



**MAGIC  
VILLAGE**

*by pininfarina*

*Life is Beautiful*





**MAGIC  
VILLAGE**

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*by pininfarina*



# First Branded

REAL ESTATE PROJECT IN ORLANDO, FL





# Design and Hospitality

IN PERFECT HARMONY

A sophisticated and innovative project signed by Pininfarina with the excellence of Magic Village services, right next door to Disney World. Magic Village by Pininfarina is a unique project ideal for investors in search of properties that highlight quiet environments celebrating lifestyles, high quality standard and short-term rental in Orlando, Florida. With personalized hotel services and entertainment amenities.

Pininfarina brand is a global icon of Italian style and craftsmanship, recognized for the architecture and design of prestigious brands such as Ferrari, Rolls-Royce and Maserati. They signed for the first time a luxury hospitality project located in Orlando, FL where beauty meets the Italian design culminating in perfection.

DESIGN BY

*pininfarina*

POWERED BY

**WYNDHAM**

HOTELS & RESORTS





# Best Condominium WITH UPSCALE HOTEL SERVICES



Concierge and hotel services



3 or 4 suite houses



24 hours multilingual front desk



Restaurant with extended hours



Gated community with guards



Clubhouse with heated pool, sauna, fitness room, kids room and meeting space



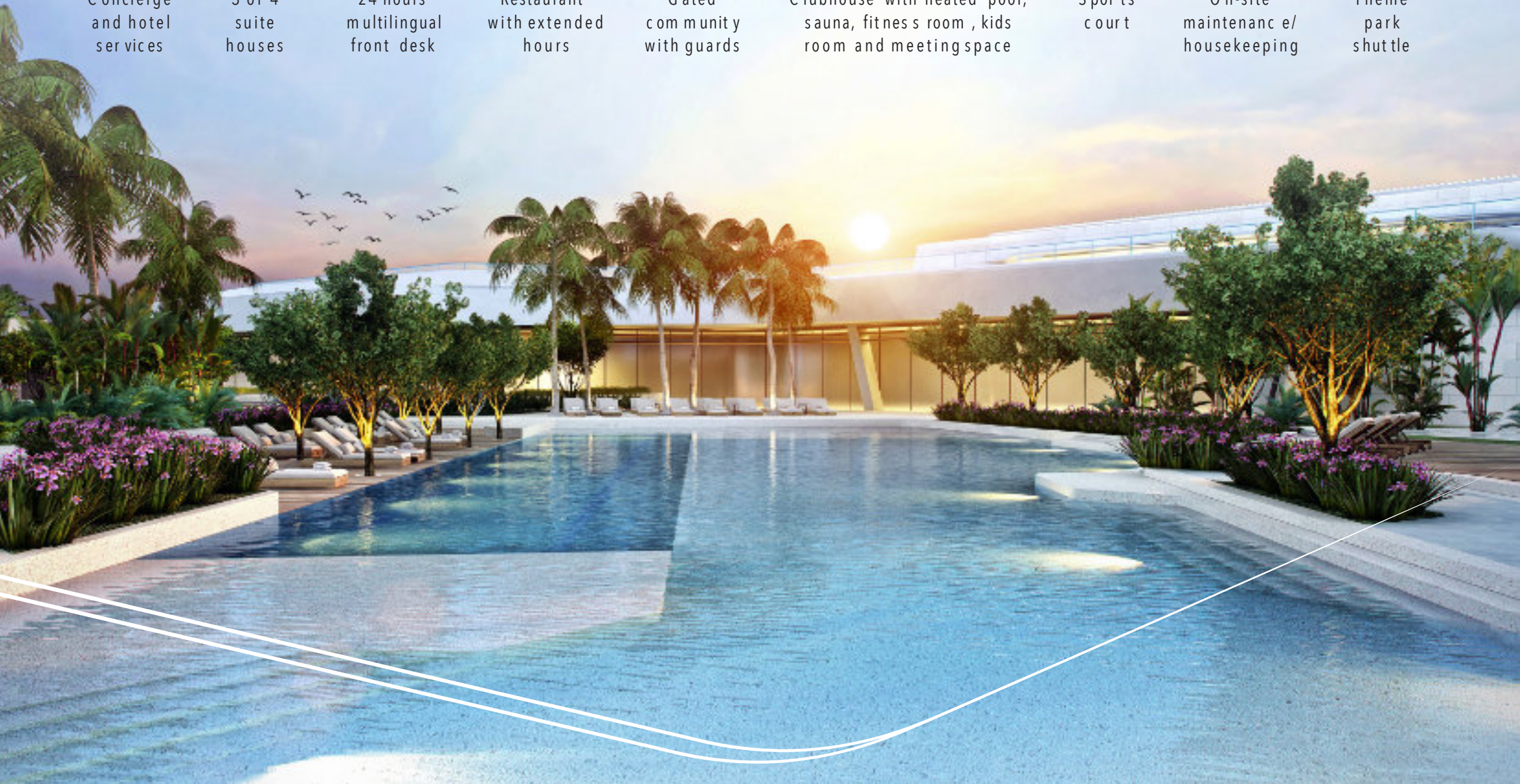
Sports court



On-site maintenance / housekeeping



