

a  
u  
—  
R  
a

MN

# THE NEW STANDARD IS HERE



DOWNTOWN LIVING  
REDEFINED AT THE  
THRESHOLD OF  
FIFTH AVENUE SOUTH

METROPOLITAN  
NAPLES

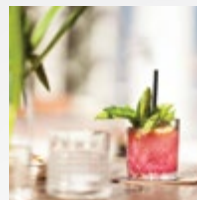
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be afforded or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes at its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.





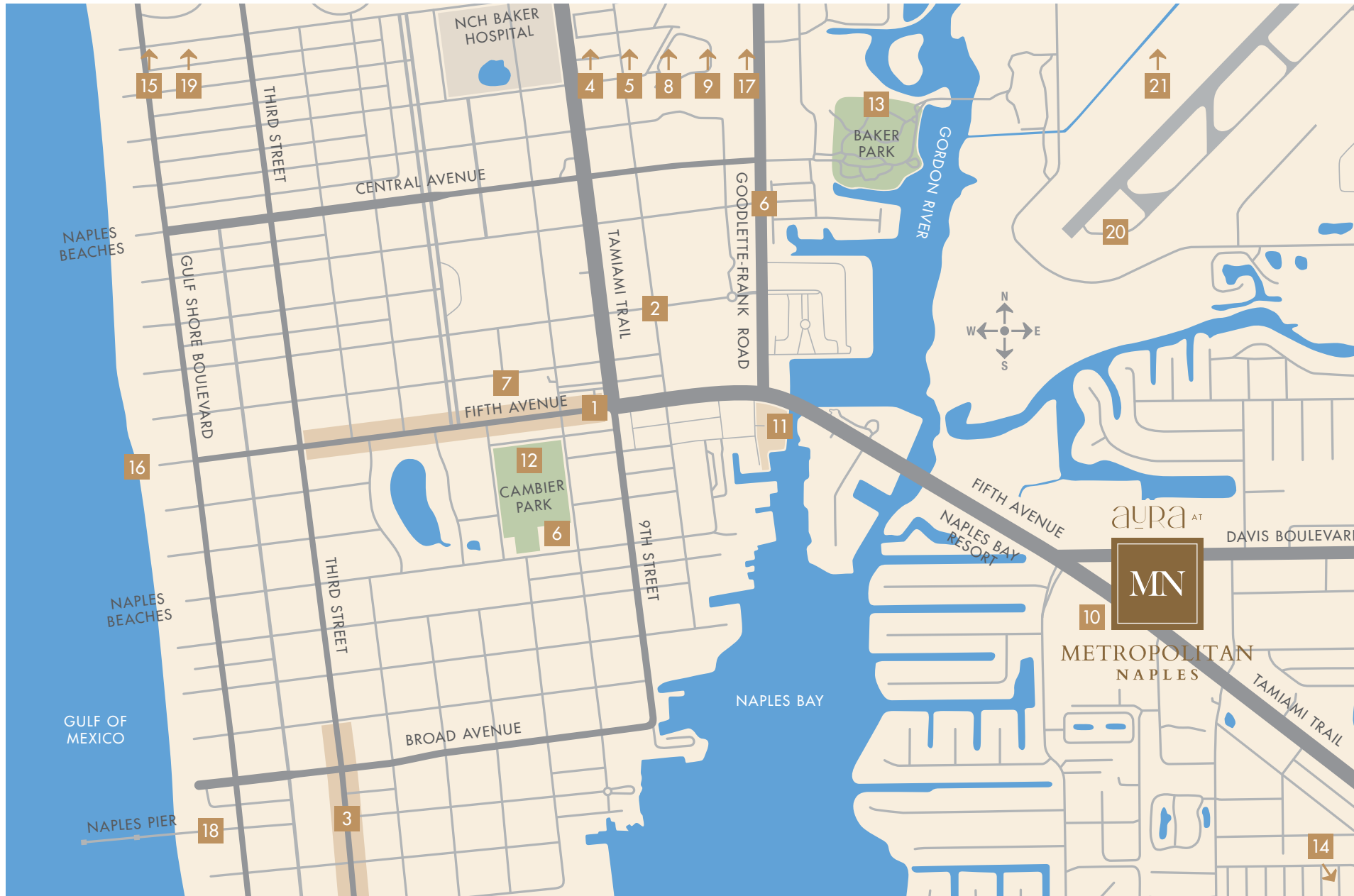
## THIS IS THE ONE

Aura at Metropolitan Naples introduces an unprecedented style of luxury living only steps away from the epicenter of Old Naples. The contemporary, spacious residences are bathed in natural light, offering views west and southwest to the downtown cityscape, Naples Bay and the Gulf of Mexico. Of all the places you could be, this is the one.



