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Exclusive Waterfront Residence on the Market

A Rare Gulf Access Investment Offering



INVESTMENT OVERVIEW

Cape Coral's newest and only Gulf-access condominium development — Bacino Vista — now available in its entirety. Own all 16 luxury residences with direct, no-bridge access to open water and deeded boat slips. Built in 2023, this fully completed and income-producing investment opportunity combines modern coastal living with exceptional upside potential.

PROPERTY FEATURES & AMENITIES

Each Bacino Vista residence embodies refined coastal living with premium finishes and serene canal views.

Residence Highlights:

- 2–3 Bedroom Floor Plans
- 9-ft Ceilings & Recessed Lighting
- Porcelain Tile Throughout
- Chef-Inspired Kitchens with Granite Counters & Stainless Appliances
- Walk-In Pantries & Breakfast Bars
- Spa-Style Primary Baths with Rainfall Showers
- Private Screened Lanais Overlooking the Canal



COMMUNITY AMENITIES

- Heated Saltwater Pool
- Deeded 18' Boat Slip for Every Unit
- Two Assigned Garage Spaces per Residence
- Private 6'x8' Storage Units
- Common Elevator & Guest Parking



ROYAL SHELL®
Real Estate

Stoutenburgh Group
INTERNATIONAL

LOCATION & MARKET GROWTH

Ideally located minutes from downtown Cape Coral, residents can walk or boat to waterfront restaurants, boutique shops, and entertainment. Bacino Vista is positioned for long-term appreciation within one of Florida's fastest-growing coastal markets. Major city enhancements underway include the Cape Coral Yacht Club redevelopment, public beach expansion, and Bimini Basin revitalization.

LIFESTYLE & INTERIORS

Experience the true Florida lifestyle — from sunrise canal views to evenings by the heated saltwater pool. Each residence reflects contemporary design and comfort, offering the perfect setting for relaxation or entertaining.

