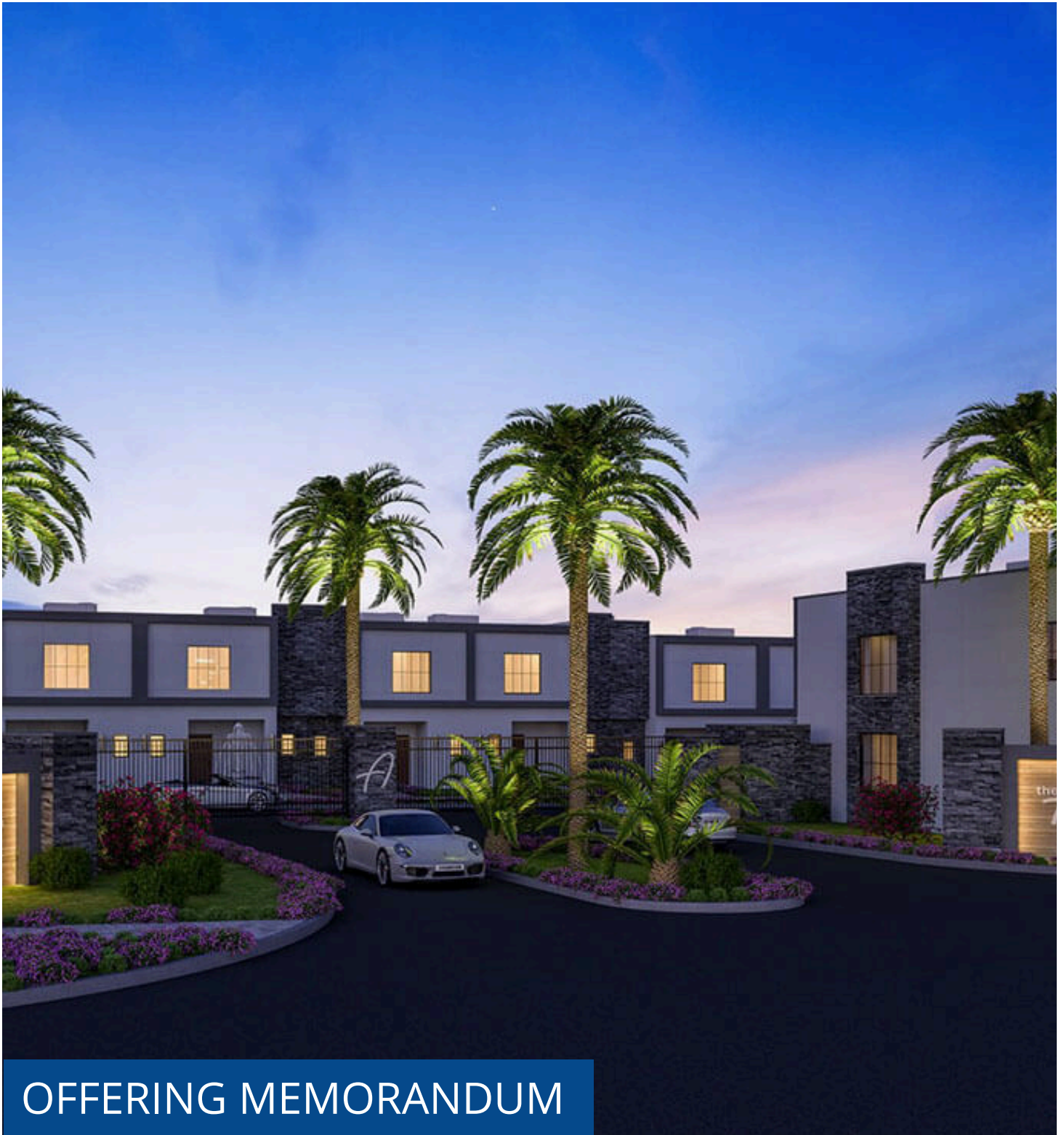




**The Azur Resort**  
**7530 Osceola Polk Line Rd.**  
**Davenport, Florida 33896**



Scan the QR  
code for more  
information

**Agora Real Estate Group**

7500 NW 25th Street, Suite 237, Doral, Florida 33122

P: +1 (305) 804-9154 | F: +1 (866) 708-2763 | E: [info@agorare.com](mailto:info@agorare.com)

