# THE AVENUE

936 & 975

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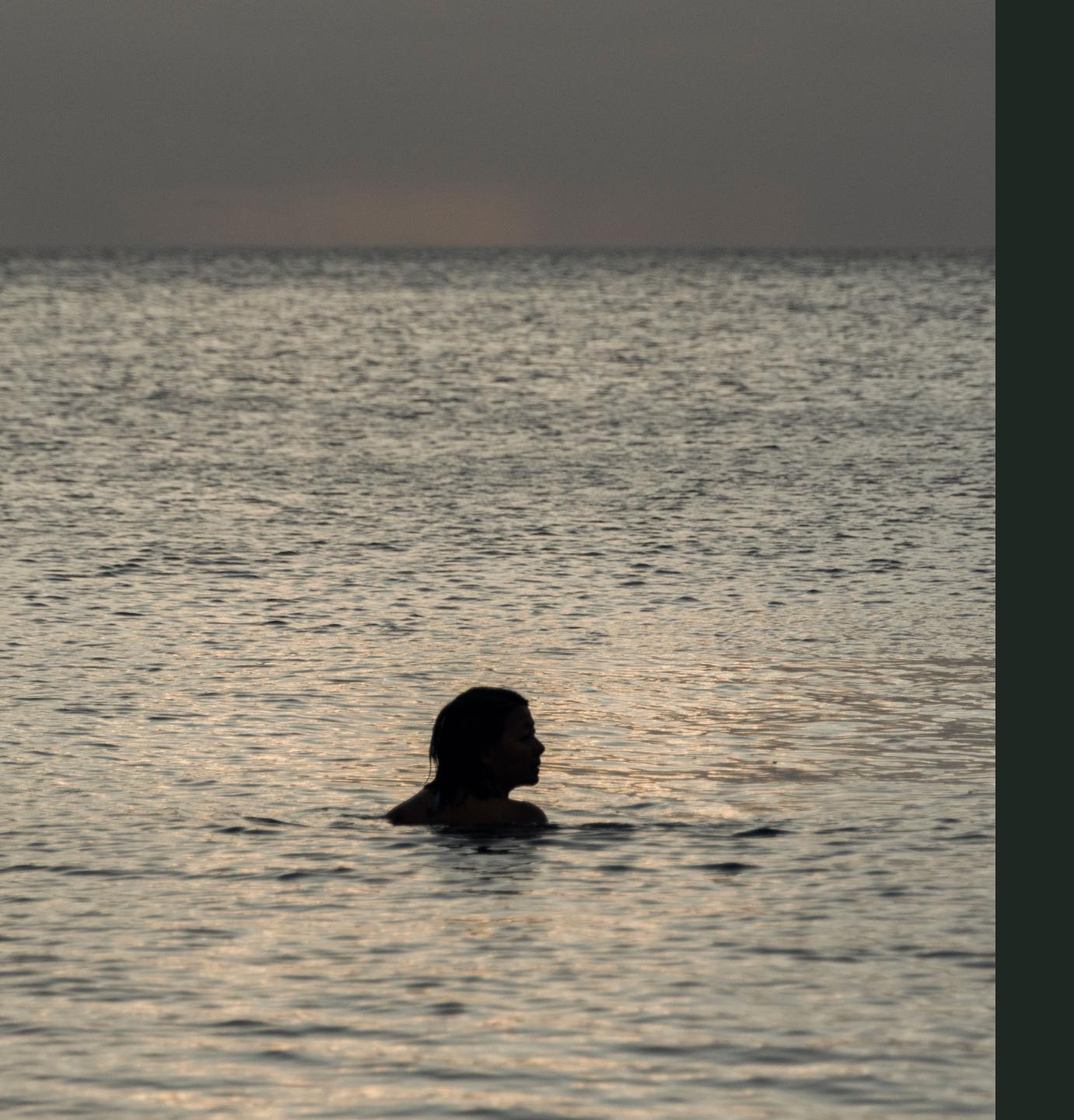
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COASTAL LIVING
IN THE HEART OF DOWNTOWN



