



**MAGIC  
VILLAGE**

*by pininfarina*

First Luxury Real Estate Project in  
Orlando FL, signed by Pininfarina



*Vacation homes* WITH INNOVATIVE DESIGN

MAGIC VILLAGE BY PININFARINA

# Design and Hospitality IN PERFECT HARMONY

A sophisticated and innovative project signed by Pininfarina with the excellence of Magic Village services, right next door to Disney World. Magic Village by Pininfarina is a unique project ideal for investors in search of properties that highlight quiet environments celebrating lifestyles, high quality standard and short-term rental in Orlando, Florida. With personalized hotel services and entertainment amenities.

Pininfarina brand is a global icon of Italian style and craftsmanship, recognized for the architecture and design of prestigious brands such as Ferrari, Rolls-Royce and Maserati. They signed for the first time a luxury hospitality project located in Orlando, FL where beauty meets the Italian design culminating in perfection.

DESIGN BY

*pininfarina*

INTERIOR DESIGN BY

**Design407**  
concept



# Best Condominium

WITH UPSCALE HOTEL SERVICES



Concierge  
and hotel  
services



3 and 4  
bedroom  
houses



Multilingual  
front desk



Restaurant  
and events



Gated  
community



Clubhouse with  
heated pool, fitness  
room and kids room



Tennis  
court



Sand  
volleyball  
court



Maintenance/  
housekeeping  
staff



# *Decor Kit* AND HIGH DECORATION STANDARD

Order the decor kit and insure your convenience of owning your Orlando home with high decoration standards, comfort and the greatest level of sophistication. Providing the satisfaction of delivering a fully furnished home for vacation or rental is another one of Magic Companies's exclusive services.

# Upgrades THAT PLACE ADDITIONAL VALUE TO YOUR INVESTMENT

We created a unique selection of upgrades for your new home.

SUMMER KITCHEN: Stainless-steel barbecue grill, granite countertop, dining table, living room.

OUTDOOR SPA: Hot tub, living room.



Come check out all the available upgrades for your unit.

# *The Best Location* FOR A UNIQUE EXPERIENCE

Strategically located in the #1 destination for family tourism, Orlando FL ranked #1 city to invest in housing, welcoming millions tourists. Also, Forbes ranked Orlando as the #1 city for meetings and conventions in the US.

Magic Village by Pininfarina sits beside Celebration, and next door to Disney's World, one of the most privileged areas in the city. Its located in an area of continuous growth and development, a much sought after area for international investors.

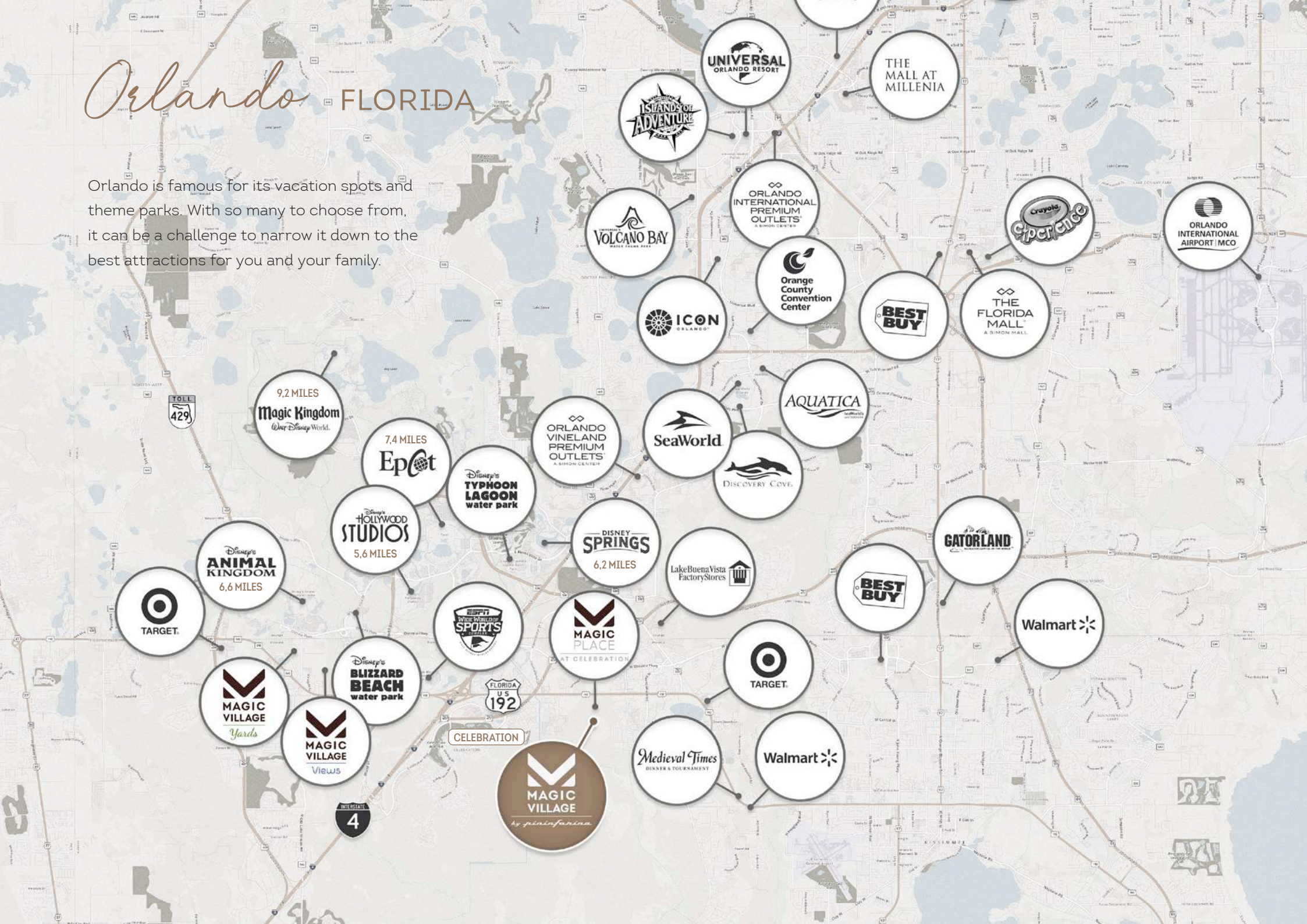
This enhance the opportunity of continuous income as there is an increasing demand of tourist families looking to rent with an average stay of 7-14 days.





