THE RITZ-CARLTON
RESIDENCES

NAPLES

Legendary Waterfront Living







Inspired Vision.



Brian Stock

The Ritz-Carlton Residences, Naples is a one-of-a-kind residential opportunity proudly presented by Stock Residences, the luxury condominium division of **STOCK,** the region's leading luxury homebuilder for over 20 years. Led by CEO Brian Stock, our vision is to create a residential destination that reflects our longstanding commitment and love of the Naples community that we've called home for more than two decades.

Our accomplished team has developed, designed and built more than 6,000 luxury homes and custom estate homes in the finest neighborhoods throughout Naples, Sarasota, Estero, Wellington and Palm Beach.

The partnership between The Ritz-Carlton Residences and STOCK brings together two of today's leading authorities in delivering residential experiences that redefine excellence. Residents of The Ritz-Carlton Residences, Naples will enjoy numerous advantages such as unique curated amenities, personalized concierge-level services, statement architecture, uncompromising quality, and unrivaled hospitality throughout every element of the lifestyle.

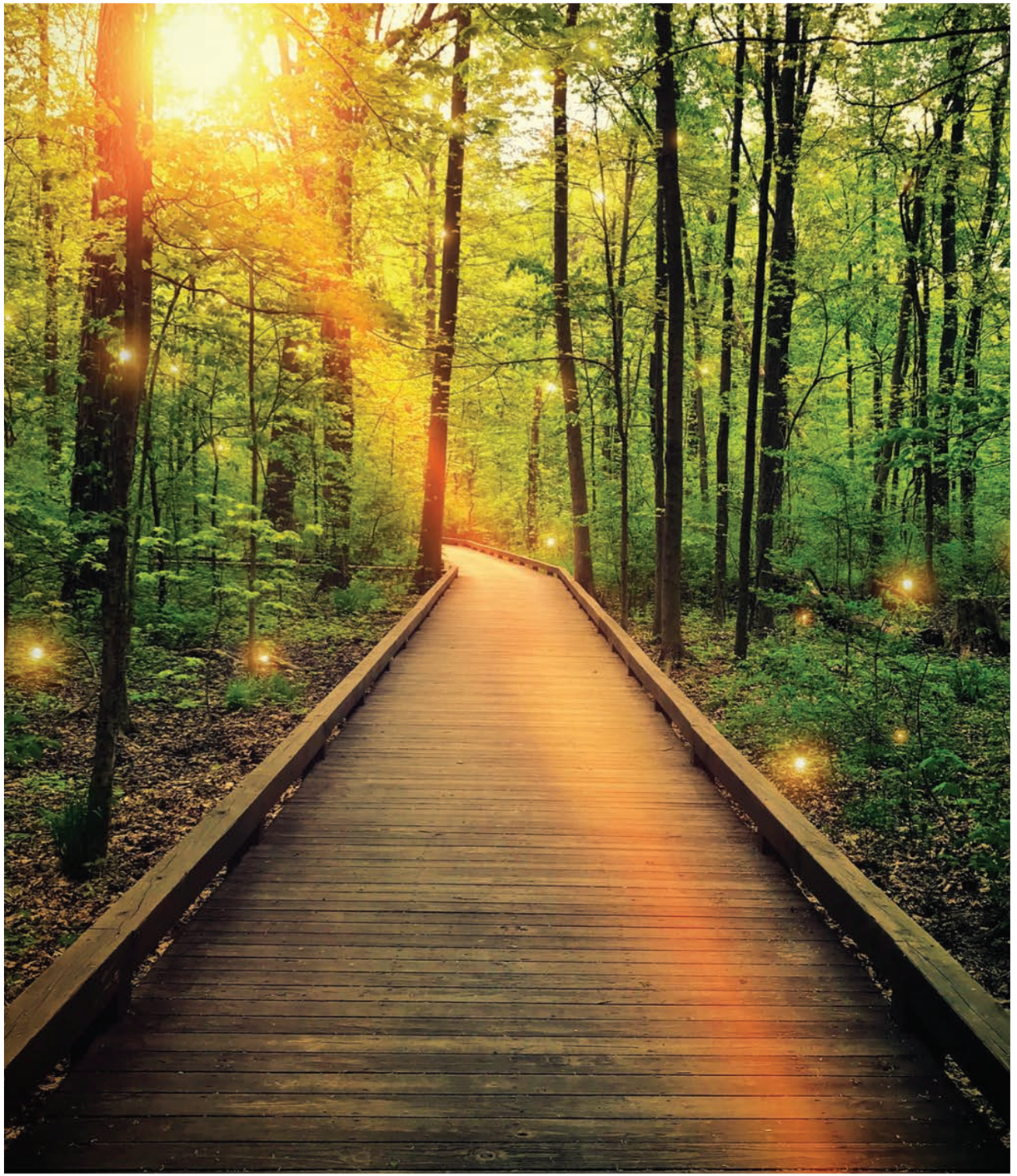
Coastal Elegance

Perfectly situated along Vanderbilt Lagoon, overlooking Vanderbilt beach, The Ritz-Carlton Residences, Naples is a gateway to the best the area has to offer. Designer shopping and fine dining of Fifth Avenue South and Third Street South are minutes away. Also close by are Mercato, home to Whole Foods Market and numerous upscale boutiques, and Waterside Shops, an upscale open-air shopping mall featuring luxury retailers that include Saks Fifth Avenue, Gucci, Louis Vuitton, and Hermès. The sophisticated arts and cultural offerings in Naples are equally extraordinary. Classical music, ballet, fine regional theatre and superb museums and art galleries are all just a short drive from the property.









Connected to Nature

The captivating beauty of the Southwest Florida coast can be found all throughout Naples. Right outside their front door, residents will enjoy sun-soaked beaches, superb championship golf courses, and dozens of nature preserves and parks. From the Marina along the property's lagoon-front promenade, there are ample opportunities to explore world-class fishing and boating on pristine waterways. Explore the coastline mangroves by kayak to see native birds and wildlife. There are also limitless deep sea sportfishing opportunities, as well as Ten Thousand Islands, at the western edge of the Everglades.






