



DEVELOPED BY
SobelCo



LIVE LIFE ON VACATION

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

This is not an offering for the purchase of a unit. An offering is made only by the prospectus and its exhibits (the "Condominium Documents") for Villa Mar Bonita Beach, a Condominium (the "Condominium"), and no statements should be relied upon unless made in the Condominium Documents furnished by Bonita Beach Village LLC, a Florida limited liability company (the "Developer") pursuant to applicable law. This is not intended to be an offer to sell, or solicitation to buy, a unit in the Condominium in any jurisdiction where prohibited by law. In no event shall any solicitation, offer or sale of a unit in the Condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Broker participation is welcomed. No real estate broker or salesperson is authorized to make any representations or other statements regarding the Condominium, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, plans, floor plans, specifications, features, facilities, dimensions, measurements, and amenities depicted, or otherwise described herein, are based upon current development plans, which are subject to change or abandonment without notice, and may not be relied upon. No guarantees or representations whatsoever are made that any renderings, plans, floor plans, specifications, features, facilities, dimensions, measurements or amenities depicted, or otherwise described herein, will be provided, or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein. If developed, the development of the Condominium is expected to occur over many years and the development plan will likely be modified from time to time to respond to varying market conditions and changes in circumstances. Any stated square footages, dimensions and other measurements reflected herein are based on preliminary pre-construction plans, which are subject to change without notice and will vary with actual construction. Any stated square footages, dimensions and other measurements of units are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the dimensions of the unit that would be determined by using the description and definition of the "Unit" as set forth in the Declaration of Condominium (the "Declaration") for the Condominium (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method of measurement is generally used in sales materials and is provided to allow a prospective purchaser to compare the units in the Condominium with units in other condominium projects that utilize the same method. Terraces, patios, balconies, are not part of the "Unit" as set forth in the Declaration. Measurements and dimensions of rooms are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. For the square footage of the units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration included in the Condominium Documents.

All depictions or descriptions of furniture, appliances, fixtures, counters, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not included in the unit unless expressly indicated in a buyer's purchase agreement. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. The Developer reserves the right, without notice to or approval by the buyers, to make changes or substitutions of equal or better quality for any fixtures, appliances, furniture and other items of finish and decoration which are included with the unit. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. Renderings depict proposed views, which are not identical from each unit. Any view from a unit or from other portions of the Condominium may in the future be limited or eliminated by future development or forces of nature. No guarantees or representations whatsoever are made that existing or future views of the Condominium and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes. The photographs contained herein may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the units. The Developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. Any and all references to and/or renderings, depictions or descriptions of other proposed projects or nearby facilities depicted or described are proposed only, are not constructed, and are not being developed by the Developer. The Developer has no control over those projects or facilities, and there is no guarantee that they will be developed, or if so, when and what they will consist of. Any information provided regarding any such projects or facilities was obtained from public information, including, without limitation, newspaper articles, and the Developer makes no representations as to same. The Condominium is being developed by the Developer, which was formed solely for such purpose and has a limited right to use the trademarked name and logo of SobelCo, Inc. pursuant to a license and marketing agreement with each entity. SobelCo, Inc. is affiliated with the Developer but is not the developer of this Condominium. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by SobelCo, Inc. or any other party, and each buyer shall look solely to Developer (and not to SobelCo, Inc. or any of its affiliates) with respect to any and all matters relating to the development and construction of the Condominium and with respect to the marketing and sales of units in the Condominium. This brochure is an overview of the Condominium and in no way whatsoever should the information be relied upon for financial, tax, accounting, investment, business, architectural design, interior design, or legal advice.



A NEW HOME IS WAITING FOR YOU!

Own the romantic and elegant getaway you've been dreaming of!

Nestled around two glimmering lakes and privatized alongside lush preserves of pines and tropical palms, Villa Mar Bonita Beach is an elegant collection of spacious, two-story Carriage homes developed by SobelCo, a prestigious family-owned and operated homebuilder for over 60 years.

Embodying carefree, vacation-inspired living, Villa Mar Bonita Beach offers a private and gated community situated in the heart of beautiful Bonita Springs and only moments away from the pristine powdery-white sand beaches of South Florida's Gulf Coast.



