

DARGLOBAL | ENCORE

AN EXCLUSIVE INVESTMENT



NEXT TO DISNEY WORLD



The Cove at
MARGARITAVILLE
Resort
ORLANDO



THE COVE AT MARGARITAVILLE RESORT

Nestled within the highly sought-after Margaritaville Resort and situated just minutes away from renowned attractions and holiday destinations such as Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando, this is a rare investment opportunity that offers a safe haven for portfolio diversification.

ORLANDO

A THRIVING CITY IN EVERY WAY

Located in the heart of Florida's subtropical terrain — dotted by lakes and bathed in year-round sunshine — and right next to iconic theme parks and venues, Orlando benefits from a constant stream of vacationers and renters year-round — translating to investment returns for real estate investors.



A panoramic view of the Orlando skyline at sunset. The sun is low on the horizon, creating a warm, golden glow and lens flare effects. Several modern high-rise buildings with glass facades are visible, reflecting the sunlight. In the foreground, a large fountain with multiple water jets is situated in a body of water. Several white swans are swimming in the water. The sky is filled with soft, golden clouds.

ORLANDO

THE SUNSHINE CAPITAL

Orlando's weather is a constant delight, treating residents and visitors to sun-drenched days, wild nature, and gentle breezes. With its consistently pleasant climate, the city offers a warm escape – the perfect backdrop for outdoor activities and vibrant lifestyles, making every day feel like paradise.

CONTEMPORARY LIVING & MODERN COMFORT

The Cove at
MARGARITAVILLE
Resort
ORLANDO



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THE COVE SITS ALONG AN IDYLIC RIVERWAY

The Cove at
MARGARTAVILLE
Resort
ORLANDO





Surrounded by verdant nature and exceptional amenities, destined to be one of Orlando's most coveted addresses

This prestigious development offers a meticulous curation of villas and apartments, exquisitely designed for comfort and privacy. Choose from 3- to 4-bedroom villas, 2- to 3-bedroom apartments, and studios.

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THE COVE
**5-MINUTE
DRIVE**
TO WALT DISNEY WORLD

**A MAGICAL WORLD
WITHIN REACH**

ATTRACTING MILLIONS
OF VISITORS EACH YEAR

This real estate opportunity sits right next to Walt Disney World Resort and some of the most visited theme parks and attractions on the globe – solidifying Orlando’s position as a premier tourist hub with growing rental and vacation home demand yearly.



THE COVE

A QUICK DRIVE

TO ORLANDO'S KEY DESTINATIONS

5 MINUTES

To Walt Disney World Resort

23 MINUTES

To SeaWorld Resort

32 MINUTES

To Universal Orlando Resort

30 MINUTES

To Orlando International Airport

30 MINUTES

To Downtown Orlando



THE COVE AMENITIES



Lounge Area



Multipurpose Club Room



Gym



Entertainment Suite



Game Room



Pool



Cabanas

3 REASONS TO INVEST IN ORLANDO, FLORIDA

1

THRIVING ECONOMY A TOP TOURIST HUB

3rd world's most

POWERFUL CITY

for tourism - 2022

74 MILLION

visitors - 2022

100 MILLION

tourists by 2025

2

HIGH DEMAND FOR REAL ESTATE

80%

vacation home
occupancy rate

+20%

of the US foreign
real estate
investment

3

THEME PARK CAPITAL OF THE WORLD

17.1 Million

Visitors to Disney's
Magical Kingdom - 2022

11 Million

Visitors to Universal's
Islands of Adventure - 2022

RENTAL PROGRAM

PEACE OF MIND GUARANTEED



24/7

Professional on-site staff



Owner-related Expenses

Handled by us



Global Sales Team

Attracting guests from all over the world



Dedicated Owner

Relations team and booking privileges



Consistently Outperforming

Other rental companies



Custom Loyalty Program

Offering unique incentives



Call Center

In-house



Revenue Management Approach

Tailored for vacation homes



Robust Distribution Channels

For maximum booking exposure and conversion rates



Robust marketing

Focused on property promotion



Exclusive Services

Such as spa treatments and concierge



The Cove at
MARGARITAVILLE
Resort
ORLANDO

A COVETED ADDRESS LIKE NO OTHER

Embracing a vibrant community spirit, Margaritaville Resort Orlando is home to a world of retail, wellness, and family-friendly entertainment options, as well as Margaritaville Hotel. The Cove is Margaritaville's latest development, offering a range of high-end residences (villas and apartments) and a lively ever-expanding community.





CONVENIENCE AT EVERY TURN

EXPERIENCE A LIFESTYLE DEFINED
BY COMMUNITY AND COMFORT

From waterparks to a beach club, diverse eateries to upscale retail, Margaritaville offers a wide array of hospitality, dining, and entertainment experiences — everything you need within reach.



MARGARITAVILLE RESORT MASTERPLAN



MARGARITAVILLE RESORT

PHASE 9

- 3 BEDROOMS
- 4 BEDROOMS



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THE COVE APARTMENTS

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APARTMENTS-PHASE 9

FEATURES



Exterior Structure

- * Galvanized metal roof
- * Poured concrete with steel reinforced rods
- * Sherwin Williams paint
- * Covered stairs
- * Bora-Care termite treatment
- * Private lanai with railing
- * Private garages available
- * Electric Auto Charger available

Interior Structure

- * Smooth finish on walls and ceilings
- * Sherwin Williams paint
- * Melamine shelving
- * Elevator lobby
- * High speed internet

Bathrooms

- * Quartz countertops
- * Legacy maple cabinets
- * Shaw porcelain 12 x 24 tile on bath and shower walls
- * Kohler brushed nickel plumbing and bath accessories
- * Designer vanity lights
- * Rectangular under-mount sink

Flooring

- * Porcelain 12 x 24 tile on bath and shower floors
- * Vinyl plank flooring
- * Porcelain plank flooring

Kitchen

- * Quartz countertops
- * Backsplash
- * 42" Legacy maple cabinets with 2" crown
- * Brushed nickel cabinet hardware
- * Soft close hinges on cabinet doors and drawers
- * Appliance package
- * Stainless steel sink

Landscape

- * Professionally designed landscape package
- * Lighting throughout common areas

Electrical

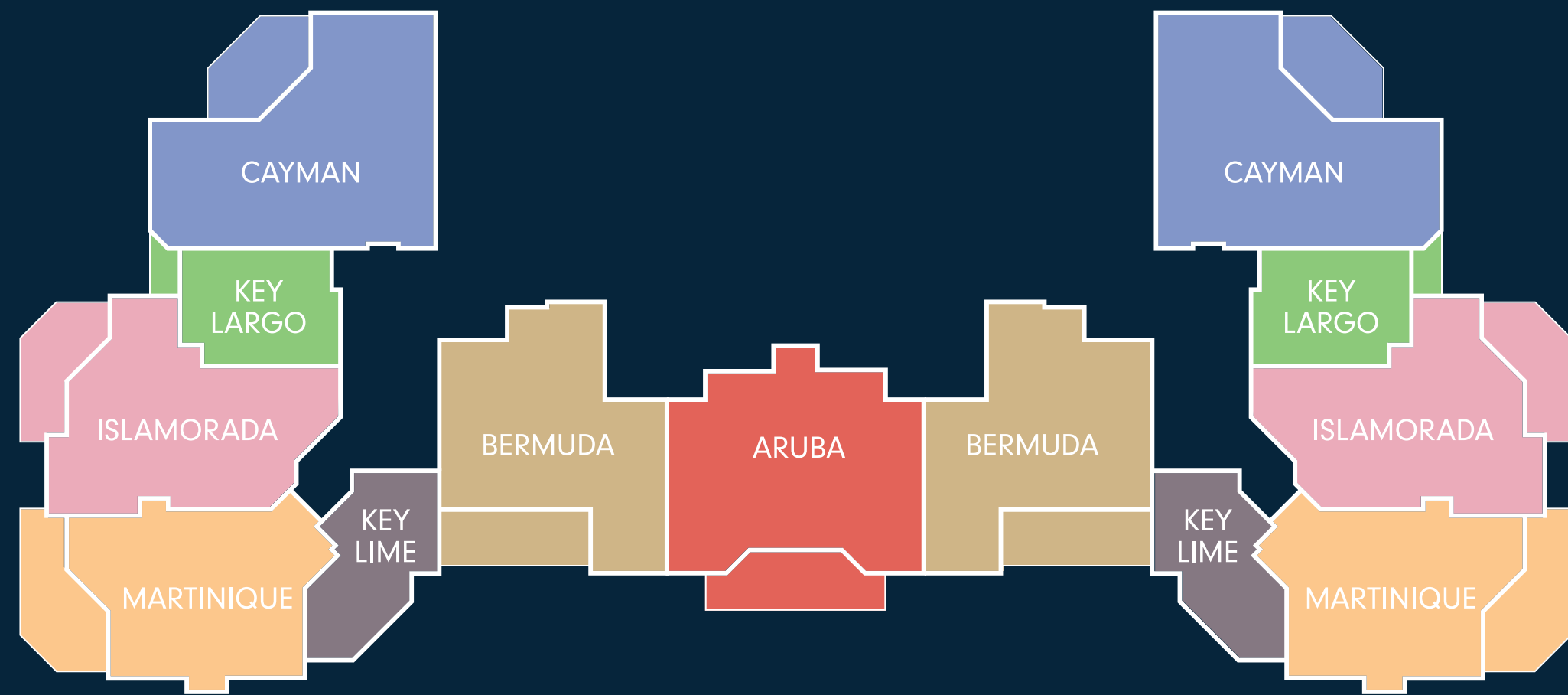
- * Amp electrical with circuit breaker panel
- * LED lighting
- * Recessed canned ceiling lights
- * 52" Designer ceiling fan in common area
- * Prewiring for telephone and cable
- * Prewiring for ceiling fans in bedrooms
- * Prewiring for home security available

