



LUXURY SMART HOMES IN  
**Port Charlotte, Florida**

Private Ocean Access | High-Growth Opportunity

MARCH 2025



# Invest in the Future of Florida Real Estate

## Seize the Opportunity

Imagine owning a slice of paradise in one of Florida's fastest-growing coastal markets. Port Charlotte combines laid-back charm with modern luxury.

We are offering a rare chance to invest in brand-new, 2,333 SqFt smart homes on spacious quarter-acre lots for just \$325K

While comparable homes sell for \$435K+. This is more than a home; it's an investment in your future, blending instant equity, a premium lifestyle, and exceptional ROI potential.



## Why Port Charlotte?

Port Charlotte isn't just a location—it's Florida's next real estate goldmine. Here's what makes it irresistible:

Rapid Growth	Soaring Property Value	Coastal Paradise	Thriving Economy	Affordable Luxury
Florida's population has surged by 9.5% since 2020, with Port Charlotte at the forefront. Another 7.4% growth is projected by 2029.	Home prices have climbed 20% in the past two years, driven by limited supply and high demand.	Just 10 minutes from white sandy beaches, with world-class fishing, golf courses, and a private boat launch offering direct ocean access.	New businesses, infrastructure, and amenities are fueling an economic boom, attracting residents and investors.	Port Charlotte delivers upscale living at a price point that outshines nearby markets like Naples or Sarasota.

# Why Kalotia Developments?

We are a mid-scale reputable home-building company with a proven track record of delivering high-quality, upgraded homes that meet modern lifestyle needs.

## A Unique Experience

Limited Inventory – Our 4-bedroom, 3-bathroom homes are in high demand and very low supply.

Finding this configuration at the price point we can offer is rare, making this an investment with high appreciation potential.

**Unlike many large builders, we provide a more personalized experience while still offering the same major incentives, making this a prime opportunity for both homeowners and investors.**



Completion Timeline is 5 - 7 Months



Payment Structure Spread over the Build Out Timeline



Deposit 50K (Signing)  
Draw 1 - 100K (Month 1)  
Draw 2 - 100K (Month 3)  
Draw 3 - 75 K (Month5)



Potential For Long or Short Term Rental Opportunities

## Redefining Luxury Living

### Smart Home Technology

Control lighting, security, and climate with cutting-edge automation convenient, secure, and energy-efficient.

### Spacious Designs

Premium quartz countertops, custom cabinetry, designer lighting, & high-end vinyl flooring elevate every space.

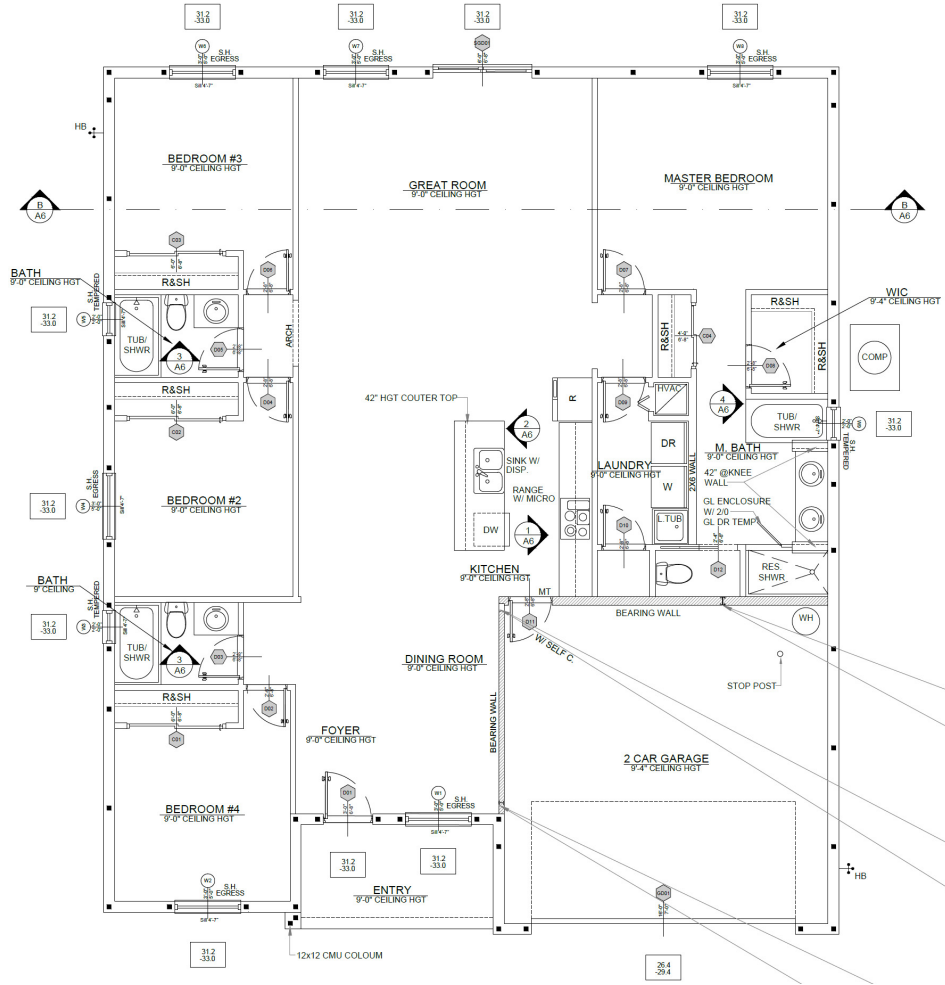
### Luxury Finishes

Open floor plans, large kitchens, high ceilings, & expansive windows create a bright, modern feel.

### Superior Craftsmanship

Unlike mass-produced homes, we prioritize quality, detail, and innovation.

# Home Layout



# Project Overview



**Location:** Port Charlotte, Florida



**Size:** 2,333 SqFt on about quarter-acre lots



**Cost:** \$325K  
140SqFt - Inclusive of Land + Build Out



**Value:** \$435K+ (\$110K instant profit/equity!)



**Community Highlights:** Exclusive private boat launch with direct ocean access, golf courses, great restaurants close by, modern designs, and a serene, family-friendly environment, and 10 mins from beach.

# Why Invest Now?

This is a wealth-building opportunity you can't afford to miss.



**Immediate Equity:** Lock in \$110K of appreciation from day one.



**Below Market Pricing:** Secure a home for \$325K while comparables fetch \$435K+.



**Rental Income Potential:** High demand for long-term rentals, vacation homes, and Airbnb in this tourist-friendly area.



**Tax Benefits:** Florida's no state income tax maximizes your returns.



**Future Growth:** Port Charlotte's trajectory mirrors the explosive appreciation of nearby Naples and Sarasota.

Purchase Price	\$325K
Market Value	\$435K
Instant Equity	\$110K
Expected ROI	33.8%



Visit our website for more information on us  
[www.kalotiadevelopments.com](http://www.kalotiadevelopments.com)