

# THE GROVE RESIDENCES

14501 Grove Resort Avenue, Orlando, Florida 34787 USA



TEMPLETON  
ROBINSON



# THE GROVE

RESORT & WATER PARK

ORLANDO



# ***THE GROVE***

## ***‘OWN A PIECE OF THE SUNSHINE STATE’***

Properties are set within integrated resort environments in Orlando, the world’s most famous theme park destination. With on-site family amenities such as pools, spas, restaurants and waterpark activities, home owners and guests benefit equally from their immediate environment, as well as being in reach of Florida’s prime entertainment district. Investors are coming from across the globe to own a slice of the United States’ number one family destination.

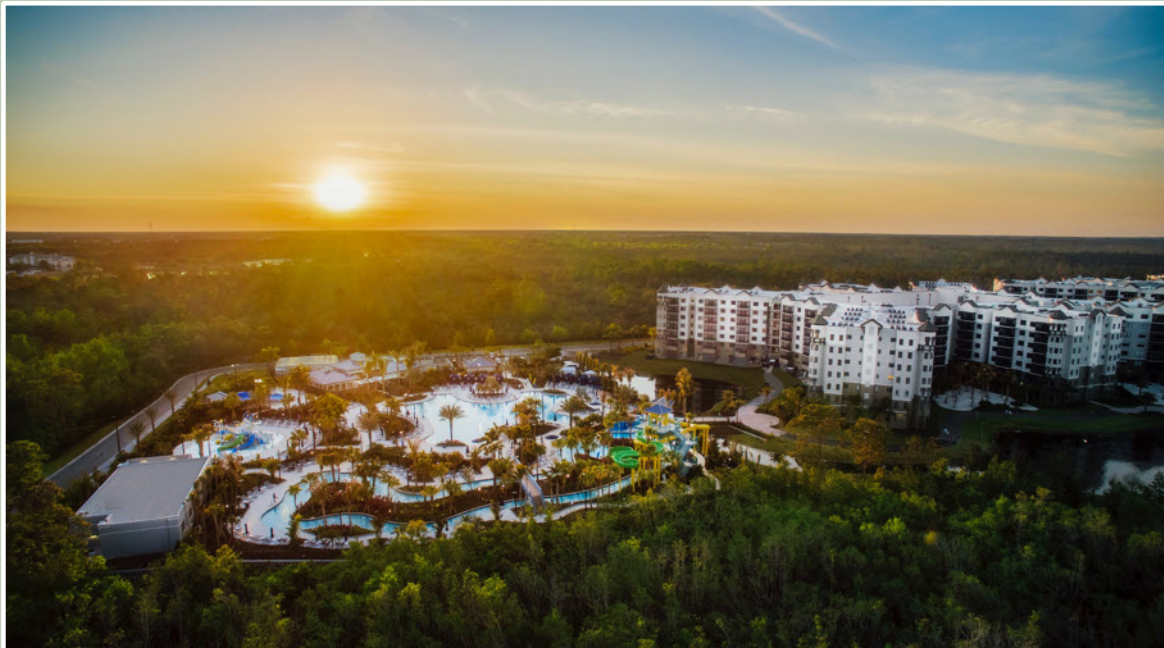
Owners have the opportunity to stay at their residence while on vacation along with the option of placing their Apartment into an onsite rental program, professionally managed by Benchmark Hospitality; one of the USA’s leading Hotel Management Companies. The Grove is Orlando’s newest destination allowing you to experience all that Orlando has to offer while enjoying an exclusive vacation escape satisfying every desire.

### **Orlando:**

Florida is the top destination for overseas residential investment in the US, accounting for US\$24.2 billion or 15% of home sales within the last year, according to the National Association of Realtors. The Orlando area follows Miami as the first choice for buyers. While Canadians comprise the single largest investor market and the UK is the third largest buyer source, as a country. Orlando is a price accessible location to invest and live in, making it attractive for investors, vacation home buyers and retirees.



