

## Buyer's Guide to Naples, Florida

Live where elegance meets the Gulf.

### Why Buy in Naples, Florida?

Naples, Florida is one of the most desirable places to buy a home on the Gulf Coast. Whether you're looking for a beachfront condo, a luxury estate, or a peaceful gated community, Naples offers a high quality of life, excellent schools, and strong long-term property value.

This real estate guide to buying in Naples, Florida is designed for both local and international buyers looking to invest with confidence.

Naples is where **luxury coastal living** meets timeless small-town charm. From gated golf estates to beachfront condos, this city offers high-end real estate, top-rated schools, and a relaxed, upscale lifestyle. It's ideal for retirees, snowbirds, families, and international buyers seeking privacy, sunshine, and long-term value.

### Average Home Prices

- Single-family homes: \$650,000 to \$2M+
  - Waterfront homes: Starting at \$1.5M
  - Condos near downtown: \$400,000 to \$800,000
  - Gated communities: \$500,000 and up
- Prices are climbing steadily due to low inventory and high demand.



## **Best Neighborhoods in Naples** **Top Neighborhoods in Naples, Florida:** **Where to Buy Your Dream Home**

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- **Olde Naples** – Walk to the beach and 5th Avenue
- **Pelican Bay** – Luxury condos and beach access
- **Golden Gate Estates** – Acreage, privacy, and custom homes
- **Vanderbilt Beach** – Waterfront condos with Gulf views
- **Grey Oaks** – Golf course estates with resort amenities



## **School Zones and Education**

Top-rated public and private options:

- **Barron Collier High School**
- **Gulf Coast High School**
- **Community School of Naples** (Private)
- **Seacrest Country Day School** (Private)



## **Shopping, Dining, and Lifestyle**

Naples offers:

- Fine dining on **5th Avenue South** and **Third Street South**
- High-end shopping at **Waterside Shops** and **Mercato**
- Arts and culture at **Artis—Naples** and **Baker Museum**
- Top beaches like **Lowdermilk Park** and **Clam Pass**



## **Who's Buying in Naples?**

- Retirees looking for gated communities and golf
- Professionals relocating from the Northeast or Midwest
- Investors buying seasonal or rental homes

- International buyers seeking US real estate havens

## Buyer Tips for Naples

1. **Work with a local agent** who understands HOA and CDD fees
2. **Visit in-season and off-season** to understand traffic and atmosphere
3. **Factor in flood zones and insurance** when buying waterfront
4. **Look at resale potential** in communities with amenities

## Final Word

If you want **coastal sophistication with small-town peace**, Naples is your destination. The real estate market is competitive, so move smart and fast with a local expert by your side.

**Ready to buy in Naples? Start your personalized search or connect with a Naples-based agent now.**

## How US Prime Realty Can Help You Buy in Naples

At US Prime Realty, we're more than agents — we're **advisors, connectors, and local market experts** with a passion for helping you find not just any home, but the right home.

### **Here's what we bring to your Naples search:**

#### **Local Expertise**

We know every gated community, beach access point, golf course, and new construction site in Naples. We'll guide you through the nuances of each neighborhood — from HOA rules to flood zones to future development plans.

#### **Bilingual Support**

Whether you're relocating from the Northeast or investing from overseas, our **English- and Spanish-speaking team** makes sure you're supported every step of the way.

✔ **Early Access to Listings**

We offer **VIP alerts**, off-market opportunities, and pre-listing insights before properties go public.

✔ **Contract-to-Close Guidance**

From financing to inspections, insurance to title — we handle the process end-to-end with full transparency and professionalism.

✔ **Offices Across Florida**

You may start in Naples, but if your plans expand, we've got you covered in **Aventura, Fort Myers, Cape Coral, Miami, Orlando, Fort Lauderdale, and Tampa.**

Let US Prime Realty help you find your place in Naples.

☎ Call (239) 513-0011 or Contact Us to get started today.

FOR THE DOWNLOADABLE PDF VERSION

## **Your Guide to Buying a Home in Naples, Florida**

Brought to you by US Prime Realty

**Local Expertise. Global Reach.**

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### **Page 2: Welcome Letter from the Broker**

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Dear Future Homeowner,

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Welcome to one of the most beautiful and sought-after cities in the country — Naples, Florida. Whether you're searching for a peaceful retirement spot, an investment property, or your dream home near the Gulf, you're in the right place.