**Elias G. Patsalos, CCIM** Phone: 305-804-9154 Email: [elias@agorare.com](mailto:elias@agorare.com)



## PROPERTY OVERVIEW

The Azur Resort is a new resort style vacation home development in Davenport, Florida. It consists of 126 units, in 4 unit types. It will have resort style amenities with a clubhouse, community pool, kid's play area and a gym, among other.

The Azur Resort is committed to creating family-oriented neighborhoods that will enrich and compliment the heartbeat of its communities' surrounding area.

The Azur Resort Principles are deeply rooted in quality construction, customer service and architectural integrity.

**New Development:** The Azur Resort is an exciting new vacation home development located in Davenport, Florida, featuring 126 units across 4 different types.

**Resort Amenities:** Enjoy a variety of resort-style amenities, including a clubhouse, community pool, kid's play area, and a gym, perfect for relaxation and fun!

**Family-Oriented Community:** The Azur Resort is dedicated to creating family-oriented neighborhoods that enhance and complement the vibrant community around it.

**Core Principles:** At Azur Resort, we prioritize quality construction, exceptional customer service, and architectural integrity to ensure a wonderful living experience.



### Agora Real Estate Group

7500 NW 25th Street, Suite 237, Doral, Florida 33122

P: +1 (305) 804-9154 | F: +1 (866) 708-2763 | E: [info@agorare.com](mailto:info@agorare.com)



## OFFERING SUMMARY

- **SALE PRICE:** \$2,290,000 (Discounted bulk price from initial 2.7 MIL)
- **TOTAL UNITS:** 6 (+/- 13,172 SF combined)
- **NOTE:** Optional furniture at an extra cost. Units can also be sold individually or in a group. Please Inquire.
- **COUNTY:** Davenport.
- **LOCATION:** Azur Resort



- **Two 3 bedroom, 2.5 bathroom, 1,785 SF units.**



- **One 4 bedroom, 4 bathroom, 2,020 SF unit.**



- **One 5 bedroom, 4 bathroom, 2,020 SF unit.**



- **Two 6 bedroom, 5.5 bathroom, 2,781 SF units.**

## OFFERING SUMMARY & LOCATION DESCRIPTION



### WHY ORLANDO FLORIDA?

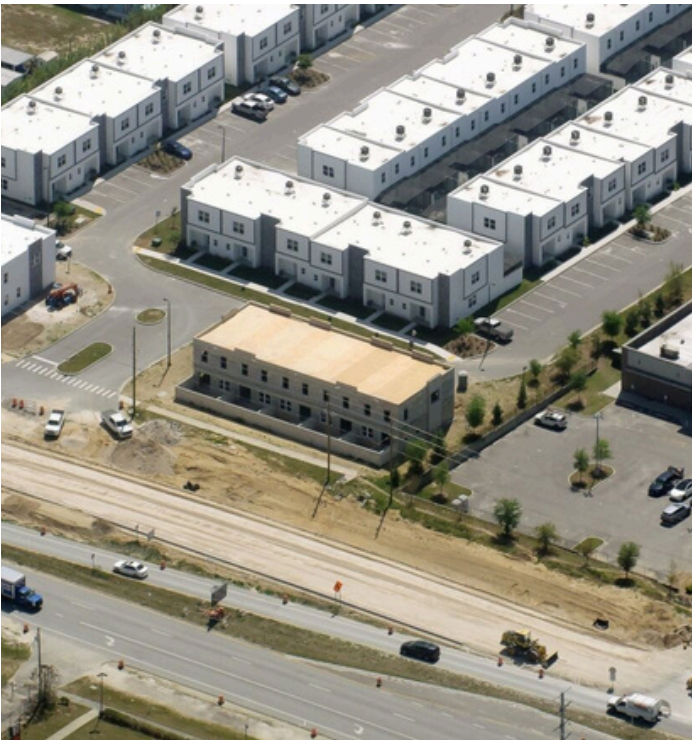
Orlando is also known as “The Theme Park Capital of the World” and its tourist attractions drew more than 75 million tourists in 2018. As the most visited American city in 2018 and arguably the #1 tourist destination in the world, Orlando has 5 of the top 10 most visited theme parks in the world as well as the 4 most visited water parks in the U.S.