*The Grove is not just another Vacation Home Resort. It's a world-class experience managed and staffed by a world-class Hotelier.*



- OWN – EARN – ENJOY – Ownership Has Its Advantages.
- HIGHLY MANAGED APARTMENT / CONDO COMPLEX.
- THE GROVE – Is Not Just Another Vacation Home Resort. It's a World-class Experience Managed and Staffed by a World-class Hotelier.
- DEVELOPMENT COMPRISES - 878 TOTAL APARTMENTS (ONCE COMPLETED).
- THE LOCATION - Approximately 3 miles from Walt Disney World.
- DIRECT FLIGHTS - From 7 UK Airports plus Dublin Airport.
- TURNKEY APARTMENT / CONDO HOTEL RENTAL PROGRAM - Onsite Rental Program Managed Exclusively by Benchmark Hospitality (Backed up by Highly Regulated Industry Standards). High Demand Residential Property Market.



- PROFESSIONAL MANAGEMENT: 4-Diamond, full service resort experience, Rate Integrity - maximize rental revenue. Superior guest service & flexibility. Consistent room quality.
- FULL SERVICE RESORT - Alfresco Market for Food, Wine Deli; Escape spa; Valencia Restaurant. Also incorporating All Hotel and Resort Services - from Concierge Service, Daily Housekeeping to Shuttle to Disney World.
- ORLANDO VALUE - Price per Sq Ft - The Grove vs. Other World Cities: The Grove \$235. Miami \$784. Sydney \$865. LA \$918. NY City \$2133. London \$2374.
- PROFESSIONAL MANAGEMENT BY BENCHMARK - Recipient of several industry Awards and Accolades. WORLD CLASS HOSPITALITY - Benchmark manages 75 Resorts Globally comprising some 5,000 rooms and \$3billion in Assets Under Management.
- ORLANDO - Named Top 10 'Most Dynamic Cities in USA' and boasts world class shopping.
- GOLFERS PARADISE - Including special rates with Orange County Golf Club.



## Make a Splash at Surfari Water Park!





## Relax and Enjoy the Watersports / The Spa Centre / The Golf Courses





WINTER GARDEN

OCCOEE

DOWNTOWN ORLANDO

DAYTONA BEACH  
1 HOUR FROM ORLANDO

COCOA BEACH  
1 HOUR FROM ORLANDO

TAMPA  
1.5 HOURS FROM ORLANDO

MIAMI  
3 HOURS FROM ORLANDO

**5 MIN**  
THE GROVE  
RESORT & WATER PARK  
ORLANDO



# NOW SELLING PHASE 2

## APARTMENT / CONDO TYPES & PRICES:

The Palm - 2 Bedroom - (1,338 sq ft)	From: \$329,900
The Birch - 2 Bedroom - (1,448 sq ft)	From: \$329,900
The Jasmine - 3 Bedroom - (1,468 sq ft)	From: \$349,900
The Cypress - 2 Bedroom - (1,504 sq ft)	From: \$349,900
The Sable - 3 Bedroom - (1,614 sq ft)	From: \$369,900

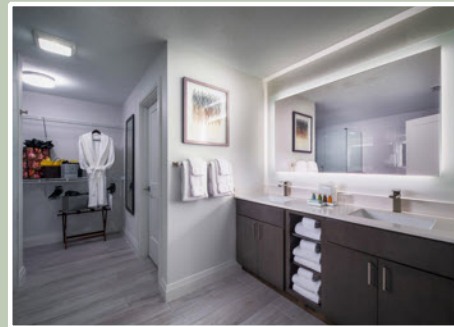
## THE APARTMENTS / CONDOS:

2 & 3 Bedroom Apartments / Condos.

Fully Appointed Kitchens with Steel Appliances, Granite Counters, Washer & Dryer.

Extras included - From Homeware pack to Beds and Linens.

Full Turnkey Package including Full Kit-out.



# THE PALM

The Palm Apartment / Condo (Approximately 1,338 Sq. Ft.) comprises One plus reception room with Two bedrooms - Master ensuite and a further main bathroom. There is a large utility off the Kitchen and a superb balcony from the Living / Dining room.

## The Property Comprises:

Entrance

Reception Area and Lobby to Lifts.