## NOTHING ELSE COMPARES

Within Metropolitan Naples, residents of Aura will find an enviable selection of luxury and lifestyle pursuits. Steps away from the lobby and front entrance is the irresistible allure on the streets with boutique shops, restaurants and professional services - with a dynamic cosmopolitan ambiance not found anywhere else in the city.



## SHOPPING & DINING

- 1 Fifth Avenue South – 4 min drive
- 2 Naples Design District – 4 min drive
- 3 Third Street South – 9 min drive
- 4 Waterside Shops – 15 min drive
- 5 Mercato – 20 min drive

## THE ARTS

- 6 Gulfshore Playhouse – 4 min drive
- 7 Sugden Theater – 4 min drive
- 8 Artis-Naples – 15 min drive
- 9 Baker Museum – 15 min drive

## LANDMARKS

- 10 Naples Bay Resort & Club – across the street
- 11 Tin City – 3 min drive
- 12 Cambier Park – 4 min drive
- 13 Baker Park – 6 min drive
- 14 Naples Botanical Garden – 7 min drive
- 15 Lowdermilk Park – 8 min drive
- 16 Naples Beaches – 8 min drive
- 17 Naples Zoo at Caribbean Gardens – 8 min drive
- 18 Naples Pier – 9 min drive
- 19 Four Seasons Naples Resort – 10 min drive

## TRAVEL

- 20 APF: Naples Airport – 10 min drive
- 21 RSW: Southwest Florida Int'l Airport – 45 min drive

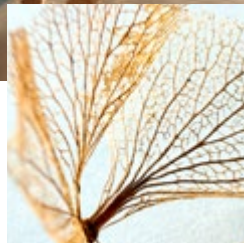


# A SINGULAR DESTINATION

## EVERYTHING IS POSSIBLE

A world of options is an effortless stroll, bike ride or drive from your front door, delivering a lifestyle you can only find at Metropolitan Naples.

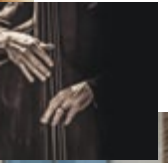
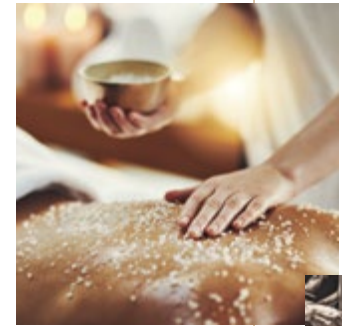
- Fine and casual dining
- Distinctive shops and boutiques
- Theater and live entertainment
- Steps away from boat charters and cruises
- Shuttle to beaches, Fifth Avenue South and Third Street South
- Minutes from the runway at Naples Airport





# LIFE AT aura

When you reside at Aura at Metropolitan Naples, you are an elevator ride from recreation, relaxation, convenience and indulgence.



Aura at Metropolitan Naples promises luxurious contemporary living with panoramic views and the finest finishes, minutes from the best the city has to offer.

- Two-, three- and four-bedroom residences
- Five highly coveted penthouses
- Open floor plans
- Chef-inspired island kitchens
- Custom cabinetry
- Gas cooktops by Wolf®
- Refrigeration by Sub-Zero®
- Generous outdoor living areas
- BBQ grills on all terraces
- Wine walls and wet bars, per plan
- Two secure garage parking spaces per residence

## WITHIN AURA

- Concierge service
- Rooftop infinity pool and fitness center/exercise studio with amazing sunset views of Naples Bay and the Gulf of Mexico
- Resident bar and sky lounge
- Grill area and outdoor kitchen with bar
- Sunset seating and fire tables
- Fifth-floor amenities including owners' lounge, business center, luxury guest suite, catering facilities, outdoor lounge with seating areas and fire pits, outdoor spa, putting green and other fun activities
- Private secure parking
- EV charging stations available



## ROOFTOP

- Rooftop infinity pool with sundeck and lounge chairs
- Resident bar and sky lounge
- State-of-the-art fitness center and studio for yoga and floor exercise



## 5TH FLOOR

- Owners' indoor lounge and clubroom
- Business center and conference room
- Luxury guest suite with private terrace
- Catering facilities
- Outdoor lounge with seating areas and fire pits
- Large outdoor spa, putting green and other recreation
- Grill area and outdoor kitchen with bar
- Sunset seating and fire tables
- Lush tropical landscaping

## ENTRY/LOBBY LEVEL

- Contemporary design and art collection
- Resident concierge
- Upscale boutiques and services
- Stylish casual and fine eateries
- Private secure garage parking
- EV charging stations available
- Bicycle and storage facilities

a  
U  
—  
R  
a

UNITS AND  
PENTHOUSES



METROPOLITAN  
NAPLES

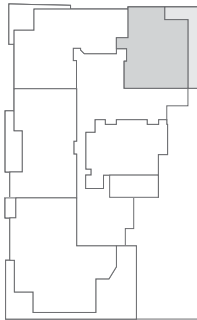


# UNIT 501

2BD + Den / 2.5 Bath

aura

Total Living Area	2,468 SF
Terrace	454 SF
A/C Living Area	2,014 SF



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes at its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.

