



THE
TERRACES

AT THE GROVE RESORT

ORLANDO

The Best of Both Worlds in Vacation Home Ownership

escape to tranquility!

A RESORT DESIGNED FOR YOU

The Terraces at The Grove Resort is an oasis of tranquility and nature, just minutes from Walt Disney World® and all of Central Florida area attractions. Soothing, modern architecture provides a serene environment, with beautiful conservation and water views.

Here you can enjoy a wide variety of on-site amenities, or just relax, re-energize and re-discover a special relationship.



“ I PURCHASED A CONDO AT THE GROVE AND LOVE THE FLEXIBILITY OF MY FAMILY AND I BEING ABLE TO EARN AND ENJOY OUR PROPERTY.

MR. LOVELL







5 MINUTES FROM WALT DISNEY WORLD®





OWN.
EARN.
enjoy!



The Terraces is a new addition to The Grove Resort & Water Park, a spectacular vacation home destination. When you own a fully-furnished vacation home at The Terraces, you will enjoy a lifetime of vacation memories at this incredible world-class resort. If you choose the option 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 Terraces at The Grove Resort is the perfect combination of tranquility and activity, excitement and serenity. Choose from the spectacular to the sublime – poolside dining, a relaxing massage or fun in Florida's Best Water Park.

- A 695-foot lazy river winding through waterfalls and beautiful Florida landscaping
- Dual water slides with exhilarating twists and turns
- FlowRider® double surf simulator with trainers to help you learn how to surf
- Meandering terraces through natural Florida vegetation and glistening water views
- A zero-entry pool with plenty of lounge chairs and private cabanas
- A wide variety of dining venues and lounges to match your mood



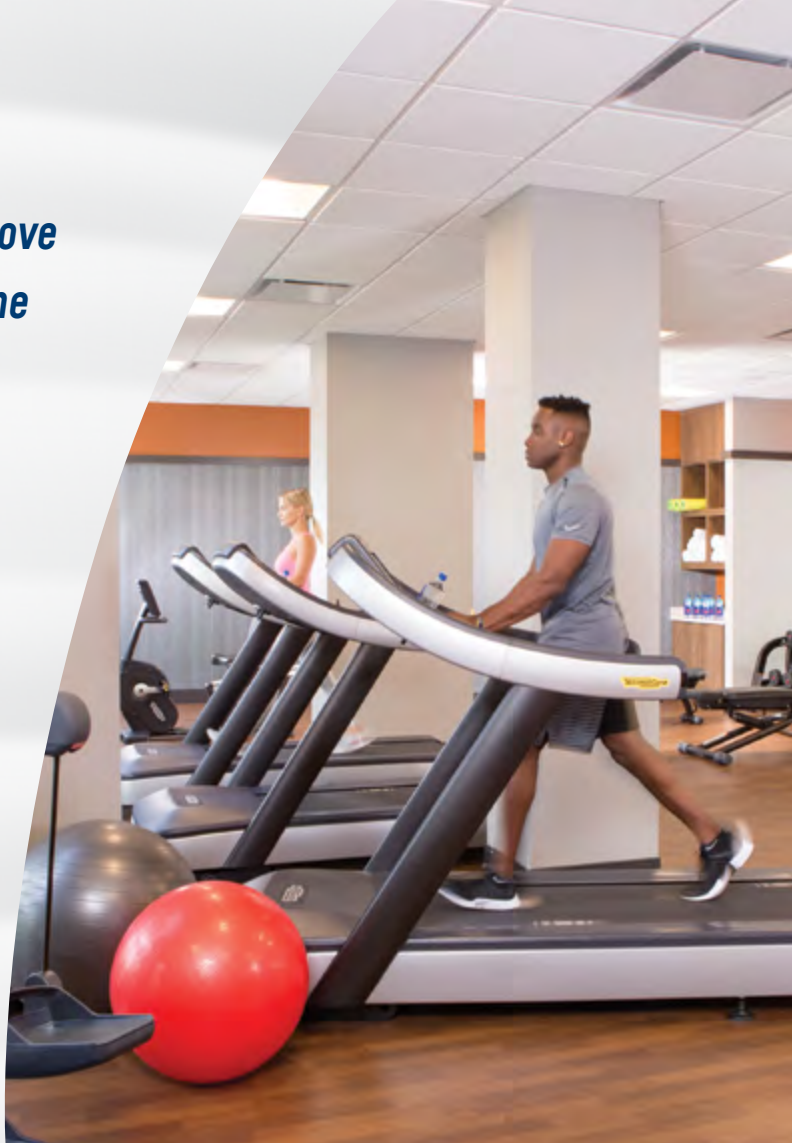


WE LOVE BEING OWNERS AT THE GROVE, WE
FEEL AS THOUGH WE HAVE INVESTED IN OUR
FAMILY'S FUTURE AND IN MAKING MEMORIES.