Apartment

ENTRANCE HALL:

KITCHEN: 8' 6" x 8' 0" (2.59m x 2.44m)

UTILITY ROOM: 9' 0" x 5' 5" (2.74m x 1.65m)

LIVING / DINING ROOM: 19' 6" x 13' 10" (5.94m x 4.22m)

BALCONY:

MASTER BEDROOM: 17' 0" x 12' 5" (5.18m x 3.78m)

ENSUITE BATHROOM: 16' 7" x 12' 5" (5.05m x 3.78m)

BEDROOM (2): 17' 2" x 11' 8" (5.23m x 3.56m)

BATHROOM: 10' 4" x 8' 8" (3.15m x 2.64m)



# THE BIRCH

The Birch Apartment / Condo (Approximately 1,448 Sq. Ft.) comprises One plus reception room with Two bedrooms - Master ensuite and a further main bathroom. There is a large utility off the Kitchen and a superb extended balcony from the Living / Dining room.

## The Property Comprises:

Entrance

Reception Area and Lobby to Lifts.

Apartment

ENTRANCE HALL:

KITCHEN: 10' 2" x 8' 6" (3.1m x 2.59m)

UTILITY ROOM: 8' 6" x 5' 3" (2.59m x 1.6m)

LIVING / DINING ROOM: 17' 1" x 13' 9" (5.21m x 4.19m)

BALCONY:

MASTER BEDROOM: 16' 6" x 11' 9" (5.03m x 3.58m)

ENSUITE BATHROOM: 14' 11" x 8' 0" (4.55m x 2.44m)

BEDROOM (2): 17' 5" x 16' 6" (5.31m x 5.03m)

BATHROOM: 13' 8" x 8' 2" (4.17m x 2.49m)



## BIRCH

at The Marquis

2 Bedroom • 2 Bathroom

Living Space	1,375 Sq. Ft. (128 Sq. Mt.)
Balcony	73 Sq. Ft. (7 Sq. Mt.)
<b>TOTAL</b>	<b>1,448 Sq. Ft. (135 Sq. Mt.)</b>

# THE JASMINE

The Jasmine Apartment / Condo (Approximately 1,468 Sq. Ft.) comprises One plus reception room with Three good sized bedrooms - Master with large ensuite and a further main bathroom. There is a large utility off the Kitchen and a superb balcony from the Living / Dining room.

## The Property Comprises:

Entrance - Reception Area and Lobby to Lifts.

Apartment

ENTRANCE HALL: Large Entrance Hall.

KITCHEN: 8' 6" x 8' 3" (2.59m x 2.51m)

UTILITY ROOM: 8' 8" x 5' 5" (2.64m x 1.65m)

LIVING / DINING ROOM: 16' 11" x 13' 9" (5.16m x 4.19m)

BALCONY:

MASTER BEDROOM: 15' 11" x 11' 8" (4.85m x 3.56m)

ENSUITE BATHROOM: 14' 9" x 11' 6" (4.5m x 3.51m)

BEDROOM (2): 13' 10" x 11' 4" (4.22m x 3.45m)

BEDROOM (3): 12' 0" x 10' 10" (3.66m x 3.3m)

BATHROOM: 15' 5" x 7' 11" (4.7m x 2.41m)



# THE CYPRESS

The Cypress Apartment / Condo (Approximately 1,504 Sq. Ft.) comprises One plus reception room with Two good sized bedrooms - Master with Lounge / Solarium area and a large ensuite plus a further main bathroom. There is a large utility off the Kitchen and a superb balcony from the Living / Dining room.

## The Property Comprises:

Entrance - Reception Area and Lobby to Lifts.

Apartment

ENTRANCE HALL: Large Entrance Hall.