# NAPLES, FLORIDA

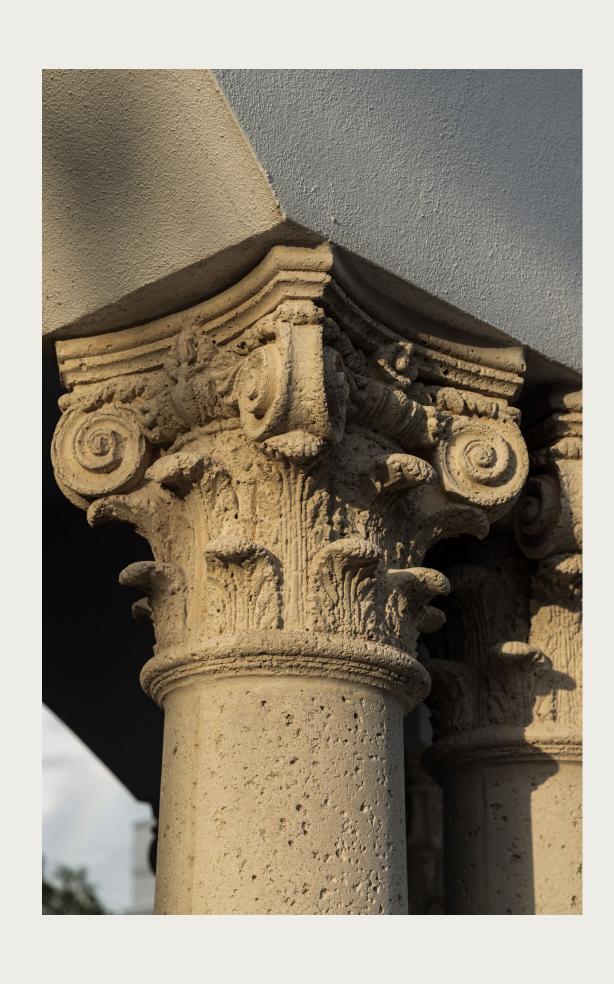
Located on the prestigious 5th Avenue, The Avenue offers the refined amenities of urban living with the serenity of life on the coast to deliver an elevated lifestyle unlike any other.





## NEIGHBORHOOD

Located in the 5th Avenue South shopping district, Downtown Naples, and a short walk from the pristine beaches of the Gulf Coastline, The Avenue is the cultural epicenter of Naples. Where restaurants are tucked between tree-lined streets, retail spaces are connected by pristine courtyards, and residences become private escapes.















# ARCHITECTURE

A legacy design statement, the architecture blends stately materials and graceful forms that echo Naples' natural beauty and coastal spirit. Rising at the city's entrance, it anchors downtown with a sense of timeless grandeur—offering elevated residences above a landmark presence.









# INTERIORS

The residences at The Avenue are curated retreats, complete with open interiors, handcrafted details, and refined finishes that feature interior spaces designed by Nainoa.





