



VISIONS  
LUXURY VACATION RESORT



## PROJECT DESCRIPTION

Our innovative design strategies target Florida's highest-growth market so your rentals generate family memories and dividends. Urban Network Capital Group (UNCG) has developed a unique concept, pushing residential real estate boundaries to create adaptable units that accommodate family needs in an exclusive environment. VISIONS makes vacationing a lifestyle. We've poured all of our best features including the latest in smart technology, elegant furnishings, exclusive amenities, luxury retail outlets, and breathtaking views into four stunning properties we call Illusions, Reflections, Inspirations, and Dreams. Indeed, at the intersection of luxury and functionality, VISIONS is UNCG's commitment to elevating the vacation experience in Orlando.

### ADDRESS

7007 Osceola Polk Line Rd.  
Davenport FL 33896

### DEVELOPER

Urban Network  
Capital Group (UNCG)

### ARCHITECT

Concepto

### INTERIOR DESIGNER

CastillonVanHam

### COMMENCEMENT

2022 Q4

## VISIONS COMMUNITY

42-ACRES

### ILLUSIONS

46 SINGLE FAMILY HOMES  
7 & 8 BEDROOMS

### INSPIRATIONS

174 CONDO HOTEL UNITS  
1 & 2 BEDROOMS

### REFLECTIONS

135 TOWNHOUSES  
5 & 6 BEDROOMS

### DREAMS

15,000+ SQFT RETAIL STRIP  
COMING SOON!



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AMENITIES

## EXCELLENCE EXTENDS BEYOND YOUR RESIDENCE

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### CLUB HOUSE

- More than 12,000 sq ft of family-friendly indoor/outdoor recreation, entertainment, and food venues
- 24-hour concierge and security services
- Smart business center equipped with video presentation capabilities
- On-site maintenance and cleaning services
- Golf and driving simulators
- Cinema, arcade, game room, and designated playroom for kids

### WATER DECK

- Dawn to dusk water play with an exclusive resort-style pool
- Kids waterpark and lazy river
- Family-sized jacuzzi and hot tubs
- Premium cabanas with wet bar and firepits
- Playground and giant chess board

### COURTS AND TERRACES

- Tennis, pickle ball, paddle, badminton, and volleyball courts
- Pilates and yoga center, meditation garden, and hammock area
- Outdoor “urban” cross-training gym
- Golf putting green
- Croquet lawn
- Outdoor movie theater
- Branded bikeshares

### WELLNESS CENTER

- Full-service wellness center designed to restore mind and body
- Complete, state-of-the-art gym facility
- Pilates and yoga studios with class schedules
- Steam room and dry sauna
- Premium massage and spa treatment facilities

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EXPLORE THE LATEST IN LUXURY VACATION LIFESTYLE WHERE INNOVATIVE DESIGN AND OPTIMIZED FUNCTIONALITY FIND PEACE WITHIN NATURE.

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# VISIONS COMMUNITY

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## GENERAL FEATURES

*Inspired design elements optimizing guest experience*

- Keyless, smart lock access
- Eye-catching and functional contemporary style
- Premium, natural materials meet eco-conscious standards
- Tailor-made furniture crafted specially for comfortable family living
- Breezy island kitchen with granite countertops, Italian-made cabinetry, and top brand appliances
- All-inclusive Wellness Package and plunge pool
- Electric car charging stations
- Layout and interior elements\* strategically designed to minimizing maintenance and maximize occupancy and owners' return on investment

\* All units available for feature upgrades including outdoor kitchen, backsplash, quartz countertop, furniture package, and kitchen appliances



## ILLUSIONS

*Blending resort boutique with functional family fun*

### 46 SINGLE FAMILY HOMES 7 & 8 BEDROOMS

- Exclusive residences nestled into a verdant nature reserve
- Gated access, pedestrian-friendly, 24-hour concierge services
- Modern architectural features lend elegance to functional living spaces
- Private, guest lounge with ambient music and spaces to relax

**7 BED | STARTING AT \$729,000**

**8 BED | STARTING AT \$749,000**

*Prices are subject to change without prior notice.*

## REFLECTIONS

*Curating luxurious lifestyles and life-long memories*

### 135 TOWNHOUSES 5 & 6 BEDROOMS

- Multilevel family residences designed to accommodate varied lifestyles and preferences
- Strategically positioned to optimize community resource access and to best observe water views.
- Windows and patios freshen the unit by bringing the outside in
- Incorporated, European technologies guarantee superior air and water quality

**5 BED | STARTING AT \$549,000**

**6 BED | STARTING AT \$569,000**

*Prices are subject to change without prior notice.*





## INSPIRATIONS

*Transforming vacation destinations into homes*

### 174 CONDO HOTEL UNITS 1 & 2 BEDROOMS

- Chic, lofted hotel units designed for the modern family
- Strategically positioned to enjoy community amenities within walking distance to VISIONS' retail plaza
- Flexible design elements invite owners to adjust or combine units to accommodate guests' preferences
- Exclusive, owner-only on-site amenities and services

### STARTING AT \$189,900

*Prices are subject to change without prior notice.*

## DREAMS

### RETAIL STRIP

*Experiencing convenience at the intersection of home and retail*

### COMING SOON!

- Modern retail plaza and Pedestrian Street
- A dream come true with functional design and modern convenience with a unique tenant mix
- Immediate access to bustling retail plaza and shopping corridor in one of the most desired and fastest-growing areas of Orlando
- Proximity to retail and high foot traffic areas strategically chosen with key tour operators to achieve occupancy potential
- High-energy commercial atmosphere



AT VISIONS, WE COMBINE FAMILY FUN WITH HEALTHY LIFESTYLE.  
FUEL YOUR BODY AND MIND WITH A CURATED WELLNESS EXPERIENCE  
JUST MINUTES AWAY FROM DISNEY WORLD.



## PROJECT LOCATION

Orlando is a city of superlatives. Its latest description being -- “Best to Buy,” “Hottest Rental Market,” and “Most Visited Destination” -- aren’t a stretch. With Walt Disney World at its heart and burgeoning employment opportunities in innovation technology and hospitality, more families are moving to Orlando and Davenport area than anywhere else in Florida.

Visions, strategically situated in this area, was created to provide visitors with a curated lifestyle experience while crafting lifelong memories. The increased demand to “live on vacation” means owning to rent at VISIONS has never been more desirable or profitable. But it’s not only about the numbers; Orlando’s premier shopping centers, sport venues, parks and recreation facilities, and award-winning restaurants secure its reputation as the “happiest place on earth.”



UNCG

URBAN NETWORK CAPITAL GROUP