





Lotus Villas
Resort

ORLANDO

- **74 million visitors per year**
- Over 2.7 million metropolitan area residents
- **6.5 million international visitors**
- **# 1 Most Visited Destination in the U.S**
- Top-rated corporate visitor satisfaction
- +20% Population Growth
- **# 1 City in the U.S.** for attracting and hosting sports events
- Orlando International Airport (MCO):
Over **50 million** passengers per year
- Epic Universe: **\$7 billion USD** investment



Data provided by: Visit Orlando & Sports Business Journal

WALT DISNEY WORLD®



Magic Kingdom

17.8 million visitors per year
The most visited park in the world.

EPCOT

12.1 Million visitors/year

Hollywood Studios

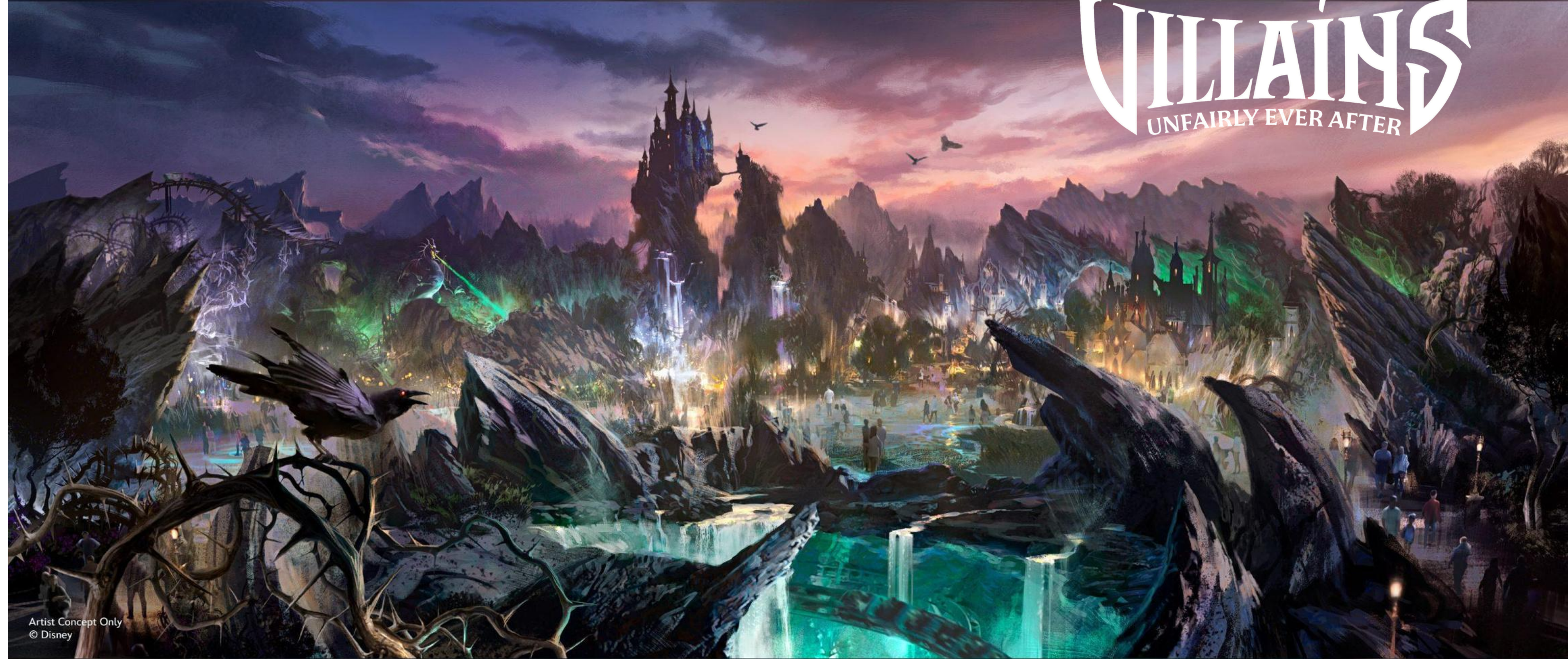
10.3 Million visitors/year

Animal Kingdom

8.8 million visitors per year

MAGIC KINGDOM

Disney
VILLAINS
UNFAIRLY EVER AFTER



Artist Concept Only
© Disney

MAGIC KINGDOM



WELCOME TO
PISTON PEAK



DISNEY'S ANIMAL KINGDOM

Disney
ENCANTO



DISNEY'S ANIMAL KINGDOM

INDIANA JONES™



DISNEY'S HOLLYWOOD STUDIOS

MONSTERS, INC.



