

SAN MARINO

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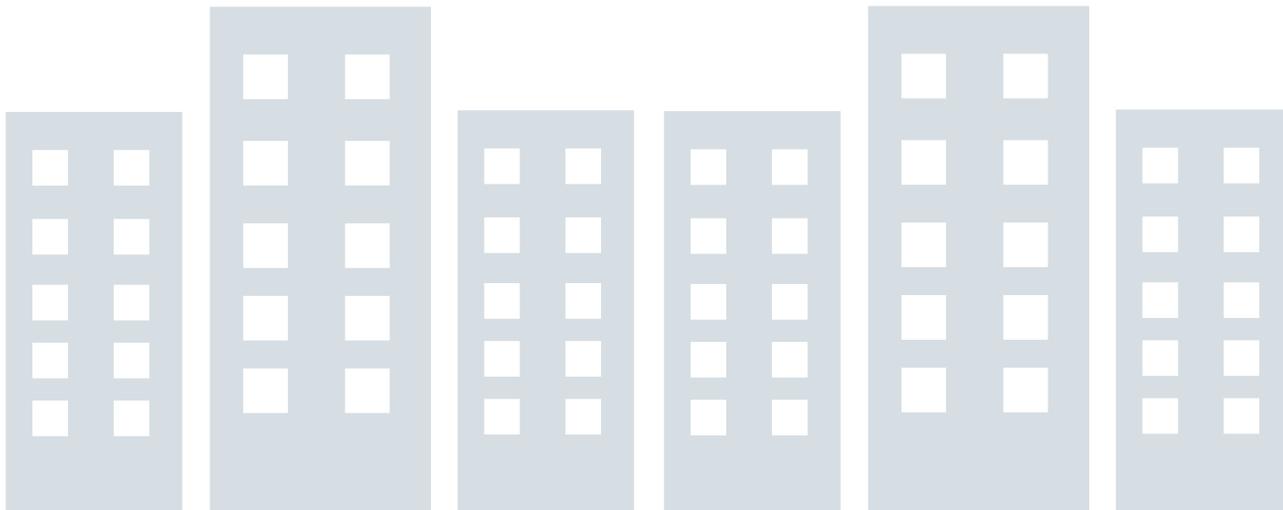
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San Marino is a unique opportunity of a quasi-commercial nature investment property that would normally be built as a Multifamily, a figure in which large investment funds own the entire property displacing small, medium or large buyers of properties that thanks to the condominiums model will now have access to a high-quality product in Steel and Concret construction with an extraordinary added engineering value that will make it truly an investment jewel. San Marino is a project designed for investors looking for rental income properties in emerging markets such as the heart of Orlando with high demand for rentals. The project will allow investors to generate an incredible return on the investment combining cash flow, appreciation and tax advantages. San Marino is without a doubt the door to a stable cash flow, with great appreciation and a low tax impact.



Pre-construction Condominiums

PROJECT INFO

San Marino is strategically located just minutes away from major points of interest within the city, such the Central Business District of Orlando (huge employment generator), The Mall at Millenia, Orlando International Airport, Universal Studios and the future Universal new theme park "Epic" to be ready by 2024, among others.

The community will offer the following Amenities which both Towers will share access to: Kids's playground located in Tower 1; pool, gym and multi-purpose room located in Tower 2

San Marino is bringing the Miami living style to Orlando with small details that creates a significant difference.

More Details

Number of Units	142
Size	From 762 - 1,168 sq. feet.
Total Floors/Stories	3
Parking Spaces	1 to 2 per unit
Elevator	Yes
Amenities	Pool, gym and more.
SS Appliances	Yes, included
Water Heater	Yes, included
Central A/C	Yes
Year Built	2024 - 2025

(4400 / 4374 S TEXAS AVENUE, ORLANDO, FL 32839)



Central Business District of Orlando
(11 minutes)



Orlando Regional Medical Center
(10 minutes)

The Mall at Millenia
(4 minutes)



SAN MARINO



Universal Studios
(13 minutes)

Universal Orlando Resort



Florida Mall
(13 minutes)



Universal's Epic Universe
(14 minutes)



Sea World
(18 minutes)



Orlando International Airport
(23 minutes)

Disney Springs / Animal Kingdom
(22/30 minutes)



UNITS IN SAN MARINO

142

UNITS

Demand generators

- 📍 Central Business District of Orlando
- 📍 The Mall at Millenia
- 📍 Orlando Regional Medical Center
- 📍 Universal Studios
- 📍 Orlando International Airport
- 📍 Florida Mall
- 📍 Sea World
- 📍 Disney Springs / Animal Kingdom



