

Sycamore Resort

By Primeland Development



SYCAMORE
RESORT

Sycamore Resort

Sycamore Resort is a luxury urban living experience with apartments, restaurants, bars, spa, stores and the only Resort with an exclusive pet hotel.

With more than 575,000 square feet of vertical buildings on a 10-acre total construction It is close to Walt Disney World, one of the largest and most exciting urban developments in Osceola County. No stress. No constraints. Just the happiness of renewed spontaneity. With an expert team of friendly, multilingual staff, delectable gourmet cuisine and relaxing wellness services – we'll cater to every imaginable desire, all these is at your reach on Sycamore Resort.





Sycamore Club

Sycamore will offer incredible amenities in the common areas totaling over 25,000 square feet of entertainment on the club plus 2 acres of the outdoor area.

All Entertainment will be divided into areas unique to the family, with a focus on individual interests.

Outdoor

Resort-style pools with floating huts, beach volleyball, pickleball court, playground and Tiki bar at the pool.

In the Club



First floor

Fitness center, Complete spa services with Sauna and Beauty Salon, Kid's Club, Bakery, Vegan Restaurant and Asian Restaurant.



Second floor

American Restaurant, Sports Bar and a Convention Center that will work as a venue with daily entertainment.

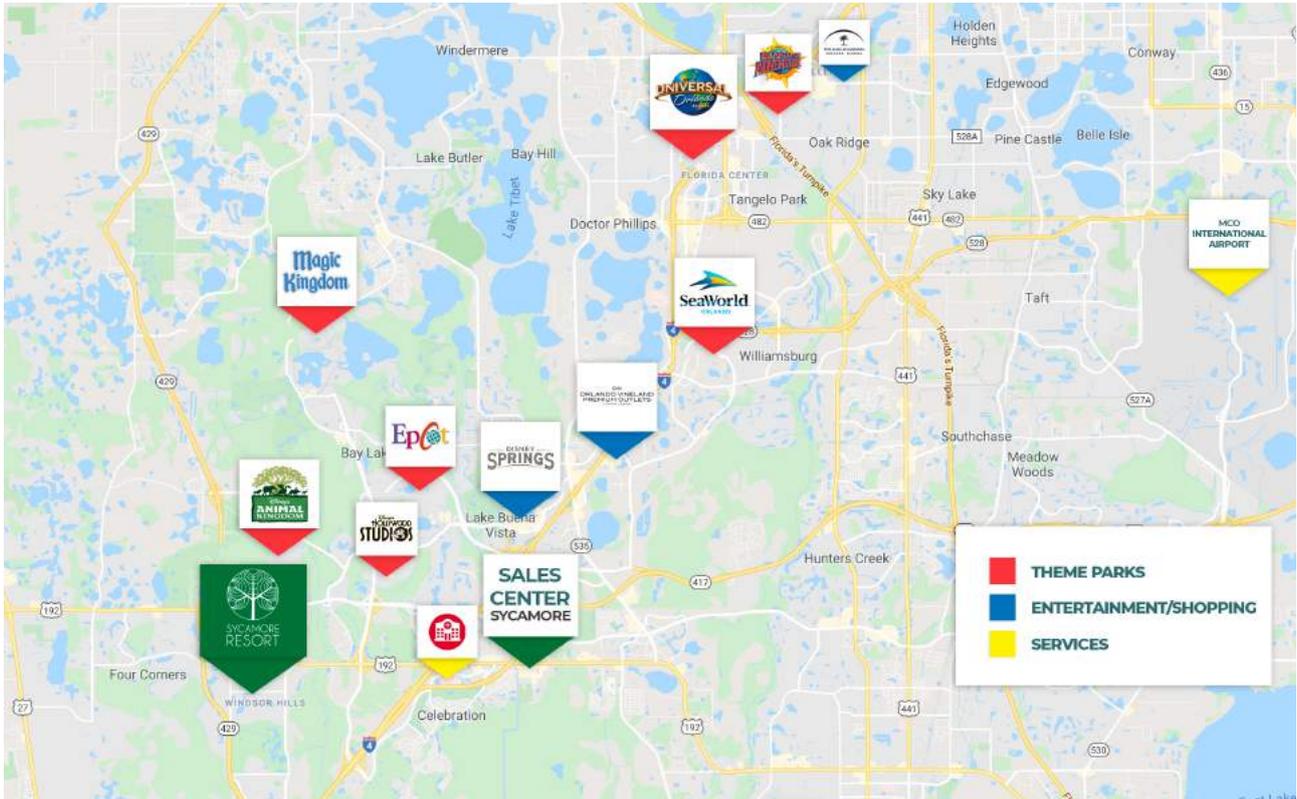


Third floor

An exclusive Rooftop bar with live music and all-day lounge.

Strategically Located

Sycamore Resort is close to all Theme Parks, Major stores and shopping outlets.



