



emerald
Cay
HOTEL CONDOMINIUM

The logo features the word "emerald" in a teal, lowercase sans-serif font. Below it is a stylized graphic of a palm frond with teal and white segments. To the right of this graphic, the word "Cay" is written in a large, elegant, teal script font. Underneath "Cay", the words "HOTEL CONDOMINIUM" are written in a smaller, teal, uppercase sans-serif font.

The Jewel of Central Florida

www.emeraldcayorlando.com

emerald
Cay
HOTEL CONDOMINIUM



What is a Hotel-Condominium?

At Emerald Cay, it's the
best of both worlds.

Imagine owning an elegantly-furnished and fully-equipped luxury condominium that is available when you desire it, yet allows for a worryless ownership experience. That is precisely the inspiration behind the hotel-condominium philosophy.

When staying in your hotel condo, you lose yourself in luxury and convenience.

When you are away, it can be made available to guests who will pay for its use.

Best of all, you are not burdened with any of the stresses that usually accompany owning a property. All marketing, upkeep, maintenance and guest relations are handled by a professional staff that represents your best interest.

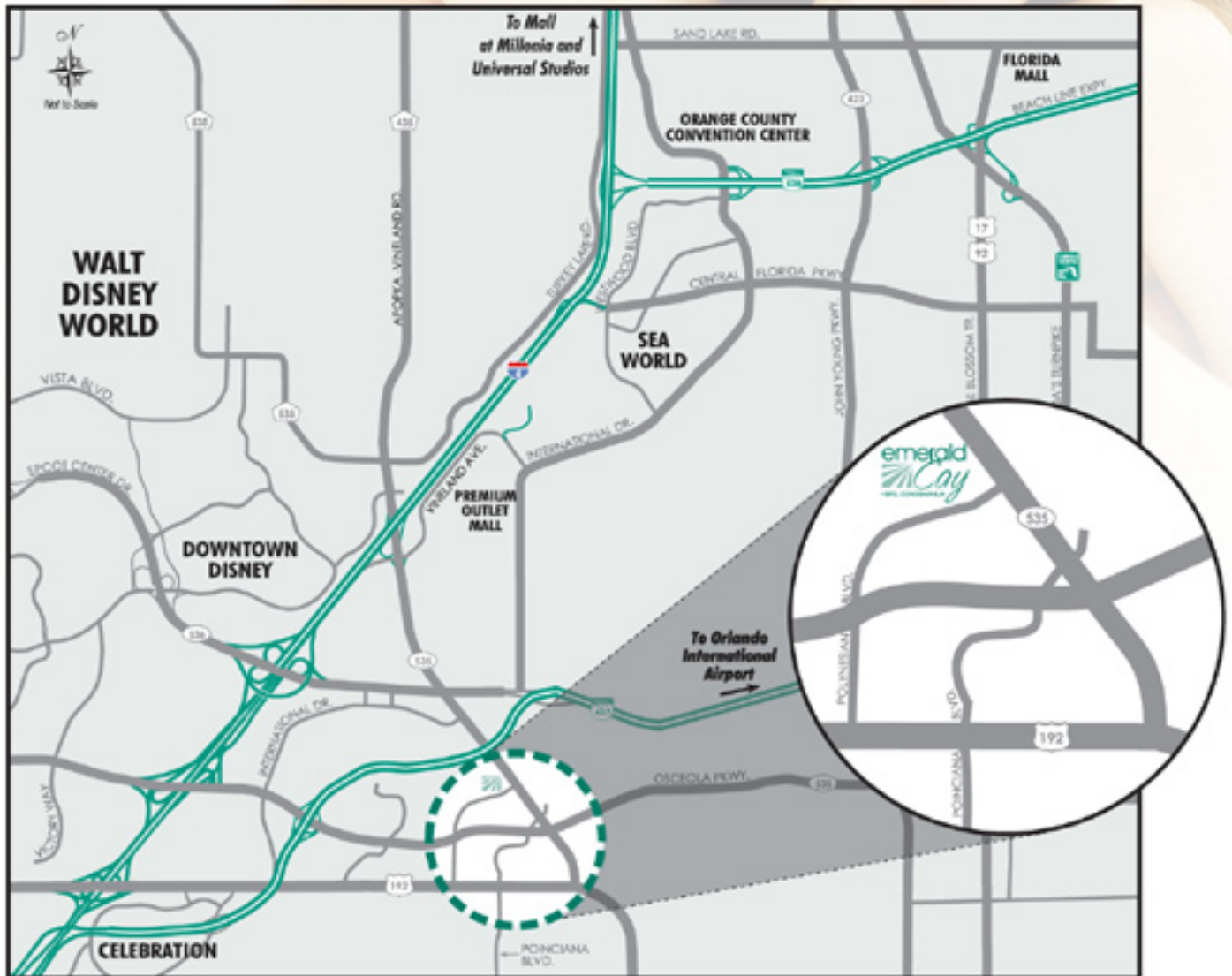
If you ever wish to sell your residence, you may do so, earning a profit on any appreciation. At Emerald Cay, you are given control.

