



THE
GROVE
RESORT & WATER PARK
ORLANDO



Own Your Piece of the Magic 5 Minutes from Walt Disney World®

The Grove Resort & Water Park is the most exciting vacation home resort in Orlando providing incredible vacation and ownership opportunities. Located just 5 minutes from Walt Disney World®, The Grove is a luxury resort featuring numerous amenities perfect for those seeking to create family memories that last a lifetime. This lush oasis includes a world-class water park, luxurious 4-star, full service lobby, multiple pools, onsite shopping, restaurants and lounges, fitness center and a full-service spa. The Grove is the perfect combination of luxury, amenities and family fun for both owners and vacationers.

Fully Furnished 2 & 3 Bedroom Luxury Vacation Homes

World-class theme parks including the renowned Walt Disney World® and Universal Studios are at the center of the magic and adventure of the most visited place on earth. As a vacation home owner at The Grove Resort & Water Park, our residents are at the heart of every major attraction in Orlando. From daily shuttle service to theme parks, to views of the spectacular nightly fireworks, we ensure that the opportunity to make lasting memories is right outside your doorstep.





Make a Splash at Surfari Water Park!

Surfari, your very own on-site water park, offers something for everyone. Ride the lazy river, catch a wave on the double FlowRider® surf machines, or take the plunge off our dueling two story water slides. For our smaller guests, the kid's aquatic jungle offers endless fun and timeless family memories. After you dry off, drop by Longboard Bar & Grill for burgers, Hawaiian BBQ and a craft beer of your choice. Finish your action-packed day relaxing at one of our private cabanas. There are so many ways to play onsite at Orlando's best resort water park!



**The Grove is Not Just Another Vacation Home Resort.
It's a World-class Experience Managed and Staffed by a World-class Hotelier.**

Enjoy the Best Amenities in Orlando

- A luxurious 4-star, full service lobby
- Daily shuttle service to Walt Disney World®
- Poolside bars and dining options
- Large lagoon pools and hot tub
- Surfari water park
- Valencia, an upscale-casual restaurant
- Escape, a full-service spa and fitness center
- Alfresco, marketplace and deli
- Multiple bars, lounges and restaurants
- Lake Austin, 20-acre activity lake
- Game room & kids activity center
- Event/conference rooms





PALM
at The Marquis
2 Bedroom • 2 Bathroom

Living Space	1,265 Sq. Ft. (118 Sq. Mt.)
Balcony	73 Sq. Ft. (7 Sq. Mt.)
TOTAL	1,338 Sq. Ft. (125 Sq. Mt.)



BIRCH

at The Marquis

2 Bedroom • 2 Bathroom

Living Space

Balcony

TOTAL

1,375 Sq. Ft. (128 Sq. Mt.)

73 Sq. Ft. (7 Sq. Mt.)

1,448 Sq. Ft. (135 Sq. Mt.)



JASMINE

at The Marquis

3 Bedroom • 2 Bathroom

Living Space	1,396 Sq. Ft. (130 Sq. Mt.)
Balcony	72 Sq. Ft. (7 Sq. Mt.)
TOTAL	1,468 Sq. Ft. (137 Sq. Mt.)

The square footage areas used in this booklet include the outer walls surrounding the unit and half the demising wall separating units and areas under roof but not within the walls of the unit for the Lanai and Covered Entry. Please refer to the survey included as an exhibit to the prospectus for the actual square footage of the units. The square footages used in this brochure are provided so that buyers can compare square footages being used by sellers in other communities. All dimensions are approximate and all floor plans are subject to change by developer without notice. All illustrations are artistic conceptual renderings. Pricing subject to change.



CYPRESS

at The Marquis

2 Bedroom • 2 Bathroom

Living Space

Balcony

TOTAL

1,434 Sq. Ft. (133 Sq. Mt.)

70 Sq. Ft. (7 Sq. Mt.)

1,504 Sq. Ft. (140 Sq. Mt.)

