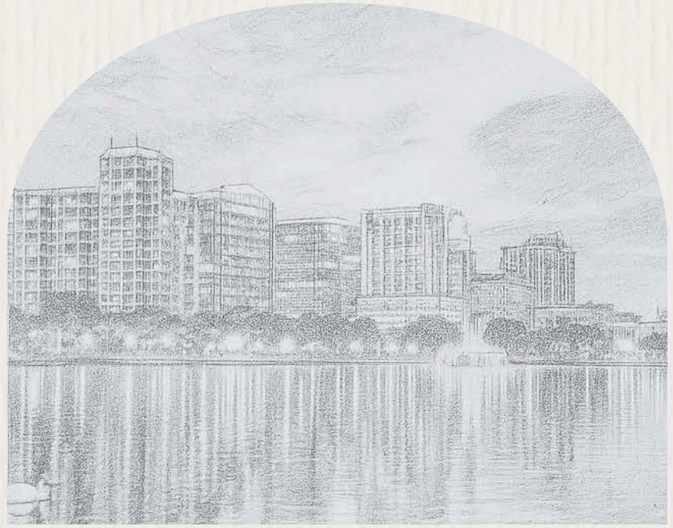
THE FLATS

ORLANDO

AS CHILDREN, WE CHOOSE A CHARACTER THAT ACCOMPANIES US THROUGHOUT OUR JOURNEY OF DISCOVERY.

IT DOESN'T MATTER WHAT IT'S MADE OF OR WHAT IT REPRESENTS, WHAT MATTERS IS THAT IT GIVES US THE CONFIDENCE AND SECURITY TO FEEL ACCOMPANIED AS WE TAKE ON NEW CHALLENGES AND CREATE NEW STORIES...

AT THE FLATS ORLANDO, WE WANT TO BE THAT CONNECTION THAT INSPIRES YOUR CONFIDENCE AND GIVES YOU THE SECURITY TO START YOUR NEXT GREAT STORY.



THE CITY

Walt Disney imagined a fantasy kingdom that would move the world. He believed in magic, and so **Orlando became the happiest city on the planet...**

..AND THE MOST VISITED.





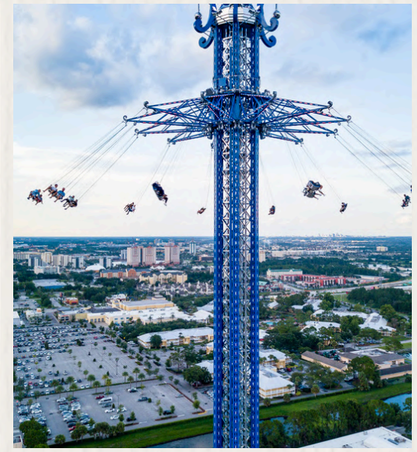




































THE MAGIC

Because **here**, in the city that Walt Disney
dreamed of and the world adopted,
the magic and smiles never stop;
only the protagonists change...

AND YOU COULD BE THE NEXT BIG STAR





NUMBERS DON’T LIE

1ST PLACE

- In total visitor volume.
- In number of amateur sporting events (2024)
- In number of visitors to amusement parks
- Corporate visitor satisfaction rating
- Number of tourists traveling with family.
- Number of tourists traveling for special celebrations.
- Family experiences according to TripAdvisor.

TOP 3

- Hotel occupancy among the main US markets.
- ADR (Average Daily Rate) in the US
- In the US, by number of cultural festivals per year
- Cities with the highest international tourist spending on retail
- Wedding destinations in the US
- Cities for multigenerational vacations (Travel+Leisure)

TOP 5

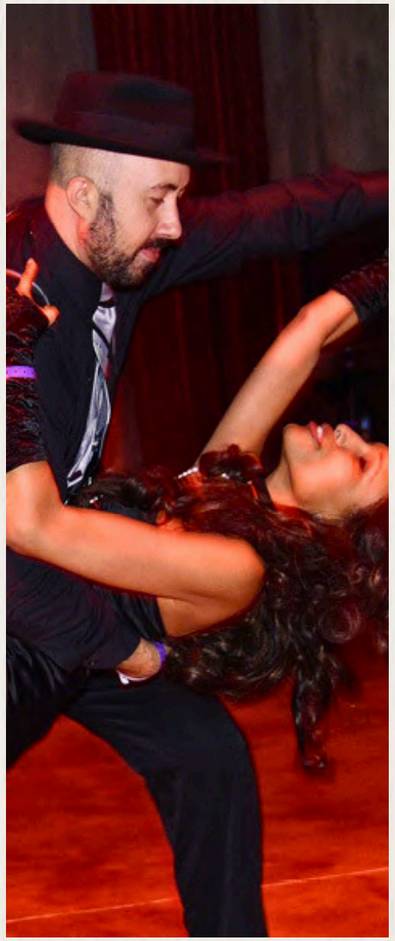
- Mayor gasto turístico en golf
- Innovación médica urbana (Forbes Health Cities 2024)
- Mejores destinos de compras en EE. UU
- Número de outlets premium en una sola ciudad
- Crecimiento de arte urbano y galerías
- Viajes de despedidas de soltera según Travel Channel
- Mayor cantidad de eventos corporativos anuales

TOP 10

- Destinos de golf para turismo internacional (Golf Digest)
- Ciudades para turismo médico en EE. UU
- Ciudades para jazz y música latina (Billboard)
- Ciudades de EE. UU. con mayor diversidad culinaria

FUNNY FACTS

- Disney World tiene más de 75,000 empleados (empleador #1 del mundo en un solo sitio)
- Orlando recibe más visitantes que Nueva York
- Walt Disney World: complejo turístico más grande del planeta (27,000 acres)









TOP 5

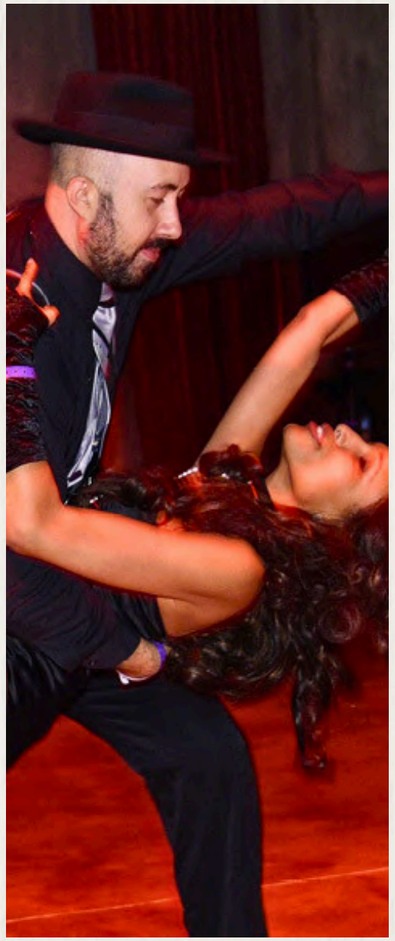
- Cities with the highest tourist spending on golf.
- Urban medical innovation (Forbes Health Cities 2024)
- Best shopping destinations in the US.
- Number of premium outlets in a single city
- Cities with growing urban art and galleries
- For bachelorette parties according to Travel Channel
- Cities with the most corporate events per year.

TOP 10

- Golf destinations for international tourism (Golf Digest).
- Cities for medical tourism in the US.
- Cities for jazz and Latin music (Billboard)
- US cities with the greatest culinary diversity.

FUNNY FACTS

- Disney World has more than 75,000 employees (the world's largest single-site employer).
- Orlando receives more visitors than New York City.
- Walt Disney World: the largest resort complex on the planet (27,000 acres).