Seamus Keating
Seamus Keating Investments Limited
Fitzwilliam Hall
Fitzwilliam Place
Dublin 2

Phone: +353-1-6698569
email: seamus@SKInvestments.ie

Location is Key

Truly in the heart
of Central Florida.



Emerald Cay is conveniently located in Orlando's Golden Triangle, a mere five minutes from Disney attractions and just moments from restaurants, nightlife and entertainment. At Emerald Cay, you can effortlessly enjoy the best of Central Florida.

Restaurants and Attractions

There is something
for everyone.

Central Florida has long been a leader not only in the world of theme parks, but also in premiere dining and entertainment venues. Couple that with Emerald Cay's superb amenities, and you've got non-stop excitement. So, whether you fancy a relaxing getaway or an action-packed vacation, we can satisfy the most discriminate pleasure-seekers.

- **Walt Disney World Resort: 1 Mile**
- **Sea World: 2.5 Miles**
- **Universal Studios Florida: 15 Minutes**
- **Orlando International Airport: 25 Minutes**
- **Mall at Millenia: 20 Minutes**
- **Florida Mall: 25 Minutes**
- **International Drive: 1/2 Mile**
- **Orange County Convention Center: 5 Minutes**
- **Golf Courses: There are several courses for all levels within 10 minutes.**
- **Gulf Beaches/Tampa/Busch Gardens: 90 minutes**
- **Atlantic Beaches/Cape Canaveral: 75 minutes**

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.



Features and Amenities

We've thought
of everything.

Whether your hotel-condominium at Emerald Cay is a vacation destination or for business travel, we believe your every desire should be met...and surpassed.

Our community amenities read like those of a luxury resort:

- Wellness Center, including a spa, sauna, steam room, massage facilities and a fitness center
- Pool and Jacuzzi
- On site shopping experience
- Gourmet dining facilities
- High-tech business center with conference and meeting room space
- Concierge, limousine and valet parking service
- Daily maid service

No detail was overlooked in planning the features of each hotel-condominium. Each residence is richly appointed with a Eurasian décor, revealing the feeling of both tranquility and modernism.

