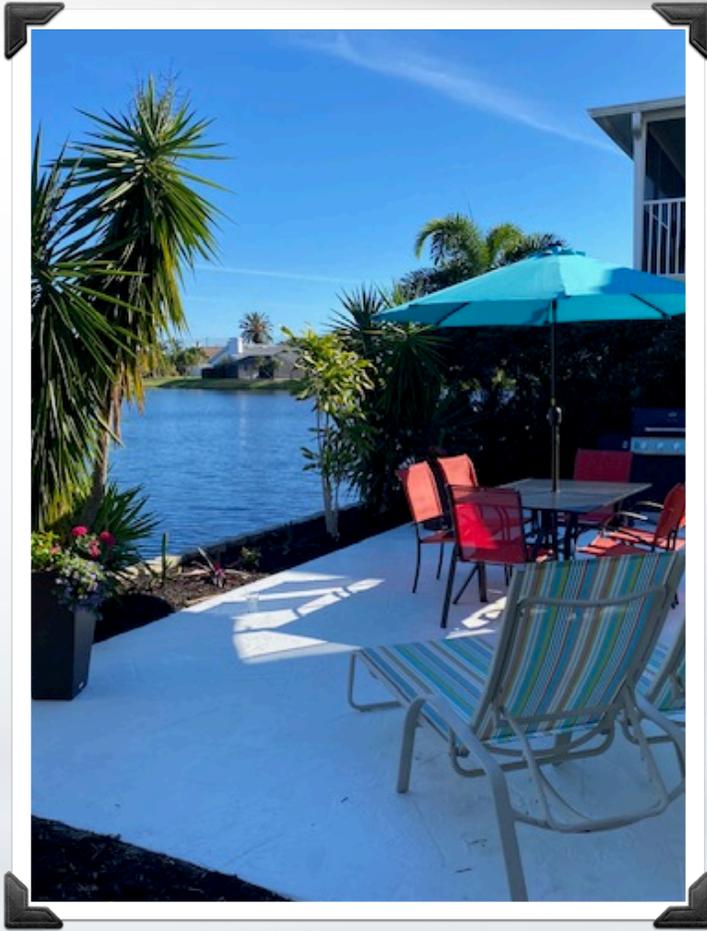




Villa Bella



- Recently renovated

Comfort at its Best

- Spacious, **sunny** home
- 1,773 sq. ft.
- 2 storeys
- 2 bedrooms + den
- 3 **full** bathrooms



Villa Bella

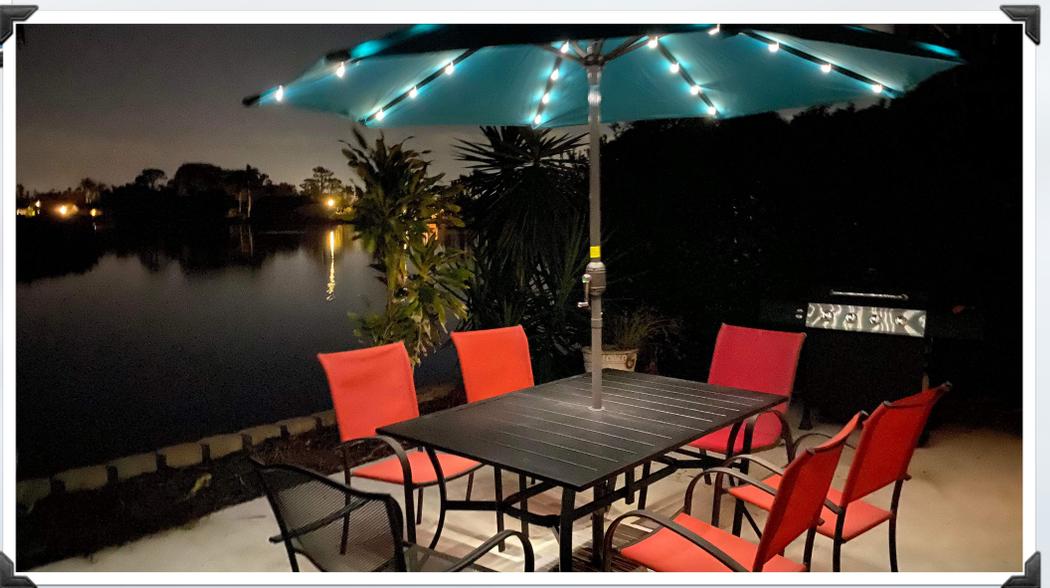


An Outstanding Location

- **Double-gated** community

- Two lanais **with lake view**
- Nicely furnished

Soak up the sun!