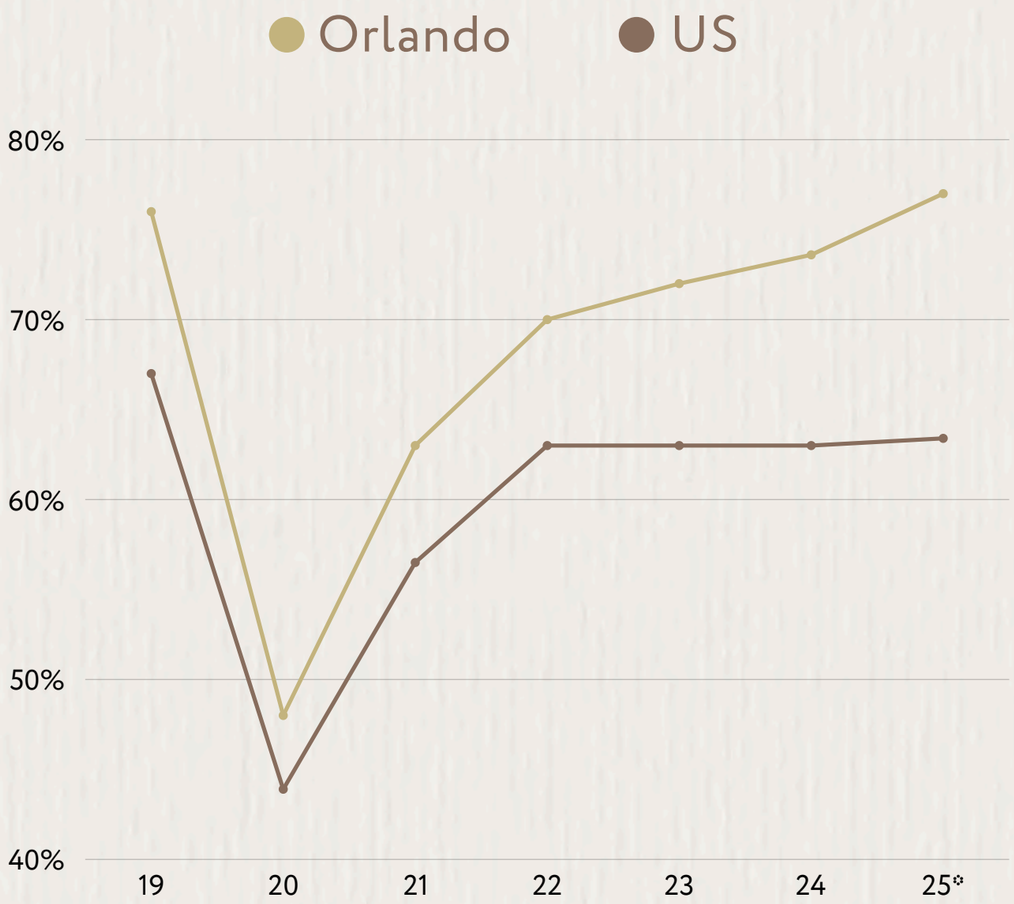








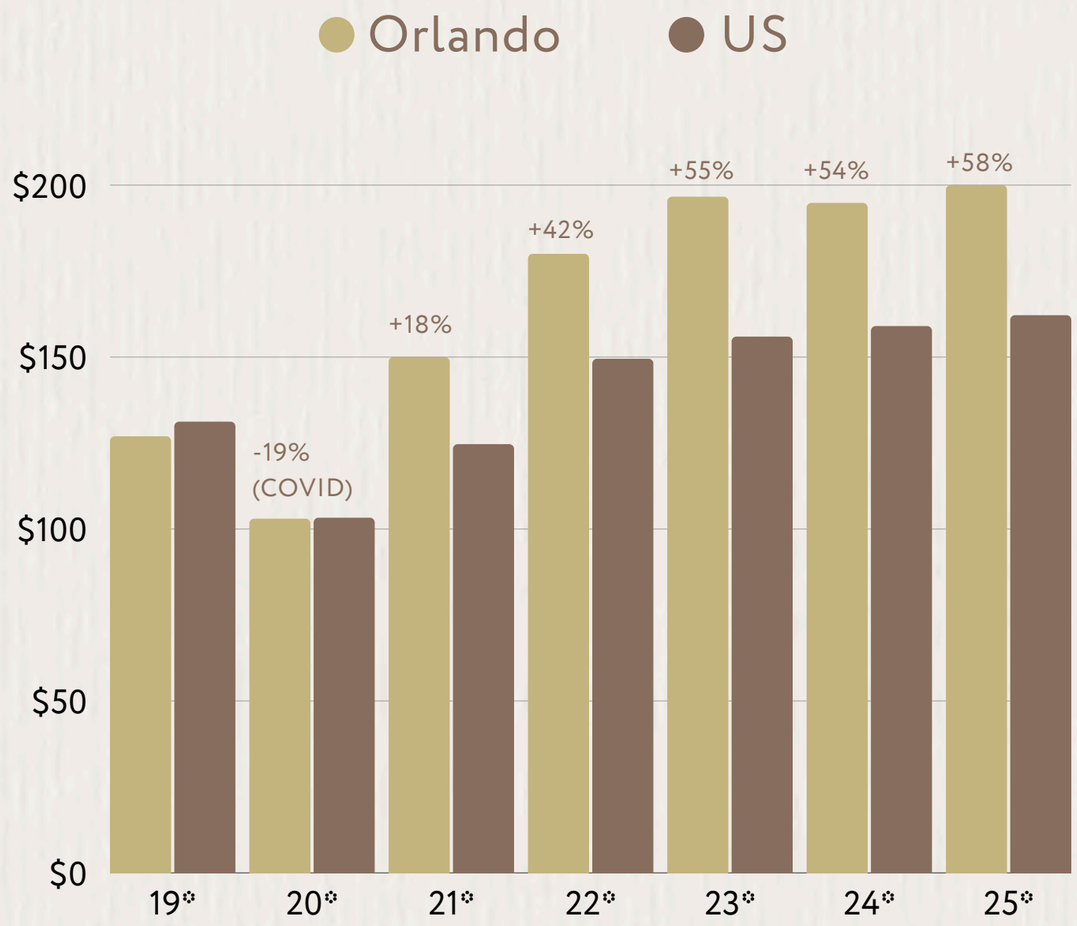
OCCUPANCY RATE



*Projection

Sources: HNN Newswire

AVERAGE DAILY RATE



*Projection



02.

THE LOCATION

28.3347° N

81.4962° O

WHAT MAKES THIS LOCATION IN KISSIMMEE SO POWERFUL?

- STRATEGIC PROXIMITY

  Close to the entrance to Disney Parks, Celebration, ESPN, Disney Springs, shopping malls, golf courses, etc.

- CONNECTIVITY TO MAJOR AVENUES

  On US-192, one of Orlando's busiest avenues, minutes away from I-4.

- DIVERSE DEMAND

  Families, golfers, shopping enthusiasts, sports enthusiasts, and business travelers all come together within a 6 km radius, keeping hotel occupancy rates high.



THE FLATS IS NOT ONLY
"CLOSE TO EVERYTHING":

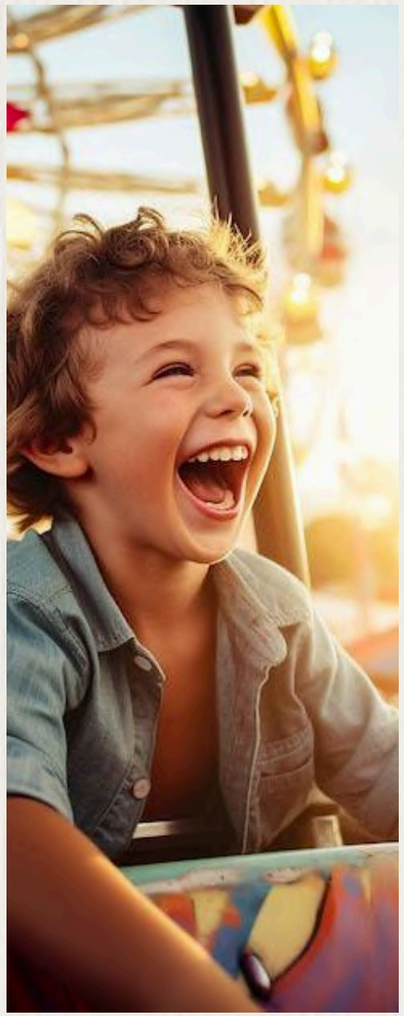
IT IS IN THE MIDDLE OF EVERYTHING THAT MAKES ORLANDO AN IRRESISTIBLE DESTINATION.

