

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.



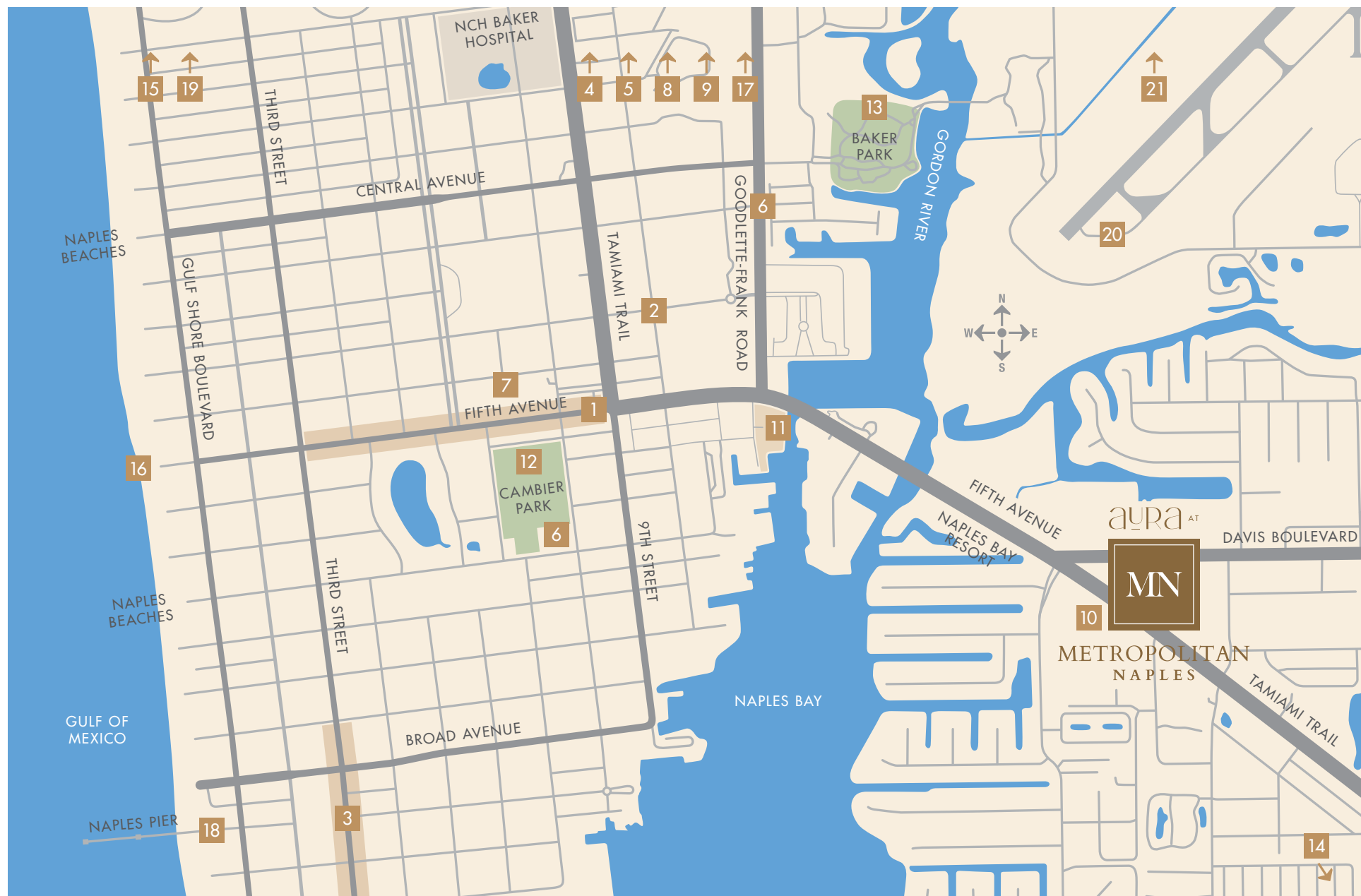
THIS IS THE ONE

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

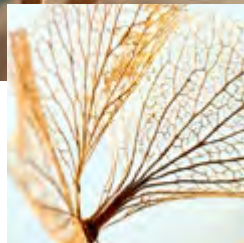
- 20 APF: Naples Airport – 10 min drive
- 21 RSW: Southwest Florida Int'l Airport – 45 min drive

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.

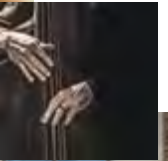
- Fine and casual dining
- Distinctive shops and boutiques
- Theater and live entertainment
- Steps away from boat charters and cruises
- Shuttle to beaches, Fifth Avenue South and Third Street South
- Minutes from the runway at Naples Airport





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

RESIDENCES 01-06
& PENTHOUSES 01-05

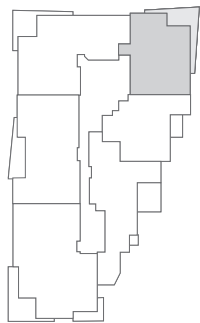


METROPOLITAN
NAPLES

RESIDENCE 01 FLRS
5-14*

2BD + Den / 2.5 Bath

Total Living Area	2,326 SF
Terrace	314 SF
A/C Living Area	2,012 SF



* Residence 501 on amenity level includes unique terrace not illustrated above.

