The Insider's Guide to Aqualane Shores

Waterfront Living. Custom Homes.
The Naples Lifestyle.

A guide to life, architecture and building in one of Naples' premier waterfront neighborhoods.



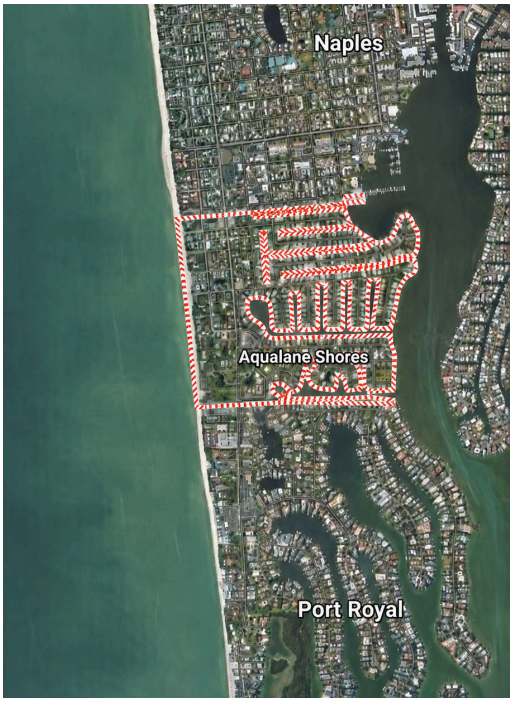
Presented by
Waterside Builders

Custom homes. Built for the way Naples Lives.

WELCOME TO AQUALANE SHORES

Between Old Naples and Port Royal

Aqualane Shores occupies one of Naples' most distinctive waterfront settings, positioned between Old Naples and Port Royal with Naples Bay to the east and the Gulf just beyond its western edge. Tree-lined streets, winding canals and private docks create a neighborhood where life naturally moves between home, water and downtown. The neighborhood was envisioned around the water from the beginning, with residences positioned to take advantage of Naples' boating lifestyle. Today, that relationship between **homesite, water and architecture** continues to define Aqualane Shores - and shapes how many of its newest custom residences are designed.



Aqualane Shores. It's a quieter kind of prestige - 300 acres of tree-lined streets and gently curving canals, laid out in the late 1950s when a team of developers looked at a stretch of mangrove between Naples Bay and the Gulf and saw something better: a community where nearly every home could have its own dock, its own stretch of water, and a straight shot out to open sea.



From the dock to open water

That original vision is still exactly why people move here. Aqualane Shores is one of the only neighborhoods in Naples with true no-bridge access to the Gulf of Mexico - a detail that matters enormously if you own anything with a mast or a flybridge, and one that continues to shape who buys here and why.

A Neighborhood Defined by What Comes Next

Aqualane Shores has never been static. Its earliest residences reflected a simpler era of Naples waterfront living, while today a new generation of custom homes is being designed around the way owners want to live now - open interiors, expansive glass, seamless indoor-outdoor spaces and a stronger connection to the water.



For Waterside Builders, building in Aqualane Shores begins with understanding the homesite itself. Canal orientation, views, outdoor living, boating access and the relationship between the residence and the water all influence the design and construction process.

The goal is not simply to place a beautiful home on a waterfront lot, but to create a residence that feels inherently connected to its setting.

Building for the Aqualane Shores Lifestyle

A custom home here has to do more than look exceptional. It should make mornings on the dock, afternoons by the pool, evenings outdoors and spontaneous boat days feel effortless.



Waterside Builders approaches each residence with that lifestyle in mind, working alongside homeowners, architects and designers to translate an individual vision into a home created specifically for its site. From the street to the water's edge, every decision contributes to how the home ultimately lives.

Custom homes rooted in place, lifestyle and craftsmanship.

Designed Around the Way Naples Is Meant to Be Lived

Aqualane Shores tends to attract a specific kind of buyer: someone who wants a serious boat and a serious dock as much as a serious house, who values walkability to downtown Naples over the deeper privacy of Port Royal, and who appreciates a close-knit, sociable street life that's genuinely rare at this price point. It's a neighborhood for people who plan to actually use the water - not just look at it.

Waterfront privacy, walkable everything.

Aqualane Shores sits in one of the most convenient locations in Naples. That central location makes Aqualane Shores especially attractive to buyers who want to spend less time driving and more time enjoying Naples. Residents can walk or bike toward the beach, explore the streets of Olde Naples, spend time at nearby parks, or head onto the water directly from home.



The Naples Players

Located on Fifth Avenue South in the heart of downtown, The Naples Players is a cornerstone of the city's performing arts scene, presenting live theatre, musicals, educational programs, and community events throughout the year. Its recently redeveloped venue brings several performance spaces together in one central location.