THE RITZ-CARLTON
RESIDENCES, NAPLES


GULF OF MEXICO
VANDERBILT LAGOON
SOUTHBAY DRIVE
GULF SHORE DRIVE
VANDERBILT BEACH ROAD
1 South Tower Residences
2 Sky Bar South
3 North Tower Residences
4 Sky Bar North
5 West Bay Residences
6 The Bay Club
7 East Bay Residences
8 The Park
9 Future Park Residences

The Art of Living Well

- 128 luxury residences in a boutique setting at Vanderbilt Beach
- Magnificent views overlooking the Marina, Vanderbilt Lagoon and Gulf of Mexico
- The Vanderbilt Club – a 28,000-square-foot club amenity that includes:
  - ~ Culinary-forward restaurant with indoor and outdoor dining
  - ~ 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
- Extraordinary 22,000 square feet of outdoor amenities
- State-of-the-art fitness center
- Luxurious spa with steam rooms and saunas
- Private Park with a putting green, outdoor grilling stations, walking paths and bocce





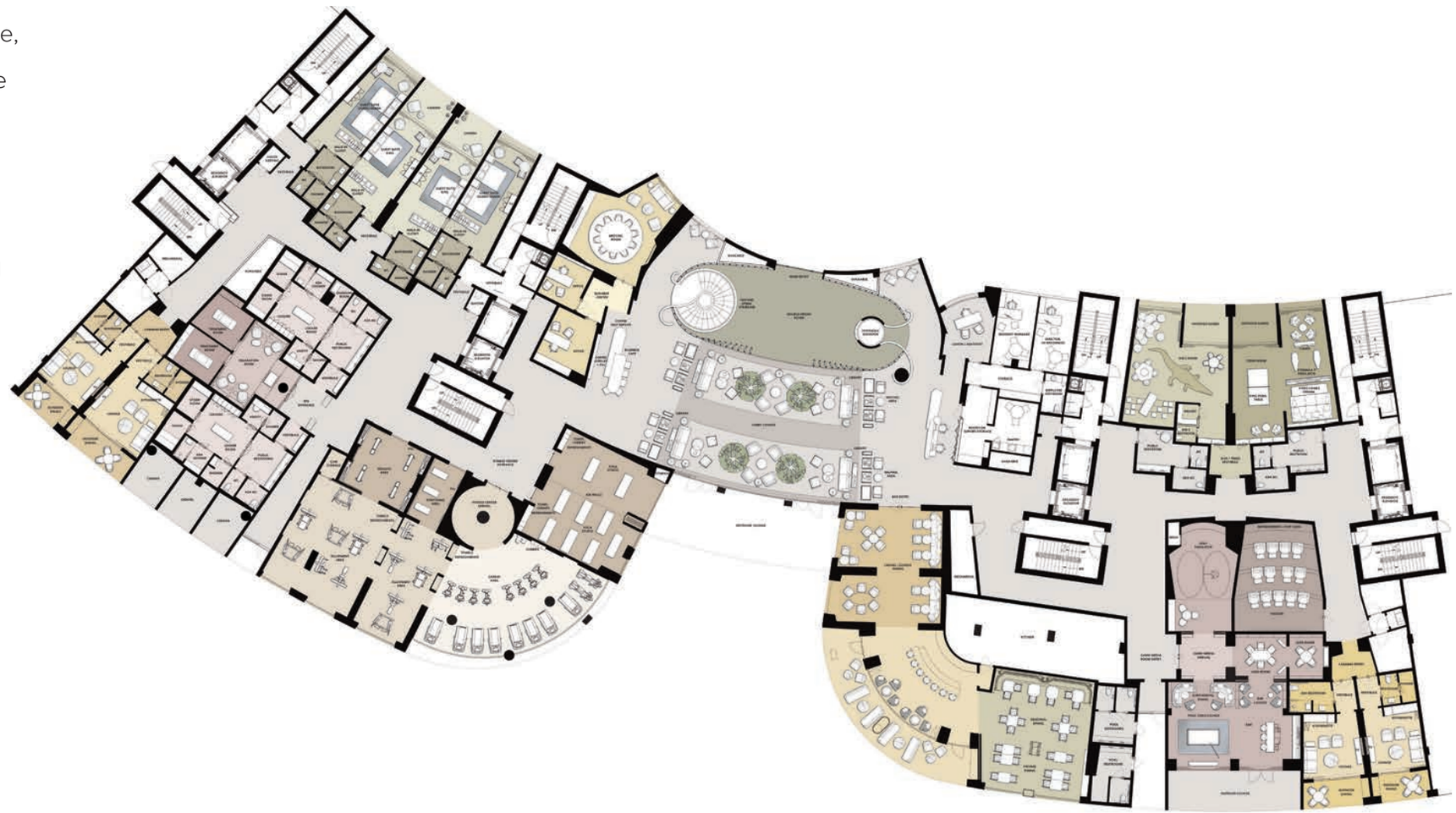
SUSURRUS

sublime discretion of luxury

Cristian Pinedo is an award-winning interior architect. He is the founder of **SUSURRUS,** an international hospitality design firm. Pinedo has lived and worked in Madrid, Singapore, London and Miami designing interiors for some of the most outstanding brands as Four Seasons, Ritz Carlton and St Regis Hotels in extraordinary cities as New York, Miami, Shanghai, Ibiza and Kyoto among others.

The Vanderbilt Club

The Ritz-Carlton Residences, Naples will include The Vanderbilt Club — a 28,000-square-foot club with a Grand Owner's atrium and lobby lounge, private restaurant, business center and coffee lounge, state-of-the-art fitness center, and a full-service spa — a kids' room, a teen room with a Formula 1 simulator, and a club lounge with a golf simulator and private theater, among other features. There will be an additional 22,000 square feet of outdoor amenities, including a resort-style pool, lap pool, cabana suites, and fire pits.



