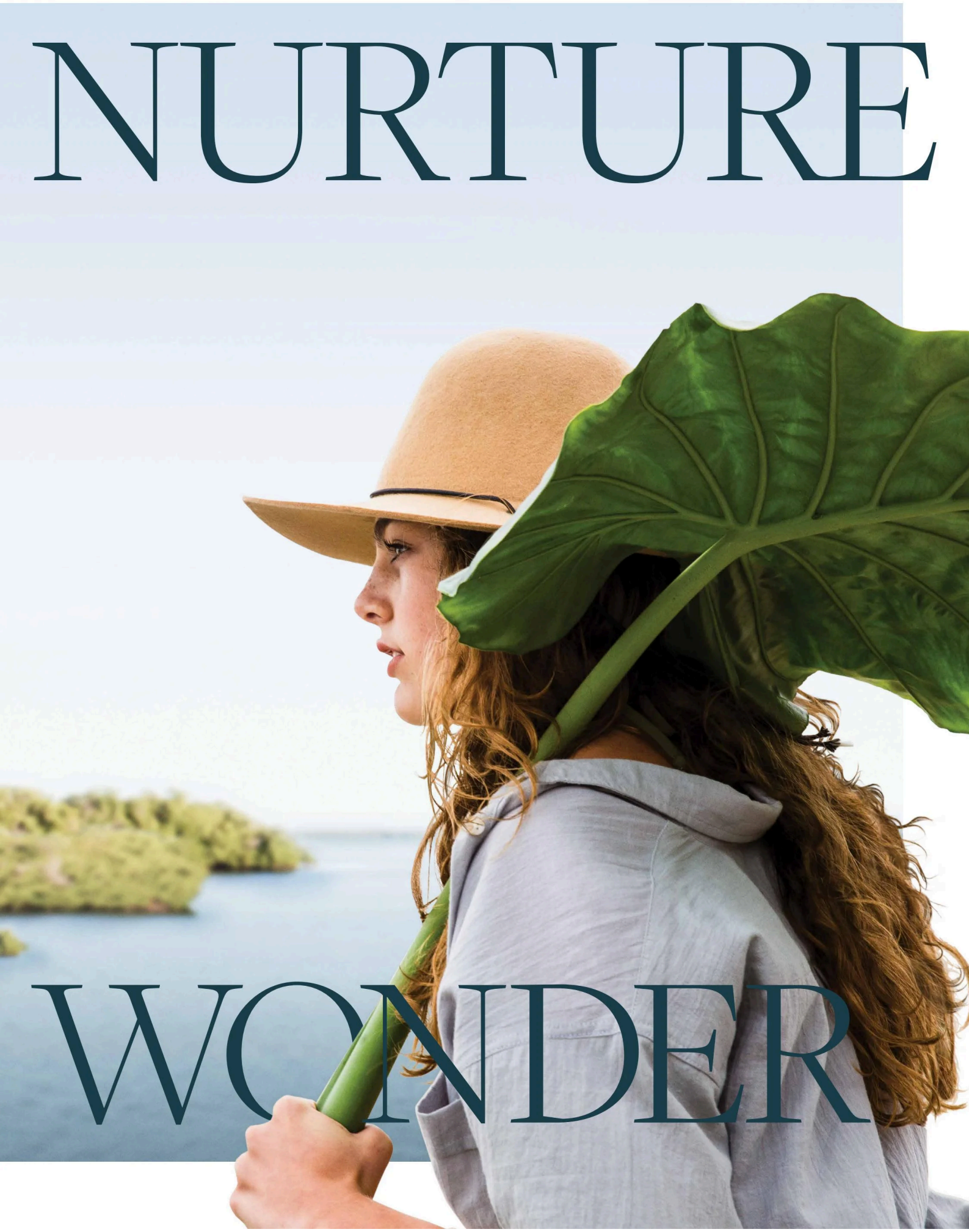
NURTURE



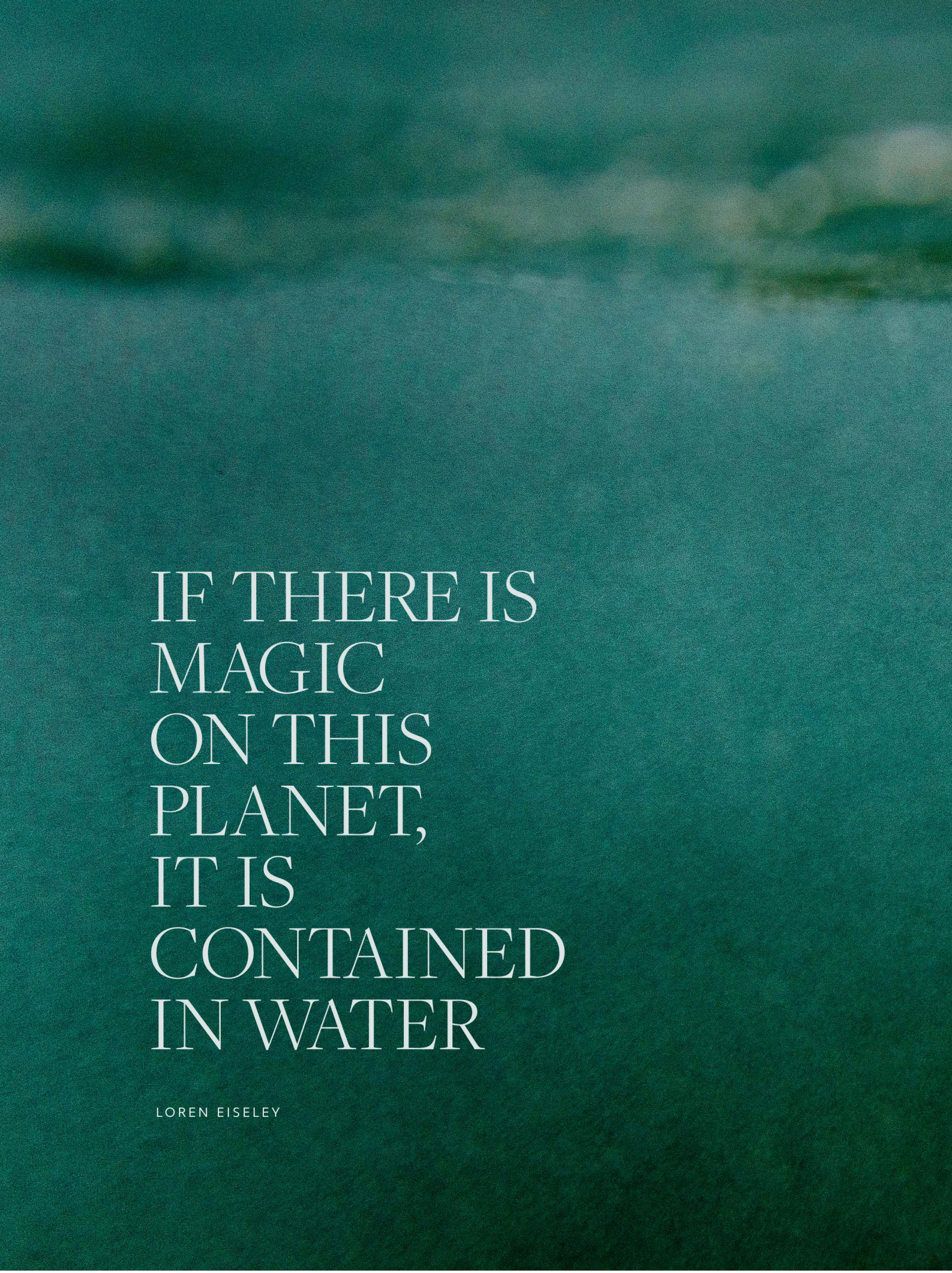
WONDER





THE RITZ-CARLTON
RESIDENCES

ESTERO BAY


IF THERE IS
MAGIC
ON THIS
PLANET,
IT IS
CONTAINED
IN WATER
LOREN EISELEY





THE SHORE LESS TRAVELED

If you know where to look, you'll find a Florida where all you hear is the lapping of waves against your kayak, and all you see are stars above the twinkling lights of distant islands. This is the Florida I fell in love with when I moved here from England four decades ago. And now, it's the exquisite backdrop of The Ritz-Carlton Residences, Estero Bay.