Community Amenities

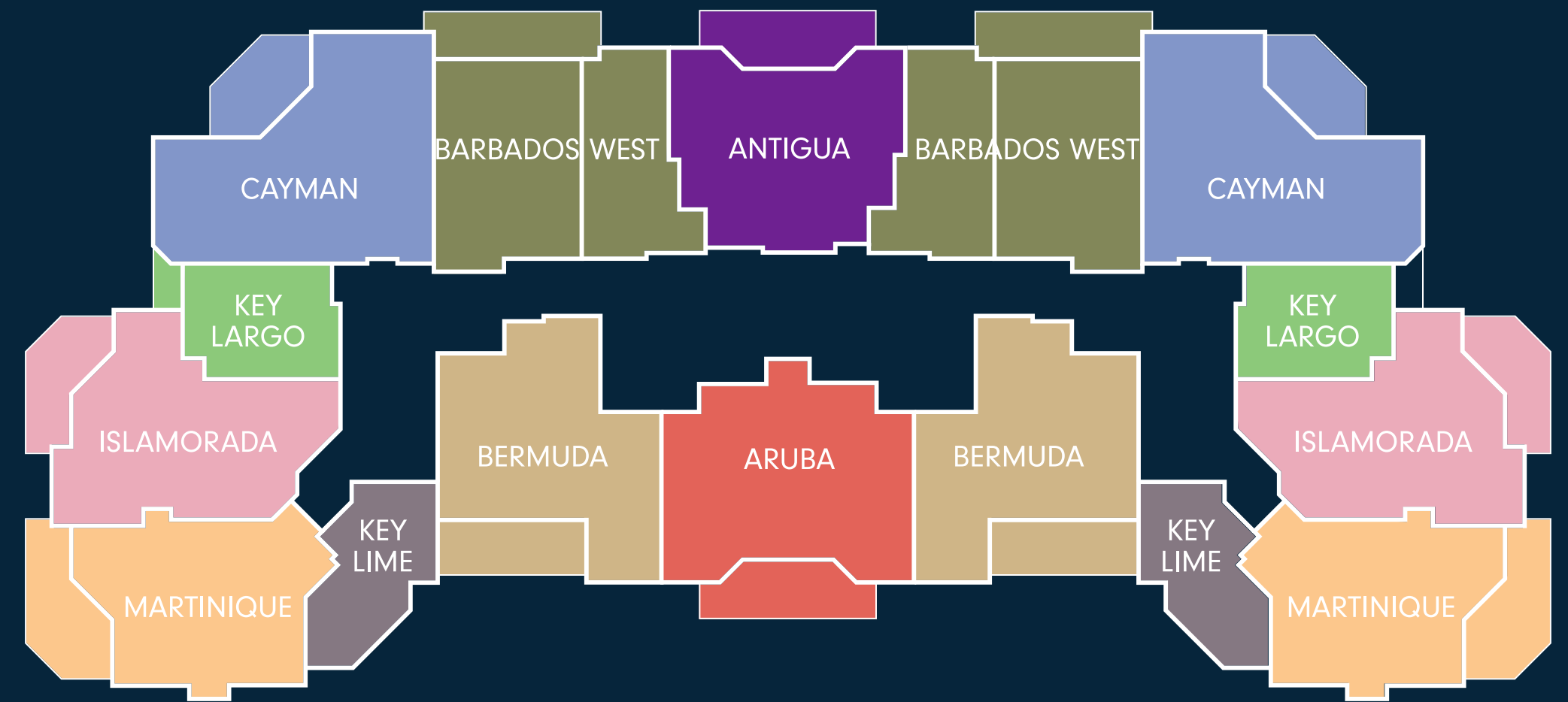
- * Pool lounge and covered patio
- * Entertainment suite
- * Multipurpose club room Game room
- * Workout Room
- * Conference room

THE COVE APARTMENTS

FLOORPLATES



LEVEL 1



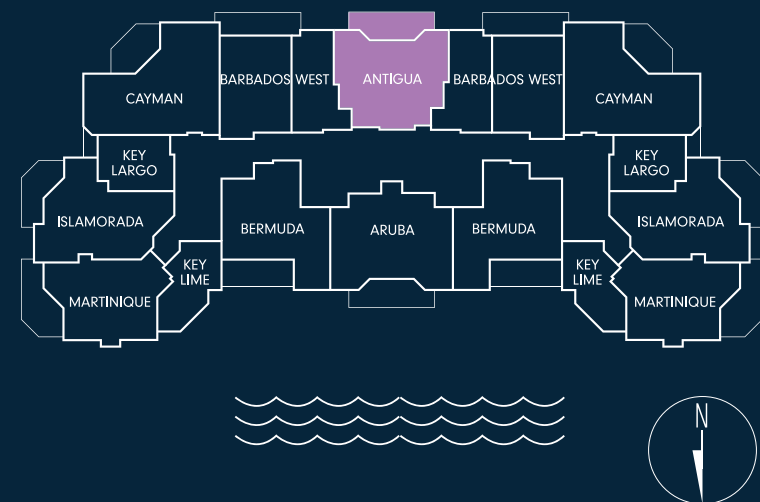
LEVEL 2 - 4

THE COVE | APARTMENTS

ANTIGUA

AREA 1,265 SQFT

TYPE 2 Bedrooms
2 Bathrooms



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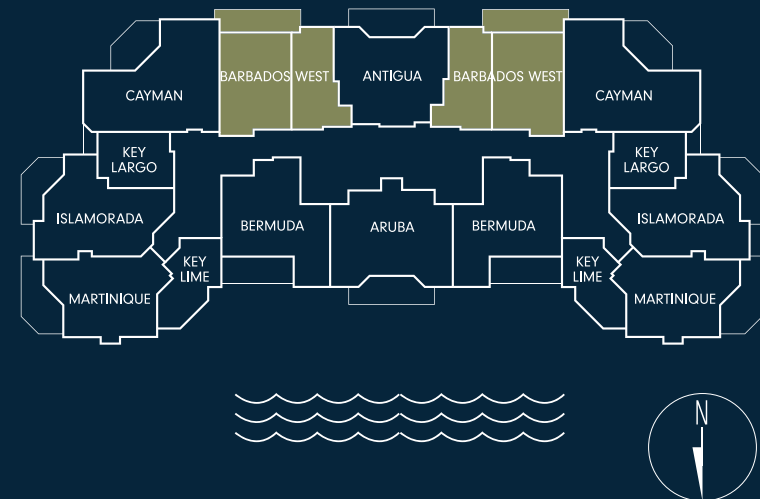


