



# TRANQUILITY TOWNHOMES

A DREAM COMMUNITY BY ZENODRO HOMES







**TRANQUILITY IS A COLLECTION OF  
112 ECO-FRIENDLY VACATION  
TOWNHOMES THAT SIT ON OVER 25  
ACRES, OFFERING OUR OWNERS AN  
UNMATCHED NATURAL SETTING.**





# WHY BUY IN ORLANDO?

Orlando ranks among the largest tourism markets in the world, with an economic contribution of over \$87 billion dollars in 2022, surpassing 2021 levels by 31%!

**We welcomed over 74 million visitors in 2022!**

Florida welcomed more visitors in 2022 than in any other year in recorded state history **nearly 138 million people.**





## THEME PARKS

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# WALT DISNEY WORLD

**With an annual attendance of over 48 million visitors, Walt Disney World is the most visited vacation destination in the world.**

### VISITOR ESTIMATES

- Magic Kingdom - 17.31 million
- Animal Kingdom - 9.02 million
- Hollywood Studios - 10.9 million
- Epcot - 10.0 million
- Blizzard Beach & Typhoon Lagoon - 4 million

\* All data provided by IAAPA , 2022 report, Visit Orlando





# ORLANDO TOURISM

CONTINUES TO INCREASE







TRAVEL & INDUSTRY

## BRIGHTLINE EXPANSION

The \$4 billion dollar Brightline project will connect Orlando and Miami in September of 2023, with a Tampa connection to follow.

It will provide affordable travel for local residents and travelers alike. According to initial forecasts, Brightline could accommodate up to nine million riders annually once complete, with over one million visitors for Disney World alone.



# brightline

-  CURRENT TRACK
-  CURRENT EXPANSION
-  FUTURE EXPANSION



The Orlando station expansion has created over 10,000 jobs and more than \$650 million dollars in federal, state and local tax revenue over the construction process.

Orlando stations will include the initial stop at MCO, a future stop at the Orange County Convention Center / Epic Universe and a planned stop in Tampa, that is still in the planning stages.

Orlando to Miami tickets start at \$79 one way and the first train leaves the station on September 22, 2023.





TRAVEL & INDUSTRY

# ORLANDO INTERNATIONAL AIRPORT (MCO)

- In 2022, Orlando International Airport experienced more than **50 million passengers!**
- The \$4.27 billion airport expansion to accommodate increased traffic opened this year.
- MCO is the busiest airport in Florida and the 9th busiest airport in America.

Photo Source: <https://www.hksinc.com/what-we-do/case-studies/project-nameorlando-international-airport-south-airport-automated-people-mover-complex/>







TRAVEL & INDUSTRY

# ORANGE COUNTY CONVENTION CENTER

- The Second Largest Convention Center in North America, with over 7,000,000 square footage and 2,000,000 square footage of exhibition space.
- OCCC averages over 200 events each year, from theme park exhibitors to Megacon, it attracts over 1.5 million attendees to the region each year.
- Provides approximately \$3 billion in economic impact to Central Florida annually







SO MUCH  
MORE THAN  
**MICKEY MOUSE**





## THEME PARKS

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# UNIVERSAL ORLANDO

## VISITOR ESTIMATES

- **Universal Studios** - 10.7 million visitors ( up 5% )
- **Islands of Adventure** - 9.7 million visitors (up 2.5%)
- **Volcano Bay** - 1.7 million visitors (up 15%)

**Epic Universe, a fourth park, spans over 530 acres and is currently under construction on Universal Blvd. Epic is projected to open in 2025.**

\* All data provided by IAAPA - 2019 report





## THEME PARKS

# SEAWORLD & LEGOLAND

- Seaworld Orlando welcomed nearly 4.6 million visitors last year, up 16% from 2017.
- Mako, is the fastest, tallest and longest roller coaster in Orlando, located in Seaworld.
- Aquatica Orlando, Seaworlds' Water Park, welcomed 1.5 million visitors, up 8% from 2017.
- Legoland opened a new Lego Movie Land in March of 2019.



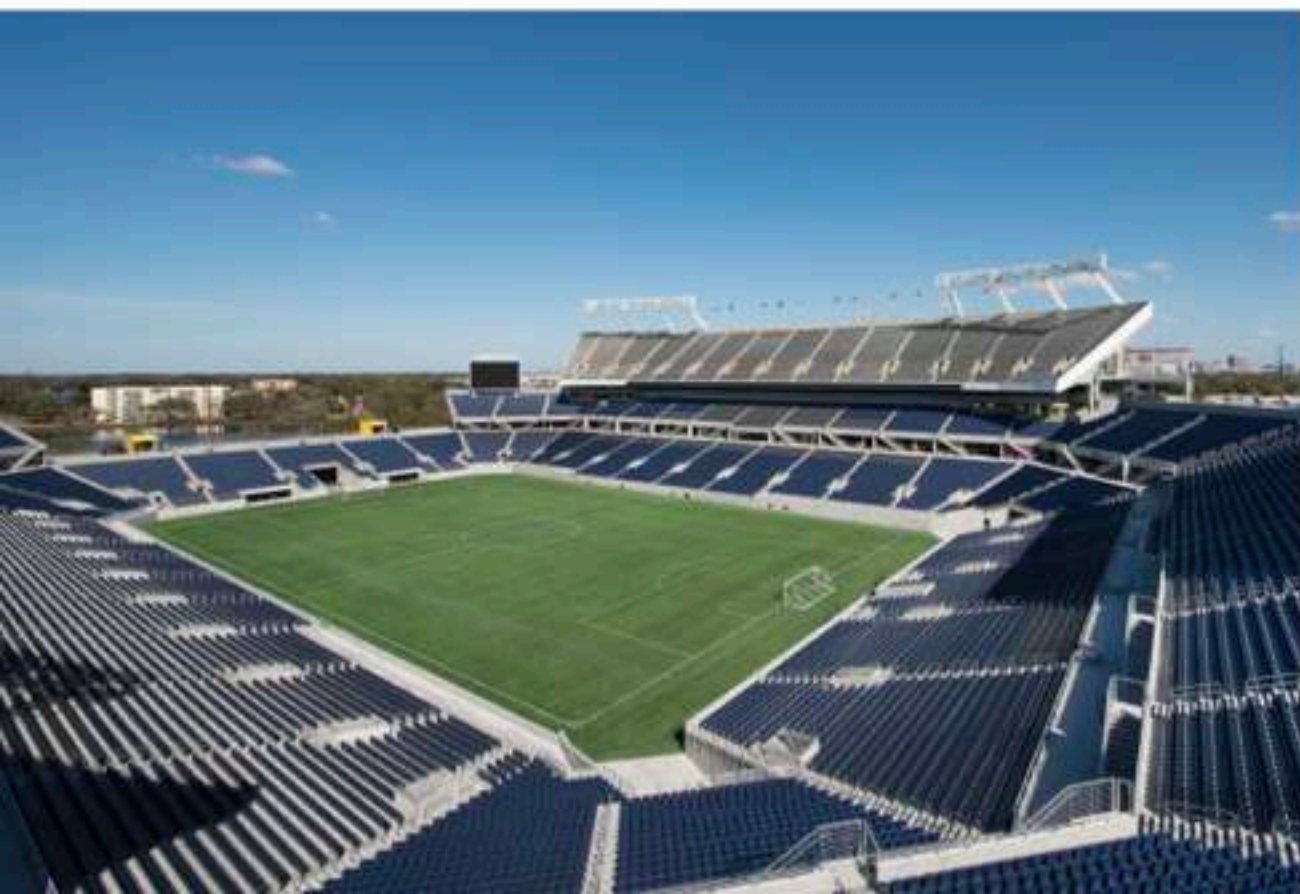




## RECREATION & LEISURE

# LOCAL SPORTS TEAMS

- The new Exploria Stadium houses the Orlando soccer team - has become the first ever venue to permanently host [MLS](#), [NWSL](#), and [USL](#) teams all in the same location.
- Orlando Magic plays a minimum of 44 games a year at the Amway Center.
- Camping World Stadium is home to the nation's largest bowl games every year, as well as previous NFL and World Cup events.