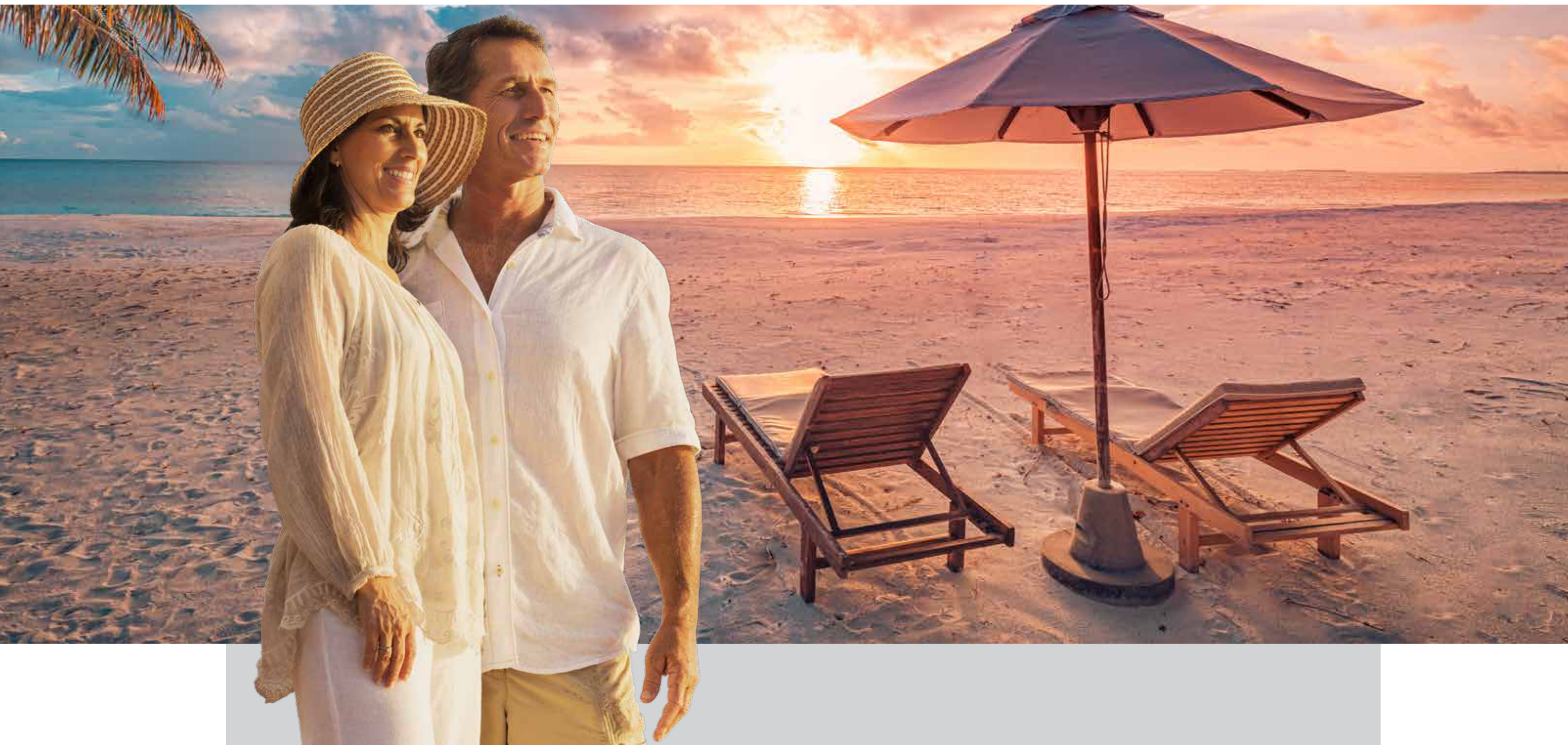
Artist Conceptual Rendering

THE PERFECT TROPICAL LOCATION

Villa Mar Bonita Beach is located in the highly desirable beach town of Bonita Springs, Florida and only 5 minutes to the powdery-white sands of the Gulf of Mexico.

Only a short distance to everyday conveniences, access to public parks and recreation areas, shopping and dining, top-rated medical facilities, cultural attractions, top-rated golf courses, and more. Villa Mar Bonita Beach provides the most ideal location for vacation-inspired living on Florida's Gulf Coast.





VACATION-INSPIRED LIFESTYLE

Villa Mar will open the door to maintenance-free living offering a resort lifestyle with more time for family and friends. Enjoy a brand-new modern Clubhouse with a sparkling lifestyle pool, paver sundeck, state-of-the-art fitness center, and lounge room where you can meet friends or entertain family any day of the week.

Villa Mar will allow you to live your best life. Enjoy hitting the gym for a morning work-out, chatting away with friends at the sundeck, cooling down at the pool, taking in a leisurely walk, or heading into town for shopping or dining. In the evening, take in the tranquil night breezes while you entertain friends and family in your new home while watching the sunset from your private patio lanai, or walk over to the Clubhouse for a game of cards and raise a glass to the good life – you've earned it!



Artist Conceptual Rendering

ALL-INCLUSIVE EASY LIVING AMENITIES

- Private, Gated and Landscaped Entry and Streetscapes
- 2 Beautiful Lakes with Decorative Fountains
- Modern Clubhouse Featuring:
 - An Inviting and Stylish Social Lounge / Card or Game Room for Meetings, Parties, and Celebrations
 - A Fully-Equipped State-of-the-Art Fitness Center with Cardio and Strength-Training Equipment
 - A Relaxing Lifestyle Pool for Stretching, Unwinding and Enjoying
 - Covered Social Terrace with Patio Seating for Creating Memorable Times Under the Sun
 - Sundeck Surrounded by Lounge Chairs and Umbrellas
 - Secure Mailroom Located Inside the Clubhouse



Artist Conceptual Rendering

BEAUTIFUL HOMES WITH IMPRESSIVE FEATURES

Every residence at Villa Mar exudes the craftsmanship and meticulous attention to detail that SobelCo is known for, including distinct features such as a private foyer entry with elevator for 2nd-floor residences, and 1 & 2 car garages. Additionally, 6 expansive floorplans ranging from 1,300 to over 2,000 square feet offering open-concept floorplans, spacious master suites, and private patios and balconies plus a generous choice of fine finishes — so your home is unique to your style and personality.

