

Villa
DOMANI

O R L A N D O



Builder

BELLAVISTA
HOMES

WWW.MYBELLAVISTA.COM

Developer

BRAVE
HOMES

WWW.VILLADOMANI.COM

PRICING

VILLA DOMANI



Oficina3D



PLANS	BED BATH	LIVING AREA	PRICE
C- Napoli	4 bed 3 bath	1,770 sq.ft. 165m ²	\$299,900
C- Torino	4 bed 3 bath	1,770 sq.ft. 165m ²	\$305,900
C- Capri	4 bed 3 bath	1,770 sq.ft. 165m ²	\$309,900
B- Milano	4 bed 3.5 bath	1,974 sq.ft. 183m ²	\$359,900
B- Verona	4 bed 3.5 bath	1,974 sq.ft. 183m ²	\$364,900
B- Modena	4 bed 3.5 bath	1,974 sq.ft. 183m ²	\$368,900
A- Roma	5 bed 4.5 bath	2,307 sq.ft. 214m ²	\$399,900
A- Venezia	5 bed 4.5 bath	2,307 sq.ft. 214m ²	\$405,900
A- Firenze	5 bed 4.5 bath	2,307 sq.ft. 214m ²	\$412,900



SITE MAP

VILLA DOMANI



ELEVATION

VILLA DOMANI



ORCINA3D



ORLANDO

Model C

Napoli

Capri

Torino



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October 2019

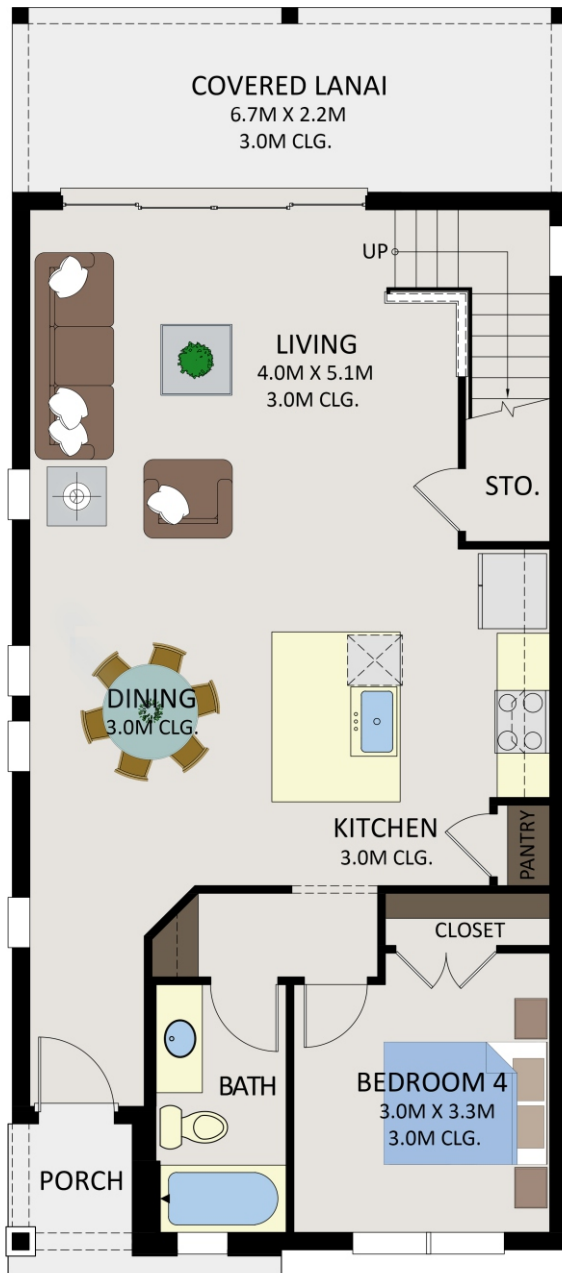
FLOOR PLAN

VILLA DOMANI

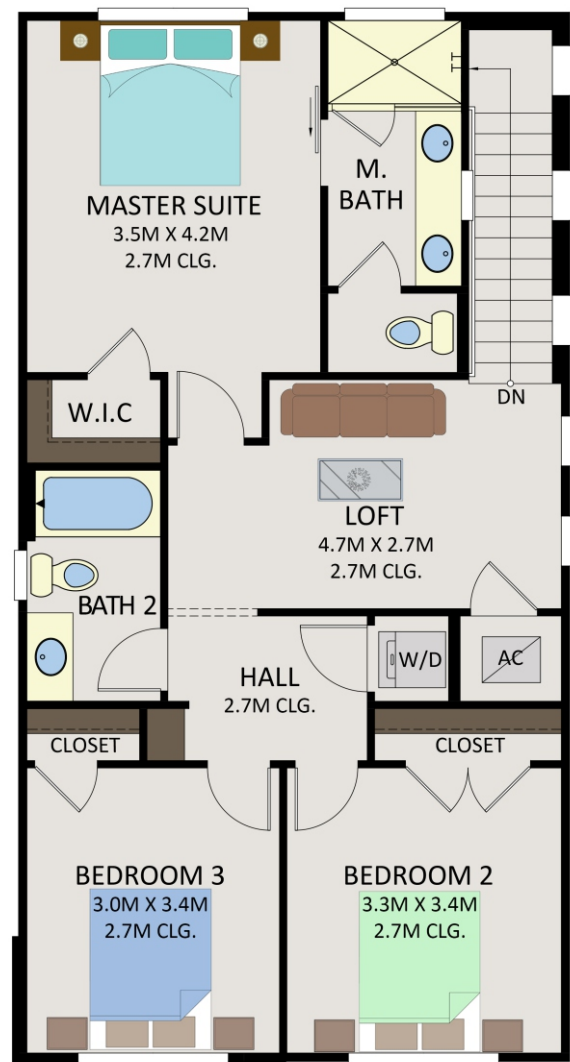
MODEL C

4 BED | 3 BATH | 1 CAR GARAGE

1631 SQ. FT. | 151 m²



Lower Living	899 sq.ft.
Upper Living	871 sq.ft.
Entry	25 sq.ft.
Lanai	161 sq.ft.
Total Under Roof	1956 sq.ft.



ELEVATION

VILLA DOMANI



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Model B

Milano

Modena

Verona



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FLOOR PLAN

VILLA DOMANI

MODEL B

4 BED | 3 BATH | 1 CAR GARAGE