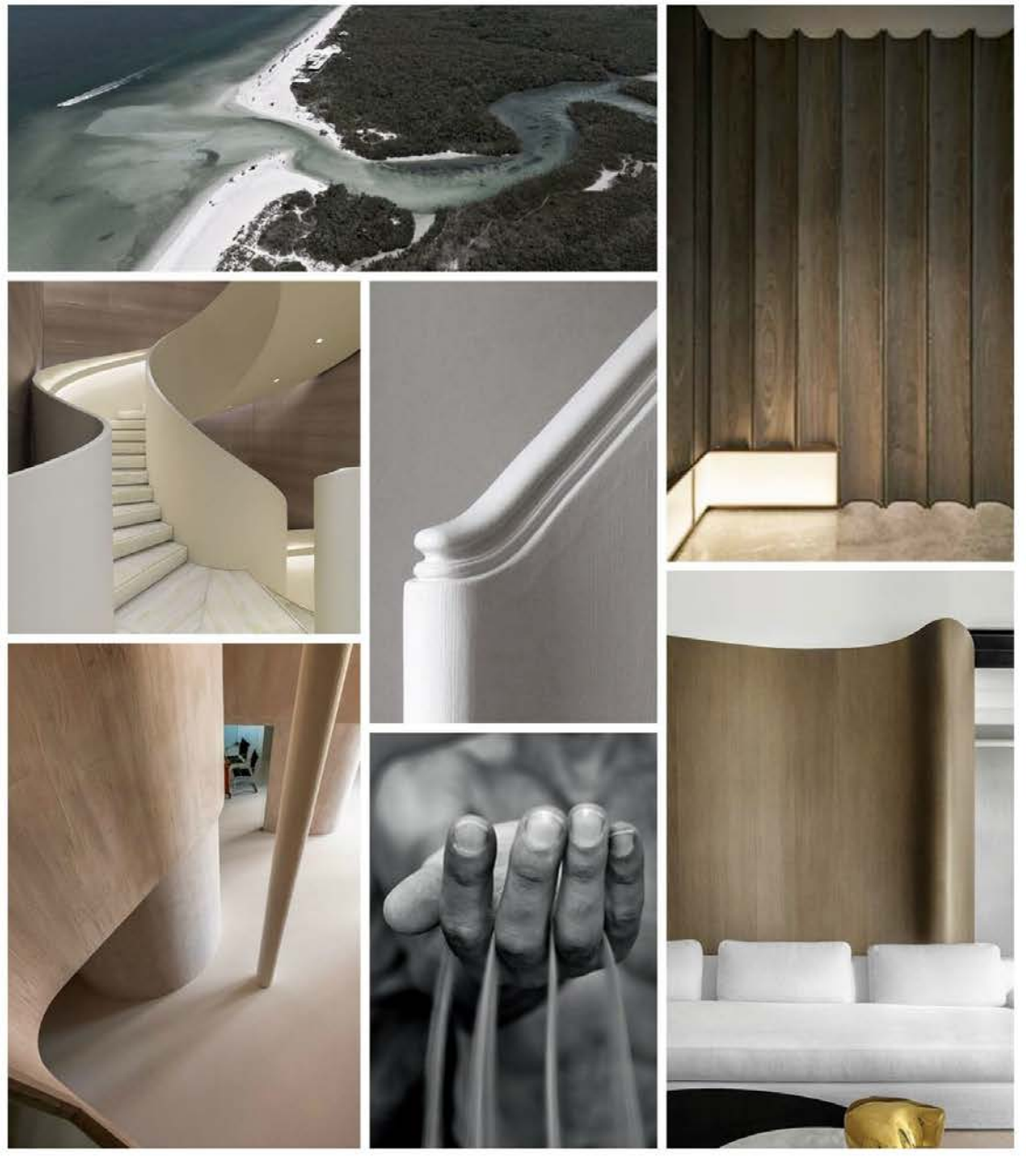
the Atrium

welcoming sinuosity

[protective mother nature]

Inside the mother womb, a continuous gentle skin of wood protects us from the outside World.

Meandering elements guiding us through an experiential journey, an emotional experience.



SUSURRUS

the Atrium

Intriguing verticality

[mangrove forest]

Above the surface, the upper world, a fascinating forest of capricious vertical posts, like an abstract colonnade emerging up to the sky, the sky of leaves and nothing else.













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AMBIANCE board



Lobby Lounge

Natural Sophistication

[reminiscent of mediterranean architecture]

Relaxed and elegant atmosphere. Earthy and maritime.at the same time. Indoors and outdoors merge. The nature comes in, the home escapes out. Breeze, wood scent and shadows, moving...










Lobby Lounge

Natural Sophistication

[reminiscent of mediterranean architecture]

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AMBIANCE board



Guest rooms

Blissful Place

[Transforming your surroundings into a Sanctuary]

Privacy is valuable. You don't have to share everything,
It's healthy to ocassionally hit the pause button.
Your room is your sanctuary, your refuge.
Filled with elegance and sophistication.







