



THE
GROVE

RESORT & SPA

ORLANDO



ORLANDO'S NEWEST VACATION
HOME RESORT LESS THAN 4 MILES
FROM WALT DISNEY WORLD®

FLORIDA'S
BEST
AWARDS
WATER PARK

SURFARI WATER PARK
LONGBOARD BAR & GRILL

FULL-SERVICE LOBBY
ALFRESCO MARKET
HOOPLA GAME ROOM
MEETING ROOMS

THE MARQUIS RESIDENCES
at The Grove Resort & Spa
(SALES OPENING SOON)

THE PREMIERE RESIDENCES
at The Grove Resort & Spa
(NOW SELLING)

ESCAPE SPA

THE SPRINGS RESORT POOLS
THE SPRINGS BAR & GRILL

ELEMENT RESORT BAR
VALENCIA RESTAURANT



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Artistic conceptual rendering. Subject to change without notice.



**UNDER
CONSTRUCTION**
COMPLETION EARLY
2018



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For Those Who Seek to Escape the Ordinary

A retreat for those who seek to escape the ordinary and are looking to experience a reality infused with magic and wonder, The Grove Resort & Spa is a home away from home while on vacation. 878 residences of two and three bedrooms surround Lake Austin's 22 majestic acres and boast a full offering of resort style amenities including a luxurious lobby, bars, lagoon pool, lazy river, surf simulation pool, full-service restaurant, spa and much more! Owners have the opportunity to stay at their residence while on vacation and the option to place it into a rental program, professionally managed by Benchmark Hospitality, one of the nation's leading hotel management companies.



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LEGOLAND
FLORIDA

5 Min.
Drive



SHOPPING

- Orlando Vineland Premium Outlets
- Lake Buena Vista Factory Outlets
- Orlando International Premium Outlets
- TJ Maxx
- Payless
- Best Buy®
- Town Center at Orange Lake
- Walgreens
- Polo Park Pro Shop
- Florida Mall
- Mall of the Millenia

SUPERMARKETS

- Publix
- Target
- Walmart

DINING

- Disney Springs™
- KFC
- McDonald's
- Bone Fish Grill
- Olive Garden
- Chili's
- Simka's Sweets
- Le Crème Bakery
- Dunkin' Donuts
- Devenney's Irish Pub
- Subway
- Papa John's
- Shang Hai Chinese
- Mandarin Garden
- Bruno's Italian Restaurant
- 126 Chinese Restaurant
- Texas Roadhouse
- Giordano's Pizza
- Outback Steakhouse
- Boma- Flavors of Africa

MUSEUMS

- Museum of Military History
- World of Chocolate Museum and Café
- Ripley's Believe It or Not!
- Madame Tussauds Orlando
- Titanic the Experience
- Central Florida Railroad Museum
- Skeletons: Animals Unveiled
- Orlando Museum of Art
- African American History and Culture
- CSI: The Experience

PARKS

- Disney's Animal Kingdom
- Disney's Blizzard Beach Water Park
- Disney's Hollywood Studios
- Epcot
- Universal Studios
- Islands of Adventure
- The Wizarding World of Harry Potter
- Adventure Island
- Legoland
- Gatorland
- Discovery Cove (swim with dolphins)
- Mini Golf/ Golf Course
- Coca Cola Orlando Eye
- K1 Speed Indoor Go Kart
- Airboat Tours

BEACHES

- Cocoa Beach
- Clearwater
- New Smyrna

WALT DISNEY WORLD® ENTRANCE	5 min	EPCOT CENTER	16 min
MAGIC KINGDOM	17 min	ANIMAL KINGDOM	14 min
DISNEY HOLLYWOOD STUDIOS	19 min	UNIVERSAL STUDIOS	30 min



The fusion of vacation and residence has a new address at The Grove Resort & Spa

Located in the center of both adventure and tranquility, Orlando offers a diverse range of some of the best attractions and activities in Florida. World-class theme parks such as the renowned Walt Disney World® and Universal Orlando Resort are just a couple of the endless opportunities for entire families to enjoy. Also located near boating, fishing and restaurant options, Orlando has made a name for itself in fine shopping, nightlife and many outdoor adventures such as zipline safari's, skydiving, scuba diving and hot air balloon rides providing getaways for every resident and visitor.



Lobby / Front Desk



Resort Lounge



THE SPRINGS
RESORT POOLS







F R E E Y O U R



I M A G I N A T I O N



SURFARI
WATERPARK



**UNDER
CONSTRUCTION**
COMPLETION EARLY
2018



- | | | | |
|----------|----------------------|----------|-----------------------|
| A | SURFARI POOL | D | LONGBOARD BAR & GRILL |
| B | 2-STORY SLIDES | E | SURF SIMULATOR |
| C | CHILDREN'S PLAY POOL | F | SURFARI LAZY RIVER |

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F A M I L Y F U N



I N F I N I T E M E M O R I E S



F L O O R G P L A N S





Bedroom



Living Room



Kitchen



Balcony View



PALM

2 Bedroom • 2 Bathroom

Living Space	1,265 Sq. Ft. (118 Sq. Mt.)
Balcony	73 Sq. Ft. (7 Sq. Mt.)
Total	1,338 Sq. Ft. (125 Sq. Mt.)

