

OLANA

NAPLES RESIDENCES



MANSIONS IN THE SKY

Welcome to Olana, a limited collection of estate-scale residences, peerless amenities, and world-class service on a premier beachfront property overlooking the Gulf in Naples. Envisioned by Kolter Urban and BH Group, Olana features contemporary architecture by Randall Stofft Architects and SB Architects along with sophisticated interiors by Champalimaud Design, complemented with tropical botanical gardens by Enea Landscape Architecture.



PROPERTY

A FIRST-OF-ITS-KIND IN LUXURY,
OLANA COMBINES BEACHFRONT LIVING
WITH PRIVACY FOR AN EXCLUSIVE HOME
TO BE TREASURED FOR GENERATIONS

Tucked between Gulf Shore Boulevard and the pristine Gulf beachfront, Olana is an oasis of privacy just moments from the excitement of downtown Naples. Comprising only 12 floor-through residences, this boutique building rises within a lush tropical garden that sets a tranquil tone.



RESIDENCES

ULTRA-LUXURY DESIGN

Olana embodies timeless and modern design. Spanning over 10,000 square feet with soaring ceilings, the airy residences are bathed in natural light and feature breathtaking views of the Gulf. Indoor and outdoor areas of the residences dedicated to living, dining, entertaining, and relaxing are complemented by an expansive wellness suite overlooking the property’s lush tropical gardens.

LEVEL TWO	BEACHFRONT VILLAS NORTH & SOUTH
LEVELS THREE TO SIX	ESTATES NORTH & SOUTH
LEVEL SEVEN	PENTHOUSES NORTH & SOUTH



Beachfront Villa

EXQUISITELY DESIGNED INTERIORS

Crafted by Randall Stofft Architects with interiors by Champalimaud Design, Olana’s residences offer estate-scale living within a boutique building where every convenience is at hand.

- Expansive, open-concept floor plans spanning over 10,000 square feet of living space
- Dramatic glass walls throughout each residence, complemented by spacious terraces that flood the interiors with natural light while showcasing stunning views of the beachfront, Gulf, and surrounding private gardens
- Private, access-controlled elevators open directly into a private foyer
- All residences feature up to 11-foot ceilings with recessed lighting in dropped-ceiling areas
- Grand Foyer enjoys stunning Gulf views and is filled with natural light
- Gracious beachfront terraces with glass railings, built-in outdoor grills, and summer kitchens for year-round outdoor living
- Laundry room with European-style cabinetry and premium Electrolux® front-load washer and dryer
- Technology-ready infrastructure for owner-customized home automation
- Natural hardwood flooring in primary living areas, and premium tile flooring in bathrooms

PRESENTATION KITCHEN

- Custom cabinetry designed by Champalimaud, featuring exquisite millwork and under-cabinet LED lighting, including a custom-designed buffet area
- Natural stone countertops with waterfall edges, full-height backsplashes, and a cladded canopy hood
- Sub-Zero and Wolf® panel-ready appliance suite, including:
 - Sub-Zero® dual refrigerators
 - Wolf® induction cooktop with integrated canopy hood
 - Wolf® convection steam and speed ovens
 - Built-in Wolf® coffee system and under-the-counter Sub-Zero® beverage center

CHEF’S KITCHEN

- Professional-grade stainless steel cabinetry and countertops as well as Sub-Zero and Wolf® appliance suite, including:
 - Professional-grade stainless steel cabinetry and countertops
 - Sub-Zero and Wolf® appliance suite, including:
 - Wolf® 60” dual-fuel range with six burners, infrared charbroiler, and infrared griddle
 - Wolf® microwave and warming drawer
 - Sub-Zero® refrigerator and freezer with a glass refrigerator door
 - Sub-Zero® ice maker