Artist Concept Only
© Disney/Pixar



Universal Studios Florida

9.5 – 10 Million visitors/year
Flagship Park



Islands of Adventure

10 – 11 Million visitors/year



Volcano Bay

1.6 Million visitors/year



Epic Universe

Projection: \approx 9–13 million
visitors/year in 2026





DARK
UNIVERSE



THE WIZARDING
WORLD OF
Harry Potter

MINISTRY OF MAGIC

SUPER
NINTENDO
WORLD

CELESTIAL
PARK

HOW TO TRAIN YOUR
DRAGON
ISLE OF BERK



SeaWorld Orlando

4.3 - 4.5 Million visitors/year.



Busch Gardens Tampa Bay

4.0 - 4.1 Million visitors/year.



Typhoon Lagoon

1.8 a 1.9 Million visitors/year.



Blizzard Beach

1.5 a 1.7 Million visitors/year.

THE **BRIGHTLINE** EXPERIENCE

Brightline has transformed transportation in Florida as the state's first high-speed rail line.

Connecting Miami and Orlando in just three hours, it offers a fast, eco-friendly, and traffic-free alternative for both residents and tourists. With strategic stops in Aventura, Fort Lauderdale, Boca Raton, and West Palm Beach, the service provides seamless access to key destinations. Its station at the Orlando International Airport serves as the perfect gateway for those visiting Walt Disney World and Universal Orlando Resort, or for those heading to cruise departures at PortMiami.

On board modern trains built with 100% American-made materials, passengers enjoy Wi-Fi, ultimate comfort, and premium service along 170 miles of track.

Traveling through Florida has never been faster, more comfortable, or more efficient!



CONVENTION CENTER

Futura estación

DISNEY

Futura estación

TAMPA

Futura estación

MCO AIRPORT

PORT CANAVERAL

ORLANDO

SPACE COAST

Futura estación

TREASURE COAST

Futura estación

WEST PALM BEACH

BOCA RATON

FORT LAUDERDALE

PORT EVERGLADES

AVENTURA

MIAMI

PORT MIAMI



T&C CONSTRUCTION

SUCCESS DIDN'T HAPPEN OVERNIGHT.
IT WAS BUILT ONE CLIENT AT A TIME,
SINCE 1987. DELIVERING QUALITY.



BOCA WEST COUNTRY CLUB
Boca Raton, FL



TRUMP NATIONAL DORAL
Doral, FL



PRINCETON 248 APARTMENTS
Princeton, FL



RITZ CARLTON
Fort Lauderdale, FL



PINECREST LAKES ACADEMY
Clermont, FL



THE FLATS ORLANDO
Kissimmee, FL



DISNEY SPRINGS OAKLEY STORE
Orlando, FL



TRUMP NATIONAL RETAIL
Doral, FL



JCPENNEY: SEPHORA EXPANSION
Nationwide



ROBERTO CAVALLI
Orlando, FL



WALMART NATIONWIDE REMODELS
Nationwide



JCPENNEY: RENOVATION
Nationwide



MIAMI DADE COUNTY PUBLIC SCHOOL: SCOTT LAKE Miami, FL



DISNEY ORLANDO PORT ORLEANS Orlando, FL



HYATT HOTEL ORLANDO INTERNATIONAL AIRPORT Orlando, FL



HYATT REGENCY LOST PINES RESORT AND SPA Cedar Creek, FL



CRESCENT COURT HOTEL & SPA Dallas, TX



JW MARRIOTT GRANDE LAKES Orlando, FL

America's Sports and Entertainment Destination

Orlando: A global hub for elite events and world-class training.



