THE RITZ-CARLTON
RESIDENCES

NAPLES

INFORMATIONAL SHEET

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LEGENDARY WATERFRONT LIVING

Situated on one of the most desirable locations in all of Naples, between the southern shores of the Gulf of Mexico and the tranquil waters of Vanderbilt Lagoon, The Ritz-Carlton Residences, Naples transcends typical coastal luxury. Captivating architecture, refined residences, and breathtaking views combine with an extensive array of curated amenities, personalized experiences, and the legendary service of The Ritz-Carlton. Even better, it is all conveniently close to the best Naples has to offer, including dazzling colorful sunsets, exquisite dining, a rich cultural scene, designer shopping, and contemporary entertainment.

The Ritz-Carlton Residences, Naples' architecture and designs involve a trio of top visionaries: Curts Gaines Hall Jones (CGHJ) Architects, internationally revered interior designer Cristian Pinedo of SUSURRUS, and landscape architectural firm Booth Design Group. Venerated builder Suffolk Construction is the general contractor, while engineering is being spearheaded by J.R. Evans Engineering.

STOCK RESIDENCES

THE RITZ-CARLTON RESIDENCES, NAPLES ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, L.L.C. OR ITS AFFILIATES ("RITZ-CARLTON"). STOCK RESIDENCES USES THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON HOTEL COMPANY, L.L.C. WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN.

THE RITZ-CARLTON RESIDENCES

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PROPERTY & BUILDING

- 6.2 acres alongside Vanderbilt Lagoon on the coast of Naples, FL
- 128 luxury residences in a boutique setting at Vanderbilt Beach
- Two 12-story Tower Residences buildings

• 3, 4 & 5 bedroom residences, penthouses and grand penthouses from over 4,093 sf to over 9,800 sf

- Two mid-rise Bay Residences buildings

• 3-bedroom residences from over 3,000 sf

- One mid-rise Park Residences building

• 3-bedroom residences from over 2,600 sf

RESIDENCE FEATURES

• Magnificent views overlooking the Marina, Vanderbilt Lagoon and Gulf of Mexico
• Private elevator vestibule
• Separate service vestibule
• 10' to 12' high ceilings
• Private residence storage areas
• Open, large terraces including impact-resistant sliding glass doors
• Glass railings on all terraces
• Lutron lighting system
• Pre-wired for multi-room audio, security, and rolldown window shading
• Separate laundry room with front-load washer and dryer and utility sink
• Master suites with large his and hers walk-in closets
• Finish selections by world-class interior design team
• Choice of exquisite large format porcelain or wood flooring

KITCHEN FEATURES

• Cambria quartz countertops
• European-style cabinetry with under-cabinet lighting
• Sub-Zero/Wolf cooking and refrigeration appliance suite
• Cove dishwasher
• Sub-Zero wine refrigerators
• Dornbracht pull-down faucet

MASTER BATHROOM FEATURES

• Marble countertops and shower walls
• Double vanities
• Free-standing sculptured tub with floor mounted faucet and hand-held faucet
• Platinum-finish Dornbracht brand plumbing fixtures
• Shower with rain-head style and hand-held fixtures
• Private water closet with TOTO WASHLET® G450 integrated smart toilet

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. NOTHING HEREIN OR IN ANY OTHER COMMUNICATION SHALL BE DEEMED TO OBLIGATE THE DEVELOPER, OR ANY AFFILIATE OF DEVELOPER, TO CONSTRUCT THE PROJECT OR OFFER ANY OF THE PROJECT FOR SALE, AND NOTHING HEREIN SHALL BE DEEMED A GUARANTY OF ANY KIND. THIS IS NOT AN OFFER TO SALE OR SOLICITATION OF OFFERS TO BUY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION.