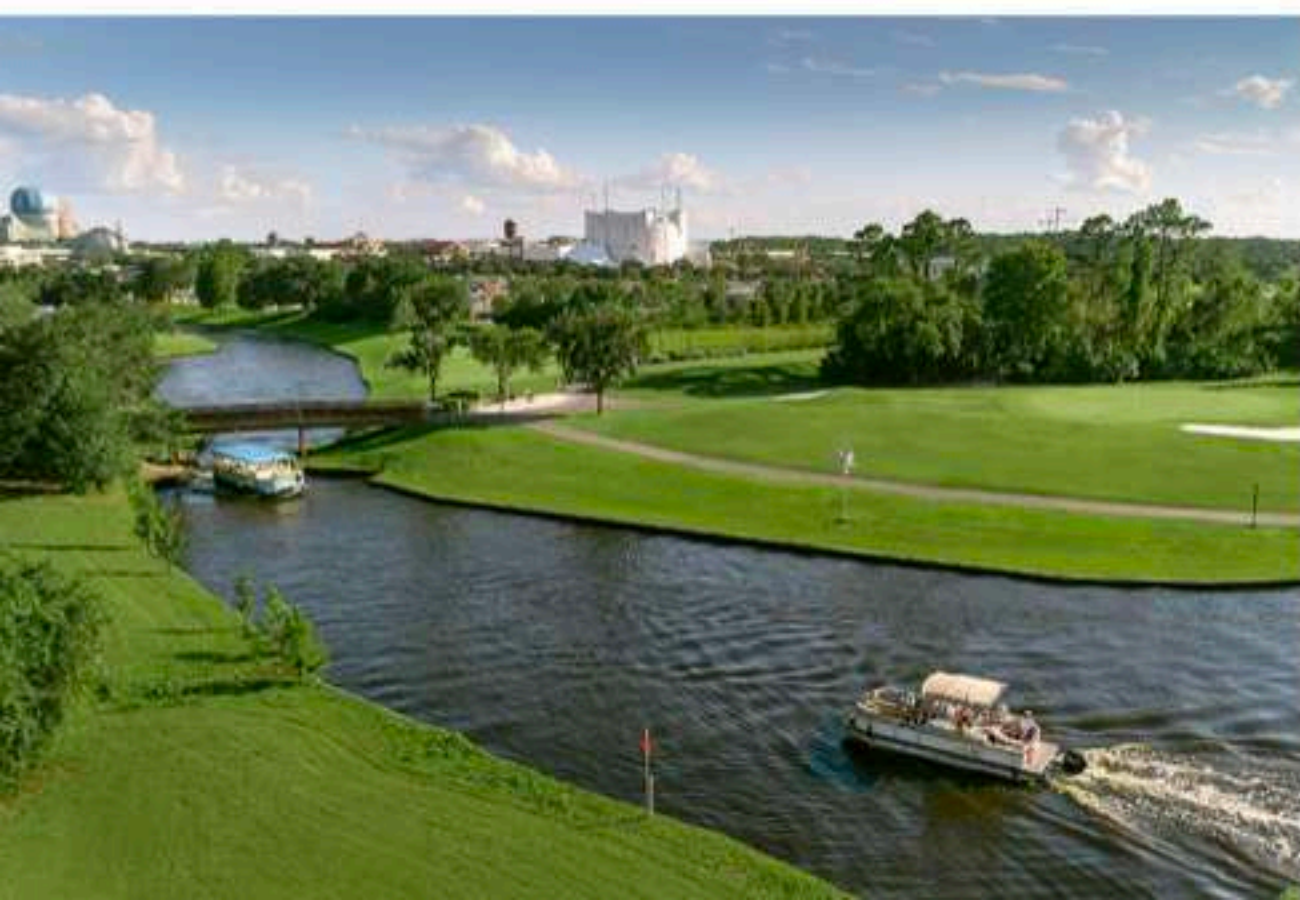




## RECREATION & LEISURE

# GOLF & TENNIS

- The Orlando area has over 150 golf courses, as well as numerous golf academies, including local courses designed by Arnold Palmer and Greg Norman.
- Disney operates four award winning courses, a perfect compliment to your Orlando vacation.
- There are over 140 tennis courts in the Orlando area, including many areas open to the public.
- The USTA National Campus at Lake Nona invites tennis fans of all skill levels and ages to watch, learn and play at one of the world's largest and innovative tennis facilities.







RECREATION & LEISURE

# OLYMPUS COMPLEX



- Expected to create 5,000 jobs and generate \$1.4 billion in local economic impact over the next 10 years.
- The five-phase project is expected to get underway this year and be finished by 2025.
- Olympus is a sprawling 240-acre complex that will include a multi-sport competition and training venues for collegiate, professional and elite athletes; featuring sports celebrities, legendary coaches and global sports brands/properties.



# Conceptual Site Plan

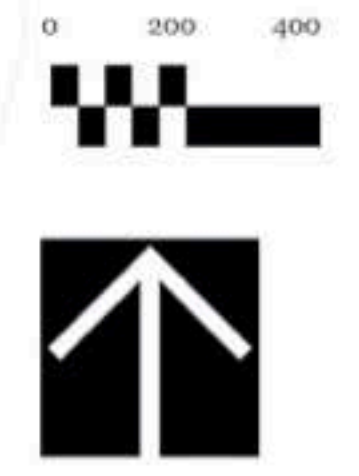


**OSE PUD SITE PLAN Exhibit-2**

This drawing is not intended to be used for contract pricing or quantity calculation. All content is subject to Permits, Final Engineering & Architectural Review

**ARB COORDINATION**

<input type="checkbox"/> Site Plan	<input type="checkbox"/> Landscape
<input type="checkbox"/> Site Coverage	<input type="checkbox"/> Architecture
<input type="checkbox"/> Drainage	<input type="checkbox"/> Other



- GATEWAY / MONUMENTS / KIOSK
- PEDESTRIAN / ATHLETE PATHWAYS
- MULTI USE PUBLIC TRAIL SYSTEM
- MULTI USE PROMENADE
- PLAZA
- PERVIOUS STABILIZED GRASS PARKING
- PAD SITES / INFILL BUILDINGS
- COTTAGE COURT
- ENTERTAINMENT ZONE BOUNDARY
- OUTDOOR EVENT ZONE (OEZ)





## RECREATION & LEISURE

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# DINING & RESTAURANTS

- Recently named the #6 best foodie city in the nation.
- Over 5,000 restaurants in Orlando
- Michelin Restaurants
- James Beard Award nominees James and Julie Petrakis restaurants, The Ravenous Pig and Disney Springs' The Polite Pig.
- Over 90 full service restaurants in Disney World, including two restaurants on the Top 100 list for a night out, The Boathouse and Raglan Road, both located at Disney Springs.