# Orlando FLORIDA

Orlando is famous for its vacation spots and theme parks. With so many to choose from, it can be a challenge to narrow it down to the best attractions for you and your family.



# Floor Plan 4 OR 3-BEDROOM HOUSES

## 1<sup>ST</sup> FLOOR



4 bedrooms and 4.5 bathrooms  
 Total footage: 3,063 sqft (284.56 m<sup>2</sup>)  
 Total living: 2,308 sqft (214.42 m<sup>2</sup>)

## 1<sup>ST</sup> FLOOR



3 bedrooms and 3.5 bathrooms  
 Total footage: 2,900 sqft (269.41 m<sup>2</sup>)  
 Total living: 2,128 sqft (197.69 m<sup>2</sup>)

## 2<sup>ND</sup> FLOOR



*Capri*  
 4-BEDROOM  
 HOUSE

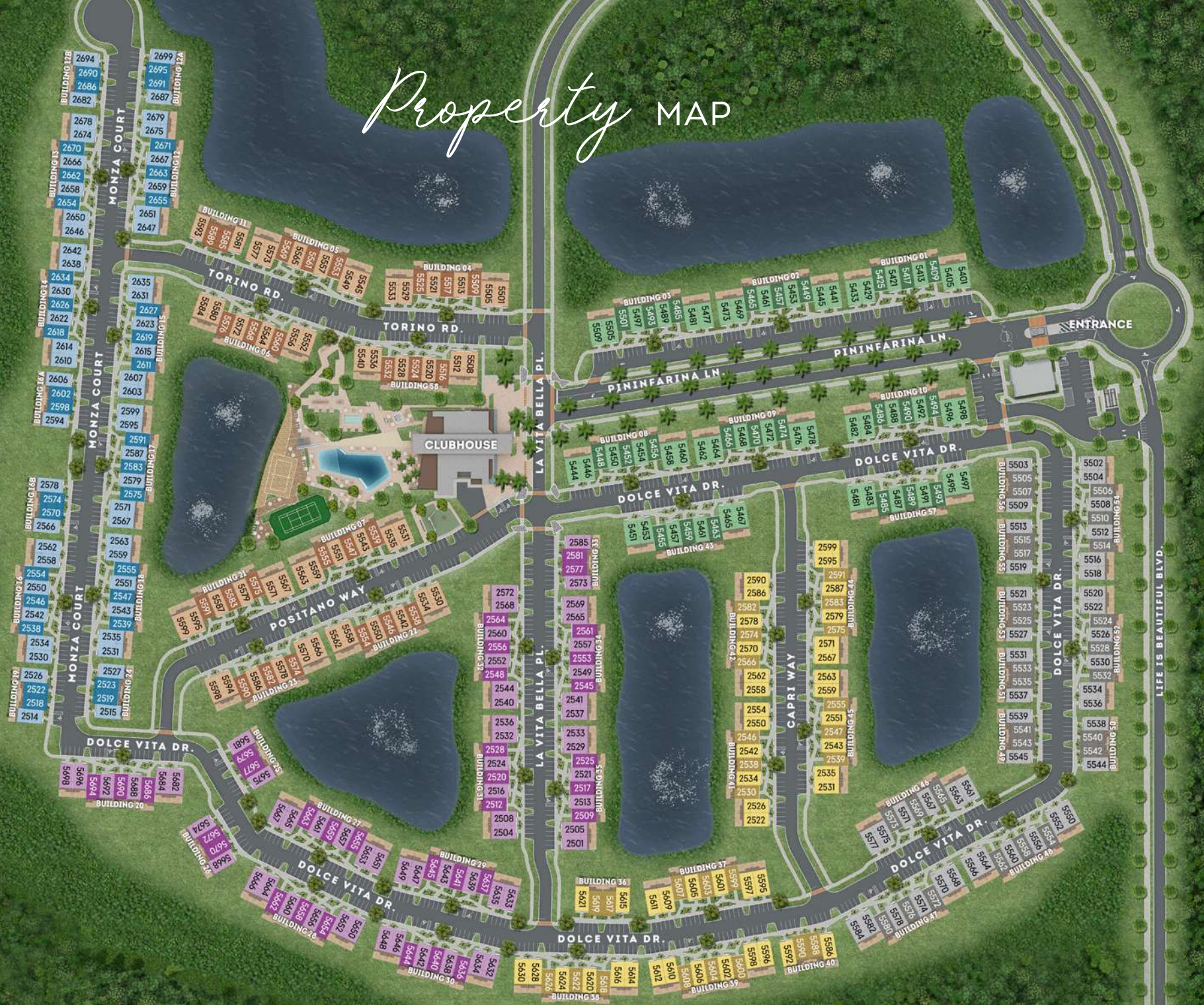
## 2<sup>ND</sup> FLOOR



*Rome*  
 3-BEDROOM  
 HOUSE

# Property MAP

- PHASE 1  Capri Rome
- PHASE 2  Capri Rome
- PHASE 3  Capri Rome
- PHASE 4  Capri Rome
- PHASE 5  Capri Rome
- PHASE 6  Capri Rome







Interior design by Design407.







# Partnerships TO BOOST PERFORMANCE

## DESIGN BY PININFARINA

Pininfarina brand is a global icon of Italian style and craftsmanship, recognized for the architecture and design of prestigious brands such as Ferrari, Rolls-Royce and Maserati. They signed for the first time a luxury hospitality project located in Orlando, Florida where beauty meets the Italian design culminating in perfection. Founded in 1930, Pininfarina is a global icon of Italian style and is renowned for its unparalleled ability to create timeless beauty.

DESIGN BY

*pininfarina*





# Potential increase IN RENTAL REVENUES

## POWERED BY WYNDHAM

Potential increase in rental revenues powered by Wyndham Hotels & Resorts booking channels. Wyndham is the largest global company in the hotel franchise around the world. Over \$4 billion of room revenue booked on behalf of system hotels and global distribution in 80 countries.

With this partnership, we expanded the global distribution of our properties in Orlando that no other competitor has. Facilitating the commercialization between tour operators and travel agencies through a global sales team showcasing your home in the world's best internet booking platforms such as hotels.com, booking.com, expedia.com to name a few.

