



COURTESY PHOTOS

Amenities at Grandview are located in The EL, an ideal place for hosting happy hour at the club room bar, mingling by the glow of a fireplace or savoring views of the sunset from a favorite lounge chair.

Grandview on Estero Island answers the call of paradise

At Grandview at Bay Beach, residents enjoy their own slice of paradise. From gorgeous Gulf of Mexico and Estero Bay views to on-site amenities and a low-maintenance lifestyle, the 11-story tower delivers an extraordinary experience inspired by some of the finest boutique resorts. It's like a vacation... every day. Palm trees, warm breeze, sand and sun – all included.

Nestled along a mangrove-fringed peninsula on the southern tip of Estero Island, Grandview's incomparable coastal lifestyle starts with spacious luxury residences, private amenities, a walk-to-the-beach location and friendly neighbors who love get-togethers. Marc and Cindy Anastasoff were immediately welcomed into the lifestyle.

"We are very happy and enjoy our time at Grandview," said Cindy. "We have great neighbors who organize happy hours and events that have enhanced our experience."

Created by London Bay Development Group with an impeccable focus on wellness, social lifestyle and breathtaking sunsets over Estero Bay, Grandview's generous amenities make entertaining a breeze, offering indoor and outdoor venues for hosting happy hours, barbecues, sunset cocktails and impromptu

just-because activities. The EL amenity hub features a designer-decorated club room offering a catering kitchen and bar for whipping up a signature drink, hors d'oeuvres and tapas-style treats. A linear fireplace, TV in the adjoining living room and ample card tables provide a variety of lounge areas to accommodate both intimate and larger community events.

The fun flows outside to a spacious terrace providing expansive covered and open-air outdoor living areas, including two firepits, one with a built-in banquette. Beloved by barbecue aficionados, the al-fresco kitchen is equipped with two grills and bar-style seating. Elevated above the sitting areas, the oversized jetted spa is a favorite spot for a relaxing soak and bay views. Pergolas, turfed areas and lush landscaping are a constant reminder of the joys of living in paradise.

When a workout is on the agenda, The EL provides a state-of-the-art fitness center featuring the latest weight-training and cardio equipment. It also has a yoga studio with a mirrored barre and cushioned floor, while changing rooms enhance the convenience of having a gym right at home.

Entertaining overnight guests, as the Anastasoffs often do, is easily accommo-

dated by two designer-furnished suites worthy of a chic hotel. The suites boast kitchens and patios and access the building's lounge areas and amenities.

As the last residential tower in Waterside at Bay Beach, Grandview's lifestyle is complemented by the amenities of the larger community – a resort-style pool, walking and jogging paths, activities and the future Bay Beach Commons, a sports complex with pickleball, tennis and bocce courts.

Grandview's amenities and effortless lifestyle attracted the Anastasoffs, who have been vacationing on Estero Island for over a decade. Grandview is the first residential tower built on the island in more than 15 years.

"We were impressed by Grandview's brand-new construction built to London Bay's superior level of workmanship and quality standards, the design and privacy of the units and the amenities available," said Cindy. "Our residence has a great size and layout with amazing sunrise and sunset views from every terrace."

Known as a top vacation destination emphasizing its connections to the water, Fort Myers Beach offers nearby marinas with wet and dry slips for boat storage, watersports and boat rentals, guided fish-

ing charters and sunset cruises. Grandview is two miles from Lovers Key State Park, a favorite destination for hikers, kayakers and nature lovers. Minutes away is Bonita Springs, home to renowned restaurants, entertainment, arts, championship golf courses and shopping.

Showcasing panoramic Gulf and bay views, sunsets and sunrises, Grandview offers 58 luxury residences spanning 2,400 to over 2,900 square feet of interior living space. The well-appointed units feature designer-selected finishes like porcelain tile flooring, high-end cabinetry and countertops, while offering three and four bedrooms, up to three-and-a-half bathrooms, dens and terraces for outdoor living. Residences feature private elevator access and dedicated parking in the main garage. Penthouses boast 11-foot ceilings and private two-car garages.

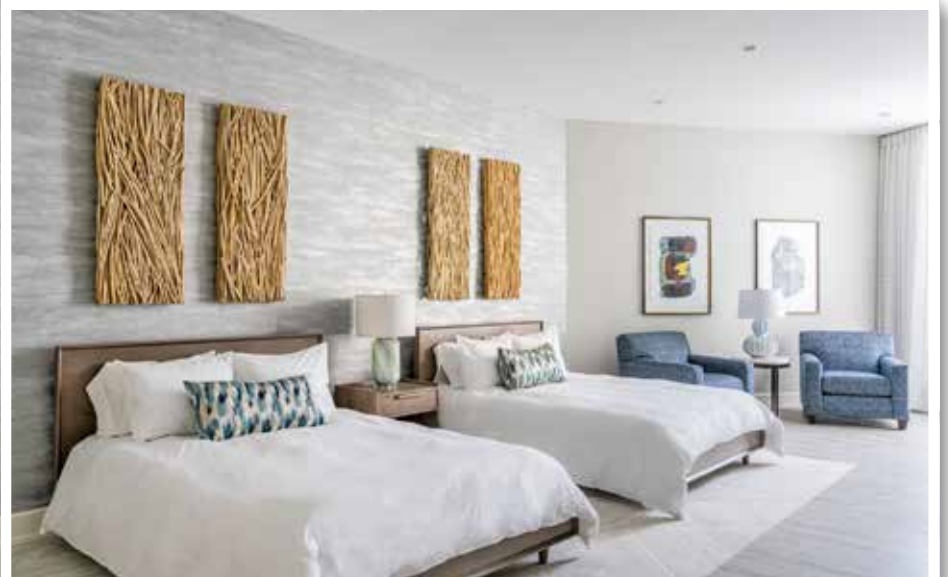
Several designer-furnished turnkey residences are currently available at Grandview, which is over 70 percent sold.

Luxury residences start in the \$1 millions.

For more information or to schedule an appointment to view model and designer-furnished residences, call 239-449-1600 or visit GrandviewBayBeach.com. ■



At Grandview, gatherings effortlessly flow outdoors, where numerous open-air and covered seating areas surrounded by a tapestry of colorful tropical landscaping await to be enjoyed while soaking up the sun, relaxing in the spa or cozying up by the firepit.



Two luxuriously designer-furnished guest suites offer Grandview residents private accommodations for their visitors with morning kitchens, patios and access to the building's lounge areas and amenities.