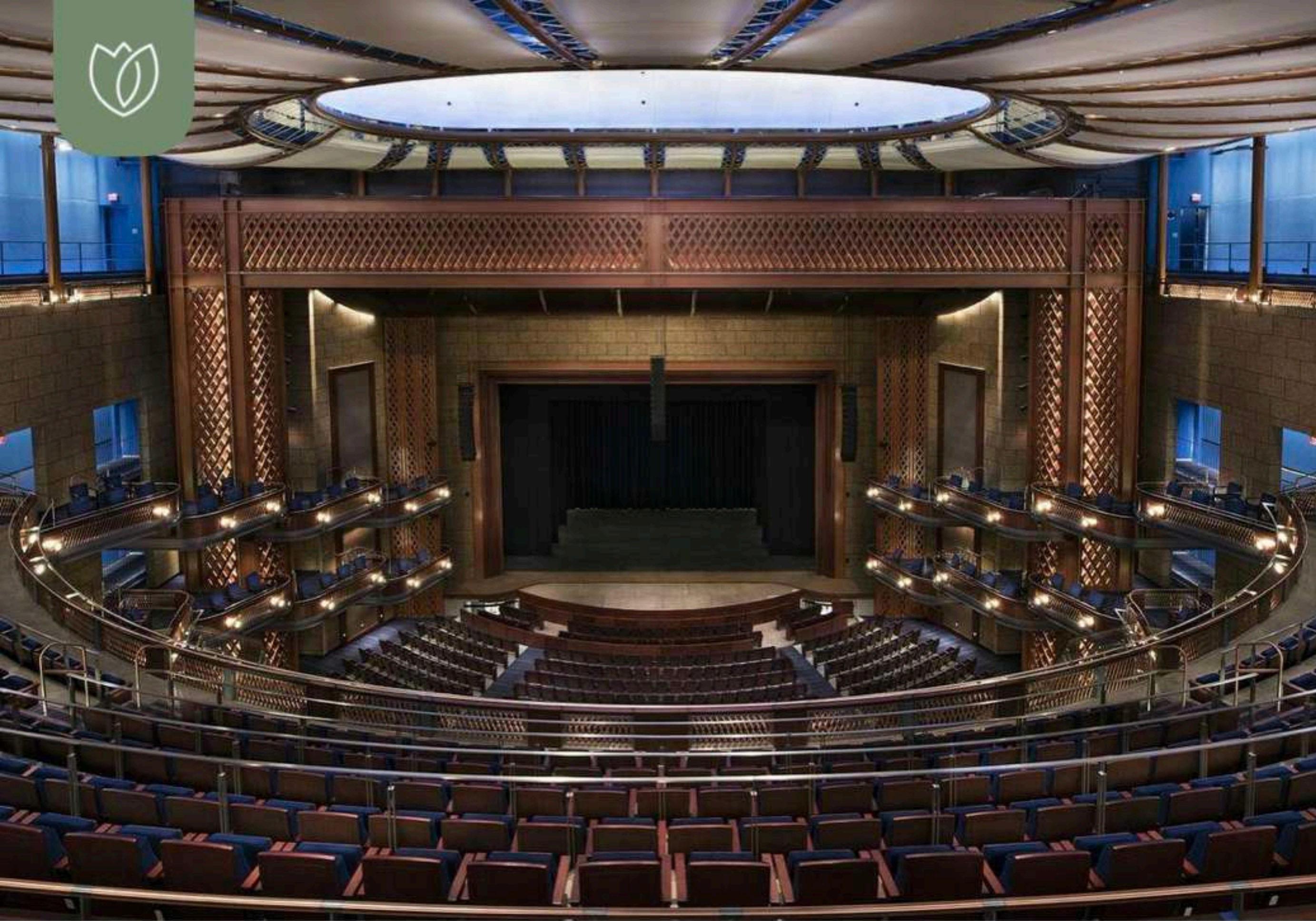
## RECREATION & LEISURE

# RETAIL & SHOPPING

- Over 20 malls and outlet centers within a 20 mile radius.
- The Premium Outlet on Vineland is a bargain destination with over 100 stores, with discounts of up to 50%.
- The Mall at Millenia is a luxury shopping destination from Louis Vuitton, Burberry, Prada and Gucci.
- The Florida Mall is the most visited mall in Orlando with over 250 stores and 20 million visitors per year.



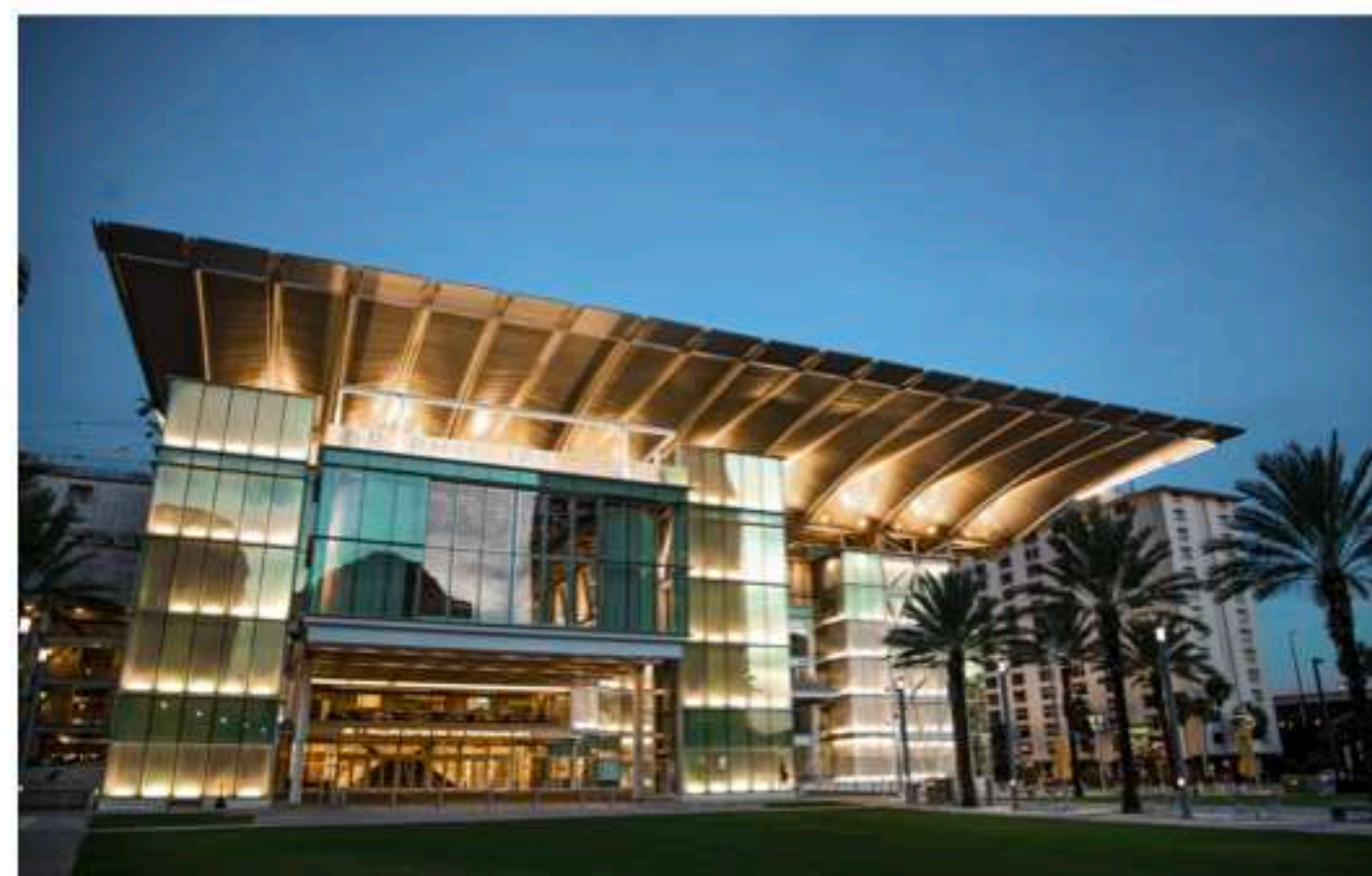




RECREATION & LEISURE

## CULTURE & ARTS

- The Dr. Phillips Center for the Performing Arts hosts over 300 shows a year. Their lineup includes Broadway productions, chart-topping musicians, marquee comedians, and family entertainment.
- Over 2,000,000 tickets have been sold at The Dr. Phillips Center since 2014.
- The 20,000 seat Amway Center is an entertainment venue that hosts a variety of popular musicians, as well as sporting events throughout the year.







RECREATION & LEISURE

# FLAMINGO CROSSING

**Disney's newest development, Flamingo Crossing Town Center will feature over 50 shopping and dining options.**

These are some of the announced vendors:

- Target
- PDQ
- Bento Asian Kitchen
- Five Guys
- Ben & Jerry's
- Dunkin
- Walgreens
- Wendy's
- Five Below
- Domino's
- Ellie Lou's Brews & BBQ
- Firehouse Sub
- Persimmon Hollow Brewing
- Pieology Pizzeria
- Gyu-Kaku Japanese BBQ
- UPS Store







WELCOME TO  
**DREAM**

OVER 155 ACRES SET WITHIN NATURE





● OLYMPUS  
OPENING IN 2025

UNIVERSAL ORLANDO ●

**AMUSEMENT PARKS**

- Walt Disney World Resort 8 miles
- SeaWorld 20 miles
- Universal Studios 23 miles

**GROCERIES**

- Publix 2.9 miles
- Target 6.8 miles
- Walgreens 2 miles
- Walmart 24hrs 2.5 miles

