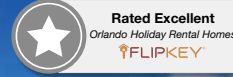


Orlando's Hottest New Developments



Choice Overseas Homes

The finest selection of Orlando's most desirable short term rental developments guaranteeing the highest rental returns



Orlando Holiday Management LLC



Orlando Holiday Rental Homes LLC



The Shire & The Dales, Westhaven

PRICES
FROM
\$386,000

NOW
BACK ON
SALE

Check out the calendars on our rental website to see how popular this established short term rental community really is.

Despite the stunning early success of the Shire the building of new homes was put on hold a few years ago when the original landowner went into administration during the Credit Crunch. Many of the area's largest builders have been trying to gain control of the remaining lots for some time with Beazer Homes eventually securing this land late in 2013.

"If you are looking for a home with excellent rental potential then there are very few short term rental communities superior to The Shire or The Dales at West Haven"

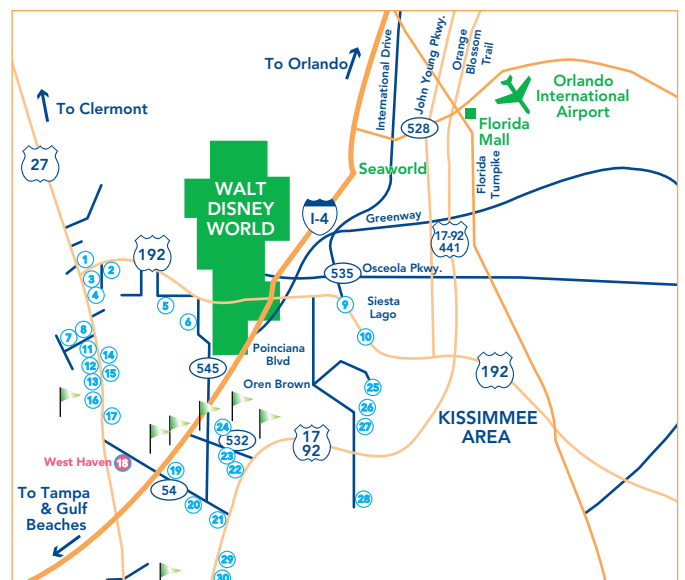
The approach to The Shire takes you through Palm Tree lined boulevards which is really something special. On entering the development you get a genuine feeling you are staying somewhere a cut above the typical rental communities in and around the Davenport area.

Featuring a range of 4 - 8 bed homes in some of Beazer's most popular floor plans. The location is second to none, the expansion of Champions Gate and the extra facilities that this will bring to the area can only be a positive for owners at West Haven. You have easy access to I4, Disney and Highway 192 are only 10 minutes away and a number of Orlando's finest golf resorts are also located nearby.

In addition to the American style restaurants such as Applebee's, Chilli's and the excellent Manny's Chop House on Highway 27; fine dining options are also available at Zen and Trevi's at the Omni Resort or Eleven and Forte at nearby Reunion.



"It is really good news that they are building again at West Haven as it's one of those developments that renters just seem to want to come back to again and again."
Paul Melvin and Pauline Thomas



If you are interested in either of these developments, please contact Paul or Pauline on



Choice Overseas Homes

Watersong

PRICES
FROM
\$275,000

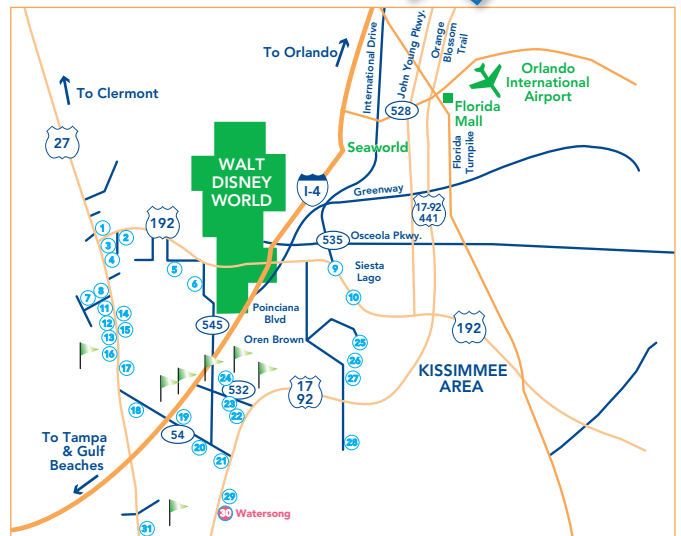
A GENUINE 5
STAR RESORT
COMMUNITY
- ALL IN A
TRANQUIL
ENVIRONMENT