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WHERE CONNECTED COASTAL ELEGANCE MEETS UNSURPASSED SERVICE

In addition to elegant residences created with flawless attention to detail, owners at The Ritz-Carlton Residences, Naples have access to an unmatched selection of activities, experiences, and personalized services made possible by more than 50,000 total square feet of indoor and outdoor amenities plus gracious hospitality all delivered to the incomparable standards of The Ritz-Carlton

Overlooking the Marina and Vanderbilt Lagoon, the Bay Residences offer captivating three-bedroom homes. These two mid-rise building offer a more intimate waterfront experience, with direct access to the Marina and boardwalk, plus the third floor amenities of the Towers.

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COMMUNITY AMENITIES

- Marina at One Naples
  - 22-slip marina at the gateway to the Gulf of Mexico
  - Dockmaster
  - Gas service
  - Ship store
  - Transient slips

- The Park at One Naples
  - A lush, beautifully landscaped park
  - Walking trails
  - Grilling stations
  - Putting green
  - Bocce
  - Covered shade pavilions with restrooms
  - Trellised seating area
  - Water features
  - Dog walking area

OWNER AMENITIES

- Grand Owner's atrium and lobby lounge
- Extraordinary 22,000 square feet of outdoor amenities
  - Dramatic elevated resort pool with sun shelf and spa
  - Spectacular lap pool
  - Luxury cabanas, cabana suites and fire pits
  - Covered terrace with grilling station
- State-of-the-art fitness center includes
  - Cardio and strength equipment
  - Flex fitness room
  - Stretching room
  - Weight room
  - Yoga studio
- Spa includes
  - Men's and women's spas, showers and changing areas
  - Relaxation room
  - Steam rooms
  - Saunas
  - Treatment rooms
  - Wellness Center

THE VANDERBILT CLUB

- A 28,000-square-foot club amenity that includes:
  - Culinary-forward restaurant with indoor and outdoor dining
  - Business center with business café and coffee lounge, executive meeting room and work offices
  - Club Lounge with billiards, card rooms, private theater, golf simulator and bar
  - Kids room with Everglades adventure theme
  - Teen room with video games, ping pong table and Formula 1 simulator
  - Four Guest Suites to reserve for friends and family

TOWER RESIDENCE AMENITIES

- A sophisticated rooftop destination at the top of each tower
  - Private dining with exhibition kitchen
  - Spectacular bar with lounging area and featuring sunset views
  - Fire pits
  - Gulf and lagoon verandas

BAY RESIDENCE AMENITIES

- Waterfront promenade to marina
- Social terrace with outdoor bar, grilling stations and fire pits
- Indoor social gathering space
- Spectacular rooftop pool, sundeck, and cabanas
- Elevated amenity deck for social gatherings
- Spectacular views of Vanderbilt Lagoon

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ADDITIONAL AMENITIES & SERVICES

- Exclusive Concierge services
- Beach Service
- Putting green
- Sensory program throughout the common areas (curated music, botanical displays and signature scent)
- EV charging stations
- Dog run and dedicated dog wash area
- 24-hour surveillance and nightly patrol
- Interior and exterior landscape maintenance
- Fitness equipment maintenance
- Elevator maintenance
- Resident communication system
- Package delivery service
- Towel and water services at the pool and fitness center
- Complimentary coffee in the lounge
- Complimentary newspaper
- Waste collection and disposal
- Natural gas utility
- Association Staff

- General Manager
- Administrative Assistant
- Lifestyle Director
- Pool Attendants
- Concierge
- Engineer and Maintenance Staff
- Janitorial Staff

THE RITZ-CARLTON RESIDENTIAL SERVICES

The dedicated staff at The Ritz-Carlton Residences can assist with a variety of personal arrangements at an owner's request. Following are examples of offered services, some of which are included in the association or strata assessments paid by owners to their condominium or homeowners' association; some are a la carte.