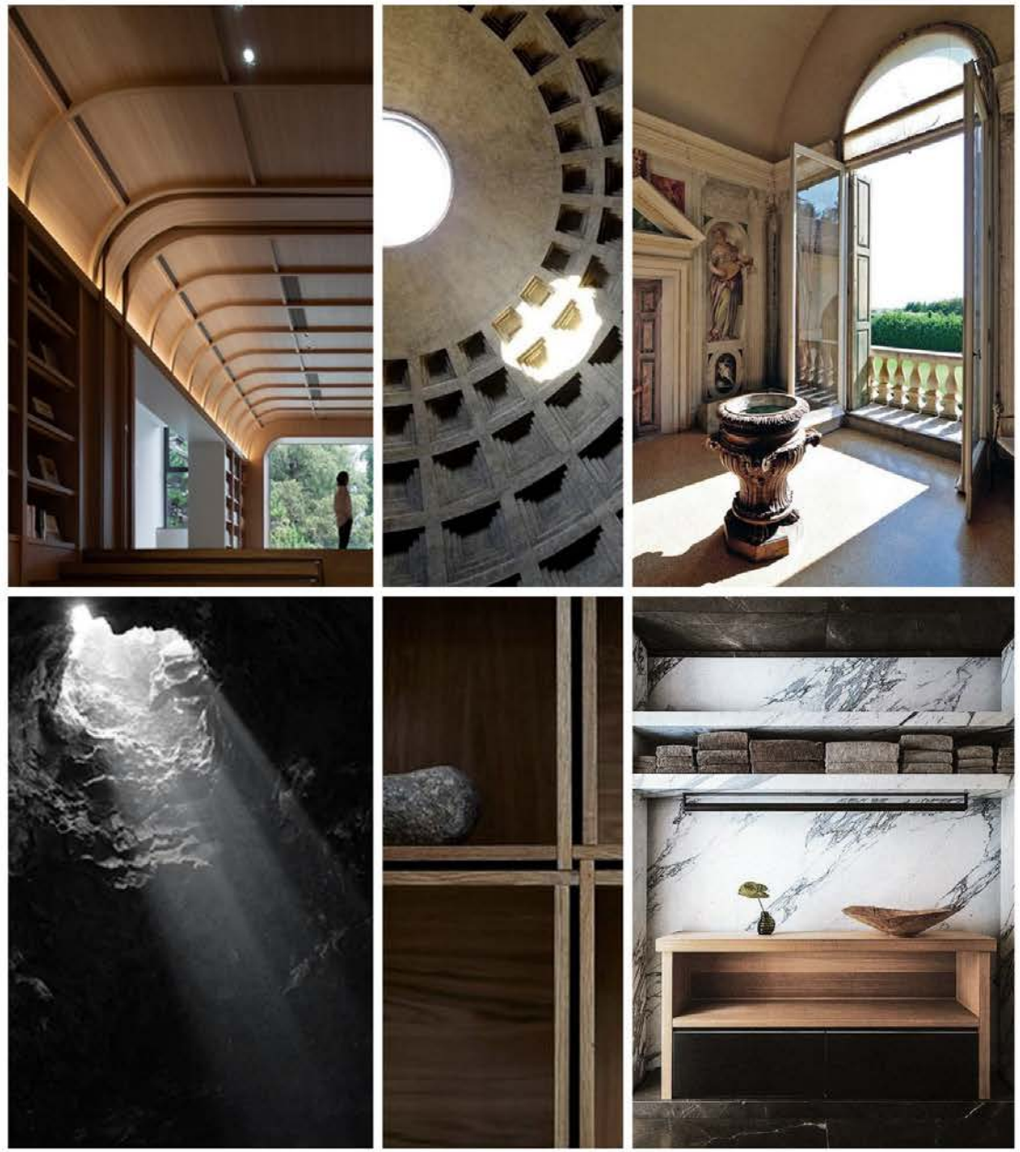


Treatment room

Serene Therapy

[Touch the body/ heal the mind / calm the spirit]

"Turn off your mind, relax, and float downstream".
John Lennon



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Fitness area

Health Republic

[Balance your life]

Adrenaline pumping through your veins,
your calves emmiting aching pain.
muscles gaining strength over time,
as energy rushes to your brain.











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START



Bar

A place for enjoyment

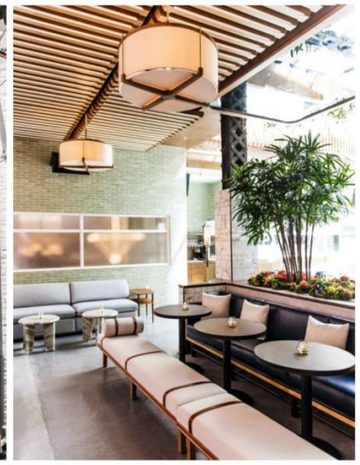
[Sparkling Casual Festivity]

Everyone is as beautiful as they can possibly be.
Particularly at lunch in a laughing restaurant.
And they are moved by their own beauty.
Just as it should be.