Villa Bella

A Life of Luxury

- **Vaulted ceiling**
- Stunning sunsets on the **Gulf of Mexico**

Downtime!

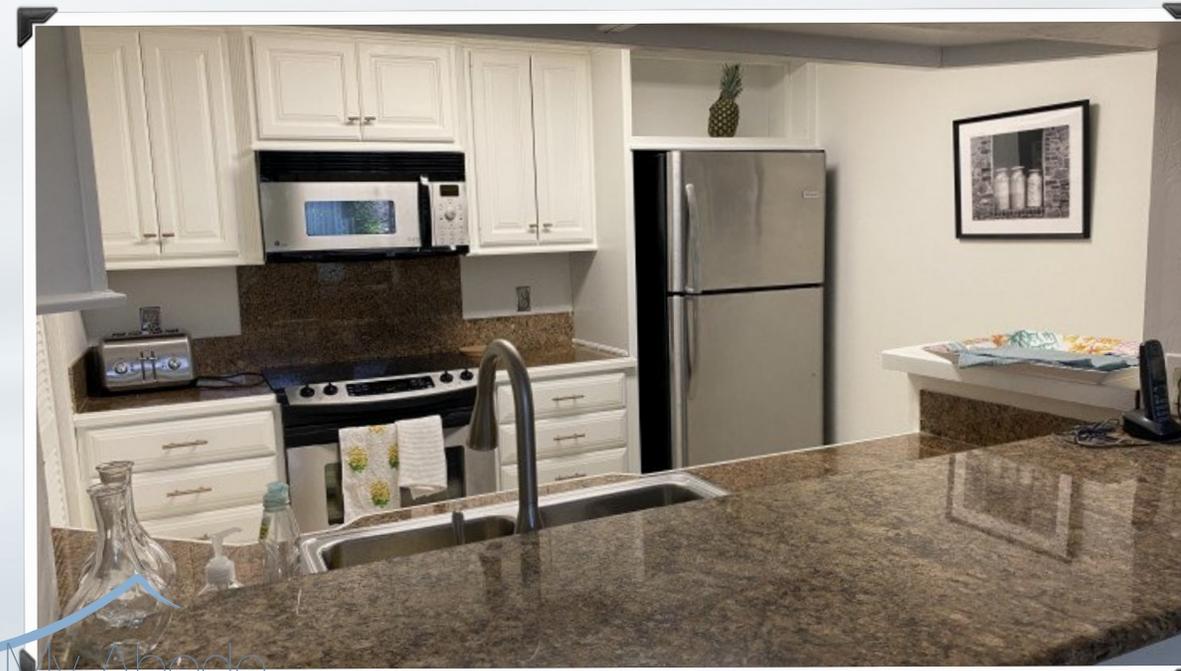
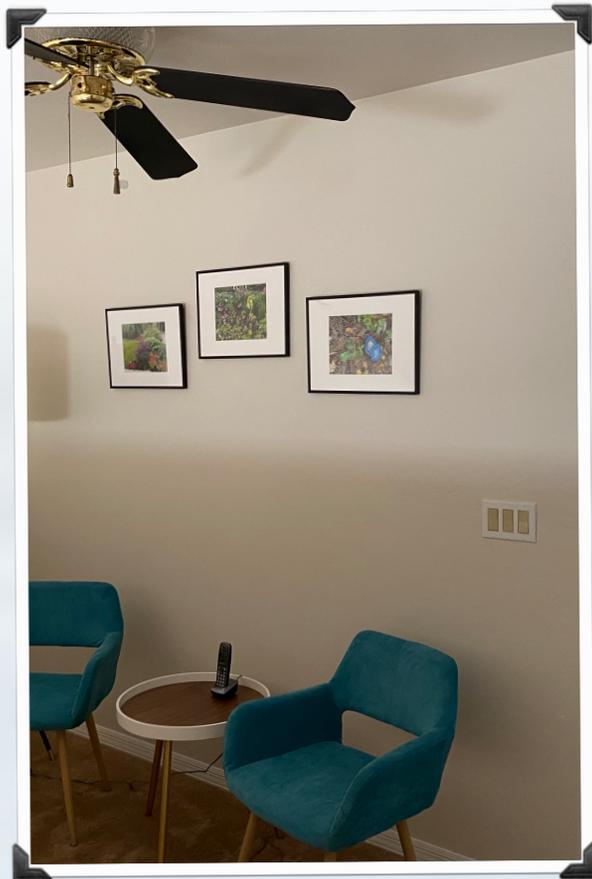
- Slider to lanai
- Flat-screen TV
- 80+ **channels**
- Lovely panoramic view of the lake