The square footage areas used in this brochure include the outer walls surrounding the unit and half the demising wall separating units and areas under roof but not within the walls of the unit for the Lanai and Covered Entry. Please refer to the survey included as an exhibit to the prospectus for the actual square footage of the units. The square footages used in this brochure are provided so that buyers can compare square footages being used by sellers in other communities. All dimensions are approximate and all floor plans are subject to change by developer without notice. All illustrations are artistic conceptual renderings. Pricing subject to change.



BIRCH

2 Bedroom • 2 Bathroom

Living Space	1,375 Sq. Ft. (128 Sq. Mt.)
Balcony	73 Sq. Ft. (7 Sq. Mt.)
Total	1,448 Sq. Ft. (135 Sq. Mt.)

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JASMINE

3 Bedroom • 2 Bathroom

Living Space	1,396 Sq. Ft. (130 Sq. Mt.)
Balcony	72 Sq. Ft. (7 Sq. Mt.)
Total	1,468 Sq. Ft. (137 Sq. Mt.)

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CYPRESS

2 Bedroom • 2 Bathroom

Living Space	1,434 Sq. Ft. (133 Sq. Mt.)
Balcony	70 Sq. Ft. (7 Sq. Mt.)
Total	1,504 Sq. Ft. (140 Sq. Mt.)

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SABLE

3 Bedroom • 3 Bathroom

Living Space	1,544 Sq. Ft. (143 Sq. Mt.)
Balcony	70 Sq. Ft. (7 Sq. Mt.)
Total	1,614 Sq. Ft. (150 Sq. Mt.)

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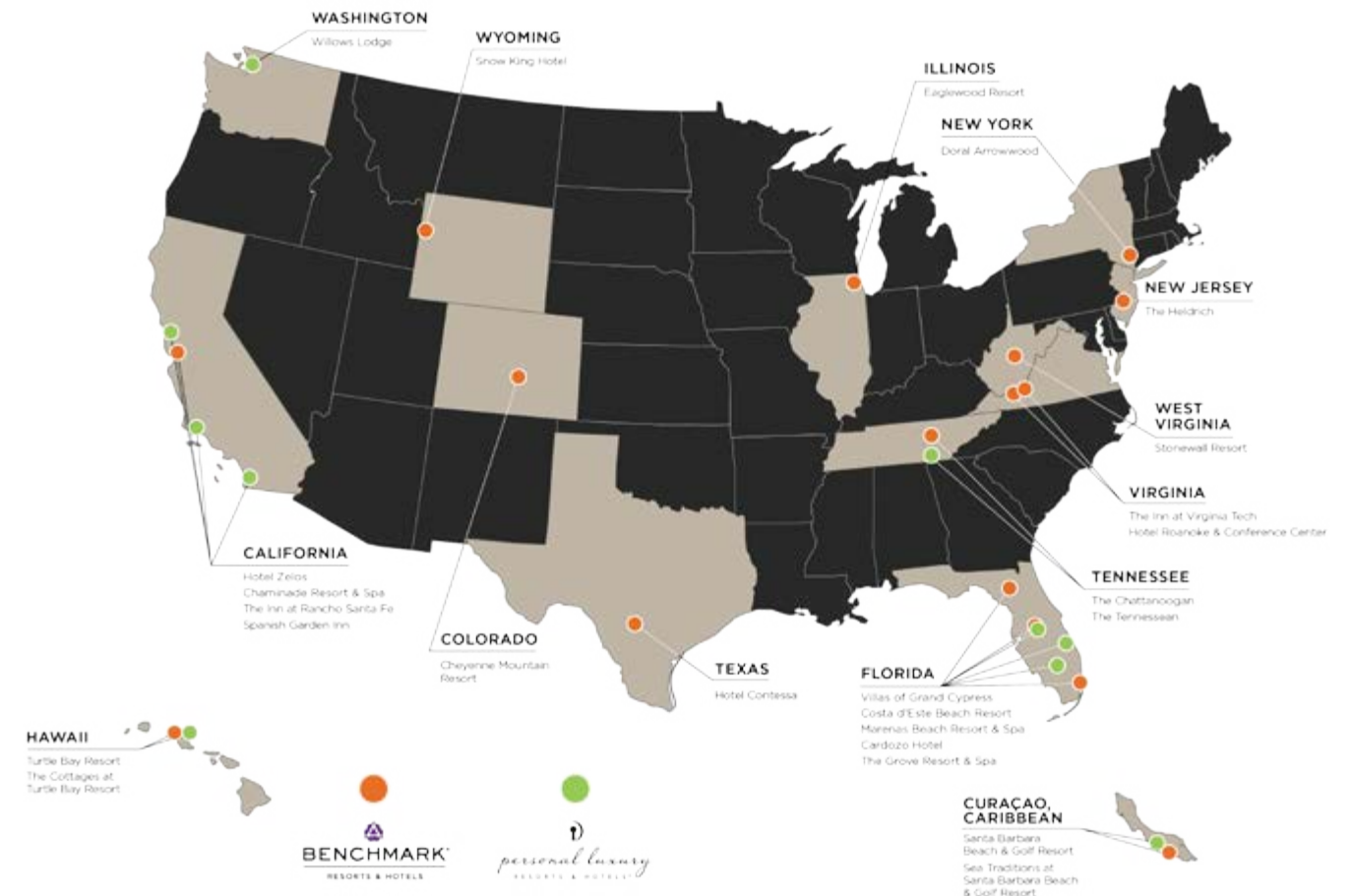


