



AURORA
CONDOMINIUMS & MARINA



Project Location
Aurora Landing Way
Bonita Springs, FL 34134

SHOVEL READY DIRECT RIVERFRONT CONDO & MARINA DEVELOPMENT OPPORTUNITY



**AVAILABLE NOW
IN THE HEART OF
BONITA SPRINGS**

***45 Luxury Condo
Development Project
Clubhouse & Marina
with 32 Boat Slips!***

***Shovel Ready Project:
City of Bonita Springs
Approvals & Permits
in Hand as of July 2026!***

Directly on Imperial River!





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Aurora Location Highlights
Situated Between Naples & Estero



Infrastructure/ Grocery

- RSW International airport - 25 minutes
- Publix - under 1 minute
- NCH Hospital - 10 minutes
- Super Target & Wal Mart Grocery- 12 Minutes
- Fresh Market - 5 minutes
- Fifth Avenue Naples - 25 minutes
- Hertz Arena - 20 Minutes

Entertainment & Dining

- Gulf Beaches via Car - 5 minutes
- Gulf Beaches via Boat - 20 minutes
- Downtown Bonita/Sugar Shack Venue - 5 minutes
- Mercato Upscale Shops and Dining - 12 minutes
- Coconut Point Mall - 12 minutes

Golf

- 16 Courses within 5 mile radius of Aurora site

Upscale Retailers Within 20 minute radius of Aurora Site Include...

- Gucci, Ferrari, Hermes, Mercedes Benz, Louis Vuiton, Ritz Carlton, Apple, Tesla, Pura Vida

US-41 & Bonita Beach Road



Boating Channel to Gulf

FOR FURTHER DETAILS & NDA, CONTACT BARRY DENICOLA REALTY TODAY

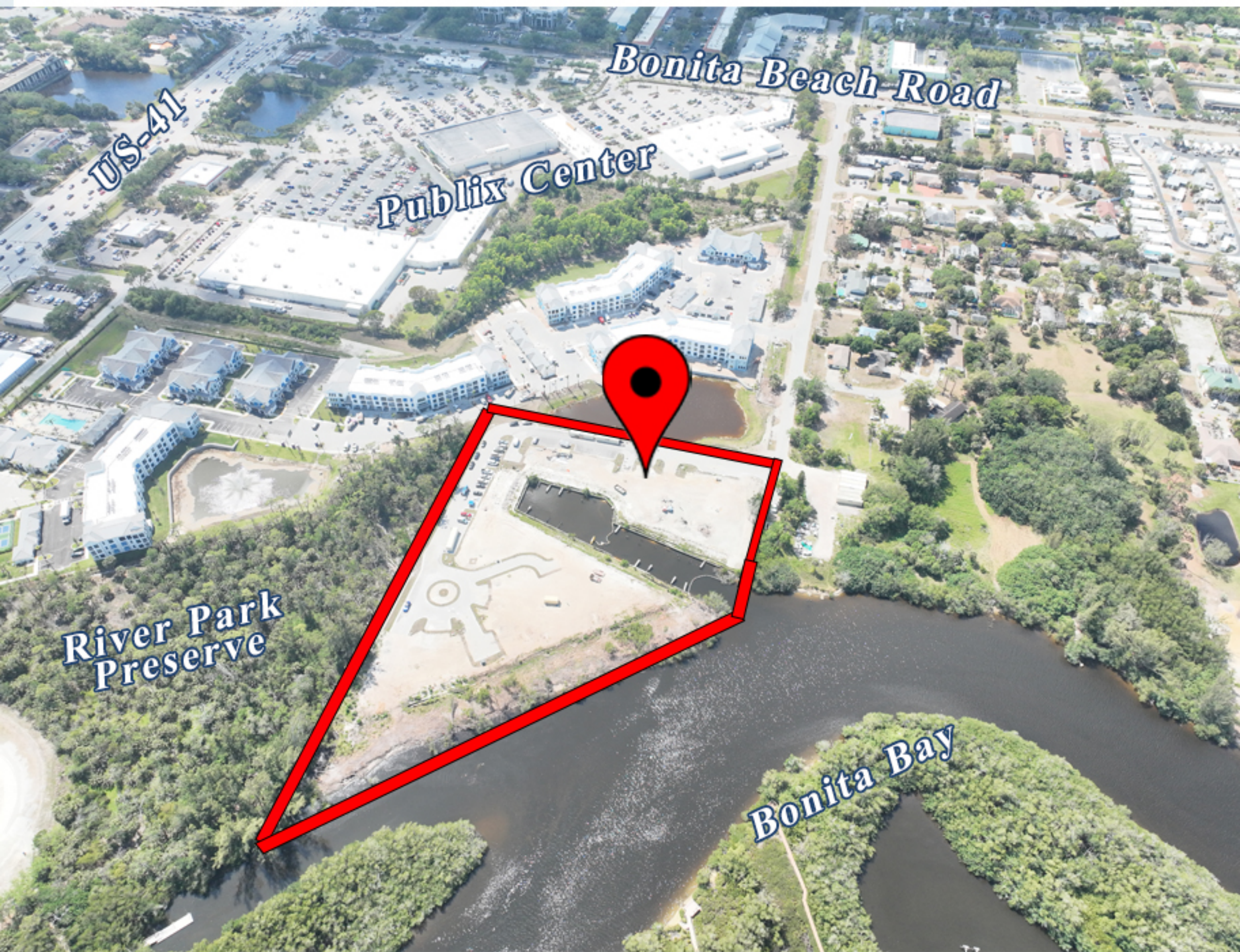
Barry DeNicola - (239-777-0804) - barrycdenicola@aol.com - Office: 4892 Bonita Beach Road. SITE TOURS AVAILABLE.



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Available Development Project
Aurora Location Specs
US-41 Access North & South



- **Site Size:** 6.03 Acres
- **Water Frontage:** over 1,000 feet
- **Zoning:** MPD
- **FEMA Zone:** AE
- **Permit Authority:** City of Bonita Springs
- **City Water/Sewer:** Bonita Springs Utilities
- **Electric Service:** FPL
- **High Speed Internet:** Xfinity or Hotwire
- **Marina Basin :** 32 ADA compliant slips with lifts
- **Structures:** 4 Condo buildings, Clubhouse, Pool, 6 Poolside cabanas, Gated Entry

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Available Development Project
Aurora Development Status
45 Luxury Residences



Development Status

- Fully Approved development Order
- Shovel Ready jobsite
- Infrastructure, utilities, base road with asphalt are in
- Approved Permits: SWFL water, Bonita Springs building department permit
- Community docs and bylaws completed

Project Features

- Quiet river setting w/ daily convenience
- Gated Community Entrance
- Approved 32 Boat Slip Basin (gulf access in minutes)
- Approved Community Amenities: Resort Pool, Clubhouse, Fitness, Cabanas, expansive private garages
- Approved whole building generators

Luxury Highlights

- Boutique Boat & Beach Living
- Expansive Plans from 2,000 ac sqft to 4,300 ac sqft
- Total sqft up to 5,000+ sqft
- 11 foot ceilings
- Natural Gas appliances
- Electric screen/shutter lanais



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