



Michael Kolb  
 829 97<sup>th</sup> Avenue N  
 Naples, Florida 34108-2284

Tel.: 239 273-6359  
 Fax: 239 687 4075  
 Email: [Michael@MichaelNaples.com](mailto:Michael@MichaelNaples.com)  
 Webseite: [www.MichaelNaples.com](http://www.MichaelNaples.com)



Please call me or send me an Email, if you have any questions about Real Estate in Naples.

*M. Kolb*

## Naples – News November 2007

### Chardonnay at US 41 reopened

The well-known restaurant has reopened under new management in the middle of September. On the menu one will find steaks and fish beside French entrees. The price of a main course lies between 16 and 35 dollars. Reservations are welcome (Tel. 261-3111). It was to be heard that the former chef de cuisine is responsible for the arrangement of the menu again.

### New town in Collier County

Ave Maria is still in the construction stage and there are already plans for another new town in Collier County. Collier Enterprises passed an application for the town Big Cypress at the beginning of September. 9000 homes, retail-shops, and a hotel with 500 beds, golf course, hospital, public buildings, schools and parks are planned on an area of approx. 35,000 acres. The city center should be located between Oil Well Road and Randall Boulevard. The president of the company told the press that he expects a return to a growing Real Estate market before the start of the construction. As mitigation 10,000 acres of company owned area would be used as preserved areas. If the permit is issued, start of construction will be in 2010.

### Date for the Naples-Snow fest is set

On the 1<sup>st</sup> December the Naples Snow party will take place for the 22<sup>nd</sup> time between 10.00 AM and 5.00 PM in the Golden Gate Community Park. More than 70 tons of artificially generated snow will transform parts of the park into winter scenery and give children and adult opportunity for sleigh-riding and to snow ball battles. There are also climbing walls and other attractions. The entry is free.

### New Indoor flea market will be finished soon

In November the Big Cypress Market Place on US 41 East will open. The architecturally very interesting complex of buildings will be fully air-conditioned and include more than 120 stands and 8 restaurants. Approx. 60% is already rented. There will be stores for clothes, shoes, jewelry, pottery, pieces of furniture in Florida style, art plants, antiques and a lot

### Große Wohnung in Pelican Bay



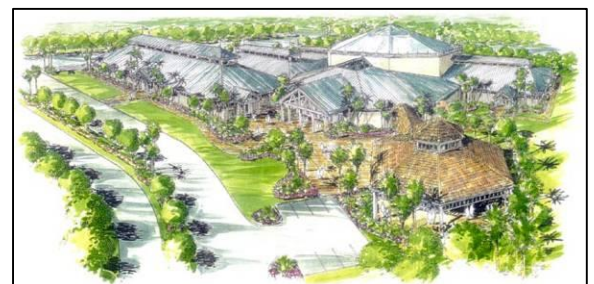
Incomparable larger condo in Pebble Creek. 3 bed-room, 2 bathroom, 1741 sqft. under air. Beautiful wood work with a plasma T.V. and theater sur-round sound in the walls and ceilings in living area also another Plasma T.V. built in the master bedroom.. Granite counters, stunning lights, stainless steel appliances.

Desirable second floor end unit. A must see.

Price: \$749,900

More info and photos:

[www.michaelsellsnaples.com/207022253](http://www.michaelsellsnaples.com/207022253)



more. A farm stand is also planned.

In the center of the complex there will be a hall for live events.

The Europeans are coming

Keep in mind: Whenever you try to sell your home or condo, look for someone, who will advertise your home in Europe, too. The chances for a sale are much better, if you have more people, who are looking at your home.

Because of the excellent Euro-Dollar exchange rate I had already several European buyers this year and a lot of people from Europe are still interested in buying property in Florida. I am working with a mortgage broker in Germany who helps European buyers with loans in the US. She told me that this year was her busiest ever.

But there are some other reasons for Europeans to buy in Florida right now. The prices for Real Estate in the European vacation regions like Spain, Italy or France are much higher than in Florida. Because of the problems in the American Real Estate market there are a lot of great deals available. For that reason the difference in price and quality is even higher.

Program for the Naples philharmonic concert hall

There will be another season with many highlights at the Naples Philharmonic concert hall. Several big events like the operas Tosca or Madame Butterfly, musicals like Cats, Gypsy and Jesus Christian Superstar, different ballet arrangements, classical concerts, appearances of Jazz, Country and rock stars are only a part of 400 planned arrangements.