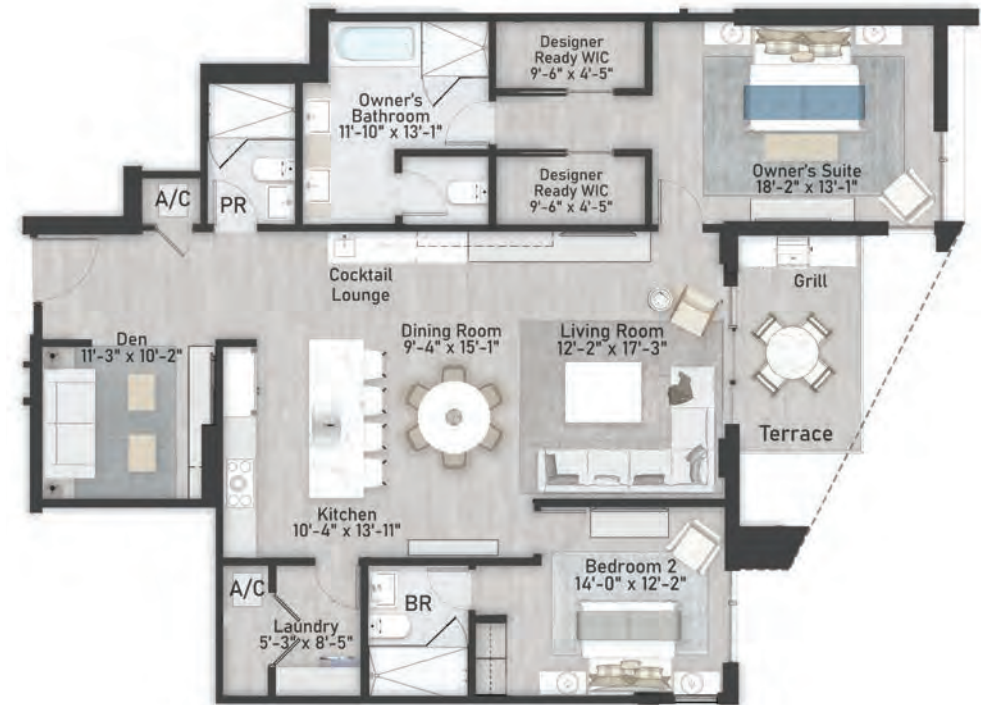
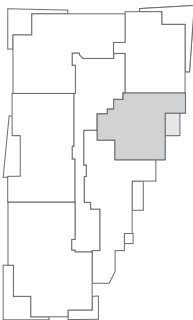
aura

RESIDENCE 02 FLRS
6-14

2BD + Den / 3 Bath

aura

Total Living Area	1,890 SF
Terrace	110 SF
A/C Living Area	1,780 SF



1/8" = 1'0"

