

*Your guide to*  
**NAPLES**  
*neighborhoods*



REALTY**ONE**GROUP  
MVP

**DANIEL A. ABREU**

727.638.1704

DANIEL@THEABREUGROUP.COM







## I'M DANIEL

I first moved to Southwest Florida in 2009 for law school, drawn to the area's beautiful surroundings. After Hurricane Irma in 2017, I relocated back to Tampa, where I continued growing my real estate career.

But life has a way of bringing you back to the places you're meant to be. At the end of 2024, I made the decision to return to Naples—not just for its incredible resort-style living, but to be with my girlfriend (who I met in law school).

In this guide, I'm excited to share what makes Naples such a special place to call home, especially for those looking for a high-end luxury lifestyle.

Fun facts:

- Naples transplant
- Dog dad
- Fluent in Spanish and Portuguese
- Love to cook, read & photography
- Licensed real estate agent, title company and real estate investor

## A FEW THINGS I LOVE ABOUT IT HERE...

PRISTINE BEACHES

PLENTY OF FINE DINING

VARIETY OF SHOPPING

RESORT LIFESTYLE

FRIENDLY AND DOWN TO EARTH COMMUNITY



Vanderbilt Beach Park

# GET TO KNOW NAPLES

## FUN FACTS

- Golf Capital of the World – Naples has the most golf holes per capita in the U.S., making it a paradise for golf enthusiasts.
- World-Class Beaches
- The city boasts upscale shopping districts like Fifth Avenue South and Third Street South, featuring high-end boutiques, gourmet restaurants, and art galleries.

## DEMOGRAPHICS

- 19,894 estimated residents in Naples as of 2024
- Median age: 66
- Dog friendly
- lower crime rates compared to other State averages

## DESIGNATIONS

- Named the Golf Capital of the World
- Naples consistently ranks as one of the richest cities in Florida based on per capita income and luxury real estate.

# LOCAL FAVORITES

## COFFEE

- Kunjani Craft Coffee & Gallery: Serves fair-trade, organic specialty coffee and teas.
- Bad Ass Coffee of Hawaii: Brings an authentic Hawaiian vibe to Naples, they specialize in premium Hawaiian coffee.
- Black Letter Coffee + Cafe: Providing a cozy and stylish ambience, known for expertly crafted coffee drinks.

## BREAKFAST & LUNCH

- EJ's Bayfront Cafe: Waterfront views in a casual atmosphere
- Jane's Cafe on 3rd: Charming outdoor garden setting with a European café vibe
- The Claw Bar: Seafood-focused brunch with fresh oysters and lobster Benedict
- Sails Restaurant: Upscale experience with an emphasis on seafood and fine dining

## ADVENTURES

- Explore the Ten Thousand Islands: take a boat tour or paddle board to explore!
- Explore the Naples Botanical Gardens: 170 acres of tropical plants, themed gardens, and beautiful walking trails.
- Jet Skiing & Parasailing at Vanderbilt Beach – Get an adrenaline rush while taking in incredible views of the coastline.

## DINNER & DESSERT

- Sea Salt: Known for its stunning ambience, large salt wall, and vibrant atmosphere.
- Sails Restaurant: Known for its exceptional service and sophisticated ambience.
- The French: Offers an authentic Parisian bistro experience with classic French dishes



# MY FAVORITE NEIGHBORHOODS

01

## PORT ROYAL

### LOCATION:

2 MILES SOUTH OF DOWNTOWN NAPLES

### IN A FEW WORDS...

EXCLUSIVE, LUXURIOUS , SERENE

MEDIAN HOME PRICE: \$17M

02

## NAPLES PARK

### LOCATION:

9 MILES NORTH OF DOWNTOWN

### IN A FEW WORDS...

CONVENIENT, VIBRANT, ACESSIBLE

MEDIAN HOME PRICE: \$1.225M

03

## OLD NAPLES

### LOCATION:

2 MILES NORTH OF DOWNTOWN

### IN A FEW WORDS...

CHARMING, ENERGETIC, LOCAL

MEDIAN HOME PRICE: \$5.395M

# WELCOME TO THE NEIGHBORHOOD: PORT ROYAL

## THINGS TO LOVE

- Ultra-Luxurious Homes
- Waterfront Living
- Exclusive Community
- The Port Royal Club
- Proximity to Downtown Naples



