual backwater fishing.

It is a tropical respite designed to feel worlds away, yet is perfectly placed to enjoy a social and cultural lifestyle just outside your dockstep.





THE WATER



PLENTY TO SEA

From the Gordon River flowing into Naples Bay and into the Gulf of Mexico, Mangrove Bay not only provides spectacular waterfront views from its private residences but lends itself to aquatic activities of every variety. Residents may use their own private boat slip with optional boat lift; launch paddleboards, kayaks, and jet skis from the resident-only private boat ramp; or take their boat to nearby destinations. There are as many things to do from sea as from land at Mangrove Bay. Cruise the Bay while feeling the breeze and open air, learn the waters and find the ideal spots with a private fishing guide, paddle peacefully through the mangroves, explore the backwaters, head out to the Gulf of Mexico, and enjoy easy waterside access to many restaurants and entertainment venues – Mangrove Bay offers a virtual sea of opportunities for water lovers.