This upmarket resort will appeal to those who wish to be slightly away from the fast paced International Drive and Highway 192 type areas that have become so associated with the Orlando vacation lifestyle. Watersong is located in Davenport on Highway 17 – 92 near the Champions Gate junction of Interstate 4.

Easy access to I-4 brings Walt Disney World, Universal Studios, Orlando's various Shopping Malls and all of the other area attractions that much closer. The nearby golf courses at Reunion, Providence and Champions Gate are all literally minutes away, giving Watersong the benefit of a tranquil resort style setting with easy access to everything Orlando has to offer.

Pauline and I agree that as you enter the grand gatehouse at Watersong you really do feel you are somewhere special. There are lakes, conservation areas and luscious greenery everywhere. The exceptional 6700 sq. ft. clubhouse is very much the hub of the resort with its large outdoor pool and spa area. Within the clubhouse there is a fitness centre, internet café, games arcade and a grand gathering room for socialising and lounging in luxurious comfort.



The benefits of children's playgrounds, picnic areas and basketball and volleyball courts simply add the appeal of this wonderful family resort.

With 14 models of pool homes to choose from, all on generous oversized lots surrounded by protected wetlands and natural Florida conservation, this is certainly a resort that will appeal to the more discerning buyer.



"Watersong is most definitely a community anybody who is currently looking to own in Orlando needs to seriously consider."
Paul Melvin and
Pauline Thomas



Serenity Townhomes

FANTASTIC
INVESTMENT
WITH PRIVATE
POOLS!

PRICES
FROM
\$165,000

If you are looking to invest around £100k then I would strongly suggest that you seriously consider these Townhomes at Serenity. I have to be honest; townhome developments do not generally get me excited. Very few rent as well as a detached pool home but occasionally a resort comes onto the market which will tick a lot of the required boxes to achieve a strong rental return.

3 BIG ATTRACTIONS at Serenity are:

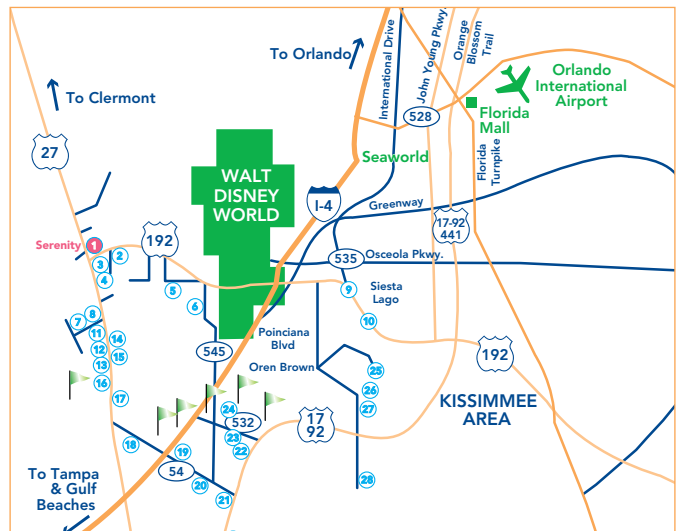
1 VALUE FOR MONEY – At the time of writing Serenity is by far the most attractively priced new townhome community in the area. All of the units are over 2000 sq. ft. which is large, even by Florida standards. When you include the resort style communal pool, the clubhouse, the onsite fitness centre and the games room then it's easy to see why Serenity is selling extremely quickly.