Cambier Park

Cambier Park is one of downtown Naples' most popular gathering places, offering tennis courts, a playground, open green space, and community events throughout the year. Its central location makes it easy to enjoy a morning walk, an afternoon match, or a family outing before heading into downtown for dining and shopping.





Aqualane Shores offers the feeling of a coastal retreat with the convenience of being near shopping, dining, culture, beaches, healthcare, and everyday essentials - making it easy to pair a show with dinner, shopping, or an evening stroll.

From Your Dock to Downtown

Some of Naples' best-known restaurants are located within minutes of Aqualane Shores. Third Street South and Fifth Avenue South offer everything from casual outdoor lunches to fine dining, cocktail lounges, cafés, and longtime local favorites.

World-class dining, local favorites and the heart of Naples just minutes from home

5th Ave S & 3rd St S

- La Trattoria
- OMASAVA
- Osteria Tulia
- Del Mar Naples
- Lola 41 Naples
- Le Colonial Naples
- Sails Restaurant
- Bar Tulia
- Molto trattoria caffè & pizzeria
- Barbatella
- Campiello Ristorante & Bar
- Courtyard at Ridgway Bar & Grill
- D'Amicos The Continental
- Jane's Garden Cafe on Third Street
- Barbatella Gelato Bar
- Tony's Off Third Wine and Pastry Shop



OMASAVA brings an intimate omakase experience to Fifth Avenue South, pairing chef-curated Japanese cuisine with seasonal ingredients and an elegant, highly personalized dining atmosphere.



Third Street Farmer's Market

The Third Street South Farmer's Market is one of Naples' most charming weekend rituals, filling the district with fresh produce, flowers, artisan goods, coffee, pastries, and local flavor. Set among the shops and restaurants of Third Street South, it makes Saturday mornings feel effortlessly Naples.

One of the luxuries of Aqualane Shores is how easily life extends beyond the neighborhood. A morning on the water can become lunch downtown, an afternoon of shopping, dinner along the coast or an evening at the symphony - all without sacrificing the privacy of home.

Venetian Village

The Village on Venetian Bay offers an open-air collection of waterfront restaurants, boutiques, and galleries that sets the tone for daily life in the neighborhood. It's where residents drift in for a long Saturday lunch, browse the boutiques on a weekday afternoon, or linger over dinner while the boats pass by and the sky turns pink.It has the soul of a small coastal town tucked inside one of Naples' most sought-after addresses, and that contrast is exactly what makes it so magnetic.

Waterside Shops



Waterside Shops is Naples' premier open-air luxury shopping destination. With a collection of luxury retailers, dining options, and beautifully shaded walkways, it captures the easy, elevated lifestyle that defines this part of Naples.

A genuine arts destination.

For residents who want more than beach and golf on the social calendar, The Baker Museum and the Naples Philharmonic, Artis - Naples offers a wide range of artistic experiences - from internationally touring exhibitions to live orchestra performances - that make a weeknight feel like an occasion. It's a reminder that Naples isn't just one of the most beautiful places to live in the country; it's one of the most culturally rich.



Artis-Naples serves as the cultural heart of Southwest Florida, bringing together The Baker Museum and the Naples Philharmonic under one roof.

Its location reinforces one of Aqualane Shores' biggest advantages: residents are positioned between the Gulf, Naples Bay, and the heart of downtown. For Aqualane Shores residents, the ability to move easily between boating, the beach, and downtown is a major part of the neighborhood's appeal. It is a lifestyle that encourages spending time outdoors and taking advantage of Naples' coastal setting throughout the year.

Who Aqualane Shores is For

Aqualane Shores is particularly well suited for those who want waterfront living without feeling removed from the heart of Naples. It appeals to boaters, beach lovers and homeowners who value being able to move easily between the water, downtown dining, shopping and the Gulf. For those who envision Naples life as a morning on the boat, lunch on Third Street, an afternoon by the pool and dinner downtown, few neighborhoods bring those experiences together quite like Aqualane Shores. That combination of water, location and lifestyle is ultimately what makes building a home here so personal.



Building Your Place in Aqualane Shores

The right home begins with understanding how you want to live.

At Waterside Builders, we believe custom building should be as thoughtful and personal as the residence itself. From understanding the possibilities of a homesite to collaborating with architects and designers through construction and completion, our role is to bring clarity, craftsmanship and experienced guidance to every stage of the process.

In Aqualane Shores, that means creating homes designed not only for their architecture, but for the waterfront lifestyle happening around them.

Your vision. Your homesite. Your Naples lifestyle.

BUILDING IN AQUALANE SHORES?

Let's start with the possibilities.

Whether you are considering a waterfront homesite, envisioning a new custom residence or exploring what could be created on a property you already own, Waterside Builders brings decades of Naples building experience to the conversation.



WATERSIDE BUILDERS, INC.

Office: 239.430.3883
Email: mike@watersidebuildersinc.com
Address: 1400 Gulfshore Blvd. N. Suite 106 Naples, FL 34102