

THE HUB

At Westside
Reserve

A NEW GENERATION OF HOMES
FOR A NEW GENERATION OF PEOPLE.



PRODUCT

A new residential development made up of 118 open concept townhouses with three bedrooms, three bathrooms, a flex-space (i.e. home office or home school), and two parking spaces.



CONCEPT

Functional and automated properties, in the best location and at affordable prices. A community designed to meet the desires of the new generation.



LOCATION

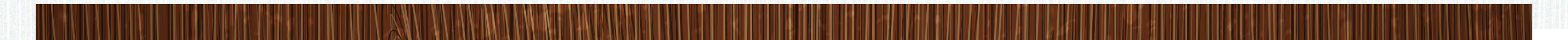
In Kissimmee, near Winter Garden - the fastest growing area in Central Florida. Just minutes away from the largest employers in the Metro Orlando area: Disney, Advent Health, and Orlando Health.



REAL ESTATE INVESTMENT

The Hub at Westside Reserve is the best opportunity for those seeking to grow their assets and revenue at a steady rental income. An enterprise planned to supply the needs of a unique moment in real estate: a hot market for buying, selling, and renting.

If comfort, convenience, and location are what you look for when buying a new home, purchasing a property that offers everything and more within a new residential concept makes perfect sense. The Hub at Westside Reserve combines everything people look for in a new home, with everything you want when you think of a real estate investment.



THE HUB AT WESTSIDE RESERVE



Amazon and Instacart Lockers



Electric Vehicle Charging Stations



Zen Garden



Dog park



Community swimming pool



Wi-Fi Cafe with co-working space



Summer Kitchen



Fitness Center



Meeting room with electronic reservation system

This community brings a new clubhouse format that fits the new consumer's lifestyle: more connected and conscious. The common areas are extensions of the home and serve as a hub, where residents can entertain, work, and work out.

It's the perfect blend of time optimization, freedom, and comfort.

CLUBHOUSE



WIFI CAFE



FITNESS CENTER



MEETING ROOM



AMENITIES

- | | |
|----------------------------|---------------------------------------|
| 1) ZEN GARDEN | 6) LOCKERS |
| 2) COMMUNITY SWIMMING POOL | 7) ELECTRIC VEHICLE CHARGING STATIONS |
| 3) SUMMER KITCHEN | 8) MAILBOX |
| 4) CLUBHOUSE | 9) DOG PARK |
| 5) FITNESS CENTER | |

AN INNOVATIVE COMMUNITY ON THE
OUTSIDE AND MORE IMPORTANTLY,
ON THE INSIDE.



3 bedrooms, 3 bathrooms
(all bedrooms are master
suites),
1,361 sq. ft., 2 parking spaces



Walk-in closets in all
bedrooms



Smart Homes: convenient,
cost-effective, and safe
automated homes



Open concept

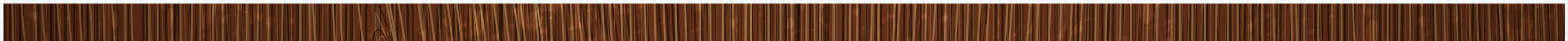


Smart design: Each room
was meticulously planned
so that every single space is
functional