KITCHEN: 8' 6" x 8' 0" (2.59m x 2.44m)

UTILITY ROOM: 8' 8" x 5' 3" (2.64m x 1.6m)

LIVING / DINING ROOM: 16' 5" x 14' 7" (5m x 4.44m)

BALCONY:

MASTER BEDROOM: 25' 9" x 14' 0" (7.85m x 4.27m)

LOUNGE / SOLARIUM AREA:

ENSUITE BATHROOM: 15' 1" x 11' 2" (4.6m x 3.4m)

BEDROOM (2): 18' 1" x 11' 0" (5.51m x 3.35m)

BATHROOM: 14' 2" x 10' 1" (4.32m x 3.07m)



**CYPRESS**  
at The Marquis

2 Bedroom • 2 Bathroom

Living Space	1,434 Sq. Ft. (133 Sq. Mt.)
Balcony	70 Sq. Ft. (7 Sq. Mt.)
<b>TOTAL</b>	<b>1,504 Sq. Ft. (140 Sq. Mt.)</b>



# THE SABLE

The Sable Apartment / Condo (Approximately 1,614 Sq. Ft.) comprises One plus reception room with Three good sized bedrooms - Master with Lounge / Solarium area and a large ensuite. Bedroom 2 also with ensuite Bathroom and further main bathroom. There is a large utility off the Kitchen and a superb balcony from the Living / Dining.

## The Property Comprises:

Entrance - Reception Area and Lobby to Lifts.

Apartment - ENTRANCE HALL: Large Entrance Hall.

KITCHEN: 8' 6" x 8' 0" (2.59m x 2.44m)

UTILITY ROOM: 8' 8" x 5' 3" (2.64m x 1.6m)

LIVING / DINING ROOM: 16' 5" x 14' 7" (5m x 4.44m)

BALCONY:

MASTER BEDROOM: 25' 9" x 14' 0" (7.85m x 4.27m)

LOUNGE / SOLARIUM AREA:

ENSUITE BATHROOM: 15' 1" x 11' 2" (4.6m x 3.4m)

BEDROOM (2): 13' 3" x 9' 10" (4.04m x 3m)

ENSUITE BATHROOM: 16' 6" x 4' 1" (5.03m x 1.24m)

BEDROOM (3): 11' 7" x 10' 5" (3.53m x 3.18m)

BATHROOM: 16' 6" x 4' 0" (5.03m x 1.22m)



## SABLE

at The Marquis

3 Bedroom • 3 Bathroom

Living Space	1,544 Sq. Ft. (143 Sq. Mt.)
Balcony	70 Sq. Ft. (7 Sq. Mt.)
<b>TOTAL</b>	<b>1,614 Sq. Ft. (150 Sq. Mt.)</b>

## *THE GROVE - Lifestyle . . .*



## AMENITIES:

- Lakeside Resort Pool Area.
- Fully-Featured Water Park comprising: Surfari Pool, 2-Story Slides, Children's Play Pool, Caribbean Themed Longboard Bar & Grill, Splash Pad, 2 Flowriders - surf simulators, Water slides, Springs Pool, 3 Swimming Pools, Spas, Restaurants and much more.
- Lake Austin Pier.
- 18 Acre Lake Austin featuring non-motorised water sports - Activities from Fishing, Kayak's, Swan boats etc.
- Event / Conference Rooms.
- Fitness Centre.
- Walking / Running paths.
- Golfers Paradise – including special rates with Orange County Golf Club.
- Covered Residential Car Parking.

## ORLANDO ALSO OFFERS:

- 15 World Famous Theme parks.
- Walk Disney World, Seaworld, World Class Golf Clubs, Daytona Beach, Park Avenue Winter Park, Kennedy Space Centre, Cocoa Beach, Orlando International Airport, Miami 3 hours away, Orange County Convention Centre, Universal Studios, Metro West Golf Club, Legoland Florida, Tampa 1.5 hours away, Volcano Bay, Bay Hill Club & Lodge.
- Marina's all within a few hours of Orlando include: Pasadena Marina, Halifax Harbour Marina, Monroe Harbour Marina, Titusville Marina, Harbourtown Marina, Twin Dolphin Marina, Regatta Pointe Marina of Bradenton / Palmetto, Royal Palm Marina and Aquamarina Palm Harbour – to name a few.

# THE GROVE -

For further information please contact our North Down office on 028 9042 4747.



## Location:

The Grove Residences  
14501 Grove Resort Avenue  
Orlando, Florida 34787  
USA

North Down - 028 90 42 4747

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



With You Every Step of the Way

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.