Presentation Kitchen

PRIVATE AMENITIES WITHIN THE HOME

WELLNESS SUITE

- Spa with a full suite of hydrotherapy features, including:
 - Steam room with a shower
 - Dry sauna
 - Cold plunge
 - Therapeutic tub
- Fitness Center with custom resistance flooring designed for fitness equipment, perfect for core, Pilates, and weight training—an ideal space for health and wellness in the privacy of your own home

LIVING AND ENTERTAINING

- Climate-controlled Wine Room with glass-enclosed displays
- Clubroom featuring customized wet bar with built-in under-the-counter Sub-Zero® beverage center and ice maker for elegant entertaining
- Theater room featuring acoustically designed walls for superior surround sound



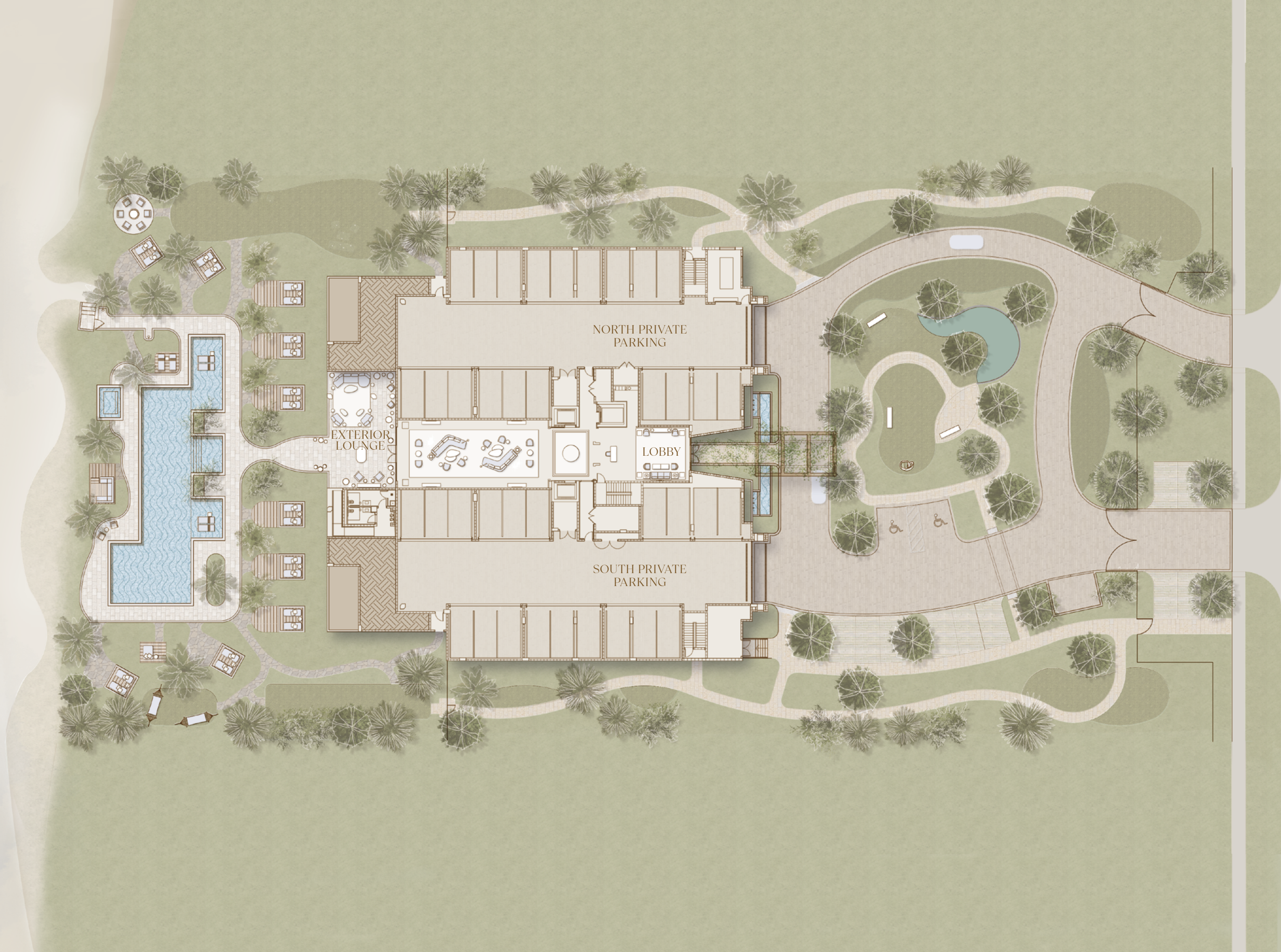
Spa



Theater



Fitness Center



EXCEPTIONAL PRIVACY AND TRANQUILITY

OWNER’S SUITE

- Dual walk-in closets and luxurious spa-like retreats with Premium Waterworks® fixtures and:
 - Toto® Neorest bidet toilets
 - Soaking tub
 - Gracious walk-in showers with a fixed and rain shower head, body sprays and handheld shower head



Owner's Suite Bedroom



Walk-in Closet

AMENITIES & SERVICES

AN EXCLUSIVE OASIS

Life is elevated and ownership is effortless at Olana with personalized services and hospitality-style amenities. From the moment of arrival, Olana's tropical gardens welcome residents into an oasis of serenity, a sanctuary away from the rush and hustle of the world beyond. Within this exclusive enclave overlooking the Gulf, a sense of harmony and wellbeing emerges.



A BEACHFRONT SANCTUARY

THE GRAND LOBBY & GARDENS

- The manicured landscaped gardens provide an awe-inspiring and lush entrance
- An elegant porte-cochère featuring tranquil fountains, a serene living pond, and peaceful meditation gardens creates a refined and welcoming arrival experience
- The inviting, beautifully appointed Champalimaud-designed arrival lobby and lounge, bathed in natural light, offer stunning views of the Gulf

BEACHFRONT LOUNGE

- A spectacular outdoor extension of the arrival lobby featuring lounge seating overlooking the Gulf leading to the beachfront pool with two private powder rooms