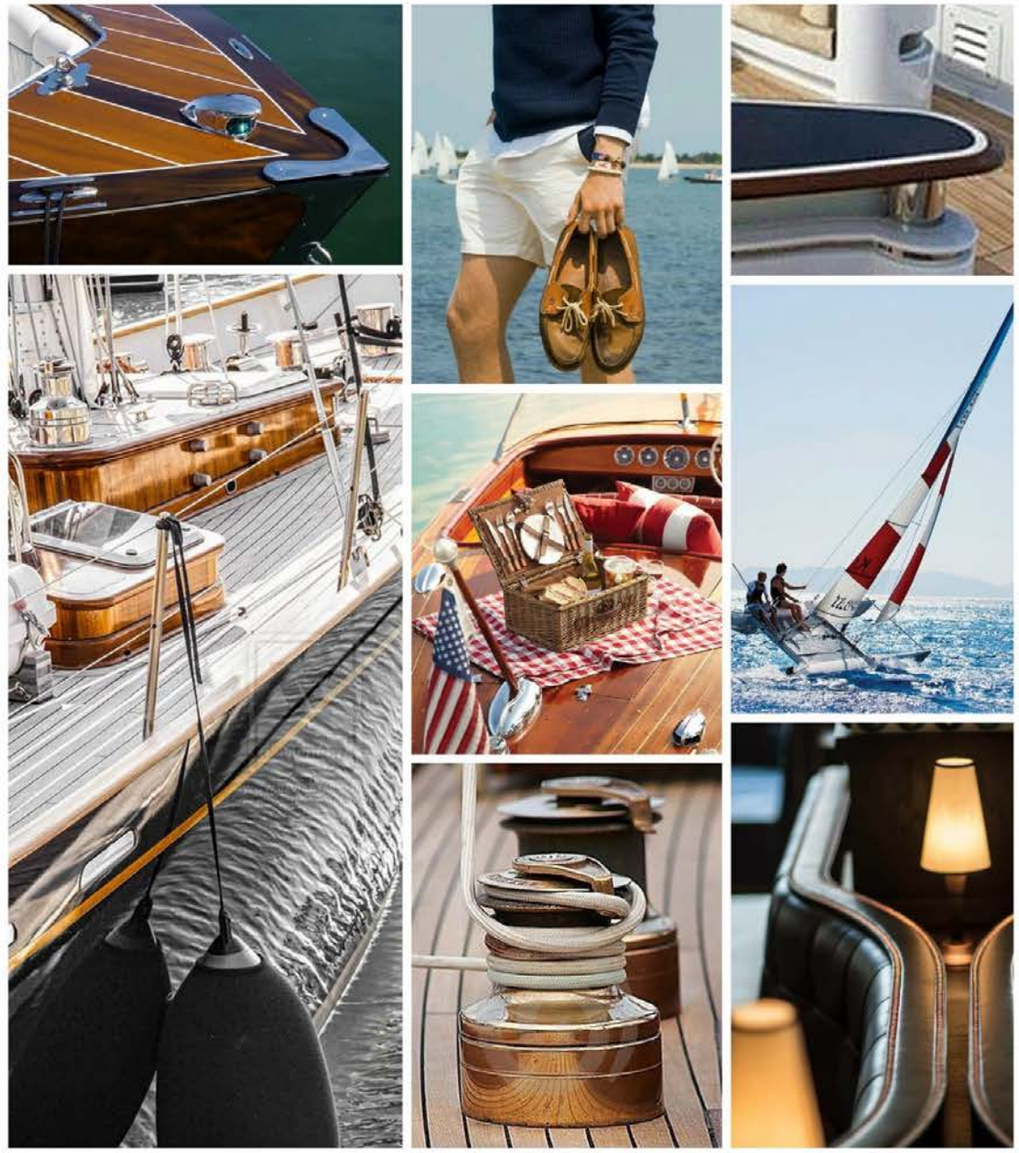
Restaurant-Bar

A place for adventure

[Enjoy Freedom]

Explore what life is like aboard the World's finest "runabouts".

Vintage speedboats have everything you need to make your experience very fashionable and exclusive. Hulls and planking entirely made with Mahogany, brass ties and winches and leather upholstered seatings all throughout.



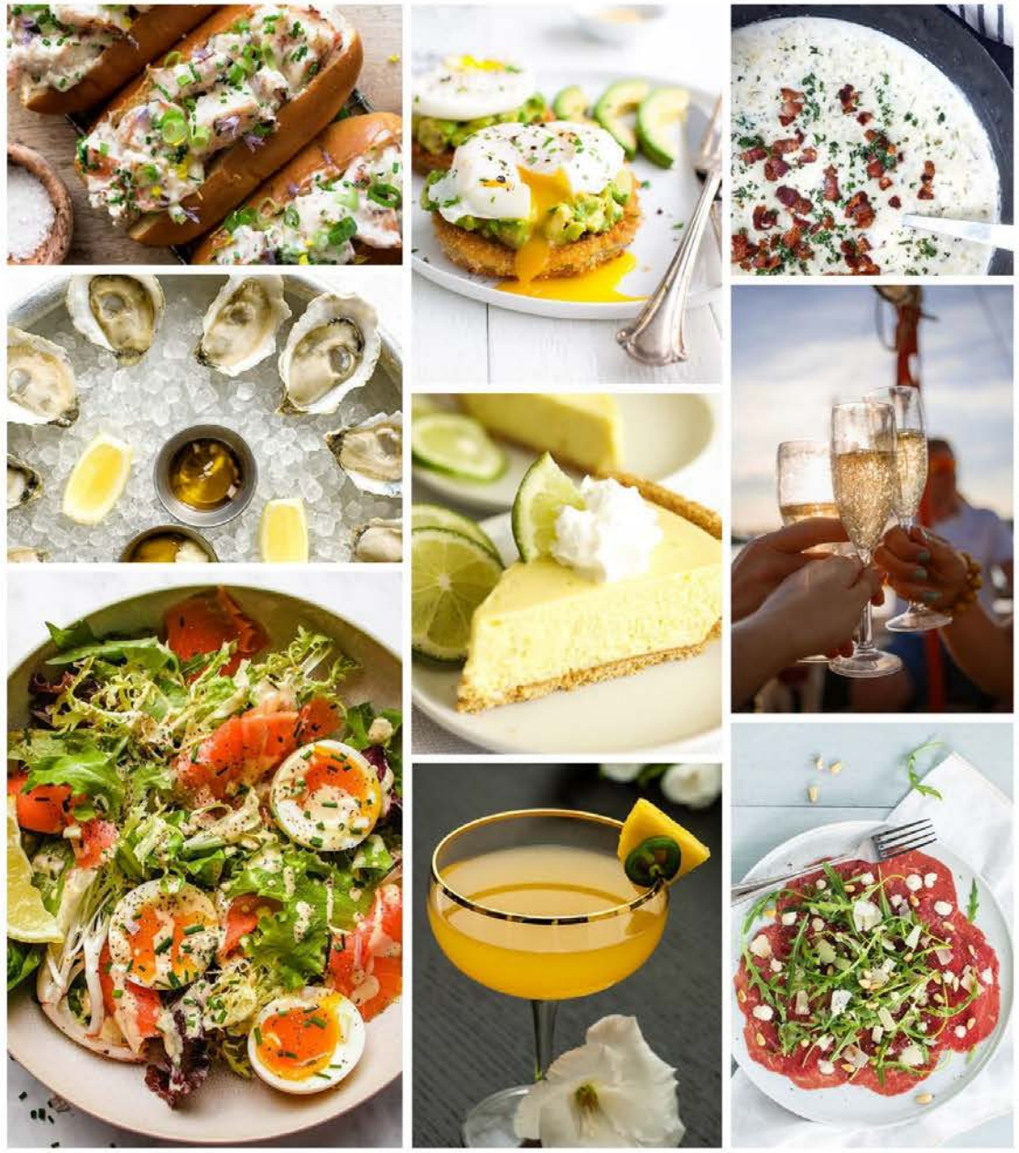
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AMBIANCE board



KIDS cave

The Adventure

[camping in the Everglades]

Are you ready to weak up in such a huge wilderness? Are you eager to pet our alligator Ali? Enjoy an energizing nap in our tents and have fun while exploring our unique camp site.