Orlando is an economic engine driven by sports: from hosting the FIFA Club World Cup to being home to the USA National Campus, the largest tennis complex in the world.

This infrastructure ensures year-round occupancy from elite athletes, teams, and high-profile fans.



WORLD CUP 2026

Sports Travel Destination



MLS



NBA



PVF



ECHL



AFL



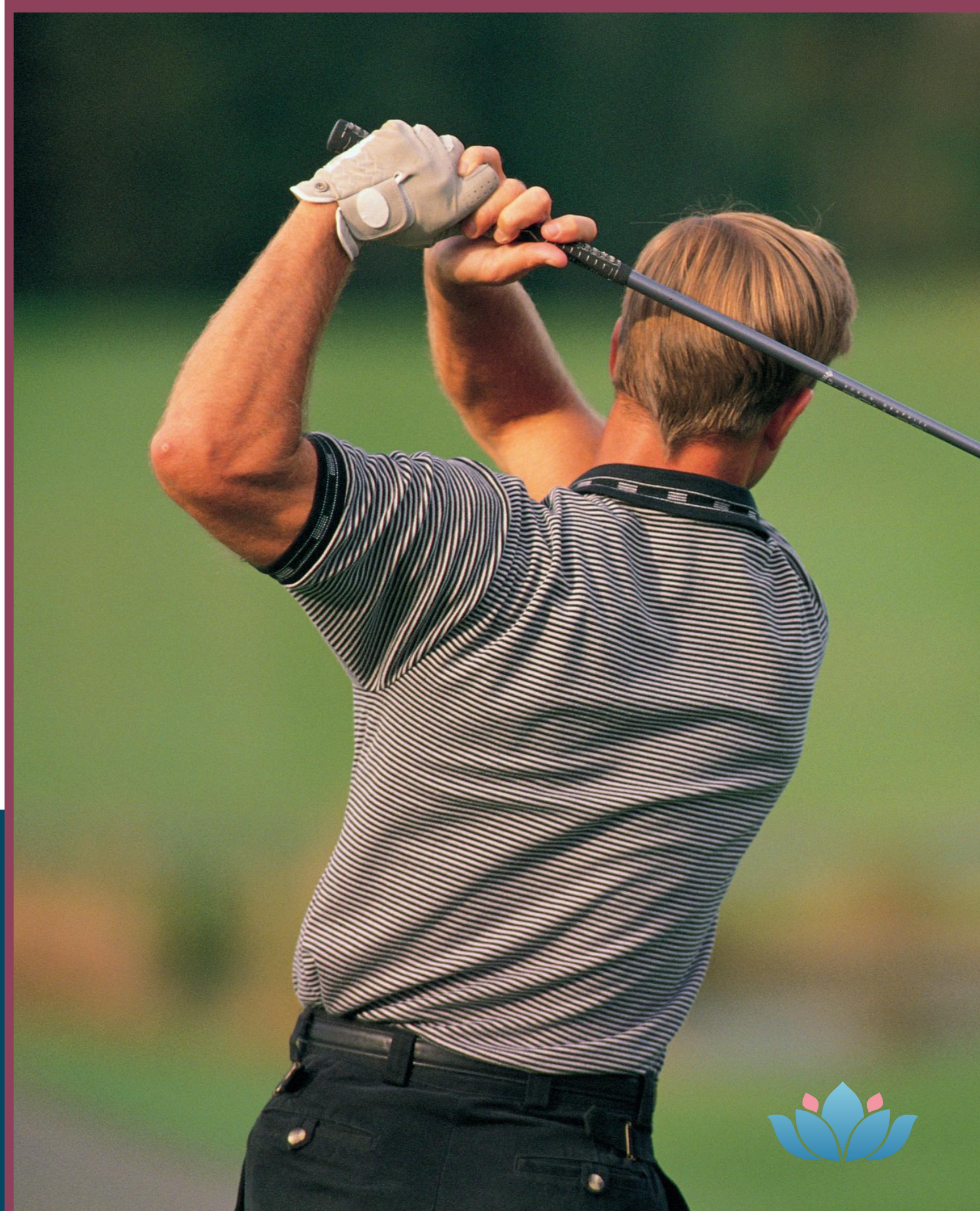
NWSL

GOLF

With over 170 courses and world-class academies, Orlando is the preferred home for golf professionals. Legends like Arnold Palmer and Jack Nicklaus have not only lived here but also designed iconic local courses.

