

Avra introduces a refined residential lifestyle within Metropolitan Naples, a thoughtfully planned, mixed-use community redefining how Naples lives, works, and connects. Designed for those seeking convenience, and elevated everyday living, Avra blends modern residences with curated amenities and personalized services in the heart of Naples.

BUILDING FEATURES

Number of Floors:

- Floor 1: Lobby + Retail
- Floor 2-4: Secure Parking Garage
- Floor 5: Residences and Amenities
- Floor 16: Amenities, including Rooftop Pool & Fitness

Building Security: Manned security (concierge) 12-hrs.
Electronic security features 24-hours.

Parking: 2 dedicated spots per residence

Electric Vehicle: Second Floor Dedicated parking spots with EV charging capability; optional charging for assigned parking spaces

Storage: 1 dedicated storage unit per residence

Building/Construction Details: Private garage 15 to 33' above FEMA flood guidelines

Elevators: 3 high-speed passenger elevators equipped with access control.

RESIDENCE OVERVIEW

- Open-concept living, dining, and kitchen layouts designed for daily living and entertaining
- Primary suites thoughtfully separated from secondary bedrooms for privacy
- Walk-in closets and/or "his-and-her" closet layouts in primary suites (per residence)
- Spacious primary bathrooms with separate tub and shower zones (per plan)
- Dedicated den or flex spaces ideal for home office, media room, or guest use (select residences)
- Secondary bedrooms positioned for privacy, with en-suite bathrooms
- Generous foyers and gallery-style entries creating a defined arrival experience
- In-residence laundry rooms with full-size washer and dryer (stacked or side-by-side, per plan)
- Expansive private terraces with BBQ Grills

Cosmopolitan. Refined. Unmistakably Naples.

THE TEAM

Architect: Borges & Associates Architects

Interior Design: Interiors by Steven G

Development: Development Partners International

BUILDING OVERVIEW

Number of Units: 56

Price Range: \$2MM - \$7MM

Bedrooms: 2 - 4

Bathrooms: 2.5 - 4.5

SQFT Range: 1,800 - 3,400

PH SQFT Range: 3,400 - 6,300

Number of Unit Types: 6 Typical Residences plus 5 Penthouse Residences

AMENITIES + SERVICES

5th-Floor Amenities

- Owners' Lounge
- Business Center + Conference Room
- Luxury Guest Suite
- Putting Green
- Hot Tub
- Outdoor Lounge with Fire Pit
- Outdoor Kitchen + Grill Area

Rooftop Amenities

- Infinity Pool
- Fitness Center
- Yoga + Stretching Studio
- Outdoor Grill Lounge

Services

- Concierge Support
- Secure Parcel Management
- Maintenance Coordination
- Home Preparation Services
- Shuttle Services

RESIDENCE FEATURES

Kitchen Features/Finishes

- Large-format kitchens positioned as the central anchor of the residence, open to living and dining areas
- Oversized islands designed for seating, prep, and casual dining (per plan)
- Island layouts allow multiple users to work simultaneously without crowding
- Kitchens oriented to maintain clear sightlines to living areas and terraces, ideal for entertaining
- Dedicated zones for cooking, prep, and cleanup, reducing overlap during daily use
- Wolf® and Sub-Zero® appliance package
- Slab-style cabinetry with high-gloss white PET finish
- Quartz countertops with full-height backsplashes
- Undermount stainless steel sink with contemporary chrome pull-down faucet
- Integrated garbage disposal with air switch

Bathroom Features/Finishes

- Primary bathrooms designed as true suites, directly connected to walk-in closets and primary bedrooms (per plan)
- Layouts feature separate tub and shower zones, allowing simultaneous use without overlap
- Double-vanity configurations in primary bathrooms (per residence layout)
- Clear separation between vanity areas and wet zones for everyday functionality

Bathroom Features/Finishes

- Porcelain tile flooring and wall finishes with a marble-inspired aesthetic
- Mosaic tile shower floors for texture and slip resistance
- Contemporary vanities with integrated storage
- Chrome plumbing fixtures throughout
- TOTO Aquia® toilets in all bathrooms
- Powder rooms located near main living areas for guest convenience (per plan)

Flooring Details

- Large-format marble-look porcelain tile flooring throughout main living areas
- Coordinated marble-inspired porcelain tile selections in bathrooms and showers, including mosaic shower floors

Window + Door

- Impact-rated windows and doors throughout
- Floor-to-ceiling glazing designed to maximize natural light and views

Heating + Cooling Systems

- Energy-efficient, individually controlled multi-zoned HVAC systems per residence
- Central air conditioning and heating for year-round comfort

Smart Home Features

- Smart-home pre-wiring for climate, electric shades, and future automation

Sales Gallery: 1950 Mayfair Street Naples, FL 34104 | Building Location: 1925 Metropolitan Blvd, Naples, FL 34112

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