DESIGNER FEATURES

GRAND EXTERIORS

- Steel Reinforced Monolithic Concrete Foundation with Concrete Block (2nd Floor Residences Included)
- Stylish and Tropical Bahamian-Style Shutters
- 5V Crimp Metal Roof
- Impact Resistant Windows and Sliding Glass Doors with Low E Glass
- Brick Pavers on Driveways, Entry Walkways, Covered Entries and Covered Patios
- 8' Impact Resistant Fiberglass Entry Door
- Elegant Coach Lighting at Garages
- Two Hose Bibs (Garage & Patio) for 1st Floor Residences and One Hose Bib (Garage) for 2nd Floor Residences
- Weather-Proof GFI Electrical Outlets (Patio, Garage, Entry)
- Raised Panel Garage Door with Remotes and Key Pad
- 10-Year Structural Warranty
- Professionally Maintained Exteriors for Distinctive Curb Appeal
- Private 1st Floor Residence Side Entry and Private Elevators for 2nd Floor Residences
- 1 & 2 Car Garages
- 1st Floor Patios and 2nd Floor Balconies on All Plans
- Water Shut-Offs Per Each Residence
- Aluminum Gutters
- 100% Acrylic Exterior Paint

LUXURIOUS INTERIORS

- Automatic Fire Protection Sprinkler System in All Residences
- 18x18 Ceramic Floor Tile in Entries, Kitchens and Baths
- 9' Ceilings
- Walk-In Closets in Owners' Suites
- Skip Trowel Textured Walls and Ceilings
- Mohawk Wall-To-Wall Stain Resistant Carpeting
- Ceiling Fan Prewired in Great Rooms, Dining Rooms, Bedrooms and Patios
- Coach Lighting Only on 2nd Floor Balconies
- Shaker-Style, 2-Panel Interior Doors
- Painted Garage Floors
- RUUD 16 SEER HVAC with Programmable Thermostat
- Energy Saving LED Recessed Lighting Standard in Foyers, Kitchens, Bathrooms and Hallways.
- Tray Ceilings in All Great Rooms and Owners' Suites
- Energy Efficient 50-Gallon Hot Water Heater
- Skip Trowel on Walls and Ceilings. Smooth Walls in Bathrooms Only
- Energy Saving Insulation in Walls and Ceilings
- 8' Sliding Glass Doors
- Washer/Dryer Hookup

DESIGNER KITCHEN FEATURES

- Wood Raised Cabinetry Featuring 42" Uppers
- Pantry Cabinet
- Solid Surface Countertops with 3 CM Square Edge and 6" Backsplash
- Undermount Stainless Steel Single Bowl Sink with Moen Faucet in Chrome Finish
- Stainless Steel Appliances
 - 25 cu ft Refrigerator
 - 30" Free-Standing Electric Range
 - Fast Drying 4 Cycle Dishwasher
 - 1.6 cu ft Over the Range Microwave Oven
 - 1/3 HP Garbage Disposal
- Extended Warranty on All Appliances

BATHROOM FEATURES

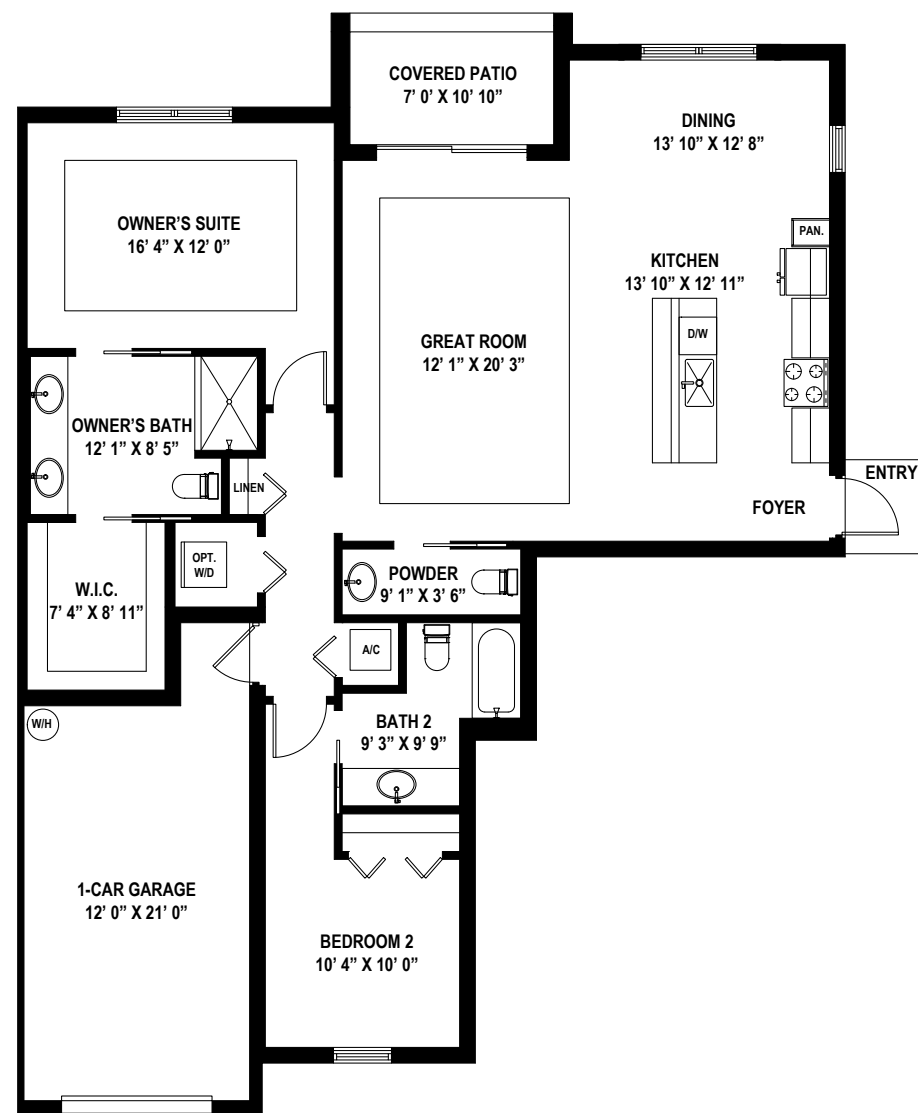
- Wood Raised Cabinetry
- Solid Surface Countertops with 3 CM Square Edge and 4" Backsplash
- Rectangular Under Counter Sinks in Full Bathrooms
- Raised Height Vanities in All Bathrooms
- Moen Series Chrome Faucet in All Bathrooms
- Walk-in Showers in Owner's Suite Bathrooms
- Elongated and Comfort Height Toilets in All Bathrooms
- Designer Light Fixtures