UNITS TYPES



UNIT A

-  1 BED + DEN
-  1 BATH
-  774 Sqft
-  1 PARKING



SAN MARINO

UNIT B

-  2 BEDS
-  2 BATH
-  1,044 Sqft
-  2 PARKING





UNIT C

-  3 BEDS
-  2 BATHS
-  1188 Sqft
-  2 PARKING

RENDERS



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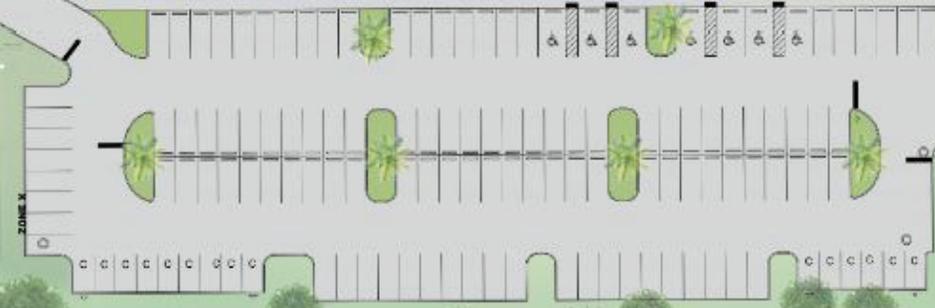
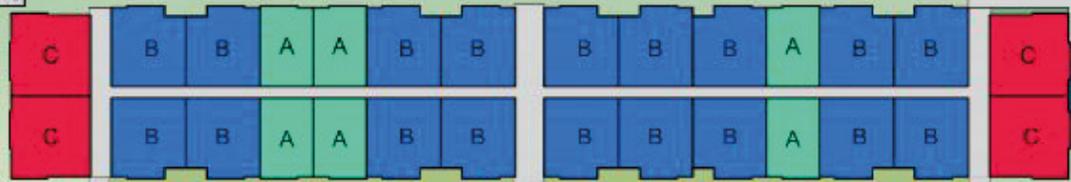




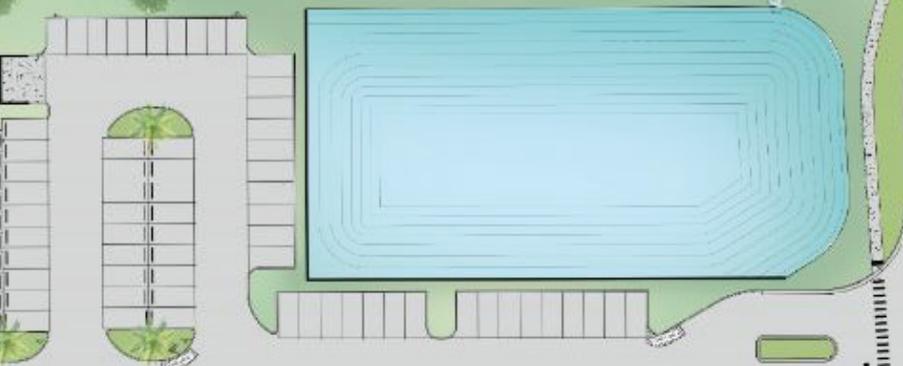
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82 CONDOMINIUMS