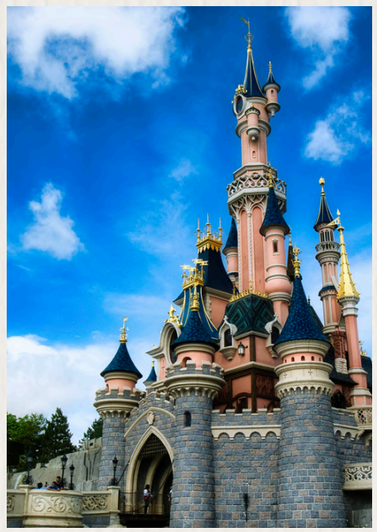
Here, the magical past, the fantastical present, and the innovative future converge within a single kilometer. And every smile that passes by ensures that the pulse will never slow down.













THE FLATS TURNS THAT LOCATION INTO A

TRIPLE ADVANTAGE

CONSTANT VISIBILITY

50,000 vehicles pass by the project every day.

UNBEATABLE LOCATION

Multiple niches, audiences, objectives, and desires make the area one of the most sought-after locations.

SUSTAINED GROWTH

Millions spent on infrastructure, diversification of tourism and the economy are synonymous with sustained growth in the area.

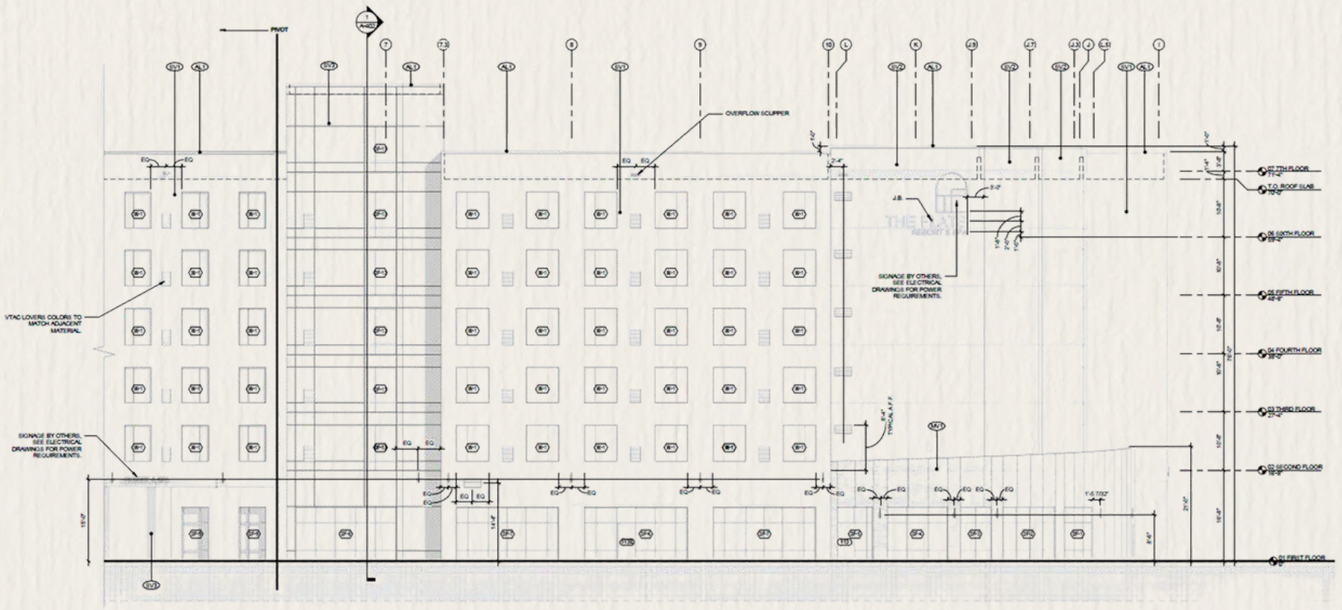
SIMPLY PUT, THIS SPOT ON THE MAP IS ONE OF THE BEST LOCATIONS FOR ANY GOAL IN ORLANDO.