2 THE PRIVATE POOLS – Very few Townhomes have their own pool so this is a massive attraction to renters. Not



everybody wants the expense of renting a pool home, especially if there are only 2- 3 in the party.

Serenity is unique as it bridges the gap in the rental market between the detached pool home and those who want the privacy of a private pool at an economic price.



3 LOCATION – The fact you can be at Disney in 10 minutes is a huge bonus. Another major plus is the proximity to a great selection of restaurants at the West End of highway 192. Some of our own family favourites such as Bahama Breeze, Joe's Crab Shack, Applebee's, Carrabba's, The Olive Garden, The Outback, Houlihan's and our brand new favourite "Bonefish" are all only minutes away. Additionally you can access many local golf courses, all within a 10 minute drive which is obviously another attraction to owners and renters alike.

If you are interested in either of these developments, please contact Paul or Pauline on

Reunion Resort



PRICES FROM \$447,000

Further information is available on our website, including videos and photographs of homes currently for sale at Reunion Resort.



Orlando's Most Prestigious Rental Resort.

A World Exclusive Golf Course Community Designed by Legends.

Every now and then a development comes along which ticks every box imaginable. Reunion Resort does this and more. It is by far the most desirable and prestigious short term rental community in the whole of Orlando. Owning here is a dream come true, but there is a downside.

It's not cheap to buy at Reunion and running costs are higher than every other short term rental community around. That said you are buying at the top end of the market for a fraction of the price these homes previously sold for. The rental returns are also considerably higher than any other short term rental community in the area so these overheads are comfortably offset by the increased income.

You are also getting access to the type of facilities you would expect from Orlando's number one resort. The fact 3 legends such as Jack Nicklaus, Arnold Palmer and Tom Watson designed the golf courses at Reunion gives you an idea of how exclusive Reunion really is. This is unique and is the only place in the world where this has happened to date.

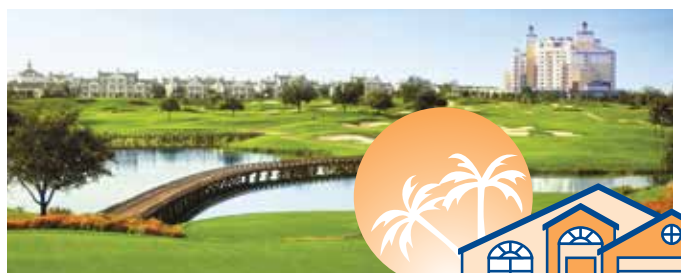
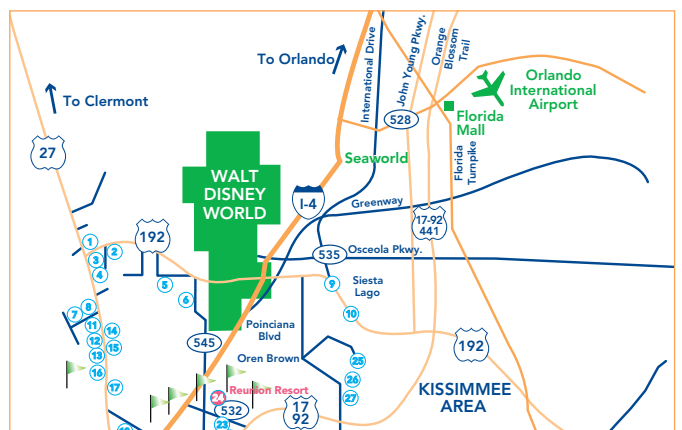
Comparable properties to the homes featured here were

selling for in excess \$1 Million at the peak of the market and the big attraction with today's prices is that you can really make the numbers stack up from a rental perspective.



"We can guarantee one thing, it will be very difficult to achieve such a good Return on Investment (ROI) once prices reach that million dollar mark again – Trust us they will reach that figure again!!!"