ESSENTIAL SERVICES

- Airline/Private Air Reservations
- Shopping Information
- Airport/Ground Transportation Arrangements
- Ordering Floral Arrangements
- Activity Arrangements
- Coordinate Delivery Services
- Automobile Rental Reservations
- Limousine/Car Service Reservations
- Boat/Yacht Charter Arrangements
- Business Center
- Trash Removal
- VIP Hotel Reservations at Ritz-Carlton Properties Worldwide
- Guest Suite Reservations
- Reserving Golf Tee Times
- Restaurant Information/ Reservations
- Tour Information & Reservations
- Spa & Salon Reservations
- Services Information
- Move-in Coordination
- Notary Public Services
- Valet Parking
- Pet Care/Kennel Information & Reservations
- Loss Prevention
- Theater & Entertainment Information
- Butler/Doorman/Porter Services
- Common Area Housekeeping
- Common Area Maintenance
- Newspaper/Magazine/ Package Delivery

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Á LA CARTE* GENERAL SERVICES

- Grocery Shopping
- Laundry/Dry Cleaning
- Alterations Services
- Car Washing/Detailing
- Travel & Vacation Planning
- Equipment Rental
- Photocopies/Telegrams/ Facsimiles
- Secretarial Services
- Function/Event Planning
- In-Residence Dining/Catering
- Mail Packing & Shipping
- Personal Chef Services
- Plant Care Maintenance
- Personal Trainer
- Translation Services
- Vacant Home Care
- In-home Spa Treatments/ Services
- Nanny/Child Care Services
- Pet Grooming and Walking

Á LA CARTE* ENGINEERING SERVICES

- Light Bulb/Florescent Tube Replacement
- Furniture Assembly
- Bulk/Move-in Trash Removal
- Touch-Up Painting
- Electronics Hook-Up
- Minor Electrical & Plumbing
- Picture Hanging
- HVAC Filter Change

Á LA CARTE* HOUSEKEEPING SERVICES

- Vacuum & Mop Floors
- Clean Mirrors
- Dust Interior
- Oven/Cook Top Cleaning
- Strip Beds & Change Sheets
- Refrigerator Cleaning
- Clean Bathrooms
- Wash Dishes
- Clean Patio / Summer Kitchen / Cabana

**A La Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with The Ritz-Carlton.*

Guest Suite Reservations+ are standalone properties where the Suites are owned by the condominiums owners' association.

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Brian Stock, CEO

DISTINCTIVE LIVING MADE POSSIBLE BY LEADERSHIP

The Ritz-Carlton Residences, Naples has been made a reality through a collaboration between some of the most respected names in real estate, architecture, design, lifestyle development, and service. Together, the team shares a vision for redefining what elegant, exclusive luxury living means, not only for Naples, but for dynamic upscale cities everywhere.

DEVELOPER – STOCK DEVELOPMENT

Founded in 2001, Stock Development has set the standard in luxury real estate development, construction, ownership, and management. STOCK is a family owned, diversified real estate company with a long legacy of success in high-quality real estate, achieved through its tradition of enduring quality, unparalleled integrity, and outstanding customer service.

STOCK creates exceptional living experiences distinguished by world-class architecture, stunning interior design, spectacular amenities, and an incomparable lifestyle. With over two decades of experience in the Naples luxury residential market, STOCK is proud to brings its vision and expertise to develop this storied coastal offering.

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KEY DEVELOPMENT PARTNERS

ARCHITECT

CURTS GAINES HALL JONES ARCHITECTS - one of the leading architectural design and planning firms in the Southeast US.

BUILDER

SUFFOLK CONSTRUCTION - an industry-leading builder with more than 40 years experience.

LANDSCAPE ARCHITECT

HUNTER BOOTH - a recognized landscape architecture firm specializing in two decades' worth of LEED and sustainable design.

INTERIOR DESIGN

SUSURRUS - an international hospitality design firm led by award-winning interior architect, Christian Pinedo.

ENGINEERING

J.R. EVANS ENGINEERING - revered for their execution of some of the top stormwater, floodplain, and land development projects in the country.

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