If you love to fish, paddleboard, beachcomb, hike, golf — or if spa and culinary adventures are more your style — this is your place. Here, land meets sea and nature meets culture, giving you Florida not only at its rarest but its finest. Where each striking residence comes with unobstructed Estero Bay views. And you'll always have an entire Experience Studio team standing by with legendary Ritz-Carlton hospitality.

There really is something wonderful about Southwest Florida, and nowhere more than here, along the shores of Estero Bay, our state's very first aquatic preserve. We're honored to be a respectful neighbor to this extraordinary place. And to warmly invite you to make it your home.



Mark Wilson

PRESIDENT & CEO

LONDON BAY DEVELOPMENT

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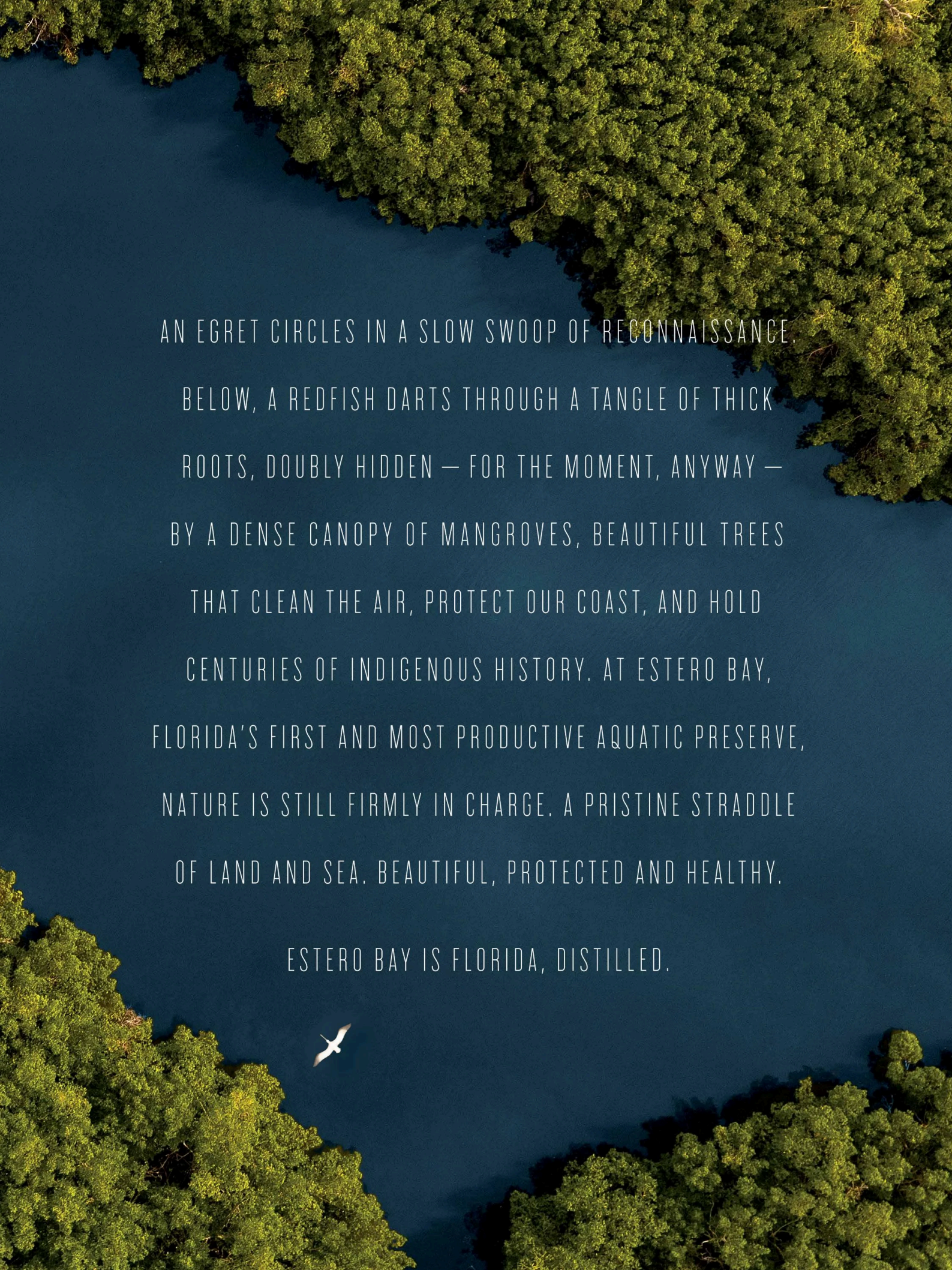
SOUTHWEST FLORIDA



CASCADING TOWER RESIDENCES ECHO THE GENTLE WAVES OF ESTERO BAY





AN EGRET CIRCLES IN A SLOW SWOOP OF RECONNAISSANCE. BELOW, A REDFISH DARTS THROUGH A TANGLE OF THICK ROOTS, DOUBLY HIDDEN — FOR THE MOMENT, ANYWAY — BY A DENSE CANOPY OF MANGROVES, BEAUTIFUL TREES THAT CLEAN THE AIR, PROTECT OUR COAST, AND HOLD CENTURIES OF INDIGENOUS HISTORY. AT ESTERO BAY, FLORIDA'S FIRST AND MOST PRODUCTIVE AQUATIC PRESERVE, NATURE IS STILL FIRMLY IN CHARGE. A PRISTINE STRADDLE OF LAND AND SEA. BEAUTIFUL, PROTECTED AND HEALTHY.

ESTERO BAY IS FLORIDA, DISTILLED.





PART ONE

WELCOME





MEET YOUR DREAM TEAM

Introducing a rare collaboration of world-class architects, interior designers and developers. All on the same beautiful page: your new waterfront home.

LONDON BAY
DEVELOPMENT GROUP

Developer of The Ritz-Carlton Residences, Estero Bay and the village of Saltleaf on Estero Bay, London Bay has been named America's Best Builder by Builder magazine and has earned more than 500 industry awards. For 35 years, London Bay's work in Southwest Florida's most exclusive neighborhoods and communities has embodied innovation, personal service and premier quality.



All this natural beauty gave us a canvas to create something very special. So we put together a world-class design team and partnered with The Ritz-Carlton to give residents the same level of legendary service found at their very best hotels.

Mark Wilson
PRESIDENT & CEO
LONDON BAY DEVELOPMENT



We wanted to capture the essence of this place, the rare intertwining of land and water. The two towers bend toward each other, embracing the harbor and capturing the vistas. This oasis, with a lagoon and clubhouse, becomes an outdoor, environmental room and communal space.

Bernardo Fort-Brescia

PRINCIPAL

ARQUITECTONICA / ARCHITECTURE

ARQUITECTONICA

An acclaimed international presence from Miami to Shanghai, Arquitectonica is bringing a fresh architectural style to Southwest Florida that's defined by bold modernism.