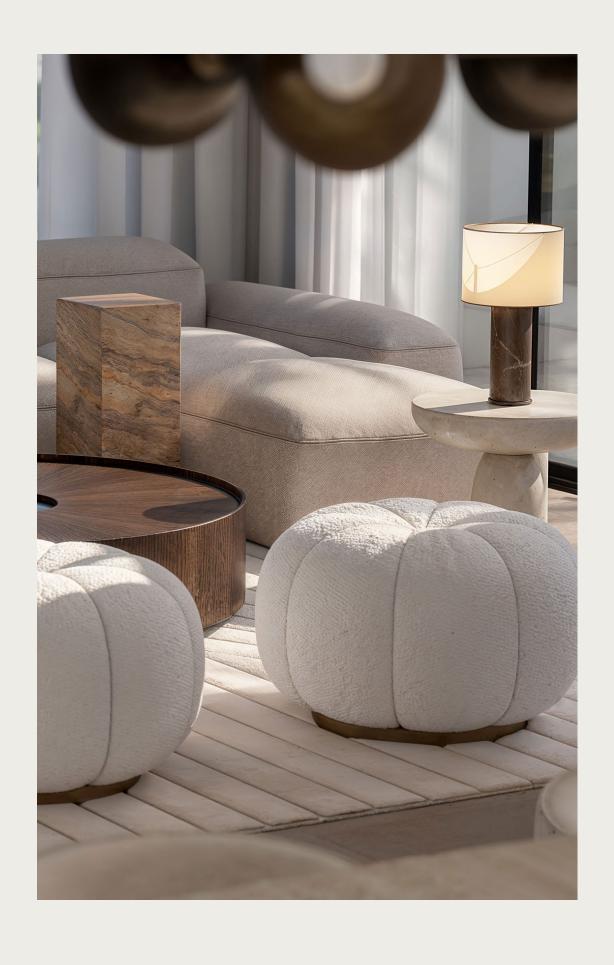






















#### FEATURES & FINISHES

10' TO 11' CEILING HEIGHTS
HARDWOOD FLOORS
STONE COUNTERTOPS
WOLF APPLIANCES
BEST-IN-CLASS WASHER & DRYER
STONE BATHROOMS
SMART-HOME READY

#### SERVICES

24 HOUR DOORMAN
CONCIERGE
IN-HOME PACKAGE DELIVERY
ON-SITE MANAGEMENT
BEACH SHUTTLE SERVICE
IN-ROOM DINING OPTIONS
HOME WATCH







## AMENITIES

Curated with the spirit of a world-class resort, the amenities offer every comfort and indulgence one could imagine. A private rooftop terrace, resort-style pool, and a state-of-the-art fitness studio elevate daily life, while secure parking, dedicated concierge service, and intimate private lounges create a seamless blend of coastal ease and urban sophistication.



