



3233 64TH STREET SW
NAPLES, FLORIDA 34105

ONE ESTATE. TWO EXTRAORDINARY OPPORTUNITIES.

LUXURY ESTATE

\$4,200,000

ESTATE COMPOUND

\$5,500,000

4

BEDROOMS

3 FULL + 2
HALF

BATHROOMS

3,908

MAIN RESIDENCE SF

2.27

ACRES

THE STORY

An Exceptional Estate. A Rare Opportunity.

A completed Gulfstream Homes residence with legacy-estate potential.



This Gulfstream Homes masterpiece sits on 2.27 acres in one of Central Naples' most desirable locations. Built with uncompromising quality and timeless design, this estate offers privacy, luxury, high-end finishes and freedom without the restrictions of an HOA.

Immediate Luxury

Move in today and enjoy a completed custom home rather than waiting through land search, design, engineering, permitting and construction.

Future Flexibility

Add the permitted detached guest residence to create a private compound for family, guests, executive use or income opportunities.

Estate Scarcity

Large 100% uplands parcels in this Central Naples location continue to become more difficult to acquire.

Built for Privacy

2.27 acres, no HOA and an elevated site outside the current FEMA flood zone create confidence and long-term optionality.

Luxury Estate | Offered at \$4,200,000

Corrected main residence details and key highlights.



Move immediately into a beautifully crafted Gulfstream Homes residence with soaring ceilings, expansive entertaining spaces, resort-style outdoor living and premium finishes throughout.

4
BEDROOMS

**3 FULL + 2
HALF**
BATHROOMS

3,908
MAIN RESIDENCE SF

3
CAR GARAGE

2.27
ACRES

PROPERTY HIGHLIGHTS

- Chef-inspired gourmet kitchen
- Resort-style pool and spa
- Wine display feature
- Concrete block construction
- Located outside the current FEMA flood zone
- Situated on 2.27 acres of 100% uplands
- No HOA restrictions

QUALITY + CRAFTSMANSHIP

Every detail reflects the refined execution that has made Gulfstream Homes one of Naples' premier luxury builders.

Corrected: 4 bedrooms, 3 full bathrooms and 2 half bathrooms.

PURCHASE OPTION TWO

Create Your Private Estate Compound |

\$5,200,000

Main residence plus a detached 2-bedroom, 2-full-bath guest residence.



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



DETACHED GUEST RESIDENCE

Designed to complement the main residence, the permitted casita adds approximately 1,103 SF under air and creates a flexible private retreat.

2 BEDROOMS • 2 FULL BATHROOMS • 1,103 SF UNDER AIR

Anticipated construction start: November / December 2026

IDEAL FOR

- Multi-generational family living
- Parents or in-laws
- Adult children
- Visiting family and friends
- Executive guest accommodations
- Private office or studio
- Seasonal or annual rental income

Main residence + permitted guest house = estate compound potential

Flexible Paths to Ownership

Cleaned and consolidated from prior flyer language.

PURCHASE OPTIONS AVAILABLE

Lease to Own

Move in and enjoy your new home today while working toward ownership. Flexible terms can be structured to fit buyer goals.

Trade Real Estate for Down Payment

Have equity in another property? Real estate trades may be considered to help reduce the down payment, subject to approval.

Developer Financing Available

Attractive financing options directly from the developer for qualified buyers, with competitive terms and a streamlined process.

Luxury Living Without the Wait

Time is the advantage money alone often cannot buy.

THE TRADITIONAL PATH

1

2

3

4

5

6

Find land

Clear + grade

Design + engineer

Permit

Build

Move in

≈ 24 MONTHS+

3233 64TH STREET SW

✓ Completed Gulfstream home

✓ Move in and enjoy today

✓ Plan guest residence later

✓ Preserve long-term estate upside

Enjoy today. Invest in tomorrow.

Location | Quality | Scarcity

A rare Central Naples estate-sized property with immediate usability and future optionality.



Large parcels of 100% uplands in this location have become increasingly difficult to acquire. This property offers the ability to own something few others can: a completed luxury residence with land, zoning and vision to become a legacy compound.

Central Naples Positioning

Near Golden Gate Parkway and Livingston Road, within the evolving Livingston Estates area where luxury development continues to expand.

Estate-Sized Land

2.27 acres of 100% uplands creates privacy, flexibility and future expansion potential.

New Construction Momentum

Multiple new custom homes nearby reflect market confidence and ongoing demand for estate-sized properties.

Flexible Value Creation

Buy as a completed luxury estate or expand with a detached guest residence to create a private compound.

Luxury real estate is more than square footage. It is location, quality, scarcity and the ability to own something few others can.

Durability, Comfort and Peace of Mind

Quality construction, modern systems and resort-inspired outdoor living.



Designed and constructed with quality and durability in mind, this Gulfstream home offers peace of mind as well as luxury.

Concrete Block

Solid exterior construction built for Florida conditions.

Hurricane Ready

Impact-resistant openings and hurricane-resistant design.

Elevated Homesite

Outside the current FEMA flood zone.

Premium Finishes

Timeless material palette and refined detailing.

Energy Efficient

Modern construction and efficient systems.

Outdoor Living

Resort pool, spa and covered outdoor areas.



An Investment in Your Future

Luxury • Privacy • Legacy • Investment

Whether purchased as a completed luxury estate or expanded into a private compound, 3233 64th Street SW represents an exceptional opportunity to enjoy Naples luxury living while building long-term equity.

LUXURY ESTATE

\$4,200,000

Move in immediately

ESTATE COMPOUND

\$5,500,000

Complete package

Presented by Rose Basir

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**Built by Gulfstream Homes
Starstruc Developments**