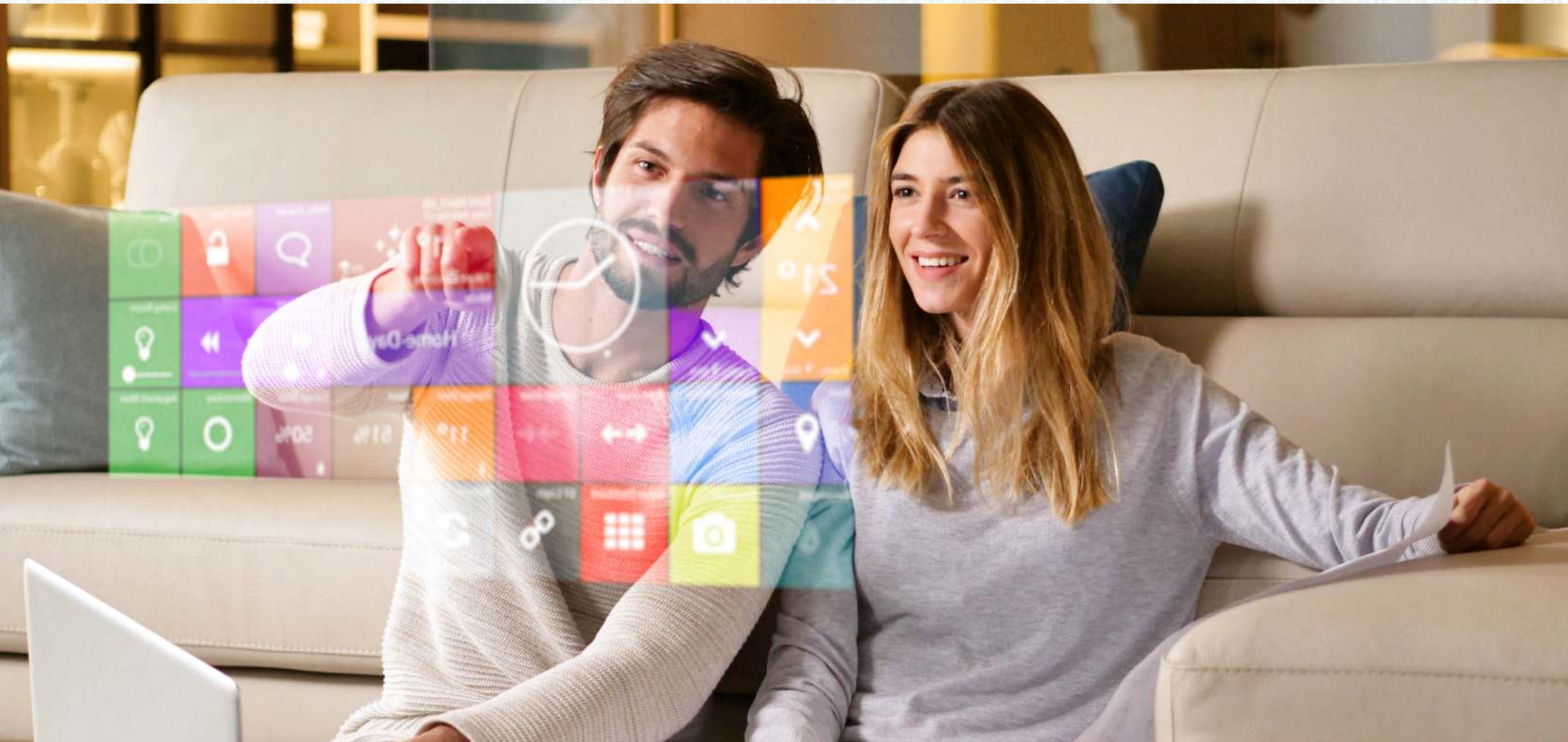


FLEX SPACE LOFT
(home office/ home school/
play room)

The Hub at Westside Reserve is the residential solution for people who like comfort and convenience without compromising on the design, from flexible spaces to the technology that gives you full control of your home.



SMART HOME INNOVATION



A community that meets the needs of the new generation.
People who seek ease, comfort, and all the convenience that technology
can offer.



