



EPIQUE®

PELICAN BAY · NAPLES

INTRODUCING

A Bespoke Gulf-Front Address



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Paradise at Your
Front Door

NAPLES

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The Ultimate
Lifestyle

AMENITIES

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Exclusively
Yours

PRIVATE DINING CLUB



8
Elevated
by Design

ESTATES & PENTHOUSES

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The Rise

AN INTRODUCTION

The most anticipated new address in Naples marks the final ownership opportunity in Pelican Bay. The unparalleled 19-story offering of bespoke Gulf-front Estates, Penthouses, SkyEstates™ and Jardin residences provides owners with an exceptional array of amenities and services along with a breathtaking location by the Gulf of Mexico.

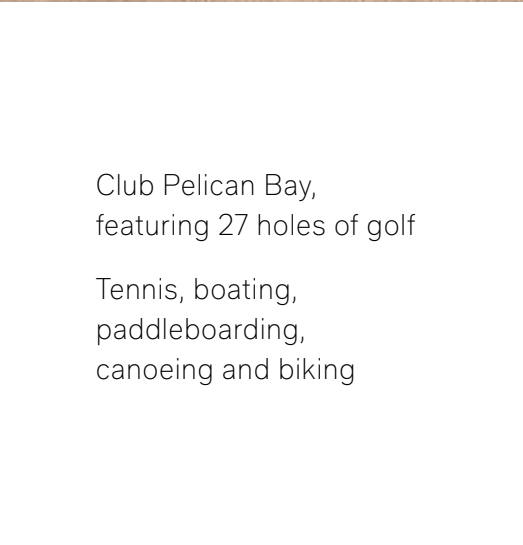
of Perfection

The Beauty of Gulf-Front Living





Sugar-sand beaches
 570 acres of mangrove forests and estuaries with two private boardwalks to the beach



Club Pelican Bay, featuring 27 holes of golf
 Tennis, boating, paddleboarding, canoeing and biking



World-class shopping including Hermès, Gucci, Ferragamo, Louis Vuitton, Van Cleef & Arpels
 Artis—Naples, the home of the Naples Philharmonic and The Baker Museum

Naples



Celebrated as one of the most desirable residential communities in Florida, Pelican Bay, in Naples, is a sophisticated and cosmopolitan enclave lined by pristine sugar-sand beaches framed by the gentle currents of the Gulf of Mexico. Pristinely manicured boulevards lead to an impressive array of cultural conveniences, including one of the nation's top 100 philharmonic centers, a revered art museum and the most upscale shopping districts in southwest Florida.

Ultimate

AMENITIES

Epique offers unparalleled amenities and services, including Naples' most exclusive Private Dining Club and a 24/7 attended reception desk.

Stunning arrival with a grand Salon featuring a custom chandelier

24-hour staffed front desk with monitored video/electronic closed circuit surveillance systems and cameras

Two-level parking garage with keyless entry and EV charging stations

Tropical Pool Deck with shaded pergolas

Club Room, Board Room, Card Room/Solarium, Billiards Room and Private Screening Room

Private Dining Club with renowned chef and culinary team

Health and Fitness Club

Two Golf Simulators

Ladies' and Men's Steam Rooms and showers

Private Guest Suites

Lifestyle





Exclusively
Yours

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PRIVATE DINING CLUB

The Private Dining Club allows residents to entertain effortlessly. Exclusively reserved for Epique owners and their guests, the impressively designed indoor and outdoor spaces offer masterful mixology, inspired menus and a private room that can be reserved for intimate events.





Elevated

ESTATES

The grandly scaled Estates, which range in size from 4,001± to 5,213± air conditioned square feet, offer a level of bespoke finishing and detailing that raises the benchmark in Naples. The 10' ceiling heights and floor-to-ceiling windows frame cinematic views toward the Gulf of Mexico.

All residences offer the finest level of finishes and fittings and gourmet Chef's Kitchens with best-in-class Wolf®/Sub-Zero® integrated appliances. Opulent Master Baths feature a marble-clad, walk-in shower with frameless glass enclosure, and double custom vanities appointed with Dornbracht fittings. For the ultimate in convenience, each residence includes a SmartEstate™ integrated home technology system.