The city is a premier global stage, hosting the prestigious Arnold Palmer Invitational at Bay Hill and multiple LPGA championships.

- **TOP 10 INTERNATIONAL GOLF DESTINATIONS (GOLF DIGEST)** (Ranked by the world's leading authority in golf).
- **#1 DESTINATION FOR CORPORATE GOLF & ELITE BUSINESS TOURNAMENTS** (Attracting high-net-worth investors and global corporate events).



Elevated Dining



Tastes of the City

Influenced by international tourism and its melting pot of cultures, the city's culinary scene is global, innovative, and experiential. This makes it an ideal destination for enjoying everything from casual eats to elevated fine dining.

- **10 MICHELIN STARS**
- **50** restaurants recognized by the MICHELIN Guide.



SHOPPING

Orlando is a shopping paradise like no other—a place where the world’s most coveted brands compete for attention in stunning settings that feel more like theme parks than traditional malls. In this destination, exploring the latest fashion trends leads to unexpected discoveries: from magic wands that reveal surprising secrets to artifacts from a mythical galaxy far, far away. All of this, within a 15-mile radius.

TOP 5

- BEST SHOPPING DESTINATIONS IN THE U.S.
- **HIGHEST CONCENTRATION OF PREMIUM OUTLETS IN A SINGLE CITY**



THE MALL AT MILENIA



THE FLORIDA MALL



THE ORLANDO INTERNATIONAL PREMIUM OUTLET



OLD TOWN ENTERTAINMENT DISTRICT

INNOVATION AND TECHNOLOGY



BLUE ORIGIN



THREATLOCKER

Orlando is no longer just a tourist destination; it is a Tier-1 Tech Hub. When companies like AMD and Lockheed Martin expand here, the demand for housingskyrockets.

