



THE
GROVE
RESORT & WATER PARK
ORLANDO



AN EXCEPTIONAL OPPORTUNITY
FOR VACATION HOME OWNERSHIP

5 MINUTES FROM WALT DISNEY WORLD®



“

IT'S LIKE HAVING A
VACATION HOME
IN A RESORT.

PEDRO S.





OWN. EARN. ENJOY!

The Grove Resort & Water Park is a spectacular vacation home destination just 5 minutes from Walt Disney World® and close to all of Central Florida's attractions. When you own a fully-furnished vacation home at The Grove Resort your family will enjoy a lifetime of vacation memories at this incredible world-class resort. And, if you choose to be included in the professionally managed turnkey rental program, you can take advantage of hassle-free vacations and stress-free property ownership to help offset costs.





“

THE KIDS CHOSE THE
WATER PARK OVER
GOING TO THEME PARKS.

VICTORIA H.





VOTED

FLORIDA'S
BEST

BEST WATER PARK



The spectacular Surfari Water Park is an attraction your family will love

- FlowRider® surf simulator with trainers to help your kids learn how to surf
- A lazy river winding through waterfalls and beautiful Florida landscaping
- Dual water slides with exhilarating twists and turns
- A zero-entry family pool for kids of all ages, with plenty of lounge chairs and private cabanas
- A kids activity pool with a two-story water adventure, three slides, water spouts and a wading pool
- Relax and enjoy a casual meal or drinks at the Longboard Bar & Grill with poolside service





“
SUN, RELAXATION,
BEAUTIFUL GROUNDS
AND DELICIOUS MEALS.

DANIELLE S.



“
THE PERFECT
MIX OF LUXURY
ACCOMMODATIONS AND
FUN AMENITIES.

KRISTEN B.



Whether you're ready to relax, stay fit, or enjoy a gourmet meal, The Grove Resort offers something special for everyone

- Three Springs pools are the perfect escape, with poolside food and drink service and a lush, tropical setting
- Pamper yourself at the Escape Spa, with a full menu of spa services
- The Fitness Center offers exercise machines, free weights and yoga mats
- Dining options include the Valencia Restaurant, serving breakfast, lunch and dinner





WE HAD SUCH A WONDERFUL TIME AND
MADE SO MANY CHERISHED MEMORIES.

KELLY L.



***There's so much to enjoy at The Grove Resort
the fun never stops***

- 20-acre Lake Austin for fishing and paddle boating
- Flip Flops Family Fun Center, with 6,600 square feet of games, mini golf and wall-to-wall excitement
- A variety of dining options, or just give us your grocery list and we'll deliver to your room
- Daily shuttle service to Walt Disney World®
- Luxurious 4-star, full-service lobby and concierge available to assist with everything from booking a tee time to arranging for attraction tickets



LOBBY



ALFRESCO MARKET



ELEMENT BAR & GRILL

FULLY-FURNISHED 2- AND 3-BEDROOM LUXURY VACATION HOMES



PALM | 2 BEDROOM | 2 BATHROOM

Living Space	1,265 Sq. Ft. (118 Sq. Mt.)
Balcony	73 Sq. Ft. (7 Sq. Mt.)
Total	1,338 Sq. Ft. (125 Sq. Mt.)





SABLE | 3 BEDROOM | 3 BATHROOM

Living Space	1,544 Sq. Ft. (143 Sq. Mt.)
Balcony	70 Sq. Ft. (7 Sq. Mt.)
Total	1,614 Sq. Ft. (150 Sq. Mt.)



BIRCH | 2 BEDROOM | 2 BATHROOM

Living Space	1,375 Sq. Ft. (128 Sq. Mt.)
Balcony	73 Sq. Ft. (7 Sq. Mt.)
Total	1,448 Sq. Ft. (135 Sq. Mt.)



CYPRESS | 2 BEDROOM | 2 BATHROOM

Living Space 1,434 Sq. Ft. (133 Sq. Mt.)

Balcony 70 Sq. Ft. (7 Sq. Mt.)

Total 1,504 Sq. Ft. (140 Sq. Mt.)



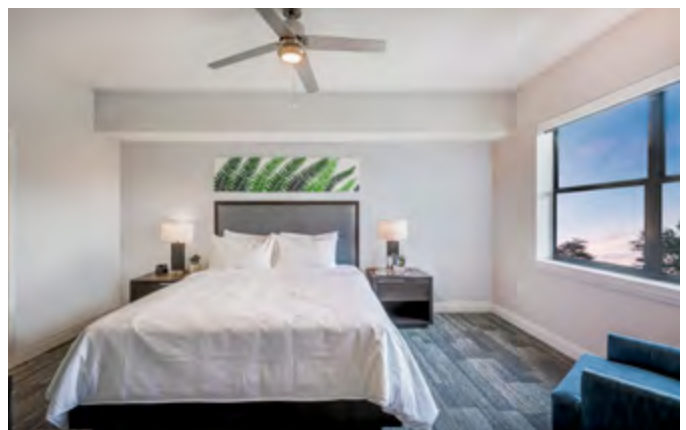
ROOMS WERE IMPECCABLE AND THE WATER PARK 5 STARS.