THE COVE | APARTMENTS

BARBADOS WEST

AREA 1,418 SQFT

TYPE 2 Bedrooms
2 Bathrooms



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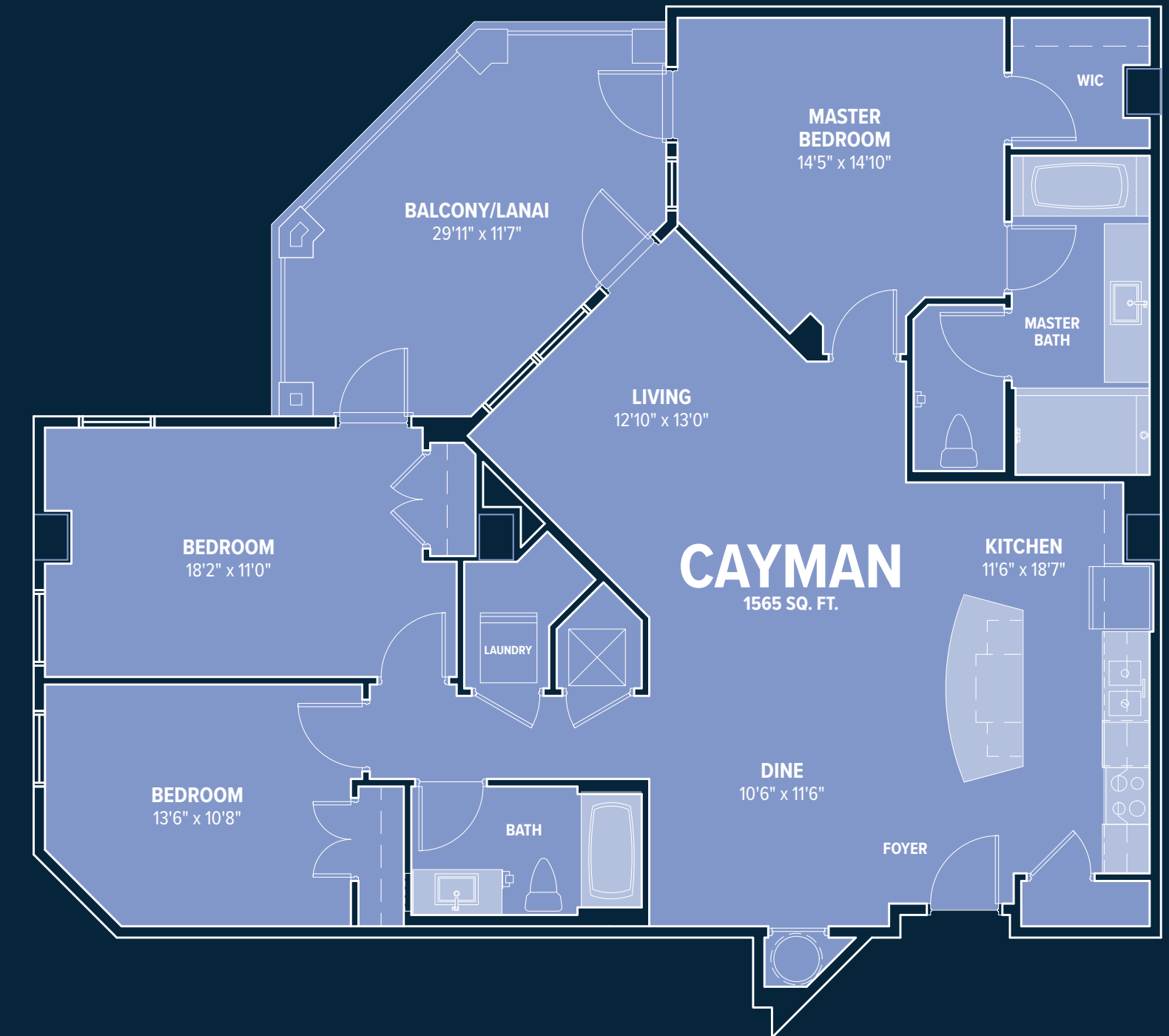
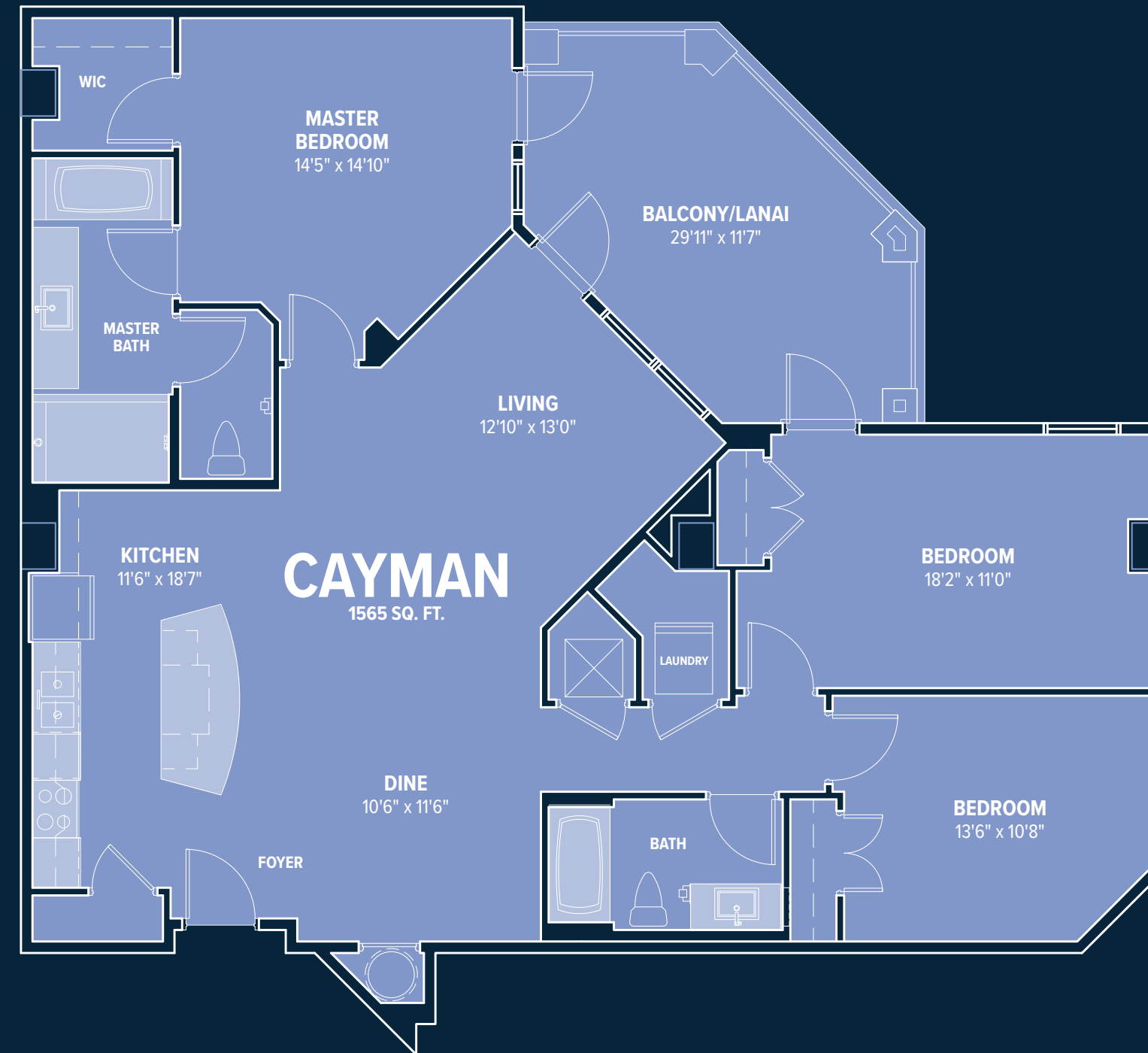
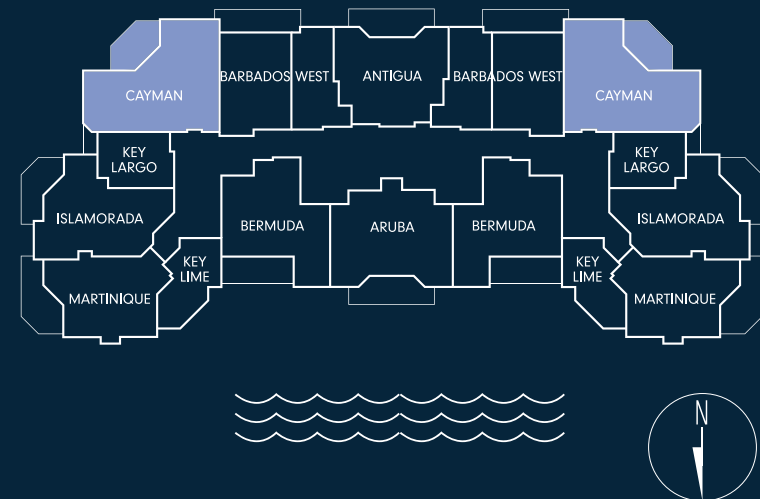
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THE COVE | APARTMENTS

CAYMAN

AREA 1,558 SQFT

TYPE 3 Bedrooms
2 Bathrooms



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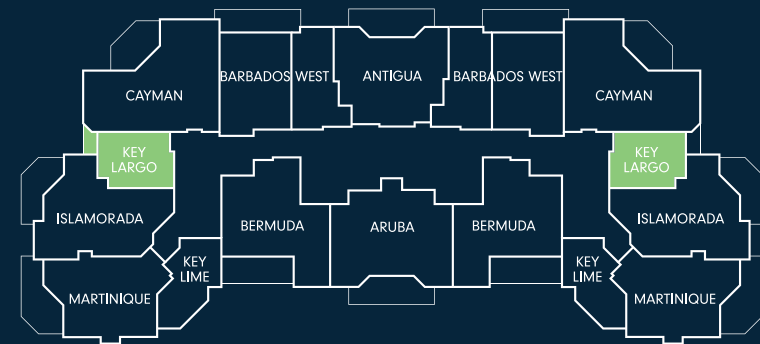
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THE COVE | APARTMENTS