Our design was informed by the organic beauty of the estuary. The blue sky, green flora, sand, tortoise shells — we harnessed that fluid inspiration of nature to create amazing spaces. It's a contemporary approach to design, but with the timeless sense of relaxation that's unique to Southwest Florida.

Will Meyer

OWNER

MEYER DAVIS / INTERIOR DESIGN

MD

Meyer Davis is a visionary interior design studio based in New York, LA, Miami and London. They bring powerful stories to life in settings ranging from penthouses to celebrated restaurants.



Our quest was to find the perfect balance between protected natural systems and built environments. The final solution is a grand platform that graciously rises above the crown of majestic mangroves protecting the bay, with a series of native landscape gardens surrounding the towers.

Pablo Massari

PRINCIPAL

EDSA / LANDSCAPE DESIGN

edsa

Another team with global experience, EDSA offers 60+ years of mastery in landscape architecture. Their goal is balanced, respectful environments that look and feel as if placed by nature.



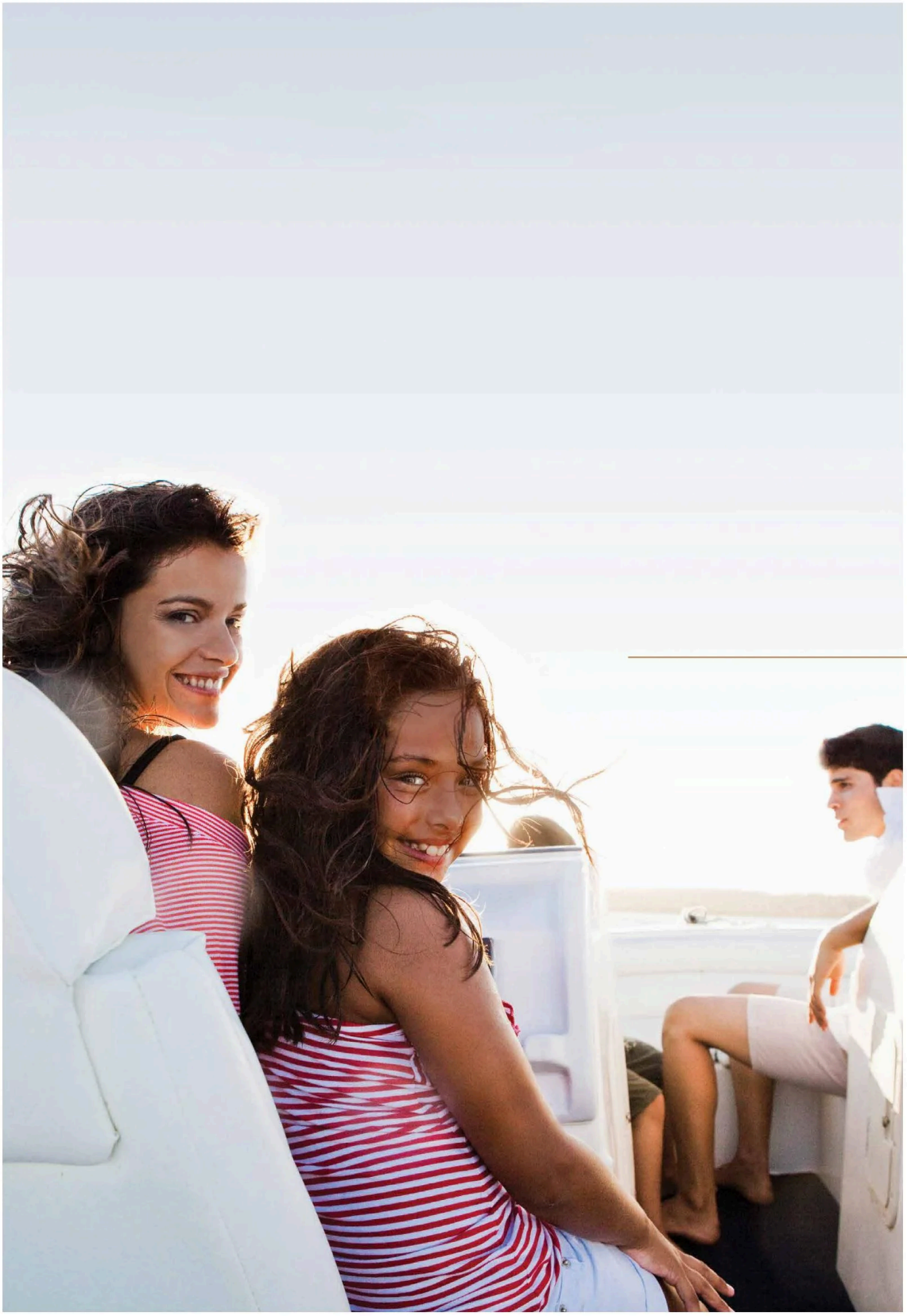
DAY BY DAY, IT ADDS UP TO A LIFE LIKE NO OTHER

Maybe it's the dolphins joyriding in your boat's wake. Tarpon fishing expeditions, concierge-planned to perfection. Or those dinner-and-a-sunset dates on your private balcony. When home is The Ritz-Carlton Residences, Estero Bay, along the shore of a breathtaking aquatic preserve, life tends to align quite nicely with your passions.

Nestled in the emerging coastal village of Saltleaf on Estero Bay, these refined tower residences offer a rare blend of curated living, authentic community and adventures in unspoiled nature. Truer to the Florida nature intended. More private and peaceful. More intertwined with land and sea. Where a trail walk can take you from a 144-acre nature preserve to a protected shoreline — and then, by boat to Gulf of Mexico waters within a handful of minutes. Welcome to a beautiful new flow to your day, made even better by iconic Ritz-Carlton hospitality. Residences will be available for occupancy in 2026.