Luxury home in the heart of Naples



Location – Location - Location

New luxury furnished home near Naples harbor. Own boat dock and gulf access without bridges. Three bedroom suites each with private bathrooms, travertine marble floors, granite countertops high ceilings. Located next to Naples Bay Resort and down the street from Bayfront, 5th Ave and Naples world famous beaches. Hurry and join the Club at Naples Bay Resort for their state-of-the-art fitness facility, resort style pool, tennis, spa and much more. More homes in the complex available

Price: \$ 1,399,000

Please call me, if you need more information:  
(239) 273 6359

My personal Highlights in the Season 2007 / 2008 of the Philharmonic

3. November	Opening night Gala with Opera-Star Harolyn Blackwell- widely hailed as one the world's finest sopranos- featuring songs from the opera „Aida“, the musical „West Side Story“ and more
6. November	The well-known Jazz-Interpret and Actress Queen Latifah (garnering an Oscar nomination for her role in Chicago) gives her debut at the Phil. She'll perform songs from her latest release, Trav'lin' Light,
15. November	Czech Opera Prague returns to the Philharmonic Center with its acclaimed version of Franz Lehar's „The Merry Widow.“
24. + 25. November	The holiday classic „The Nutcracker“ is back. Performance by the Naples Philharmonic Orchestra and Miami City Ballet (Afternoon and Night)
7. December	Australia's Ten Tenors have played sold out concerts in Europe, the United States, Canada, Asia and Australia. They are featuring a repertoire that ranges from jazz to opera and pop
18. + 19. December	One of the greatest Broadway musicals of the 20th century "Gypsy"
26. - 29. December	Andrew Lloyd Webber Musical "Cats" (29. December in the afternoon, too)
3. January	An evening of the music that made Elvis famous, performed by Mike Albert
20. January	Puccini masterpiece La Bohème performed by Europe's most successful touring opera company, Teatro Lirico D'Europa,
29. January - 3. February	"The Drowsy Chaperone", the new musical comedy - the most 2006 Tony Awards of any musical on Broadway!
25. February	The powerful opera "Tosca" written by Puccini featuring New York City Opera conductor Steven White

29. February + 1. March	Michael Flatley's "Lord of the Dance", the most popular touring dance production in history returns to the Phil
17. March	Puccini's Opera "Madame Butterfly", featuring renowned opera conductor Steven White
1. - 5. April	"Jesus Christ - Superstar" starring Ted Neeley, who starred in the movie version, in the title role
14. April	Ballet "Romeo and Juliet", performed by Russian National Ballet Theater, one of the most acclaimed international ballet companies

### Other arrangements before Christmas

As the season begins, many arrangements will take place in Naples. Here some highlights:

9. and 10 <sup>th</sup> November:	Open Air Festival of the opera group at Cambier Park with soloists and full orchestra
15 <sup>th</sup> November:	Wine tour in the 5 <sup>th</sup> Avenue and in Bayfront
19 <sup>th</sup> to 21 <sup>st</sup> November:	Festival and Celebration of Lights on 3 <sup>rd</sup> Street South (daily: 6.00 PM to 9.00 PM)
29 <sup>th</sup> November:	Grand Illumination on Venetian Bay (6.00 to 9.00 PM)
6 <sup>th</sup> December:	Lighting of the Christmas tree on the 5 <sup>th</sup> Avenue with numerous decorations and events
8 <sup>th</sup> December:	Naples Bay Boat parade
13 <sup>th</sup> December:	21 <sup>st</sup> Annual boat parade in Venetian Village
20 <sup>th</sup> December:	2 <sup>nd</sup> Annual Holiday Walk in Venetian Village (6.00 to 9.00 PM)
29. and 30 <sup>th</sup> December	New Year's Art Festival at 5 <sup>th</sup> Avenue
12. and 13 <sup>th</sup> January	Bonita Springs National Art Festival in "The Promenade" (10.00 AM to 5.00 PM)

### New house standards pay off

There are reports available now that describe the damages caused by hurricane Charlie in 2004. They have proved that the houses built starting from 1996 had much lower damages than the ones that are built earlier. The newer houses had 60% less damage than older objects. The reported damages at newer homes were especially screens and garage doors. The older homes had quite often damages at the roof.

When hurricane Andrew caused a lot of damage in Miami in 1992, the building codes had substantially been aggravated starting from 1996. Then in 2002 more restricted building codes had been remitted once again.

### Delta Airlines leave Naples airport

Starting from the 1<sup>st</sup> October Delta Airlines has cancelled the daily connection from Naples Airport to Atlanta. There were technical and economical reasons for the cancellation. On one hand there were not enough passengers, on the other hand Delta doesn't use the type of plane anymore which was necessary for the Naples Airport.

