

Where home *meets* vacation



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RESIDENCES • ORLANDO

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APARTMENTS
by MARRIOTT BONVOY

DEVELOPMENT

Ambar Residences Orlando, a new residential development set on an 11-acre site, consists of three contemporary towers with a total of 322 residences



LOCATION

3251 Secret Lake Dr,
Kissimmee, FL 34747

DEVELOPER

The Big
Key Group

CO-DEVELOPER

PURE
HOSPITALITY

BRANDING & DESIGN

SIXTYEIGHTFOUR

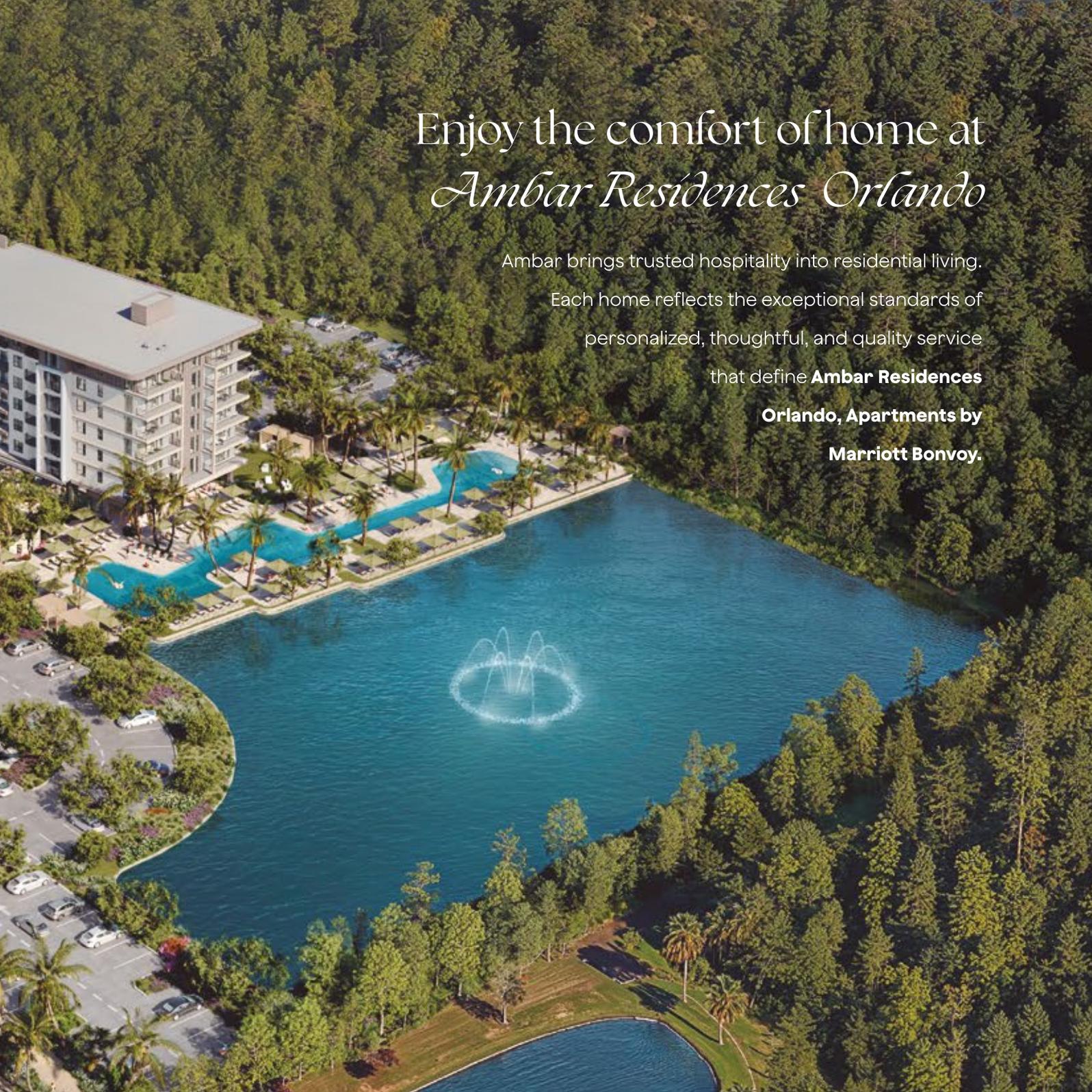
MANAGEMENT

COURY
HOSPITALITY

ARCHITECTS

OTJ





Enjoy the comfort of home at
Ambar Residences Orlando

Ambar brings trusted hospitality into residential living.

Each home reflects the exceptional standards of
personalized, thoughtful, and quality service

that define **Ambar Residences**

Orlando, Apartments by

Marriott Bonvoy.

An aerial view of a modern resort complex. In the center is a large, rectangular swimming pool with the word 'ambar' written on the bottom. The pool is surrounded by numerous lounge chairs, some with green umbrellas that also feature the 'ambar' logo. Palm trees are scattered throughout the area, and a multi-story building with balconies is visible on the right. The scene is set against a clear blue sky, suggesting a sunny day.

