

ambar

RESIDENCES • ORLANDO

APARTMENTS
by MARRIOTT BONVOY



A photograph of two young children, a girl with curly hair and a boy, hugging each other in a bed. They are both wearing orange long-sleeved shirts. The bed has white pillows and a white blanket. The background is a warm, orange-toned wall.

Ambar Residences Orlando,
Apartments by Marriott Bonvoy,
fully furnished residences with
modern design

**Studios, 1, 2 and 3 bedroom move-in ready,
priced from the mid \$300's**





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

Amenities include a resort-style pool, a state-of-the-art fitness and wellness center, on-site dining, and hotel-style services.

Located just minutes from Walt Disney World®, Ambar combines modern design and resort living with the trusted service of Apartments by Marriott Bonvoy, creating an ownership experience that is extraordinary.

The residences – *your home* in Orlando

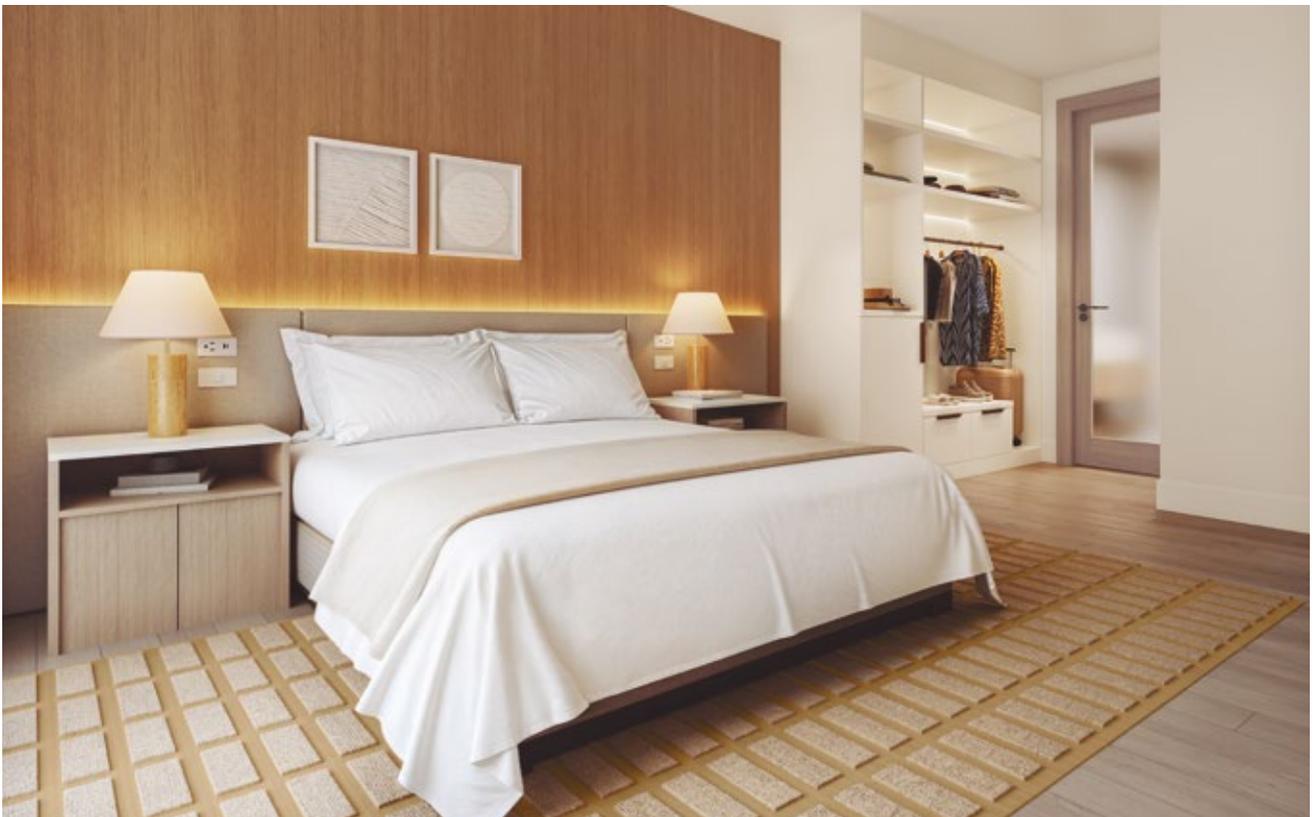








Ambar Residences Orlando offer modern, fully furnished homes designed for comfort and style. Choose from **studio, 1, 2, or 3-bedroom layouts**—with a limited number of penthouse residences available—**priced from the mid \$300's.**



- ✓ Floor-to-ceiling windows with natural light
- ✓ Contemporary finishes and curated interiors by Sixteenfifty Creative Intelligence
- ✓ Delivered fully furnished and move-in ready
- ✓ Washer/dryer in-unit and complete appliance package



THE BEST OF ORLANDO ALWAYS WITHIN REACH



Located just 10 minutes from Walt Disney World® and close to Universal Studios and SeaWorld, Ambar offers the perfect balance: near the excitement, yet away from the crowds.

