



Mystique: The Pinnacle of the Ultra-Luxury Lifestyle in Naples

Located just steps from the beach and featuring a collection of elegantly-appointed and masterfully-designed residences, Mystique is redefining luxurious beachfront living at one of Naples' most prestigious addresses.

The extraordinary lifestyle at this iconic 20-story tower surrounds residents in the incomparable luxury – from expansive floorplans with walls of windows to spacious, private terraces showcasing breathtaking views, to world-class service and amenities that cater to an exceptional lifestyle.

"Mystique is truly unique – even among the most luxurious offerings in Naples and beyond," said Jennifer Urness, Director of Sales at Mystique. "It begins with the prime location, the quality construction and the advanced technology. The extensive resort-style amenities round out the incredible offering. It just doesn't get any better than Mystique in Naples."

Mystique's sleek glass exterior and contemporary design have introduced a modern aesthetic to the distinguished Pelican Bay location, a departure from the more traditional, Mediterranean style. And now, with intricate fixtures and lavish custom furnishings installed, curated artwork perfectly positioned, and finishing touches underway, Mystique is debuting interior spaces and exquisite amenities that are beyond compare.

Throughout the meticulously-appointed amenity spaces – many designed to serve equally well as a quiet reading space or a refined venue for entertaining – the attention to detail is nothing short of extraordinary. From the handsomely-appointed billiards room and fully-equipped board room to the vintage movie posters embellishing the walls of the state-of-the-art theater and the specially-commissioned glass masks adorning each of the four elevator lobbies – every turn reveals something unique. Such details reflect an adherence to elegance and refinement designed to create a preeminent experience for the most sophisticated of owners.

"Mystique offers a lifestyle that is simply unrivaled in Naples, and nowhere is this elevated elegance more pronounced than in the luxurious amenities and interior spaces," said Urness.

Located in the exclusive Pelican Bay enclave, on one of only two remaining permitted and developable high-rise land parcels in Naples between The Ritz-Carlton on the beach and Port Royal, Mystique offers 68 estate and four penthouse residences with expansive living spaces and terrace views toward the Gulf of Mexico from most units.

Mystique's building amenities include a 24-hour staffed front desk with a monitored video/electronic closed circuit surveillance system, surveillance cameras at all owner entry accesses, and a two-level parking garage with controlled access. Additionally, Mystique offers Smart-Estate™ integrated technology that features state-of-the-art home automation and monitoring systems, private elevators with biometric/alphanumeric access, and the opportunity to access an Electric Vehicle (EV) charging system.

Mystique's resort-inspired outdoor recreational amenities include a tropical pool, sun deck with pergolas and lush landscaping, and two Har-Tru tennis courts above the garage deck. Mystique's lobby-level

amenities offer custom-designed interior spaces for socializing, including a club room, parlor, salon, library and solarium/card room. Mystique also features a theater, billiards room, board room, state-of-the-art health and fitness club with the latest in exercise and wellness equipment, ladies' and men's steam rooms and showers, and massage rooms with on-call masseurs and masseuses.

Residents may also enjoy the exclusive and renowned amenities of prestigious Pelican Bay, including private beachfront dining, extensive walking and biking trails, chauffeured tram service, and private access to nearly three miles of unspoiled Gulf of Mexico beaches.

A limited number of estate residences at Mystique remain, ranging in size from 4,003 to 5,280 square feet of air-conditioned living space and priced from over \$4 million to over \$8 million. Additionally, Mystique offers several exquisitely-appointed designer furnished models. Mystique's nine Jardin residences, priced to \$2.2 million and four expansive penthouse residences, priced from \$8 million, have been sold.

The developer for Mystique is Pelican 1 Owner, LLC, an equal partnership between an affiliate of the global investment firm Kohlberg Kravis Roberts & Co. L.P. (KKR) and an affiliate of the Gulf Bay® Group of Companies.

Founded in 1986, Gulf Bay has successfully completed 15 luxury properties along the 1.5 mile stretch of Gulf-front land within Pelican Bay. In addition to its history in Pelican Bay, Gulf Bay's other award-winning developments include The Brittany high rise on Park Shore Beach; Marco Beach Ocean Resort® on Marco Island; and the 4,000-acre award-winning, master-planned community of Fiddler's Creek®.

Gulf Bay's completed and under development build-out market value of luxury residential properties is estimated in excess of \$8 billion.

KKR is a leading global investment firm that manages investments across multiple asset classes, with over \$100 billion in assets under management.

For more information about Mystique, call 239-598-9900, stop by the sales center at 6885 Pelican Bay Blvd. in Naples, Florida, or visit MystiquePelicanBay.com.

