



Old Naples Community Guide

Historic Charm Meets Luxury Beachfront Living

Nestled along the Gulf of Mexico, **Old Naples** is one of Southwest Florida's most iconic and sought-after neighborhoods. This charming coastal enclave blends timeless historic character with luxurious modern living, offering a rare combination of walkable streets, award-winning dining, boutique shopping, and some of the most beautiful beaches in the country.

Historic Character & Lifestyle

Old Naples exudes charm with its tree-lined streets, classic architecture, and relaxed elegance. The area is known for its original beach cottages and beautifully restored estates that reflect the neighborhood's early 20th-century roots. Here, every street leads to the beach, and the atmosphere feels both quaint and sophisticated — a true

blend of old Florida and luxury coastal living.

Real Estate & Architecture

From historic bungalows to multi-million-dollar beachfront estates, Old Naples offers an impressive range of properties that capture the essence of Naples luxury.

Waterfront homes and Gulf-view residences command some of the highest values in the region, while newer custom builds seamlessly integrate modern architecture with classic coastal design. Lot sizes vary, but every home enjoys proximity to the beach and the vibrant downtown area.

Lifestyle & Amenities

Residents of Old Naples enjoy a walkable lifestyle centered around **Fifth Avenue South** and **Third Street South**, where world-class dining, galleries, and boutiques create an elegant yet laid-back atmosphere. The Naples Pier remains a beloved landmark for sunset watching, fishing, and dolphin sightings. Golf, tennis, and yacht clubs are also nearby, catering to the area's active and affluent community.

Market Snapshot

- Average Home Price: \$4M+
- Beachfront Estates: \$10M–\$30M+
- Inland Historic Homes: \$2M–\$4M
- Condominium Residences: \$1M–\$5M+

Old Naples remains one of the most resilient and high-demand submarkets in Naples, attracting buyers who value location, lifestyle, and architectural distinction.

Insider Insight

Whether you're drawn by the history, the art galleries, or the sunsets over the Gulf, Old Naples represents the heart of Naples living. As redevelopment continues, opportunities remain for investors and homeowners to restore or rebuild within this prized neighborhood — where every property tells a story and every street ends in

sand.

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