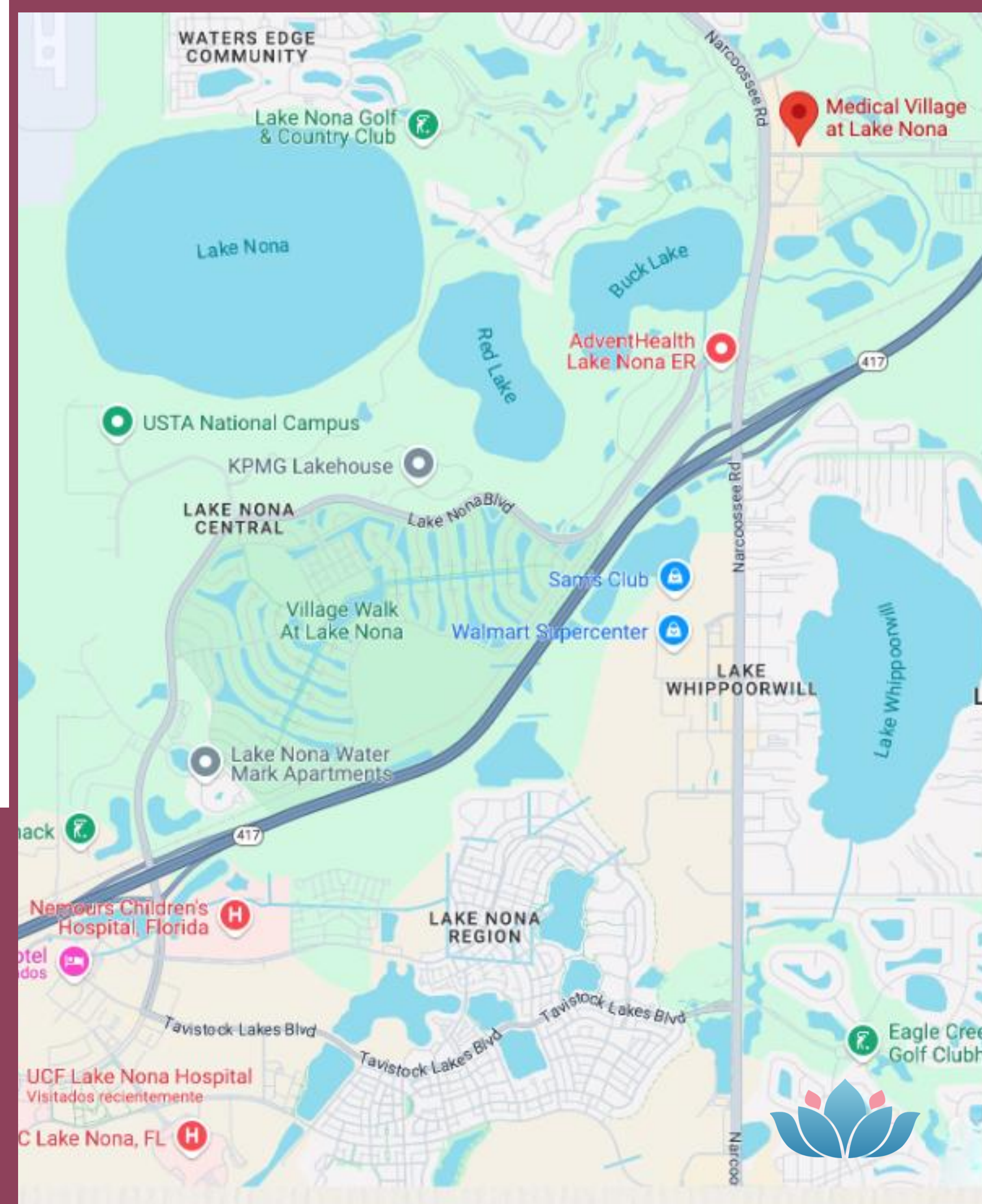
HEALTHCARE

- Lake Nona's Medical City
- VA Hospital
- Nemours Children's Hospital
- University of Central Florida Health Sciences Campus
- The UCF Lake Nona Cancer Center