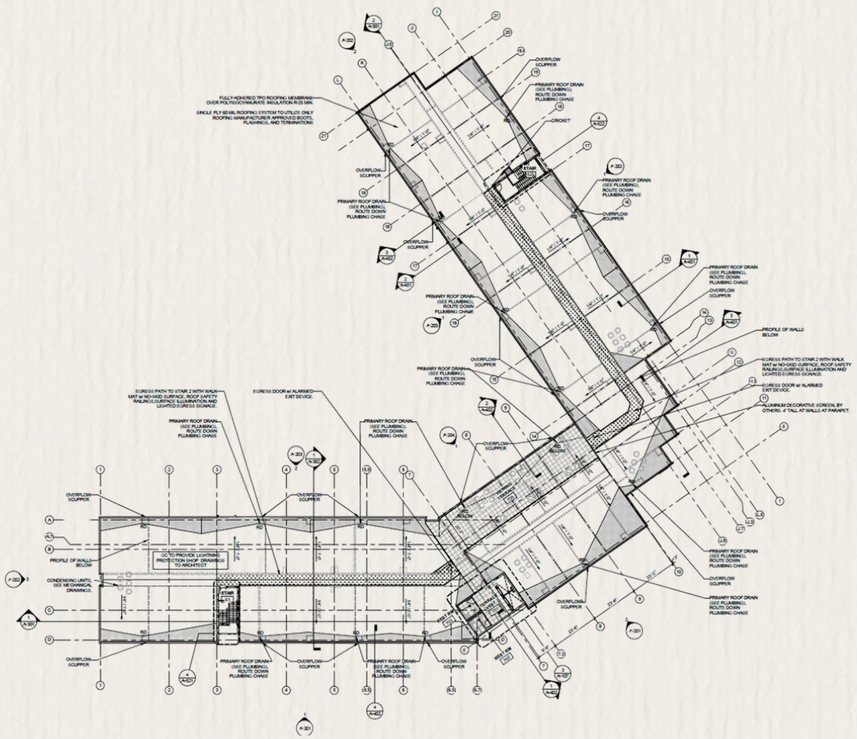


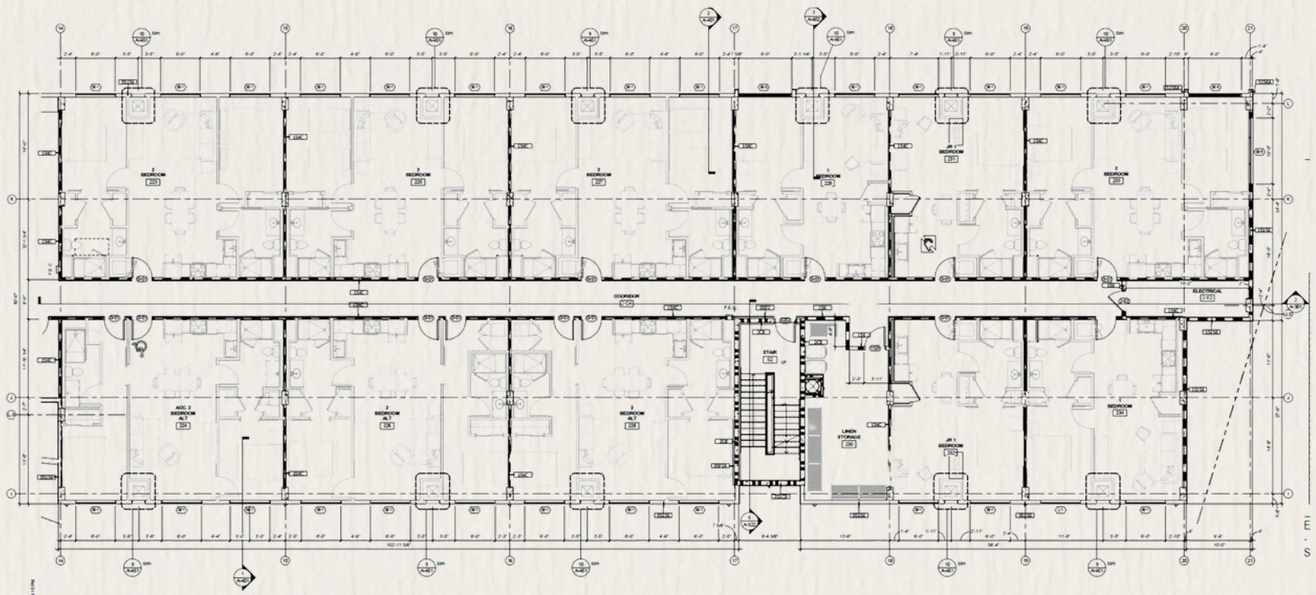


03.
THE PROJECT

EVERY GREAT STORY BEGINS
WITH A SMILE, AND EVERY SMILE
IS BORN IN THE FLATS.


PIVOT
OVERFLOW SCUPPER
VTAC LOUVERS COLORS TO MATCH ADJACENT MATERIAL
SIGNAGE BY OTHERS. SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS.
SIGNAGE BY OTHERS. SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS.
EQ
JB
TYPICAL A.F.F.
T.O. ROOF SLAB
T.O. SIXTH FLOOR
T.O. FIFTH FLOOR
T.O. FOURTH FLOOR
T.O. THIRD FLOOR
T.O. SECOND FLOOR
T.O. FIRST FLOOR


FULLY ADHERED TPO ROOFING MEMBRANE OVER POLYISOCYANURATE INSULATION IN 2 MIN.
SINGLE PLY SEAMS, ROOFING SYSTEM TO UTILIZE ONLY ROOFING MANUFACTURER APPROVED BOOTS, FLASHINGS, AND TERMINATIONS.
OVERFLOW SCUPPER
PRIMARY ROOF DRAIN (SEE PLUMBING), ROUTE DOWN PLUMBING CHASE
CRICKET
PROFILE OF WALL BELOW
EGRESS PATH TO STAIR 2 WITH WALK MAT at NO-SKID SURFACE, ROOF SAFETY RAILING,CURTAIN ILLUMINATION AND LIGHTED EGRESS SIGNAGE.
EGRESS DOOR w/ ALARMED EXIT DEVICE.
ALUMINUM DECORATIVE SCREEN, BY OTHERS. 4' TALL AT WALLS AT PARAPET.
EGRESS PATH TO STAIR 3 WITH WALK MAT at NO-SKID SURFACE, ROOF SAFETY RAILING,CURTAIN ILLUMINATION AND LIGHTED EGRESS SIGNAGE.
CONDENSING UNITS, SEE MECHANICAL DRAWINGS.
GC TO PROVIDE LIGHTING PROTECTION SHOP DRAWINGS TO ARCHITECT


BEDROOM
CORRIDOR
STAIR
LINEN STORAGE
ELECTRICAL


THE CLIFFS



THE FLATS

ORLANDO

The Flats is a **“Branded Hotel Residence”** that combines **the best of home and hotel**. Operated by GPI Hospitality and under the **Preferred Hotels & Resorts** brand, it offers **fully furnished apartments** just 10 minutes away from the entrance to Walt Disney World.

160
HOTEL RESIDENCES

7
FLOORS

STUDIOS AND
1 - 3
BEDROOMS

444 ft² TO
890 ft²
UNITS





THE CONCEPT

The comfort of HOME
with the service of a HOTEL.

THE BEST
OF TWO WORLDS

THE PERFECT MODEL

AN EVOLVING MARKET

Guests want more space, more privacy, more experiences; but they also want more security, more service, and more consistency... *THEY WANT IT ALL.*

THE WINNERS

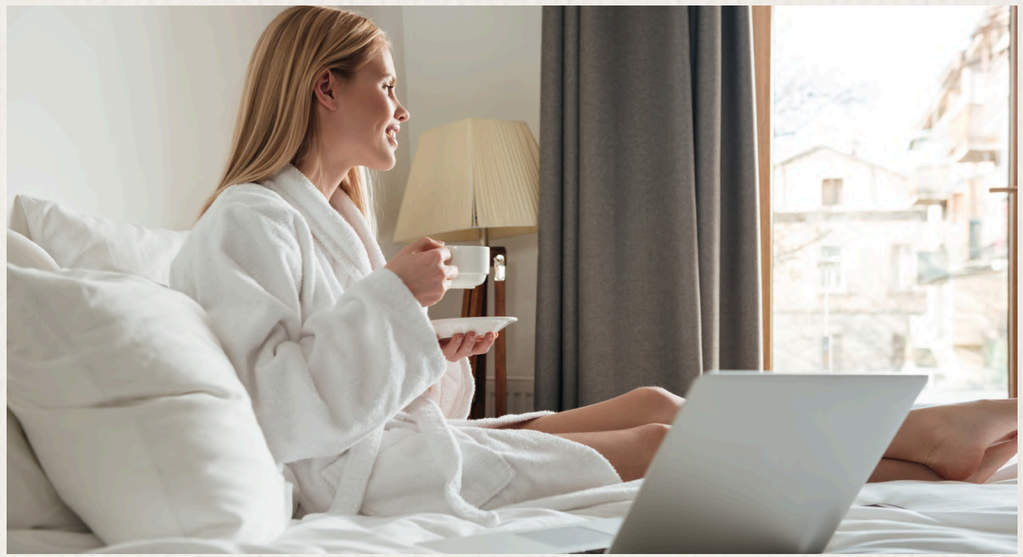
The accommodation models that best suit the needs of tourists will be able to stand out.

70%
Look for the experience of a HOTEL

30%
Look for the experience of a HOME

THE UNCG MODEL ALLOWS YOU TO CAPTURE THE LARGEST MAJORITY OF THE TARGET AUDIENCE.





UNCG INTEGRATES THE BENEFITS OF HOSPITALITY AND SHORT-TERM RENTALS

THE COMFORT OF A HOME





- AMPLE SPACE

  Ideal for families and groups who need more than one traditional hotel room.

- FAMILY REUNION

  Without sharing spaces with other guests.

- FULLY EQUIPPED KITCHEN

  You can cook and save on food.

- FEELING OF HOME

  More relaxing after a long day at the parks.

- LONGER STAYS IN GREATER COMFORT

  ideal for more comfortable stays.

- GOOD VALUE FOR MONEY

  For the same price as a room, you get an entire property.

- PERFECT FOR GROUPS

  Multigenerational or friends trips.

HOTEL SERVICE





- THERE IS ALWAYS SOMEONE TO HELP YOU.

  24/7 reception, room service, trained staff.
  You don't have to worry about a thing. If you need anything, someone is already taking care of it for you.

- EVERYTHING IS READY WHEN YOU ARRIVE.

  The bed is made, the bathroom is spotless, and the air is at the perfect temperature.

- YOU FEEL SAFE

  Controlled access, cameras, trained staff. Sleep soundly, knowing you are in a safe environment.