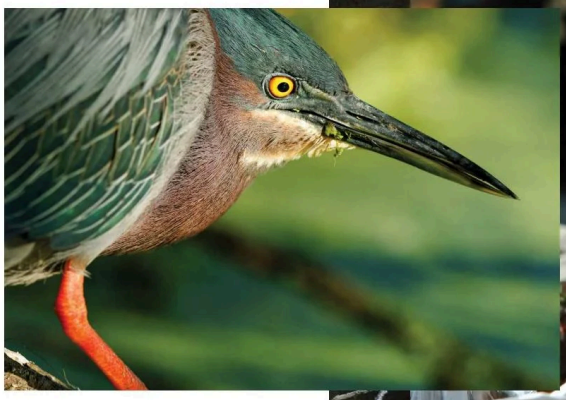


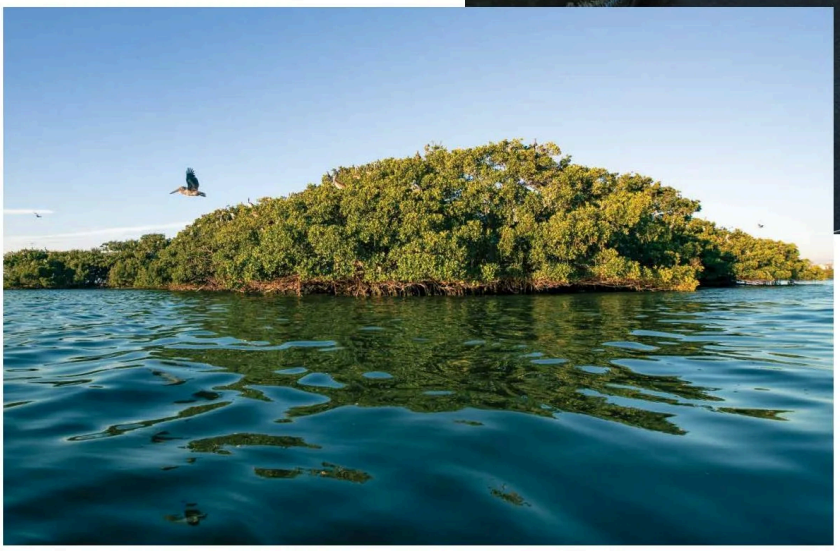
ESTERO BAY, SOUTHWEST FLORIDA



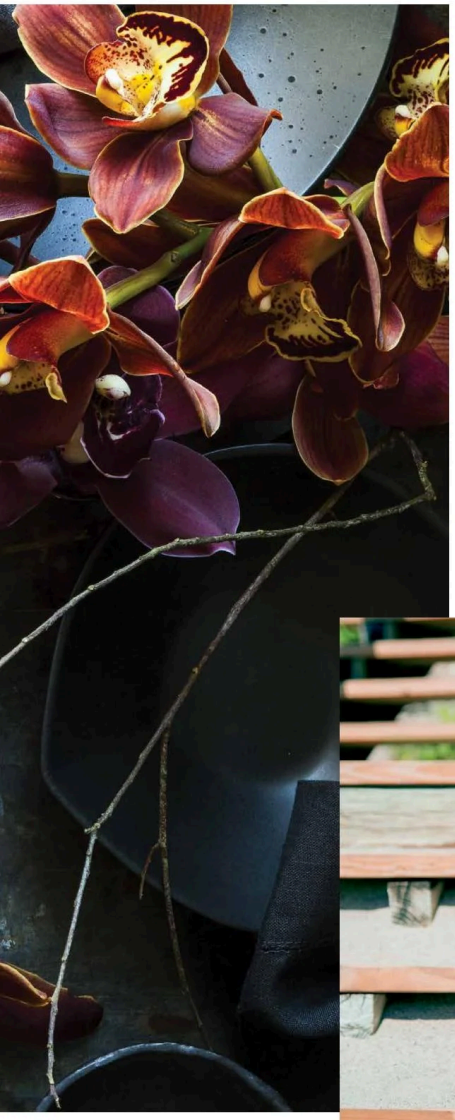
LIFE





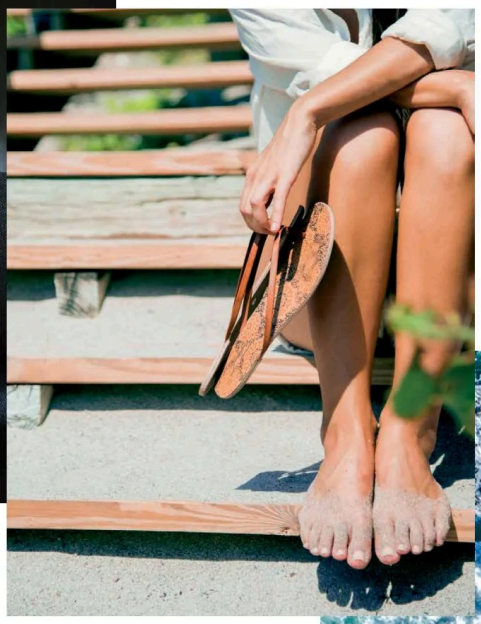














WITH FLOW





PART TWO

THE EXPERIENCE STUDIO



We look for ways to anticipate every need and create memories you wouldn't make anywhere else in the world.

Nathalie Rader

AREA GENERAL MANAGER

THE RITZ-CARLTON RESIDENCES

COME HOME TO THE RITZ-CARLTON STANDARD OF SERVICE

Oh, the joys of never lifting a finger. Except when you want to. Warm and gracious, yet never obtrusive, a 24/7 dedicated residences team can smooth the edges of any day. Introducing The Experience Studio, Estero Bay. A bold new expression of renowned hospitality. Your personal team of daymakers and service providers dedicated to the art of living well. And crafted exclusively for The Ritz-Carlton Residences, Estero Bay, only in the new coastal village of Saltleaf.

The Experience Studio team takes on the details so you focus on what matters most. They can arrange airport rides, organize your spa or beach day, reserve your tee times or even a private boat excursion with a storytelling captain at the helm. They'll happily go the extra mile too, per your request. They can ease your homecoming with a well-stocked refrigerator. Walk your dog. Or orchestrate an unforgettable anniversary dinner on your balcony. The perks reach beyond our borders, too. As a resident, you'll enjoy membership in the Marriott Owner Recognition Platform, ONVIA, giving you preferred hotel and yacht access, highly curated experiences, world-class services and more.





POOL BAR

Follow your swim with something delectable, handcrafted and delivered to your chaise lounge.



LOBBY

The concierge is just downstairs, ready to assist with reservations, deliveries and more.







PORT-COCHÉRE

Day or night, you'll be warmly greeted and assisted with parking, luggage and groceries.

HOW CAN WE MAKE YOUR DAY?

The Experience Studio team arranged your airport pickup perfectly. And you arrive at home, greeted by a friendly wave from the guardhouse staff. It's nice to see a friendly face. The kids are eager to participate in some activities that let them explore the area (and you're grateful for the energetic kids' assistant who keeps them occupied). Upstairs, you see that the porter has picked up your packages (and delivered them safely inside). The concierge remembered that you prefer white roses over pink — and they've stocked the fridge with ingredients for tonight's dinner, per your request. (Although you might just order at the pool ... the servers and bartenders always know your order). Tomorrow will bring more of the same attentive service. After all, the recreation director has let you know of a bocce tournament. And you have the private dining room reserved for after — the concierge found a new chef for you to try. You could get used to this.

Welcome home.









SPA LOUNGE

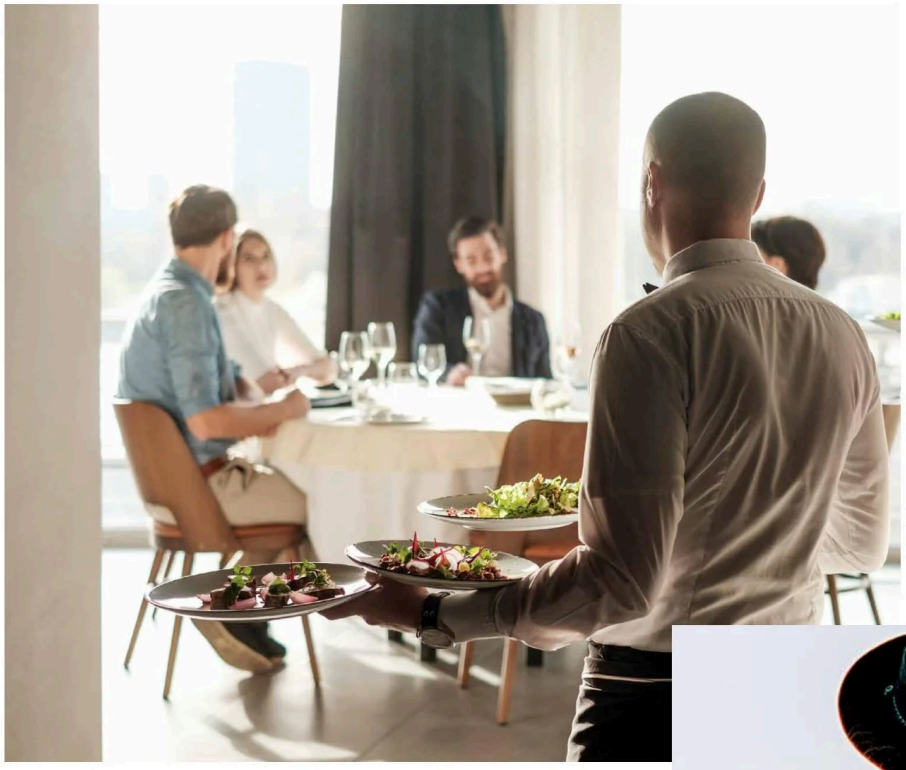
Chill the cucumbers. Here's where you can relax before your appointments in the adjacent treatment rooms and salon.