The Grove Resort & Spa Developer is one of Florida's most prominent real estate development companies with over 25 years of award winning experience in building residential, commercial and hotel/resort properties throughout Florida. Our multiple industry awards accent our attention to detail, these include; South Florida's Best Builder, Builder of the Year by the Builder's Association of South Florida and America's Best Builder by the National Association of Home Builders. With a recent portfolio comprised of 8,000 acres for more than 17,000 residential units and 2 million square feet of commercial/retail/hospitality, we believe that quantity should never come at the expense of quality. We continue to look for exciting building opportunities to bring you only the best that Florida real estate has to offer.





Founded in 1980, Benchmark Hospitality International (www.BenchmarkHospitality.com) is a recognized global leader in the development, management and marketing of resorts, hotels and conference centers. The company's two distinctive portfolios of hotel and resort properties, Benchmark® Resorts & Hotels and Personal Luxury Resorts & Hotels®, represent the finest in guest-dedicated hospitality. Today, Benchmark's portfolio consists of unique destinations across the United States, Caribbean and Japan, with more destinations on the horizon. Included in Benchmark's first-class portfolio is the Villas at Grand Cypress, which was recently voted the #1 hotel in Orlando. Benchmark employs over 6,500 associates portfolio wide with approximately \$3.0B in assets under management covering 75+ properties consisting of 5,000 rooms. Over the past 36 years, Benchmark has grown, thrived and set a new standard as a globally recognized independent resort, hotel and conference center management company.





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15651 Grove Resort Avenue, Orlando, FL 34787 • 321.329.5406 • GroveResort.com



EQUAL HOUSING OPPORTUNITY. BROKER PARTICIPATION WELCOME.

ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATION OF THE DEVELOPER. FOR CORRECT REPRESENTATION, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503 FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO A BUYER OR LESSEE.

NOT AN OFFER WHERE PROHIBITED BY STATE STATUTES. ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. PRICING SUBJECT TO CHANGE. ANY OFFERING TO NEW YORK RESIDENTS IS PURSUANT TO A CPS-12 APPLICATION THAT HAS BEEN APPROVED BY THE NYS DEPARTMENT OF LAW (CP17-0008). A COPY OF SUCH APPLICATION SHALL BE PROVIDED TO EACH NEW YORK RESIDENT PRIOR TO EXECUTION OF A PURCHASE AGREEMENT. (I) THE SPONSOR AND PRINCIPAL(S) TAKING PART IN THE PUBLIC OFFERING OR SALE ARE NOT INCORPORATED IN, LOCATED IN, OR RESIDENT IN THE STATE OF NEW YORK; (II) THE OFFERING IS NEITHER MADE IN THE STATE OF NEW YORK NOR MADE TO RESIDENTS OF THE STATE OF NEW YORK; (III) THE OFFERING IS NOT DIRECTED TO ANY PERSON OR ENTITY IN THE STATE OF NEW YORK BY, OR ON BEHALF OF, THE OFFEROR OR ANYONE ACTING WITH THE OFFEROR'S KNOWLEDGE; AND (IV) NO OFFERING OR PURCHASE OR SALE OF THE SECURITY SHALL TAKE PLACE AS A RESULT OF THIS OFFERING, UNTIL ALL REGISTRATION AND FILING REQUIREMENTS UNDER THE MARTIAN ACT AND THE ATTORNEY GENERAL'S REGULATIONS ARE COMPLIED WITH; A WRITTEN EXEMPTION IS OBTAINED PURSUANT TO AN APPLICATION IS GRANTED PURSUANT TO AND IN ACCORDANCE WITH COOPERATIVE POLICY STATEMENTS #1 OR #7; OR A "NO-ACTION" REQUEST IS GRANTED.