#### AMENITIES

ROOFTOP POOL
CLUB ROOM
CONFERENCE ROOM
CO-WORKING SPACE
FITNESS FACILITIES
SPA
GUEST PARKING

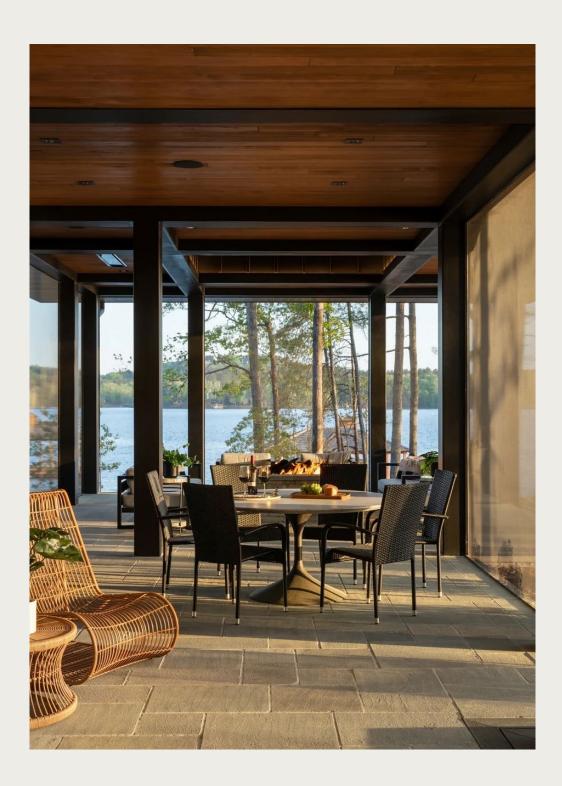






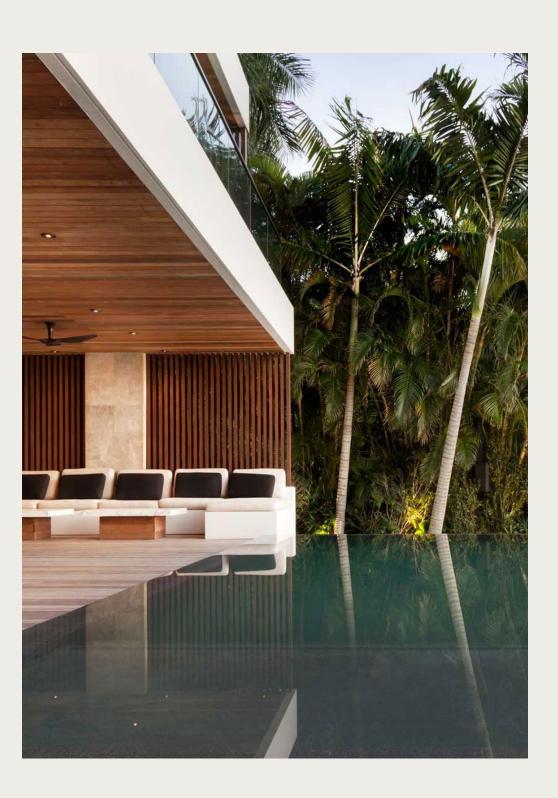


#### MHK



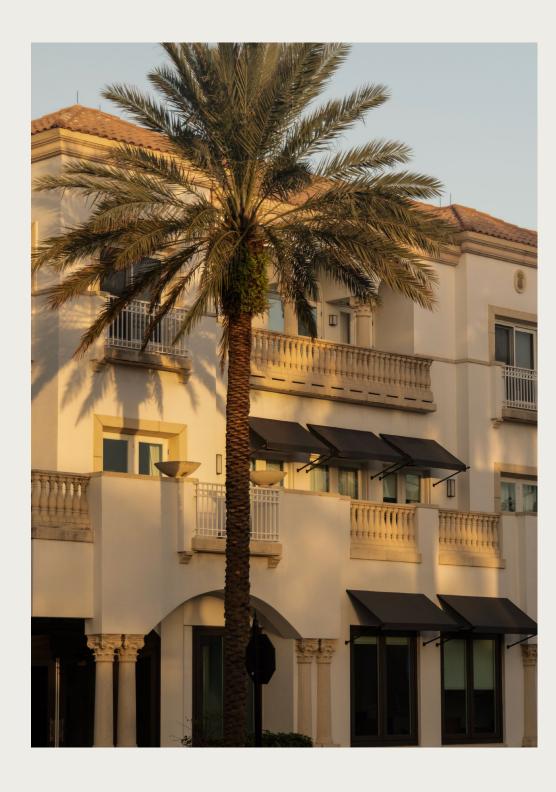
Located in Naples, FL, MHK Architecture is dedicated to the historic craft and practice of architecture. They are driven by a strong commitment to the artful integration of exterior scapes that pay homage to Naples' unique history and architectural style.

## LAND



LAND is an environmental planning and landscape design practice focused on creating bespoke outdoor environments. They were integral to The Avenues' walkways, lush foliage and curated garden spaces, providing public green spaces and private residential escapes that sustainably provide residents and the public with the best of Naples.