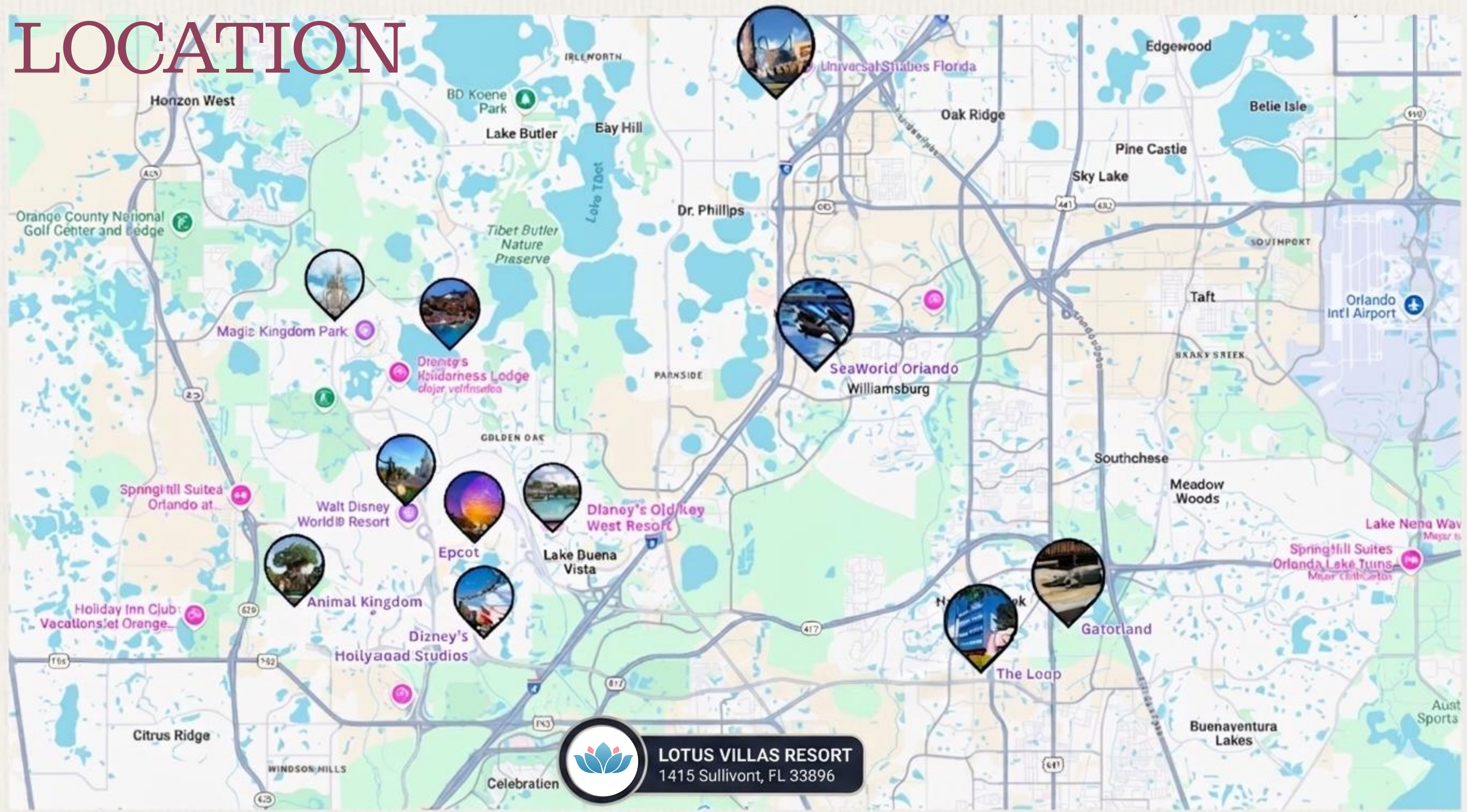
Lake Nona Medical City: A premier \$3B global hub for life sciences and biotechnology.

Elite Workforce: Home to world-renowned doctors, researchers, and specialists.

Medical Tourism: A growing driver for high-end short-term and mid-term rentals.



LOCATION



 **LOTUS VILLAS RESORT**
1415 Sullivont, FL 33896

For years, property ownership has been understood as a space acquired for personal use or long-term holding.

Today, that logic is shifting.

New projects are emerging—designed not just to be lived in, but to perform.

Lotus Villas Resort is born from this very idea.



RENDERS - LOTUS VILLAS RESORT



A NEW APPROACH WHERE VACATIONING AND BUILDING VALUE ARE NO LONGER SEPARATE.

RENDERS - LOTUS VILLAS RESORT



**VACATION HERE. IT KEEPS
WORKING WHEN YOU'RE NOT.**



Privacy
Space
Silence

You don't need to explain it once you experience it.

KITCHEN- LOTUS VILLAS RESORT



LIVING ROOM - LOTUS VILLAS RESORT



LIVING ROOM - LOTUS VILLAS RESORT



When space is designed with intention, everything changes.