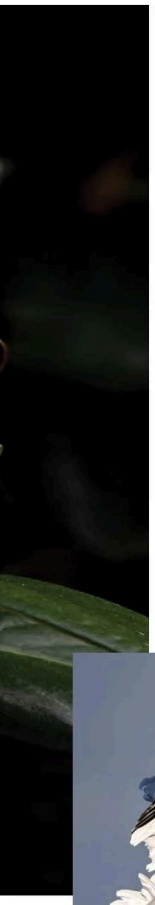



THIS



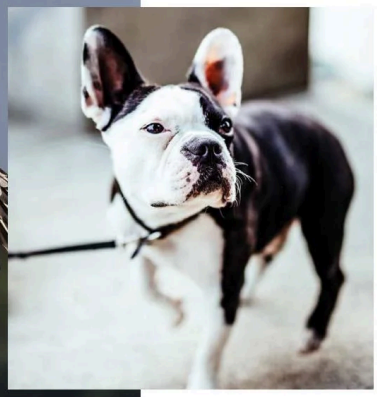












IS THE LIFE



PART THREE

RESIDENCES



OUTDOOR/ INDOOR LIVING, IN THAT ORDER

Clearly, the great outdoors takes priority, inspiring everything about these residences. The way sunsets flow into your living room gatherings and light up dinner parties on your family-sized balcony. With absolutely nothing to interrupt your Estero Bay views — whichever home you choose. (Some even come with sunrise views too.) Nature also inspires the homes' interiors, with premium finishes, authentic materials and gently sculptural architecture that echoes the natural beauty of the surrounding land, sea and wildlife.

Open floorplans allow everyone to be part of the conversation as you cook, dine or settle in for a movie. On the other hand, quiet time is as close as the secluded den (or office, if you prefer). Best of all, the Owner's suite is thoughtfully apart, ready to rejuvenate with a roomy shower and indulgent soaking tub. Find your favorite design (and views) among two-, three- and four-bedroom residences. Six plans range from 2,628–3,885 sq ft, while two penthouse plans provide unmatched spaciousness at 6,100 or 6,595 sq ft. Tailor them all to your taste with world-class interior finishes in light, medium and dark color palettes.



LIVING ROOM : RESIDENCE 01





The privacy of endless views. From your balcony,
you'll watch sunsets spill across mangrove forests and clear bay waters.



LIVING ROOM : RESIDENCE 01

Airy living spaces with floor-to-ceiling glass overlook the bay, pools and lagoon.











PENTHOUSE BALCONY

Let the sunset happy hours and movie nights begin. There’s room here for everybody.



MASTER BATH



BATHROOM : RESIDENCE 01



BEDROOM : RESIDENCE 01

A spacious retreat with balcony and soak-the-day-away bathroom.



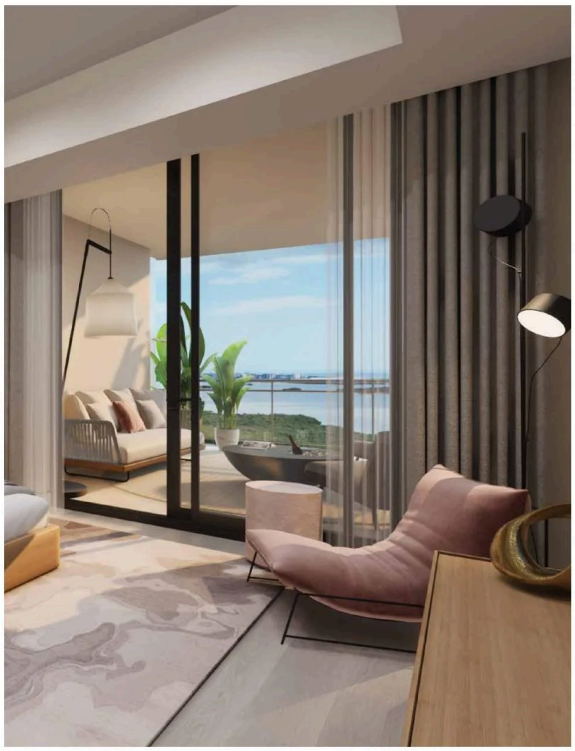




PENTHOUSE KITCHEN

A chef's playground including Sub-Zero and Wolf appliances and custom cabinetry.

BALCONY : RESIDENCE 02









BALCONY : RESIDENCE 03



BALCONY : RESIDENCE 01





PART FOUR

AMENITIES





MEET YOUR NEW FAVORITE PLACES

Here's another perk of homes paired with Ritz-Carlton service — more time to enjoy your favorite neighborhood happy places. And with five acres of amenities, there will be many. Because The Ritz-Carlton Residences, Estero Bay upend the standard notion of a luxury-tower-unto-itself. They're the heart of a true community. Connected not only by shady footpaths, but by a rich variety of experiences to share with family and friends.

Just beyond your front door is a beautiful lagoon with private pavilions, perfect for relaxing with an icy mojito. On the other hand, you might walk over to the Wine & Whiskey Lounge for something vintage and neat. Breakfast is served daily at the sunny Sports & News Café. (Consider this a cozy headquarters for mapping out the day's itinerary with friends.) You'll want to make sure those plans include a visit to the spa too, with treatment rooms, steam and sauna.