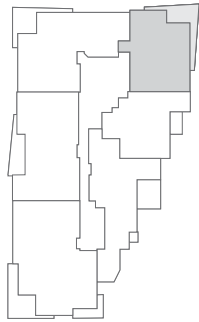


# UNIT 01<sup>FLRS</sup> 6-14

2BD + Den / 2.5 Bath

aura

Total Living Area	2,399 SF
Terrace	385 SF
A/C Living Area	2,014 SF



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes at its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.



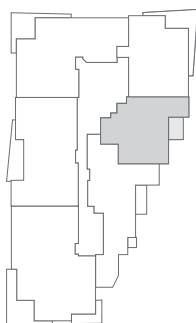


# UNIT 02 FLRS 6-14

2BD + Den / 3 Bath

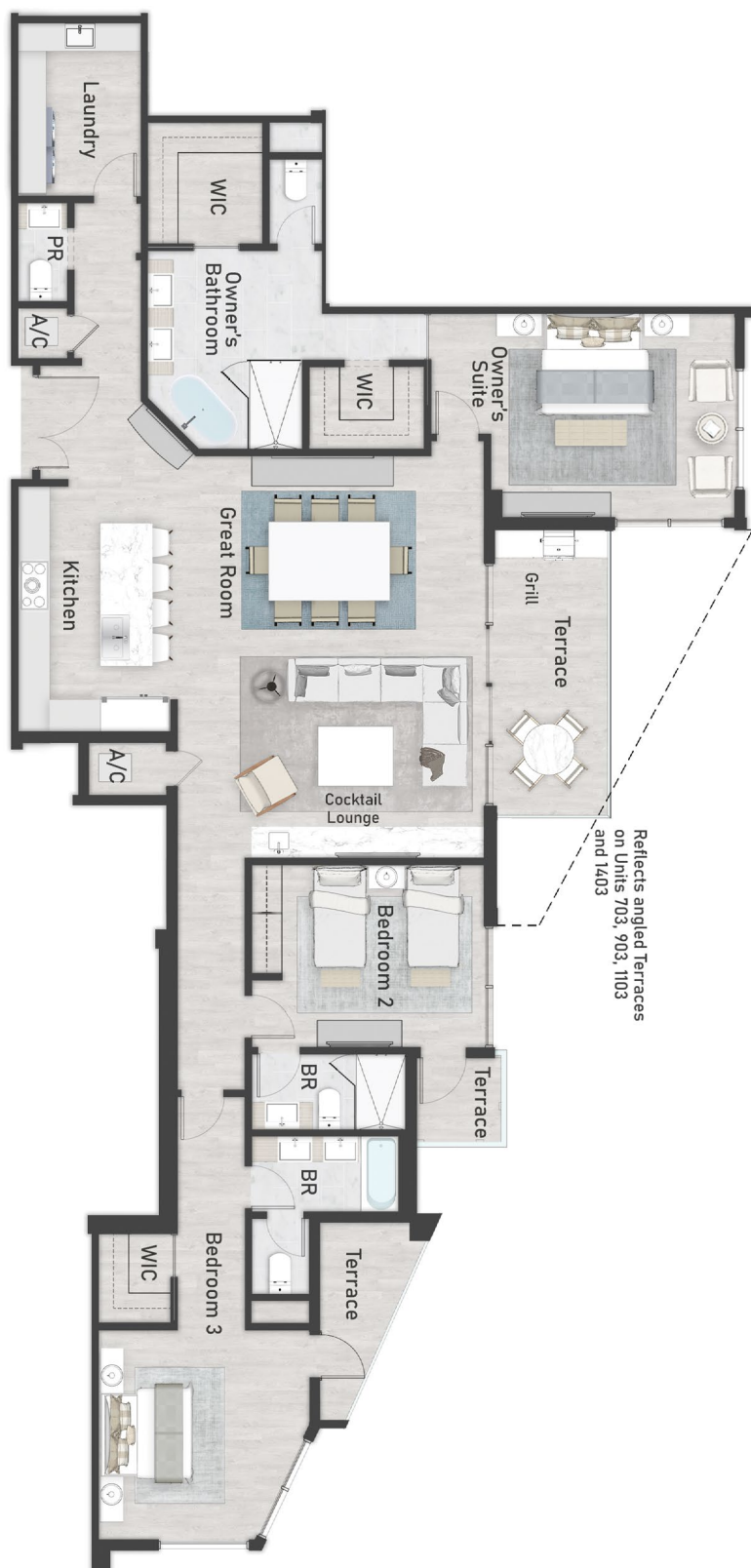
aura

Total Living Area	1,898 SF
Terrace	107 SF
A/C Living Area	1,791 SF



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes at its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.

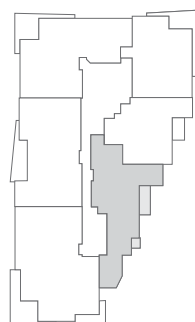




## UNIT 03 FLRS 6-14\*

3BD / 3.5 Bath

Total Living Area	2,429 SF
Terrace	227 SF
A/C Living Area	2,202 SF



\*Unit 603 includes unique terrace not illustrated above.

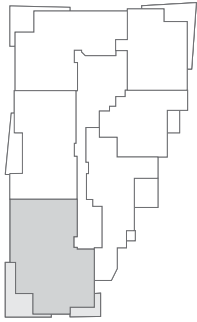


# UNIT 04 FLRS 6-14

4BD / 4.5 Bath

aura

Total Living Area	3,923 SF
Terrace	545 SF
A/C Living Area	3,378 SF



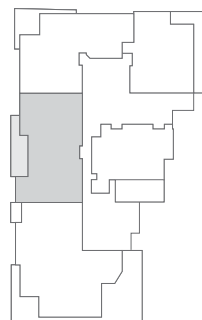
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes of its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.