Villa Bella

Kitchen

- **Fully equipped** kitchen
- Flatware, dishes, etc.
- **Stainless steel** appliances
- Seating for six in dining area



Villa Bella

Bedrooms

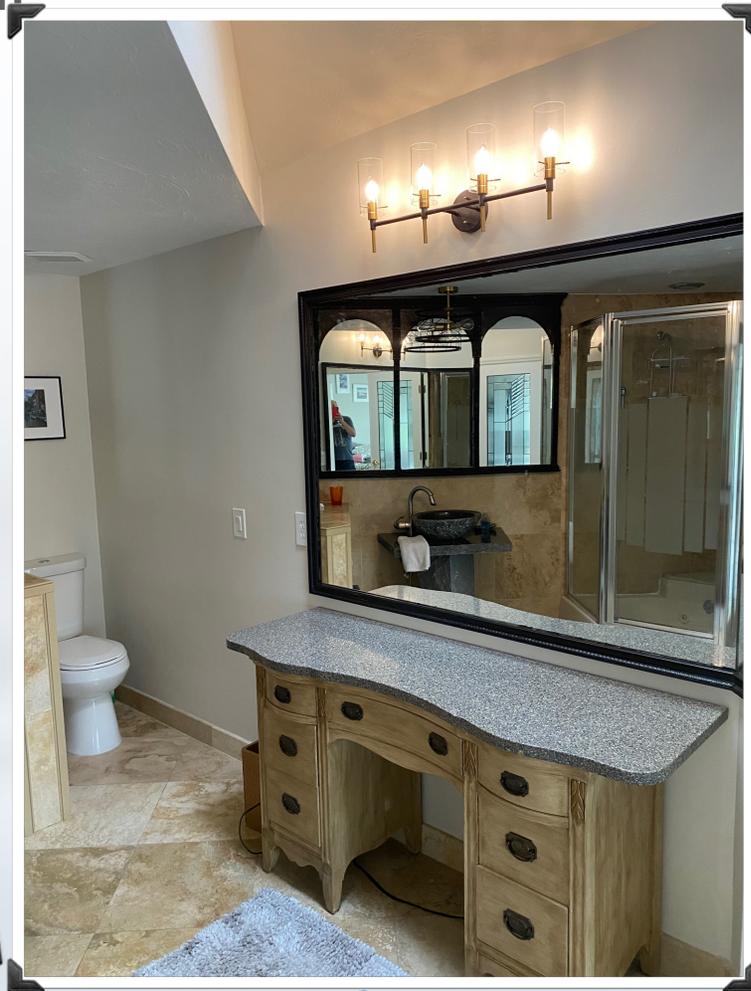
- Large master bedroom on ground floor
- 3 bedroom
- Upstairs bedroom (2 single beds)