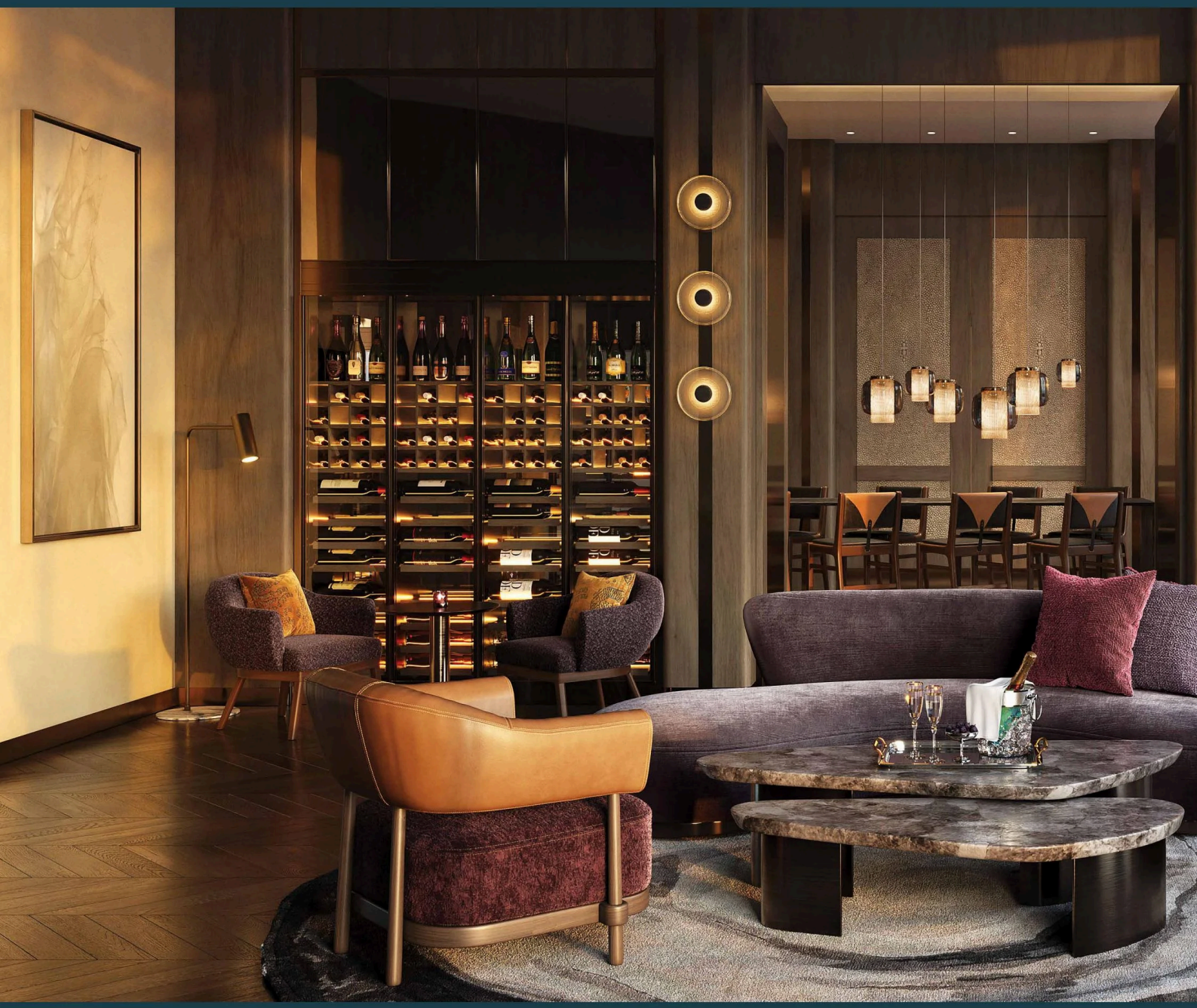


SPORTS & NEWS CAFÉ



PET GROOMING









WINE & WHISKEY LOUNGE



SPORTS SIMULATOR LOUNGE





SUNSET LOUNGE BAR

Gather everyone for light bites and cocktails, both indoors and out. (And yes, this place does live up to its name.)

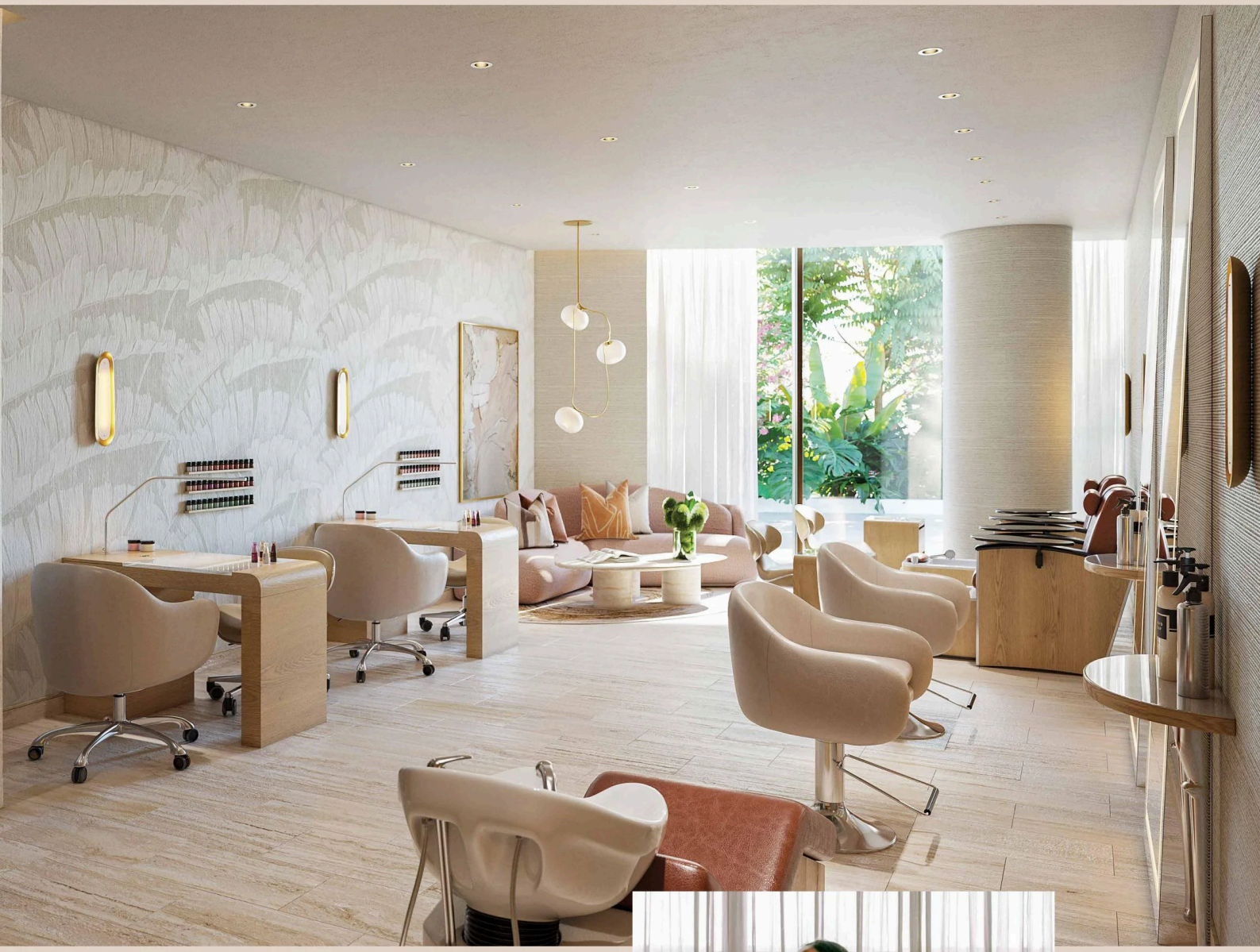


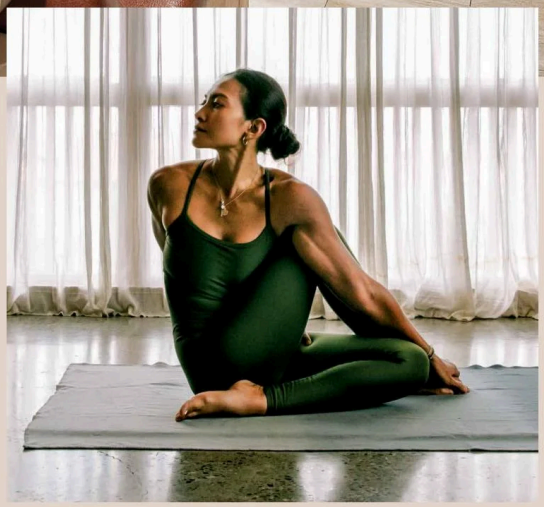
FITNESS CENTER



SPA TREATMENT ROOM











LAGOON & PAVILIONS

Watch the boats glide by in the bay — and share a delicious lunch — on your private pavilion.