SMART HOME FEATURES

- Programmable Thermostat
- Smart Entry Door Deadbolt
- WiFi Enabled Garage Door Opener
- Structured Wiring System, with Cat 5 Phone/Data and RG6 Cable Outlet and One Wireless Access Point Pre-Wire

THE ARENA (A)

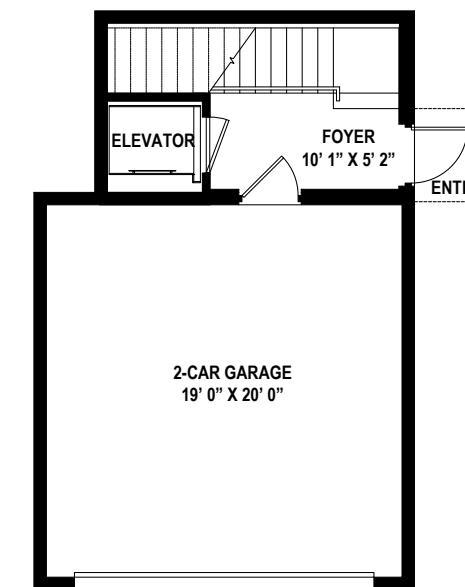
2 BEDROOMS
2.5 BATHROOMS
1-CAR GARAGE
1,498 INTERIOR SQ. FT.
1,866 TOTAL SQ. FT.



FIRST FLOOR



SECOND FLOOR



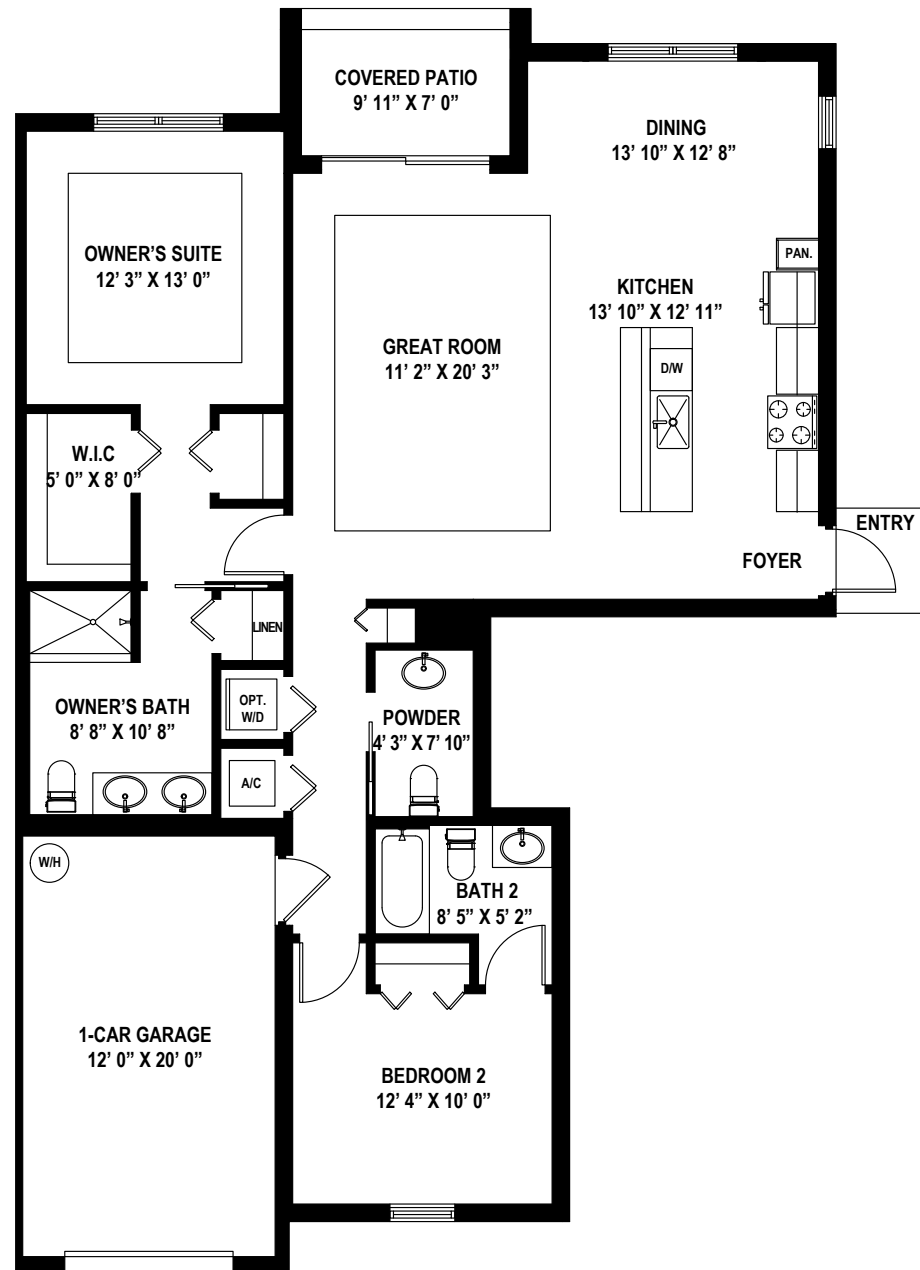
FIRST FLOOR

THE BAHIA (B)