POWERED BY  
**WYNDHAM**  
HOTELS & RESORTS



# Magic COMPANIES

At Magic Companies, we pride ourselves on our experience in the international Real Estate market and Property Management experience in Orlando's tourist corridor, delivering innovative luxury projects with personalized services. Our concept stands out by offering unique services, hotel amenities, property management and return on investment earnings through short-term rentals.

We set our quality standards to the highest bar, reflected not only in our unique projects but also in our attention to details, transparency, and in the selection of respected and talented professional's with high expertise in management and rental of vacation communities.

Our dedication in customer satisfaction and pursuit of ways to improve their experience, led us to offer a complete support structure that includes the introduction of our owner's relationship team that is committed to guide you from the purchase to the delivery of your home.

**We provide full support in all project stages:**

- Complete structure for best purchase
- All support in legal procedures
- Prepare to short-term rentals
- House management for profit

**We build, we manage, you profit.**

Visit us: [magiccompanies.com](http://magiccompanies.com)



# Projects BY MAGIC COMPANIES

## MAGIC VILLAGE YARDS



Magic Companies's first project. Successful venture with 180 townhouses sold in its first year. The villas combine simplicity and sophistication by merging contemporary design.

## MAGIC VILLAGE VIEWS



Following the huge success of the first project, we improved our business model to bring our magic to fruition. This condominium features 195 duplex houses successfully sold in 18 months.

## MAGIC PLACE AT CELEBRATION



Inspired by the hills of Italian landscapes, Magic Place will be a complete revolution in the Floridian skyline. The mixed-use development blends commercial, residential, and cultural spaces.