RING VIDEO
DOORBELL



KWIKSET® HALO
WI-FI-ENABLED SMART LOCK



SMART THERMOSTAT
WITH WI-FI
CONNECTIVITY



ECHO DOT SMART
SPEAKER
WITH ALEXA

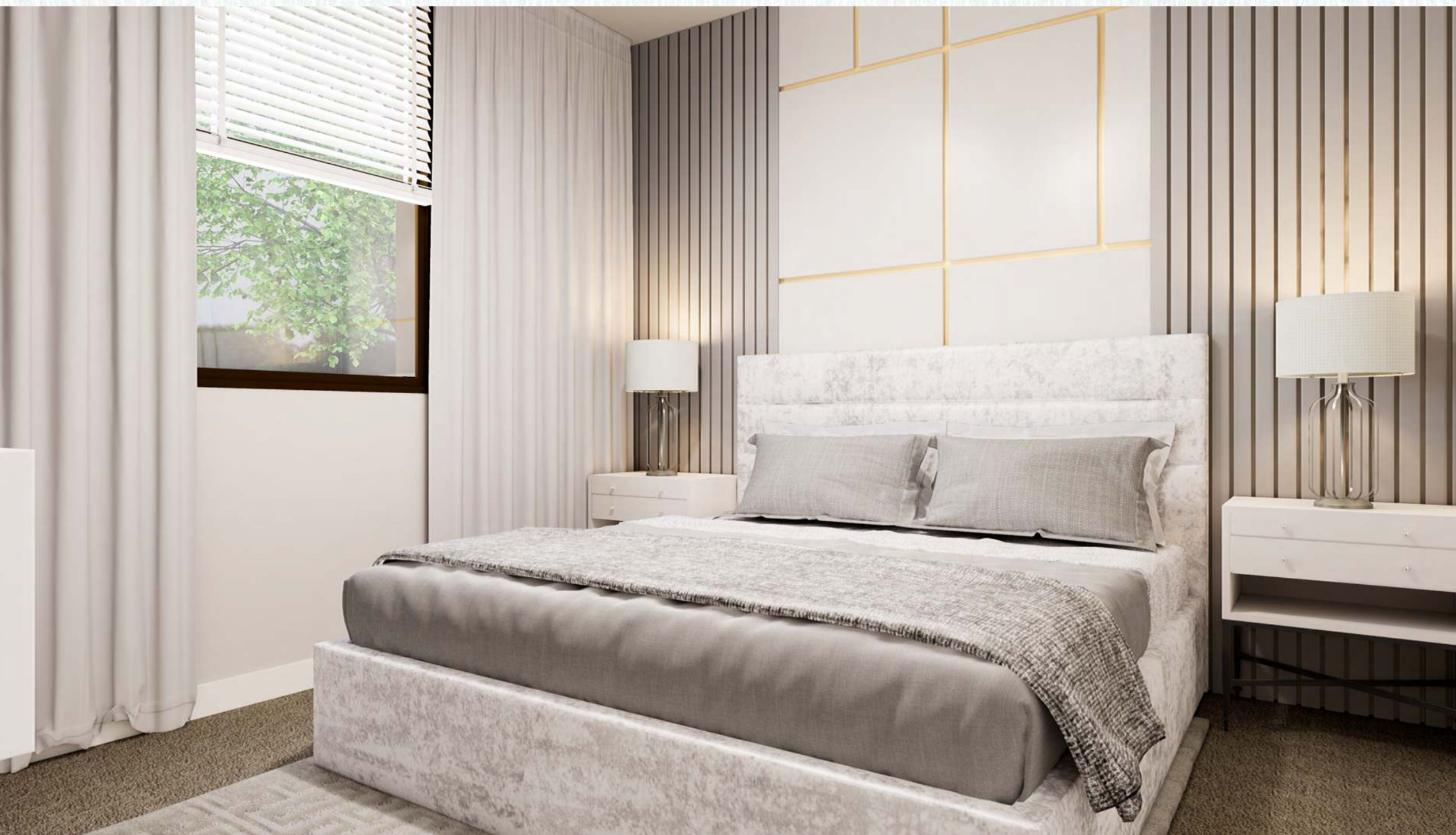
OPEN FLOOR PLAN



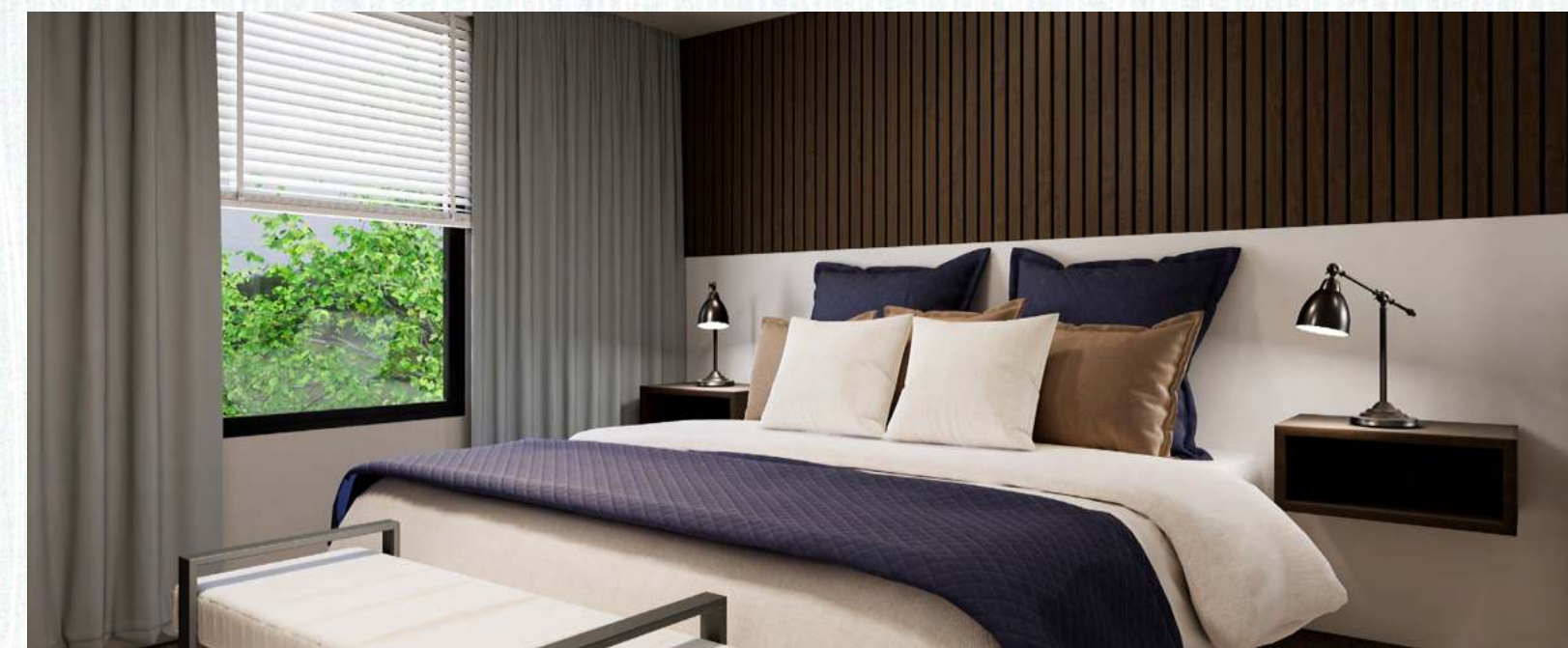
FLEX-SPACE LOFT



BEDROOM 1



BEDROOM 2



BEDROOM 3

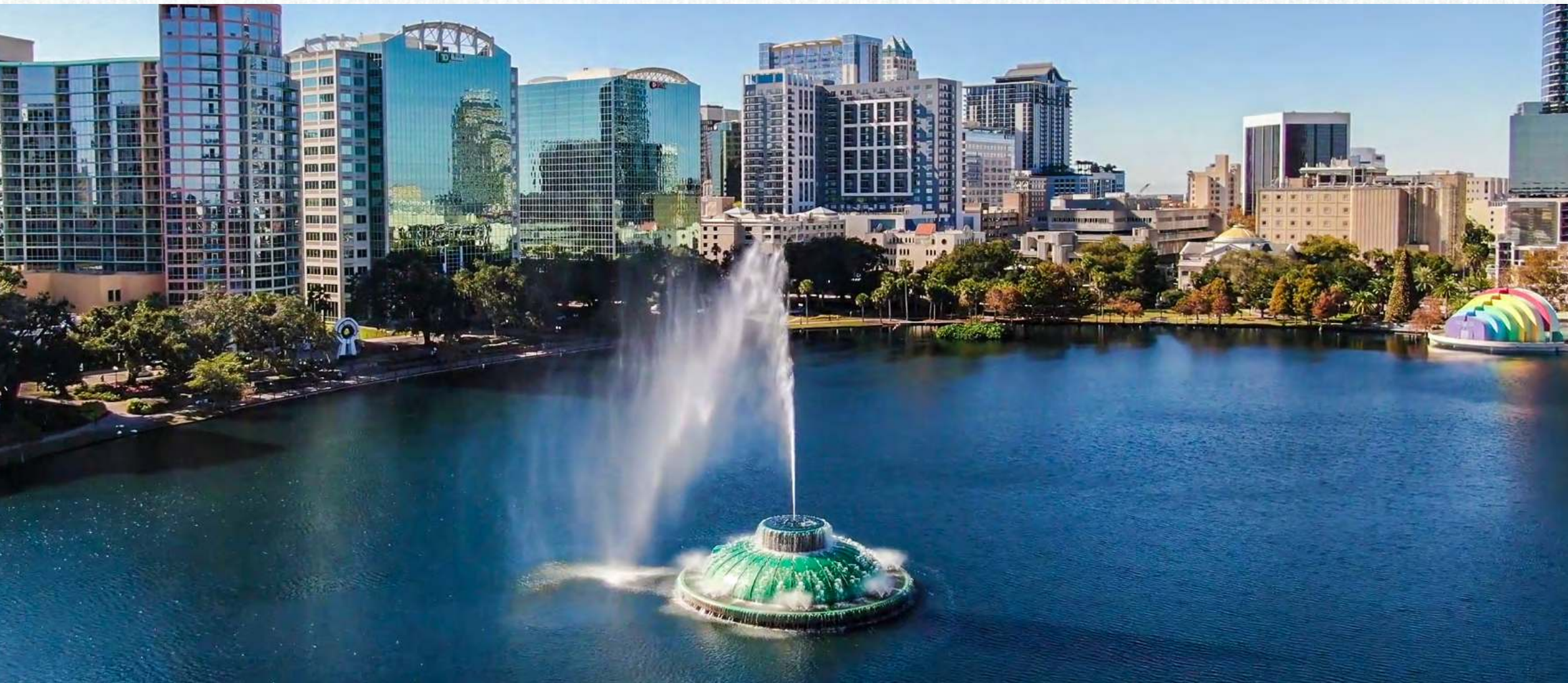
FIRST
FLOOR



SECOND
FLOOR

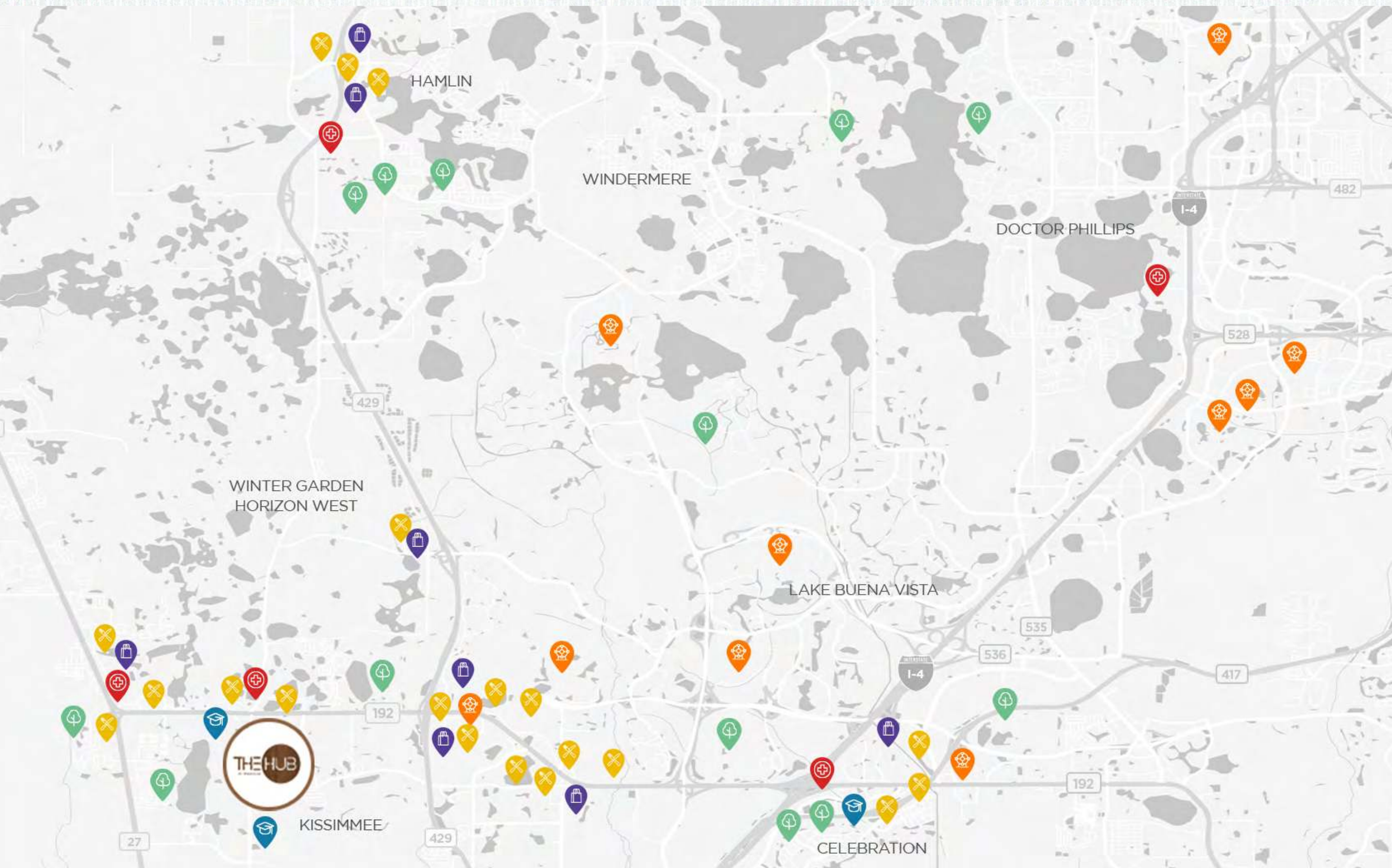


METRO ORLANDO









The Hub at Westside Reserve is strategically located in Kissimmee, near Winter Garden - one of the most desired and fastest-growing areas in Central Florida. Surrounded by nature, restaurants, retail, and entertainment. It's the perfect location to enjoy the amazing Florida lifestyle.