The Naples Airport is now looking for a new airline, who will offer regular connections to the north of the US. But the airport in Fort Myers has many advantages. Only smaller planes can use the runway in Naples and for that reason the tickets are usually more expensive than elsewhere. In the moment the only regular connection from Naples Airport flies to Key West.

Delta will still offer several flights from Fort Myers to Atlanta daily.

### Better Real Estate market for 2008 expected

At the beginning of September Lawrence Yun, deputy manager of the research department of the National Association of Realtors, holds a presentation in Naples. According to his opinion the figures allow to expect the recovering of the Real Estate

### Villa in Pelican Marsh



Panoramic Lake View, Private Cul-de-Sac, Walking Distance to the new Mercato and Biking Distance to Vanderbilt Beach, Re-Modeled and Like New! Brazilian Walnut hardwood and Slatestone flooring, Stainless Appliances, New Granite, and new A/C are some of the latest additions. 4 Bedrooms, 4 Bathrooms, 3,895 sqft. under air. Private Beach Club Membership is available.

Price: \$ 1,999,900

More info and photos:

[www.michaelsellsnaples.com/207032529](http://www.michaelsellsnaples.com/207032529)

market in the first half of 2008. There are still a lot of buyers, who are interested in buying a home or a condo in a good location. But the confidence in the market will only slowly return. However, it will need several years to reach the price level of 2005.

### Extension of Miromar Outlet center

In summer the start of construction work for another extension of the Outlet center in Estero was started. In spring, 2008 approx. 20 new shops with 80,000 square feet of additional sales area should be opened. Because of the construction the parking situation is very problematic in the front area of the complex. A farther stage of development is still planned afterwards. Miromar is an important economic factor for the area with more than 2000 jobs.

### Elton John gives concert in Southwest Florida

On the 11<sup>th</sup> November, 2007 Elton John will appear in the Germain arena in Estero near the Miromar Outlet center. Approx. 7000 tickets were offered starting from the 29<sup>th</sup> September. Elton John last performance in Southwest Florida was also in the Germain Arena in 1999. The hall was sold out. Estero is the last stop before a world tour which will lead him to Japan, Australia and South Africa. Also this time the tickets were sold within one hour.

### Plans for a new multi-storey car park in Olde Naples

Indeed, plans exist for a new 3-storied multi-storey car park in Naples, but one is not sure where the construction should be located. Originally it was planned on the corner 6<sup>th</sup> Avenue South and 8<sup>th</sup> Street South, but there were several problems with the residents around. For that reasons new options were examined. The project should be finished at the end of 2008. It will cost about 9 million dollars. It should attract more visitors to the city center around the 5<sup>th</sup> Avenue. Many other centers like Venetian Village or the Waterside shops have to offer substantially better parking possibilities.

### Brazilian Steakhouse in Bayfront

The Italian bar Il Bellagio in Bayfront will make room for the Brazilian Steakhouse „ Grill Club Churrascaria “. From the middle of October approx. 30 different meat courses with side offers should be offered in the exclusive restaurant.

### Liquor sales at Clam pass approved

The County commission agreed in October, that the Naples Grande Hotel at Clam Pass is allowed to sell alcoholic beverages at the Deck at Clam Pass, but people are not allowed to take it from the deck to the beach. The Resort will be able to close the boardwalk up to 26 times a year for private parties.

The hotel wanted to be more competitive with other hotels, which have property direct at the beach.

The agreement is effective for 10 years. The county will get 12 percent of the gross sales of the alcoholic beverages and the hotel promised to lower the cost of other concessions and pay for some improvements at the facilities.

### Farmer's-Market on 3<sup>rd</sup> Street South

The first Farmer's-Market of this season was opened at the end of October. Every Saturday between 7.30 and 11.30 AM more than 50 stands offer their products on the big parking lot behind the bar of Tommy Bahama. Items for sale include farm fresh produce, plants, flowers, seafood, honey, jams, arts and crafts.

Another Farmer's Market is in East Naples at St. Paul's Episcopal Church. The market will celebrate its first day on November, 17<sup>th</sup>. Hours are from 8 AM to noon.

### Luxury home in Pelican Marsh



Located in the heart of "UPTOWN" Naples, this home shows like a model with clean lines and a sparkling lake view. Three bedrooms, two bathrooms, 1,824 sqft. under air. Pelican Marsh offers golf equity at a reduced rate and the brand new clubhouse is a must see for those who enjoy fitness classes, exercise equipment and a relaxing massage. Private Beach Club Membership available  
Price: \$ 585,000

More info and photos:

[www.michaelsellsnaples.com/207012777](http://www.michaelsellsnaples.com/207012777)