Paul Melvin and Pauline Thomas



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Choice Overseas Homes

Veranda Palms



PRICES FROM \$280,000

View videos of all of our Veranda Homes at www.choiceoverseas.co.uk

An Extremely Popular Rental Community.

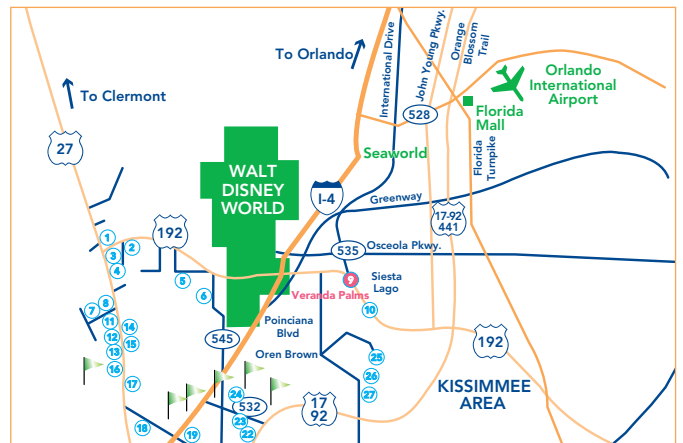
Veranda Palms is an established premier vacation gated community which is now entering its 3rd / 4th phase. It is a Park Square homes development which has followed the previous success of Emerald Island, Bella Vida and Watersong.

Featuring both the Palms and Keys series of homes you would have to say it has been a runaway success. The homes are aggressively priced and as it doesn't feature a clubhouse and the communal facilities you find at some of the other Park Square resorts it has significantly lower HOA fees.

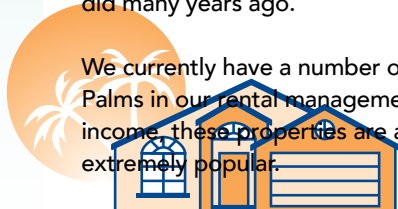
Just 4 miles from Disney and with easy access to the 192 the location is second to none. Within 10 minutes you can be playing Miniature Golf, Go Karting or Jet Skiing yet the feeling you get in and around Veranda Palms is one of being out in the country due to the community sitting conveniently next door to the Shingle Creek Nature Preserve.

This fantastic amenity is an added bonus which entails over 1000 acres and transports you back to the Florida of the 1800s. As an owner at Veranda Palms you have private access to this amazing project with its playgrounds, nature trails, history trails and beautiful lakes and streams which you can canoe and kayak in the manner and style the pioneers did many years ago.

We currently have a number of different homes at Veranda Palms in our rental management program. In terms of rental income, these properties are amongst our best and are extremely popular.



"If you are looking for a home in an established rental community then Veranda Palms has been a great buy for many years now"
Paul Melvin and Pauline Thomas



Choice Overseas Homes

If you are interested in either of these developments, please contact Paul or Pauline on

Solterra Resort

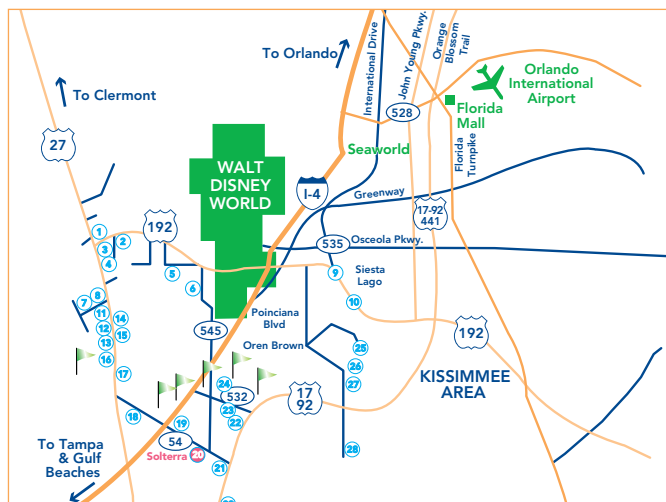
PRICES
FROM
\$309,000

ORLANDO'S
LATEST
RESORT STYLE
COMMUNITY

If Solterra appeals to you then register your interest today

Solterra Resort Offers Location, Style and Space. This will be an extremely attractive community constructed in a genuine Mediterranean style. The Grand Clubhouse will feature a Communal Pool and Spa, Beach Cabanas, Sports Courts, Picnic Areas and a Children's Playground. Inside the clubhouse there is a Large Lounge, Fitness Centre and a Cyber Café.