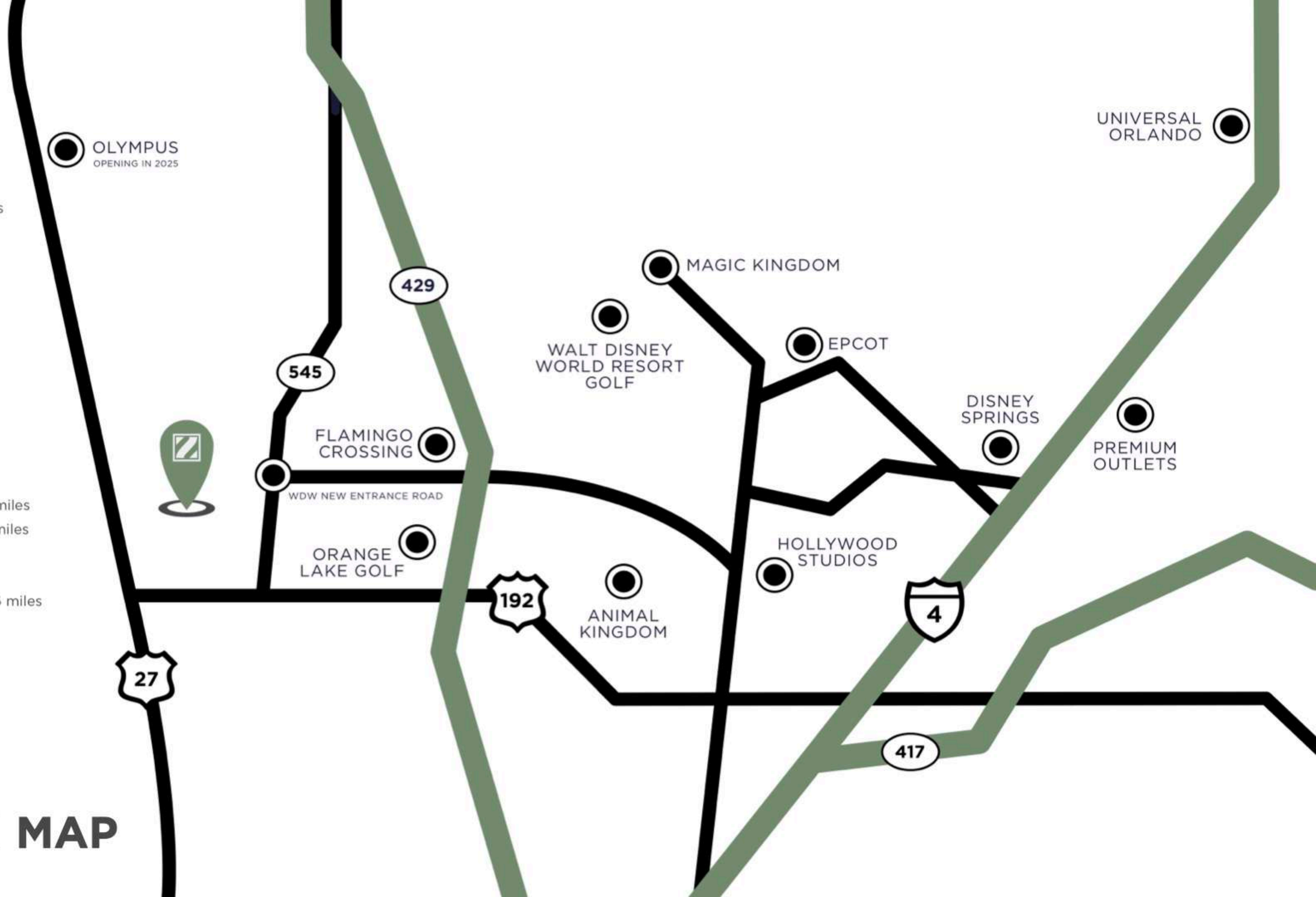
**GOLFING**

- Highlands Reserve Golf 6 miles
- Legends Golf & Country Club 12 miles
- Orange County National Golf 12 miles
- Orange Lake Golf 6.8 miles
- Polo Park East Gold 3.8 miles
- Walt Disney World Resort Golf 16 miles

**SHOPPING**

- Flamingo Crossings 7.7 miles
- Florida Mall 24 miles
- Premium Outlets 15 miles
- Premium Outlets 23 miles
- Mall at Millenia 25 miles

**LOCATION MAP**







# WELCOME TO DREAM

We are currently developing more than 566 homes in Central Florida. Our Dream Community features 145 acres of development and is made up of six neighborhoods including Hidden Forest, Serenity, The Retreat, Tranquility, Hidden Lakes, and Sunrise Pointe.



## SERENITY SOLD OUT

Each one of our 136 Serenity townhomes carries a tranquil waterside view and a return to nature on 40 acres of fabulous Florida land.



## THE RETREAT SOLD OUT

The Retreat offers 88 Eco-Friendly vacation homes complete with secluded natural views and distinctive features throughout.



## HIDDEN FOREST SOLD OUT

Situated on 30 acres of a natural conservation area, the 132 Hidden Forest townhomes feature beautiful views of nature and peaceful waters.



## TRANQUILITY PRE-CONSTRUCTION SALES

Tranquility is designed to work within nature. Featuring modern architecture and luxury finishes, these 112 homes are crafted to exceed expectations.





  
**HIDDEN LAKES**  
 COMING SOON

CONSERVATION AREA

CONSERVATION AREA

CONSERVATION AREA

  
**SERENITY TOWNHOMES**  
 SOLD OUT

  
**THE RETREAT TOWNHOMES**  
 SOLD OUT



CONSERVATION AREA

  
**TRANQUILITY TOWNHOMES**  
 PRE-CONSTRUCTION SALES

CONSERVATION AREA

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**THE ENCLAVE AT THE RETREAT**  
 COMING SOON

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**HIDDEN FOREST**  
 SOLD OUT