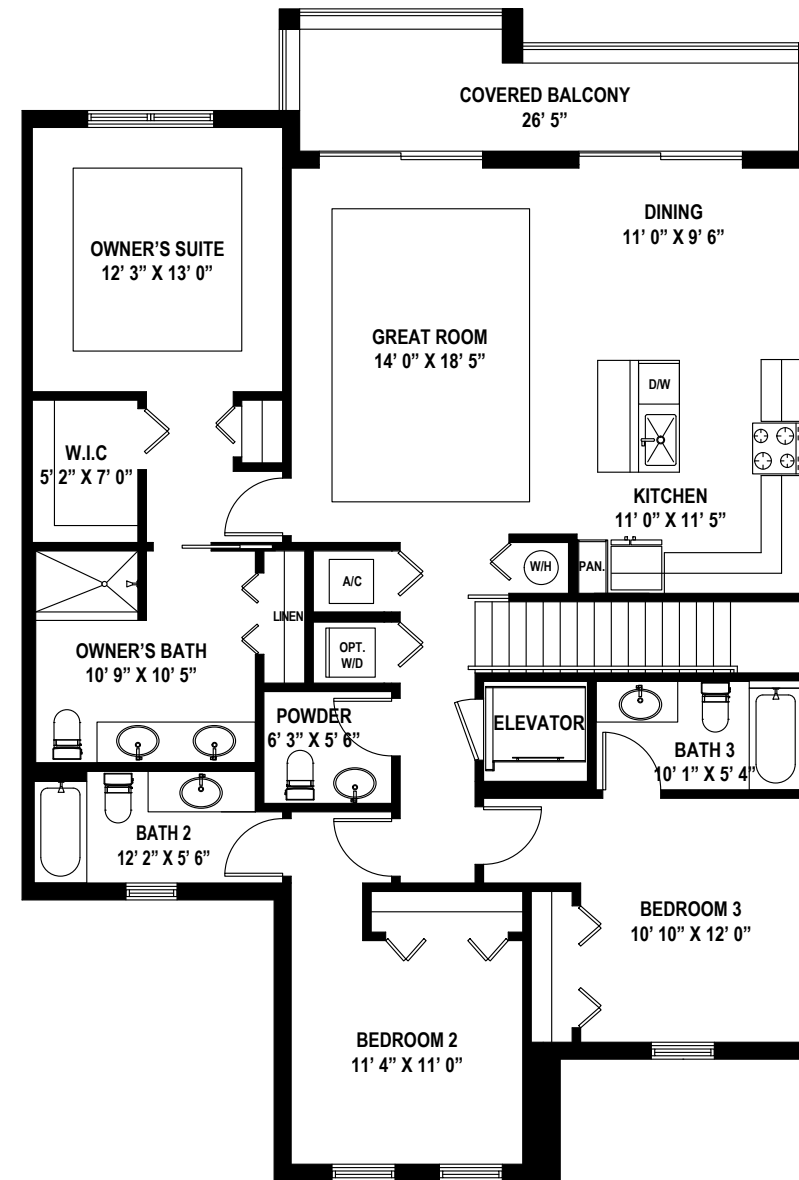
3 BEDROOMS
3.5 BATHROOMS
2-CAR GARAGE
1,863 INTERIOR SQ. FT.
2,442 TOTAL SQ. FT.

THE COSTA (C)

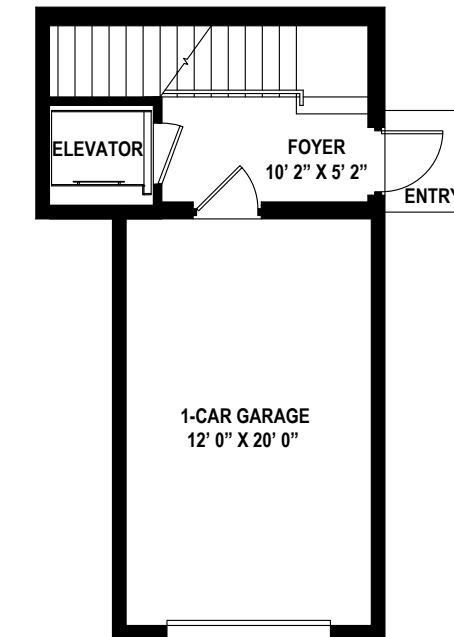
2 BEDROOMS
2.5 BATHROOMS
1-CAR GARAGE
1,443 INTERIOR SQ. FT.
1,775 TOTAL SQ. FT.



