The Insider's Guide to Park Shore

Coastal, Central, Connected

A guide to life - and building - in one of Naples' premier neighborhoods



Presented by
Waterside Builders

WELCOME TO PARK SHORE

There's a stretch of Naples tucked along the gulf and everyday Naples convenience where Venetian-style canals wind past bayfront estates, a private beach park waits just for residents, and the Village on Venetian Bay anchors it all with open-air shopping and waterfront dining. That's Park Shore - and it's one of the most versatile, livable luxury neighborhoods on the Gulf Coast.

From Gulf-front towers to quiet residential streets

Whether you're drawn to a beachfront high-rise with sweeping Gulf views or a bayfront home with your own dock and direct water access, Park Shore offers a lifestyle that's centrally located, water-oriented, and quietly exceptional.



The classic Park Shore lifestyle: views, beach access, amenities, security, and the ability to lock-and-leave. For buyers craving direct Gulf access without the upkeep of a single-family home, Park Shore's beachfront condos deliver - panoramic water views, building amenities, and a front-row seat to some of Naples' best sunsets, all within minutes of dining, shopping, and the marina.

Larger homesites, quiet residential streets, private pools and, in some locations, boating access create opportunities for homeowners who want more space while remaining close to the Gulf. As the neighborhood has evolved, original residences increasingly sit alongside thoughtfully renovated homes and new custom estates designed around the way people live in Naples today.

For Waterside Builders, Park Shore represents the kind of neighborhood where architecture, lifestyle and location come together. Whether rebuilding on an established homesite or creating a new custom residence, the opportunity is to design a home that feels distinctly personal while belonging naturally within one of Naples' most established coastal neighborhoods.



Life in Park Shore moves at the pace the Gulf sets - unhurried, warm, and always oriented toward the water. The beach is close enough to walk to. The restaurants are a golf cart ride away. The golf courses, the galleries, the farmers market on Saturday morning - all of it within easy reach. Weekends feel like vacations, and weekdays don't feel much different. That's what Park Shore does to you - it redefines what normal looks like.

The Park Shore *Lifestyle*

Park Shore gives you the water in every form Naples has to offer - a private, residents-only beach park for morning walks and afternoon swims, and canal access to Venetian Bay and the Gulf for the days when you'd rather be on the water than next to it. Residents enjoy private beach access through the Park Shore Association beach park and boaters love the direct access to open water through Doctor's Pass. It's the kind of daily variety that makes Park Shore feel less like a neighborhood and more like a permanent vacation.



Park Shore Beach Park

Park Shore's beach lifestyle is anchored by Park Shore Beach Park, a private beachfront amenity for Park Shore Association members. This private beach offers the kind of quiet, unhurried coastal experience that's increasingly hard to find in Naples. Enjoy sunset happy hours and special events exclusive to Park Shore Residents.

Your Boat Club

Park Shore makes boating feel accessible, even for residents who do not own a boat. Your Boat Club at Park Shore Marina adds another layer to the Park Shore lifestyle. Whether someone is exploring boat ownership, entertaining guests, or simply wants an easy way to get out on the water, the club's rental and membership options add flexibility to the neighborhood's boating appeal.



Park Shore sits at the intersection of everything Naples does best: water access, white sand beaches, walkable dining, and a central location that makes every corner of the city feel close. It's the kind of neighborhood that gets better the longer you live in it.

At the heart of Park Shore

Venetian Village

At the center of Park Shore sits the Village on Venetian Bay - 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.



Casual & Fine Dining

- Bayside Seafood Grill & Bar
- M Waterfront Grille
- MiraMare Restaurant
- Black Letter Coffee & Cafe
- T-Michaels Steak & Lobster
- Fish Restaurant
- The Village Pub

Shopping

- Whispers of Naples
- Lux Boutique
- Wildflower
- J. McLaughlin
- Monkees of Naples
- Panache

For residents who want more than beach and golf on the social calendar, few coastal communities can claim a cultural anchor, and Park Shore residents have it right in their backyard. Home to 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.

Park Shore isn't just a coastal town, it's a genuine arts destination.



Artis-Naples serves as the cultural heart of Southwest Florida, bringing together The Baker Museum and the Naples Philharmonic under one roof just minutes from Park Shore, you can ride your golf cart there.

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.



Mercato

Mercato is North Naples' most vibrant dining and entertainment destination, When the mood calls for something livelier than a quiet dinner on Venetian Bay, Mercato delivers. From happy hour at a rooftop bar to live music on the lawn, Mercato has an energy that's a little more lively than the rest of Naples - in the best possible way.

Living in Park Shore means you are never far from the places people come to Naples to enjoy. You have the best of Naples on every side. Head north and you're a short drive from Waterside Shops, Mercato, and Artis-Naples. Head south and you're minutes from the galleries and restaurants of Fifth Avenue South and Third Street South. It offers the feeling of a coastal retreat with the convenience of being near shopping, dining, culture, beaches, healthcare, and everyday essentials.

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 makes Saturday mornings feel effortlessly Naples.

A New Generation of Park Shore

Park Shore continues to evolve. Along its established streets, original Naples residences now sit beside extensively renovated homes and contemporary custom estates - creating an architectural landscape that respects the neighborhood's history while continually moving forward. For homeowners choosing to build here, the opportunity goes beyond creating a beautiful residence. It is about designing a home around the Park Shore lifestyle itself: indoor-outdoor living, spaces for entertaining, privacy, pools and gardens, and architecture that responds naturally to the coastal setting.

Building in Park Shore with Waterside Builders

Waterside Builders brings decades of Naples building experience to the custom home process, pairing thoughtful planning and craftsmanship with a highly personal approach. From the earliest conversations through construction and completion, each residence is shaped around the homeowner, the property and the way the two are meant to come together.

In Park Shore, that means creating a home that feels distinctly yours - while feeling completely at home in the neighborhood around it.



For Those Drawn To The Park Shore Lifestyle

Park Shore appeals to those who want the Gulf to be part of everyday life without giving up the convenience of being at the center of Naples. Beach mornings, afternoons on the water, dinner at Venetian Village and easy access to the city's dining, shopping and cultural destinations all become part of the rhythm here.

For those envisioning a home designed specifically around that lifestyle, Park Shore also offers something increasingly meaningful: the opportunity to create a custom residence within an established neighborhood whose location and character have endured for generations.

With Waterside Builders, that vision becomes a deeply personal building experience - one shaped around the homesite, the homeowner and the way they want to live in Naples.



WATERSIDE BUILDERS, INC.

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