

ONE

A graphic consisting of three white, wavy lines that resemble ocean waves, positioned directly beneath the word "ONE".

ONE FORT MYERS



A MODERN SPIN ON A TIMELESS CLASSIC

An exclusive collection of 34 residences inspired by Fort Myers' tranquil waters and royal palms





RESIDENCES

Experience unparalleled luxury with residences that offer private elevator access leading to an exclusive foyer, ensuring both convenience and privacy. The expansive terraces, adorned with glass railings, grant uninterrupted views, enhancing your connection to the surrounding landscape. Inside, integrated smart technology seamlessly blends with the sophisticated design, while floor-to-ceiling windows frame panoramic riverfront vistas.



KITCHENS

High-end Viking appliances and gas cooktops promise a chef's delight, complemented by sleek European cabinetry that includes under-cabinet lighting for a refined ambiance. The striking quartz waterfall islands serve both form and function, offering a centerpiece for both meal preparation and social gatherings.



BATHROOMS

Luxuriate in the glass walk-in showers, accompanied by standalone bathtubs that promise a spa-like retreat. The elegance continues with large-format tile flooring and wet walls, harmonizing aesthetics with everyday practicality.





AMENITIES

Guests are welcomed graciously in our elegant lobby and lounge, enhancing the overall hospitality experience. The amenities at our residences include a heated infinity-edge pool, a rejuvenating whirlpool spa, and a pet grooming center that caters to your furry friends. Discover relaxation in the private owners' lounge or enjoy culinary experiences in a chef-inspired kitchen and BBQ area.



Stay fit with access to a state-of-the-art fitness center, unwind at the beach with cabanas, or take advantage of our exclusive riverfront kayak dock and storage facility. For added convenience, we offer an on-site concierge, an on-site parking garage, and a service elevator.





DISCOVER THE CAPTIVATING CHARM OF DOWNTOWN FORT MYERS

Downtown Fort Myers exudes an undeniable charm that effortlessly captures the heart. This enchanting locale masterfully balances its role as a bustling hub of activity with the tranquility of a serene escape and vibrant community. The brick-paved streets, steeped in rich history, invite exploration through an array of flavorful restaurants and eclectic shops, each with its own unique character. Proudly standing as a testament to the area's past, this charming town is home to the most historic buildings in all of Southwest Florida, adding a distinct elegance to the cityscape of its vibrant downtown.

● Restaurants

1. Bruno's of Brooklyn
2. Oxbow Bar and Grill
3. Izzy's Fish & Oyster
4. Silver King Ocean Brasserie
5. The Firestone Grill Room
6. Capone's Coal Fired Pizza
7. The Lodge
8. Voodoo Brewing Co.
9. Ford's Garage
10. Sip & Sizzle
11. The Veranda

● Entertainment

1. Cigar Bar Live
2. The Social House
3. Bay Street Yard
4. Sky Bar @ Firestone
5. The Lucky Screw
6. 86 Room
7. Space 39 Art Bar
8. HogWash
9. Beacon Social Drinkery
10. Sidney's Rooftop