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KIDS cave

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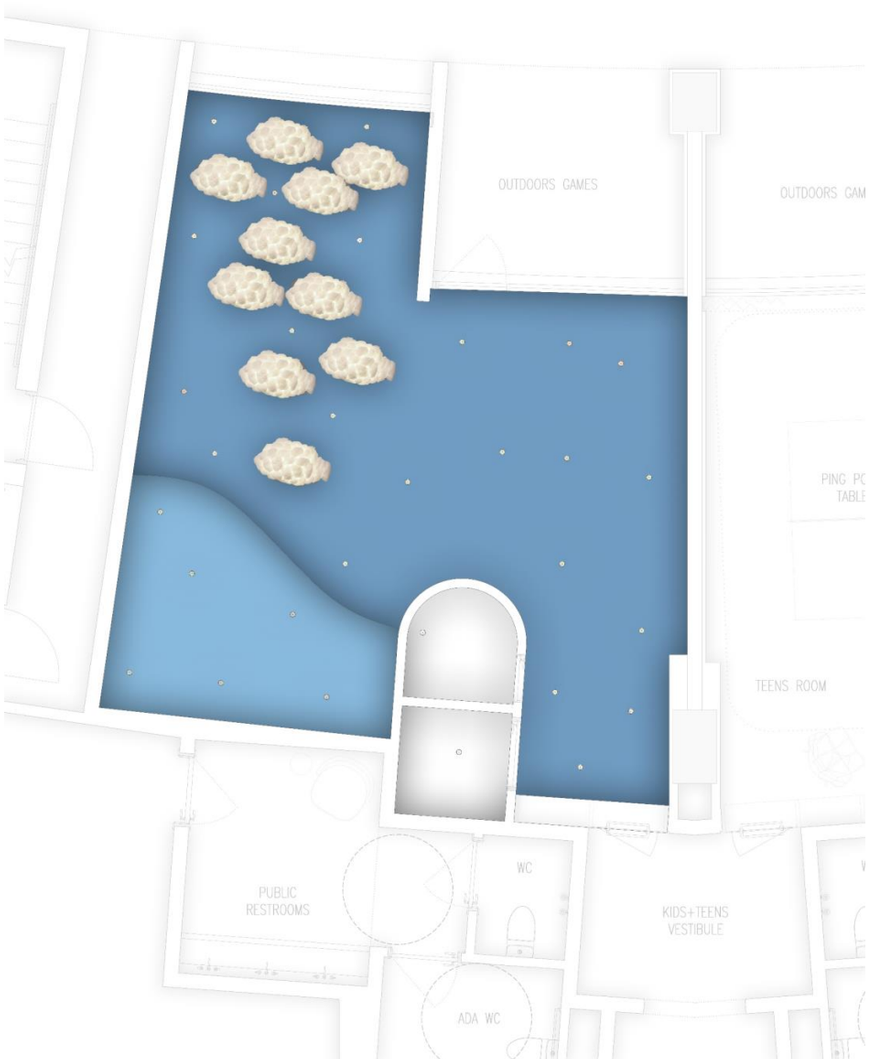






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OUTDOORS GAMES
OUTDOORS GAM
AIR
BALLOON
TENT
SLIDE
KIDS
RESTROOM
BALLS POOL
KIDS ROOM
PANTRY
TEENS ROOM
PUBLIC
RESTROOMS
WC
KIDS+TEENS
VESTIBULE
ADA WC


OUTDOORS GAMES
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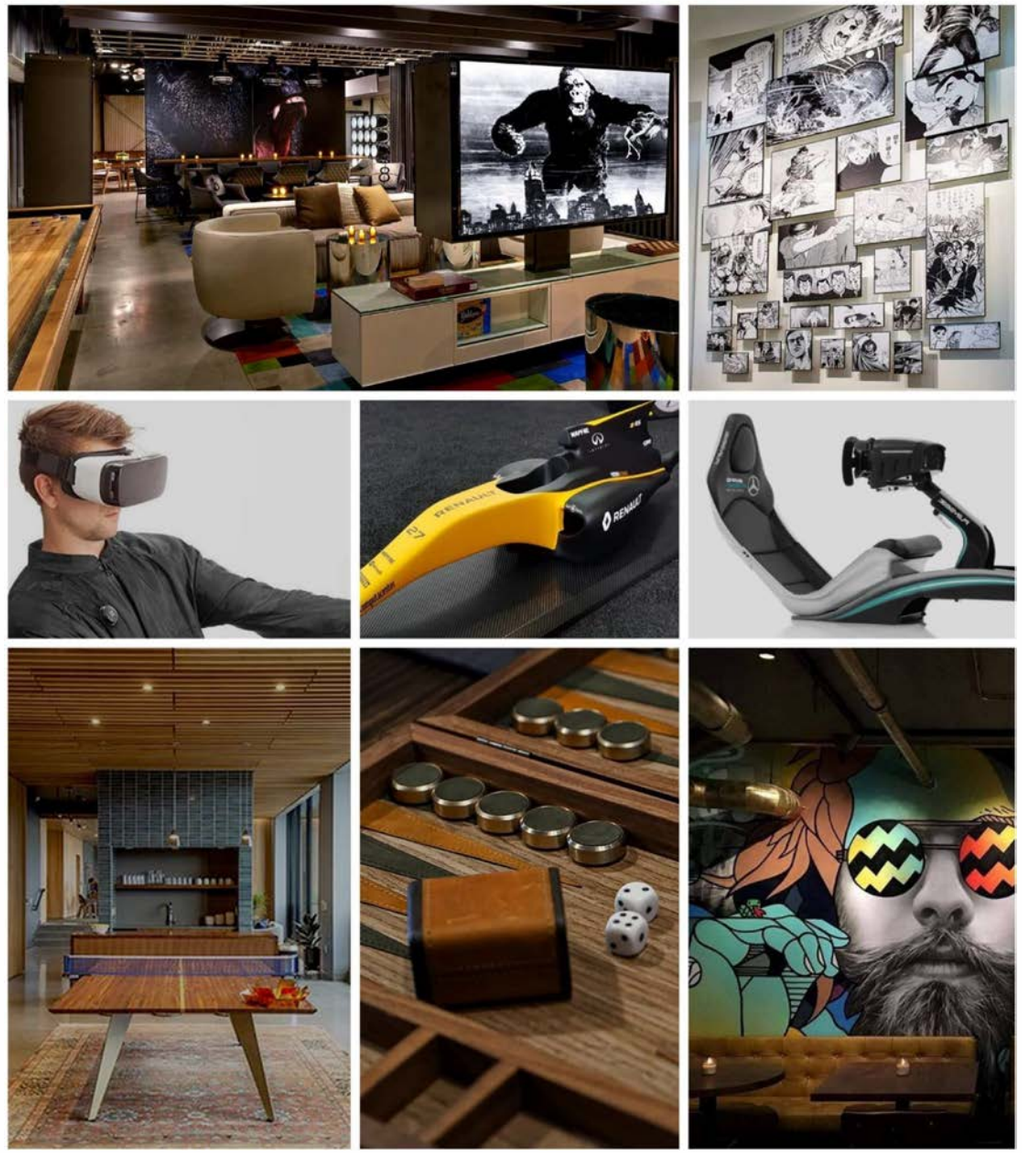