Orlando's famous attractions form the backbone of its tourism industry: Walt Disney World Resort; Universal Orlando Resort; SeaWorld; Gatorland and Legoland. New Additions to these parks are the Toy Story Land, The LEGO Movie World, Sesame Street Land, Volcano Bay Water Park, and of course the greatly anticipated Star Wars: Galaxy's Edge. Of course every day new announcements are coming for further enhancements are coming in.

The city is also one of the busiest American cities for conferences and conventions, with Orange County Convention Center being the 2nd largest convention facility in the U.S. Beyond the parks, Orlando is home to many of the World's best golf courses, and is just over an hour from the coast. Florida is the place of some of the most famous beaches in the world: Daytona Beach, Clearwater Beach, South Beach Miami and the Florida Keys.



ADDITIONAL PHOTOS



**Agora Real Estate Group**  
7500 NW 25th Street, Suite 237, Doral, Florida 33122  
P: +1 (305) 804-9154 | F: +1 (866) 708-2763 | E: [info@agorare.com](mailto:info@agorare.com)



SITE PLANS



THE AMETHYST

SQUARE FEET 2,653.58  
PATIO 615.70  
TOTAL 3,269.28

6 BEDROOMS

5.5 BATHROOM

MEDIA ROOM

POOL

LAKE VIEW



THE JADE