Whether you're here for work or play, Ambar's location ensures you're connected to **world-class theme parks, championship golf courses, premium outlet shopping, top-tier dining, and stunning nature trails**— all within easy reach.

Ambar Residences Orlando are truly the ideal home base to experience everything Orlando has to offer.



Close to
the magic,
away from
the rush



THE SUNSHINE STATE

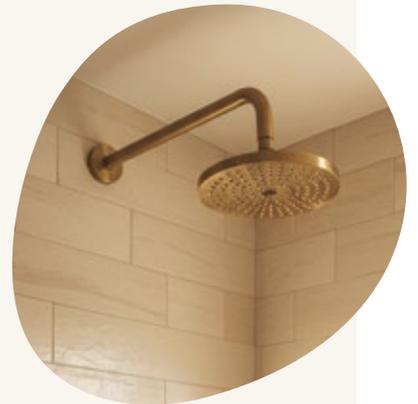


Location is everything, and Ambar Residences Orlando truly offer the best of both worlds

- ✓ 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

Enjoy the comfort of home with *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.**



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.

*Ambar Residences Orlando, Apartments
by Marriott Bonvoy are distinctive,
independent homes enhanced by
world—class service and elevated living.*

Uniting visionary
developers,
award-winning
designers, and
seasoned architects
to REDEFINE
residential living

LOCATION

3251 Secret Lake Dr,
Kissimmee, FL 34747

DEVELOPER

The Big
Key Group

CO-DEVELOPER

PURE
HOSPITALITY

BRANDING & DESIGN

SIXTEEN33

MANAGEMENT

COURY
HOSPITALITY

ARCHITECTS

OTJ

An aerial view of a resort pool deck. The deck is paved and features several lounge chairs, some with red cushions, and several large green umbrellas with the 'ambar' logo. The pool is on the right side, with a few people swimming. The deck is surrounded by numerous palm trees and lush greenery. In the background, a large body of water, likely a lake or river, stretches across the scene under a clear sky. The overall atmosphere is serene and luxurious.

Resort—style living, EVERY DAY

Everything you expect, and more.

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





RESORT POOL

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

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.



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



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 designed for pure relaxation.





ON-SITE DINING

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





ambar

RESIDENCES - ORLANDO

GET EXCLUSIVE ACCESS

Curious about pricing, floorplans, and availability?

Leave your details to receive the exclusive digital brochure,
including floor plans, pricing, and availability.

Full floorplans
of each residence

Current pricing
and availability

Ownership
recognition platform,
ONVIA



Address

3251 Secret Lake Dr,
Kissimmee, FL 34747

Have any questions?

Purchasing a vacation residence is an exciting decision, and it's natural to have a few questions.

A **comprehensive FAQ** has been created to cover everything from **ownership details** to benefits and more.

The goal is to ensure you feel **fully informed and confident** as you explore this opportunity. If any questions remain unanswered, simply ask—the team is always available to provide the information you need.

WHAT IS INCLUDED IN THE PURCHASE PRICE?

Each Ambar Residence Orlando includes a complete turn-key package. The purchase price covers not only the real estate itself, but also high-end furnishings, appliances, décor, linens, housewares, and curated design finishes. In addition, owners enjoy full access to a wide array of resort-style amenities, including pool areas, fitness center, wellness spaces, lounge areas, and more. Ownership at Ambar means everything is in place—from your furniture to your lifestyle.

CAN INTERNATIONAL BUYERS PURCHASE A RESIDENCE AT AMBAR?

Yes, international buyers are welcome and frequently invest in properties like Ambar. The purchase process is straightforward and fully supported by professionals familiar with cross-border transactions. Legal guidance, financing options, and title services are available to assist international buyers through every step, ensuring a smooth and secure acquisition, regardless of your country of residence.

ARE THE RESIDENCES FULLY FURNISHED AND MOVE-IN READY?

Absolutely. Your residence will be delivered fully furnished in a luxurious, contemporary style. The interiors are professionally designed, which means they meet high standards for comfort, durability, and style. From high-end appliances in the kitchen to quality furniture in the living and bedroom areas, everything is included. Even small details like housewares, linens, and decor are part of the turn-key package. You won't need to worry about buying anything or coordinating interior design – it's all done for you, ready the moment you receive your keys.

DO OWNERS RECEIVE ANY RECOGNITION BENEFITS?

Yes, they do! As a buyer of an Ambar Residences Orlando, you have the opportunity to enroll in the owner recognition platform, **ONVIA** this integrated and comprehensive owner recognition platform presents exclusive advantages and benefits that enhance your ownership experience.

1. Elevated Marriott Bonvoy loyalty program status.
2. Preferred hotel access with special rates and offers.
3. Access to distinctive lifestyle partnerships.
4. Preferred access when booking a yacht voyage with The Ritz-Carlton.
5. Exclusive offers on food and beverage experiences.
6. Special offers on wellness indulgences.
7. Simplified access to Marriott Bonvoy's portfolio of offers.
8. Exclusive in-person and online retail offers.
9. World-class concierge services.
10. Extraordinary experiences while away from home.
11. Locally inspired curated events and activities.
12. Art, culture and design through the Herein multimedia platform.

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PURE
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SIXTEENTH

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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.