- EVERYTHING YOU NEED IN ONE PLACE

  Swimming pool, spa, restaurant, gym, rooftop, kids club. Everything you need, without leaving the hotel. Total comfort.

- NO STRESS

  You don't bother solving anything. You just focus on resting.

- YOU KNOW EXACTLY WHAT TO EXPECT

  There are standards, processes, and consistent quality. There are no surprises. Just reliable, professional service.

- THEY MAKE YOU FEEL GOOD.

  The staff treats you warmly, calls you by name, and recommends the best options.



IN SHORT, THE FLATS ORLANDO IS THE SOLUTION TO TOURISTS' NEEDS.

“Those who connect with tourists' dreams, understand their emotions, master data, and anticipate their needs will turn every visit into an unforgettable experience and lead the market.”

Robert Thorne





THE BRAND

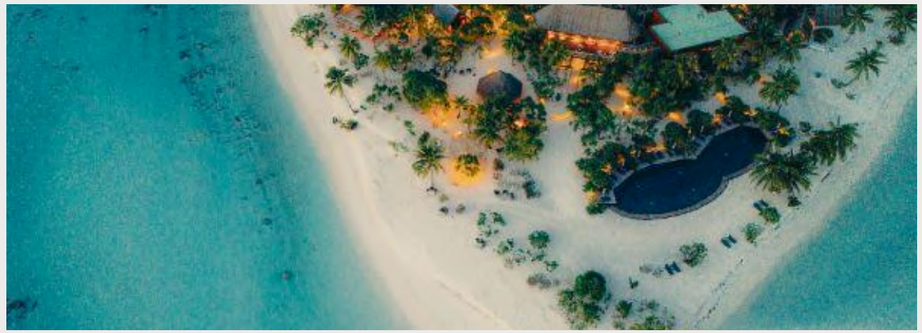
Reconocida por ser la colección de hoteles independientes mas exitosa del mundo, **Preferred Hotels & Resorts** exalta y celebra la autenticidad de cada propiedad bajo un sello compartido de excelencia.

Preferred℠
HOTELS & RESORTS

MORE THAN 650 ESTABLISHMENTS IN 80 COUNTRIES

What began in 1968 as a small alliance of hotels with their own unique character, **today represents one of the largest and most recognized collections of independent hotels on the planet.**

This blend of personality, freedom, authenticity, and rigor makes Preferred Hotels & Resorts the perfect strategic partner for iconic projects seeking global connectivity and reach
— such as The Flats Orlando.







RECOGNITION AND GLOBAL REACH

The brand is part of a select group distinguished by **Forbes Travel Guide, AAA Five Diamond, and the World Travel Awards**, seals that certify first-class hospitality standards.





BENEFIT FOR GUESTS

- **IMMEDIATE TRUST**
  The Preferred seal acts as a guarantee of boutique quality without losing the Caribbean-Florida style.
- **I PREFER REWARDS**
  Access millions of loyal members looking for unique experiences in iconic destinations such as Orlando.
- **VERIFIED SERVICE STANDARD**
  Regular audits ensure a consistent experience.

ADVANTAGE FOR THE BUYER

- **PREMIUM RATES AND STABLE OCCUPANCY**
  Preferred attracts high-spending travelers and reduces seasonality.
- **GREATER GLOBAL VISIBILITY**
  Campaigns and presence in the main tourist distribution systems place The Flats units in front of agencies and corporations around the world.
- **PRESTIGE AND SAFETY**
  Belonging to a hotel collection with six decades of prestige strengthens the property.



DROMOLAND CASTLE
County Claire, Ireland



MONTE CARLO BAY RESORT
Monte Carlo, Monaco



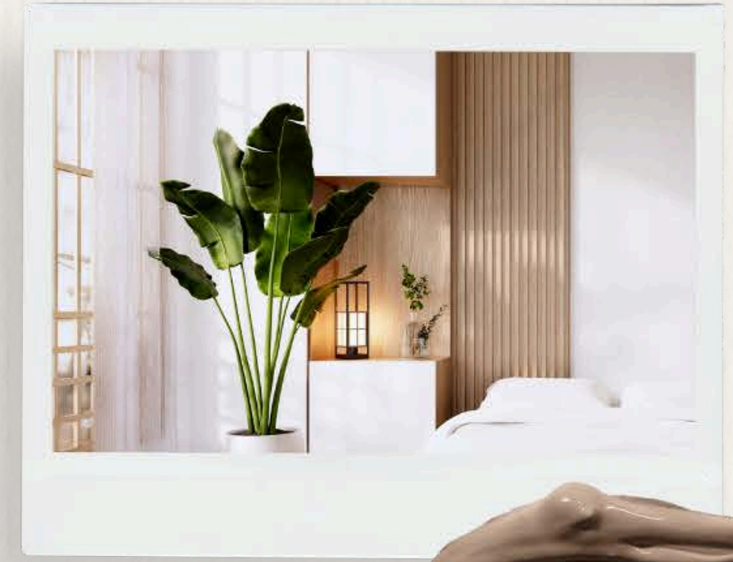
THE ALPINA GSTAAD
Gstaad, Switzerland



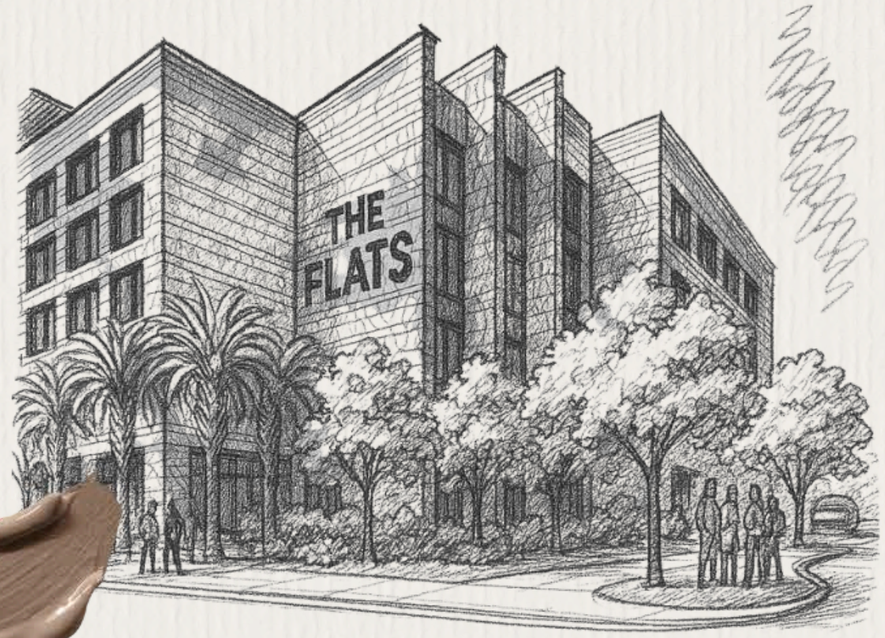


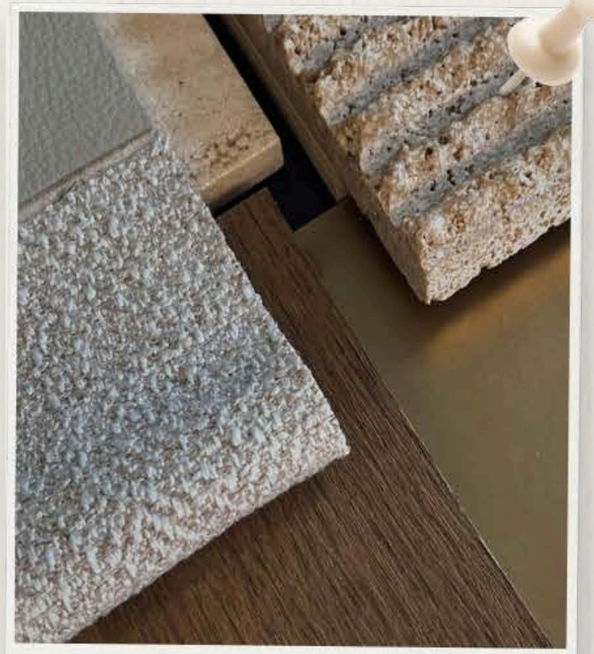
THE LOOK & FEEL

Latin flavor and the magic of Orlando
come together in a disruptive project
that redefines the landscape of the area.
With warm, harmonious tones.