KEY LARGO

AREA 480 SQFT

TYPE Studio



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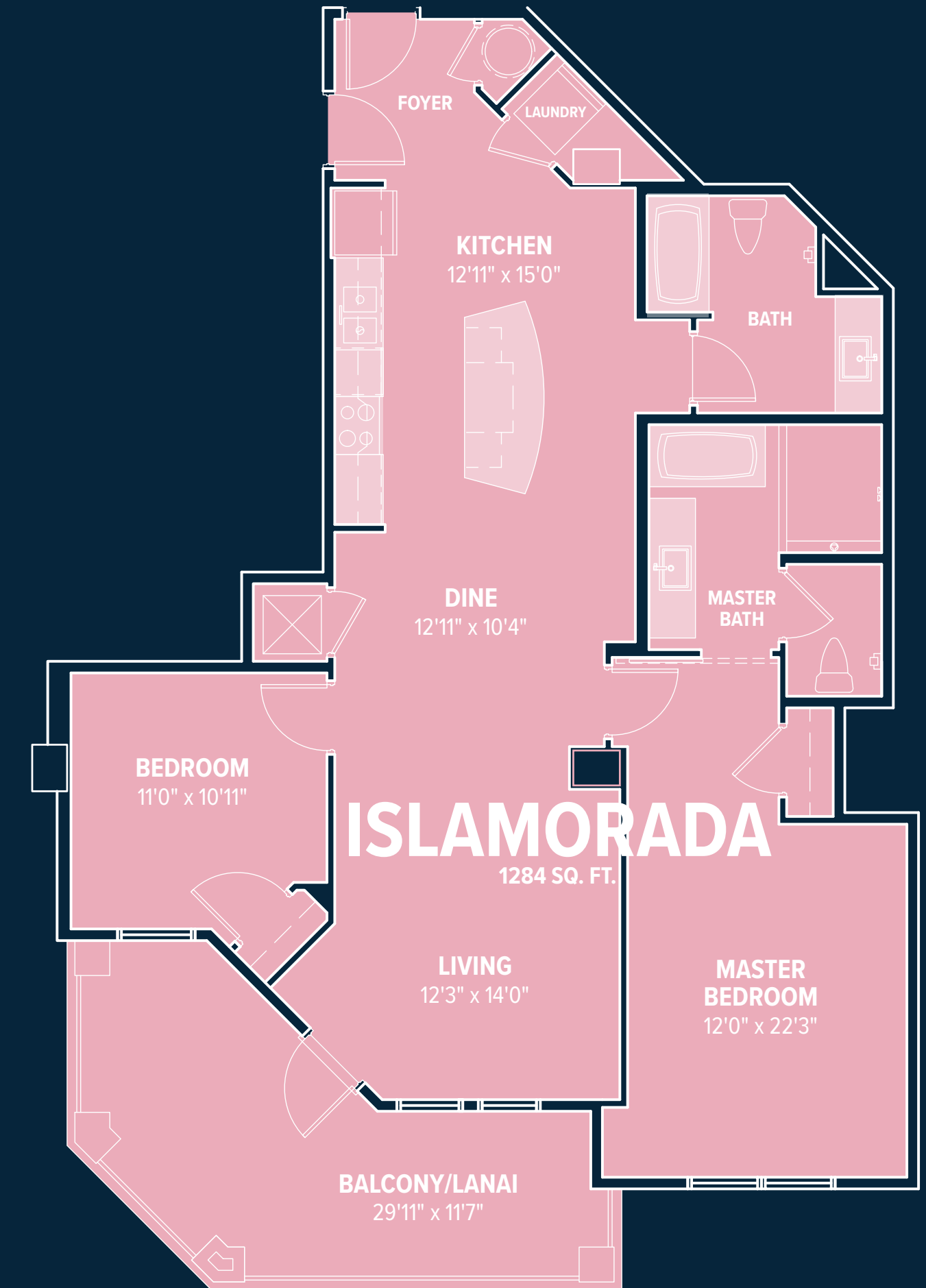
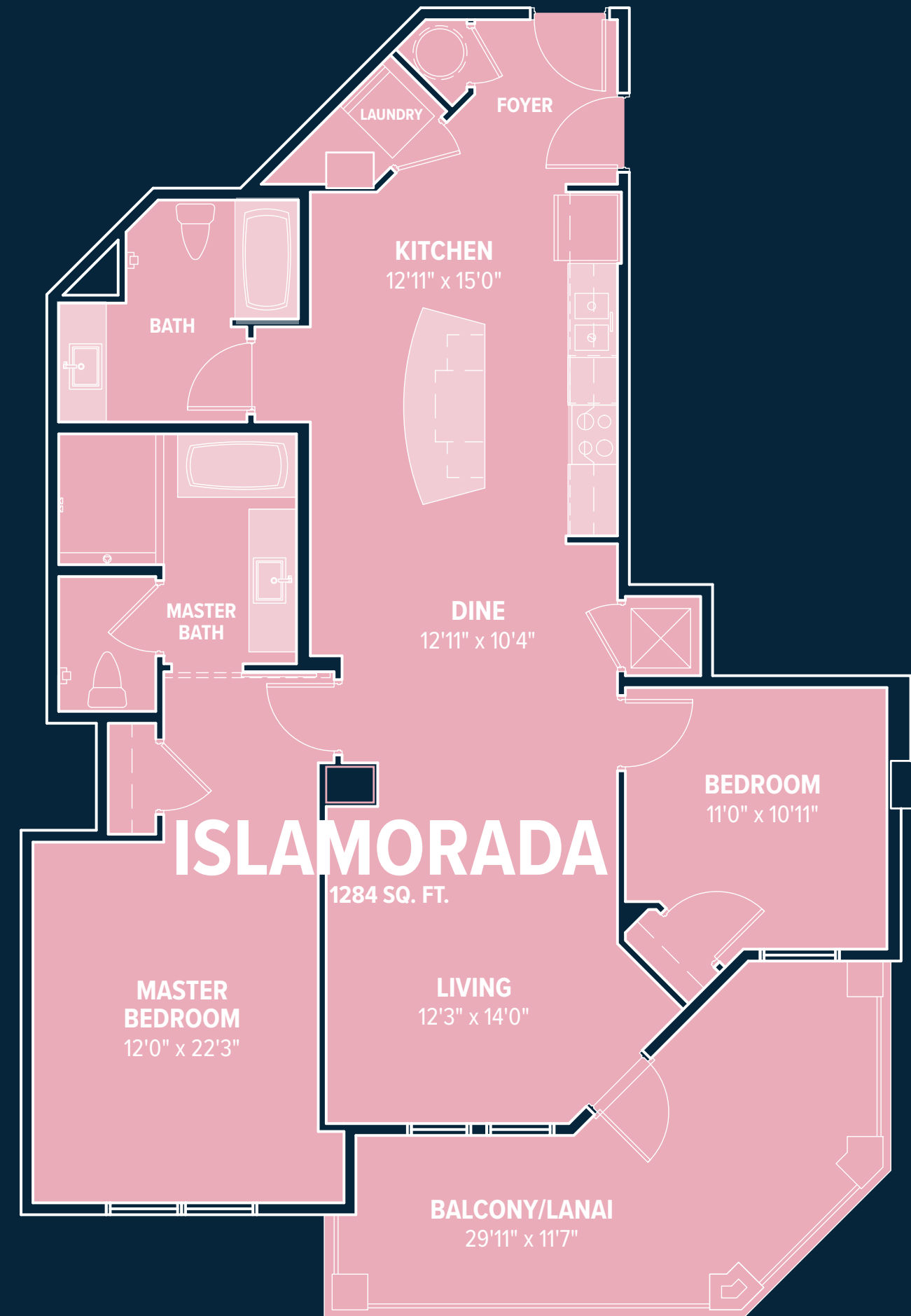
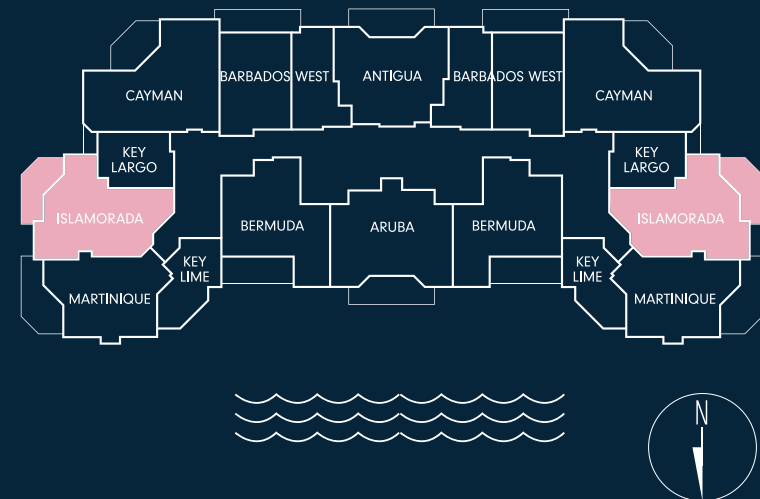