Theme park shuttle





# Decor Kit AND HIGH DECORATION STANDARD

Order the decor kit and insure your convenience of owning your Orlando home with high decoration standards, comfort and the greatest level of sophistication. Providing the satisfaction of delivering a fully furnished home for vacation or rental is another one of Magic Development's exclusive services.

Interior design by Magic Development.



# Upgrades

THAT PLACE ADDITIONAL VALUE TO YOUR INVESTMENT

We created a unique selection of upgrades for your new home.

**SUMMER KITCHEN:** Stainless-steel barbecue grill, granite countertop, dining table, living room.

**OUTDOOR SPA:** Hot tub, living room.

Come check out all the available upgrades for your unit.





# The Best Location FOR A UNIQUE EXPERIENCE

Strategically located in the #1 destination for family tourism, Orlando, FL ranked #1 city to invest in housing, welcoming millions of tourists. Also, Forbes ranked Orlando as the #1 city for meetings and conventions in the US.

Magic Village by Pininfarina sits beside Celebration, and next door to Disney's World, one of the most privileged areas in the city. It's located in an area of continuous growth and development, a much sought-after area for international investors.

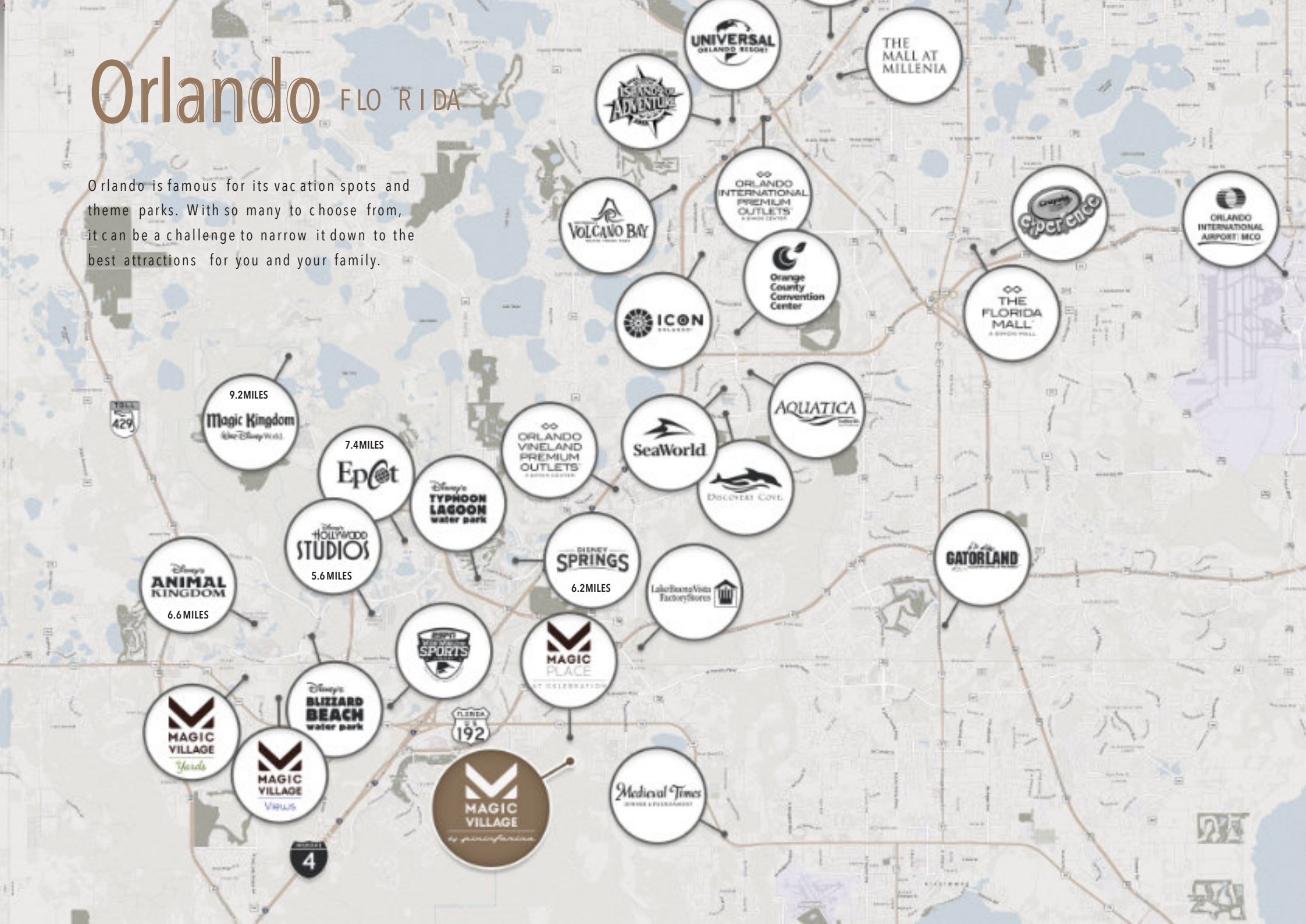
This enhances the opportunity of continuous income as there is an increasing demand of tourist families looking to rent with an average stay of 7-14 days.