TEENS cave

Fun, fun, fun

[independent room]

Teens will find their own space to hang out and master in Formula 1 racing, enjoy manga surrounded by cool graffittis and immerse in metaverse worlds.



Movie Theater

Rooted in Nature
[mangrove geometry as shelter]

Mangrove roots that arch high over the water are a distintive feature of the Mangroves in the Everglades. The complex network of roots that extend from mangrove trees into the water creates a structure known as a "mangrove forest." These forests are characterized by their dense canopy, which provides shade and protection from the sun, as well as their intricate root systems, which provide shelter, habitat and cozy space for a variety of plants and animals to live.



Movie Theater

Pure Comfort
[versatility at its highest]

Recliner armchairs, perfect for the home cinema or small private movie theaters integrating state of the art touch glide technology featuring advanced gesture control.











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AMBIANCE board



Media-Game Room

A creative Space
[protected by Nature]

The leaves of mangroves are typically green and glossy, and are often oblong or oval in shape. These canopies provide shade and protection from the sun and other elements. The dense foliage helps to create a cooler, more humid environment, which can be particularly important for other plants and animals living in the surrounding ecosystem.

In addition to providing shade and protection, the canopies of mangroves can also create a sense of coziness and shelter. The dense branches of mangroves create a unique and visually striking landscape that can be calming and peaceful to spend time underneath.



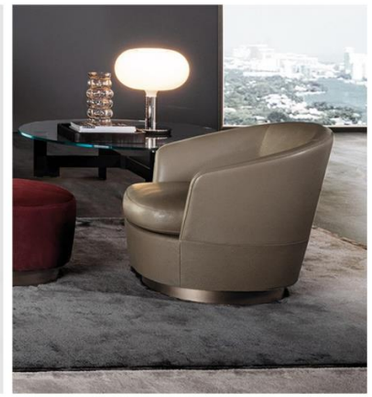
Media-Game Room

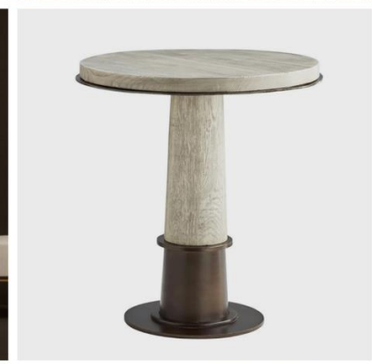
A creative Space
[sophistication to indulge]

the rooted world, browns and browns of wooden elements under the canopies. the perfect contraposition.

Balancing the bold interior architecture, the FFE is a timeless collection of classic lines and high quality finishes perfectly detailed. The earthy color scheme follows the pallete proposed in the lobby and lobby lounge making this room part of the journey.










SUSURRUS

AMBIANCE board







On the Water.
Beyond Compare.

Set on Vanderbilt Lagoon, the Marina at The Ritz-Carlton Residences, Naples has 22 slips that accommodate vessels up to 40 feet and serves as a launch point for private excursions, fishing trips, sunset cruises, or days simply enjoying the crisp breezes of the Gulf of Mexico. The marina is on the water, with a dockmaster and staff always ready to serve all your boating needs.







The Park

Right in your own backyard at The Ritz-Carlton Residences, Naples, is a a lush, beautifully landscaped park with expansive green spaces and multiple ways to enjoy the fresh coastal atmosphere. The park, exclusively for residents, features walking paths, a spacious covered shade pavilion, trellised seating areas, and water features. With a dog walk, putting green, bocce and outdoor grilling stations, the park is the perfect place to enjoy the Naples sunshine.











Tower Residences

Daily life is enriched with unparalleled refinement at the Tower Residences at The Ritz-Carlton Residences, Naples. The residences feature open floor plans designed to bring nature inside with terraces perfect for entertaining, taking in the sunsets, or simply reading your favorite book.

The Towers offers Residences from over 4,000 square feet, Penthouses from over 5,600 square feet, Grand Penthouses from over 8,800 square feet, all with expansive terraces and extraordinary views of the Gulf of Mexico.

Tower Owners enjoy proximity to the magnificent offerings on the 3rd floor amenity level, with 28,000 square feet of superb indoor amenities and 22,000 square feet of extraordinary outdoor amenities. There are also rooftop amenities exclusively for Tower residents, with luxurious seating, stunning sunset views, lounge areas, beverage service and a variety of refined amenities. Tower residents enjoy the convenience of valet parking as well as elevated concierge services. Whether it's a private chef for a dinner party, spa, dining or theater reservations, or professional housekeeping services, every request is handled with exceptional care and consideration.





Tower Residences









the Cornelius Club

First Class Ambiance

[a heaven for exclusivity seekers]

Exclusive and sophisticated spaces offering flexibility to just relax or host private events with your favourite chef. This one of a kind club offers privacy atmosphere combined with exceptional culinary experiences enjoying the views to the lagoon.

Intense Colors as the signature of the taste of the Vanderbilts but in a contemporary interpretration, meeting today's residents demands.



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TOM FORD



North Tower Rooftop Club

First Class Ambiance

Gentle curves, soft light tones and extremely refined details characterises the evolution of the Gilded Age style. Contemporary clean lines define the Interior Architecture while transitional furniture facilitates a soft flow throughout.

With the main focus set on the gastronomy, the 16 pax private dining room offers an all day experience flooded with natural light and exceptional views.