Although still in its early phases, construction is moving fast with more than seventy homes sold in the first eight months. With 2 builders to choose from at Solterra there is obviously a larger selection of different floor plans available, all



designed with the intention of catering for large family groups vacationing together.

Solterra's location is ideal, just 1 minute from Champions Gate and right in the heart of the established short term rental area – who said you can't have it all! Just minutes from Walt Disney World, Universal Studios, SeaWorld and all of the other first class attractions Orlando has to offer.

At the time of publishing this brochure the resort was very much in its infancy so we cannot give as thorough a review as we would like but early first impressions are extremely good and Solterra is definitely a resort we will be keeping a close eye on.



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Choice Overseas Homes

The Ridge at Reunion West

PRICES
FROM
\$340,000

Orlando's Most
Prestigious and
Exciting New
Development.

Reunion West is arguably the most exciting residential resort community in Orlando since the original Reunion Resort was launched over 10 years ago. The investment group behind this project have acquired 2 pieces of land adjacent to the existing Reunion Resort and are developing "The Ridge at Reunion West" and "The Estates at Reunion" which is due to be released mid-2014.

The original resort of Reunion needs no introduction but further information can be found within this brochure or indeed on our website www.choiceoverseas.co.uk where videos and additional photographs of this unrivalled 5 star community can be found.

The Ridge at Reunion West has 11 models of home to choose from including a 2300 sq. ft. 3 bed for around the mid \$300ks mark all the way up to a 4700 sq. ft. 9 bed home which starts from the mid \$500ks.

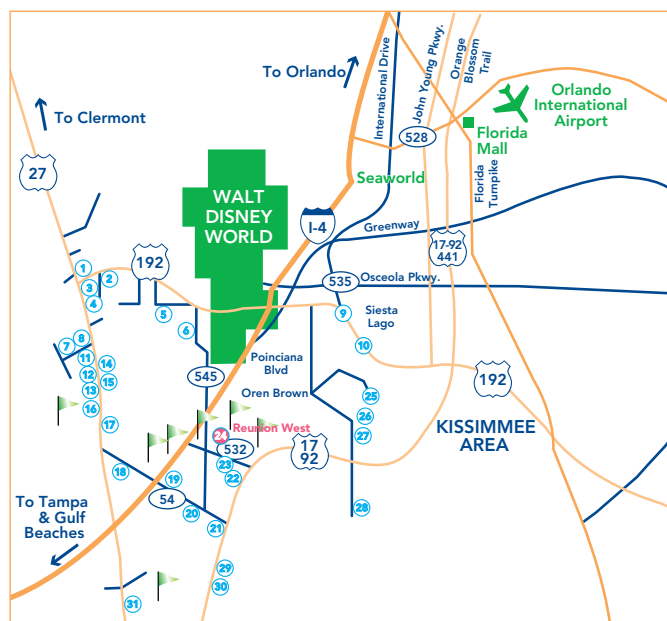


Although still in the planning stage it really does look like something special is being created at Reunion West. The clubhouse, communal pool and the kid's aquatic centre will be a massive attraction to renters and the fact owners here can also take advantage of the wealth of amenities at the main Reunion Resort is an additional bonus.



"These are extremely competitive prices for this standard of community and will certainly appeal to those who want access to the main resort but also enjoy a serene getaway from the rest of the community"

Paul Melvin and Pauline Thomas



Choice Overseas Homes

If you are interested in this development, please contact Paul or Pauline on Tel: +44 (0) 845 260 2144 • www.choiceoverseas.co.uk