PART FIVE

SALTLEAF ON ESTERO BAY

NEW, BY THE BLUE

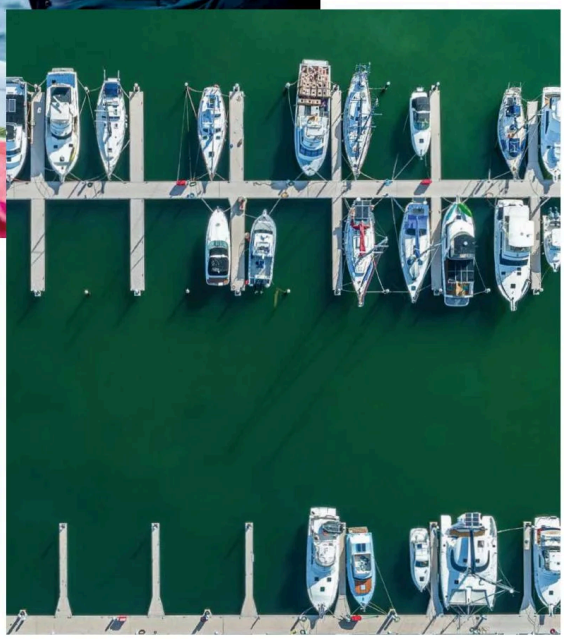
When is home more than just a home? When it comes with a sense of community too. As a resident of Saltleaf on Estero Bay, you'll be part of a dynamic, walkable coastal village in touch with its Florida soul. Throughout the village, architecture will feel cohesive, right for this place and time. And complementary to a trail-crossed landscape that prioritizes native plantings, heritage trees, a 144-acre nature preserve and, of course, the aquatic preserve along its border.

With this kind of open space and shared amenities, connecting with others happens naturally. That might look like meeting friends at Saltleaf Marina for some kayaking. Or making new ones by joining a foursome at Saltleaf Golf Preserve, or at family-friendly outdoor concerts and holiday parties.











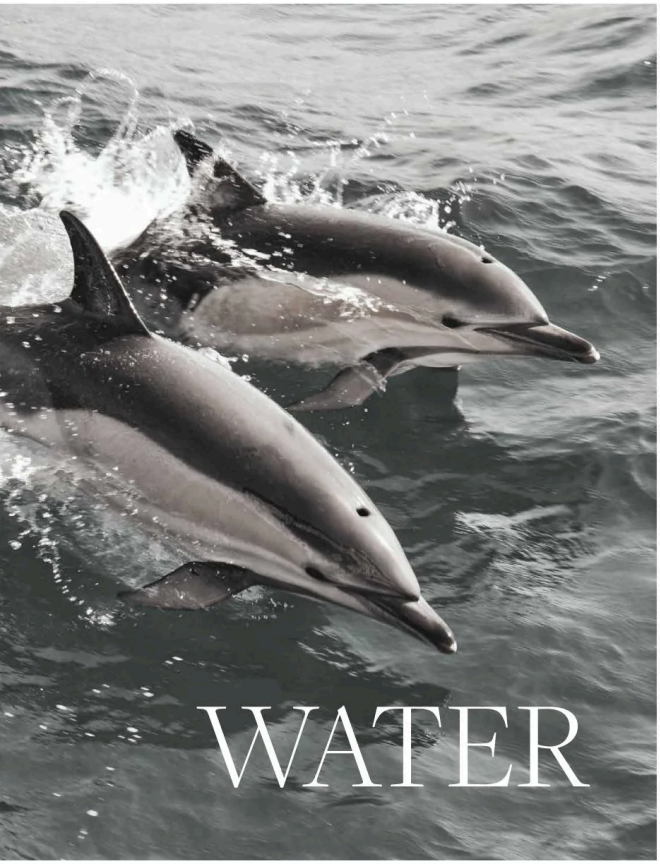


SALTLEAF MARINA

WHERE THE LAND ENDS, THE ADVENTURE BEGINS

Hello, paddle boarders, boaters, fishers and every other kind of water-loving adventurer. With 72 boat slips, Saltleaf Marina will accommodate everyone with easy access to favorite destinations, from take-your-breath-away beaches to sweet spots of hungry snook (fingers crossed) in the Gulf, just waiting for your cast. Should hunger strike you, a dockside restaurant will stand ready with farm-to-fork deliciousness. Saltleaf Marina is new — but it's also a thoughtful restoration, returning access to a much-loved, historic shoreline. Opens 2026.

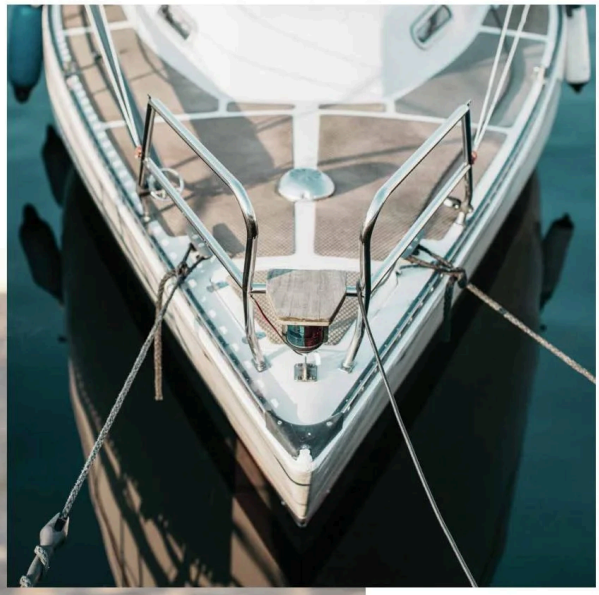



WATER















+ WONDER

PLAY BY THE BAY

Southwest Florida is already known for top-tier golf, but Saltleaf Golf Preserve is going to level up everyone's game. At this new, Troon-managed course, four-time major champion Raymond Floyd designs with respect for the natural habitat. Think naturally exposed sandy areas, with no formal bunkers. Minimally altered landscape. Abundant lakes, rolling terrain and the profound quiet of a course that co-exists with a Florida uplands preserve and, of course, Estero Bay next door. Everywhere you look, between the hawks, osprey, deer and lush native plantings, Saltleaf Golf Preserve brings a whole new meaning to "keep your eye on the ball."

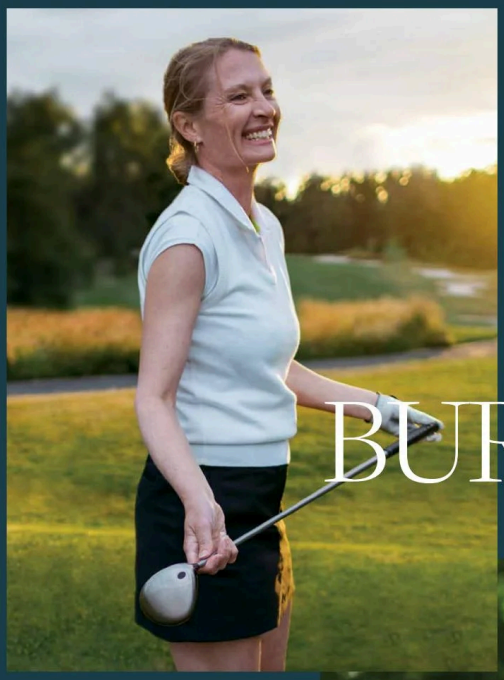
Floyd's challenging course design will test every club in your bag — while bringing a smile to golfers of all abilities, thanks to four tee boxes and speedy play. Golfers will also enjoy the relaxed pace and fun of a nine-hole short course and clubhouse.