THE
FLATS























THE AMENITIES

Every detail invites you to smile: a rooftop where the nights light up, a pool with cabanas to enjoy with your family, a restaurant and bar to celebrate, a gym to strengthen your body, a kids club to keep dreaming, and a coworking space to close a big deal.

THIS IS WHERE SMILES BEGIN



THE ENTRANCE



THE LOBBY



THE LOBBY



THE GREAT HALL



THE BAR



THE RESTAURANT



THE CONFERENCE ROOM



THE FITNESS CENTER



THE SMILES STUDIO



THE POOL



THE SKY TERRACE

*Referencia de inspiración



THE HALLWAY





THE SERVICES

Service turns a stay into
a memorable experience. Quality
service and attention to detail transform
a property into a **LOVE MARK**.

HOTEL SERVICES





- 24/7 reception
- Front Desk
- Concierge
- Check-in/out 24/7
- 24/7 security
- Valet parking
- Free high-speed Wi-Fi
- Luggage storage
- 24/7 maintenance management
- Transportation services to selected theme parks





FOOD & BEVERAGE





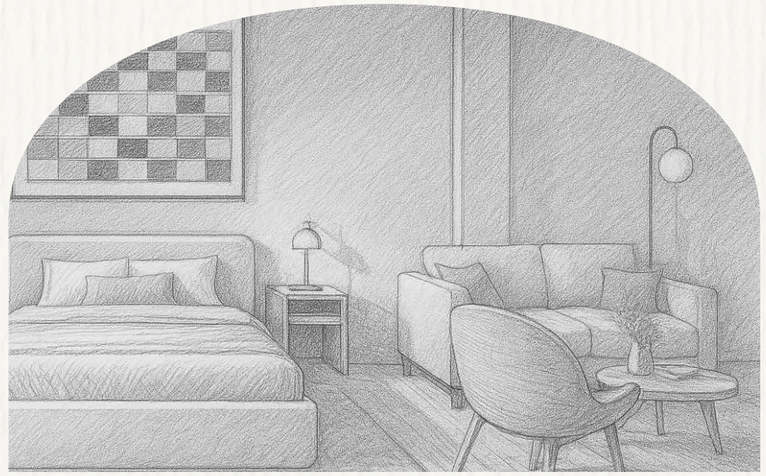


- **MAIN RESTAURANT**
  Breakfast, lunch and dinner service available
- **SNACKS AND DRINKS IN THE POOL AND LOBBY**
  Seasonal snacks and cocktails
- **ROOM SERVICE**
  Extended hours for breakfast, lunch and dinner.
- **EVENT CATERING**
  For special celebrations
- **THEMED DINING EXPERIENCES**
  Special events on key dates









THE RESIDENCES

The Flats residences combine the warmth of a home with the service of a hotel: cozy living rooms, fully equipped kitchens, spacious bedrooms, warm tones, and harmonious furnishings provide an ideal environment for a great experience.

WELCOME TO A HOME WHERE SMILES ARE PART OF THE SERVICE

01 BEDROOM JR ALT

THE STUDIO

The Flats proves that true spaciousness is measured in intelligent design. Upon entering, a compact foyer opens onto an open-concept living area where the living room, dining room, and integrated kitchen create a single social space ideal for contemporary families.

1 BEDROOM | 1 BATHROOM

KITCHEN | LIVING ROOM | DINING

TOTAL AREA

444 SF^2

SLEEPING CAPACITY

03 PEOPLE







01 BEDROOM JR SUITE

JR FAMILY SUITE

At THE FLATS, the design speaks of freedom: you walk in and immediately find yourself in an integrated social space where the kitchen, living room, and dining room coexist in harmony. Here, every detail invites you to relax and enjoy life together:

1 BEDROOM | 1 BATHROOM

KITCHEN | LIVING ROOM | DINING

TOTAL AREA

528 FT^2

SLEEPING CAPACITY

04 PEOPLE





01 BEDROOM

THE FAMILY SUITE

At THE FLATS, every square foot is designed to optimize space without sacrificing comfort and functionality. The entrance opens onto an open-plan space where the living room, dining room, and kitchen blend together to create the perfect atmosphere for socializing. The sofa bed can accommodate up to four guests without compromising on comfort.

1 BEDROOM | 1 BATHROOM

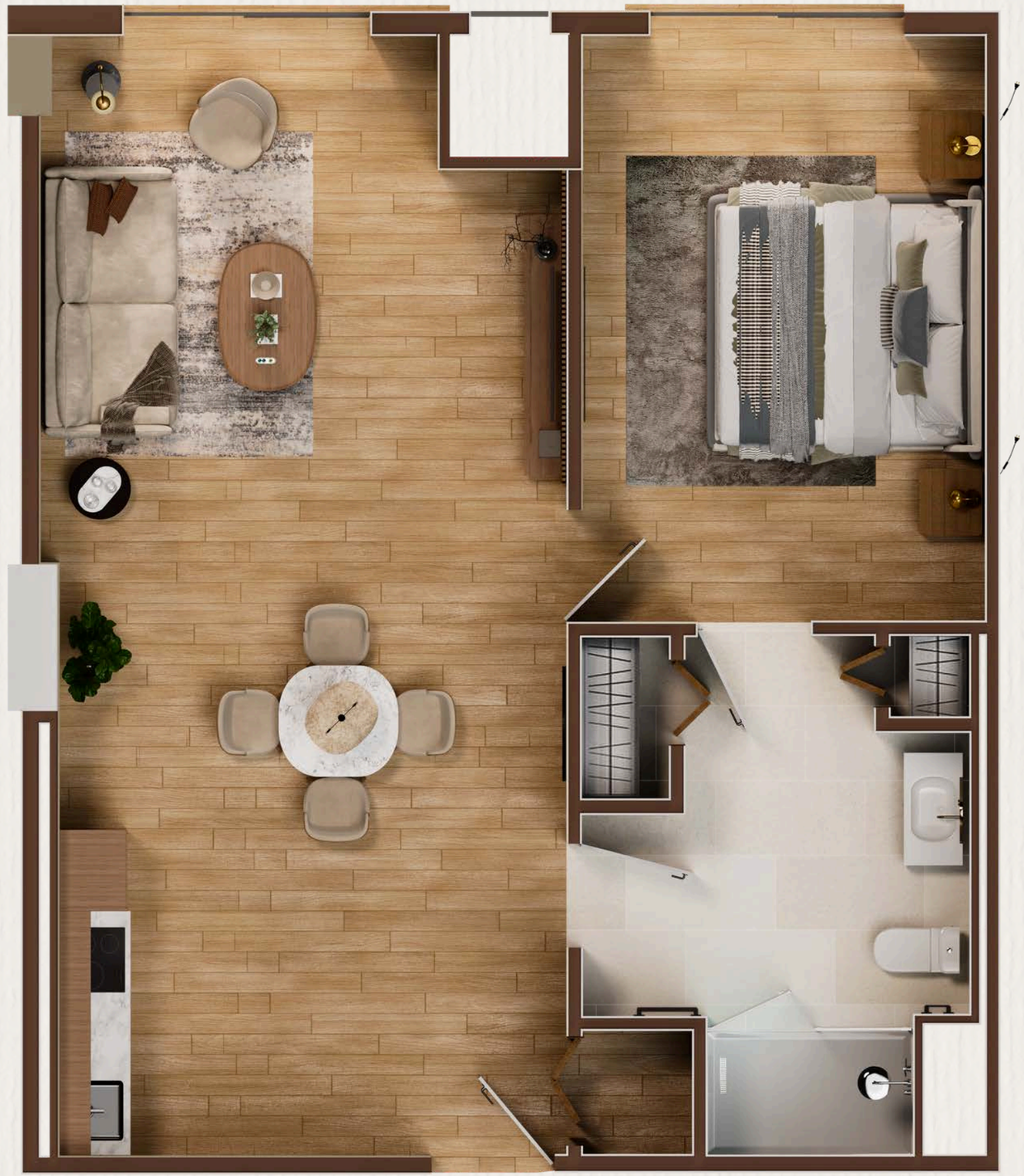
KITCHEN | LIVING ROOM | DINING

TOTAL AREA

609 FT^2

SLEEPING CAPACITY

4 PEOPLE







01 BEDROOM + DEN

THE FAMILY SUITE PLUS

At THE FLATS, every residence makes the most of its layout. Need more versatility? The additional furnished DEN easily converts into a studio, workspace, or extra bedroom. Smart design that adapts to your lifestyle.

