


# ORLANDO

## INVESTMENT OPPORTUNITY

# BELLA VIDA RESORT

 Kissimmee, Florida  
Minutes from Disney World &  
Top Orlando Attractions!

ASKING PRICE




**\$2,995,000**


# Bella Vida


## COMMUNITY OVERVIEW


Bella Vida Resort, developed by Park Square Homes, is a gated Mediterranean-inspired community located just minutes from Disney World and top Orlando attractions. The community offers resort-style living with 24-hour security, lakes, gardens, and extensive amenities.

## PORTFOLIO SUMMARY

-  Total properties: 9 townhomes
-  4-bedroom unit: 4562 Corsa Lane – \$395,000
-  3-bedroom units: 8 units at \$325,000 each

 Rented units: 4564, 4568, 4570  
each at \$2,300/month

 Vacation rental active: 4562, 4565,  
4567, 4571 (Airbnb / Booking.com)

 Vacant & ready: 4566, 4569

## RESORT-STYLE AMENITIES

-  6,700 sq. ft. clubhouse  
with lounge & cyber cafe
-  Two community  
pools + hot tub
-  15 acres of lakes &  
Italian-style gardens
-  Movie theater &  
game room
-  Basketball &  
volleyball courts
-  Walking trail &  
tot lot playground
-  24-hour gated  
security
-  Beautiful lakes  
& fountains
-  Lush landscaping  
throughout
-  Close to shopping,  
dining & Hwy 192



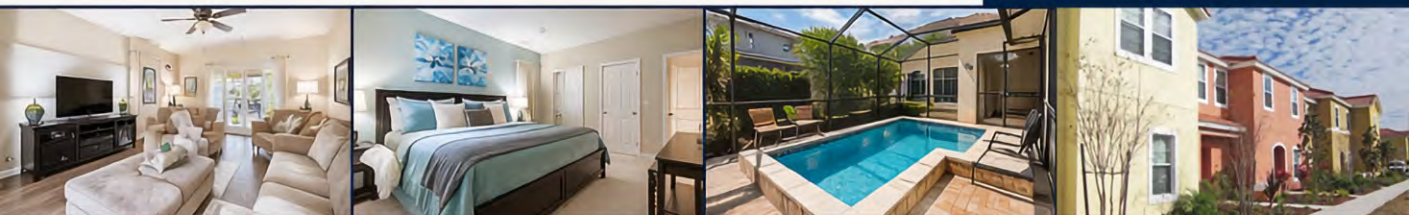
## INVESTMENT HIGHLIGHTS

-  Turnkey opportunity – Most units come furnished
-  Proven rental income – Long-term leases  
at \$2,300/month for 3-bedroom units
-  Gated community with 24/7 security
-  Strong short-term and long-term rental  
market in Kissimmee
-  Private plunge pools in every townhome –  
a major guest attraction
-  Walking distance to shopping & dining on Hwy 192
-  Easy access to Disney, Universal,  
and Orlando airports
-  Short-term rental allowed – Active Airbnb &  
Booking.com units
-  Bulk purchase potential – Negotiate for  
entire package
-  Low maintenance – HOA covers exterior,  
landscaping, security, amenities
-  Prime location – Minutes from Disney World,  
high tourist demand



**PRIME LOCATION.**  
*Maximum Potential.*

-  Minutes to Disney  
World
-  Close to Universal  
& Orlando Airports
-  High Tourist Demand =  
Consistent Cash Flow



Perfect for investors looking to scale  
with a performing short-term rental  
portfolio in Central Florida.



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AND TO SECURE THIS PACKAGE DEAL!**