



HALCYON PALMS  
LUXURY VILLA RESORT



*Barrasford and Bird*  
— WORLDWIDE —



## WHY BUY FROM US?

WE'LL BE WITH YOU FOR THE WHOLE ADVENTURE...

- **Established since 2003**
- **UK-based worldwide developer**
- **Over 2,500 properties completed**

Since we started over 10 years ago, our goal has been to be different from other developers. Starting off in Eastern Europe, we have built premium properties across various continents in countries including Malaysia, France and St Lucia, with current developments in countries including the UK, France and USA.

Our clients make our business, so we are there for you from the very start offering industry leading customer service. We offer a free after-sales service, so you are being supported until the day you may wish to sell your property. We want to make your purchase secure, hassle-free, enjoyable and profitable.

## INTRODUCTION

BY ROBIN BARRASFORD



"We searched for a location that was not only perfectly located for all the activities available in this part of Orlando, but we sought to find something truly unique. We found what we wanted... a new development site suitable for creating a magnificent premium villa resort bordered by an historic, protected nature reserve.

As a company we've handed over thousands of completed properties across the globe, changing the face of holiday home ownership along the way. Our aim is to make your purchase hassle-free, secure, enjoyable and profitable with the added reassurance of lifelong aftersales care.

We are proud of our reputation in offering our clients the best customer service in the industry and I'm certain you'll love Halcyon Palms as much as we do. I hope you enjoy reading more about the resort."