MR. & MRS. RODRIGUES

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

- A secluded swimming pool at The Terraces overlooking conservation areas
- Three Springs pools at The Grove Resort, with poolside food and drink service in a lush, tropical setting
- Pamper yourself at the Escape Spa, with a full menu of spa services
- Two Fitness Centers offering exercise machines, free weights, yoga mats and more
- 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





relax and
be spoiled

Well-appointed suites and one bedroom condos offer modern, upscale interiors with oversized windows and balconies overlooking water features and stunning sunrises. It's all about the experience!

Each condominium will be sold fully furnished and ready for immediate rental as part of The Grove Resort's world class resort management program.



ad
d!



FULLY-FURNISHED LUX



SANDERLING STUDIO

Living Space

360 Sq. Ft.



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.

LUXURY VACATION HOMES



OSPREY

1 BEDROOM, 1 BATHROOM

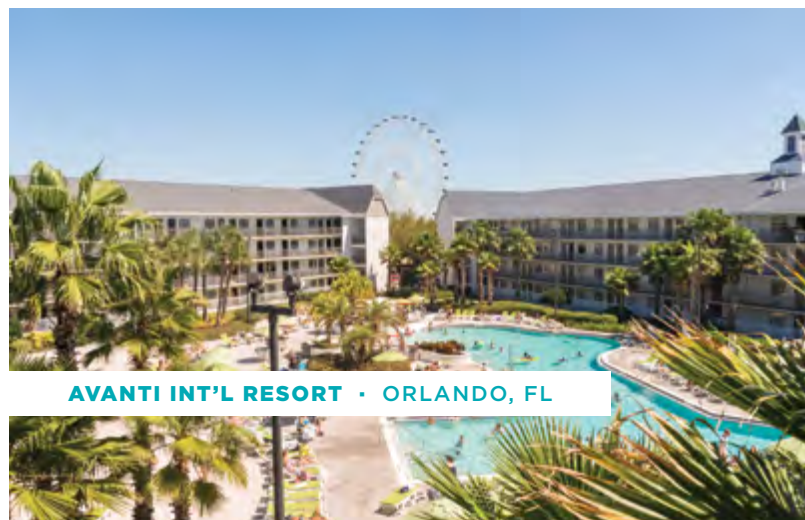
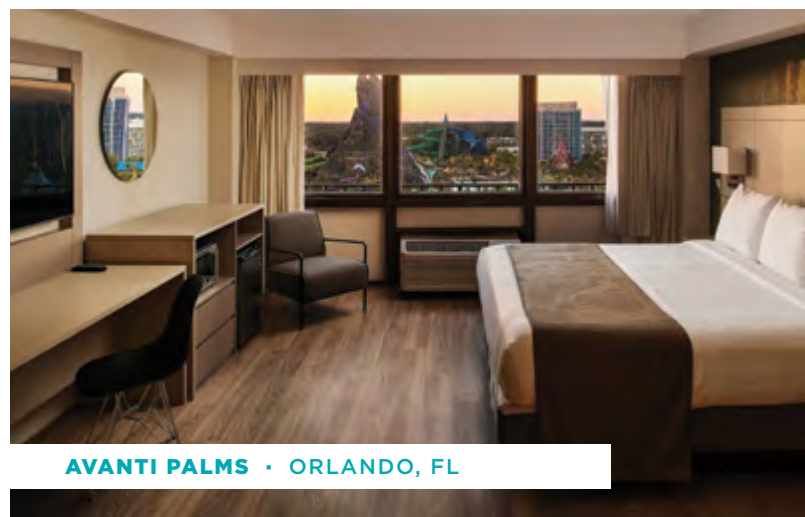
Living Space

482 Sq. Ft.



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.





MARINA POINTE • TAMPA, FL



MONTE CARLO • MIAMI, FL



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.



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

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