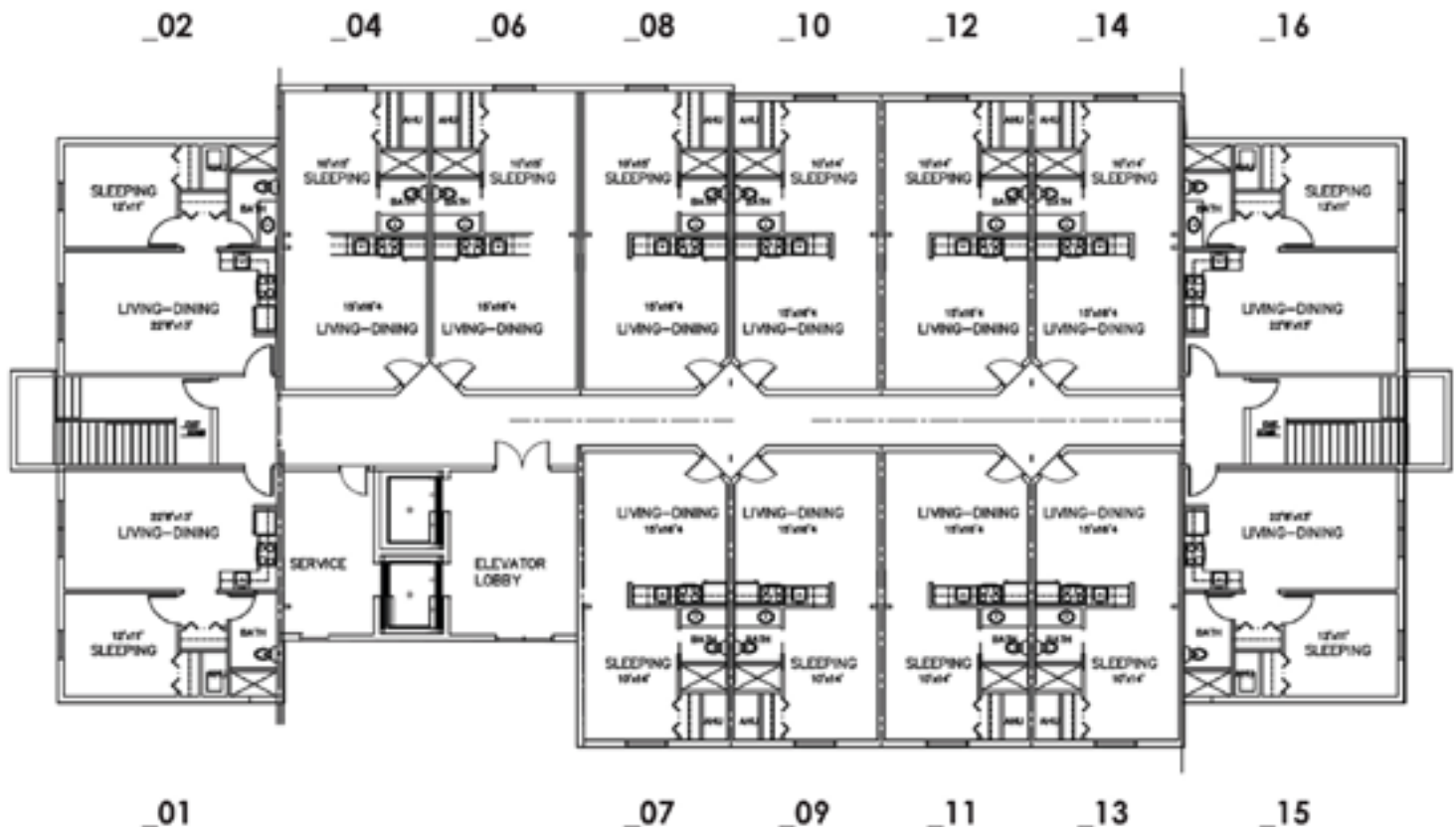
- Professionally-designed interiors with furnishings that exude contemporary elegance
- Granite countertops in kitchen and bathrooms
- First-class stainless steel appliances
- Flat-panel HD television and DVD players
- Digital cable and high-speed Internet

Luxurious residences...

...tranquil and modern.

