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"Ambstone" Golf Tournament



For 70 years,
The Naples Beach
Hotel & Golf Club
curated the idyllic
Naples lifestyle.

The tradition
lives on at
Naples Beach Club.

A tropical beach scene featuring several palm trees in the foreground and middle ground. The trees are green with some yellowing fronds. The background shows a clear blue sky with light clouds, a vibrant turquoise ocean, and a strip of green grass in the foreground. The text "Born in 1946." is overlaid in the center in a white serif font.

Born
in 1946.


*Reborn
in 2021.*





FROM LEFT TO RIGHT, THE THREE RESIDENTIAL BUILDINGS, AND THE FOUR SEASONS HOTEL.





A rare gem on
Florida's Gulf Coast,
Naples Beach Club
is a true sanctuary
for a limited number
of discerning
individuals and their
families right in the
heart of Naples.



This coveted address

of approximately 175 residences
within a 125-acre walkable coastal
village will offer:

- » 1,000+ feet of beachfront
- » 216-room Four Seasons Hotel
- » Exclusive Residents facilities and amenities
- » Golf by Fazio Golf Design
- » Market Square town center
- » Spa and wellbeing center
- » Racquet sports
- » Destination dining



**Beachside
Residences**

Hotel



OLEANDER DRIVE

CRAYTON ROAD

Golfside Residences

GULF SHORE BLVD N.

Market Square

Clubhouse

SOUTH GOLF DRIVE



Life on
storied sands



Along the most treasured beach in Naples, the iconic beachfront eateries that were beloved by all are returning with a fresh new design. Having a cocktail while the sun disappears is the ritual at the **Sunset Beach Bar**. Next door is **HB's on the Gulf**, the *only* dining experience on the beach in Old Naples—where cocktails, coastal classics and a knowing conviviality will create an escape to remember.

Four Seasons Hotel

The 216-room Four Seasons Hotel will exude the grandeur of a private beachfront Floridian estate. Spacious guestrooms will feature outdoor lounging porches, walk-in closets and 5-fixture bathrooms. In true Four Seasons' style, every amenity and service will be curated flawlessly.



LOBBY VIEW TOWARDS RECEPTION







VERANDA COURTYARD







GULF-FACING MAIN POOL

Let's meet at Market Square

The camaraderie will be warm and quintessentially Naples at this vibrant town center that will be open to hotel guests, residents and locals.

- » **General Store**, a boutique market with beer & wine, grab-and-go foods and sundries
- » **Market Square Bar & Grill** with game room & 4-lane bowling alley
- » **The Porch** open-air ice cream pavilion
- » **Kids Club**
- » **Indoor movie experiences**
- » **Gathering spaces with firepits**
- » **Lawn recreation**





MARKET SQUARE'S OPEN-AIR SETTING IS IDEAL FOR CASUAL GATHERINGS.







The Spa at Naples Beach Club

The three-level, spa and fitness facility will offer experiences for optimal wellbeing.

- » Fitness area
- » 10 treatment rooms including a couple's room
- » Infrared and steam saunas
- » Aquathermal pools
- » Adult rooftop swimming pool and spa
- » Full-service salon
- » Locker rooms
- » Luxury retail boutique
- » Juice bar and café

Golf reimagined *by Fazio*

Multi-generational experiences by Fazio Golf Design and Discovery Land Company will soon await at this approximately 100-acre golf course.

- » Putting Course
- » Signature Comfort Stations
- » Practice Facilities: Driving range, short-game area, teaching area







Racquet Sports

» Tennis courts

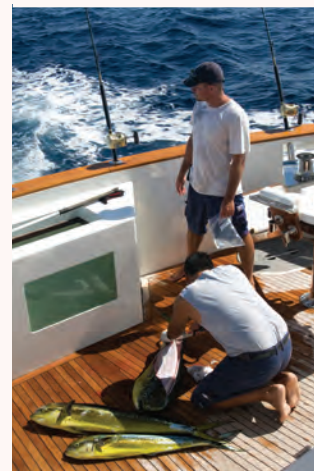
The Pavilion

multi-sports venue offering:

- » Indoor basketball
- » Rock climbing
- » The Loft (teen lounge)
- » Outdoor basketball court

The *private side of life*

Membership may be acquired for exclusive access to the **Residents Club**, a curated collection of private luxuries layered throughout the resort. Orchestrated by Discovery Land Company, the Club will provide meaningful spaces, experiences and a renowned Outdoor Pursuits program as a backdrop for family memories.