1634 SQ. FT. | 152 m²

Lower Living	1003 sq.ft.
Upper Living	971 sq.ft.
Entry	78 sq.ft.
Lanai	169 sq.ft.
Total Under Roof	2221 sq.ft.



ELEVATION

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ORLANDO

Model A

Roma

Firenze

Venezia



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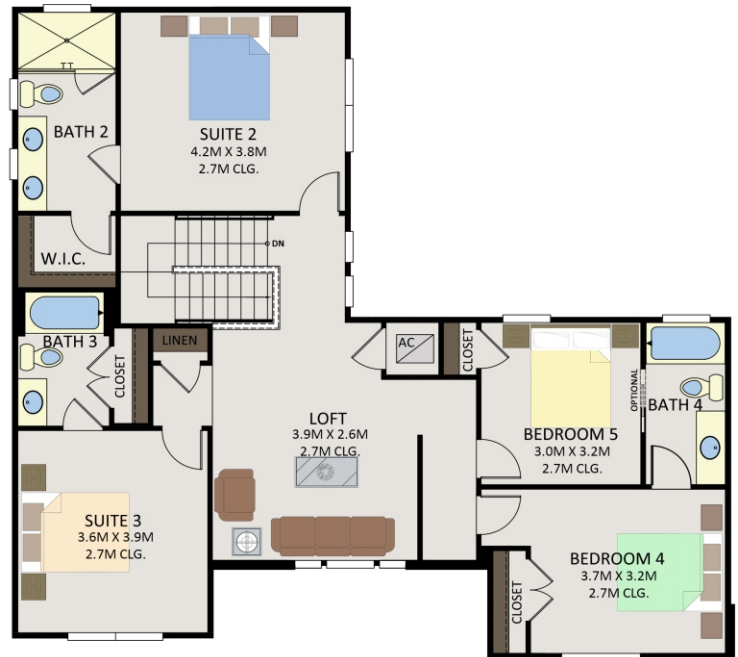
FLOOR PLAN

VILLA DOMANI

MODEL A

5 BED | 4.5 BATH | 1 CAR GARAGE
2307 SQ. FT. | 214 m²

Lower Living	1073 sq.ft.
Upper Living	1234 sq.ft.
Garage	243 sq.ft.
Entry	106 sq.ft.
Lanai	207 sq.ft.
Total Under Roof	2863 sq.ft.



INCLUDED FEATURES

VILLA DOMANI

INTERIOR FINISHES

- 8ft Tall Fiberglass Entry Door
- 18"x18" Ceramic Tile Floor at Foyer
- Double Glazed Tinted Low E Vinyl Windows
- 8ft Tall Sliding Glass Doors to Covered Patio, Per Plan
- Textured Ceilings and Wall Finish
- Interior Paint System, One Custom Color
- Contemporary Style Interior Trim
- Data Outlet in Cook Room and in each Sleep Room
- A/V Outlet in Living Room and in each Sleep Room
- Full Security System (excludes monitoring)
- Smoke Detectors & Electronic Door Chime
- Pendant Light Fixtures in Eat & in Living Rooms
- HVAC Ventilated Walk In Master Closet
- Ceiling Fan Pre-Wire in Sleep Rooms and in Living Room
- Carpet and Upgraded Re-bond Pad Throughout
- Rocker Light Switches Throughout Home
- Washer & Dryer
- Ventilated Vinyl Covered Closet Shelving

