

A photograph of a family in a modern kitchen. A man in a grey long-sleeved shirt is carrying a young girl on his shoulders. The girl is wearing a blue denim vest over a red and white plaid shirt. They are both smiling. In the foreground, a woman wearing a striped apron is partially visible, looking down at a cutting board with various vegetables, including a large yellow bell pepper and a red bell pepper. The kitchen features dark grey cabinetry and a built-in oven. A red hexagonal overlay is centered over the image, containing the text 'VILLA DOMANI' in white, serif, all-caps font.

VILLA
DOMANI

VILLA DOMANI



PRICING

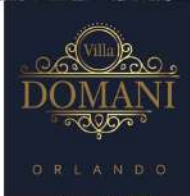
PLANS	BED BATH	LIVING AREA	PRICE
C- Napoli	4 bed 3 bath	1,770 sq.ft. 165m ²	\$299,900
C- Torino	4 bed 3 bath	1,770 sq.ft. 165m ²	\$305,900
C- Capri	4 bed 3 bath	1,770 sq.ft. 165m ²	\$309,900
B- Milano	4 bed 3.5 bath	1,974 sq.ft. 183m ²	\$359,900
B- Verona	4 bed 3.5 bath	1,974 sq.ft. 183m ²	\$364,900
B- Modena	4 bed 3.5 bath	1,974 sq.ft. 183m ²	\$368,900
A- Roma	5 bed 4.5 bath	2,307 sq.ft. 214m ²	\$399,900
A- Venezia	5 bed 4.5 bath	2,307 sq.ft. 214m ²	\$405,900
A- Firenze	5 bed 4.5 bath	2,307 sq.ft. 214m ²	\$412,900

VILLA DOMANI



S I T E M A P

VILLA DOMANI



Model C

Napoli

Capri

Torino



ELEVATION

VILLA DOMANI

MODEL C

4 BED | 3 BATH | 1 CAR GARAGE
1631 SQ. FT. | 151 m²



Lower Living	899 sq.ft.
Upper Living	871 sq.ft.
Entry	25 sq.ft.
Lanai	161 sq.ft.
Total Under Roof	1956 sq.ft.



FLOORPLAN

VILLA DOMANI



ELEVATION



Model B

Milano

Modena

Verona



VILLA DOMANI

MODEL B

4 BED | 3 BATH | 1 CAR GARAGE
1634 SQ. FT. | 152 m²

Lower Living	1003 sq.ft.
Upper Living	971 sq.ft.
Entry	78 sq.ft.
Lanai	169 sq.ft.
Total Under Roof	2221 sq.ft.



FLOORPLAN

VILLA DOMANI



ELEVATION



Model A

Roma

Firenze

Venezia



VILLA DOMANI

MODEL A

5 BED | 4.5 BATH | 1 CAR GARAGE
2307 SQ. FT. | 214 m²

Lower Living	1073 sq.ft.
Upper Living	1234 sq.ft.
Garage	243 sq.ft.
Entry	106 sq.ft.
Lanai	207 sq.ft.
Total Under Roof	2863 sq.ft.



FLOORPLAN

VILLA DOMANI

INTERIOR FINISHES

- 8ft Tall Fiberglass Entry Door
- 18"x18" Ceramic Tile Floor at Foyer
- Double Glazed Tinted Low E Vinyl Windows
- 8ft Tall Sliding Glass Doors to Covered Patio, Per Plan
- Textured Ceilings and Wall Finish
- Interior Paint System, One Custom Color
- Contemporary Style Interior Trim
- Data Outlet in Cook Room and in each Sleep Room
- A/V Outlet in Living Room and in each Sleep Room
- Full Security System (excludes monitoring)
- Smoke Detectors & Electronic Door Chime
- Pendant Light Fixtures in Eat & in Living Rooms
- HVAC Ventilated Walk In Master Closet
- Ceiling Fan Pre-Wire in Sleep Rooms and in Living Room
- Carpet and Upgraded Re-bond Pad Throughout
- Rocker Light Switches Throughout Home
- Washer & Dryer
- Ventilated Vinyl Covered Closet Shelving

COOK CONVENIENCES

- Granite Countertops
- Stainless Steel Single Bowl Sink
- 42" Wood Upper Cabinets
- 18"x18" Ceramic Tile Floor
- Electric Ceramic Glass Top Cooking Surface
- Over the Range Microwave Oven
- Built In Dishwasher
- Garbage Disposal
- Refrigerator