THE COVE | APARTMENTS

ISLAMORADA

AREA 1,177 SQFT

TYPE 2 Bedrooms
2 Bathrooms



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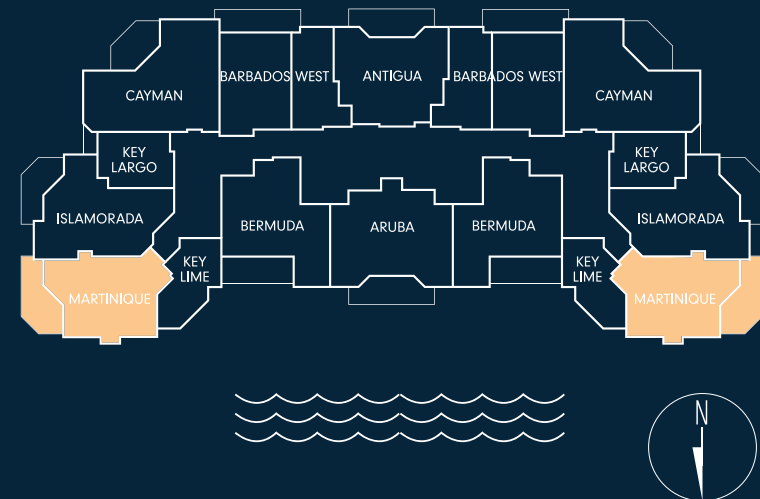
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THE COVE | APARTMENTS

MARTINIQUE

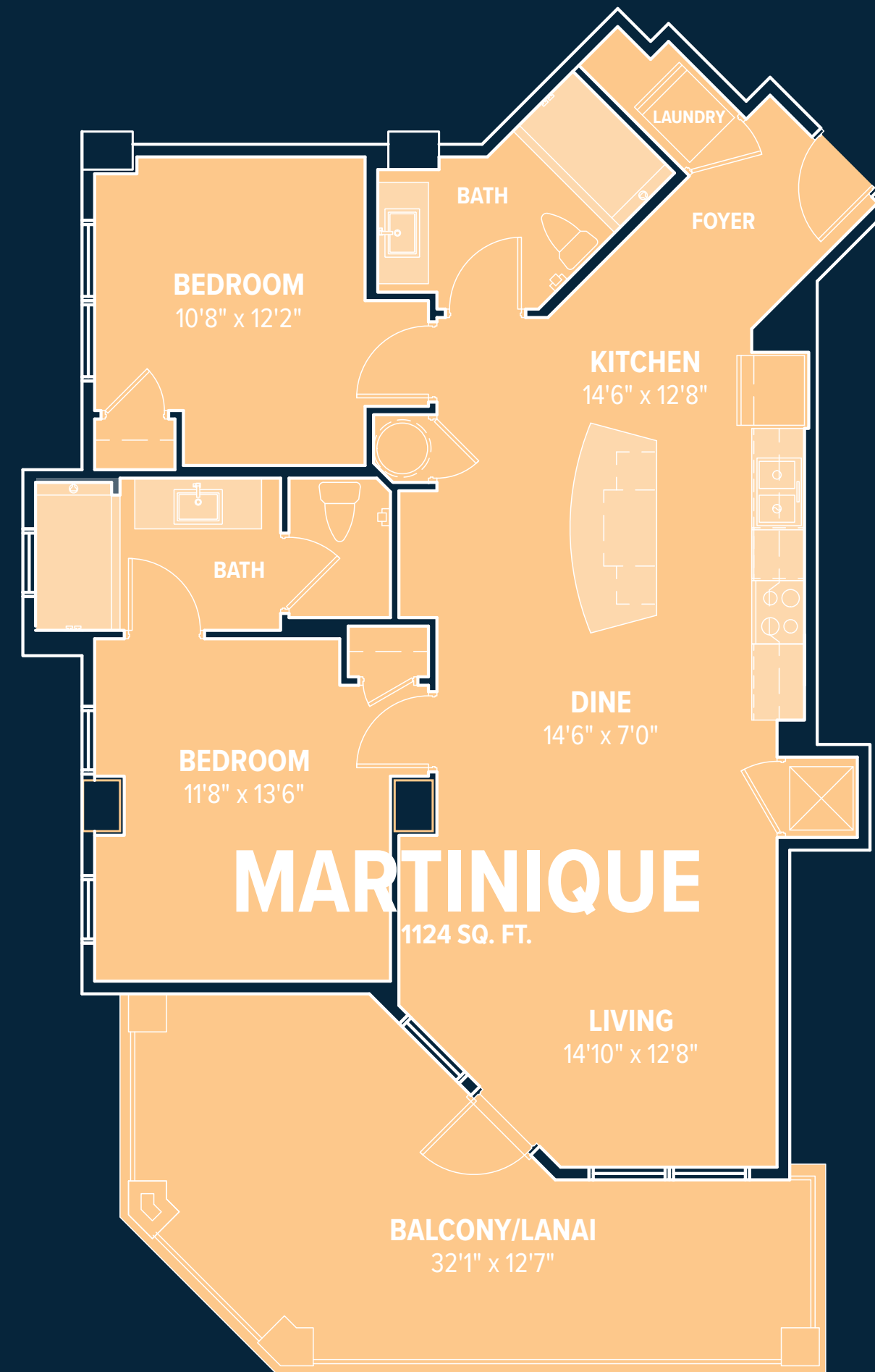
AREA 1,197 SQFT

TYPE 2 Bedrooms
2 Bathrooms



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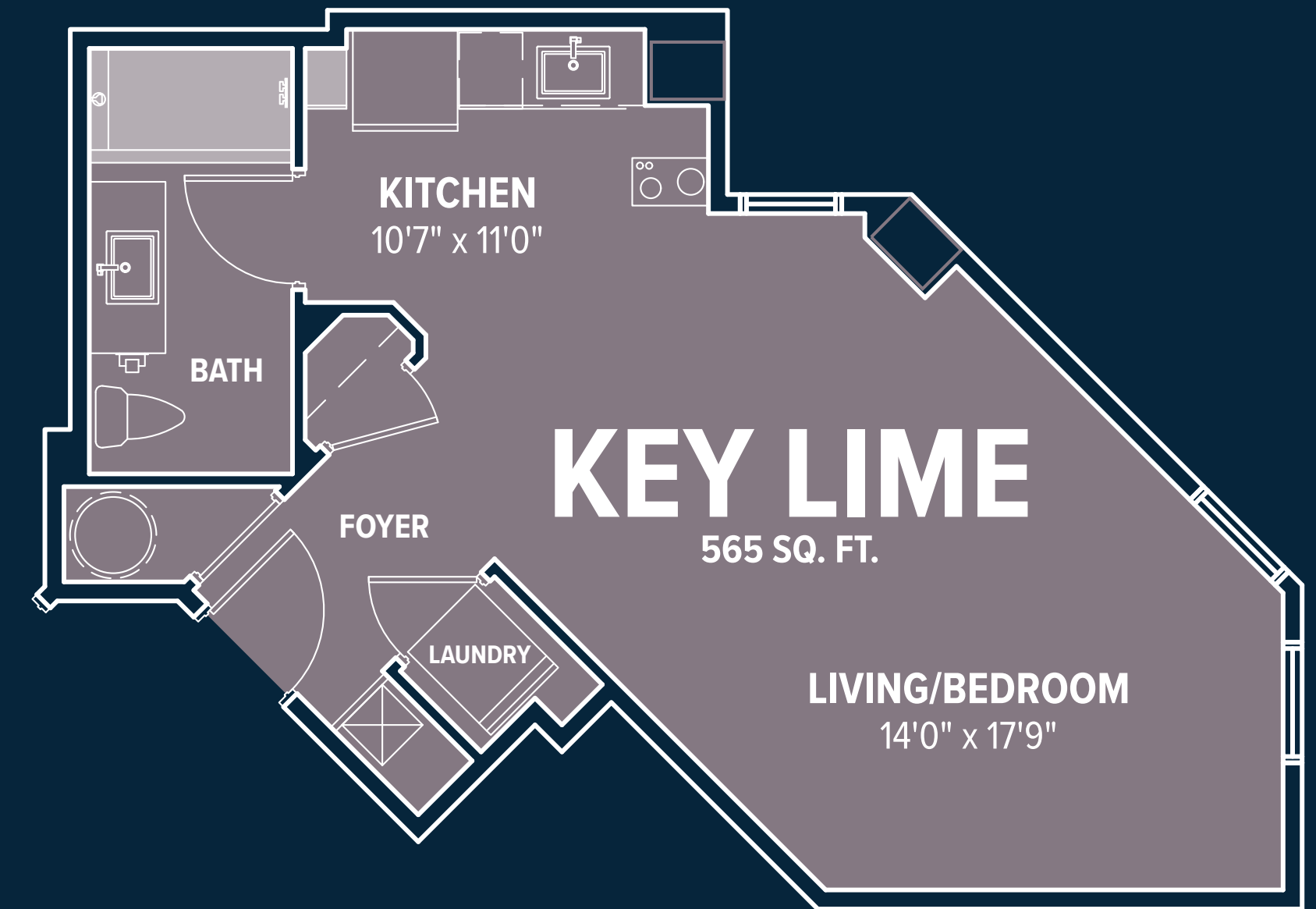
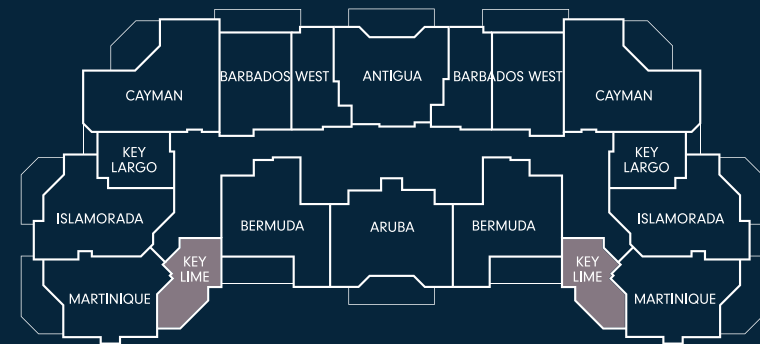