FIRST FLOOR



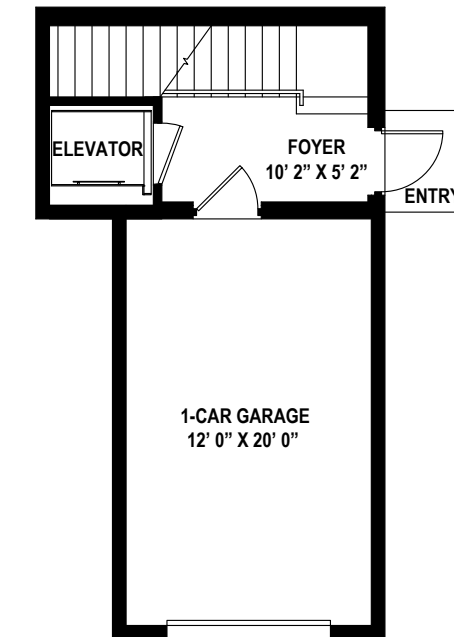
SECOND FLOOR



FIRST FLOOR

THE ISLA (D)

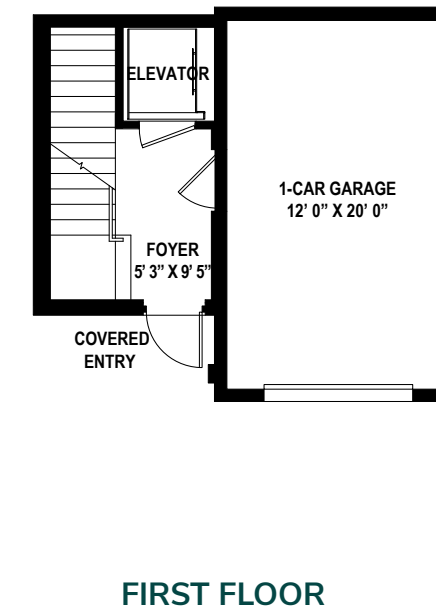
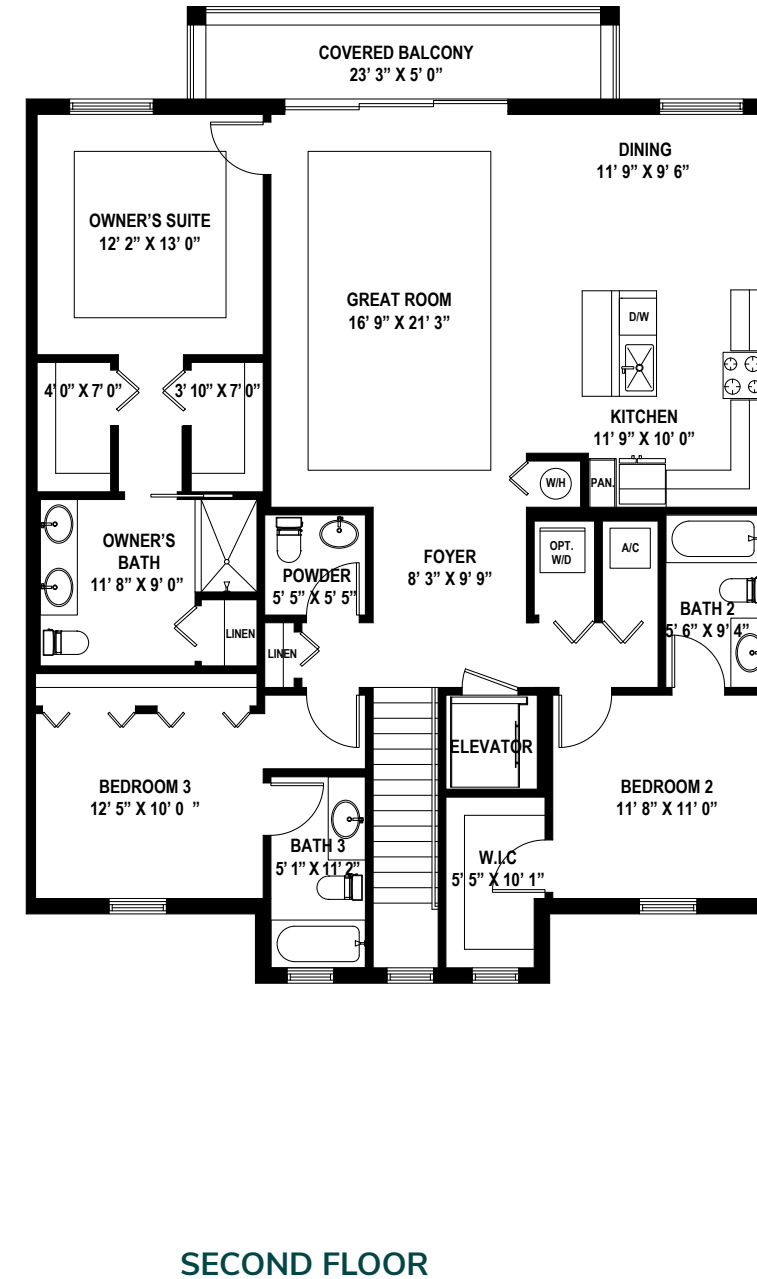
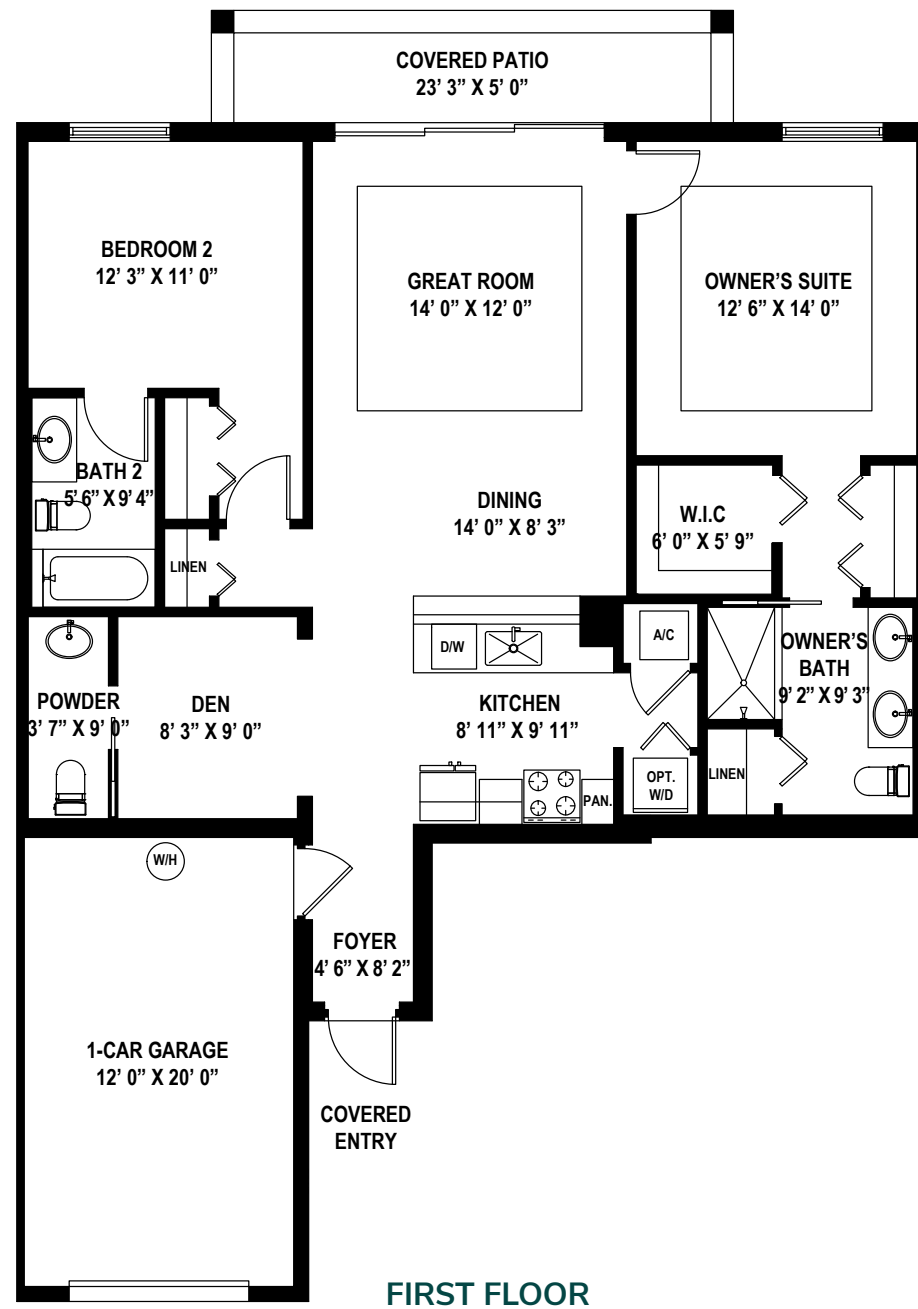
3 BEDROOMS
3.5 BATHROOMS
1-CAR GARAGE
1,840 INTERIOR SQ. FT.
2,268 TOTAL SQ. FT.