JEN T.



THE SQUARE FOOTAGE AREAS USED IN THIS BROCHURE INCLUDE THE OUTER WALLS SURROUNDING THE UNIT AND HALF THE DEMISING WALL SEPARATING UNITS AND AREAS UNDER ROOF BUT NOT WITHIN THE WALLS OF THE UNIT FOR THE LANAI AND COVERED ENTRY. PLEASE REFER TO THE SURVEY INCLUDED AS AN EXHIBIT TO THE PROSPECTUS FOR THE ACTUAL SQUARE FOOTAGE OF THE UNITS. THE SQUARE FOOTAGES USED IN THIS BROCHURE ARE PROVIDED SO THAT BUYERS CAN COMPARE SQUARE FOOTAGES BEING USED BY SELLERS IN OTHER COMMUNITIES. ALL DIMENSIONS ARE APPROXIMATE AND ALL FLOOR PLANS ARE SUBJECT TO CHANGE BY DEVELOPER WITHOUT NOTICE. ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS. PRICING SUBJECT TO CHANGE.

SPACIOUS ROOMS AND LIVING AREA





IN ASSOCIATION WITH



Paramount Hospitality Management (PHM) is an established veteran of the hospitality industry operating as a hands-on, boutique management company, coming upon their 20-year anniversary, focused on the condo hotel segment, specifically in the Orlando market. PHM owns, manages and operates award-winning condo hotels, resorts and hotels and

has a global reputation and a proven track record of consistently producing sound financial results for their hotels and owners year after year. Their team of corporate executives are hospitality industry veterans that provide hands-on support and attention to the full portfolio of hotels and resorts on a daily basis.



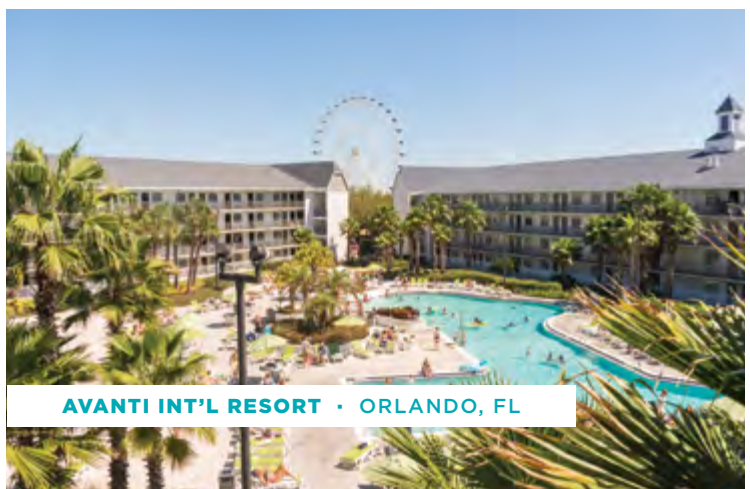
FLORIDAYS • ORLANDO, FL



AVANTI PALMS • ORLANDO, FL



THE POINT • ORLANDO, FL



AVANTI INT'L RESORT • ORLANDO, FL



MARINA POINTE • TAMPA, FL



MONTE CARLO • MIAMI, FL

BTI PARTNERS

Founded in the late 1950's by Arthur Breakstone, BTI Partners is an experienced land investor and real estate developer, including hotel operations such as The Grove Resort & Water Park, luxury homebuilding and condominium development. Under the direction of Noah Breakstone, Arthur's son, BTI Partners is now active across the southeastern United States. The company has completed more than \$3.5 Billion in real estate transactions, sold 18,000 units and has 1,700 units under construction. BTI Partners has earned many industry awards of excellence, including America's Best Builder, Florida's Best Builder, Builder of the Year in South Florida, and dozens of design awards. For more information go to BTIPartners.com.



THE GROVE

RESORT & WATER PARK

ORLANDO

GroveResidences.com

407-476-5693



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED OR QUALIFIED THIS OFFERING.

NOT AN OFFER WHERE PROHIBITED BY STATE STATUTES. ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. MAP IS NOT TO SCALE. PRICING SUBJECT TO CHANGE. ANY OFFERING TO NEW YORK RESIDENTS IS PURSUANT TO A CPS-12 APPLICATION THAT HAS BEEN APPROVED BY THE NYS DEPARTMENT OF LAW (CP17-0008). A COPY OF SUCH APPLICATION SHALL BE PROVIDED TO EACH NEW YORK RESIDENT PRIOR TO EXECUTION OF A PURCHASE AGREEMENT. *TERMS AND CONDITIONS SUBJECT TO CHANGE WITHOUT NOTICE.