By Design

The Height

PENTHOUSES & SKYESTATES™

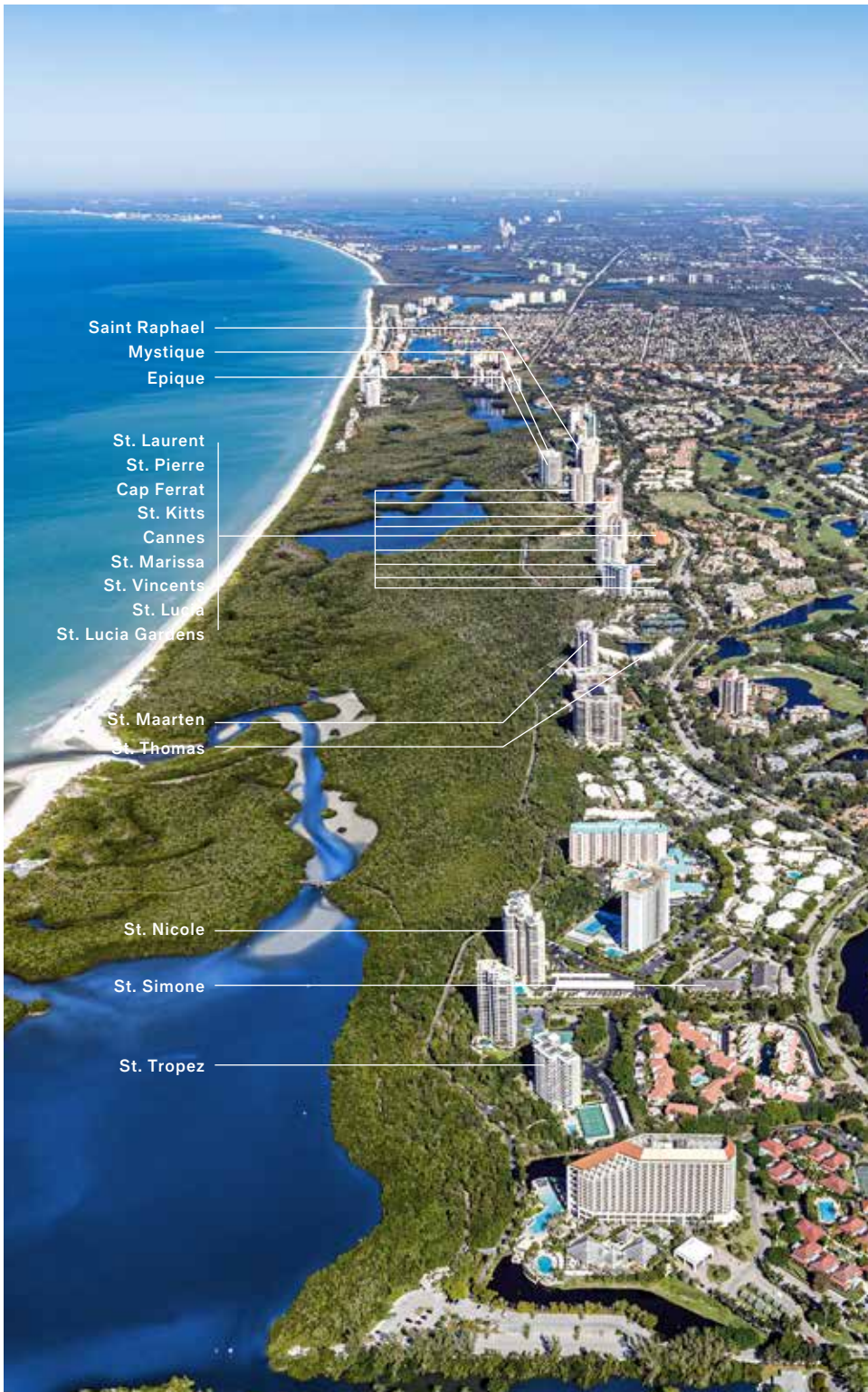
These meticulously-crafted residences are the most coveted residences in Naples. Designed for entertaining, the dramatic Living Rooms, with soaring 12' ceiling heights, lead to spacious private terraces overlooking the Gulf.

Styled as the ultimate resort in the sky, the Private Rooftop Pool Deck offers peerless views of the Gulf of Mexico. The sweeping pool deck is enhanced by a Wolf®/Sub-Zero® appointed Winter Kitchen.

of Luxury







55

Developments

40

Years


Creating Value Through Vision

THE DEVELOPER

Epique, developed by Gulf Bay Development LV, LLC, is the crowning achievement in the celebrated portfolio of the renowned Naples-based Gulf Bay® Group of Companies. Over almost 40 years, Gulf Bay has successfully launched 55 developments, including 16 luxury properties within Pelican Bay. Gulf Bay's other award-winning developments include The Brittany at Park Shore Beach; Marco Beach Ocean Resort on Marco Island; and the 4,000+/- acre award-winning, master-planned community of Fiddler's Creek. Gulf Bay's completed and under-development estimated build-out market value of luxury residential properties is in excess of \$10 billion.



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