Villa Bella

Bathrooms

- **3 full** bathrooms
- **Luxurious master bath**
- Pedestal sink



Beaches

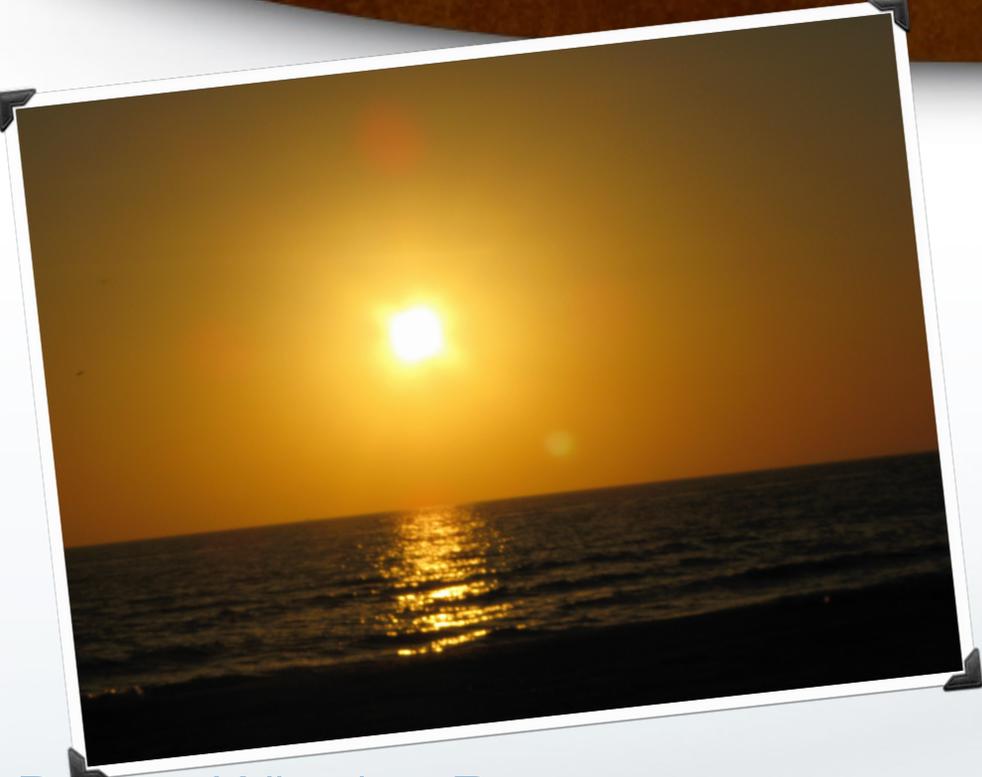
Barefoot Beach

- **Closest beach**, 4 km
- Fine, white sand



My Abode
in Florida

Beaches



Delnor-Wiggins Pass State Park

- **A few minutes** by car
- Rated one of the best beaches in the US
- Swimming, snorkeling, picnicking
- **Easy to get to**



Beaches

Clam Pass County Park

- Discover 35 acres of **coastal habitat (red, white and black mangroves)**
-



Beaches



Other Nearby Beaches

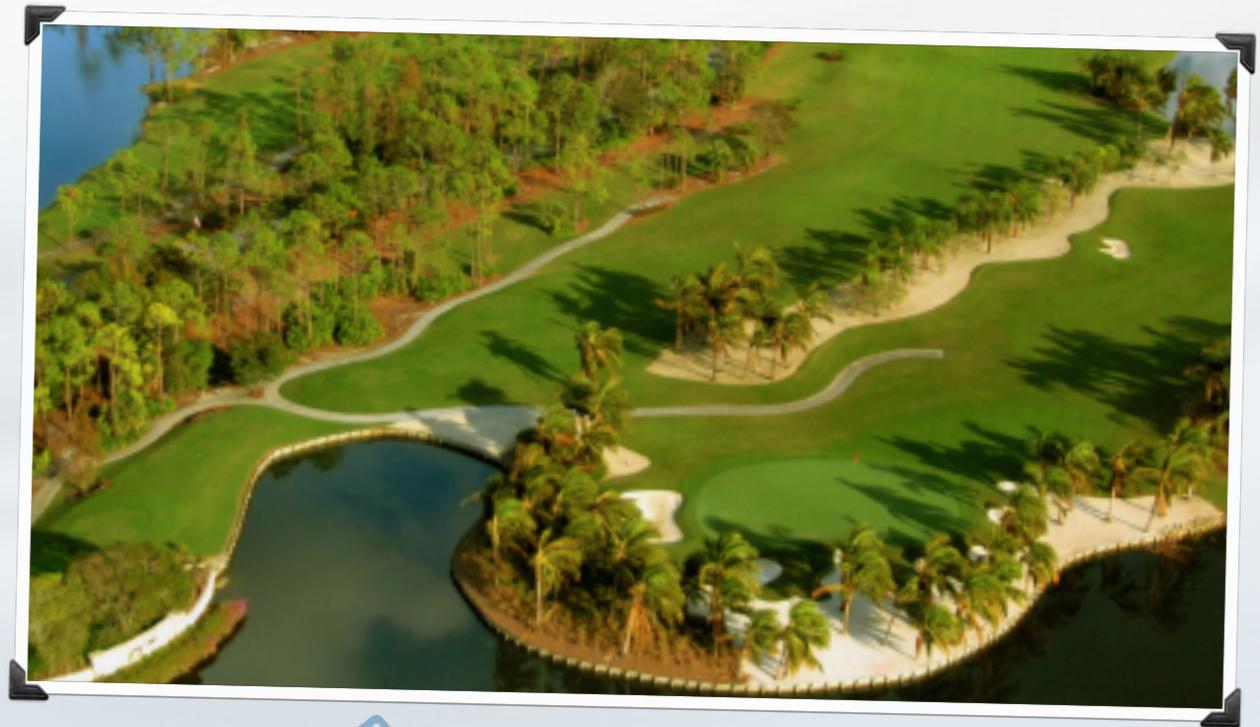
- Lovers' Key/Carl E. Johnson County Park (a few minutes by car; a few more by bicycle)
- Fort Myers Beach and Pier with shops
- Sanibel and Captiva Island beaches



Golf

A Golfer's Paradise!

