

THE FLATS

ORLANDO

PROJECT DESCRIPTION

In the very heart of Orlando, just minutes away from the world's most iconic theme parks, rises **The Flats Orlando**: an extraordinary and innovative boutique resort that blends the warmth of a home, the impeccable service of a hotel, the city's signature fantasy, and the vibrant flavor of the Caribbean.

Its disruptive architecture and cutting-edge operational model make The Flats the exact place where magic stops being a dream and comes to life in every detail. Here, every space surprises, every service impresses, and every stay becomes an experience.

A member of **Preferred Hotels & Resorts**, the world's largest independent hotel collection, **The Flats Orlando** positions itself as the new benchmark in hospitality. Backed by this globally prestigious brand, The Flats embraces a simple idea... to make its guests happy.



ADDRESS

4849 W Irlo Bronson,
Memorial Hwy,
Kissimmee, FL 34746

HOTEL BRAND
Preferred Resorts
& Hotels

DEVELOPER
Urban Network
Capital Group

OPERATOR
GPI Hospitality
Management

160
HOTEL
RESIDENCES

7
LEVELS

1-3
BEDROOMS

444 FT² TO
890 FT² UNITS

THE RESIDENCES



01 BEDROOM

1 BEDROOM

TOTAL AREA
609 FT²

1 BATHROOM

SLEEPING CAPACITY
4 PEOPLE



02 BEDROOMS

2 BEDROOMS

TOTAL AREA
890 FT²

2 BATHROOMS

SLEEPING CAPACITY
8 PEOPLE

AMENITIES & SERVICES

At The Flats Orlando, the amenities and services are designed to exceed expectations. With a 24-hour open resort-style lobby, a picturesque pool serving cocktails under the sun, a restaurant offering both local and international fusion cuisine, a Kids Club, gym, room service in every unit, coworking spaces, and a panoramic rooftop to admire Orlando's fireworks, THE FLATS truly has it all.



The Flats is located in the heart of an irresistible destination— attractive and magical for visiting, enjoying, living, and investing.

It's where Orlando's magical past, innovative present, and fantastic future come together. Where every great story begins.

Disclaimer - important notice: Information contained in this document is believed to be accurate BUT NOT GUARANTEED. Oral representations cannot be relied upon as correct stating representations of the Developer. For the correct representations, make reference to purchase agreement. The sketches, renderings, floor plans, graphic materials, feature plans, condos for sale, and specifications described herein are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole description and without prior notice.

We do business in accordance with the Federal Fair Housing Law. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.