Residents *Beach Club*

- » Spa and fitness area with two treatment rooms
- » Members lounge
- » Outdoor living room
- » Private dining room
- » Game room and card room
- » Sunset Overlook



Residents *Beach House*

along the resort's 1,000 feet of white-sand beach



- » Adult and family pools with Jacuzzis and cabanas
- » Food & beverage offerings
- » Beach recreation with Outdoor Pursuits Guides
- » Gulf-front lawn for yoga and other activities

Beach living *elevated*

Offering the graciousness and features of single-family estate homes, the limited collection of **Beachside Residences** is soulfully attuned to the Gulf Coast's relaxed language of sea, sky and sand.







SAMPLE KITCHEN SHOWN IN THE BEACHWOOD INTERIOR DESIGN PALETTE.





Penthouses *and Beach Houses*

Situated in a trio of beachfront buildings, the four **Penthouses** and four **Beach Houses** are exquisitely designed, richly layered, indoor-outdoor compositions reserved for a discerning few.



Outdoor living features vary per home, and will include:

- » Outdoor lounging and dining
- » Wellness gardens
- » Saunas and spas
- » Hot & cold plunge pools
- » Adult pools, family pools, lap pools
- » Screened kitchens and pavilions
- » Yoga lawns

DREAM TEAM

Globally
renowned
luxury
real estate
visionaries
*are bringing
Naples Beach
Club to life.*



Owner/ Development Team

The Athens Group

For more than 30 years, The Athens Group has been widely regarded as one of the nation's preeminent developers of upscale resort communities, luxury resort and urban hotels, golf courses and related residential and recreational properties.

Montage Laguna Beach | Montage Deer Valley

MSD Partners, L.P.

MSD Partners, L.P. is an SEC-registered investment adviser that utilizes a multi-disciplinary strategy focused on maximizing long-term capital appreciation by making investments across the globe in its core areas of expertise – Credit, Real Estate, Private Capital and Growth. MSD Partners was formed in 2009 by the partners of MSD Capital, L.P., which is the family investment office for Michael Dell, the Founder & CEO of Dell Technologies. Together, MSD Capital and MSD Partners manage over \$22 billion of assets and are currently invested in nearly \$8 billion of real estate. MSD's investments include the Four Seasons Resort Maui at Wailea and the Four Seasons Resort Hualalai in Hawaii, the Fairmont Miramar in Santa Monica, and The Boca Raton.

Four Seasons Resort Hualalai | Four Seasons Resort Maui



Four Seasons Resort Hualalai



Montage Deer Valley



Montage Laguna Beach



Four Seasons Resort Maui



Baker's Bay Golf & Ocean Club



Four Seasons Resort Hualalai



Four Seasons Resort Punta Mita



Yellowstone Club

Club Partners

Discovery Land Company

DLC is a US-based real estate developer and operator of private residential club communities and resorts with a world-renowned portfolio of domestic and international properties. Every community features unparalleled amenities and inspired experiences catering to a family-oriented lifestyle.

Baker's Bay Golf & Ocean Club | Yellowstone Club

Four Seasons Hotels and Resorts

Operating 116 hotels and resorts, and 44 residential properties in major city centers and resort destinations in 47 countries, Four Seasons consistently ranks among the world's best hotels in reader polls, traveler reviews and industry awards.



Montage Palmetto Bluff



The Beverly Hills Hotel

Design Team

Hart Howerton

With HQs in New York and San Francisco, this global team of architects, landscape architects, planners and strategists brings an interdisciplinary perspective to some of the world's most sensitive environments—creating sustainable places that become successful hospitality ventures for their investors and lasting legacies as resorts.

*Kukio Golf and Beach Club
Montage Palmetto Bluff*



Pelican Hill Golf Club

Champalimaud Design


Headquartered in New York City, this multi-disciplinary design and planning firm specializes in bespoke, high-end hospitality and residential design. The firm's forward-thinking design teams have partnered with global clients to create some of the world's most distinctive properties.

Beverly Hills Hotel Bungalows

Fazio Golf Design

Throughout his 50+ years in golf course design, Tom Fazio and his staff have been recognized for creating a multitude of award-winning courses throughout the U.S. Over the years, 171 Fazio courses have been ranked in the U.S. Top 100—more than any other living golf architect.

*Pelican Hill Golf Club
Shadow Creek*



The first
of its kind.
*The last
of its kind.*

Set to return in the 75th anniversary year of the landmark resort that came before, Naples Beach Club will usher in a captivating new interpretation of Naples style. The rare few who make it a family heirloom will acquire an iconic piece of reimagined Naples history to be passed down to every child and grandchild to come.





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. 🏠