



MARGARITAVILLE
Resort
ORLANDO

Fins Up

Welcome to a one-of-a-kind escape in sun-soaked Orlando. A resort community inspired by the laid-back Margaritaville lifestyle, masterfully designed to be your new happy place. Here, changes in attitudes come standard. Whether you check into your own private hideaway in the casual luxe hotel or spread out in a Key West-style vacation cottage, you're just steps from the soft sand beach, massive lagoon-style pool, and of course the thatch-roofed tiki bar. So, grab a cold one, find a hammock or overwater cabana, and join us in paradise.



Margaritaville Hotel



Resort & Vacation Cottage Amenities:

- Retail Dining Entertainment District
- Water Park
- Destination Wedding Pavilion
- Event Meeting Space
- Fitness Center
- Concierge Desk
- Complimentary Parking
- Airport Transportation
- Theme Park Ticket Desk
- Theme Park Transportation
- Parakeet's Kids Club
- Resort Pools with Food and Beverage
- Margaritaville Beach Cruiser Bikes
- Extensive Walking and Biking Paths

ESCAPE TO PARADISE

Step foot into our lush atrium lobby, take a sip of your tropical welcome drink, and let reality wash away. Whether you're staying for a few days, a week, or a month, this is where you come to truly get away and get back to what matters.

License to Chill



ORLANDO'S ONLY BEACHFRONT EXPERIENCE

Beach in Orlando? Now there is. Slip on your flip-flops and head down to a soft sand oasis, grab a painkiller from the tiki bar, and watch the afternoon drift by under the swaying palms. When you're ready, wade into our zero-entry pool or retire to the shade of a private overwater cabana.

Sink, drink, repeat.

Beachfront Includes:

- Zero-Entry Pools
- Soft Sand Beachfront
- Beach Food and Beverage Service
- Tiki Bar
- Private Cabanas
- Serpentine Boardwalks

Water Park



Water Park Features:

- 3 Slide Towers
- 6-Lane Mat Racer Slide
- Family Raft Ride
- Serpentine Tube Rides
- Wave Action Pool
- High-Velocity River Ride
- Kids Island with Slides, Rides and Food and Beverage
- Plenty of Shaded Areas

FINS ON

Hold onto your suits, you won't find any lazy rivers here. This water park is all about pulse-pounding, scream-inducing fun. Test your courage on three slide towers featuring nine thrill rides, head to the wave action pool, or jump into the high-velocity river ride and get swept away.

Downtown Marketplace



LIVE IT UP IN OUR BAR AND RESTAURANT SCENE

Marketplace Features:

- Central Park, home to live music, farmers markets, and a children's play area
- Radio Margaritaville SiriusXM Sound Booth with daily live broadcasts and performances
- Massive tiki bar
- Pedestrian-friendly shopping with 40+ retailers
- 15 food and beverage options
- State-of-the-art movie theater

Map



- 1 Downtown Marketplace
- 2 Water Park
- 3 Resort Hotel & Clubhouse
- 4 Resort Amenities:
 - Restaurants
 - Tiki Bars
 - Beaches
 - Pools
- 5 Lagoon
- 6 Timeshares
- 7 Vacation Cottages
- 8 Future Vacation Cottages

Minutes From the Parks

- 1 Animal Kingdom Theme Park
- 2 Disney's Blizzard Beach Water Park
- 3 Disney's Hollywood Studios
- 4 Epcot Theme Park
- 5 Disney's Typhoon Lagoon Water Park
- 6 Disney Springs
- 7 Walt Disney World Resort
- 8 Magic Kingdom Park
- 9 Universal Orlando Resort

0 mi.

5 mi.



Guest Experience

LIKE HOME, ONLY BETTER

Bring your special someone or the whole gang—we've got room. Whether you choose to hole up in our casual luxe hotel or spread out in an 8-bedroom vacation cottage, you'll have access to all the amenities of the resort. Cook in, eat out. Do it all, or not. This is what it means to truly escape.



Cottage Life

YOUR NEW HAPPY PLACE

Here friends are neighbors and neighbors become friends. Cottages face each other and tropical garden paths wind through green gathering spots. Each unique vacation home captures the laid-back spirit of Key West with clapboard siding, gingerbread trim, louvered shutters, and interior design created by Ethan Allen.

- Wide array of cottage-style floor plans and elevations
- Ethan Allen designed furniture packages
- Upgraded standard features
- Pool homes available
- Lush tropical landscape package included



1-8 Bedroom Homes

VACATION STATE OF MIND

Hemingway's Hideaway? Down Island Digs? We hope you have a name picked out, because here you can customize almost every aspect of your vacation home. Choose your cottage type, number of bedrooms, waterfront location, private pool, custom tiki bar, and Ethan Allen décor package designed specifically for the laid-back Margaritaville lifestyle.



1-8 Bedroom Homes



Margaritaville Inspired Interior Décor by Ethan Allen



SON OF A SAILOR COLLECTION

All aboard! Son of a Sailor is awash with blues and anchored in classic nautical style. Sandy creams, whites, and weather wood finishes meet splashes of aqua and navy and white stripes. Lounge, linger, catch the breeze. Comfort is the captain of this laid-back look.

Margaritaville Inspired Interior Décor by Ethan Allen



LICENSE TO CHILL COLLECTION

Come out of the sun and into the cool—where the surf's always up and the vibe is always dressed-down. License to Chill has an easy beachcomber attitude with a sense of adventure, sunny hues, and shore-inspired touches. Hang loose...This look is made for crashin' and relaxin'.

Margaritaville Inspired Interior Décor by Ethan Allen



IN PARADISE COLLECTION

Live your dream. This timeless tropical style is lush with coral reef colors and chic, casual comfort. White and wood finishes are infused with a colorful cocktail of lemon and lime, orange, teal, and palm green. Let loose and take it all in. In Paradise is your personal pleasure island.

Margaritaville Inspired Interior Décor by Ethan Allen



BEACH HOUSE COLLECTION

If you think life's a beach, you're in the right place. Whitewashed and casually dressed, this look is made for lazy days and sandy toes. Beach House offers charming, sun-kissed cottage style. Weathered finishes in seashell tones float on gentle waves of mint, sea glass, and aquamarine. Kick back. In here, living it up is a breeze.

Lot and House Size

MARGARITAVILLE COTTAGE PRICING & INCENTIVES*

PARK VIEW COTTAGES

1-4 BEDROOM \$234,900-\$414,900

WATERFRONT COTTAGES

3-5 BEDROOM \$414,900-\$574,900

BEACHFRONT COTTAGES

6-8 BEDROOM \$719,900-\$909,900

OWNER INCENTIVES

\$10,000 IN OPTIONS CREDIT
\$7,500 IN CLOSING COSTS

OWNER INCENTIVES

\$15,000 IN OPTIONS CREDIT
\$7,500 IN CLOSING COSTS

OWNER INCENTIVES

\$20,000 IN OPTIONS CREDIT
\$7,500 IN CLOSING COSTS

COMMON AREA MAINTENANCE SERVICES

PARK VIEW COTTAGES \$370/MONTH

WATERFRONT COTTAGES \$460/MONTH

High-Speed Internet
Cable TV
Phone
Termite Protection
Weekly Landscape Maintenance
Irrigation for Landscape
Daily Trash Pickup
Guardhouse & Staff
24-Hour Roving Security
Common Area Landscape & Maintenance
Weekly Pool Cleaning & Maintenance (Waterfront Cottages Only)



*Incentives and pricing subject to change without notice. Incentives contingent upon cash purchase or financing through Seller's approved lenders.

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