THE COVE | APARTMENTS

KEY LIME

AREA 561 SQFT

TYPE Studio



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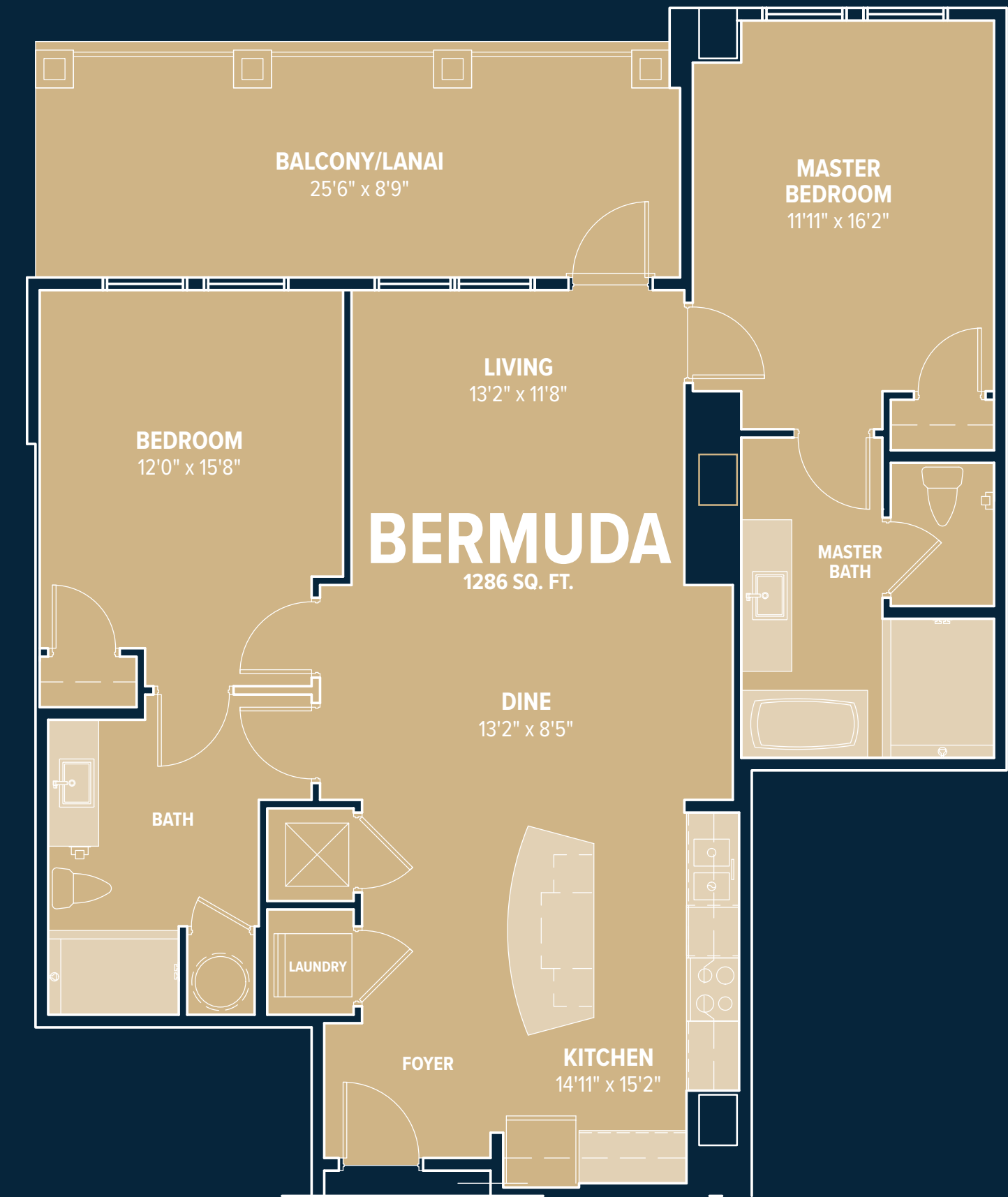
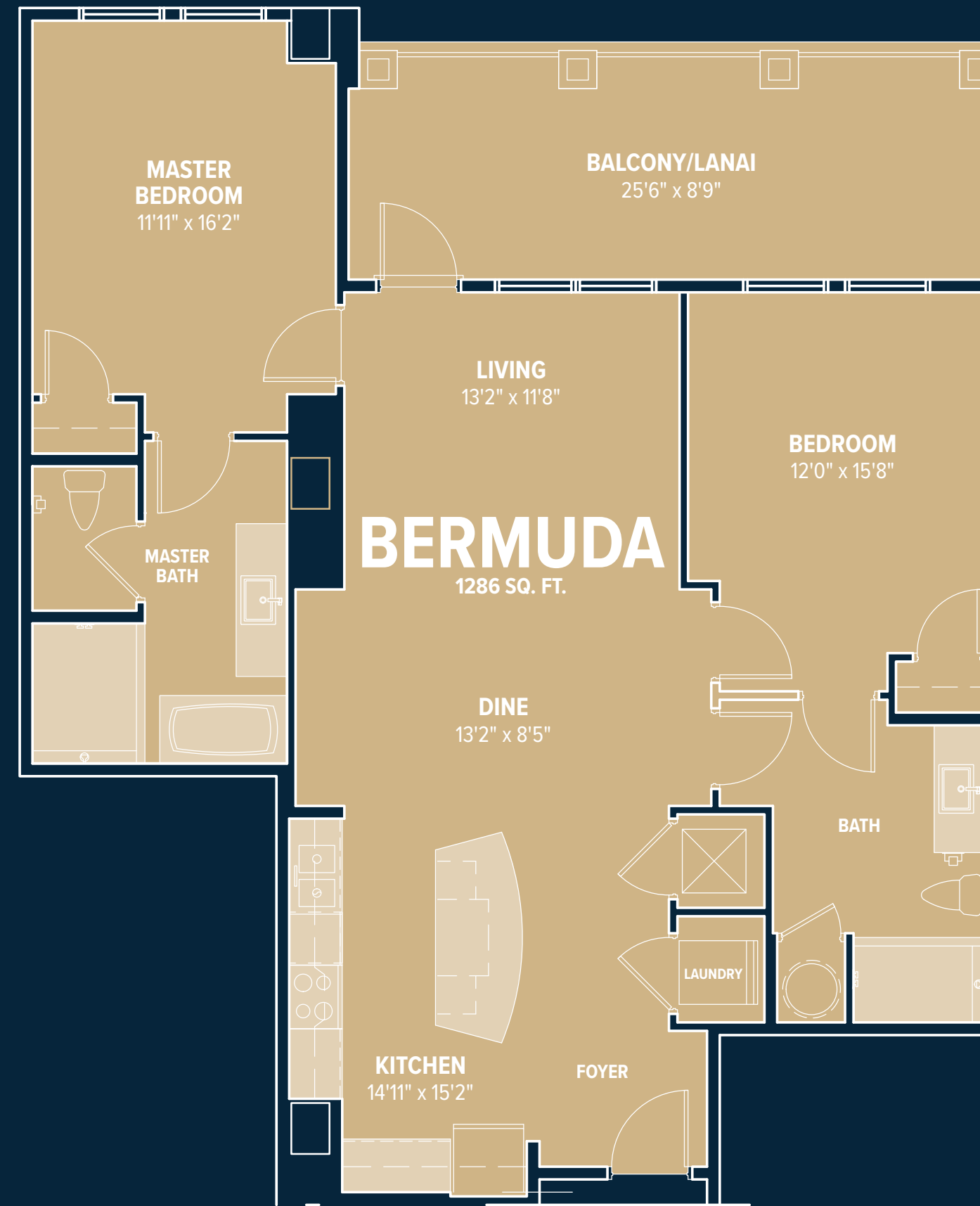
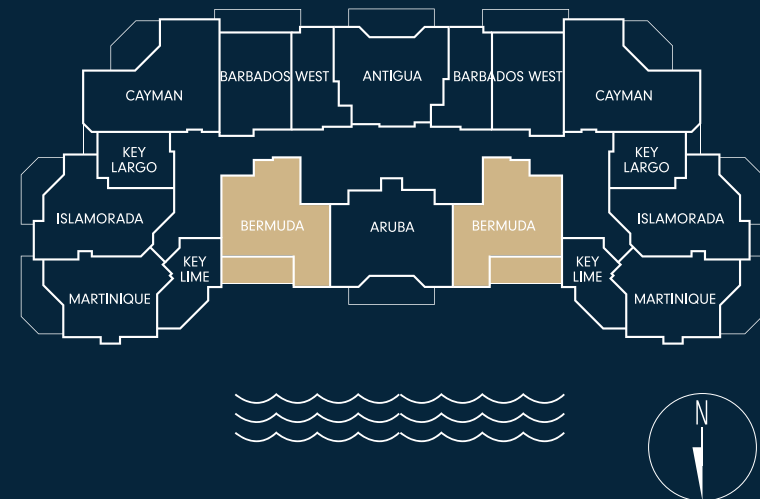
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THE COVE | APARTMENTS