1 BEDROOM | 1 BATHROOM

KITCHEN | LIVING ROOM | DINING

TOTAL AREA

609 FT^2

SLEEPING CAPACITY

06 PEOPLE



02 BEDROOMS

THE MASTER SUITE

Ideal for families or friends looking to live together comfortably without sacrificing privacy. This unit has a master bedroom with a private bathroom, a second separate bedroom, and a sofa bed that can accommodate up to six to eight people.

The kitchen and dining room, together with the living room and sofa that converts into a sofa bed, form the social heart of the home.

2 BEDROOMS | 2 BATHROOMS

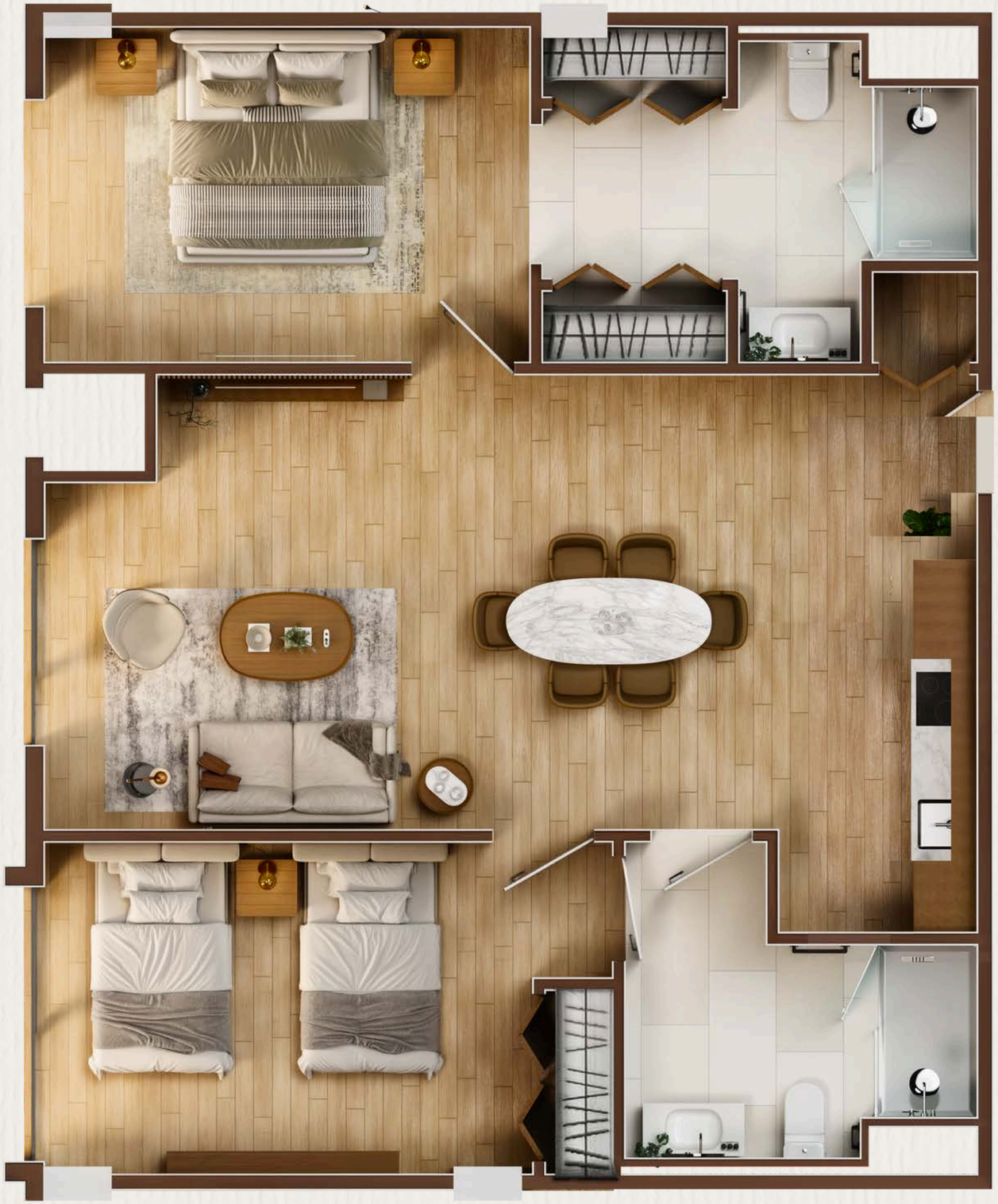
KITCHEN | LIVING ROOM | DINING

TOTAL AREA

890 FT^2

SLEEPING CAPACITY

08 PEOPLE













THE VISIONARIES

THE FLATS was born from a clear vision and an exceptional team. Architects, hoteliers, strategists, and creatives joined forces with a single goal: to create the perfect branded hotel residence in the world's most popular tourist destination.

.

VISION, STRATEGY, AND EXECUTION. THIS IS HOW PROJECTS THAT MAKE HISTORY ARE BUILT.