● Arts, Culture and History

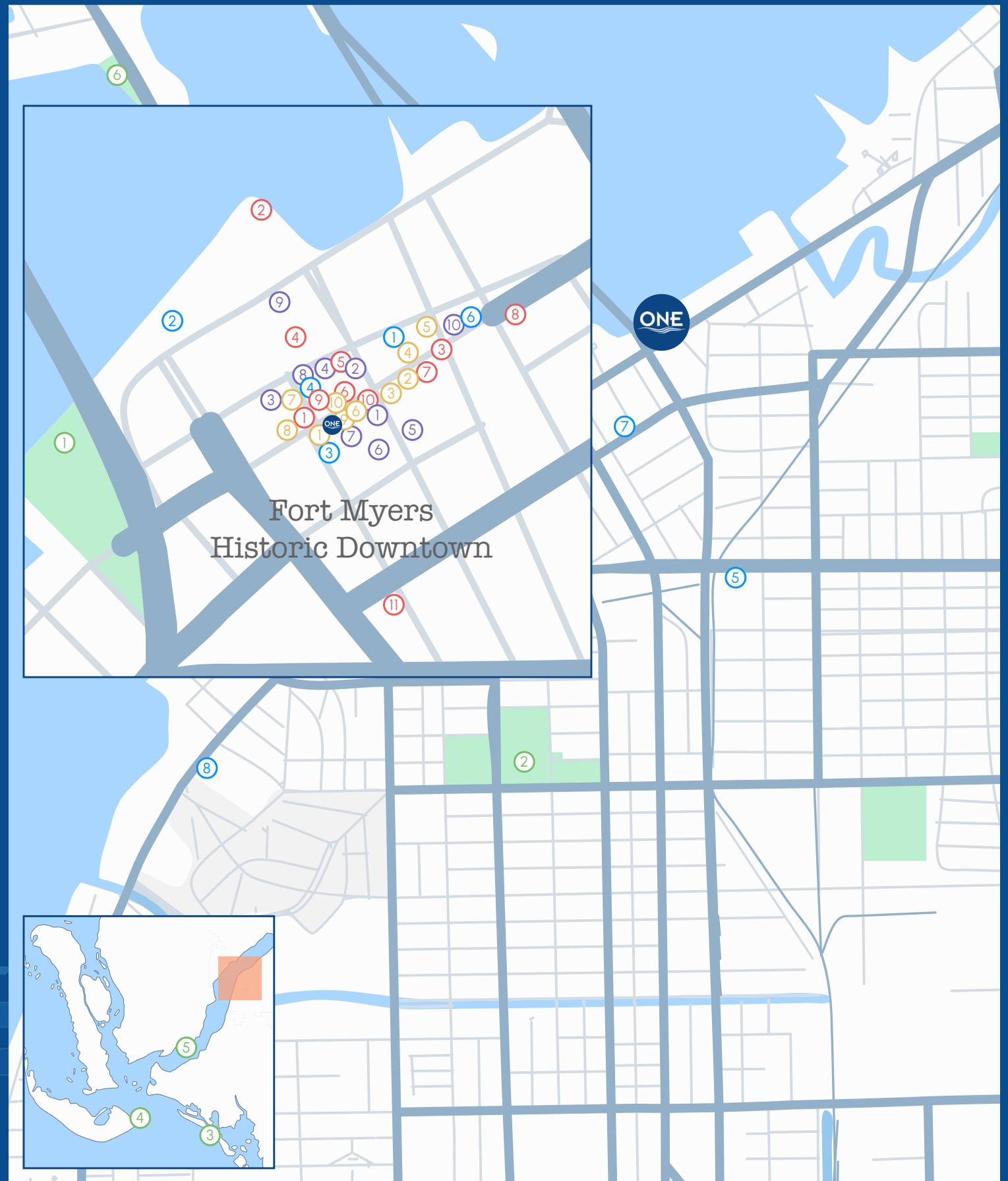
1. Florida Repertory Theater
2. Caloosa Sound Amphitheater
3. True Tours
4. Leoma Lovergrove Art Gallery
5. IMAG History & Science Center
6. Sydney & Berne David Art Center
7. The Laboratory Theater of Florida
8. Edison & Ford Winter Estates

● Shopping

1. The Franklin Shops
2. Enjewel Boutique
3. Spirit of the Earth
4. Naples Soap Company
5. Quartz & Clover
6. Island Visions Gallery
7. Crooked Halos Boutique
8. Downtown Watch and Jewelry Co
9. Timeless
10. Gulf Coast Fudge Co

● Parks and Beaches

1. Centennial Park
2. City of Palms Park
3. Fort Myers Beach
4. Sanibel Island
5. Yacht Club Public Beach
6. North Shore Park



THE TEAM



ADRIANA HOYOS DESIGN STUDIO

The Adriana Hoyos Design Studio is a preeminent world-wide brand in the luxury residential space; bringing a warm, timeless sophistication to the industry



BEHAR FONT PARTNERS

Behar Font Partners is dedicated to the art of architecture & planning that has spanned over a combined 65 years. This varied experience includes projects from residential, professional office centers, government facilities and multi-use complexes. Behar Font continues to dedicate themselves to the design of creative, functional, efficient and timeless projects



THE TEAM



JAXI CMD & ASTOR COMPANIES

JAXI CMD & Astor Companies are South Florida-based development companies with local expertise and extensive track records in South Florida. The two groups have developed over 1 million square feet of residential and mixed-use real estate over their tenure.



SERHANT. NEW DEVELOPMENT

SERHANT. is the first real estate company launched and designed for the marketplace of tomorrow. It grew from the #1 ranked sales team in New York City into a full-service firm that is revolutionizing the traditional real estate model.

Serhant. New Development gives developers and financial institutions an unmatched advantage by providing insightful and results-oriented step-by-step guidance and support from site acquisition to final sellout for projects of all sizes, price points, and locations. It uses comprehensive market analytics to hone planning, design, and branding strategies, and it leverages **SERHANT. Studios** and **ID Lab** to deliver potent, breakthrough content and sales campaigns that are targeted and amplified through **SERHANT. ADX**, a tech-powered innovation platform.





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