BERMUDA

AREA 1,284 SQFT

TYPE 2 Bedrooms
2 Bathrooms



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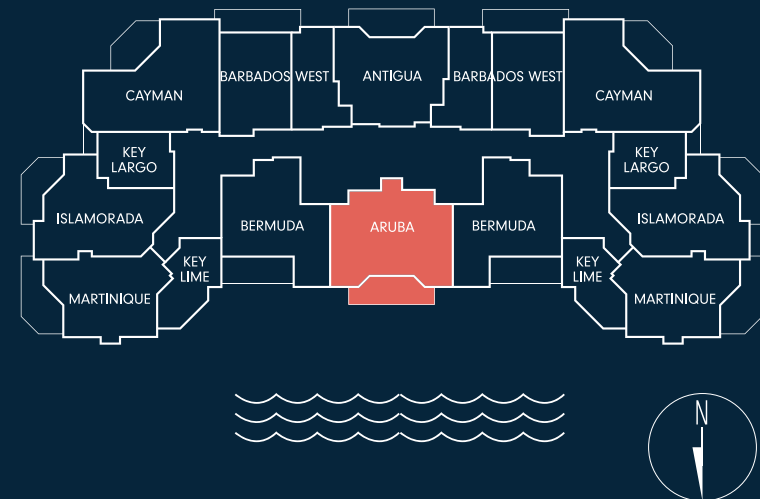
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THE COVE | APARTMENTS

ARUBA

AREA 1,398 SQFT

TYPE 2 Bedrooms
2 Bathrooms



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THE COVE VILLAS

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VILLAS

FEATURES



Air Conditioning & Insulation

- * Energy Star rated high efficiency Central Air Conditioning and electric heat pumps, 15 SEER rating
- * R-38 cellulose loose-fill ceiling insulation
- * R-11 fiberglass batts insulation in exterior framed walls
- * R-4.1 insulation on all exterior concrete block walls

Interior Walls

- * Volume ceilings
- * ½" Gypsum wallboard on walls & ceilings
- * ½" Moisture resistant wallboard in baths
- * Orange peel finish on all walls and knock down finish on ceilings
- * White paint on wall, ceilings and trim

Windows, Doors and Hardware

- * Insulated, Low E, vinyl windows
- * Out Swing Open Doors
- * Lever handle set on front door
- * Energy efficient fiberglass front doors
- * Lever style hardware on interior doors
- * Bora-Care termite treatment

Electrical

- * Amp minimum electrical service with circuit breaker panel
- * USB outlets per plan
- * LED Lighting
- * Rocker switches & receptacles (quantities & locations as required by code)
- * Designer fixtures package provided
- * Pre-wiring for telephone and cable

Home Security

- * Home Automation Access Control
- * Single cylinder on all exterior swing doors

Features

- * Owners Closet
- * Built-In Closet Shelving
- * Paver Deck on Rear (per plan)
- * Vinyl Privacy Patio Partition

Landscape

- * Professionally designed landscape package
- * Brick paver front porch and back

Bathrooms

- * Comfort Height Elongated Toilets
- * Quartz countertops
- * Acrylic Shower Pans

Kitchen

- * Stainless steel under mount sink
- * 42" upper cabinets
- * Quartz countertops
- * Kitchen appliances

Flooring Features

- * Tile all areas & all wet areas
- * Ceramic tile shower walls in baths
- * Engineered wood stairs

Exterior Structures

- * Concrete block 1st floor and wood frame 2nd floor

THE COVE | VILLAS

UNIT A- WINDWARD

AREA 1,724 SQFT

TYPE 4 Bedrooms
3 Bathrooms

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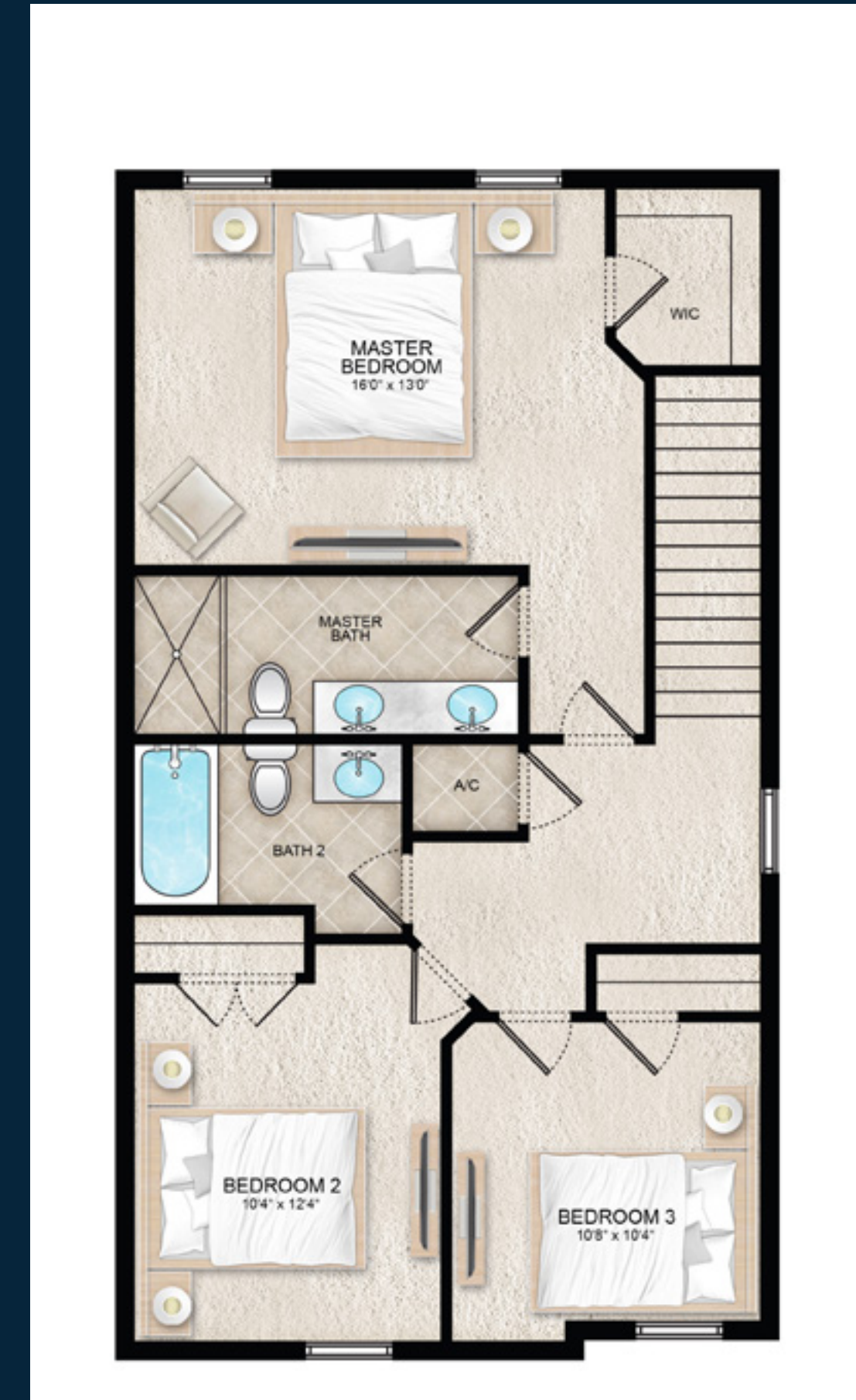
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UNIT A