- With its 55 golf courses, Naples is considered one of the golf capitals of the world
- Evergreen Golf & Country Club
- Estuary at Grey Oaks



Golf

Luxury Golf

- Arrowhead Golf Club
- Villages At Country Creek Golf Course
- Ft. Myers Beach Golf Club
- Bonita Fairways Country Club



Cycling

For Cycling Enthusiasts!

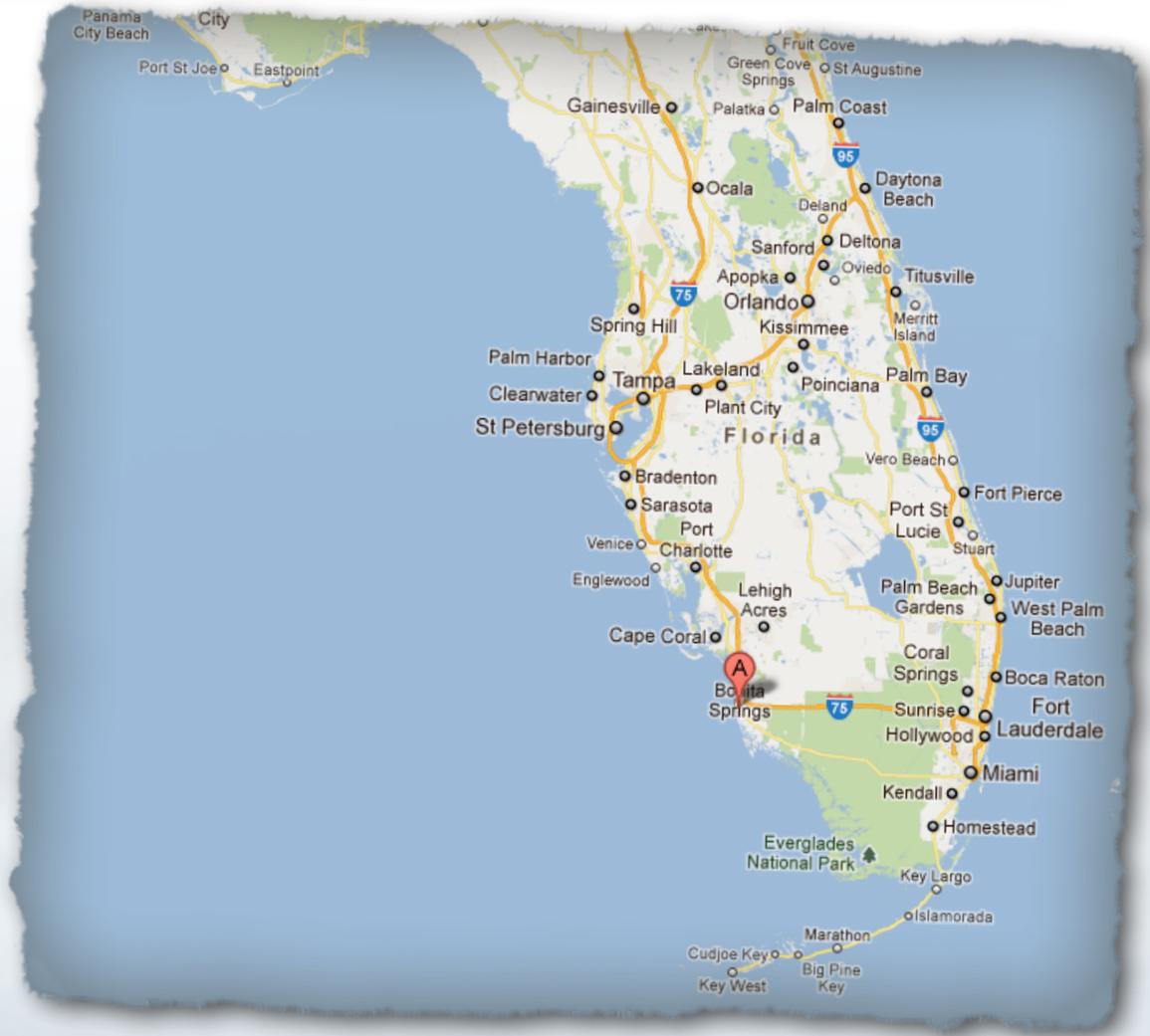
- Ride along prestigious Gulf Shore Blvd. all the way to Old Naples
- Island hop from Naples to Fort Myers
- Pedal through Sanibel Island
- Bike to Marco Island
- Bike Rentals: Naples Cyclery and Trek.