ADDRESS

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

HOTEL BRAND

Preferred Resorts
& Hotels

DEVELOPER

Urban Network
Capital Group

CO DEVELOPER
ARCHITECTURE

ZKC

OPERATOR

GPI Hospitality
Management

01 BEDROOM JR ALT

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1 BEDROOM | 1 BATHROOM

KITCHEN | LIVING ROOM | DINING

TOTAL AREA

444 SF^2

SLEEPING CAPACITY

03 PEOPLE







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JR FAMILY SUITE

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1 BEDROOM | 1 BATHROOM

KITCHEN | LIVING ROOM | DINING

TOTAL AREA

528 FT^2

SLEEPING CAPACITY

04 PEOPLE





01 BEDROOM

THE FAMILY SUITE

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1 BEDROOM | 1 BATHROOM

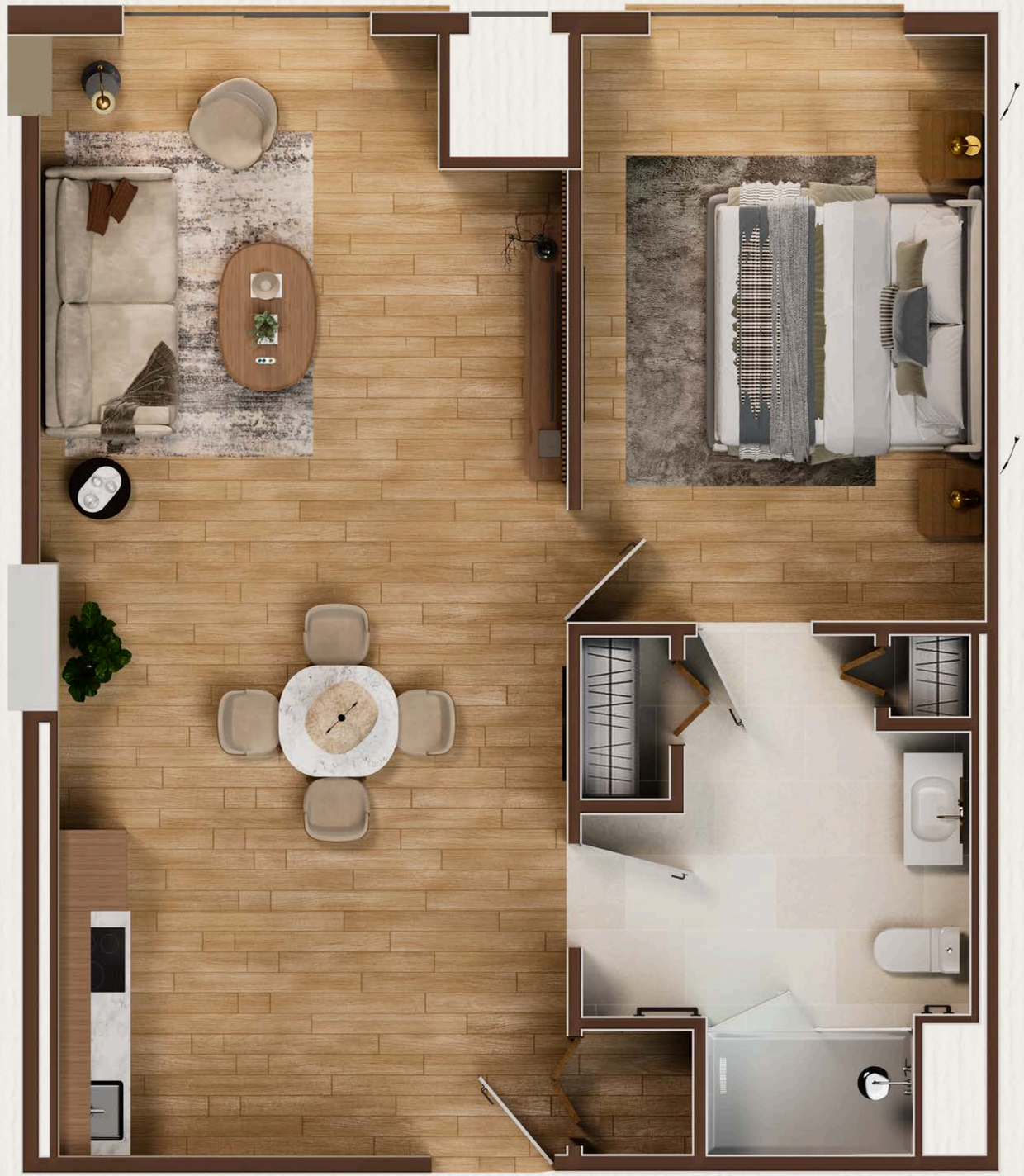
KITCHEN | LIVING ROOM | DINING

TOTAL AREA

609 FT^2

SLEEPING CAPACITY

4 PEOPLE







01 BEDROOM + DEN

THE FAMILY SUITE PLUS

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1 BEDROOM | 1 BATHROOM

KITCHEN | LIVING ROOM | DINING

TOTAL AREA

609 FT^2

SLEEPING CAPACITY

06 PEOPLE



02 BEDROOMS

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2 BEDROOMS | 2 BATHROOMS

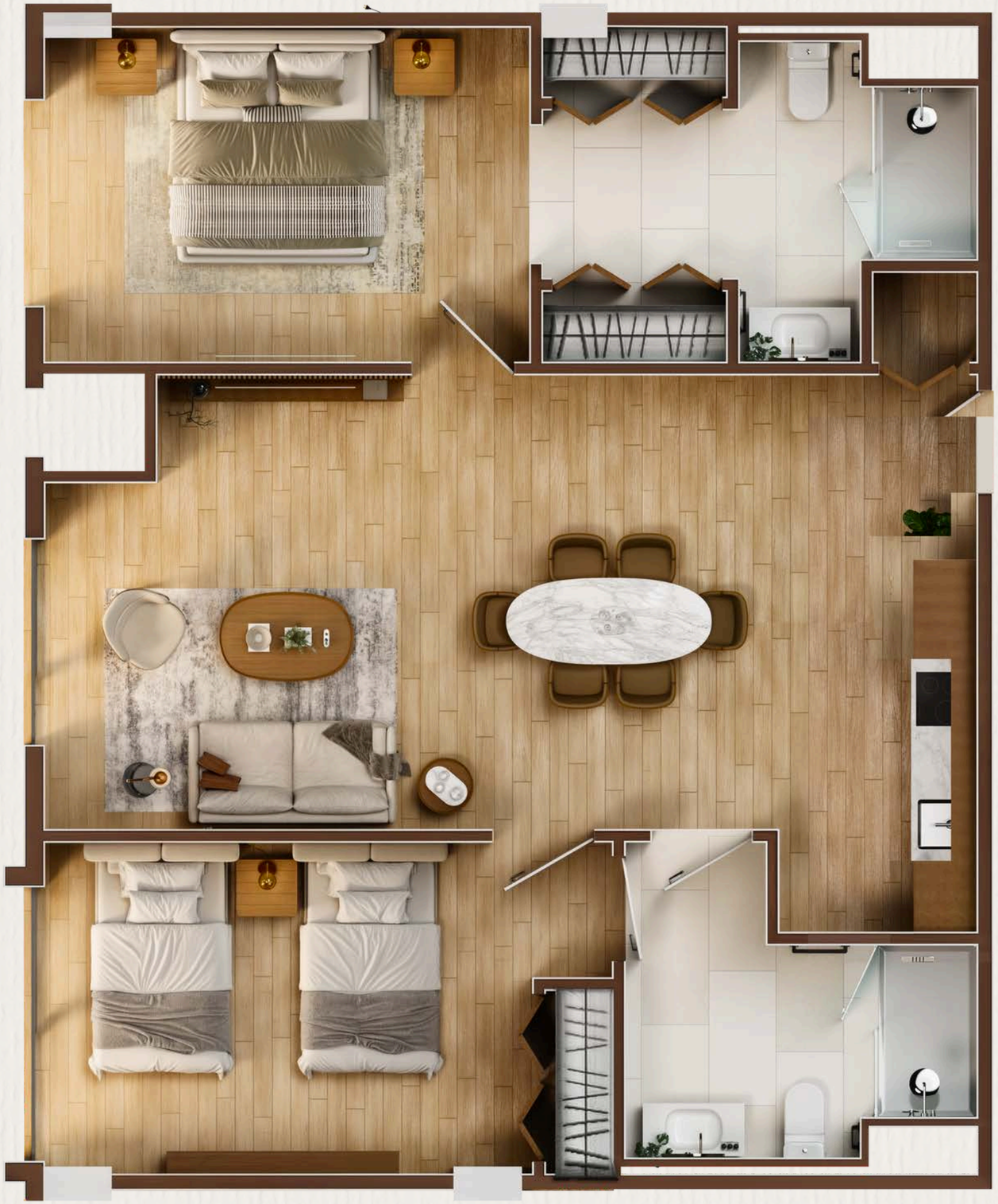
KITCHEN | LIVING ROOM | DINING

TOTAL AREA

890 FT^2

SLEEPING CAPACITY

08 PEOPLE









4849 W IRLO BRONSON, MEMORIAL HWY,
KISSIMMEE, FL 34746

WWW.THEFLATSORLANDO.COM

Sales center: 4797 W Irlo Bronson Memorial
Hwy Kissimmee, FL 34746. Suite F 104

Disclaimer: important notice. Information container in this broshure Is believed to be accurate BUT NOT GUARANTEED. Oral representations cannot be relieved upon as correcto 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