



GORDON DRIVE

ANIMAL KINGDOM
David Webb's rarefied Naples sanctuary

PRISMATIC FIRE
Opals rising in radiant splendor

INFINITE HORIZONS
American hypercars and floating estates

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LIFE
BY EMMA REYNOLDS



LEVELING UP

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Courtesy The Ritz-Carlton Residences Naples

Once, Naples status meant acreage and gates. Now it's estate-sized penthouses rising above the Gulf with private spa suites, soaring ceilings and interiors that anticipate every need.

At Naples Beach Club, a Four Seasons Resort, the largest residential penthouse spans two floors, with an interior courtyard and a terrace larger than most homes. Step through, and you find a pool with sunrise and sunset views, an outdoor bathroom and a summer kitchen. The entire home spans 27,060 square feet. The scale—more than double the size of any penthouse on the market today—reflects Naples’ new terms for vertical living.

Mystique introduced Naples to the modern glass-clad, amenity-rich class in 2019. The new wave goes further, pairing volume (12- to 14-foot ceilings and plans exceeding 9,000 square feet) with low density and programming for seamless living.

Soon, international banners—Four Seasons, Rosewood and two distinct The Ritz-Carlton developments—will stand alongside boutique projects like Olana Naples and 3300 Gulf Shore.

Each will be topped with penthouses that mark the Gulf Coast’s new status symbols. These aren’t copies of Miami towers or Palm Beach palazzos; they are distinctly Naples creations, designed for those who prize ease and craftsmanship over excess. Price and size still speak, but the real currency now is orchestration—how a home anticipates every need.

Olana will have only a dozen residences, each spanning 10,000 square feet and equipped with a sound-isolated theater, climate-controlled wine display and hydrotherapy suite (steam, dry sauna, cold plunge) directly off a fully equipped gym. Coral stone floors and shell screens meet French gold detailing and 80 feet of floor-to-ceiling glass, anchoring the sophistication in the coastal setting. All share the same scale and amenities, but only the top two floors claim penthouse titles, priced between \$42 and \$45 million.



Courtesy The Ritz-Carlton Residences, Estero Bay

Alfresco space defines the new standard. At The Ritz-Carlton Residences, Estero Bay, terraces comprise half of the 12,790-square-foot penthouse plan, with private spa pools and outdoor kitchens. Down below, a 72-slip marina grants direct access to Florida’s first aquatic preserve.

At Olana Naples, every unit—limited to 12, each stretching 10,000 square feet—includes a fully equipped gym and private hydrotherapy suite with steam room, dry sauna and cold plunge. Only the top two levels claim penthouse status and views, priced between \$42 and \$45 million.



Spa and fitness features are de rigueur in this chapter, where recovery gets the same attention as entertaining. The Ritz-Carlton Residences, Naples, steps from the flagship resort on Vanderbilt Beach, provides a massage room, sauna and individual steam showers in his-and-hers baths. Troy Beasley, of Beasley & Henley Interior Design, approached the penthouses' design as retreats from a hyperlinked world: "Every element has been curated to engage the senses and create an inspiring environment—one that cannot be replicated online—allowing the resident to fully unwind," he says.

Privacy and immersion in nature remain central. The Ritz-Carlton Residences, Estero Bay clusters along the waterfront of its 500-acre setting. Boutique scales—Olana's 12, Rosewood Residences' 42, 3300 Gulf Shore's 51—represent a level of intimacy rare in Florida's luxury market. "Naples has always been a little slower and quieter, which is attractive to a lot of people," says Brian Van Slyke, the developer behind Olana and 3300 Gulf Shore.

Despite the restrained profile, the visions meet global luxury standards. With these commissions comes a wave of international names, including

Champalimaud Design at Four Seasons and Olana; New York's Lillian Wu Studio joining Naples' MHK Architecture at Rosewood Residences; and Miami's Arquitectonica, collaborating with Meyer Davis at The Ritz-Carlton, Estero Bay. Still, the aesthetics remain rooted in place. Champalimaud is cladding Four Seasons interiors with hand-painted wallcoverings and carved panels that nod to Old Naples. For the Ritz-Carlton on Vanderbilt Beach, Stock Development selected local talent Marc-Michaels and Beasley & Henley to perfect Naples' livable glamour. The four grand penthouses have two-level terraces for unparalleled indoor-outdoor living. Units alternate bespoke features like barrel-vault ceilings and reeded glass doors.

Across projects, palettes of off whites, ivories, creams and light woods mirror the coast's luminosity. More than finishes, these sky-high palaces distinguish themselves by how they translate the city's easy rhythm into a vertical format. "[The focus on family living is] one of the biggest parts of the Southwest Florida experience that we've seen," Ed Bakos, CEO of Champalimaud, says. "That's why people are buying on the west

coast.” Developers answer the call with tower retreats that feel like stand-alone homes. In addition to its penthouses, Four Seasons offers Beachside Residences at ground level, with drive-in garages and direct beach access. Upstairs, the sky units feature service elevators and corridors that allow staff to restock and maintain each home discreetly. Meanwhile, Olana has dual kitchens for fluid hosting. This is resort living at its finest, exalting Naples’ distinct allure: a place where home feels like a permanent vacation.

Just when you thought the story was done, the branded residence model adds another layer: Four Seasons’ partnership with Discovery Land Company cements the city within the same club-culture orbit as Yellowstone Club in Montana and

Baker’s Bay in The Bahamas. Residents at both of the Ritz-Carlton communities and the Rosewood also gain global ownership perks.

At the heart of it all, the Gulf’s restraint is what appeals to the global clientele discovering Naples today. The city’s strict height limits preserve light and sightlines. Bakos describes it as designing for a community, not a city—a sentiment that has become the organizing principle of this new skyline.

If Miami dazzles and Palm Beach preens, Naples edits. Here, luxury isn’t about sheer magnitude, but refinement: how light moves through a space, how a day can unfold in effortless rhythm. From these new heights, the view is both outward and inward, across the Gulf and into a life deliberately composed. 💎



Courtesy 3300 Gulf Shore

With 51 residences and 16 boat slips on Outer Doctors Bay, 3300 Gulf Shore reflects Naples’ preference for restrained scale, where direct water access and tight-knit community trump high-rise density.



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