GROUND LEVEL

UNIT A



FIRST LEVEL

THE COVE | VILLAS

UNIT B- LEEWARD

AREA 1,545 SQFT

TYPE 3 Bedrooms
3 Bathrooms

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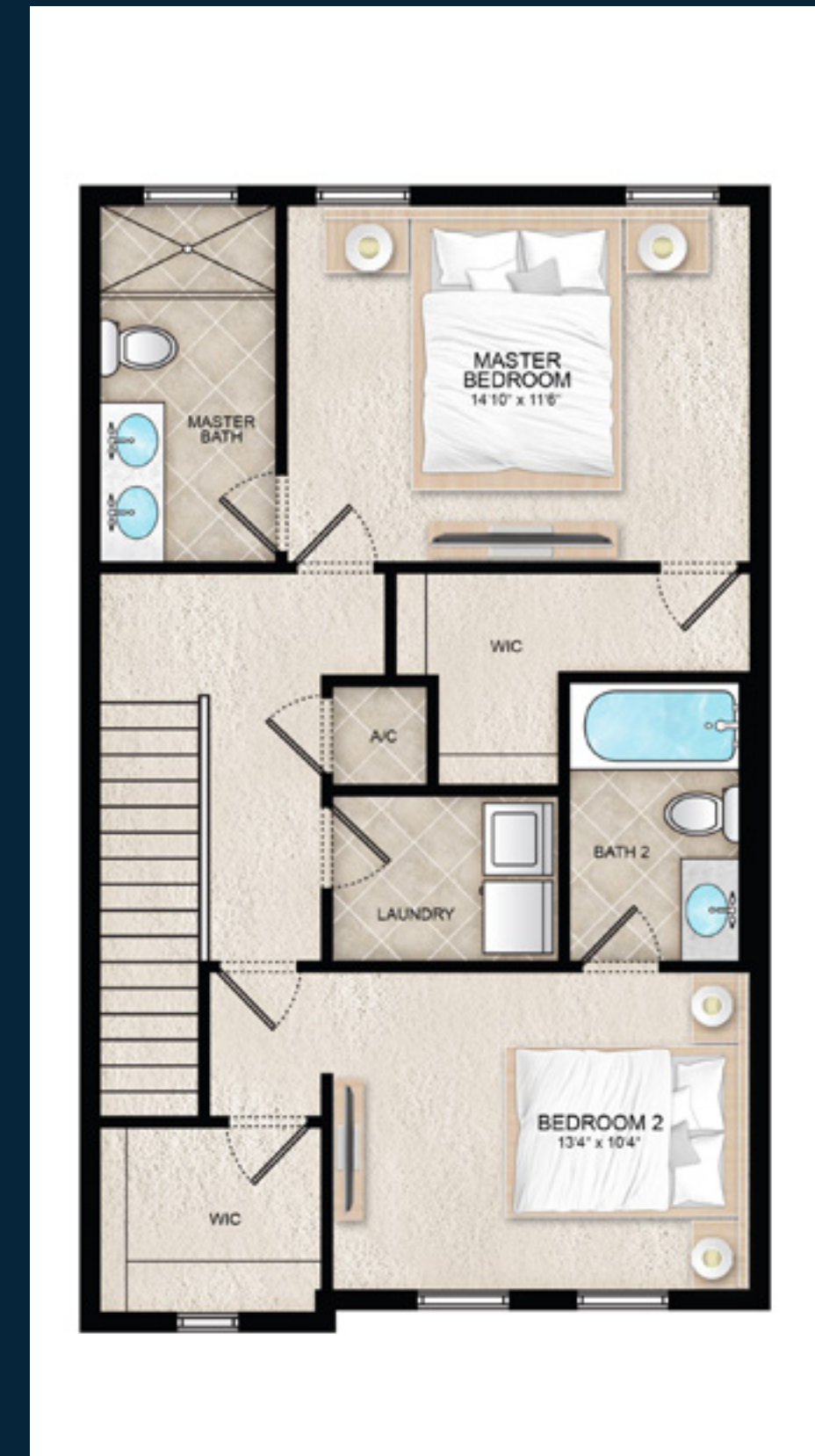
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UNIT B



GROUND LEVEL

UNIT B



FIRST LEVEL

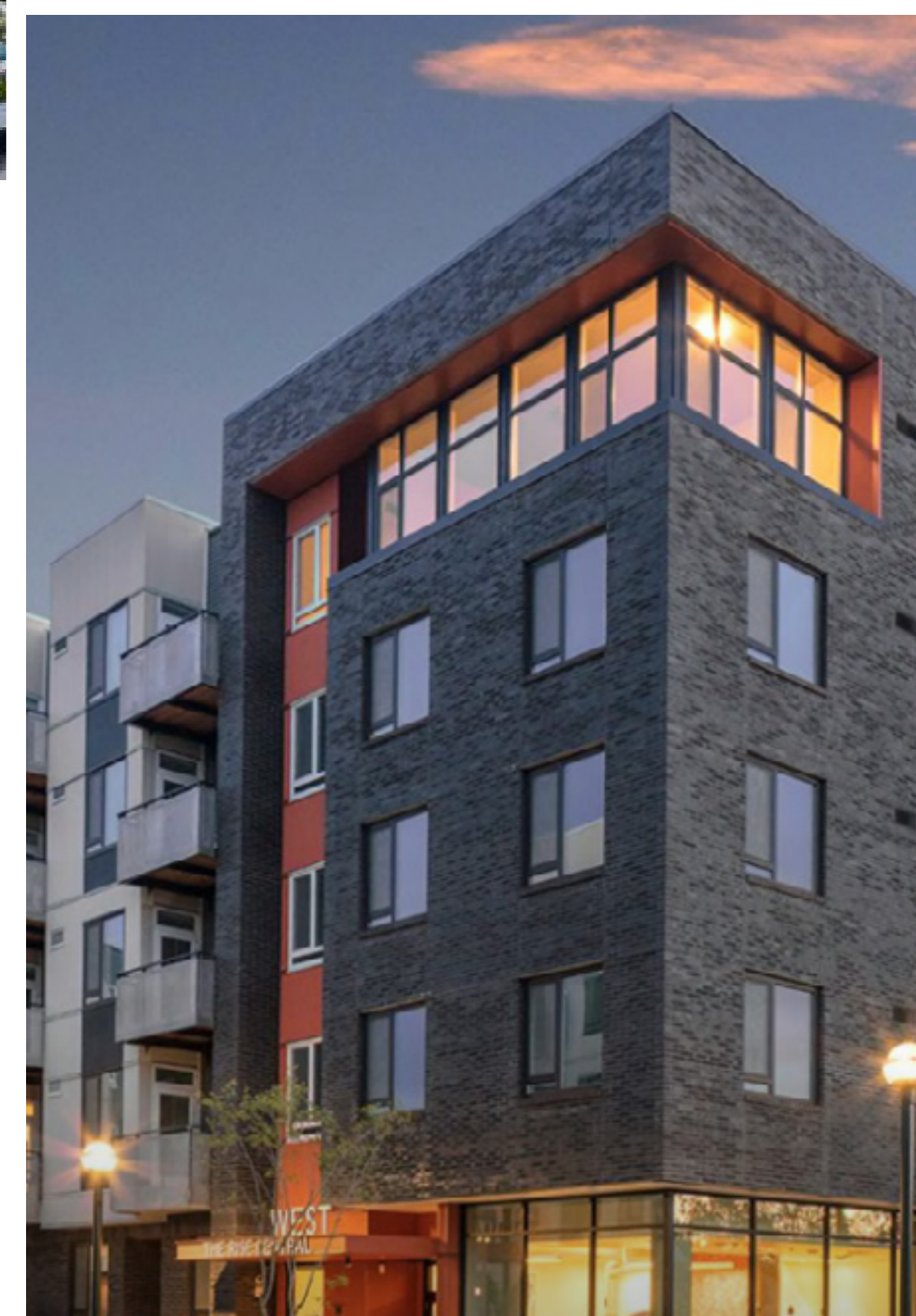
DARGLOBAL | ENCORE

HOUSING AMERICANS SINCE 2009



Encore is a vertically integrated real estate developer, operator, and institutional investment management firm. The company seeks to achieve value through developing and managing residential real estate, both for-sale and for-rent. Also, Encore selectively invest in complementary strategies including hospitality, office, retail, and industrial.

Encore is headquartered in Boca Raton, FL. We invest primarily in Florida, California, along with other selected markets in the Sunbelt and Pacific Northwest.



DARGLOBAL

Listed on the
London Stock Exchange

Established in 2017 to upend the global luxury real estate market, DarGlobal combines experience and innovation to deliver the highest quality properties. World-class architects curate DarGlobal's homes that are modelled by renowned design icons; each DarGlobal home is built with the highest quality materials and maintained by experts within the field.

DarGlobal believes there is no better investment than an investment in luxury and takes pride in choosing the best-in-class locations and properties to provide lucrative investment opportunities for a distinct clientele.

Building on the legacy
of the largest real estate
company in the region.

—
9
offices in different
cities worldwide

—
29
years of
experience

—
15,300+
residential units

—
8.6 Bn
USD in assets*

—
500,000 sqm
of commercial space

* Combined assets of DarGlobal and Dar Al Arkan as of 31 March, 2023

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