FIRST FLOOR

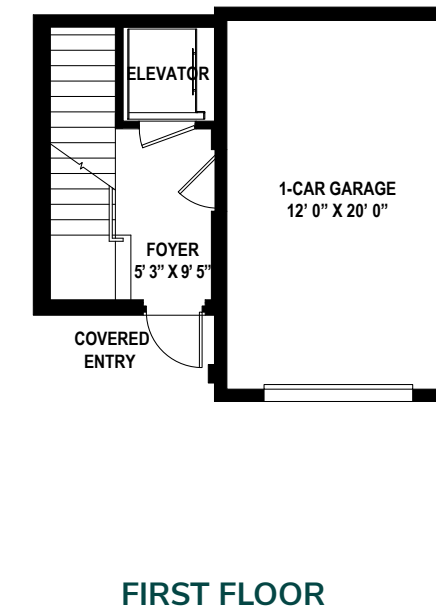
THE MAREA (E)

2 BEDROOMS + DEN
 2.5 BATHROOMS
 1-CAR GARAGE
 1,332 INTERIOR SQ. FT.
 1,750 TOTAL SQ. FT.



THE PALMA (F)

3 BEDROOMS
 3.5 BATHROOMS
 1-CAR GARAGE
 2,027 INTERIOR SQ. FT.
 2,444 TOTAL SQ. FT.





LIVE CLOSE TO IT ALL

● AIRPORTS

1. Naples Airport
2. Southwest Florida International Airport

● HIGHWAYS

3. I-75
4. US-41 / Tamiami Trail
5. Bonita Beach Road

● ATTRACTIONS & ENTERTAINMENT

6. Everglades Wonder Garden
7. Center of The Arts Bonita Springs
8. Bonita Fairways Golf Course
9. Spanish Wells Golf & Country Club
10. Prado Stadium 12 Movie Theater

● BEACHES & RECREATION

11. Lovers Key State Park
12. Bonita Beach
13. Little Hickory Island Beach Park
14. Barefoot Beach
15. Cullum's Trail Park
16. Bonita Springs Recreation Center
17. Bonita Springs Community Pool

● RESTAURANTS

18. Bonefish Grill
19. Roy's Restaurant
20. DeRomo's Gourmet Market & Restaurant
21. Figs Grille
22. Ristorante Enrico

● RESTAURANTS

23. Coconut Jack's Waterfront Grille
24. Doc's Beach House
25. The Cafe at Bonita Beach
26. C Level Bistro & Wine Bar
27. Wylds Cafe
28. Bonita Brunch