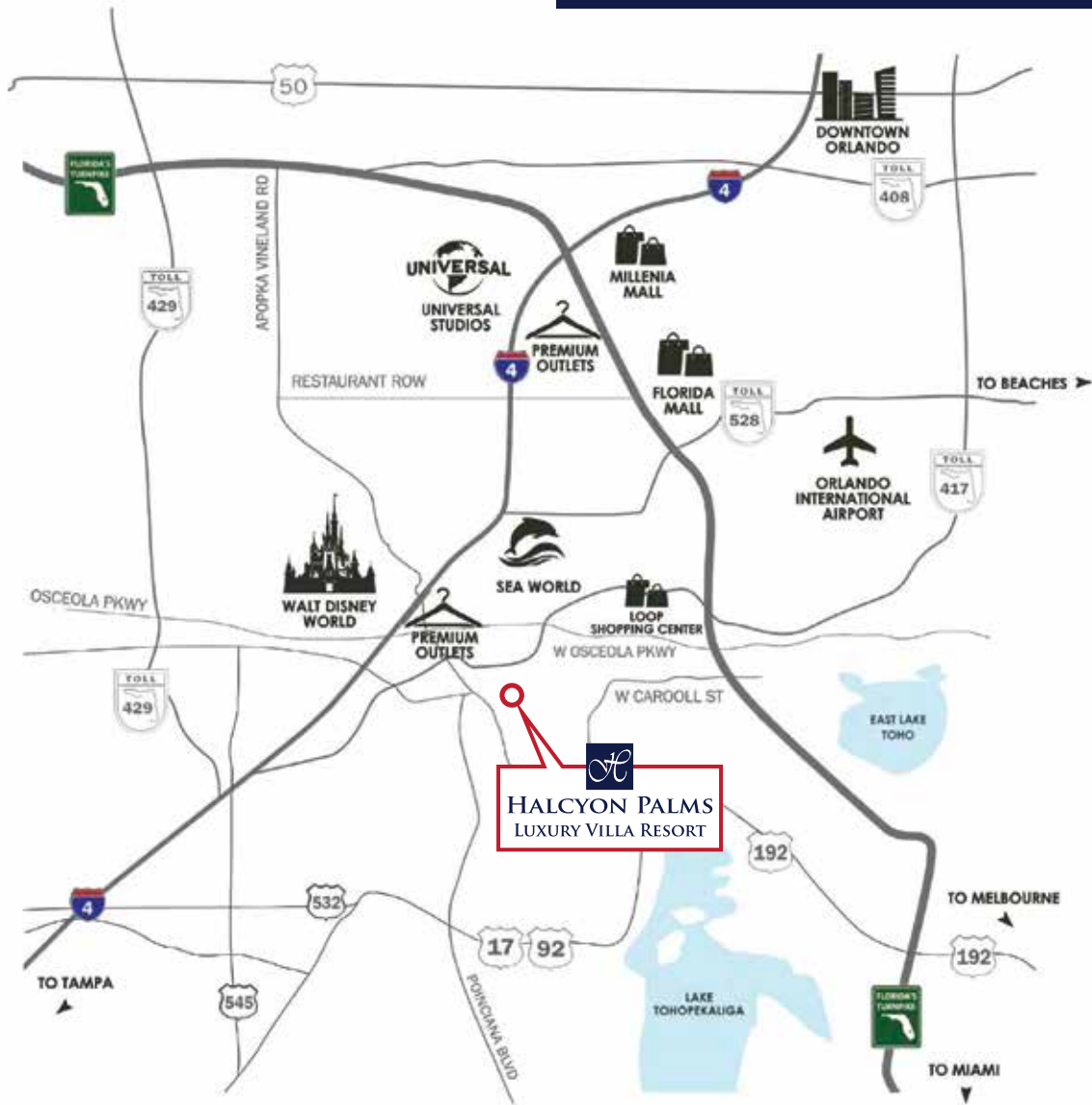
Robin Barrasford  
Managing Director



# VICINITY MAP



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THIS PLAN IS BASED ON CURRENT DEVELOPMENT PLANS WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT PROPOSED FEATURES WILL BE CONSTRUCTED OR THAT, IF CONSTRUCTED, THE NUMBER, TYPE, SIZE AND LOCATION WILL BE AS DEPICTED ON THIS PLAN. ACCESS TO AND RIGHTS TO USE CERTAIN AREAS MAY BE RESTRICTED. CRC 1330351 & CGC 1520474

# SITE MAP



# GRAND FLORIDIAN 7 BEDROOM VILLA

## LUXURY SPECIFICATION

- Fantastic, large living areas
- Bedrooms to suit all ages
- Pool with BBQ area
- Balcony area



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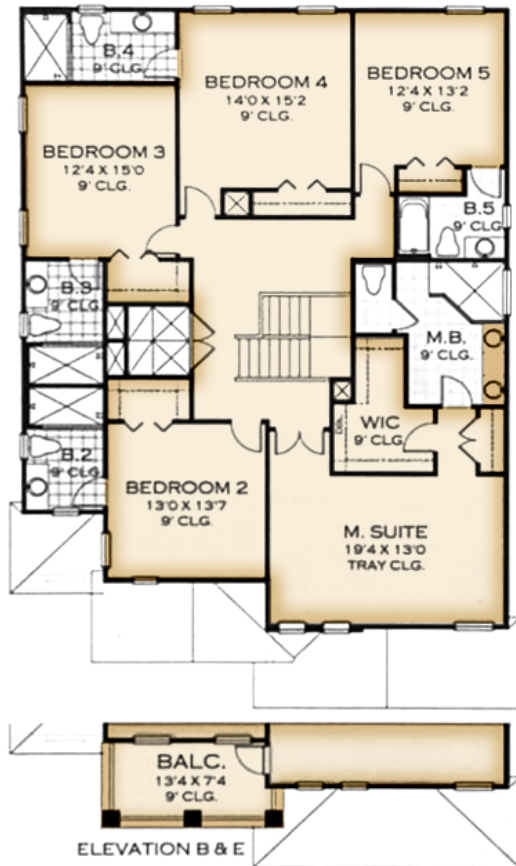
# GRAND FLORIDIAN

7 Bed | 8 Bath | 2 Car Garage  
3611 sq. ft. | 355 sq. mt.



## HALCYON PALMS LUXURY VILLA RESORT

Upper Living	2,027 sq. ft.
Lower Living	1,584 sq. ft.
Garage	417 sq. ft.
Lanai	178 sq. ft.
Entry	102 sq. ft.
Total Under Roof	4,308 sq. ft.