SQUARE FEET 2,000.68  
PATIO 438.70  
TOTAL 2,439.38

4 BATHROOM

POOL

4 BEDROOMS

MEDIA ROOM



THE PEARL

SQUARE FEET 2,041.10  
PATIO 438.70  
TOTAL 2,479.80

4 BATHROOM

POOL

5 BEDROOMS

MEDIA ROOM



THE AMBER

SQUARE FEET 1,582.22  
PATIO 497.29  
TOTAL 2,079.51

2.5 BATHROOM

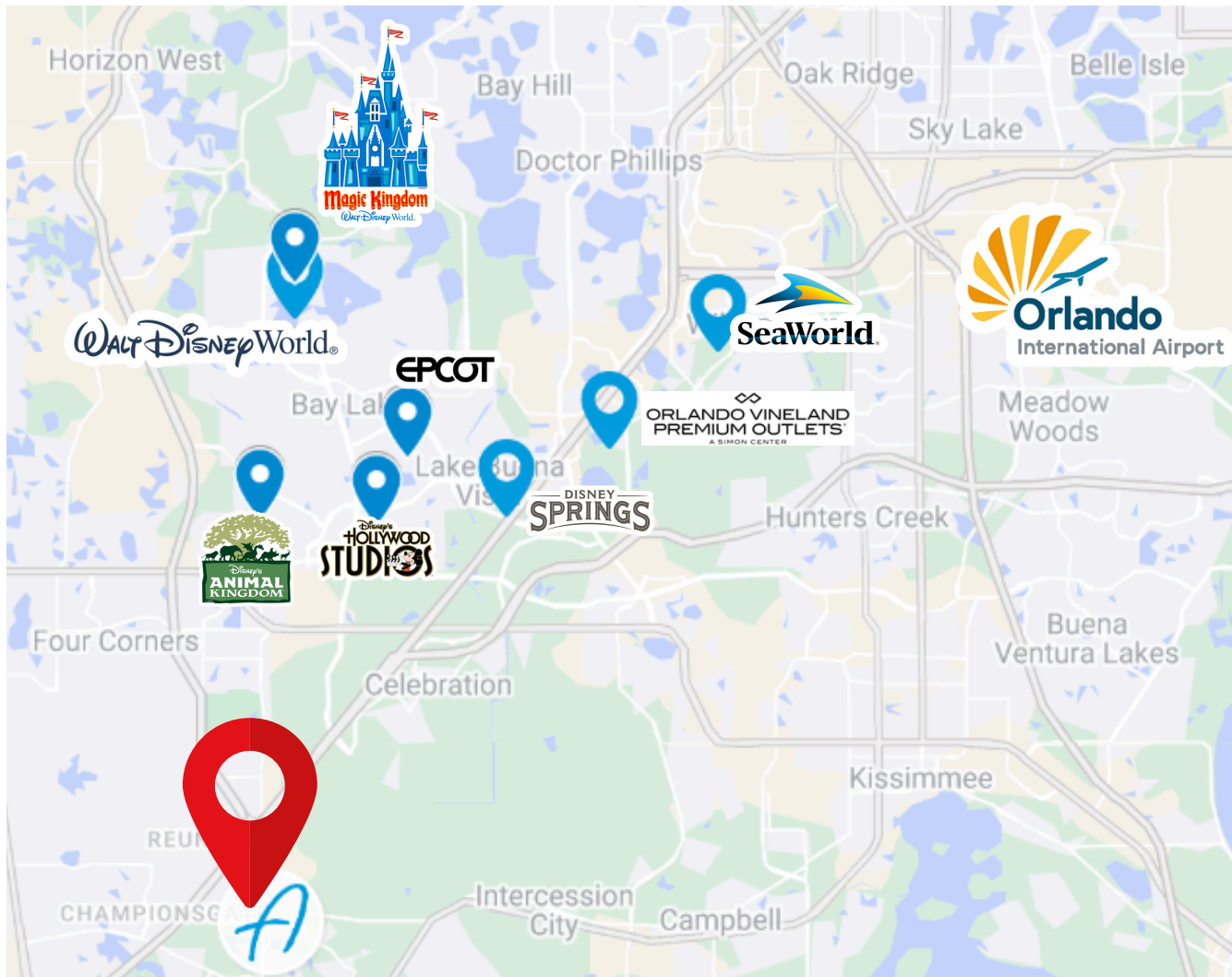
COVERED CARPORT

3 BEDROOMS

MEDIA ROOM

HOT TUB

## REGIONAL MAP

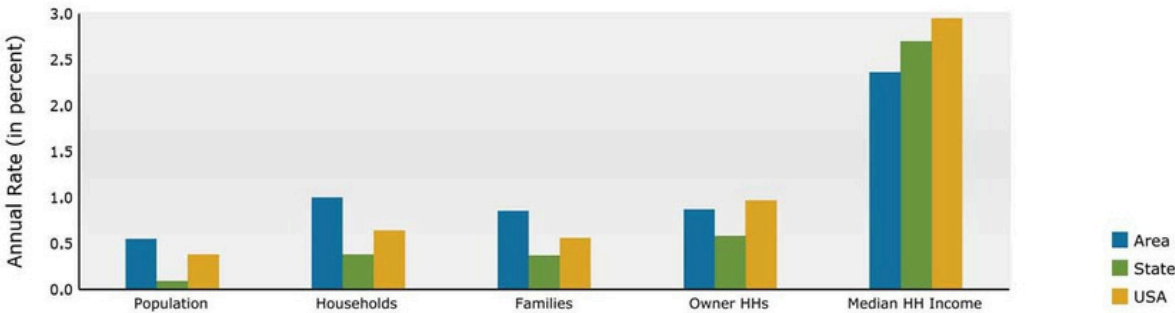


## A PROMINENT LOCATION

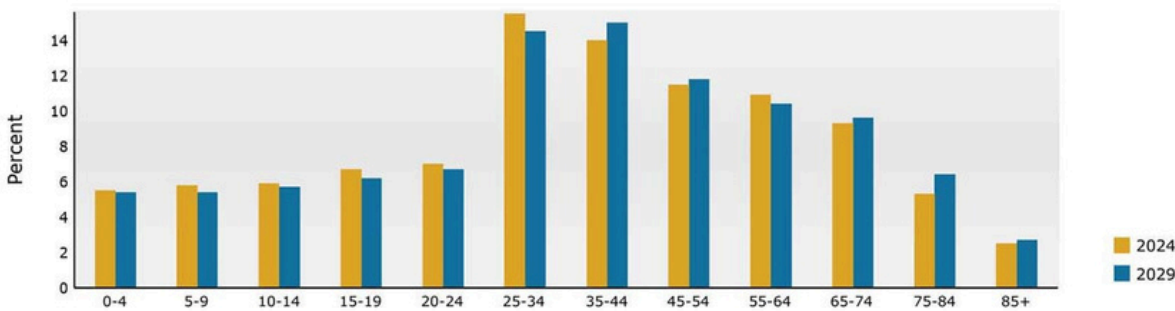
<b>Orlando Vineland Premium Outlets</b>	18 mins
<b>Disney Springs</b>	19 mins
<b>Orlando International Airport</b>	29 mins
<b>Legoland</b>	37 mins
<b>Walt Disney World</b>	7 mins
<b>SeaWorld</b>	20 mins
<b>Universal Studios</b>	27 mins

# DEMOGRAPHICS MAP

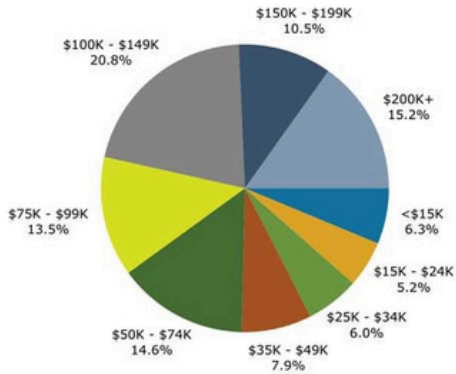
Trends 2024-2029



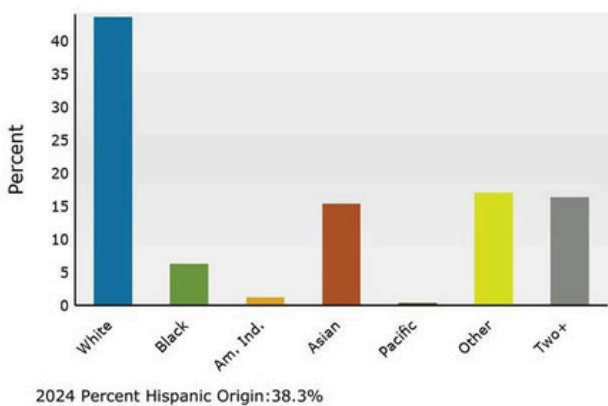
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.





**Elias G. Patsalos, CCIM**  
**Broker / Owner**

**Phone:** 305-804-9154

**Email:** elias@agorare.com

## **Professional Background**

Highly qualified professional (Certified Commercial Investment Member, Masters in International Real Estate, Masters in Management Information Systems) with experience in Commercial Real Estate including Landlord and Tenant Representation.

Elias grew up in a Real Estate Developer's family in the Mediterranean region and came to South Florida to further pursue his career. He has over 10 years experience in the Miami residential and commercial real estate industry and he brings long-term expertise across the real estate spectrum. Areas of expertise include Industrial, Office, and vacant Land with a specialization in the Leasing and Sale of Warehouses in the city of Doral, located just West of the Miami International Airport.

The unique combination of extensive computer background and real estate experience as well as the passion for excellence, coupled with focus on the 'client' first, ability to find the optimal path and develop the right strategy to achieve his client's objectives, instill in him the confidence for high performance in this sector. He has been recently voted to be on the board of Miami's CCIM chapter and he is looking forward to assist with the chapter's expansion within young professionals.

### **Current affiliations:**

FIU REAAC (Board Member) , Florida CCIM – Miami District (Board Member).  
CIASF, RCA MIAMI, NAR, FAR, RAMB.