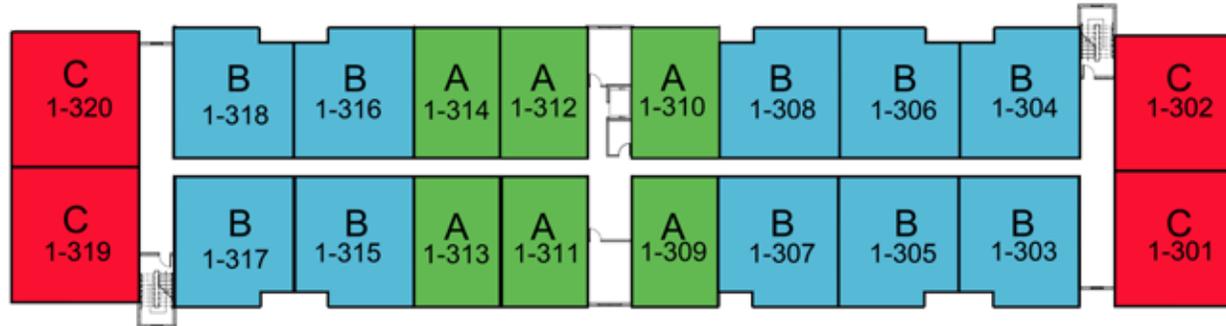
LEMON TREE LANE



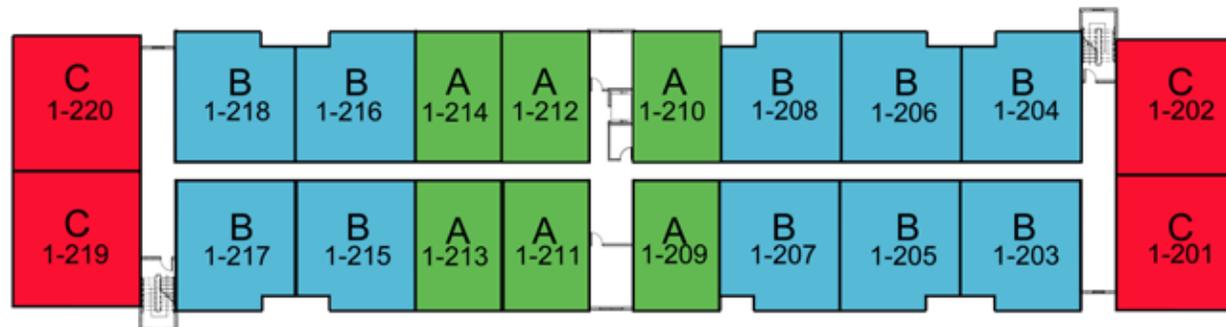
60 CONDOMINIUMS

- A=1 
- B=2 
- C=3 

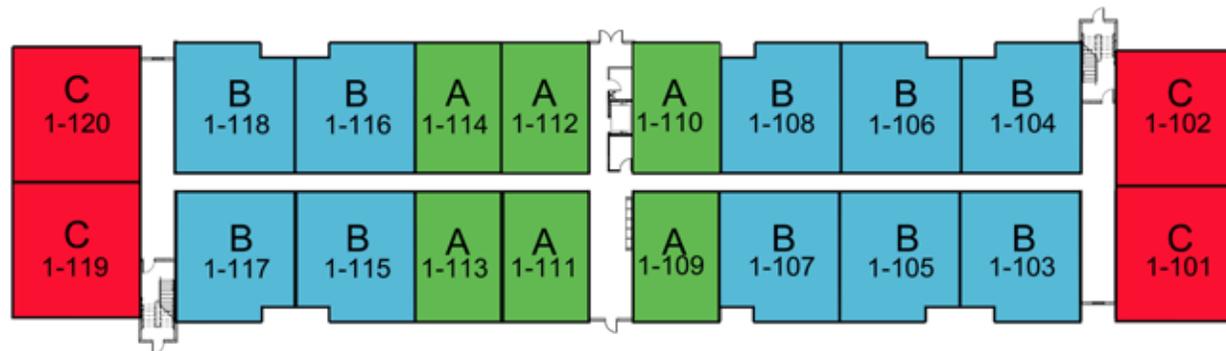
SAN MARINO I



3RD FLOOR PLAN



2ND FLOOR PLAN

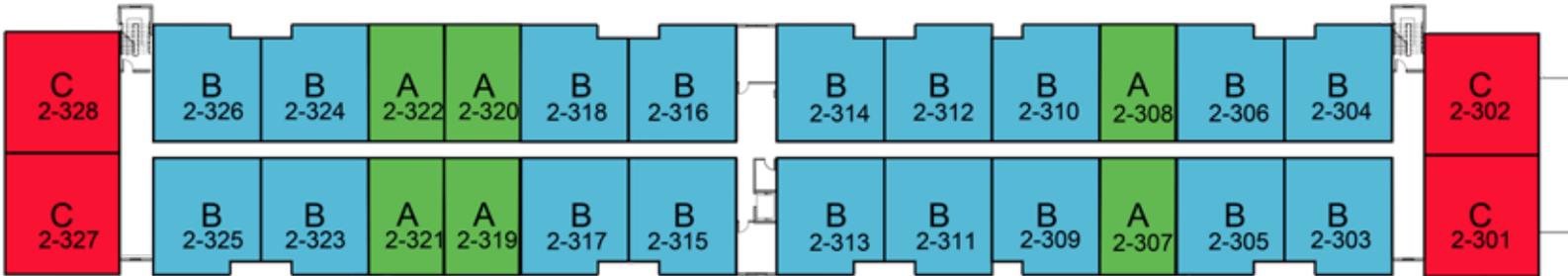


1ST FLOOR PLAN

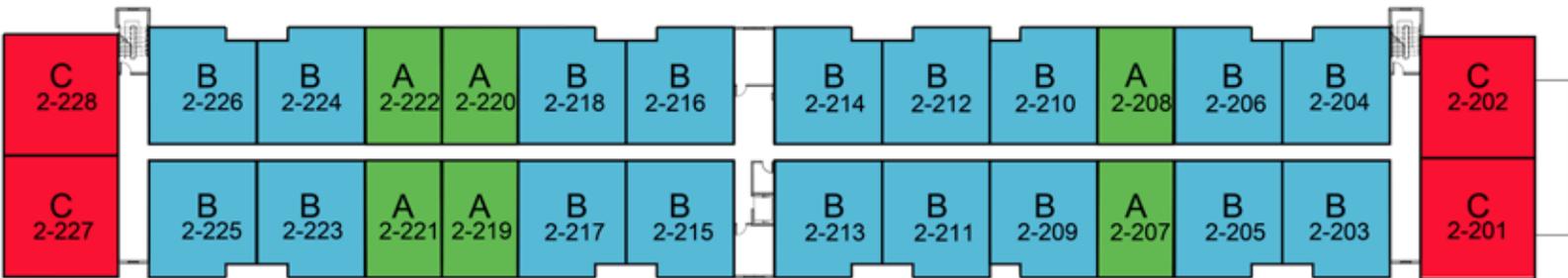


- A=1
- B=2
- C=3

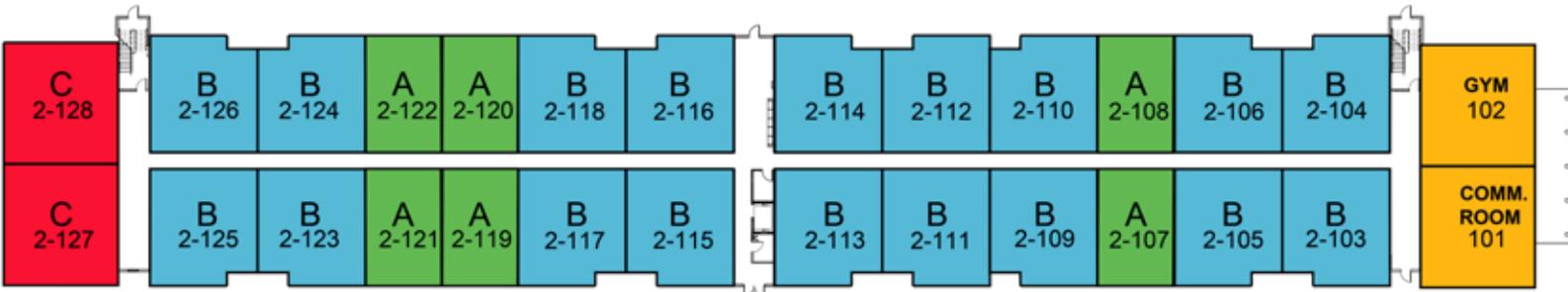
SAN MARINO II



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

- A=1
- B=2
- C=3



ORLANDO, FLORIDA INVEST IN THE #1 CITY



High Demand
Orlando has a current housing deficit of about 56,000 units.



#1 City in Job growth
Population growth
Tourist Destination
Forbes Ranking Investment city



Central Location
Perfect weather in the heart of Florida attracting over 75 million visitors each year.



UCF & LAKE NONA

Orlando has the University of Central Florida with the major students population of the Country totaling over 69,000 students. Orlando also created the #1 medical city in the USA through a master plan generating over 30,000 new jobs.