MN

# UNIT 505

3BD + Den / 3.5 Bath

Total Living Area	3,111 SF
Terrace	354 SF
A/C Living Area	2,757 SF



aura

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes of its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.



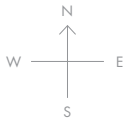
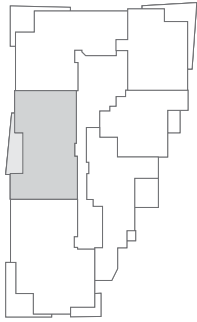


# UNIT 05 <sup>FLRS</sup><sub>6-14</sub>

3BD + Den / 3.5 Bath

aura

Total Living Area	3,044 SF
Terrace	287 SF
A/C Living Area	2,757 SF



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes of its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.

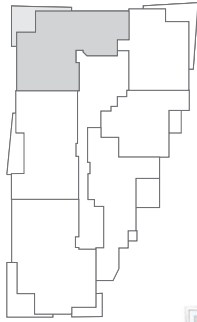


# UNIT 06 FLRS 5-14

3BD / 3.5 Bath

aura

Total Living Area	3,108 SF
Terrace	340 SF
A/C Living Area	2,768 SF



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes at its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.

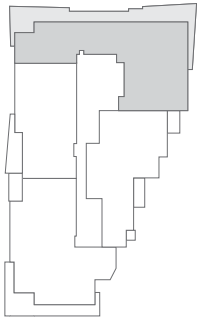




# PENTHOUSE 1

4BD + Den / 4.5 Bath

Total Living Area	5,430 SF
Terrace	1,343 SF
A/C Living Area	4,087 SF



aura

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes at its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.