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CONSERVATION AREA

CONSERVATION AREA

NEW DREAM ENTRANCE



  
**SUNRISE POINTE TOWNHOMES**  
 PRE-CONSTRUCTION SALES COMING SOON

# RESORT MAP

EXISTING DEVELOPMENT





# The **SITE MAP**

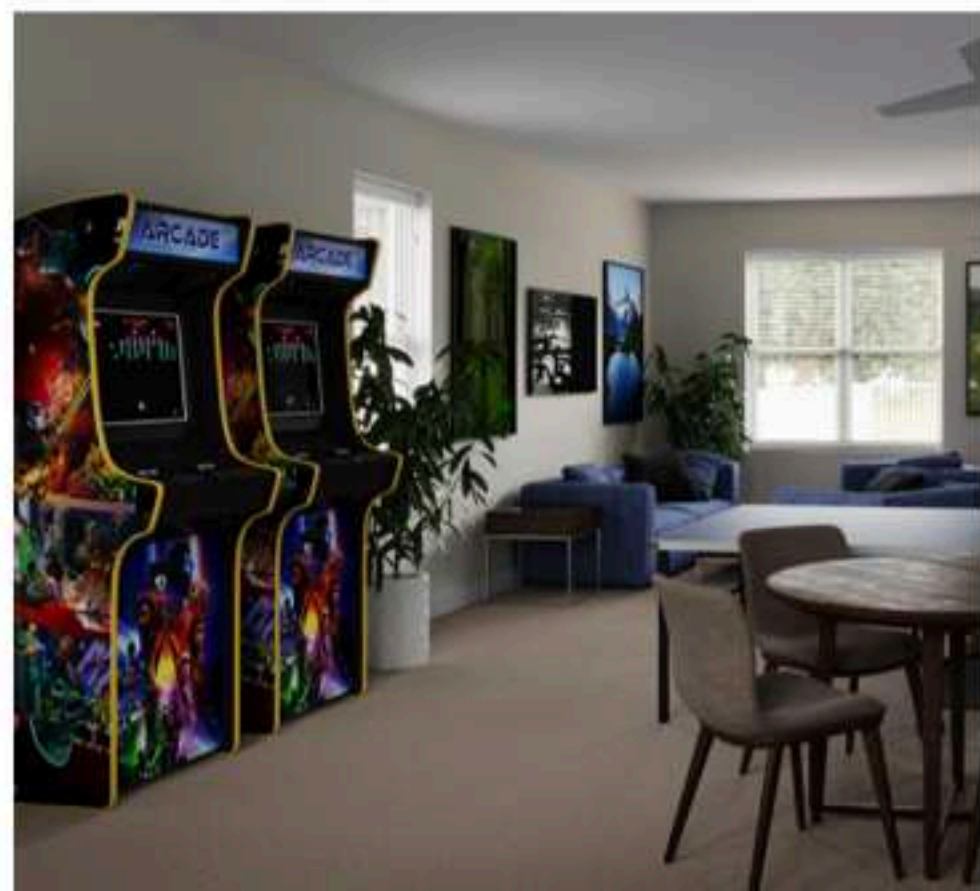
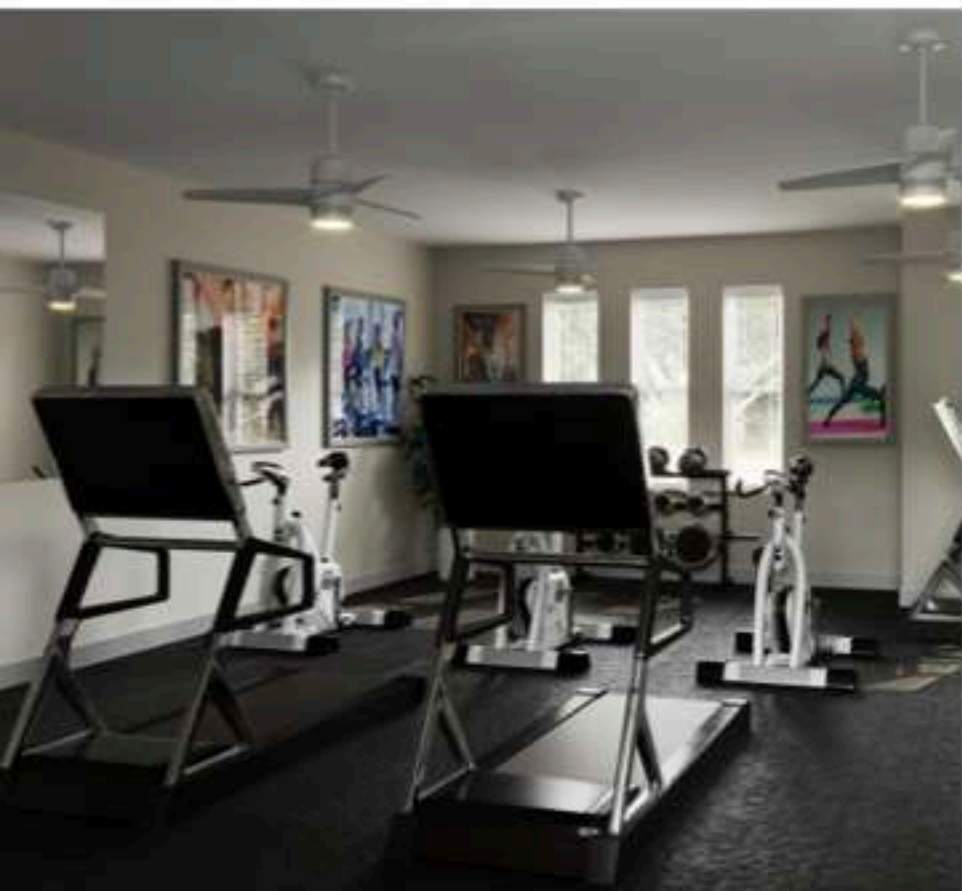






RELAXATION REDEFINED

## ECO-CLUB AMENITIES



- Modern ECO-CLUB Clubhouse
- Resort-Style Swimming Pool
- Fitness Center
- Game Room
- Covered Outdoor Seating





QUALITY IS OUR  
**KEYSTONE**



  
NO  
MANDATORY  
PROPERTY  
MANAGEMENT  
COMPANY

NO  
OWNER  
RESTRICTIONS  


  
NO BUILDER FEE

NO CDD  




*Parade of*  
**HOMES**  
2021  
AWARD-WINNING  
QUALITY



  
WHITE  
GLOVE  
CUSTOMER  
SERVICE



  
EVERY UPGRADE  
COMES STANDARD

  
AFFORDABLE  
PROPERTIES



  
LOWER HOA COSTS

  
SET  
BACK IN  
NATURE



  
LOW  
OPERATING  
COSTS

**DISCOVER  
THE ZENODRO  
DIFFERENCE**

Our location, product, team, and values are what make Zenodro Homes the best option when buying a vacation home.

Our Dream Community features 145 acres of development and is made up of six neighborhoods including Hidden Forest, Serenity, The Retreat, Tranquility, Hidden Lakes, and Sunrise Pointe.







THE ZENODRO DIFFERENCE

## A NEW STANDARD

- We always strive to provide White Glove Customer Service to every potential client.
- From Pre-construction to Closing, we focus on intentional communication throughout the entire buying process.
- We love hearing the stories of our global Zenodro Family.

4.8 Stars on Google & Facebook







I have owned a property for 2 years, and it is one of the best investments I have made! Price vs. benefit is very profitable, the location, the valuation in addition to the business options make it a very good project to consider for buy. Zenodro is an excellent builder, accomplished and serious. Kendra, our advisor, is incredible, always willing to help us and was present throughout the entire process.

**PAOLA & DIEGO**



I would like to thank construction company Zenodro for the solid and elegant property 17517 Hidden forest that I bought almost three years ago. I am very happy and satisfied with this investment. Congratulations Zenodro for the seriousness and affection with his customers.

**CLODOALDO**



Beautiful homes. The construction is outstanding. They are always so helpful and good with communication as well! I've dealt with Lennar and dr Horton before and it was a nightmare... completely the opposite with Zenodro! The construction sites are actually built with quality exactly as they present on the model homes! Thank you guys!

**BRUNA**

**ZENODRO**  
CLIENT TESTIMONIALS

   
CHECK OUT ALL THESE REVIEWS ON GOOGLE





# Parade of **HOMES** 2021

THE ZENODRO DIFFERENCE

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## **AWARD-WINNING HOMES**

- Parade of Homes Orlando showcases Central Florida's most inspiring homebuilders and designers. Presenting innovations in homebuilding, architectural design, energy efficiency, smart homes, outdoor living, interior style, remodeling and pool design.
- Zenodro Homes won the 2021 Grand award over all Multi-family communities in the Orlando area. We also brought home First place for our Orel model home.





THE ZENODRO DIFFERENCE

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# COMPLETE CONCRETE BLOCK

- **Strength:** One of the greatest advantages of concrete blocks is its durability. Concrete blocks are resistant to fire and earthquake damage and less susceptible to termites, moisture, and extreme temperatures.
- **Energy Savings:** Another benefit of concrete blocks is their ability to improve a home's energy efficiency. Concrete creates a strong barrier to insulate your structure from outside air, preventing temperature fluctuations and other forms of energy waste.





THE ZENODRO DIFFERENCE

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## **SPRAY FOAM** **INSULATION**

- Saves energy operating costs. 30% - 50% per year.
- Reduces air and moisture.
- Reduces dust and pollen.
- Adds structural strength to home.
- Reduces noise.
- R-values remain stable over time.
- Highest performance insulation.





THE ZENODRO DIFFERENCE

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## TRANSPARENT COMMUNICATION

- Our dream communities have no CDD's (Community Development District). Saving you thousands of dollars every year.
- No builder fee, typical builders charge 1 - 2 percent of the final sales price.
- Lower operating costs, from energy savings to lower HOA fees, our homes are designed to optimize your ownership experience.





THE ZENODRO DIFFERENCE

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## ABOUT US

- Fully integrated real estate development company
- Over 20 years of experience
- Residential, commercial, industrial, and multi-family property experience
- 400 homes built in South and Central Florida
- 850 units in current projects
- Family owned and operated
- Quality That Inspires





# DISNEY IS JUST AROUND THE CORNER

OUR DREAM COMMUNITIES ARE JUST AN EIGHT MILE DRIVE FROM DISNEY'S WESTERN ENTRANCE GATE.







