



EPIQUE®

PELICAN BAY · NAPLES

INTRODUCING

A Bespoke Gulf-Front Address



5
Paradise at Your
Front Door

NAPLES

6
The Ultimate
Lifestyle

AMENITIES

7
Exclusively
Yours

PRIVATE DINING CLUB



8
Elevated
by Design

ESTATES & PENTHOUSES

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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 OR LESSEE. All artist's or architectural renderings, sketches, graphic materials and photos depicted or otherwise described herein are proposed, conceptual and shown solely for illustrative purposes, and are based upon current development plans, which are subject to change. All depictions of furniture, appliances, fixtures, counters, soffits, floor coverings and other matters of detail, including items of finish and decoration, are conceptual only and are not included with the residence unless expressly specified in the standard features exhibit to the purchase agreement. No guarantees or representations whatsoever are made by the developer regarding existing or future views from a residence or from other portions of the property. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised residences can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made in any jurisdiction where prohibited by law. Prices and availability subject to change without notice. Copyright © 2024, Gulf Bay Development LV, LLC. All Rights Reserved.



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 and Jardin residences provides owners with an exceptional array of amenities and services along with a breathtaking location by the Gulf of Mexico.

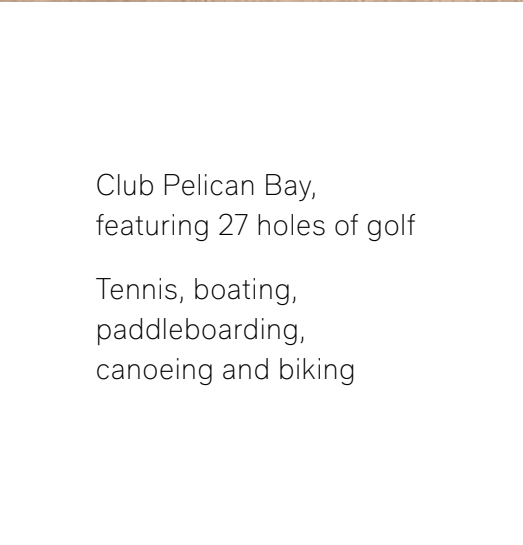
of Perfection

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, Game Room, Card Room/Solarium, Board 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

Artist's Conceptual Rendering. This image may not depict the location, type, size and nature of certain items or their view, perspective or scale, which may have been altered in this image for purposes of marketing and promotion. Copyright © 2024, Gulf Bay Development LV, LLC. All Rights Reserved.

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 Primary Baths feature a marble-clad, walk-in shower with frameless glass enclosure, and double custom vanities appointed with Kallista® fittings. For the ultimate in convenience, each residence includes a SmartEstate™ integrated home technology system.