MN

# PENTHOUSE 2

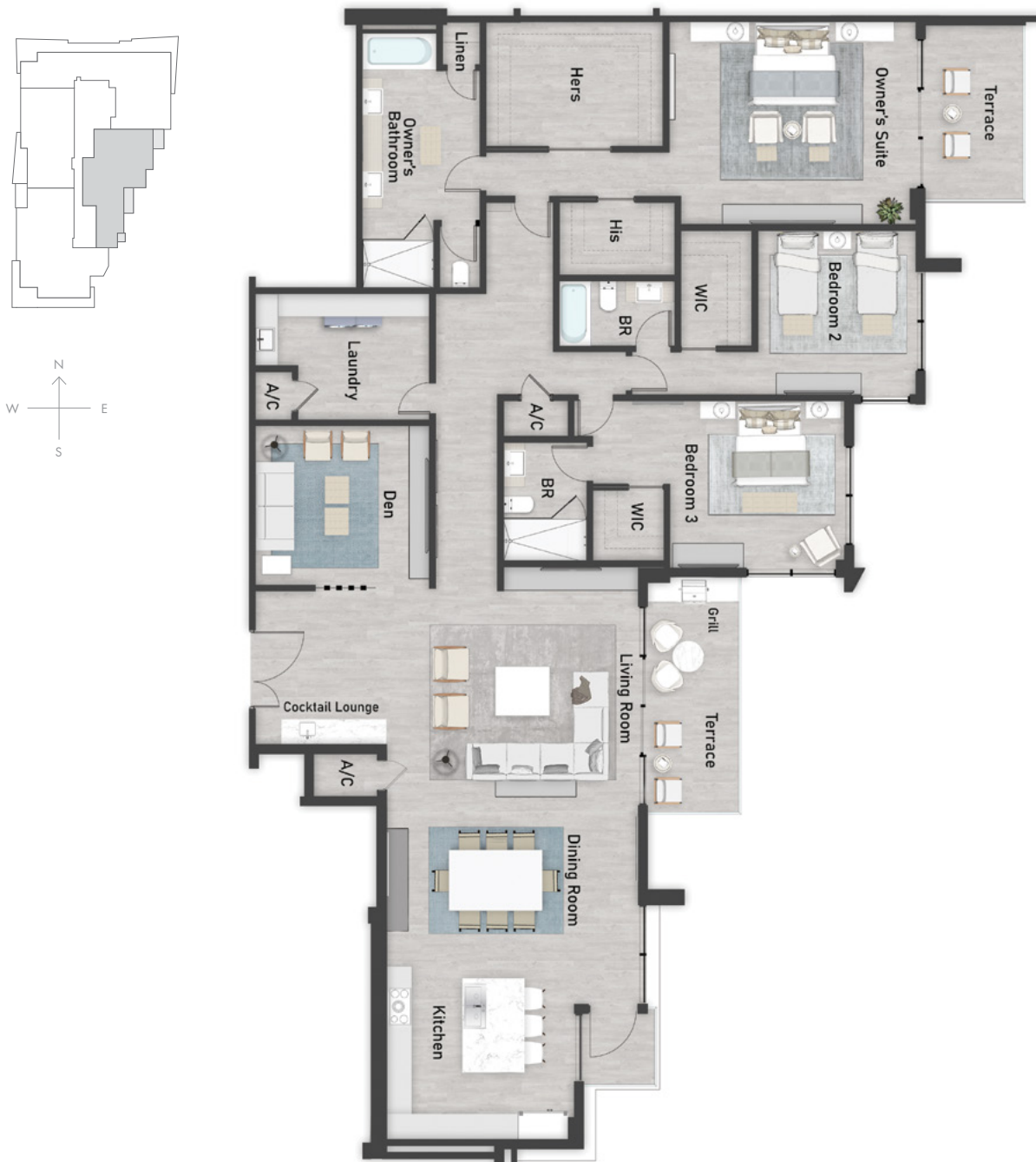
3BD + Den / 3.0 Bath

aura

Total Living Area 3,365 SF

Terrace 282 SF

A/C Living Area 3,083 SF



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes at its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.



# PENTHOUSE 3

4BD / 4.5 Bath

aura

Total Living Area 6,202 SF

Terrace 1,944 SF

A/C Living Area 4,258 SF



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes of its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.

MN

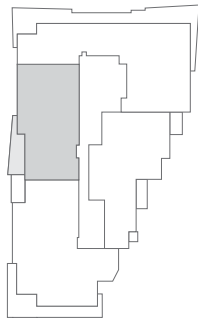


# PENTHOUSE 4

3BD + Den / 3.5 Bath

aura

Total Living Area	3,153 SF
Terrace	276 SF
A/C Living Area	2,877 SF



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes at its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.



# PENTHOUSE 5

4BD + Den / 4.5 Bath

aura

Total Living Area 5,304 SF

Terrace 1,536 SF

A/C Living Area 3,768 SF



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect artist renderings of the general design character of Aura at Metropolitan Naples and may not reflect any particular residence. Some items depicted such as furnishings and designer enhancements may not be offered or included in standard residence pricing. The renderings are proposed concepts shown only for marketing purposes and are based upon current development plans, which are subject to change by the developer, Aura at Metropolitan Naples, LLC, which reserves the right to make changes of its sole discretion, without prior notice or approval of the purchaser. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. This advertisement does not constitute an offer where prior registration or other qualification is required. Prices, availability, plans, features, dimensions, specifications and amenities are subject to change at any time without notice. All Rights Reserved. Equal Housing Opportunity.





aura

AT METROPOLITAN NAPLES

239.758.9500 | METROPOLITANNAPLES.COM