WARRANTY

- 1 Year Workmanship
- 2 Year Mechanical and Electrical Systems
- 10 Year Structural

STANDARD FEATURES

REFRESH ROOMS

- 18"x18" Ceramic Tile
- Flat Panel Wood Cabinets per Plan
- Chrome Faucets
- Elongated Toilets
- Mirror Over all Vanities
- Dual Sinks with Caesarstone® Vanity Tops (per plan)
- Large Walk-In Master Shower with Glass Door
- Tub/Shower Combination in Secondary Refresh Rooms
- By-Pass Glass Shower Doors at Secondary Refresh Room

EXTERIOR

- Front Entry Featured Finish
- Shingle, Metal or Concrete Tile Roofs (per plan)
- 2 Exterior Hose Bibs (per plan)
- Concrete Block and Wood Construction
- Textured Portland Cement Based Finish Exterior Walls
- 100% Acrylic Exterior Paint System
- Maintenance Free Ventilated Aluminum Soffit & Fascia
- Structurally Engineered Roof & Floor Truss System
- Underground Utilities
- Professionally Designed Landscape Package
- Automatic Irrigation System

ECO FRIENDLY

- 15 SEER Energy Efficient Electric Heat Pump
- R-30 Ceiling & R-11 Exterior Frame Walls Insulation
- Water Saver Water Closets
- Passive Heat Release Roof Ventilation System



INCLUDED FEATURES

VILLA DOMANI

Villa Domani is strategically located near the major parks and Orlando attractions.

I-4	5 min	International Drive	30 min
Disney Magic Kingdom	15 min	Gatorland	30 min
Epcot	15 min	International Airport	35 min
Animal Kingdom	15 min	Mall at Millenia	45 min
Sea World	20 min	Florida Mall	45 min
Premium Outlet	20 min	Orlando City - Estádio	55 min
Universal	25 min		



LOCATION

WATER/SEWER	Polk County Public Utilities	800-301-6039
ELECTRICAL	Duke Energy	877-372-8477
PHONE/CABLE/INTERNET	Spectrum	866-874-2389
NEWSPAPER	Orlando Sentinel	407-420-5353
NON-EMERGENCY	Code Enforcement	407-518-2133
NUMBERS & SERVICES	Driver's Licenses	407-846-5230
	United States Postal Services	800-ASK-USPS
	Police Department	407-847-0176
	Fire Department	407-518-2222
	Orlando International Airport	407-825-2001
HOSPITALS	Heart of Florida Regional Medical Center	407-422-4971
	Florida Hospital Celebration	407-764-4000
RESTAURANTS	Miller's Ale House - Champions Gate	407-274-9731
	First Watch - Champions Gate	863-774-3101
	Chili's Grill & Bar - Champions Gate	407-396-2180
	Red Robin Gourmet Burgers	863-240-0039
	Dulcetto	407-479-2959
SHOPPING & ENTERTAINMENT	Orlando Vineland Premium Outlets	407-238-7787
	The Mall at Millenia	407-363-3555
	Target Posner Park	863-256-1051
BANKS	SunTrust	407-944-4540
	Chase Bank	407-846-2770
	PNC Bank	407-933-7137
	Wells Fargo	407-240-7812
	BB&T	407-851-3245
ATTRACTIONS	Gatorland	407-855-5496
	Old Town Amusement	407-396-4888
	Congo River Golf	407-396-6900
	Walt Disney World	407-939-7211
	Universal Studios Orlando	407-363-8000
	SeaWorld Orlando	407-363-2200
	Busch Gardens Tampa Bay	312-324-7217
EMERGENCY	Dial	911



COMMUNITY INFO

VillaDomani
Property Owner Association
Services and Fees



Services

Lawn maintenance

Voice and broadband data basic service

Annual exterior pressure washing of home

Domestic pest control program

Termite prevention program

Minor roof repairs

Exterior house repaint (7th year)

Fees

Monthly assessment \$ 250.00

Monthly amenity center assessment \$ 50.00

Capital contribution (once at closing) \$ 500.00

Estoppel fee (once at closing) \$ 225.00

Transfer fee (once at closing) \$160.00

Collect two months of HOA fees at closing

HOA

Association Management

Associa Community Management

Jesse Uribe

407-455-5925

jesse.uribe@associa.us



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