# Orlando FLORIDA

Orlando is famous for its vacation spots and theme parks. With so many to choose from, it can be a challenge to narrow it down to the best attractions for you and your family.



9.2 MILES  
Magic Kingdom  
Walt Disney World

7.4 MILES  
Epcot

Disney's  
TYPHOON  
LAGOON  
water park

ORLANDO  
VINELAND  
PREMIUM  
OUTLETS

SeaWorld

DISCOVERY  
COVE

AQUATICA

Disney's  
ANIMAL  
KINGDOM  
6.6 MILES

Disney's  
HOLLYWOOD  
STUDIOS  
5.6 MILES

DISNEY  
SPRINGS  
6.2 MILES

Lake Buena Vista  
Factory Stores

GATORLAND

FLORIDA  
SPORTS  
CENTER

MAGIC  
PLACE  
AT CELEBRATION

MAGIC  
VILLAGE  
Yards

Disney's  
BLIZZARD  
BEACH  
water park

MAGIC  
VILLAGE  
VIRUS

MAGIC  
VILLAGE  
by panofarina

Medieval Times  
DINING & ENTERTAINMENT



# Creating a New Skyline

**Magic Village by Pininfarina is part of Magic Place Complex under development. Located at US-192 in Kissimmee, part of Central Florida's main tourist corridor, the 468-acre area will feature The Great Gourmet Place, residential apartments, hotels, a retail complex, and Magic Village by Pininfarina. It is the first luxury branded development in Central Florida signed by the famous designing office Pininfarina.**

All images are for illustrative purposes only. Renderings shown may represent the range of product, intended for visual conceptualization that is subject to change at any time and may not be an exact representation of the final product. We do not provide any guarantee as to the accuracy, completeness or suitability of the images shown.









# Floor Plan 4 OR 3 SUITES HOUSES

## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR



4 bedrooms and 4.5 bathrooms • Total footage: 3,063 sq. ft. (284.59 m<sup>2</sup>) • Interior footage: 2,355 sq. ft. (218.78 m<sup>2</sup>)

## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR



3 bedrooms and 3.5 bathrooms • Total footage: 2,900 sq. ft. (269.48 m<sup>2</sup>) • Interior footage: 2,195 sq. ft. (203.92 m<sup>2</sup>)

Metrics listed above are subject to change upon construction.

Capri  
4 SUITES  
HOUSES

Rome  
3 SUITES  
HOUSES



# Property MAP

## PHASE 1

- Capri
- Rome

## PHASE 2

- Capri
- Rome

## PHASE 3

- Capri
- Rome

## PHASE 4

- Capri
- Rome





# 3 Suite Houses RO ME



Interior design by Magic Development.