By Design

The Height

PENTHOUSES

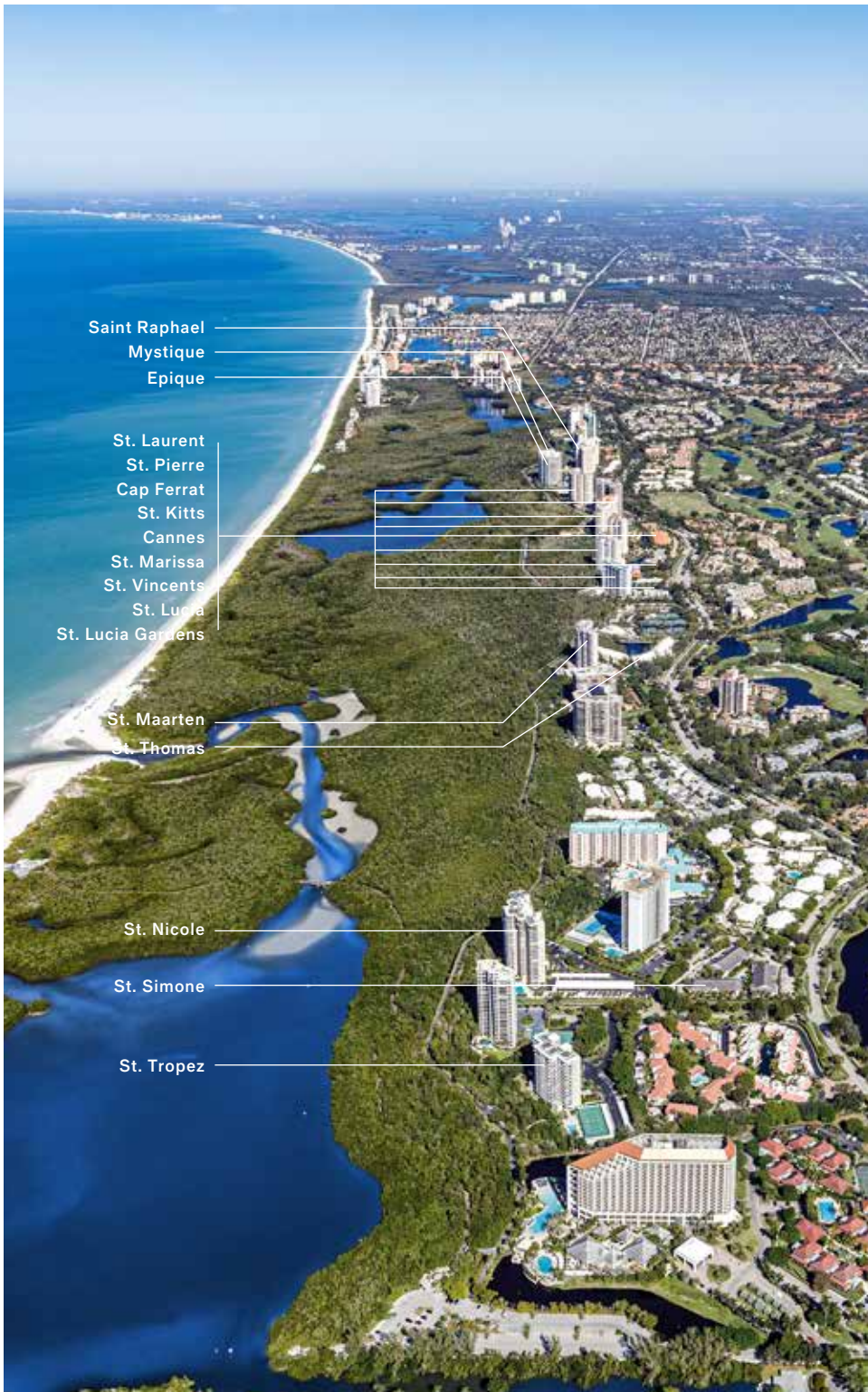
These meticulously-crafted Penthouses are the most coveted residences in Naples. Designed for entertaining, the dramatic Living Rooms, with soaring 12'± ceiling heights, lead to spacious private terraces overlooking the Gulf.

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







Saint Raphael
Mystique
Epique

St. Laurent
St. Pierre
Cap Ferrat
St. Kitts
Cannes
St. Marissa
St. Vincents
St. Lucia
St. Lucia Gardens

St. Maarten
St. Thomas

St. Nicole

St. Simone

St. Tropez

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. For over 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 \$12 billion.



EPIQUEPELICANBAY.COM | 239.598.9900 | 6885 PELICAN BAY BOULEVARD, NAPLES

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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 OR LESSEE. All artist's or architectural renderings, sketches, graphic materials and photos depicted or otherwise described herein are proposed, conceptual and shown solely for illustrative purposes, and are based upon current development plans, which are subject to change. All depictions of furniture, appliances, fixtures, counters, soffits, floor coverings and other matters of detail, including items of finish and decoration, are conceptual only and are not included with the residence unless expressly specified in the standard features exhibit to the purchase agreement. No guarantees or representations whatsoever are made by the developer regarding existing or future views from a residence or from other portions of the property. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised residences can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made in any jurisdiction where prohibited by law. Prices and availability subject to change without notice. Copyright © 2024, Gulf Bay Development LV, LLC. All Rights Reserved.

04.12.2024