

Ronto's Omega luxury tower to provide unprecedented living experience

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BONITA SPRINGS — The Ronto Group's 27-floor Omega tower to be built by the developer within Bonita Bay has been designed to set a new standard in luxury high-rise living in Southwest Florida. With every fully completed tower residence offering open-concept living areas, covered outdoor terraces, luxurious features and finishes, a private elevator lobby, a private air-conditioned storage space on the same floor as the residence, a private enclosed two-car garage and more square footage,

Omega offers exceptional value.

Omega will be the last luxury high-rise to be built within Bonita Bay and provides a final opportunity for a maintenance-free, amenity rich luxury condominium lifestyle within the award-winning community.

Designed by architect Robert Swedroe, the Omega tower presents a fresh perspective on luxury and offers a new approach to high-rise living. The clean-lined tower will feature 67 residences, including 63 tower residences and four penthouses. All four of the penthouses have been sold. To date, Ronto has processed binding sales contracts worth more than \$60 million. Pre-construction pricing for the tower residences starts at \$2.15 million.

Ronto and Swedroe's design takes advantage of innovative high-rise construction methods and materials that span greater distances and allow the use of more glass. Rather than designing a four-unit per floor building, they created a three-unit per floor approach that allowed the residences to be wider and more spacious. As a result, the Omega tower and penthouse floor plans offer the square footage and width found in estate homes built on 110-foot home sites.

The light-filled residences will feature larger, wider, open living spaces with walls comprised of tall windows that will offer views of Estero Bay and the Gulf of Mexico. The living spaces, owners' suites, and some of the guest bedrooms will open to outdoor terraces that will feature 42-inch high glass railings. Volume ceiling heights of 10 feet 4 inches, or 11 feet, 4 inches in the penthouses, except

where dropped, will create a sense of space that cannot be duplicated by remodeling the existing high-rise residences that dot the shoreline between Naples and Fort Myers.

"Ronto and Swedroe created a high-rise living experience at Omega that has never been available in Southwest Florida," said Wanda Cross, director of sales for The Ronto Group. "They focused on creating the building from the inside out based on interviews with potential purchasers. That's what makes Omega truly unique. The potential purchasers indicated view corridors and spacious, open floor plans with large, flowing living areas, large owner suites and secondary bedrooms, big outdoor living areas, private garages, and readily accessible storage space were all critical to the living experience. Functionality and comfort were more important than form. Rather than wanting to downsize by moving into a condominium with less square footage than their single-family homes, potential purchasers wanted to simplify their lives by moving into a maintenance-free environment without sacrificing space or livability. Omega was designed accordingly."

The open living spaces and sheer size of Omega's tower residences reflect Ronto and Swedroe's approach. The 01 and 03 residences will include 4,645 square feet of air-conditioned living space, outdoor terrace areas totaling 1,005 square feet, and an 80-square-foot or 75-square-foot private air-conditioned storage space on the same floor as the residence.

The plans feature a massive great room, elegant dining area, family room, and a double-island kitchen. The great room and owner's bedroom open to a west and northwest facing terrace with multiple conversation areas, a dining area, and an outdoor kitchen with a gas grill. The double-island kitchen offers an additional gathering place when entertaining. The plan also includes a den, four-and-a-half baths, and three large guest bedrooms. The den and all three guest bedrooms open to another large terrace that offers sunrise views.

The 02-tower plan offers 4,210 square feet under air, 540 square feet of outdoor terrace space, and 75 square feet of private air-conditioned storage space. The plan features a massive great room, a dining area, a family room, and an island kitchen that combine to create the open living area preferred by potential purchasers. The great room fully opens to a terrace with conversation and dining areas and an outdoor kitchen with a gas grill. The plan also includes a den, three-and-a-half baths, and three large bedrooms, all three of which provide views of Estero Bay and the Gulf. The owner's suite features a huge walk-in closet, and a bath with separate vanities and separate water closets.

Omega's 4,200-square-foot rooftop terrace common area will include two hot tubs next to the terraces' glass railing, allowing residents to relax in the tubs while enjoying long-range water and sunset views. Two large fire pit seating areas behind the tubs, along with an even larger fire table seating area complete with lounges, club chairs and sofas, will provide abundant seating. Men's and ladies' restrooms, a large kitchen area for catering, and a separate bar area will complete the setting.

Omega residents will enjoy 18,000 square feet of indoor amenities. A club room will measure more than 3,000 square feet and feature tall windows overlooking the tower's clean-lined exterior amenity

deck. Contemporary glass railings will line the deck's curved perimeter and overlook one of Bonita Bay's three on-property golf courses. A pool with a beach entry and two sun shelves will serve as the centerpiece of the amenity deck. Poolside day beds, referred to as "pool cocoons," will be placed around the pool. Six private poolside cabanas are available for purchase and will include full bathrooms and a beverage center with a sink and refrigerator. Day cabanas will be available on a first-come, first-served basis. A pool pavilion with a bar, seating areas, and men's and women's restrooms will offer a gathering place. Barbecue grills will be adjacent to the pavilion. A second pavilion is being designed as a food area with a complete array of cooking appliances. Generous seating areas will be available, including sunset viewing areas, and a fire pit terrace with seating.

Through a variety of membership opportunities, Omega residents can also take advantage of the amenities available through the Bonita Bay Club. The Club's amenities include three on-property and two off-property golf courses, as well as a 60,000-square-foot Lifestyle Center with a 9,000-square-foot spa and salon, a 20,000-square-foot fitness center, and the Wave Café that features healthy menu selections. A new Tennis and Aquatic Center includes a new Sports Center. The Bonita Bay Marina is close to the Gulf. Bonita Bay's residents-only beach park is 10 to 15 minutes from the community. Residents also enjoy Bonita Bay's 12-mile network of on-property biking and hiking paths, as well as a kayaking and canoeing lodge.

The Omega sales center, at 26951 Country Club Drive within Bonita Bay, is open daily.