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SABLE

at The Marquis

3 Bedroom • 3 Bathroom

Living Space

Balcony

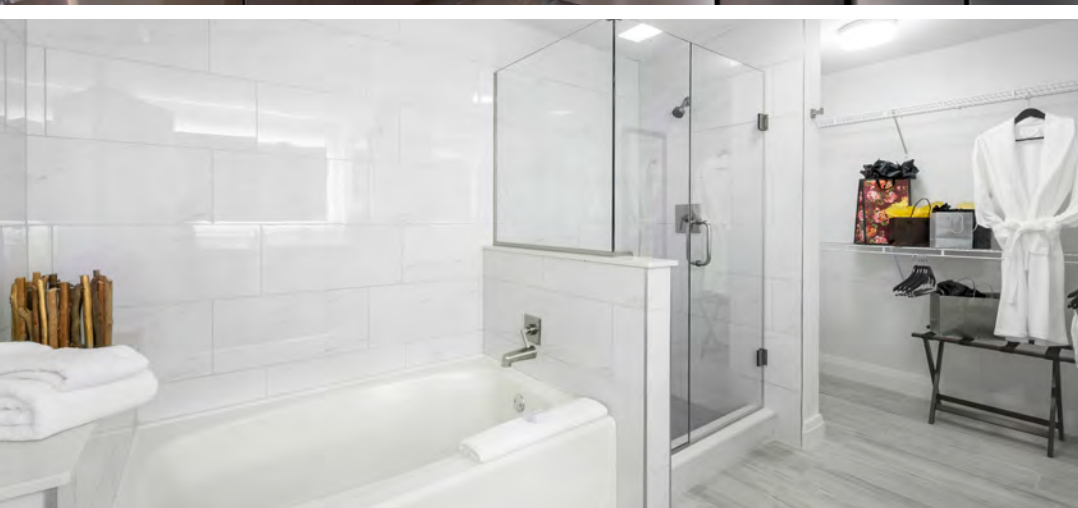
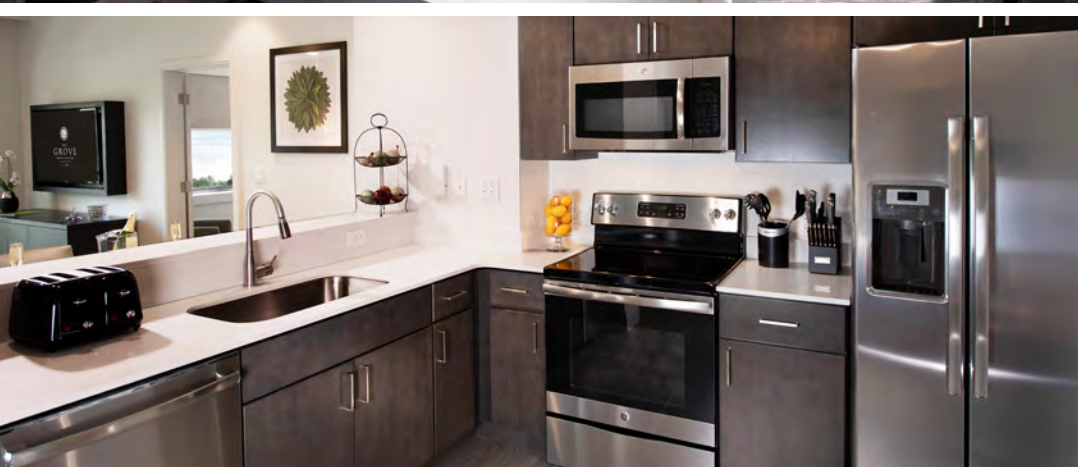
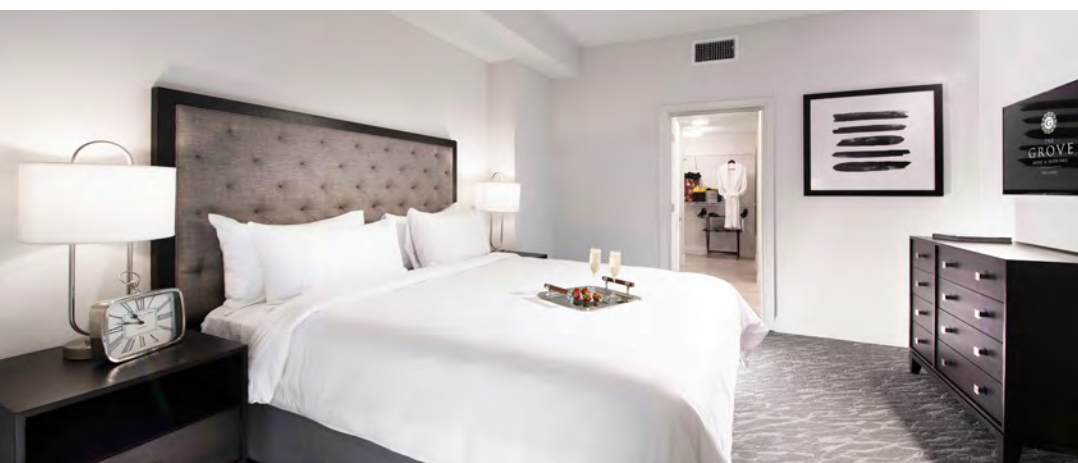
TOTAL

1,544 Sq. Ft. (143 Sq. Mt.)

70 Sq. Ft. (7 Sq. Mt.)

1,614 Sq. Ft. (150 Sq. Mt.)

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Own. Earn. Enjoy! Ownership Has Its Advantages

While on vacation, owners at The Grove enjoy all the benefits of this incredible vacation home resort. When you're not using your residence, place it into the professionally managed turnkey hotel rental program to help offset costs. The Grove Resort provides hassle free vacations, and stress-free property ownership.



BENCHMARK
A GLOBAL HOSPITALITY COMPANY

Turnkey Rental Program

Founded in 1980, Benchmark, a global hospitality company is a recognized global leader in the development, management and marketing of resorts, hotels and conference centers. Today, Benchmark's portfolio consists of unique destinations across the United States, Caribbean and Japan, with more destinations on the horizon. Benchmark employs over 7,500 associates portfolio-wide with approximately \$3.0B in assets under management covering 75+ properties consisting of over 8,000 rooms.





Minutes From Theme Parks and World-Class Shopping



GroveResidences.com

