

ROMANZA

INTERIOR DESIGN

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Romanza-designed Port Royal residence captures a sense of place

NAPLES, Fla. (Feb. 3, 2023) – When a home is so perfectly in sync with its surroundings, everything about it speaks to a sense of place. Such is the case of a custom estate model overlooking Doubloon Bay in Naples, created by London Bay Homes, Romanza Interior Design and Kukk Architecture & Design.

The luxury 6,569-square-foot residence on Cutlass Lane in prestigious Port Royal features captivating views, a heightened connection between indoor-outdoor living, a light-filled master bedroom that seems to float on water, and the undeniable feeling of perfect harmony.

“This estate is open, elegant and very comfortable,” said Jennifer Stevens, senior design director at Romanza. “The rooms are spacious yet inviting. Luxury finishes and thoughtful details are things people walk in and experience. They can’t quite pinpoint what it is; it’s something they feel. That’s why Romanza is involved from the beginning and spends so much time with integration, design, layout and architecture. We consider all surfaces and finishes when creating a furniture layout to ensure lighting, ceilings and details seamlessly complement the furnishings.”

An open concept floor plan blends the great room, kitchen and dining area and emphasizes an indoor-outdoor lifestyle with Weiland LiftSlide glass doors – featuring expansive panels of glass and a track flush with the floor. The great room and kitchen doors open to spacious outdoor areas which, from inside, appear to float above the infinity-edge pool and the bay beyond.

“The layout is both comfortable and practical, with the main living area, outdoor living and master suite on the first floor,” said Stevens. “The guest rooms are upstairs, including an expansive VIP suite as well as a club room with spectacular water views from a balcony spanning the width of the room. It easily accommodates a desk allowing the room to also be used as a den.”

Stevens’ chic, coastal vision for the home was inspired by its proximity to the water and purposefully designed to enhance the vistas. Clean-lined furnishings, white backgrounds and sleek finishes carry the eye outside. The absence of window treatments broadens the perspective.

Vivid turquoise and aqua blue tones complement the sand and earth tones in art while accessories and fabrics add bursts of color and darker undertones. This natural palette is enhanced by the greens of the lush landscaping framed by the Weiland doors and glimpsed through the horizontal panes of the pivoting front door.

The modern aesthetic is further conveyed in large-format 40 x 40 Italian tile flooring, flat-paneled cabinetry throughout, an open glass-railed staircase, and the kitchen’s striking custom stainless-steel range hood with expansive transom windows above presenting views of sky and treetops.

Spacious rooms provide a blank canvas for oversized, stylish furnishings. The great room’s sofa, armchairs and coffee table are set under a custom wood and upholstered suede ceiling accentuated by a sculptural pendant light, anchored by a custom glass-topped cocktail table. The adjoining dining room, featuring cream leather upholstered chairs, comfortably seats eight.

The sleek, contemporary kitchen features custom cabinetry with an integrated full-height wine refrigerator, an open pantry, and a freestanding island with dual faucets at the Galley workstation and a dramatic overlaid extension with a low-sheen rift-cut oak waterfall-style countertop serving as a breakfast bar.

Main living areas flow outside, where a series of up-lit floating beams embellish the ceiling above the alfresco dining and outdoor living areas. Custom cabinetry in a pale blond finish and a grand range hood with brushed stainless accents anchor the soaring space. A sophisticated pool bath and outdoor shower offer serenity and convenience. The adjoining lanai serves as a living room with plush

furniture, and a 10-foot linear fireplace open to a reflecting pool with an impressive spherical water feature.

Open-air destinations circle the pool which showcases a trapezoidal shape and an inset spa. Porcelain tile emulates the look of wood on the deck featuring a large sectional wrapping the fireplace. These breathtaking outdoor spaces meander to the estate's private boat dock.

The floor plan dedicates an entire wing to the master suite. Floor-to-ceiling glass in the bedroom showcases the expansive views of Doubloon Bay. The room's Romanza-designed low-profile built-in dresser incorporates lit shelves for display. Private access to outdoor areas and its proximity to the dock beckons a day of adventure exploring nearby Gordon Pass, the Gulf of Mexico and nearby beaches.

"The walk-in Poliform closet creates the feel of a high-end boutique," said Stevens. "Entering the master suite you are greeted by a leather-textured wall with an impressive decorative mirror concealing the beautiful, functional cabinetry on the other side. Integrated recessed lighting highlights hanging and storage spaces, visible through full-height glass doors."

The master bathroom features underlit rift oak, honey-hued vanities and walk-in his/her shower. The dramatic veining of the 108-inch-tall porcelain tile covering the front-facing privacy wall features soft white and caramel tones, forming a backdrop for the freestanding Kallista tub while light filters in through the surrounding windows.

Upstairs, a VIP suite enjoys a balcony with water views and a second balcony faces Cutlass Lane for treetop views. The club room, clad in rift-cut oak and textural wallcovering, balances privacy and openness. The room's private full bath features whimsical wallpaper of old-time golfers. Metal framed, clear class Viva Porte doors separate the club and sitting room spaces, flooding the interior room with light and inviting hints of the outdoors into this separate lounge space.

For added convenience, the estate offers a second-floor laundry room and an elevator.

Originally planned as a custom model home, the home sold as the final design was being completed, allowing Stevens to tailor art, accessories and other detail to fit the buyer's lifestyle. The owners' private art collection is displayed on the two-story wall of the staircase.

"They loved everything about the home – the master suite, the living room and coming through the front door greeted by spectacular views," said Stevens. "The modern design really appealed to them."

Romanza Interior Design is a full-service, boutique firm with an award-winning team of interior design experts who use innovative ideas and the latest trends in design to capture the spirit of each homeowner. Whether creating a new dream home, updating or customizing an existing residence or simply adding finishing touches, Romanza Interior Design can bring creative visions to life today.

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London Bay's luxury 6,569-square-foot residence on Cutlass Lane in prestigious Port Royal designed by Romanza Interior Design features captivating views, a heightened connection between indoor-outdoor living and the undeniable feeling of perfect harmony.



London Bay Homes and Romanza Interior Design were recognized by the 2022 Sand Dollar Awards for Interior Design of the Year, Best Master Suite and Best Specialty Feature for its exquisite den.