## ZIP CODE

34102

## MEDIAN PRICE

\$3.9M - \$210M

## NEARBY AMENITIES

- 1 mile to Third Street South
- 2 miles to the Naples Pier
- 3 miles to Tin City Waterfront Shops
- 4 miles to the Naples Botanical Gardens

## SCHOOLS

Lake Park Elementary School, Gulfview Middle School, Naples High School

## AVG PRICE/SF

\$3,674/sqft



# WELCOME TO THE NEIGHBORHOOD: NAPLES PARK

## THINGS TO LOVE

- Grid Layout
- Proximity to Beaches
- Diverse Housing Options
- No Homeowners Association
- Community-Oriented



## ZIP CODE

34108

## MEDIAN PRICE

\$179K - \$3.995M

## NEARBY AMENITIES

- 1.5 miles to Mercato Shopping Center
- 1.5 miles to Vanderbilt Beach
- 4. miles to I-75 on-ramp
- 3 miles to Delnor-Wiggins Pass State Park

## SCHOOLS

Naples Park Elementary School,  
North Naples Middle School,  
Gulf Coast High School

## PRICE/SF

\$617/sqft

# WELCOME TO THE NEIGHBORHOOD: OLD NAPLES

## THINGS TO LOVE

- Historic Charm
- Beachfront Living
- Walkable Community
- Active Social Scene
- Centrally located
- Upscale Amenities



## ZIP CODE

34102

## MEDIAN PRICE

\$330k-11M

## SCHOOLS

Lake Park Elementary School,  
Gulfview Middle School,  
Naples High School

## PRICE/SF

\$1,582/sqft

## NEARBY AMENITIES

- Fifth Avenue South
- Bayfront Naples less than a half mile from Downtown
- 6.5 miles to I-75 on-ramp
- The neighborhood is pedestrian-friendly, with tree-lined streets and a vibrant downtown area, making it ideal for leisurely strolls



# PLANNING YOUR MOVE

Whether you're considering a move for work, family, or a fresh start, there are several important steps to ensure a smooth transition. Below, you'll find five steps that I guide my relocation clients through to get them set up for success in Naples!



## THE PROCESS OF RELOCATING

- 01** Schedule a relocation call. During this call, I'll answer any questions you have about Naples and we'll discuss your goals and timeline.
- 02** Plan a relocation visit. This is the fun part! We get to meet and see homes that are within your criteria – neighborhood, price and timing. If we find a winner, we'll submit an offer!
- 03** Prepare to move. I recommend saving up ahead of the big move. Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.
- 04** Under contract on your new home. There will be about a 30-day period where you're in the process of purchasing. We'll determine whether you want to make another trip or coordinate remotely.
- 05** Close on your home and make the move! Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)

*here for you!*



## I'M YOUR TRUSTED NAPLES EXPERT

Helping newcomers find the right fit in Naples is my bread & butter. Working as your trusted advisor, I'll do everything I can to support you in making a smooth transition to Naples. From video calls to weekly text updates, consider me your own boots on the ground.

You'll also have instant access to my local, trusted vendors to help with anything you need. From movers, to electricians, to landscapers and more- consider it handled. I look forward to helping you make the move fun and seamless!

Daniel Abreu  
727.638.1704  
daniel@theabreugroup.com

## PLUS, THIS ISN'T MY FIRST RODEO...



We didn't know anything about selling a home, so he took the time to explain everything to us and came prepared with the comps from our neighborhood.

NATTEAL C.

He made the process seamless and where problems arose, he worked tirelessly to make sure our needs were out first.

JACOB I.

Daniel was nothing short of phenomenal! He worked with us from Canada, took the time to make very good videos which led to an eventual purchase in Sarasota!

MARKO S.