Just minutes away from Walt Disney World and Advent Health - the two major employers in Central Florida. The nearby access to I-4 and State Route 429 makes daily commutes to and from work a breeze.



THE APPRECIATION OF YOUR REAL ESTATE INVESTMENT STARTS WITH THE LOCATION.

-  Retail
-  Schools
-  Hospitals (major employers)
-  Theme Parks / Entertainment (major employers)
-  Restaurants
-  Nature / Sports / Playgrounds



Lucaya Village

West Lucaya

WHO WE ARE

We are a local real estate development company known for providing personalized customer service. Our team is easy to reach and strives to connect closely with each client, in order to understand their needs and present solutions.

We believe that buying a property should be safe and transparent.

With over 15 years of experience in real estate, our portfolio includes the development of over 300 units at Lucaya Village and West Lucaya - a real sales success that exceeded our buyers' expectations.

OUR MISSION

To offer functional and affordable properties at a great location.

THE HUB AT WESTSIDE RESERVE IS THE BEST REAL ESTATE INVESTMENT OPPORTUNITY IN FLORIDA

- Hot market for buying, selling, and renting.
- An innovative concept that meets the needs and desires of the new generation.
- Affordable.
- Unique financing opportunity with historically low-interest rates.

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At Westside
Reserve

* All images and perspectives are merely illustrative and may be changed without notice. The landscaping images represent the adult phase of the plant species, which are specified in the executive project. The furniture and some appliances are decoration references only and are not included with the purchase of your Home. The common areas of the community will be delivered furnished and equipped. The materials, equipment, and fixtures will be substantially the same as or similar in quality. For specific information regarding the purchase of a unit at this project, you should rely exclusively on the terms and conditions stipulated in the Purchase and Sale Agreement.