The Insider's Guide to Coquina Sands

Between downtown and the Gulf

A guide to coastal living, neighborhood character, and the possibilities of custom homebuilding



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WELCOME TO COQUINA SANDS

Just north of Olde Naples and tucked between US-41 and the Gulf of Mexico, Coquina Sands offers a quieter interpretation of the classic Naples lifestyle. Mature trees arch over gently curving streets, the beach is never far away, and mornings often begin with a walk toward the Gulf rather than a drive across town.

A neighborhood with history

Coquina Sands was one of Naples' early planned residential neighborhoods, with development taking shape during the 1950s. It's shell-and-flower inspired street names reflect the neighborhood's coastal beginnings. Over time, individually designed hoes have created a distinctive mix of classic Naples residences and contemporary coastal architecture. That individually remains one of Coquina Sands' defining qualities.



Coquina Sands includes approximately 230 single-family residences along with roughly 660 multifamily residences, creating a remarkably diverse residential neighborhood within a relatively compact part of Naples.



Along Gulf Shore Boulevard North, condominium residences offer another way to live close to the gulf, with an appealing low-maintenance coastal lifestyle.



Generous homesites, mature landscaping and a central location make Coquina Sands an appealing setting for custom homebuilding. Here, original Florida residences stand beside newer coastal estates. For homeowners planning to build or rebuild, Waterside Builders offers a personal, collaborative approach to creating a home that complements the neighborhood while reflecting the way they live.

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One of Coquina Sands' greatest luxuries is how easy everyday life can feel. Quite residential streets invite morning walks and bike rides, while Lowdermilk Park puts the Gulf within easy reach. Head south and downtown Naples quickly comes int view; head north for the Moorings, Park shore and Venetian Village. It's the ideal balance of established neighborhood character and proximity to the experiences that make Naples special.

The Coquina Sands *Lifestyle*

Life here tends to revolve around the outdoors. Early mornings bring walkers, runners and cyclists onto the neighborhood streets, while Lowdermilk Park provides an easy destination for a beach walk, swim or morning spent along the water. Afternoons can transition from the beach to lunch downtown, a little shopping, or simply back home beneath the palms. And when evening arrives, some of Naples' best dining and entertainment are only a short drive - or bike ride - away. Coquina Sands isn't about having to plan the Naples lifestyle. Much of it is already waiting outside your front door.



Cambier Park

Just minutes south in downtown Naples, Cambier Park serves as a community gathering place with tennis, pickleball, playgrounds, green space and frequent community events.

Lowdermilk Park

For many residents, Lowdermilk Park is the neighborhood's unofficial backyard. Set directly along the Gulf, this beachfront park combines Naples' signature white sand with green space, picnic areas, beach volleyball and easy access to the water.





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Coquina Sands sits in one of those particular convenient pockets of Naples where several of the city's most desireable destinations surround you. Whether the veveing calls for dinner ovwlooking the Gulf, cocktails downtown or something casual close to home, Coquina Sands puts residents in an especially convenient location.

World-Class Dining, Just Minutes From Your Front Door

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





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 gives the neighborhood a lively, small-town feel and makes Saturday mornings feel effortlessly Naples.

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Living in Coquina sands means enjoying the best of Naples in every direction. head north for Waterside Shops, Mercato and Artis-Naples, or south for 5th Ave and 3rd St S. This estabished coastal neighborhood offers the feel of a private retreat with easy access to shopping, dining. the arts, beaches and everyday conveniences.

Entertainment

Venetian Village, Waterside Shops and Mercato each offer their own take on Naples' open-air lifestyle, bringing together restaurants, boutiques, galleries and gathering spaces in beautifully designed settings. From waterfront dining at Venetian Village to luxury shopping at Waterside Shops and the lively mix of dining, retail and entertainment at Mercato, each destination offers an easy way to spend an afternoon or evening out. Together, they reflect the relaxed sophistication that makes Naples such an enjoyable place to shop, dine and explore.





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.



The opening of Naples Beach Club has added another collection of destinations practically at the neighborhood's doorstep, including beachfront favorites HB's and Sunset Bar as well as The Merchant Room.

Naples Beach Club

One of the biggest changes to this part of Naples is the arrival of Naples Beach Club, A Four Seasons Resort, which opened in late 2025 on the longtime site of the former Naples Beach Hotel & Golf Club.

The resort brings a new generation of beachfront dining, wellness and recreation to the neighborhood's southern edge while preserving familiar Naples names including HB's and Sunset Bar. Residents are also close to The Merchant Room, The Sanctuary spa, the Racquet Club and the resort's broader collection of amenities.



A new Tom Fazio-designed golf course is also part of the property's evolution, adding another major lifestyle component to an address that has been part of Naples history for generations.

For Coquina Sands, the Naples Beach Club represents more than a new resort - it reinforces the neighborhood's position at the intersection of classic Naples and the city's next chapter.



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Your Vision. Thoughtfully Built.

Every neighborhood has a story, and every home adds to it.

In Coquina Sands, coastal living, established character and architectural individuality come together. Creating a custom home here is an opportunity to bring something deeply personal to an exceptional setting.

Waterside Builders believes the building experience should be as thoughtfully considered as the home itself. Through collaboration, craftsmanship and a commitment to understanding each client's vision, the team works to create residences designed for life today and the years ahead.



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