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### **New showcase estate home in Aqualane Shores redefines luxury living**

NAPLES, Fla. (Feb. 27, 2023) – London Bay is elevating the possibilities for new homes in Aqualane Shores with a custom showcase estate available as a future luxury private residence at 256 Aqua Court. The quiet curving street is located along the cusp of Port Royal, only a half block from the beach and Gulf of Mexico.

“Aqua Court is a charming little residential pocket with only a handful of homes,” said Steve Miller, vice president of London Bay. “It’s a quick walk to the beach access on Gordon Drive and only a short distance to the restaurants, shops and events on Third Street South and Fifth Avenue South.”

Construction is well underway on the showcase estate, imagined in collaboration with acclaimed landscape architect Koby Kirwin of Exteriors by KK. Featuring interior finishes and furnishings selected by Romanza Interior Design, the five-bedroom, six-bathroom home incorporates features sought by modern-day luxury buyers. The home is anticipated for completion later this spring.

“Look at how the world has changed in the past two years,” Miller said. “More people are working remotely, which we accommodate by building flexibility into each home. There’s an oversized clubroom with plenty of room for a study and bedrooms on both floors that can be used for guests or a second study or home office. We designed the home to highlight the visual and physical connection to outdoor spaces, which is even more important to today’s homebuyers. Koby Kirwin put a lot of thought into the pool and maximizing outdoor living.”

Spanning over 5,700 square feet under air, the estate model features an open concept floor plan for the great room, kitchen and dining area – another top selling point. Its architecture emphasizes clean lines with a two-story entry and balcony cloaked in dark brown porcelain, individual wood-clad doors on each bay of the three-car garage, and large windows with grid designs that lend a linear artistic quality. Kirwin also integrated the linear features of the architecture into the design of the pool, hardscape, the estate’s two driveways and guest motor court.

Natural sunlight cascades throughout the interior through a windowed gallery off the foyers and windows and sliding glass doors in the great room, kitchen and dining area. The master suite and a guest room are suitably located on the ground floor. Three en-suite bedrooms are on the second floor with a loft, two balconies and the conveniences of a second laundry room and elevator. Alfresco living is optimized with covered sitting and dining areas, a TV and an outdoor kitchen. Open-air destinations are offered around the pool, spa and a series of levels that create intimate outdoor living rooms and conversation areas.

“We design and build all of our homes with a client in mind, taking everything we’ve learned from listening to our private customers and incorporating those features into a spec home or model home,” said Miller. “We consider lifestyle, real estate trends and innovation to enhance enjoyment and ease of living.”

Two additional showcase estate homes in Aqualane Shores are also under construction and available for luxury living later next spring.

London Bay Homes’ custom home designs can be seen in private residences throughout Port Royal and Old Naples to Park Shore. Homebuyers benefit from London Bay Homes’ over 30 years of building experience and a reputation for superior customer service, attention to detail, continued innovation and premier quality. An in-house team provides a collaborative, personalized approach to homebuilding, creating private residences that make the most of their homesites and exceed expectations. The company has received more than 450 industry awards for homebuilding excellence.

For more information about custom private residences by London Bay Homes, call Toby Cloutier at 239-280-7367 or visit [LondonBay.com](http://LondonBay.com).

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Photos:



*London Bay's purposeful architecture emphasizes clean lines with a two-story entry and balcony cloaked in dark brown porcelain, individual wood-clad doors on each bay of the three-car garage and large windows with grid designs that lend a linear artistic quality.*



*London Bay elevates alfresco living with covered sitting and dining areas, an outdoor kitchen and open-air destinations around the pool and spa that create varied levels of intimate outdoor living rooms and conversation areas.*