



**MAGIC
VILLAGE**

by pininfarina

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



An architectural rendering of a modern vacation home complex. The scene is set at dusk, with a warm orange and yellow sky. In the foreground, a large palm tree stands in a landscaped area with green plants. To the right, a smaller, leafy tree is illuminated by a ground light. The building is a two-story structure with a mix of light-colored concrete panels and vertical wooden slats. Several windows are visible, some of which are lit from within. A paved parking area with white lines is in the lower right. In the background, several birds are flying against the sky.

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
c o n c e p t



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

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.

Interior design by Design407.

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.

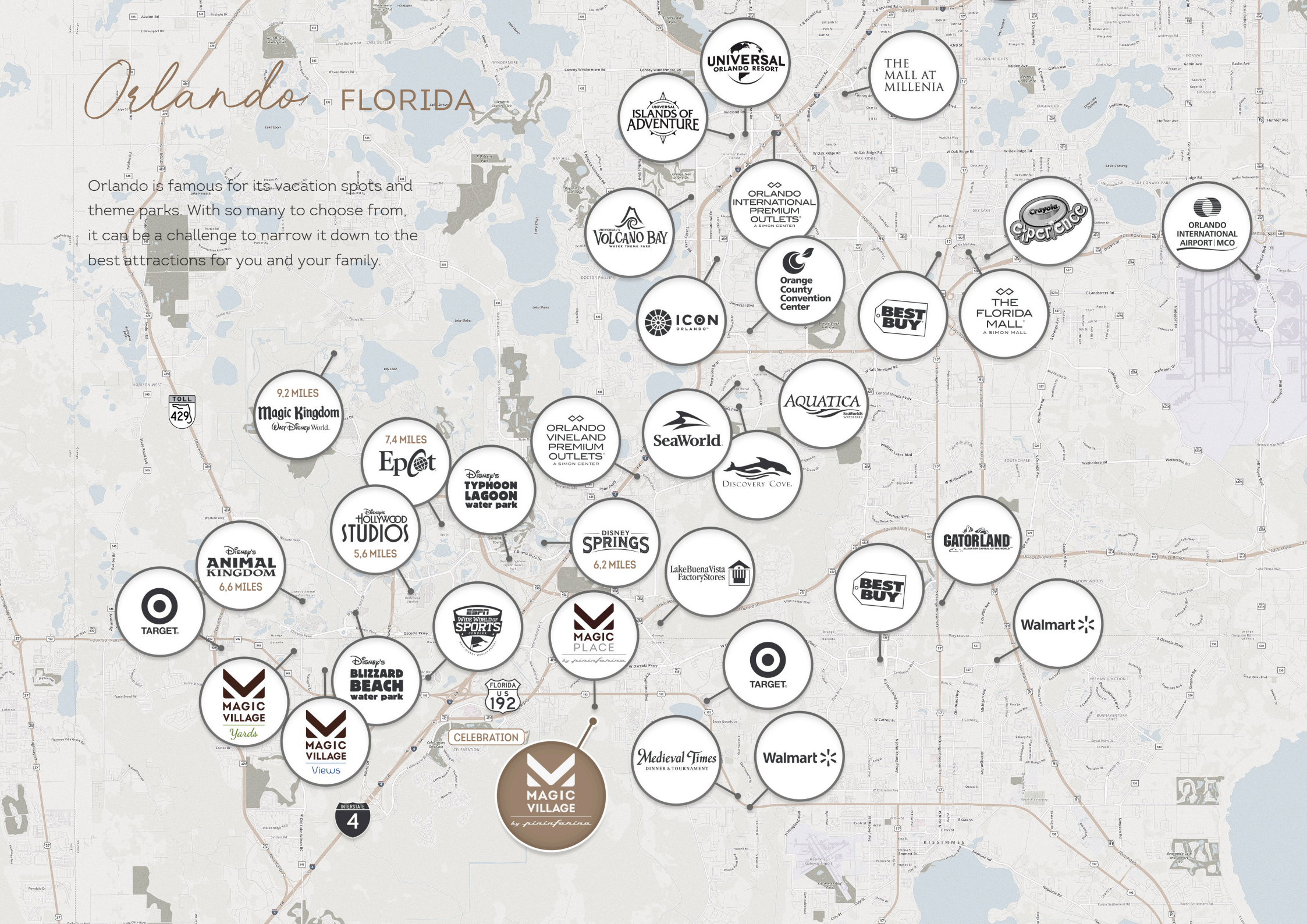
Magic Village by Pininfarina sits beside Celebration, and next door to Disney's World, one of the most privileged areas in the city. Its located in an area of continuous growth and development, a much sought after area for international investors.

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.



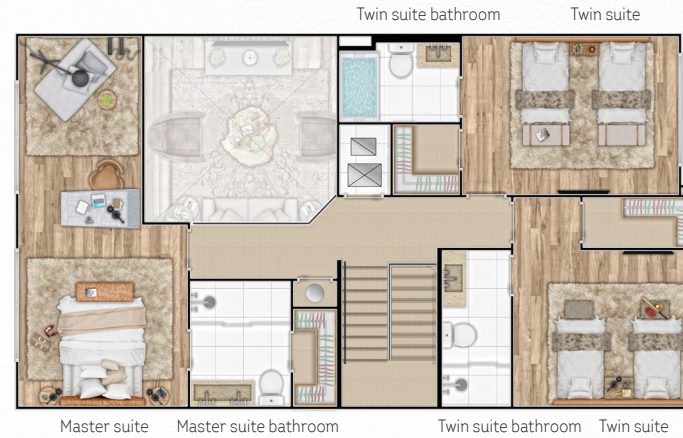
Floor Plan 4 OR 3-BEDROOM HOUSES

1ST FLOOR



4 bedrooms and 4.5 bathrooms
 Total footage: 3,063 sqft (284.56 m²)
 Total living: 2,308 sqft (214.42 m²)

2ND FLOOR



Capri
 4-BEDROOM
 HOUSE

1ST FLOOR



3 bedrooms and 3.5 bathrooms
 Total footage: 2,900 sqft (269.41 m²)
 Total living: 2,128 sqft (197.69 m²)

2ND 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











Partnerships TO BOOST PERFORMANCE

DESIGN BY PININFARINA

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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



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.



magicvillagebypininfarina.com



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