Infrastructure

Orlando leads in Public infrastructure including the expansion of the International Airport.



Brightline

Brightline is finalizing the construction of the Virgin trains that will connect Orlando with Miami.



Universal



Sea World



Disney Springs / Animal Kingdom



Epic Universe, 2024!

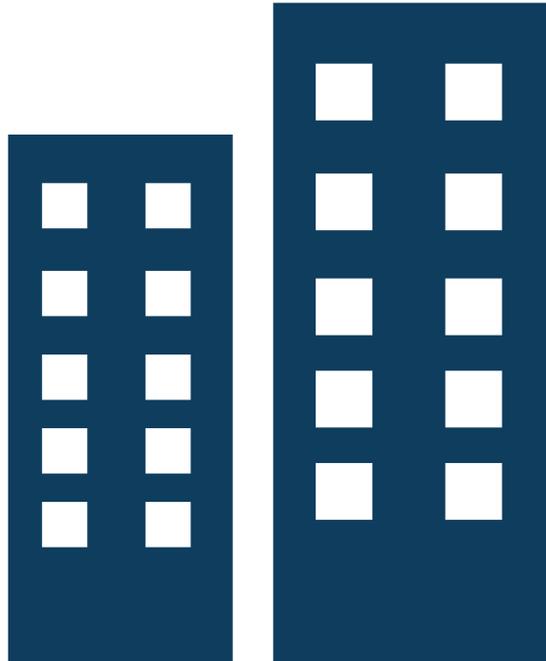




The Mall at Millenia



The Florida Mall



Central Business District Orlando



Lake Nona Medical City



Train from Orlando of Miami



University of Central Florida



EverGROUP

DEVELOPMENT

With years of combined experience in acquisition, development and property management, the development team of San Marino have been in the Orlando area in the past 10 years. San Marino is the result of years of experience to create the Miami Living Style that Orlando was waiting for.

www.sanmarinoorlando.com