

Sycamore Resort

Sponsored by NobleGate Realty



SYCAMORE
RESORT

Sycamore Resort

**No stress. No constraints.
Just the happiness of renewed spontaneity.**

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

One of the largest and most exciting urban developments in Osceola County, this resort includes more than 575,000 square feet of vertical buildings on a 10-acre total construction and is just minutes away from Walt Disney World. With an expert team of friendly, multilingual staff, we'll cater to your every imaginable desire. Delectable gourmet cuisine, relaxing wellness services – all this and more is in reach at Sycamore Resort.





Sycamore will offer incredible amenities in the common areas totaling over 25,000 square feet of entertainment within the club plus 2 acres of 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 function as a venue with daily entertainment.

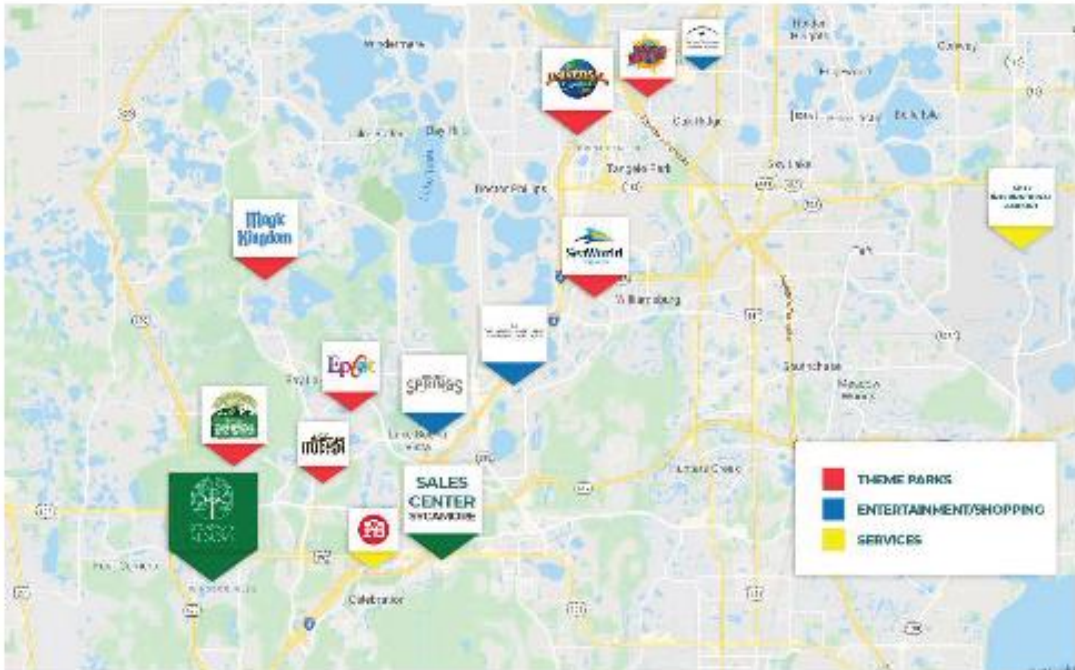


Third floor

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 certified green condominium under the rigorous standards of the National Green Building Standard™ (NGBS) – the only residential green building rating system approved by ANSI as an American National Standard. 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 to provide hassle-free property management. Every choice on the construction will have a direct impact on the property maintenance and will guarantee **low cost operation for the next 25 years.**

Property Features



EXTERIOR CHARACTERISTICS

- Classic industrial style design elevations
- Concrete masonry construction
- Professionally 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 areas
- 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 1/2" drywall 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 KITCHEN FIXTURES

- 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 with garbage disposal
- Design stainless-steel faucet

SYCAMORE COMMITMENT TO QUALITY

- Complete customer care 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**

Site Plan

Completion Schedule

Phase 1: Building A - F
and Sycamore Club

Phase 2: Building B - C

Phase 3: Building D - E



Floor Plans



1 bed and 1 bath 684 SF / 64 M2

The Palm Model offers a comfortable and functional space for 4-6 people. An owner's closet is also available.



2 beds and 2 baths 1237 SF / 115 M2

The Oaktree Model offers plenty of space with enhanced privacy to comfortably accommodate 6-8 people. An owner's closet is also available.

3 beds and 3 baths 1481 SF / 138 M2

The Cedar Model also offers plenty of space with enhanced privacy and can comfortably accommodate 8-10 people. An owner's closet is also available.





PROPERTY MANAGEMENT

Hassle Free

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

While you are away, our team will do the following to responsibly manage your property:

- Hire a housekeeping service;
- Check the property daily and schedule maintenance if necessary;
- In-house maintenance and small repairs;
- Bill payment (Water, Sewer, Trash, Electricity, Cable Internet);
- Check in and check out of any guests;
- Work with the Booking Department to provide all services and special requests for your guests;
- Provide operations report;
- Maintain the building's common areas.

All Included Owners Association Fees

Owners have a fixed cost of \$480 per month towards the HOA. This cost 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 black 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 maintenance services.