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# NAPLES PALM 4 BEDROOM VILLA

- Luxuriously finished and appointed
- En-suite, spacious bedrooms
- Complete with private pool and lanai



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# NAPLES PALM

4 Bed | 4 Bath | 2 Car Garage  
1988 sq. ft. | 185 sq. mt.



## HALCYON PALMS LUXURY VILLA RESORT



Upper Living	969 sq. ft.
Lower Living	1,032 sq. ft.
Garage	468 sq. ft.
Unwind	141 sq. ft.
Visit	113 sq. ft.
Total Under Roof	2,722 sq. ft.



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# QUALITY INCLUDED FEATURES

## ARCHITECTURAL & EXTERIOR DETAILS

- Beautifully designed contemporary-style elevations
- Raised banding on front elevation
- 12' x 24' swimming pool with gas heater and screen enclosure
- 21' x 40' screen enclosed pool deck
- Paneled garage doors
- Pre-wired for garage door opener
- Fiberglass, six-panel front door with side light, per plan
- LED Lighted Number Entry Signs
- Fully automatic, multi-zone irrigation system
- Bahia sodded lawn
- Professionally designed landscape package
- Covered lanai with acrylic coating, per plan
- Covered front entry with acrylic coating, per plan
- Block-wall construction, first floor, per plan
- Wood frame walls above first floor - 2 story plans
- 3 Exterior weatherproof outlets, per plan
- 2 Exterior hose bibs
- Underground utilities and Gas in the community
- Steel reinforced concrete slabs
- Professionally engineered roof trusses with hurricane tie-downs for wind protection
- Boral Tile roof
- Decorative Coach Lights

## ENERGY SAVINGS FEATURES

- Roof vents and continuously ventilated soffits for effective attic ventilation
- Energy Saving 14 Seer air conditioner
- R-30 ceiling insulation
- Z-Wave Programmable Thermostat
- Gas Tankless water heater
- Double Pane Low E Windows
- PEX Plumbing

## DISTINCTIVE KITCHEN FEATURES

- Whirlpool® glass-top range with self-cleaning oven
- Whirlpool® microwave over the range
- Whirlpool® three-cycle dishwasher
- 42" maple wood cabinets
- 1/3 HP. Garbage disposal unit
- Spacious double bowl stainless steel sink
- Whirlpool® 21 c.f. side-by-side refrigerator
- Shaw™ Ceramic tile flooring
- Granite Countertops
- Recessed Lighting in Kitchen

## LUXURIOUS MASTER SUITES AND BATHS

- Spacious master bedroom suites with walk in closets
- Tiled showers with glass enclosures in master, per plan
- Elongated commodes
- Shaw™ ceramic tile flooring in all baths
- Cultured marble vanities in all baths

## INTERIOR DETAILS

- Dynamic designs, with well thought-out living space
- Colonial casings and baseboards
- 2 panel colonist interior doors
- Ventilated closet and pantry shelving
- Marble window sills
- Knock-down finish ceilings
- Telephone pre wires in kitchen and all bedrooms
- Cable TV pre wires in family room and all bedrooms
- Fan pre-wires in family room and all bedrooms
- "Rocker" style light switches
- Ceramic tile flooring in foyer and utility
- 2" faux wood blinds
- Kwikset™ polo door knobs
- 1 year monitoring for full security system
- Whirlpool® washer and dryer
- "Owner's Closet" to store personal belongings

## WARRANTY

- 1 year workmanship
- 2 year mechanical and electrical systems
- 10 year structural warranty





Shingle Creek Regional Park



**HALCYON PALMS  
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Club House



Luxury Resort Lifestyle

**HOMEOWNERS ASSOCIATION**

MODEL	HOA DUES (Annually)	HOA DUES (Quarterly)	HOA DUES (Monthly)
SINGLE FAMILY	\$2,036	\$509	\$170

MODEL	PRICE	FURNITURE	TOTAL PRICE
THE NAPLES	\$399,900	\$30,000	\$429,900
THE FLORIDIAN	\$559,900	\$40,000	\$599,900

**AMENITIES AND LIFESTYLE**

- GATED COMMUNITY
- RECREATIONAL AND GREEN AREAS
- LAWN AND COMMON AREA MAINTENANCE
- ROAD MAINTENANCE
- FUTURE LUXURY CLUBHOUSE



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