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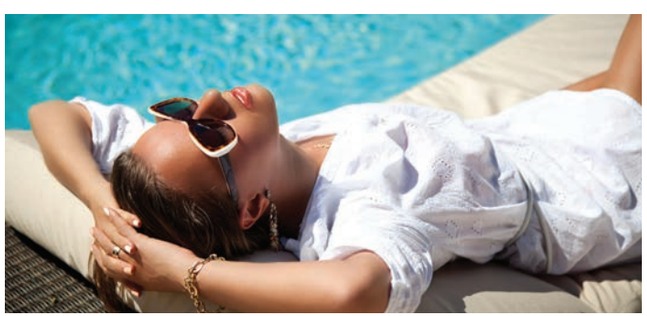
AMBIANCE board


TOM FORD

Bay Residences

Owners will come home to comfort and elegance at the Bay residences, two mid-rise buildings with five floors of residences above one floor of parking. Each of these spectacular residences feature three bedrooms from over 3,000 square feet with 10-foot ceilings and terraces over 400 square feet that feature beautiful water and marina views.

The Bay Residences collection has its own private rooftop experience, with pool, sundeck and cabanas with breathtaking views of Vanderbilt Lagoon. Additional amenities include an Owners-only social lounge to enjoy cocktails with friends and neighbors against a backdrop of stunning bay views. Bay Owners also have a private concierge to assist with a variety of personal arrangements.





Bay Residences









Lobby Lounge

Natural Sophistication

[reminiscent of mediterranean architecture]

Relaxed and elegant atmosphere. Earthy and maritime.at the same time. Indoors and outdoors merge. The nature comes in, the home escapes out. Breeze, wood scent and shadows, moving...










Lobby Lounge

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AMBIANCE board



Created with Vision

Stock Residences is proud to bring this extraordinary team together to create, design and build this one-of-a-kind residential opportunity in Naples.



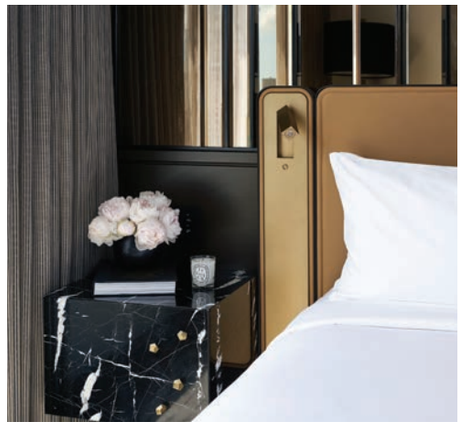
CGHJ ARCHITECTS

Curts Gaines Hall Jones Architects is one of the leading architectural design and planning firms in the Southeast. President and CEO Robert Hall will lead the project, and he has completed over 50 luxury high-rise and mid-rise residential and mixed use projects throughout Florida, since 1975.



Suffolk

An industry leader for 40 years, Suffolk Construction has built more than 10,000 luxury residential units over the past five years, including the prestigious Estates at Acqualina in Sunny Isles and the Bristol in West Palm Beach.



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BOOTH DESIGN GROUP
landscape architecture • planning • urban design

Hunter Booth has been a leader in landscape architecture for LEED projects and sustainable design throughout Florida for the past two decades. Booth Design Group's award-winning landscape designs for high-end residential communities include iconic landscape features, native plant palettes and complex water features.



J.R. EVANS ENGINEERING

J.R. Evans Engineering offers unparalleled solutions to multifaceted, diverse, and complex projects. FEMA-certified and licensed in Florida, South Carolina and Texas, J.R. Evans has executed some of the most renowned stormwater design, floodplain management, and land development projects in the U.S.



Delivered with Experience

THE RITZ-CARLTON RESIDENCES

NAPLES

STOCK RESIDENCES

EQUAL HOUSING OPPORTUNITY

THE RITZ-CARLTON RESIDENCES, NAPLES ARE NOT OWNED, SOLD OR DEVELOPED BY THE RITZ-CARLTON HOTEL COMPANY, L.L.C. OR ITS AFFILIATES ("THE RITZ-CARLTON"). STOCK RESIDENCES, USES THE RITZ-CARLTON MARKS UNDER A LICENSE FROM THE RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. ORAL REPRESENTATION 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 THE DEVELOPER TO A BUYER OR LESSEE. ALL RENDERINGS AND PLANS ARE PROPOSED CONCEPTS SHOWN ONLY FOR MARKETING PURPOSES AND ARE BASED ON THE DEVELOPER'S CURRENT PRELIMINARY DEVELOPMENT PLAN. DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW THE PROPOSED DEVELOPMENT PLAN IN DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE. NOTHING HEREIN OR 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 SOLICITATIONS OF OFFERS TO BUY.


The Legend Begins Today.
It Starts with You.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Nothing herein shall constitute an offer to sell, or solicitation to buy, condominium units to or from residents of any jurisdiction where prohibited by law, and eligibility for purchase will depend upon your state of residency.

Any offer to sell, or solicitation to buy, condominium units shall only be made by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus, including without limitation, any statement contained herein or in any document, brochure or marketing material.

The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in any brochure, document or marketing material relating to the project are proposed only, and the developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same.

Any drawings and depictions, including artists' renderings, are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain services, if provided may require payment of a la carte charges.

Any views, images and/or improvements shown on any documentation, marketing materials, brochures, drawings or artist/architect renderings are intended to reflect general concepts and views only. Exact views or improvements will vary. Developer makes no representation that views or improvements shown in any documents referenced herein accurately depict actuals views from the Unit.

All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of furnishings and finishes, are conceptual only and are not necessarily included in each Unit.

The photographs contained in this document may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein.

No representations or warranties are made as to any items included in any Unit, and each purchaser should consult the final Purchase and Sale Agreement and the Prospectus for any and all items that may be included with any Unit.

The Ritz-Carlton Residences, Naples is being developed by **Vanderbilt Naples Holdings, LLC, a Florida limited liability company** ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Stock Development and/or any of its affiliates ("Stock") and any purchaser agrees to look solely to Developer (and not to Stock) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium or in One Naples.