NEW DREAM ENTRANCE



SUNRISE  
POINTE  
TOWNHOMES



HIDDEN  
FOREST

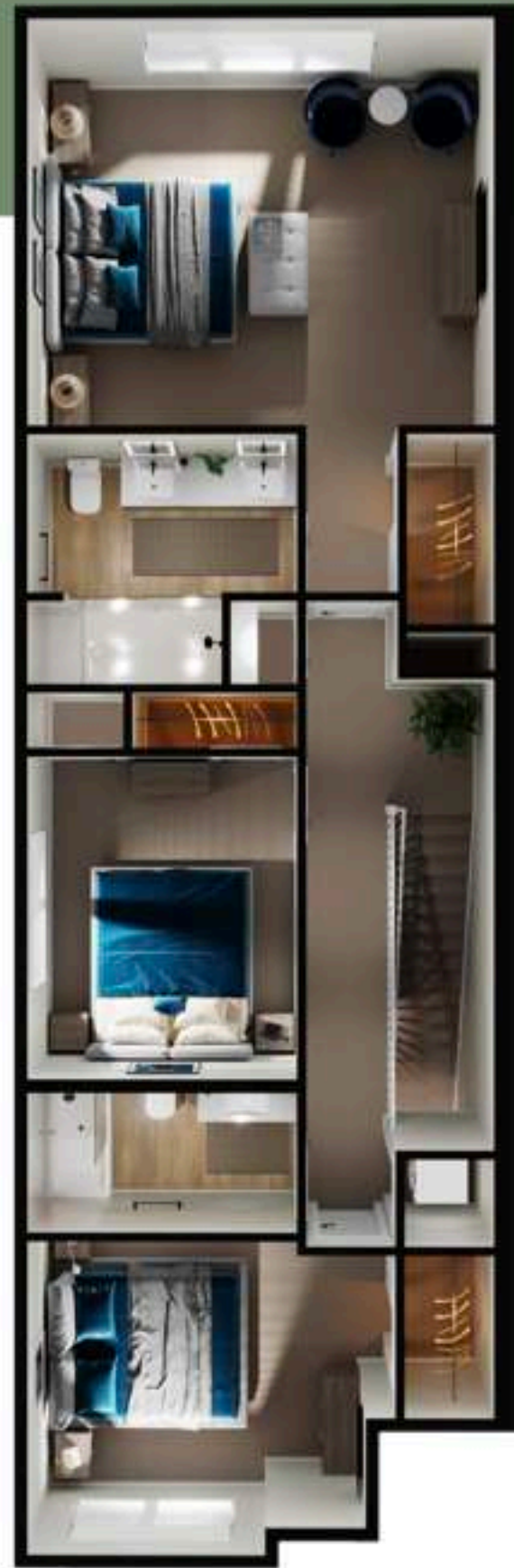
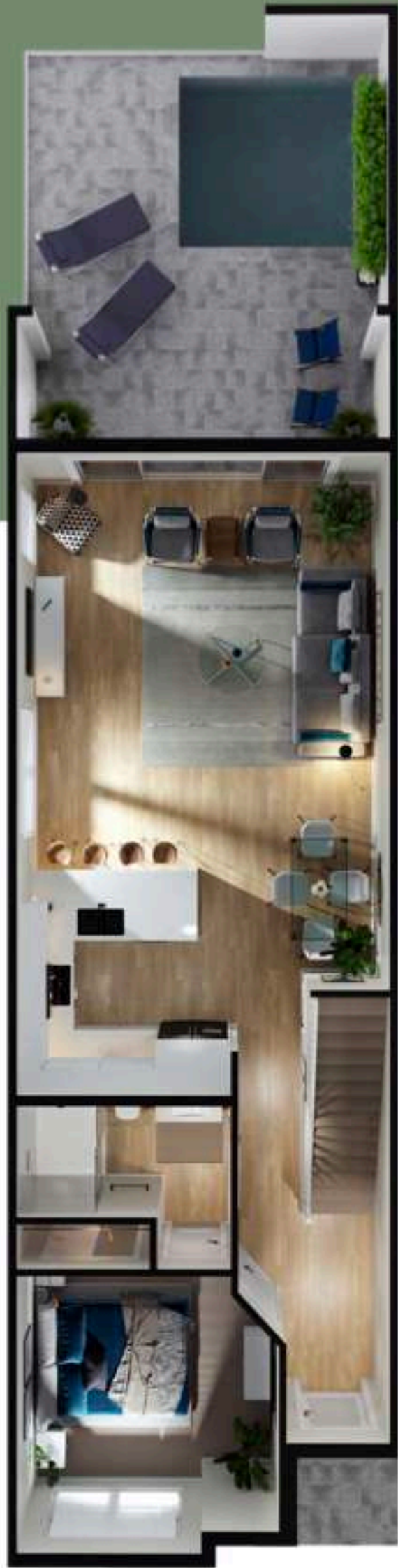


TRANQUILITY  
TOWNHOMES



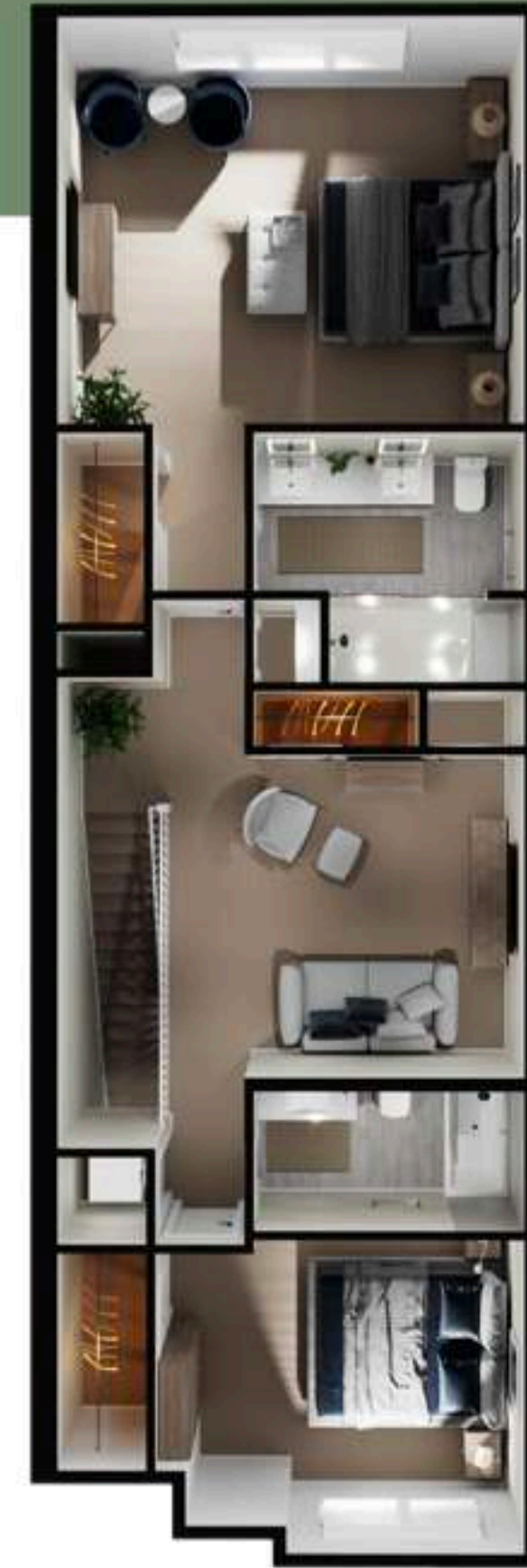
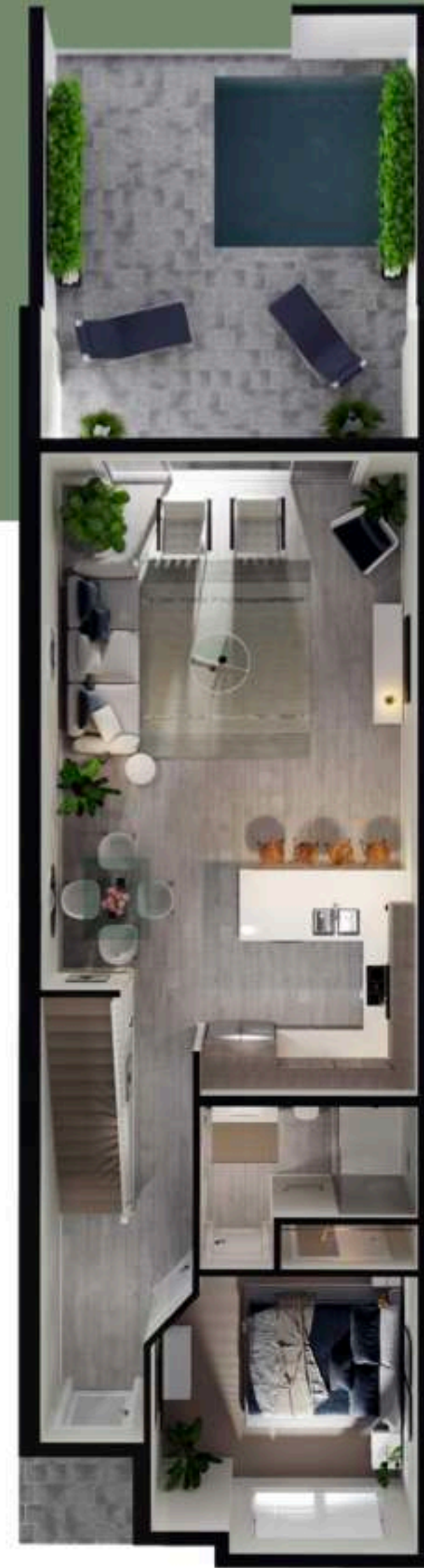