- 1.0 MILE**
- SUPER WALMART
- 3.4 MILES**
- ANIMAL KINGDOM
- 5.1 MILES**
- ADVENT HEALTH HOSPITAL
- 5.4 MILES**
- HOLLYWOOD STUDIOS
- 6.7 MILES**
- EPCOT
- 7.4 MILES**
- MAGIC KINGDOM / DISNEY SPRINGS
- 9.3 MILES**
- ORLANDO VINELAND PREMIUM OUTLETS

- 11.6 MILES**
- SEAWORLD
- 15.4 MILES**
- UNIVERSAL STUDIOS
- 15.4 MILES**
- UNIVERSAL ISLANDS OF ADVENTURE
- 17.8 MILES**
- THE MALL AT MILLENIA
- 22.8 MILES**
- MCO (ORLANDO INTERNATIONAL AIRPORT)

National Green Building Certificate



Sycamore Resort is proud to announce that it will be a Certify condominium to the rigorous requirements of the **National Green Building Standard™ (NGBS)** – the only residential green building rating system approved by ANSI as an American National Standard. The NGBS provides practices for the design and construction of all types of green residential buildings, renovations, and land developments. The certification program ensures condos are built in compliance with the NGBS and focuses on three primary attributes that are highly marketable to today's discerning consumers:



1 -Healthy Homes

- Providing fresh air ventilation that improves indoor air quality
- Limiting pollutants and contaminants in the home
- Preventing moisture problems that can contribute to mold and attract pests

2 - Lower Operating Costs

- Reducing utility costs through cost-effective energy and water efficiency practices
- Controlling maintenance costs through durable construction and product selection
- Providing technical and educational resources to ensure the home's optimum performance



3 - Sustainable Lifestyle

- Promoting walkability
- Reducing home maintenance through enhanced durability
- Preserving natural resources through responsible land development practices

At Sycamore Resort, we will work not only to provide a hassle-free properties management but every choice on the construction will have a direct impact on the property maintenance and will guarantee **low costs operation for the next 25 years.**

Property Features



EXTERIOR CHARACTERISTICS

- Classic Industrial Style design elevations
- Concrete masonry construction
- Professional Designed Community landscaping
- Foundation 3,000-PSI steel reinforced concrete footer and slab
- Engineered roof trusses with hurricane tie-downs
- Waste disposal chute
- Reclaimed water irrigation system
- LED Lighted number in all common area
- Elevator
- Security System
- Pest Control Pre-installed

INTERIOR DESIGN CHARACTERISTICS

- Designed open space, with well thought-out living space
- Chrome lever doorknob hardware
- Ogee 3 1/4" style baseboards
- Designed solid surface windowsills
- Interior paint – flat finish – light grey
- Two-panel interior Doors
- Interior wall textured finish (circulations)
- Interior Drywall 1/2 „
- 1/2 „lining
- Touch screen deadbolt at entry
- Owners closet to store personal belongings* (only available on 2 and 3 bedroom apartments).

FLOOR CHARACTERISTICS

- 12"x24" porcelain tile floor in all bathrooms
- Design mosaic glass in all bathrooms
- 6"x24" porcelain tile floor in living room and bedrooms – wood finish*

LUXURY RESOURCES OF THE KITCHEN

- Samsung Side by Side French Door refrigerator with Bottom Freezer
- Samsung smooth-glass range
- Samsung dishwasher
- Samsung microwave
- Samsung range-hood
- LG front load washer and dryer combo
- Designed Luxury multi-leveled, wood cabinets
- Chromed cabinet hardware
- Stunning White quartz countertops
- Undermount double bowl stainless-steel sink
- Sink- Garbage Disposal
- Design Stainless-steel Faucet

SYCAMORE COMMITMENT TO QUALITY

- Complete customer care Service Department
- Independent engineering inspections throughout the building process
- Builder company with more than 45 years of experience
- Manufacturer's warranties are passed on to you
- **1 year full service warranty on all new homes**

Floor Plans

1 bed and 1 bath
684 SF / 64 M2

Palm model offer the right space and offer on top of other facilities owner's closet. Each apartment will have facilities to comfortably accommodate 4-6 people.



Site Plan

Completion Schedule

Phase 1:
Building A-F and
Sycamore Club

Phase 2 :
Building B - C

Phase 3:
Building D - E



2 beds and 2 baths
1237 SF/115 M2

Oaktree model offer plenty of space with enhanced privacy and offer on top of other facilities owner's closet. Each apartment will have facilities to comfortably accommodate 6-8 people.

3 beds /3 baths
1481 SF/ 138 M2

Cedar model also offer plenty of space with enhanced privacy and offer on top of other facilities owner's closet. Each apartment will have facilities to comfortably accommodate 8-10 people.





PROPERTY MANAGEMENT

Hassle Free

The Property Management team has only one goal, to provide the best customer service to Guests and Owners.

While you are away, and your property will be under our responsibility the Management team will:

- Hire a housekeeper service;
- Daily check the property, we will schedule maintenance if necessary;
- In-house maintenance of small repairs;
- Bill payment – Water-Sewer-Trash, Electricity and Cable-Internet;
- Check in and check out guests;
- Work with the Booking Department to provide all services and special requests from your guests;
- Provide operation report;
- Maintain the Building common areas.

All Included Owners Association Fees

Owners have a fixed cost of \$ 480 per month towards the HOA. This costs will cover the following property expenses.

- Water- Sewer - \$60/month
- Condominium Maintenance \$245/Month
- Garbage Collection \$35/month
- Cable-Internet \$60/month
- Electricity - \$80/month

Annual Assessments

Home Owners Annual Assessments is \$ 960 per year (\$ 80/month) . Sycamore will deposit in the reserve account for property maintenance.

PROPERTY MANAGEMENT



LEASEBACK PROGRAM

- Guaranteed 10% Rental Income for 2 years
- Owners will receive monthly income deposited directly in the owner checking account.
- The unit can be used up to 30 days a year.
- Phase 1 – The HOA will be covered by Sycamore Property Management.

REGULAR RENTAL PROGRAM

- Owners will receive monthly income deposited directly in the owner checking account;
- The unit can be used up to 60 days a year;
- No Block out dates;
- Property Management will take care of all check-in check-out, guests services and concierge services.

PRIVATE OWNED – PRIVATE USED

- In this program, the owner does not participate in any rental program.
- The unit will stay closed whenever is not being used.
- The unit can be used up to 180 days a year.
- Property Management will support the maintenance services