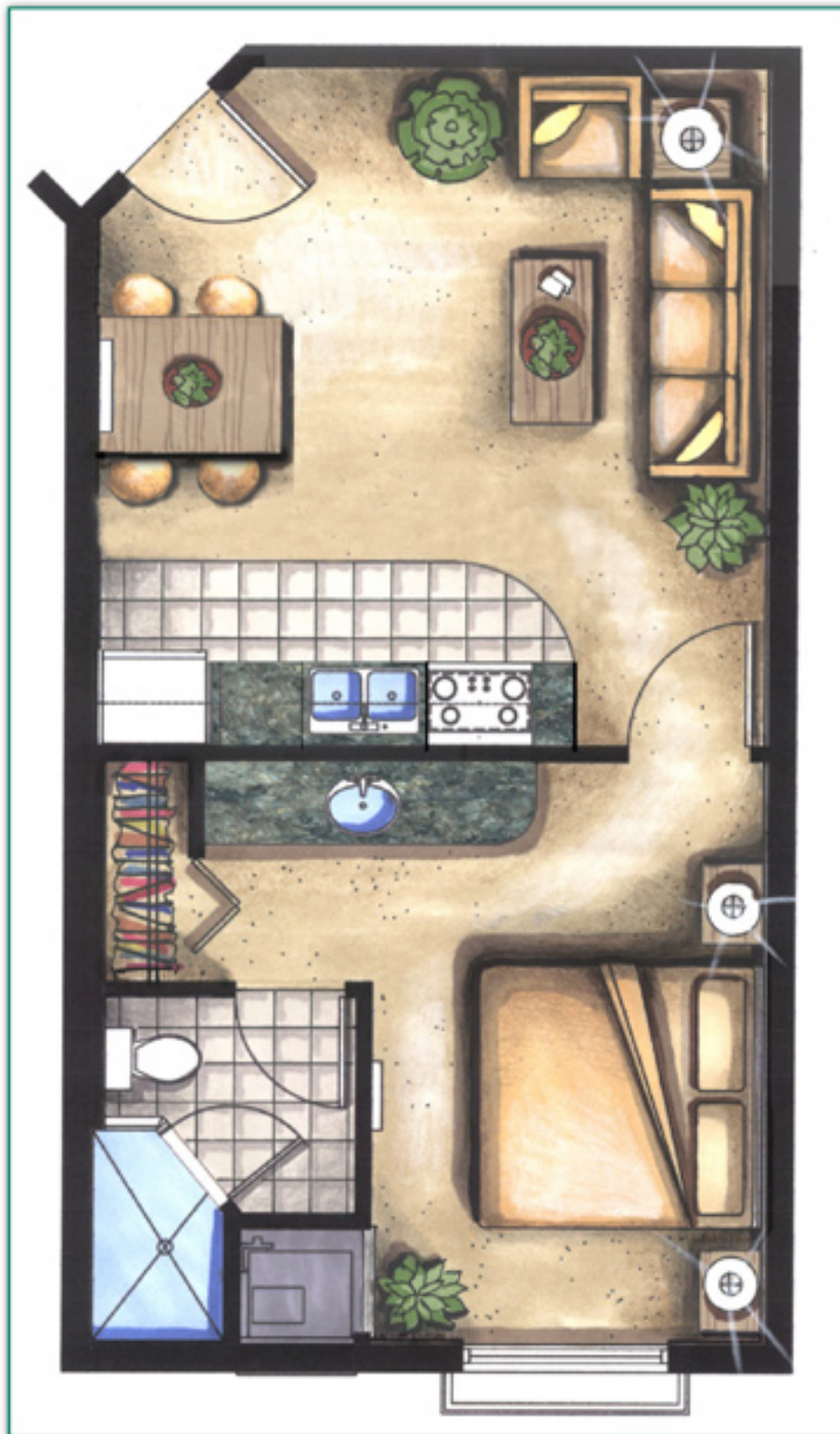
At Emerald Cay, you can choose from three types of residences, all stylishly-furnished and fully-equipped.

- Professionally-designed interiors with furnishings that exude contemporary elegance
- Granite countertops in kitchen and bathrooms
- First-class stainless steel appliances
- Flat-panel HD television and DVD players
- Digital cable and high-speed Internet





Unit B - 1BD/1B
595 Sq. Ft.



Unit A - 1BD/1B

505 Sq. Ft.

*additional configuration A1
available, ask agent for details.

A truly unique resort...

...masterfully managed.

At Emerald Cay Hotel Condominium, you're not just getting an outstanding resort filled with first class features and amenities; you are also getting the services of Buena Vista Hospitality Group (BVHG)—one of the world's premier hospitality management companies. Since its incorporation in 1986, BVHG has acquired a well-deserved reputation for excellence, serving over 50 hotels, resorts, golf communities and clubs across the United States and overseas, including the 1,028-room Buena Vista Palace Resort & Spa—part of the Walt Disney World Resort complex.

For more management company information:
Buena Vista Hospitality Group (813) 221-7535 www.bvhg.com