Naples/Bonita Springs

Geographical Location

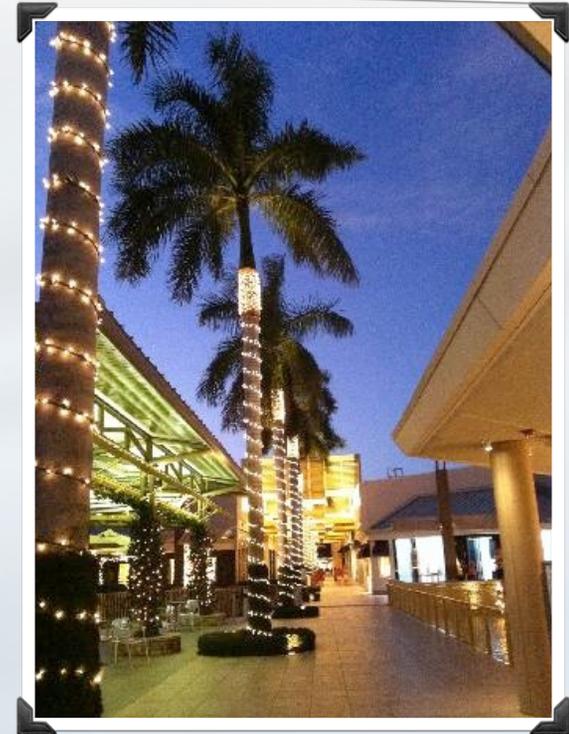
- Bonita Springs, on **Florida's Southwest Coast**
- Near a host of **golf courses**
- West of Highway 41
- About two hours from Disney
- 27 minutes from the Southwest Florida Int'l Airport in Fort Myers (31.5 km)
- 1-¼ hours from Fort Lauderdale



Naples

Shopping at its Best!!

- **Waterside Shops**, great fashion + home décor + restaurants and more!



Naples - Shopping



More Shops...

- Miromar Outlets at Estero - Fort Myers
- Mercato: shopping, dining, entertainment
- Coastland Mall

Plus:

- Ron Jon Surf Shop
- Coconut Point Mall
- Third Street Farmers' Market every Saturday morning



Naples - Dining

Fine Dining

- Old Naples has numerous great restaurants: Trulucks, Ridgeway Bar and Grill, Campiello, Vergina, Bistro 821, Bleu Provence, Bice, D'Angelo 5th Ave, 6th Avenue Social, The French Brasserie Rustique
- Tuscan Grill (at the Waterside Shops), Mira Mare and The Fish (Venetian Village)
- South Beach Grille, Bonefish, Zorba, Flipper Barbatella, The Seven Avenue Social
- Turtle Club at Vanderbilt Beach Resort



- Grain de café (a taste of France)
- Sospiri (excellent gelato)
- Cesibon (excellent gelato)
- USS Nemo
- Bricktop
- Bravo! (at Mercato)
- Key Lime Bistro (Captiva Island)



Info - Rental

Monthly Rental Rates*

- **2025** High Season (Jan., Feb, March, April...): **BOOKED**
- **2026** High Season (Jan., Feb, March and April): **\$ 6,900\$ US**
- Plus **11%** Florida taxes
- Plus \$175 exit cleaning fee
- Only 90-day lease

Policies

- Reservations must be made at least four weeks in advance for approval by the HOA.
- Cleaning fees: **\$175 US**
- Payment: **50%** of total cost upon signing lease; **50%** sixty **(60) days** prior to arrival
- No pets
- No smoking

Reservations & Information

André or Anke Guérin: **1.877.243.9353**

My Abode
in Florida





My
Abode
in Florida

Contact us! **1.877.243.9353**