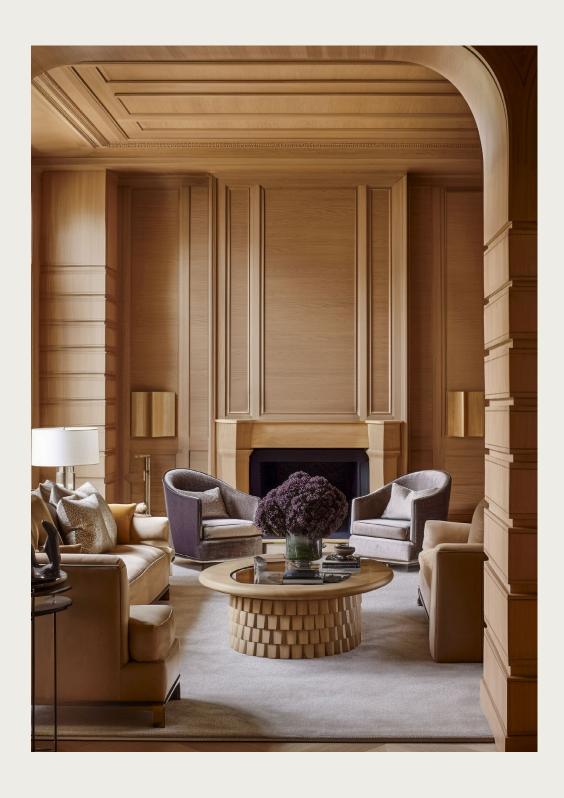
## APREA & JSB CAPITAL



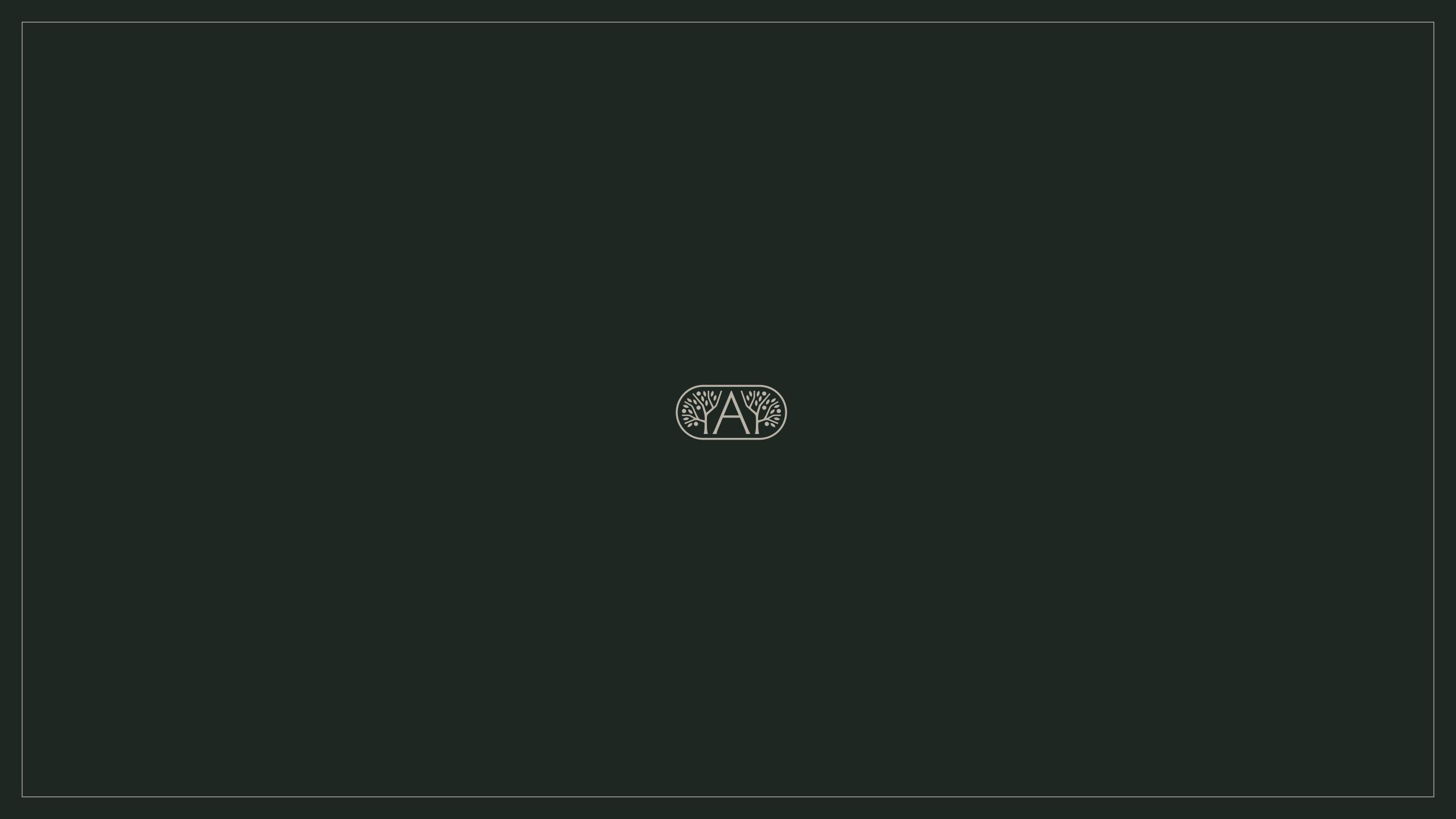
APREA is a real estate development firm dedicated to creating distinguished properties that elevate standards of quality, design, and value, delivering thoughtful landmark spaces that enrich communities and embody refined sophistication.

JSB Capital is an experienced real estate investment platform uniquely suited to service both private and institutional investors.

#### NAINOA



At NAINOA, we weave the narratives of our daily lives into architectural expressions. Design is a pilgrimage, an exploration of self, and a way we connect with the world around us. We listen to uncover the details that make our clients extraordinary and turn those qualities into the spaces they call home.



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The name of the condominium is 900 Block Condominium, which is marketed and commonly known as "The Avenue 936 & 975."

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