# FLOOR PLANS



## MEET OREL

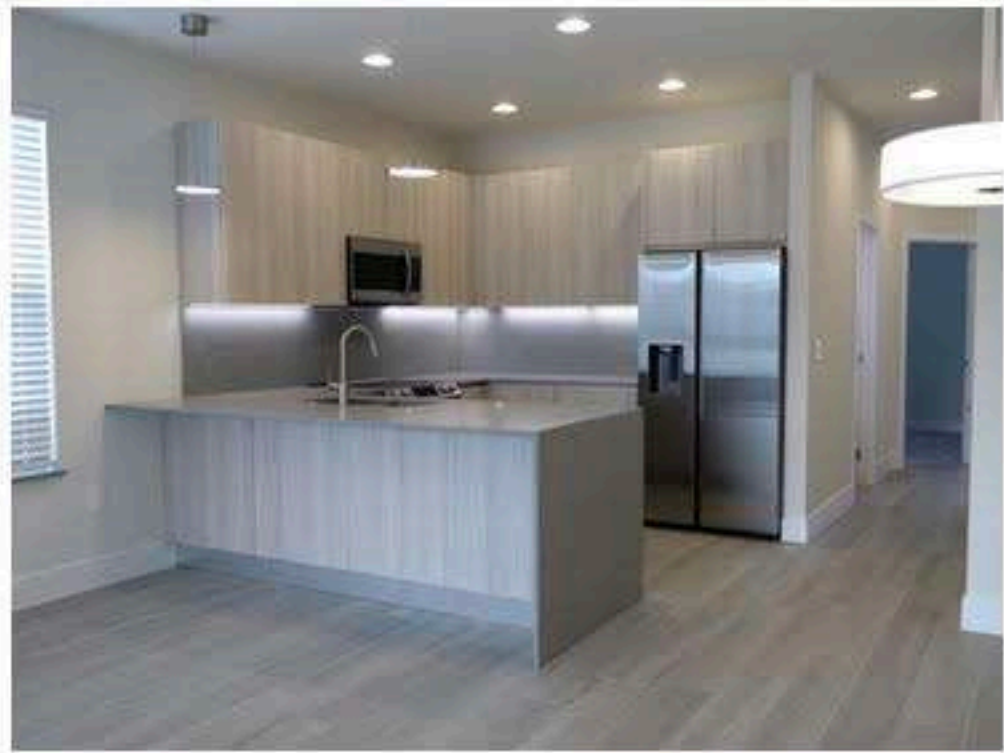
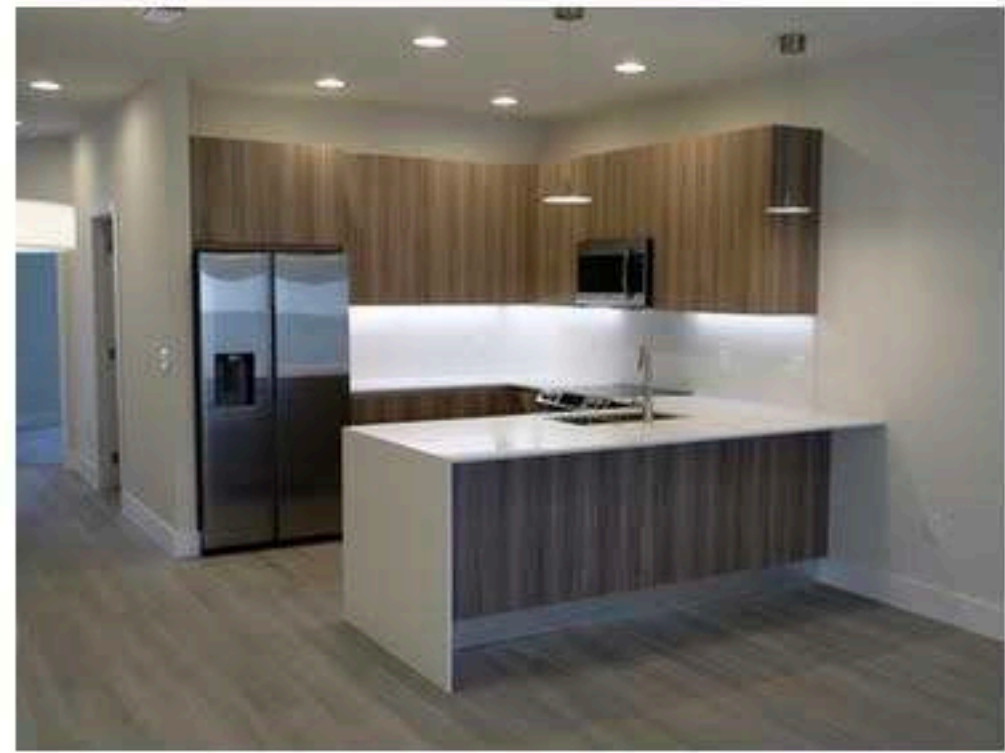
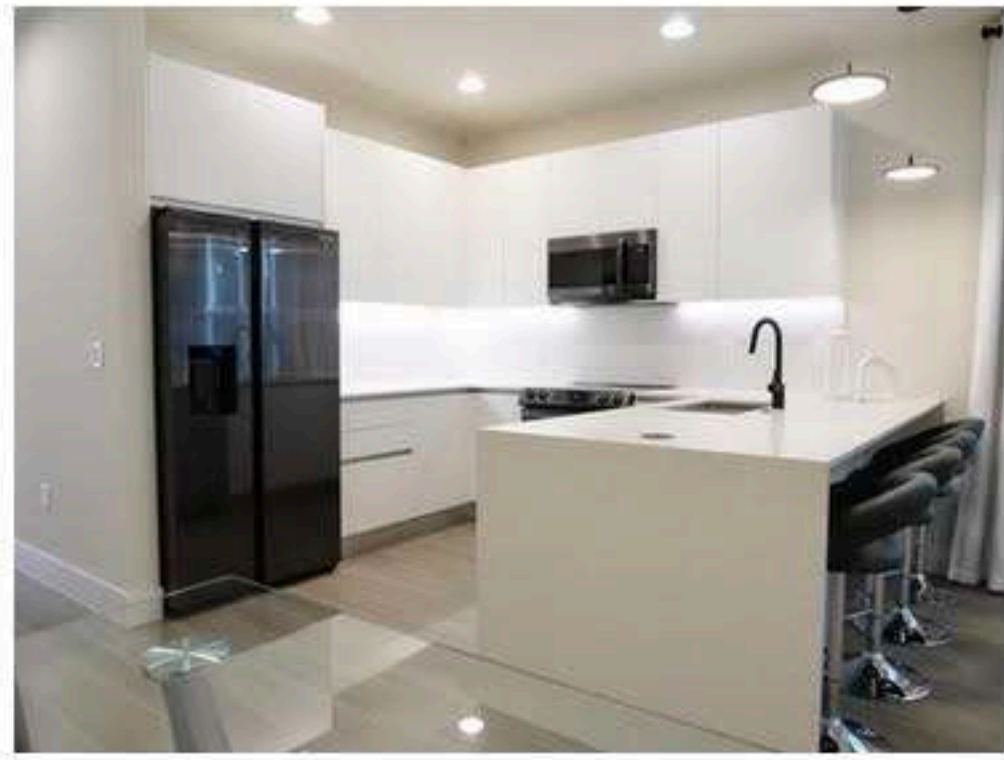
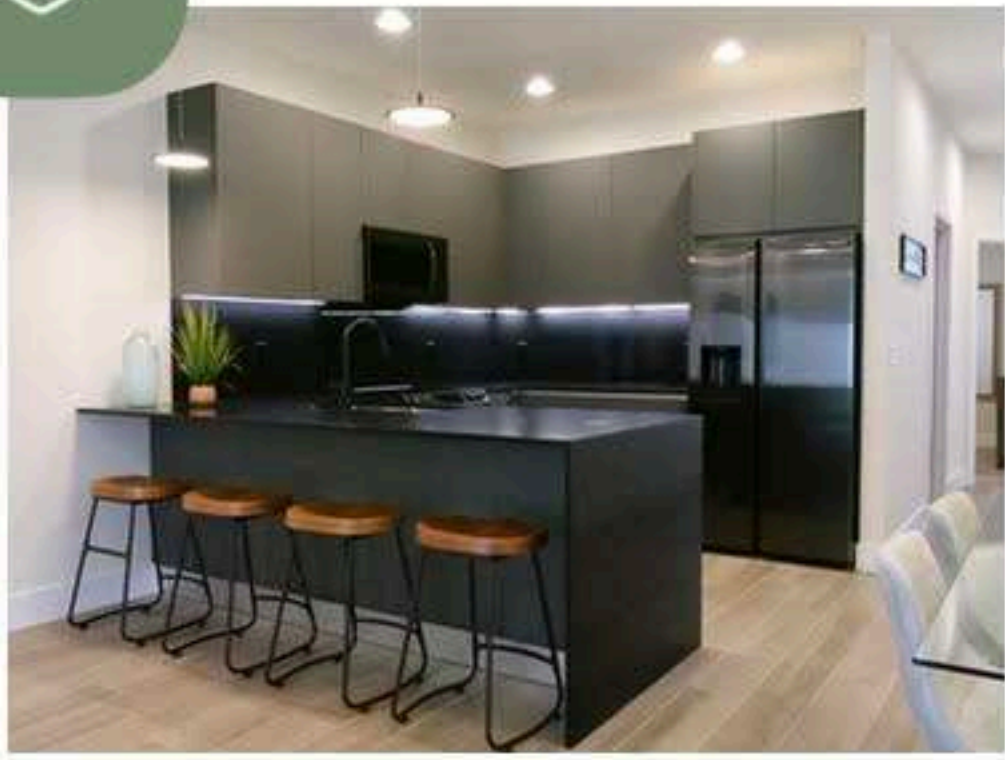
- 2,256 SF
- 4 Bedrooms
- 3 Bathrooms
- Private Pool
- Lanai
- Open Living Area
- Sun Deck