4 & 5-Bedroom Villas

*Residential by **Design***
*Strategic in **Operation***



MASTER BEDROOM - LOTUS VILLAS RESORT

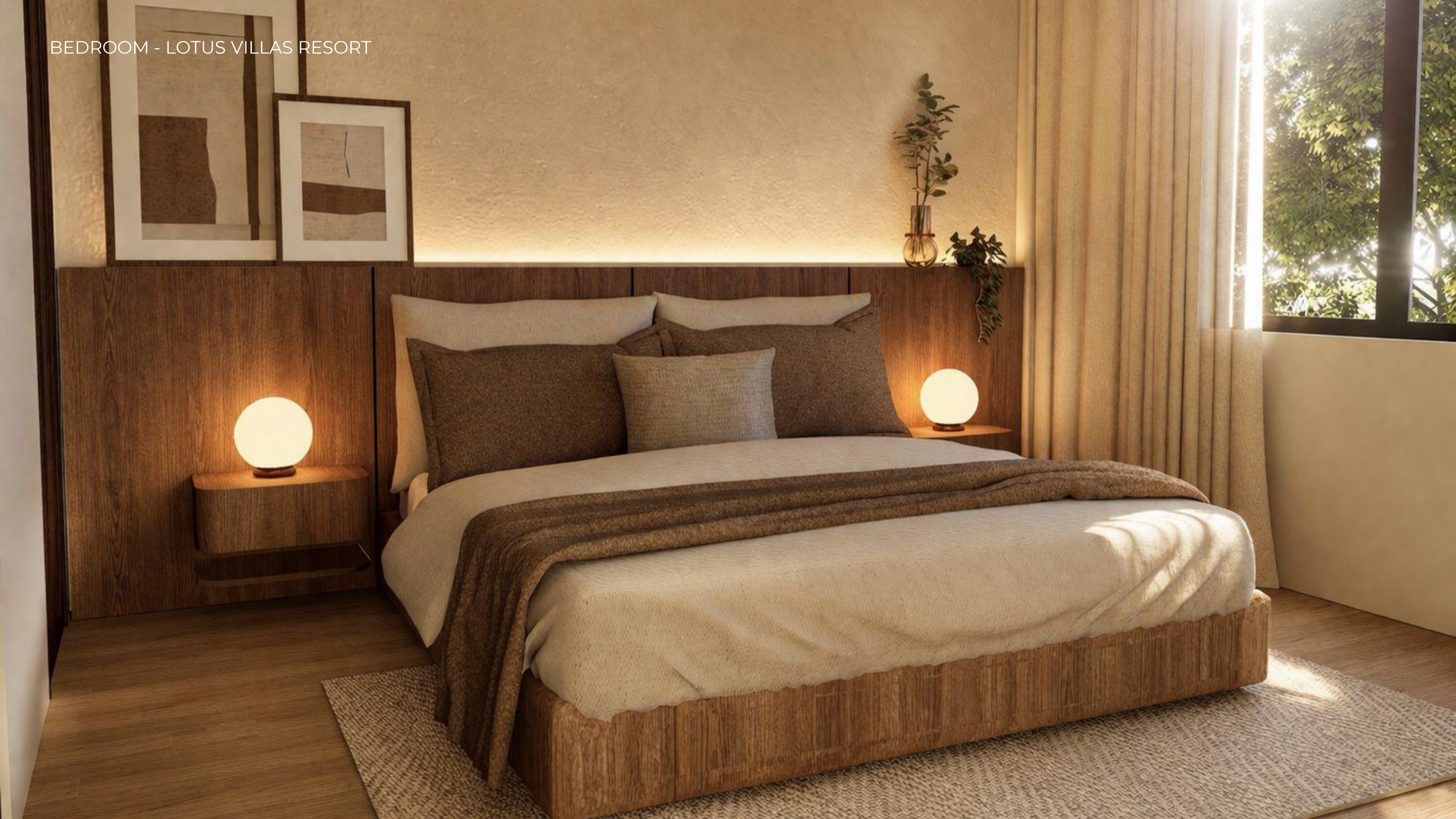


BATHROOM - LOTUS VILLAS RESORT





BEDROOM - LOTUS VILLAS RESORT



BATHROOM - LOTUS VILLAS RESORT





VACATION.
RENT. REPEAT.



AMENITIES

LUMINA HOSPITALITY

OPERATION

A Hotel Operator with 'Global Reach and a Local Touch' offering 360° management: revenue management, digital marketing, housekeeping, maintenance, and a turnkey rental program. Their proposal combines operational excellence, advanced technology, and total transparency to maximize occupancy and profitability.





DEVELOPER

NORTHAGE DEVELOPMENT GROUP

Behind every project lies a proven structure.

- *Hands-on Experience Proven*
- *Execution Market*
- *Presence (Orlando-Miami)*

1,500+ Units Delivered

\$350M+ Track Record

50 Years of Combined **Experience**

NA
NORTHAGE
— Development Group —

Quaddra
DEVELOPMENT GROUP



Lotus Villas

Resort

1415 Sullivan Road, Davenport, FL 33896

Info@northagegroup.com



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