COOK CONVENIENCES

- Granite Countertops
- Stainless Steel Single Bowl Sink
- 42" Wood Upper Cabinets
- 18"x18" Ceramic Tile Floor
- Electric Ceramic Glass Top Cooking Surface
- Over the Range Microwave Oven
- Built In Dishwasher
- Garbage Disposal
- Refrigerator

WARRANTY

- 1 Year Workmanship
- 2 Year Mechanical and Electrical Systems
- 10 Year Structural

REFRESH ROOMS

- 18"x18" Ceramic Tile
- Flat Panel Wood Cabinets per Plan
- Chrome Faucets
- Elongated Toilets
- Mirror Over all Vanities
- Dual Sinks with Caesarstone® Vanity Tops (per plan)
- Large Walk-In Master Shower with Glass Door
- Tub/Shower Combination in Secondary Refresh Rooms
- By-Pass Glass Shower Doors at Secondary Refresh Room

EXTERIOR

- Front Entry Featured Finish
- Shingle, Metal or Concrete Tile Roofs (per plan)
- 2 Exterior Hose Bibs (per plan)
- Concrete Block and Wood Construction
- Textured Portland Cement Based Finish Exterior Walls
- 100% Acrylic Exterior Paint System
- Maintenance Free Ventilated Aluminum Soffit & Fascia
- Structurally Engineered Roof & Floor Truss System
- Underground Utilities
- Professionally Designed Landscape Package
- Automatic Irrigation System

ECO FRIENDLY

- 15 SEER Energy Efficient Electric Heat Pump
- R-30 Ceiling & R-11 Exterior Frame Walls Insulation
- Water Saver Water Closets
- Passive Heat Release Roof Ventilation System

STANDARD FEATURES



LOCATION

VILLA DOMANI

Villa Domani is strategically located near the major parks and Orlando attractions.

I-4	5 min	International Drive	30 min
Disney Magic Kingdom	15 min	Gatorland	30 min
Epcot	15 min	International Airport	35 min
Animal Kingdom	15 min	Mall at Millenia	45 min
Sea World	20 min	Florida Mall	45 min
Premium Outlet	20 min	Orlando City - Estádio	55 min
Universal	25 min		





WATER/SEWER	Polk County Public Utilities	800-301-6039
ELECTRICAL	Duke Energy	877-372-8477
PHONE/CABLE/INTERNET	Spectrum	866-874-2389
NEWSPAPER	Orlando Sentinel	407-420-5353
NON-EMERGENCY	Code Enforcement	407-518-2133
NUMBERS & SERVICES	Driver's Licenses United States Postal Services Police Department Fire Department Orlando International Airport	407-846-5230 800-ASK-USPS 407-847-0176 407-518-2222 407-825-2001
HOSPITALS	Heart of Florida Regional Medical Center Florida Hospital Celebration	407-422-4971 407-764-4000
RESTAURANTS	Miller's Ale House - Champions Gate First Watch - Champions Gate Chili's Grill & Bar - Champions Gate Red Robin Gourmet Burgers Dulcetto	407-274-9731 863-774-3101 407-396-2180 863-240-0039 407-479-2959
SHOPPING & ENTERTAINMENT	Orlando Vineland Premium Outlets The Mall at Millenia Target Posner Park	407-238-7787 407-363-3555 863-256-1051
BANKS	SunTrust Chase Bank PNC Bank Wells Fargo BB&T	407-944-4540 407-846-2770 407-933-7137 407-240-7812 407-851-3245
ATTRACTIONS	Gatorland Old Town Amusement Congo River Golf Walt Disney World Universal Studios Orlando SeaWorld Orlando Busch Gardens Tampa Bay	407-855-5496 407-396-4888 407-396-6900 407-939-7211 407-363-8000 407-363-2200 312-324-7217
EMERGENCY	Dial	911





VillaDomani
Property Owner Association
Services and Fees

Services

Lawn maintenance
Voice and broadband data basic service
Annual exterior pressure washing of home
Domestic pest control program
Termite prevention program
Minor roof repairs
Exterior house repaint (7th year)

Fees

Monthly assessment	\$ 250.00
Monthly amenity center assessment	\$ 50.00
Capital contribution (once at closing)	\$ 500.00
Estoppel fee (once at closing)	\$ 225.00
Transfer fee (once at closing)	\$160.00
Collect two months of HOA fees at closing	

Association Management

Associa Community Management
Jesse Uribe
407-455-5925
jesse.uribe@associa.us