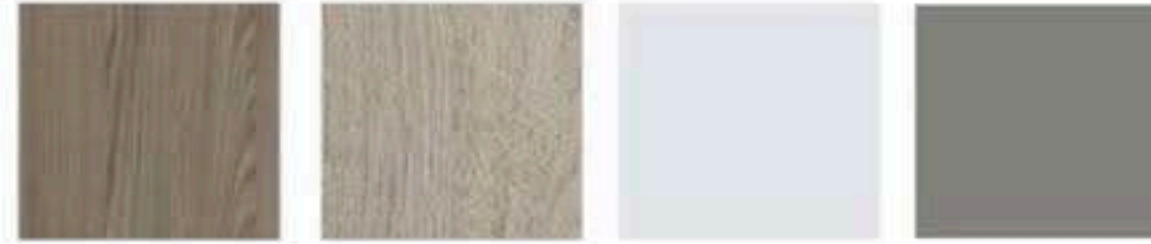
## MEET ASHER

- 2,266 SF
- 3 Bedrooms
- 3 Bathrooms
- Loft
- Private Pool
- Lanai
- Open Living Area
- Sun Deck





### CABINETS



Dark Oak    Light Oak    White    Grey

### TILE FLOOR



Beige    Grey

### COUNTERTOPS



Ocean Foam    Jet Black    Ice Snow    Cement

### BATHROOM WALL TILE



Dark Grey    Beige

### CARPET



Ink Spot    Mystic Heather    Warm Cider    Bare Mineral    Flax Seed    Honey Comb

### APPLIANCES



Black Stainless Steel    Stainless Steel

### WASHER / DRYER



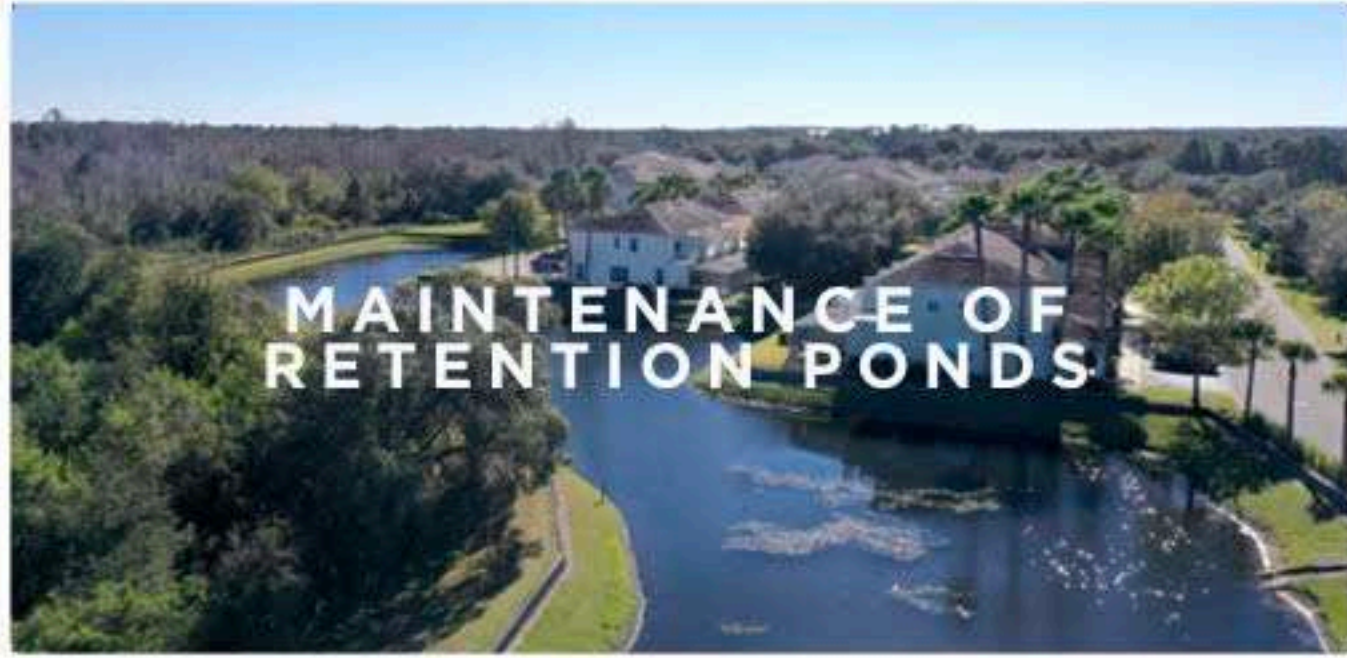
### FAUCETS & DOOR HARDWARE



Matte Black    Brushed Nickel

# INTERIOR SELECTIONS





**PROPERTY MANAGER**



**LANDSCAPING AND  
MAINTENANCE OF  
COMMON AREAS**



**EXTERIOR  
PAINTING  
EVERY 5-7  
YEARS**



**BOOSTER  
AND LIFT  
PUMP  
MAINTENANCE**

# HOA

## HOME OWNERS ASSOCIATION

The Home Owners' Association takes care of the community and maintenance so you can relax.



**RE-ROOF  
AT THE END  
OF LIFE  
(ROOF REPAIRS  
NOT INCLUDED)**



**EXTERIOR  
PRESSURE WASHING  
OF BUILDINGS  
AND SIDEWALKS**



**EXTERIOR  
PEST  
CONTROL**



**WATER &  
SEWER**



**PRIVATE ROAD  
MAINTENANCE**



**TRASH  
VALET  
SERVICE**



**TERMITE  
BOND**



**COMMON  
AREA  
GENERAL  
LIABILITY**

**\$350  
PER MONTH**





# TRANQUILITY TOWNHOMES

A DREAM COMMUNITY BY ZENODRO HOMES