● SHOPPING

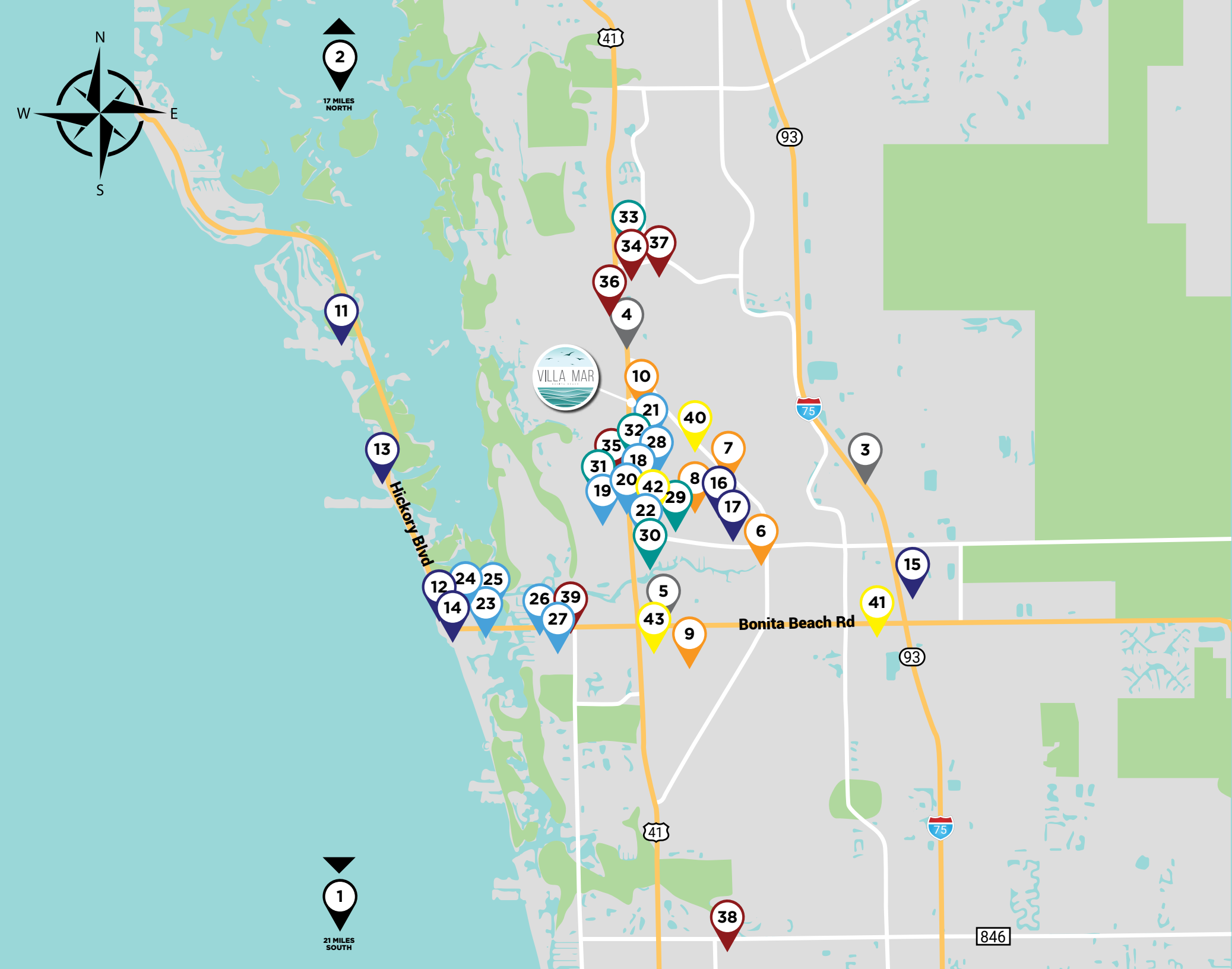
29. Publix Super Market at Bonita Bay Plaza
30. The Fresh Market
31. Promenade At Bonita Bay
32. Prado at Spring Creek
33. Coconut Point Mall

● MEDICAL

34. Bonita Community Health Center
35. Family Health Centers of SW Florida
36. NCH Bonita Emergency Room
37. Coconut Point Primary Care
38. NCH North Naples Hospital
39. Bonita Veterinary Hospital

● CONVENIENCES

40. United States Postal Service
41. Home Depot
42. CVS Pharmacy
43. LA Fitness





321 AT WATER'S EDGE • FORT LAUDERDALE BEACH



GALLERIA LOFTS • FORT LAUDERDALE



THE RESIDENCES AT BANYAN CAY • WEST PALM BEACH



VANDERBILT RESERVE • NAPLES

COMMITTED TO EXCELLENCE FOR OVER 60 YEARS

Providing superior service has been the cornerstone of Sobel Co and its' affiliated companies, American Construction and American Realty Corporation, since 1958. For nearly six decades, Sobel Co has distinguished itself as an innovative leader in the development of commercial, residential and retail spaces nationwide.

A family owned and operated business, Sobel Co was founded by Sam Sobel in Detroit, Michigan in 1958. Just like its products, the company was built upon the principles of quality workmanship and top-notch service, all while upholding the highest possible standards of ethics and integrity.

Sobel Co is driven to create products with optimal aesthetics, functionality and durability. That tradition of excellence continues in every Sobel Co development.



“We are proud of every home we build for you.”

Samuel Sobel
Samuel Sobel
CHAIRMAN

Jeffrey Sobel
Jeffrey Sobel
PRESIDENT