3

West Beach Club Drive

Beach House *One*

NAPLES

BEACH CLUB



Beach House *One*

One of four Beach Houses at Naples Beach Club, this residence is designed with the graciousness of a spacious estate home. It is surrounded by private gardens and pools, and is located only a few steps from the beach.

Light and views

The residence is filled with light and air: with up to 12-foot-high ceilings; rooms opening to large outdoor entertaining spaces; west- and east-facing views from sunrise to sunset—these are some of the features that make this Beach House a showplace residence.

Exceptional interiors

The home features six bedrooms, seven full bathrooms and three half baths—all carefully detailed by Champalimaud Design. Kitchen appliances are by Wolf, Sub-Zero and Miele with custom cabinetry. A choice of two interior palettes is available: Beachwood, with clean lines and warm materials; or Seashell, an aesthetic rooted in tradition but with a nod to modern living. The primary suite features its own entry foyer, spa bathrooms and generous walk-in closets, study, and private outdoor terrace with pool.

Private, direct access

The Beach House is a short stroll to the beach, and only steps to the spa, golf and amenities in Market Square. There are three private entries to the home: a direct elevator from the lobby with secure parking, beachside stairs from the veranda to the residents pools and beach, and golfside stairs from the motor court.

Indoor-outdoor living

The home is surrounded by terraced gardens. The primary bedroom suite opens to a private terrace and plunge pool. The Great Room opens to an expansive, west-facing terrace with full-size pool. A series of landscaped courtyards on the north side features outdoor dining, a Kitchen Garden, and a Wellness Garden with a sauna, and hot & cold plunge pools near the fitness room.

Arrival

1. Golfside Entry
2. Beachside Entry
3. Elevator
4. Service Elevator

Primary Suite

5. Primary Bedroom 18′ x 20′
6. Primary Bathroom 9′ x 20′ & 9′ x 24′
7. Walk-in-Closet

Secondary Bedrooms

8. Junior Primary Bedroom 20′ x 13′
9. Junior Primary Bathroom 19′ x 15′
10. Bedroom 3 14′ x 17′
11. Bedroom 4 14′ x 17′
12. Bedroom 5 16′ x 12′
13. Bedroom 6 22′ x 12′

Living Areas

14. Family Room 17′ x 24′
15. Kitchen 25′ x 11′
16. Dining 25′ x 11′
17. Great Room 67′ x 22′
18. Bar
19. Pantry

Lifestyle Areas

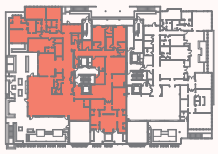
20. Fitness/Massage Room 25′ x 14′
21. Media Room 21′ x 17′
22. Study 14′ x 13′
23. Library

Other Areas

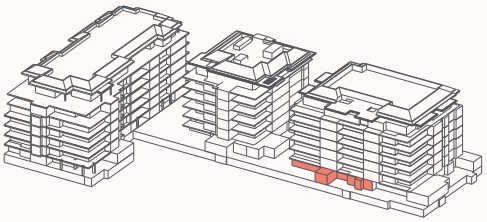
24. Gallery
25. Tech Room
26. Laundry

Outdoor Living Spaces

27. Hot & Cold Plunge Pools
28. Sauna
29. Pool
30. Screened Pavilion 22′ x 23′
31. Plunge Pool
32. Summer Kitchen
33. Dining
34. Sunset Terrace 65′ x 28′



6 Bedrooms
7 Full Baths
3 Half Baths
Indoor: 12,364 SQ. FT.
Outdoor: 4,866 SQ. FT.
Total: 17,230 SQ. FT.



Beach House *One*



NAPLES BEACH CLUB

851 Gulf Shore Boulevard North, Naples, Florida, 34102

naplesbeachclub.com

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER. All prices, plans, specifications, features, amenities and other descriptions and depictions are preliminary and are subject to change without notice and may not be included. Please refer to the purchase agreement. These materials are not intended to be an offer to sell, or solicitation of an offer to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus for the condominium. No statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. All timeframes, services, operators, plans, features and amenities described herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the various offering documents and Club membership documents. No guarantees or representations whatsoever are made that any proposed timeframes will be complied with or whether any services, plans, features and amenities depicted or described herein will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein or whether any operators described herein will be affiliated with the project. Additionally, some of the proposed services described herein are only obtained pursuant to membership in the Club. This condominium is being developed by Naples Beach Club Building A/B/C Owner, LLC, a Delaware limited liability company or by Naples Beach Club Building E Owner, LLC, a Delaware limited liability company (each , a "Developer"), which has or will have a limited right to use the trademarked names and logos of The Athens Group, MSD Partners, L.P., Discovery Land Company and Four Seasons Hotels & Resorts (collectively, the "Non-Developer Parties") pursuant to license and marketing agreements with the various Non-Developer Parties. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the Non-Developer Parties and buyer shall look solely to Developer (and not to the Non-Developer Parties and/or any of its or their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium, Club, Hotel and overall Project and with respect to the sales of units in the Condominium and/or memberships in the Club. Access to the Club facilities is provided only pursuant to the Club membership documents. Membership in the Club is not guaranteed, and terms and conditions apply. Ownership of a Unit does not include membership in the Club. Each prospective purchaser should consult with their own tax adviser regarding the costs of owning a Unit and/or joining the Club. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to, or other arrangements made with any real estate broker are or shall be binding on the Developer. The Residences at Naples Beach Club are not owned, developed, or sold by Four Seasons Hotels Limited or its affiliates (Four Seasons). The developer, Naples Beach Club Building A/B/C Owner, LLC (with respect to NBC Residences Condominium ABC) and each developer of any other condominium(s) within Naples Beach Club use the Four Seasons trademarks and tradenames under a license from Four Seasons Hotels Limited. The marks "FOUR SEASONS," "FOUR SEASONS HOTELS AND RESORTS," any combination thereof and the Tree Design are registered trademarks of Four Seasons Hotels Limited in Canada and U.S.A. and of Four Seasons Hotels (Netherlands) Ltd. Elsewhere. For New York purchasers: THE COMPLETE OFFERING TERMS ARE IN A NY CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0019. For Massachusetts purchasers: This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1278-01-01. For California purchasers: WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.

10/23