Life at *Ambar* means
enjoying thoughtfully
curated amenities that
ensure *life here always feels
like a vacation*

EXCEPTIONAL BY DESIGN

Ambar Residences Orlando, Apartments by Marriott Bonvoy meet the highest standards of residential living. From construction and finishes to service and management, every element is carefully vetted to ensure consistency and peace of mind.

DEDICATED, AWARD-WINNING MANAGEMENT

Your property will be managed by Coury Hospitality, an award-winning management company. Expect a dedicated reception desk, spotless departure cleaning, and consistent care.

YOUR OWNERSHIP, ELEVATED BY

ONVIA

Residence Owners have the opportunity to enroll in ONVIA. This integrated and comprehensive owner recognition platform presents exclusive advantages and benefits that enhance your ownership experience.



RESORT—STYLE LIVING, EVERY DAY

Modern, fully furnished residences delivered move-in ready.

STUDIO - 530 SF (49 M2)

1 BEDROOM - 656 SF (60 M2)

1 BEDROOM + DEN - 763/861 (70/80 M2)

2 BEDROOM - 1033/1050 SF (96/97.5M2)

2 BEDROOM + DEN - 1087 SF (101 M2)

3 BEDROOM - 1185 SF (110 M2)

+ADA ACCESSIBLE OPTIONS

LIMITED PENTHOUSES AVAILABLE





RESORT POOL

Dive into the shimmering pool—surrounded by sun decks and private cabanas, perfect for soaking up the Florida sunshine.

WELLNESS & FITNESS

Maintain your wellness routine in a state-of-the-art fitness center, featuring top-tier equipment and dedicated spaces for yoga and meditation. Recharge in the spa-inspired wellness area with sauna sessions.

ON-SITE DINING

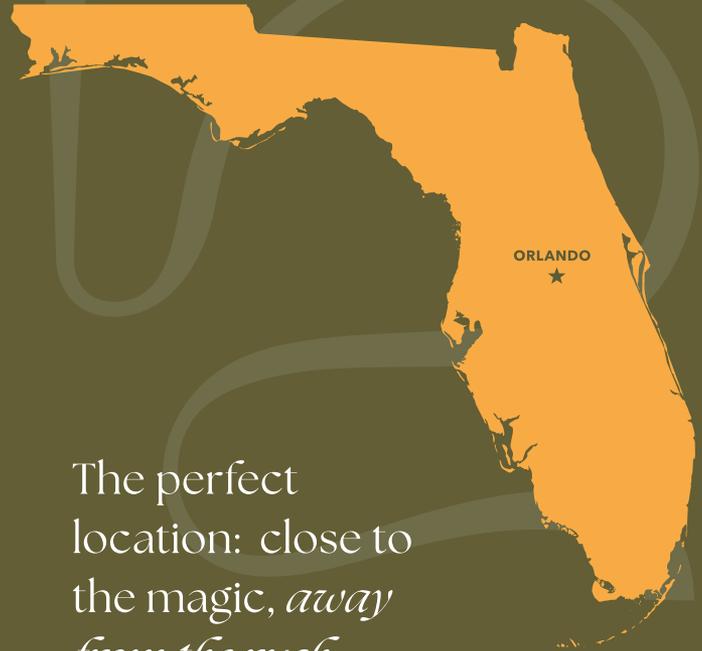
Savor the flavors of Florida at Ambar's signature restaurant and bar, offering poolside views. Need a quick bite? Stop by the grab-and-go market or café for fresh options any time of day.

SERVICES

Experience seamless living with professionally managed residences. Housekeeping services are provided weekly, allowing you to enjoy the comforts of a home away from home without the daily chores.



THE SUNSHINE STATE



The perfect location: close to the magic, *away from the rush*

Location is everything, and **Ambar Orlando** truly offers the best of both worlds.

- ✓ 5 miles from the gates of Walt Disney World®
- ✓ 17 miles from Universal Studios Orlando
- ✓ 1 mile from Sunset Walk retail & dining district.
- ✓ 14 miles from SeaWorld Orlando
- ✓ Just 25 miles from Orlando International Airport (MCO).
- ✓ Direct access to US-192 & Interstate 4.



AMBAR

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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Sketches and illustrations are artist's renderings. Details and field variations are subject to change. All dimensions are approximate, and all floor plans and development plans are subject to change.

There are various methods for calculating the total square footage of a condominium unit, and depending on the method of calculation, the quoted square footage of a condominium unit may vary by more than a nominal amount. The dimensions stated in this brochure are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and are larger than the dimensions of the "condo-hotel unit" as defined in the declaration of condominium for Ambar, a condominium within a portion of a building or within a multiple-parcel building, which is measured using interior measurements.

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THE USE OF THE TERM "RESIDENCE" SHALL NOT IMPLY THAT THE UNITS LOCATED WITHIN AMBAR RESORT ARE INTENDED FOR RESIDENTIAL USE.

PURSUANT TO OSCEOLA COUNTY CODE OF ORDINANCES, CHAPTER 24-42, THE UNITS LOCATED WITHIN AMBAR RESORT CAN ONLY BE USED FOR TEMPORARY AND TRANSIENT USE, WITH ANY USE OF OCCUPANCY BEING LIMITED TO NO MORE THAN THIRTY (30) DAYS IN A TWELVE-MONTH PERIOD.

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PURE
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HOSPITALITY

SIXTEENTH

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