GULF-FRONT POOL & SPA

- A spectacular elevated beachfront resort-style pool terrace with two integrated sun shelves and a spa lined with graciously furnished cabanas and open gathering spaces, including a sunken lounge, fire pit, and gaming lawn

BEACHFRONT

- A serene and inviting beachfront retreat, complete with elegant lounge chairs and umbrellas, provides the perfect setting to unwind while soaking in the beauty of the Gulf
- Personalized, à la carte beachfront services are available upon request, offering an unparalleled level of convenience and luxury



OFFERING EFFORTLESS PEACE OF MIND

Olana’s exacting service and hospitality provide meticulous care of every aspect of the property, with top-level maintenance, security, and a host of amenities overseen by dedicated staff, offering one of life’s most elusive treasures — ease.

High-touch services reflect a steadfast commitment to the residential experience. The unparalleled attention and anticipatory care provided by the dedicated concierge and valet staff further elevate this exceptional level of service.

- World-class on-site property management services
- 24-hour dedicated staff and concierge to meet every need
- A robust selection of personalized à la carte services
- Dedicated 24-hour valet with optional self-parking
- Exclusive private access and arrival: residents enter directly into a controlled-access garage, with valet service available at the main entry
- Dedicated generator in each residence to ensure life safety systems remain operational during power outages
- Secured Wi-Fi throughout all common areas



Arrival Porte Cochère



Development Team
Kolter Urban
BH Group

Sales
Premier Sotheby’s International Realty

Design Architect
Randall Stofft Architects

Interior Design
Champalimaud Design

Architect of Record
SB Architects

Landscape Design
Enea Landscape Architecture



PRESENTATION GALLERY

OLANA NAPLES RESIDENCES

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PRESENTED BY

KOLTERURBAN

BH GROUP

Premier | Sotheby's
INTERNATIONAL REALTY

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BRANDING AND DESIGN BY CONWAY+. Print date 10/15/25.