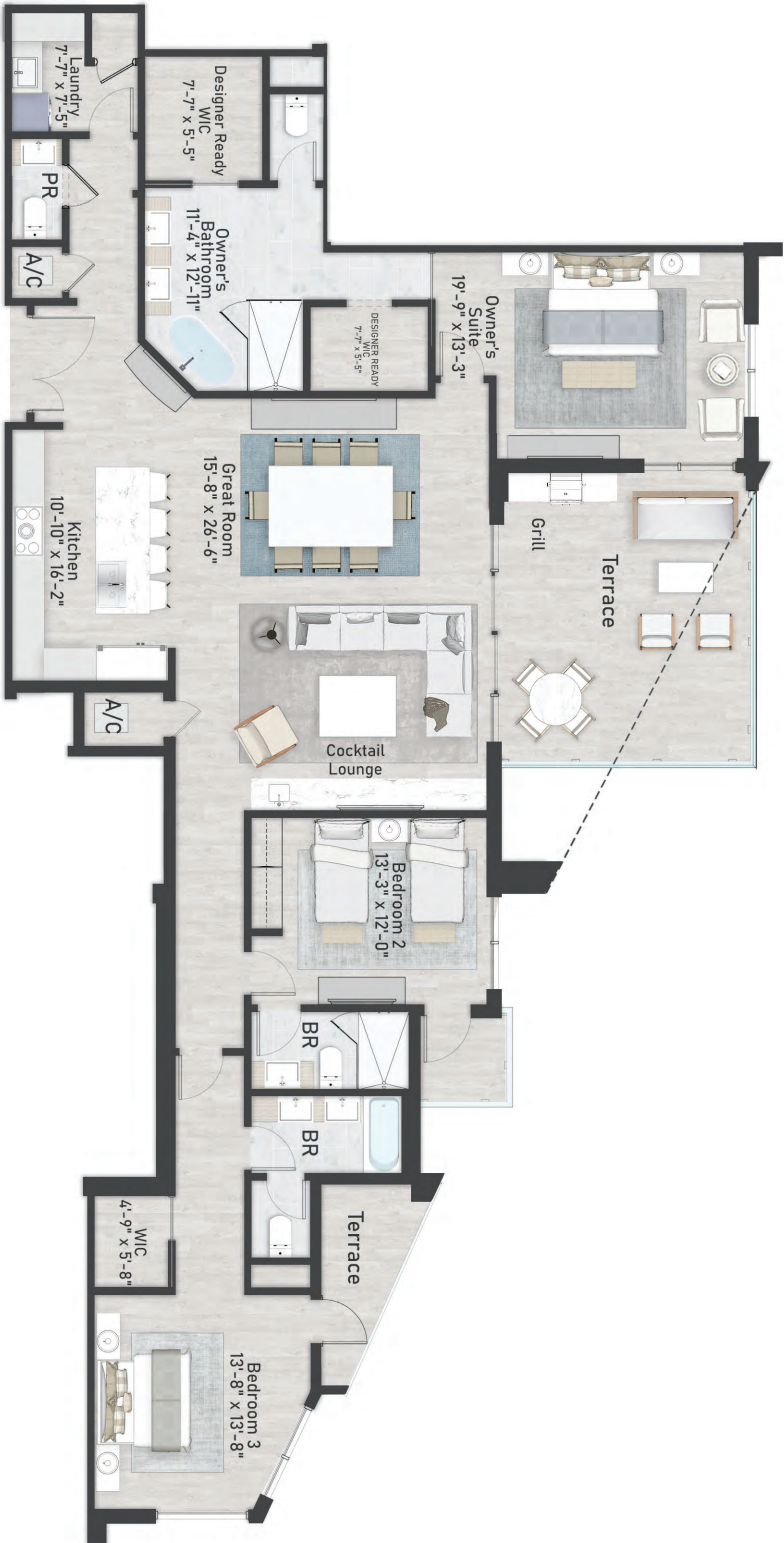
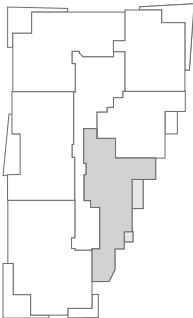
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect 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 or 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.

RESIDENCE 03

FLRS
6-14*

3BD / 3.5 Bath

Total Living Area	2,595 SF
Terrace	392 SF
A/C Living Area	2,203 SF



*Residence 603 includes unique terrace not illustrated above.

aura

RESIDENCE 04 FLRS 6-14

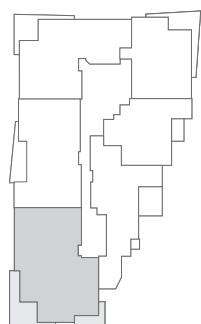
4BD / 4.5 Bath

aura

Total Living Area 3,900 SF

Terrace 549 SF

A/C Living Area 3,351 SF



1/8" = 1'0"

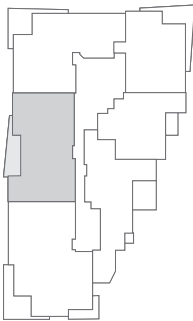
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect 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.

RESIDENCE 05 FLRS
5-14*

3BD + Den / 3.5 Bath

Total Living Area	3,007 SF
Terrace	259 SF
A/C Living Area	2,749 SF

aura



*Residence 505 on amenity level includes unique terrace not illustrated above.

1/8" = 1'0"

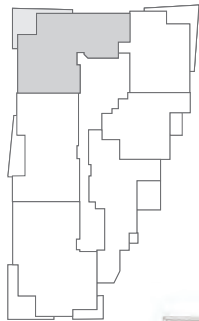
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The images shown reflect 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

RESIDENCE 06 FLRS
5-14

3BD / 3.5 Bath

aura

Total Living Area	3,006 SF
Terrace	259 SF
A/C Living Area	2,747 SF



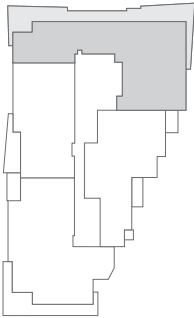
1/8" = 1'

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	5,427 SF
Terrace	1,345 SF
A/C Living Area	4,082 SF



aura

1/8" = 1'0

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.

a
u
r
aa
u
r
aa
u
r
a

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 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	6,335 SF
Terrace	1,963 SF
A/C Living Area	4,372 SF



1/8" = 1'0" 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 or 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 4

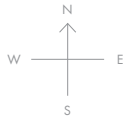
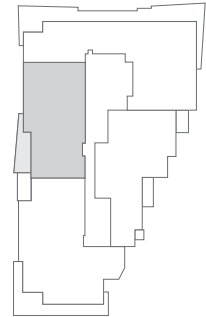
3BD + Den / 3.5 Bath

Total Living Area 3,157 SF

Terrace 282 SF

A/C Living Area 2,875 SF

aura



1/8" = 1'0"

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

Total Living Area 5,179 SF

Terrace 1,523 SF

A/C Living Area 3,656 SF



1/8" = 1'

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 to 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



aura

AT METROPOLITAN NAPLES