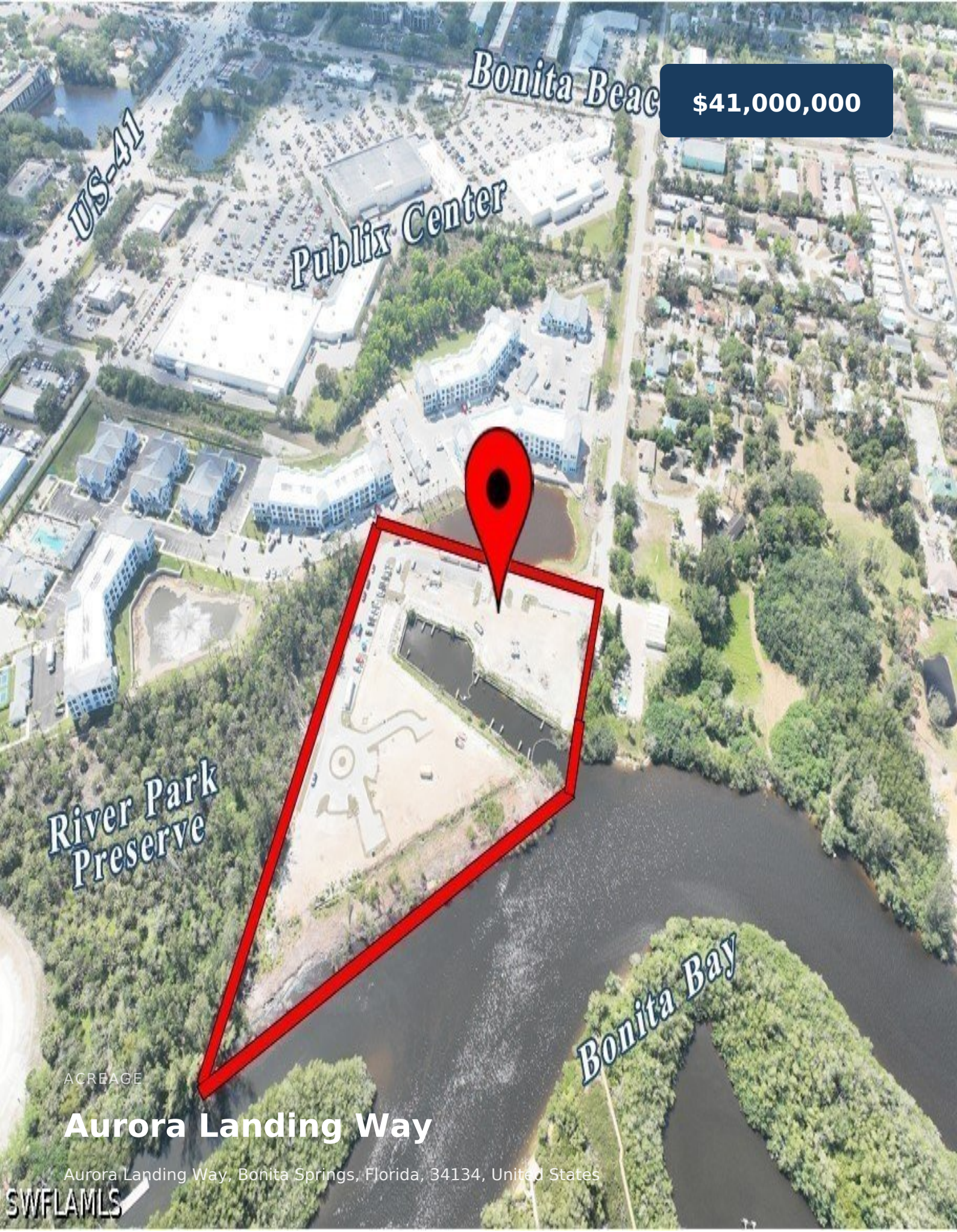


$41,000,000

ACREAGE

Aurora Landing Way

Aurora Landing Way, Bonita Springs, Florida, 34134, United States

SWFLAMLS

Property Details

Type	**Acreage**
MLS #	**226030785**
View	**Bay, River, Water**
Waterfront	**Bay, River**
Lot size	**6.03 acres**
Neighborhood	**BN02 - West of US41 South of Bon**
Subdivision	**AURORA CONDOMINIUMS**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. Gross Development Value of $210 Million! ZONING, DEVELOPMENT ORDER, BUILDING PERMITS FOR CONDO BUILDINGS, CABANAS, AND CLUBHOUSE APPROVED, DEP & ARMY CORE MARINA APPROVED PERMITS, AND INFASTRUCTURE INCLUDING UTILITIES, STREETS, FIRE HYDRANTS ALL COMPLETE. Singular opportunity to acquire a shovel ready luxury development and marina that has been fully approved and permitted in a prime waterfront location within the City of Bonita Springs, FL! Fantastic waterfront location on main boating channel as well as world class beaches just minutes down the road. This community is also located in the heart of Bonita Beach Road & US-41 corridor with dining, entertainment, and daily shopping convenient in all directions. Also, Convenient to major roadways yet set in quiet nature. Approvals and Permits are in hand start construction immediately! Development consists of 45 luxury condos that range from 2,000 to over 5,000 sqft with expansive lanais, and 11 foot ceilings. This community also a 32 slip ADA approved boat basin with multiple class docks. There is also a luxury clubhouse with full fitness and bar, resort pool with 6 cabanas. Every residence has a minimum two car private garage with a majority optioned for additional premiums for 2 plus storage,3 car ,and even 4 car plus storage. The community offers natural gas with units offering both interior gas ranges and outdoor lanai gas grilles (very rare)units also offer electric screens and shutters. Community features gated entrance and whole building natural gas back up generators. Approvals are in hand, condo docs and covenants have also been prepared, infrastructure and road is in - commence construction at closing!