# 4 Suite Houses CA PRI

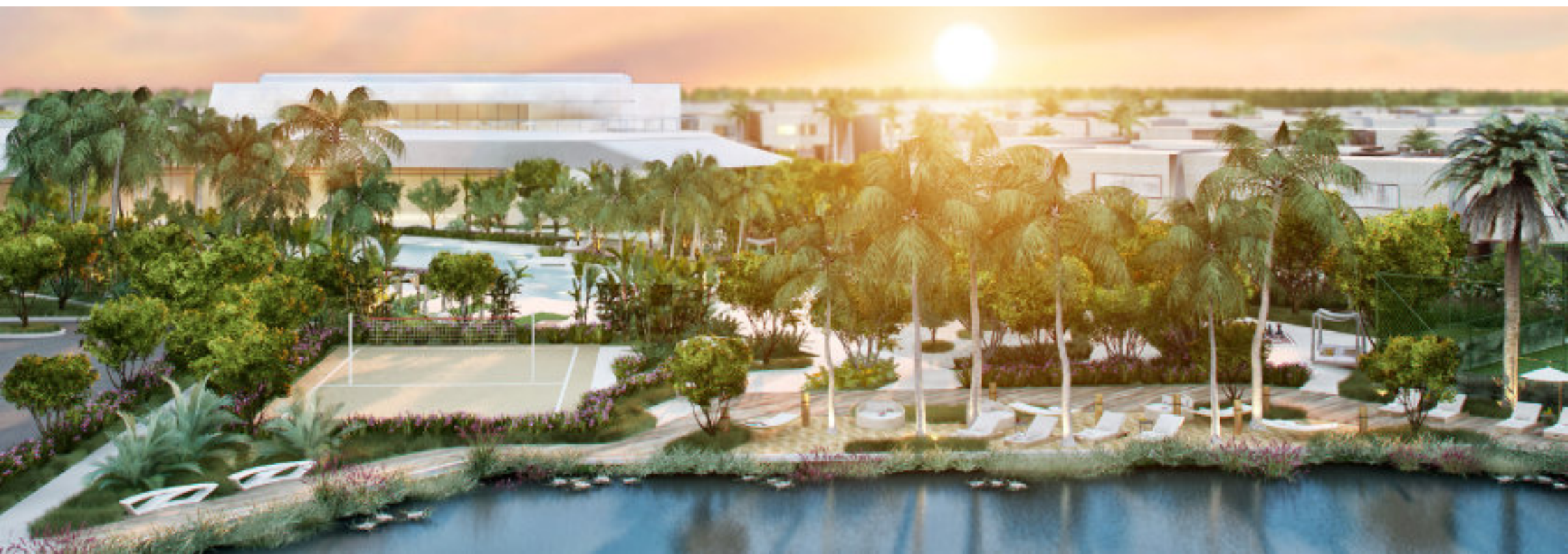


Interior design by Magic Development











# Partnerships TO BOOST PERFORMANCE

## DESIGN BY PININFARINA

Pininfarina brand is a global icon of Italian style and craftsmanship, recognized for the architecture and design of prestigious brands such as Ferrari, Rolls-Royce and Maserati. They signed for the first time a luxury hospitality project located in Orlando, Florida where beauty meets the Italian design culminating in perfection. Founded in 1930, Pininfarina is a global icon of Italian style and is renowned for its unparalleled ability to create timeless beauty.

DESIGN BY

*pininfarina*





# Potential increase IN RENTAL REVENUES

## POWERED BY WYNDHAM

Potential increase in rental revenues powered by Wyndham Hotels & Resorts booking channels. Wyndham is the largest global company in the hotel franchise around the world. Over \$4 billion of room revenue booked on behalf of system hotels and global distribution in 80 countries.

With this partnership, we expanded the global distribution of our properties in Orlando that no other competitor has. Facilitating the commercialization between tour operators and travel agencies through a global sales team showcasing your home in the world's best internet booking platforms such as hotels.com, booking.com, expedia.com to name a few.

POWERED BY  
**WYNDHAM**  
HOTELS & RESORTS



# Life is BEAUTIFUL

At Magic Development, we pride on our more than 10 years of international Real Estate and Property Management experience in Orlando's tourist corridor, delivering innovative luxury projects with personalized service to support you in every stage of the process. Our concept stands out by offering personalized service, hotel amenities, property management and return on investment earnings through short-term rentals.

We set our quality standards to the highest bar, reflected not only in our unique projects but also in our attention to details, transparency, and in the selection of respected and talented professional's with high expertise in management and rental of vacation communities.

Our dedication in customer satisfaction and pursuit of ways to improve their experience, led us to offer a complete support structure that includes the introduction of our owner's relationship team that is committed to guide you from the purchase to the delivery of your home. To assure your house is delivered as promised, all funds deposited from Magic Development buyers and lenders are held in a secure account (Escrow account).

We provide full support in all project stages:

- Complete structure for best purchase
- All support in legal procedures
- Prepare to short-term rentals
- House management for profit

We build, we manage, you profit.

Visit us: [magicdevelopment.com](http://magicdevelopment.com)





# Projects BY MAGIC DEVELOPMENT

## MAGIC VILLAGE YARDS



Magic Development's first project. Successful venture with 180 townhouses sold in its first year. The villas combine simplicity and sophistication by merging contemporary design.

## MAGIC VILLAGE VIEWS



Following the huge success of the first project, we improved our business model to bring our magic to fruition. This condominium features 195 duplex houses successfully sold in 18 months.

## MAGIC PLACE AT CELEBRATION



Inspired by the hills of Italian landscapes, Magic Place will be a complete revolution in the Floridian skyline. The mixed-use development blends commercial, residential, and cultural spaces.

## VILLAGGIO RESTAURANT



Villaggio Restaurant was created with the idea that dining well is a vital element of a life well-traveled. We combine a bright and inspiring ambiance with the best in Italian-Brazilian cuisine.

## THE GR.EAT GOURMET PLACE



With four full-service restaurants and 18 quick-service restaurants, vendors can showcase their gastronomic creations in a modern environment based on high quality and diversity.