There’s a manicured wildness to this course that feels good for the soul, too.

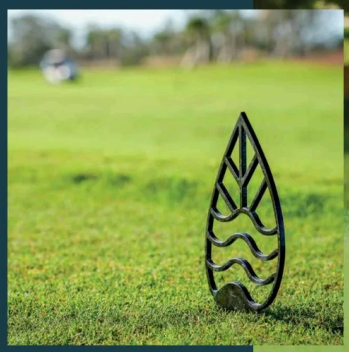




BURGERS















+ BIRDIES



Challenging, yes. But accessible to all, from novice to champion.







PART SIX

SOUTHWEST FLORIDA



SWFL LOVE

Compared to our friends on the Atlantic side, Southwest Florida has always felt a bit more understated. It's a place to redirect your energy from traffic and crowds, toward sunsets that take your breath away. Spectacular, sugar-white sand beaches. Calm and clear waters. Wild spaces that somehow feel a little wilder.

Saltleaf on Estero Bay lies within the town of Bonita Springs, a hidden gem just north of Naples with its own boutiques, galleries, restaurants and a friendly, laid-back vibe. Called the "gateway to the Gulf of Mexico," Bonita Springs is SWFL's most central launchpoint by boat to the barrier islands, 30 miles of intercoastal waterway, and of course, the Gulf — teeming with all the snapper, grouper, mackerel and tarpon that fishers might want to meet.

DAY TRIP LIKE A LOCAL



1 LEGENDARY ISLANDS

So many islands, so many ways to enjoy them. Go snorkeling, sunbathing or on a quest for the ultimate lobster roll.

2 WORLD-FAMOUS BEACHES

Southwest Florida beaches are renowned for their gentle waves and silky white sands. Nearby Barefoot Beach is among the US Top 10.

3 LOVERS KEY STATE PARK

Explore this 712-acre treasure of beachy beauty, along with hiking and biking trails that wind through rare wildlife habitat.

4 SMALL TOWN CHARM

Stroll the Bonita Springs boutiques, galleries and farmers market. Dance with your kids at a concert in the park.

5 OUR NEIGHBOR, NAPLES

Shop, dine, repeat at Mercato or along the palm-lined avenues of two world-class shopping districts.

6 PERFORMANCES AT THE PHIL

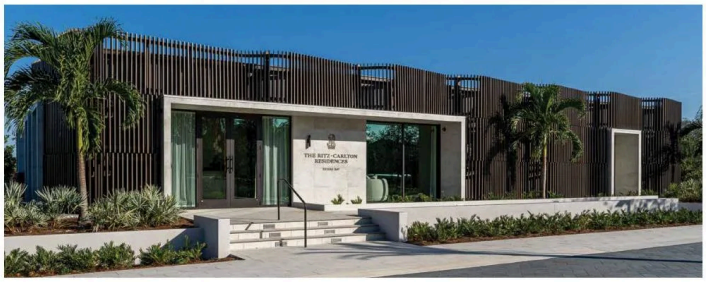
That's the local nickname for Artis-Naples, home of the Philharmonic, art exhibits, ballet and more.


FORT MYERS
N
Southwest Florida
International Airport
THE RITZ-CARLTON RESIDENCES,
ESTERO BAY
FORT MYERS
BEACH
3
Estero Bay
Aquatic Preserve
4
BONITA SPRINGS
2
5
NAPLES
Gulf of Mexico
6

IMAGINE THE LIFE

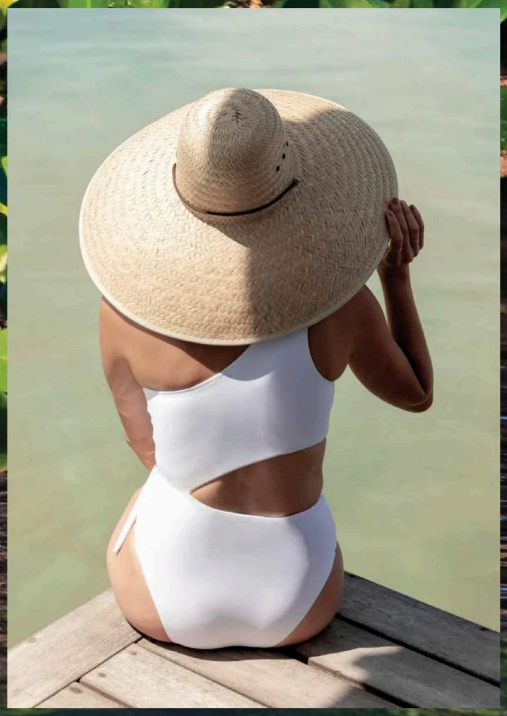
Life is going to feel very different at The Ritz-Carlton Residences, Estero Bay. One part relaxed, one part refined. Peaceful, like the forever-protected waterfront just outside your door. But vibrant and active too, with an entire village of wonderful experiences to enjoy — which you will, with The Experience Studio freeing your day to be all that it should. Good things, and Florida's most incredible sunsets, are on the horizon. We can't wait to share them with you.

TheResidencesEsteroBay.com | 239.449.2000



SALES GALLERY | 5000 COCONUT ROAD | BONITA SPRINGS, FLORIDA 34134





THE RITZ-CARLTON RESIDENCES

ESTERO BAY

SALES GALLERY 5000 Coconut Rd., Bonita Springs, FL 34134	239.449.2000	TheResidencesEsteroBay.com	LONDON BAY DEVELOPMENT GROUP

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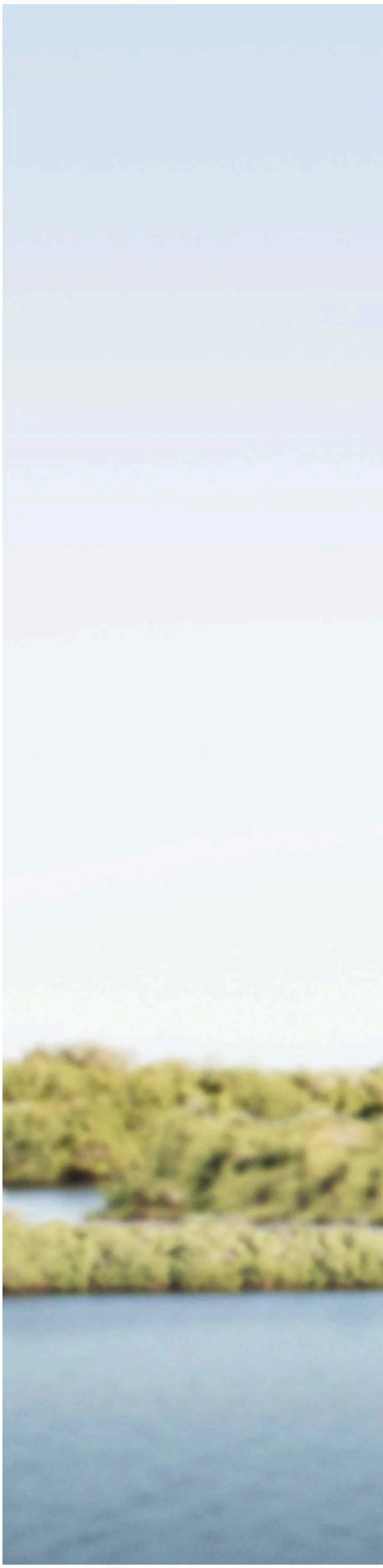
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

AS OF 9.1.24





THE RITZ-CARLTON RESIDENCES

ESTERO BAY