

# PALAZZO

BAYFRONT NAPLES

## FEATURES

### THE COMMUNITY

- A Bayfront Naples address at the gateway to Downtown Naples' iconic 5th Avenue South
- Bayfront Naples conveniences include a private marina, exceptional dining, salon services, dockside cocktails, watersport rentals and a world-class interior design center
- Walkable access to endless dining, designer shopping, captivating art galleries and the newly opened Gulfshore Playhouse
- Nearby Baker Park waterfront walking trails, gardens, dog park, and playground with splash pad
- Minutes away from pristine beaches of the Gulf of Mexico
- Convenient private aviation travel from Naples Municipal Airport 10 minutes away

### THE BUILDINGS

- 2 midrise boutique condominium buildings
- 35 luxury private residences with access-controlled entries
- Freestanding ground-level clubhouse overlooking a private pool with lanai, cabana and outdoor grill areas
- Indoor social gathering space with catering kitchen
- Private fitness room with state-of-the-art equipment
- Two parking spaces per residence with an optional EV charging station



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### THE RESIDENCES

- Expansive great room design with expansive living areas and luxurious entertainment islands
- Selection of wood plank and large-format porcelain tile flooring in the main living areas with Mohawk® carpet in the bedrooms and closets
- Energy-efficient hurricane glass windows & sliding doors
- Integrated LED Lighting with electrical ceiling boxes in bedrooms, living and dining areas for decorative lights and fan installation
- Ventilated wood shelving in closets
- 8' solid core interior doors
- 7-1/4" baseboards and 3-1/2" door casings
- Smooth finish interior walls and ceilings, with two coats of finish paint
- Decora-style light switches and duplex style outlets

### Kitchen

- Designer kitchen features European-style 42" upper cabinetry with soft-closing doors, under-cabinet lighting and 36" base cabinets with roll-out drawers
- Premium appliance package including:
  - Sub Zero® 36" Designer Column Refrigerator
  - Sub Zero® 18" Designer Column Freezer
  - Wolf® 36" 5-Burner Induction Cooktop

- Wolf® 36" Wall Hood
- Wolf® 30" Electric Wall Oven
- Wolf® 30" Electric Microwave
- Miele® 24" Built-in Dishwasher
- Elegant quartz countertops with a variety of finishes
- Designer fixtures including Kohler® faucet options, undermount sink and InSinkErator® garbage disposal

### Bathrooms

- European-style cabinetry and designer selection of quartz countertops
- Selection of premium designer wall tiles
- Jacuzzi® free-standing tub in the Primary Bath
- Wide selection of Kohler® and Grohe® shower fixtures
- Kohler® undercounter sinks and comfort height water closets

### Laundry Room

- Front-Load Electrolux Perfect Steam™ washer and Perfect Steam™ dryer
- PROFLO® pulldown faucet and Sterling® laundry sink
- 42" upper cabinets with quartz countertop over washer and dryer

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