At US Prime Realty, we don't just sell homes. We help people make empowered, informed decisions with clarity and confidence. We're here to walk with you — from that first tour to the final signature.

Let's make Naples your home.

Warmly,

**Isbely Glazer**

Broker & CEO, US Prime Realty

### **Page 3: Table of Contents**

1. Why Buy in Naples
2. The Home Buying Process
3. Financing & Pre-Approval
4. Neighborhood Highlights
5. Common Mistakes to Avoid
6. Buyer FAQ
7. Buyer Checklist
8. Meet US Prime Realty
9. Let's Find Your Home

### **Page 4: Why Buy in Naples**

Naples isn't just a destination. It's a lifestyle. Known for its white-sand beaches, luxury living, and small-town charm, Naples is consistently ranked as one of the best places to live in Florida — and in the US





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## Why Naples?

-  Waterfront sunsets and world-class beaches
-  Over 90 golf courses
-  Gated communities and estate properties
-  Family-friendly neighborhoods and excellent schools
-  Luxury shopping and five-star dining

Whether you're relocating, retiring, or investing, Naples is where quality of life meets long-term value.

## Neighborhood Highlights

Here's a snapshot of some of Naples' most desirable areas:

- Old Naples – Historic charm near the beach and downtown
- Park Shore – Waterfront condos, upscale living, and Venetian Bay
- Pelican Bay – Golf, private beaches, and luxury homes
- Golden Gate Estates – Acreage, privacy, and a rural feel
- North Naples – Great for families, top schools, and newer developments

## Page 6: The Home Buying Process

Buying a home in Naples can be simple when you know what to expect. Here's how we walk you through it:

1. Define your goals – Budget, timeline, lifestyle
2. Get pre-approved – Know your financial options
3. Tour homes – With a local expert who gets your vision
4. Make an offer – Strategic negotiation to protect your interests
5. Inspections & contingencies – Due diligence and peace of mind
6. Close & celebrate – We'll guide you to the finish line

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## Page 7: Financing & Pre-Approval Tips

Here's what smart buyers do before making an offer:

- Get Pre-Approved – It shows sellers you're serious and speeds up the process.
- Compare Lenders – Interest rates and fees vary — don't settle.
- Understand Costs – Factor in closing fees, taxes, insurance, and HOA dues.
- Foreign Buyer? Ask us about FIRPTA, wire transfers, and international financing strategies.

## Page 8: Mistakes Buyers Make — and How to Avoid Them

- ~~X~~ Not getting pre-approved first
- ~~X~~ Falling in love with a home out of budget
- ~~X~~ Skipping the home inspection
- ~~X~~ Making emotional decisions in a competitive market
- ~~X~~ Overlooking HOA rules and monthly fees

Our team helps you stay grounded, informed, and in control.

## Page 9: Buyer FAQ

### When should I start looking?

Ideally 6 months before your desired move-in date.

### Can I buy as a non-US citizen?

Yes — and we specialize in helping international buyers navigate FIRPTA and currency exchange.

### What are closing costs like?

Typically 2–5% of the purchase price, including taxes, title fees, and lender costs.

### Do I need a local agent?

Absolutely. Naples is unique. Our insights protect your investment and save you time.

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## ✓ **Page 10: Buyer's Checklist**

- ☐ [Define your goals](#)
- ☐ [Get pre-approved](#)
- ☐ [Choose your ideal neighborhoods](#)
- ☐ [Partner with US Prime Realty](#)
- ☐ [Tour homes](#)
- ☐ [Make an offer](#)
- ☐ [Schedule inspections](#)
- ☐ [Review title and HOA docs](#)
- ☐ [Close and get your keys!](#)

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## **Page 11: Meet US Prime Realty**

[Founded in 2008, US Prime Realty is a woman-led, multilingual real estate firm based in South Florida. We specialize in luxury properties, international transactions, and helping families find homes they love in communities that fit their lifestyle.](#)

[With local insight, negotiation expertise, and a heart for service — we're more than just agents. We're your strategic partners in real estate.](#)

[📍 Naples | Aventura | Hallandale | Orlando](#)

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## **Page 12: Let's Find Your Naples Home**

[Your perfect home is out there — and we'll help you find it.](#)

[Let's get you one step closer to living the Naples lifestyle.](#)

[📞 +1 239-513-0011](#)

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[\[Schedule a Consultation\]](#) | [\[Browse Listings\]](#)