



# TRANQUILITY TOWNHOMES

EXCLUSIVELY BY



Zenodro

A ZENODRO RESORT COMMUNITY



# Built with care, Designed for life.

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Tranquility is a collection of 112 eco-friendly vacation homes located on over 25 acres, offering our owners an unparalleled natural setting. Surrounded by a nature reserve, you can enjoy peace and quiet forever, leaving the hustle and bustle of everyday life behind.









Tranquility,  
It's not just a vacation  
It's a lifestyle.



# Property Features

## UNIT DETAILS

- 15 Seer variable-speed air conditioning system
  - Fresh air damper system
  - 12'0" wide x 8'0" high energy-efficient aluminum sliding glass doors
  - Spray foam attic insulation
  - Block wall core fill masonry insulation
  - Complete concrete block framing for the first and second floors
  - Energy Star certified appliances
  - Low-water flow designer fixtures
  - Programmable Wi-Fi thermostats
  - Solar-powered streetlights
  - Low-E vinyl windows with double-paned tilt-and-turn frames
- Energy Consumption

## LIVING AREAS

- High 9'4" ceilings on the first floor
- High 9'0" ceilings on the second floor
- Porcelain tile floors throughout the first floor
- 5 1/2" square wood baseboards and 3 1/2" square wood surrounds
- Quartz window sills
- Front-loading washer and dryer
- Updated carpet and upholstery on the second-floor stairs and common areas

## KITCHEN

- Porcelain tile floors and modern cabinetry
- Energy Star-certified stainless steel appliances: electric range with oven and cooktop, over-the-range microwave, dishwasher, counter-depth side-by-side refrigerator with built-in water dispenser and ice maker
- Low-flow designer fixtures
- Quartz countertops with full-height backsplash
- Quartz breakfast area with waterfall edge
- Designer kitchen faucet
- Walk-in pantry

## BATHROOMS

- Porcelain floor, floor-to-ceiling porcelain shower.
- Designer LED mirrors.
- Elongated, low-flow toilet.
- Modern cabinetry.
- Quartz countertops with 4" backsplash.
- Frameless shower doors.
- Shower and sink with matching bathroom fixtures.
- Private master bath with walk-in closet, double sinks, and high-quality carpeting and upholstery.

## EXTERIORS

- Aluminum screen enclosure.
- Brick patios and balconies.
- Fully landscaped entrance.
- Rain gutters throughout.
- Private heated pool with whirlpool jets.
- Updated glass-paneled entry door.







Tranquility offers an exceptional collection of expansive two-story residences, thoughtfully crafted in three and four bedroom layouts.



**Inside, every floor plan embraces an open, light-filled aesthetic—where airy volumes, refined finishes, and intentional design come together to create a sense of effortless modern elegance.**

Gourmet kitchens serve as the heart of the home, featuring sleek contemporary cabinetry, statement-grade quartz countertops, and premium stainless steel appliances. Throughout the main living spaces, durable porcelain flooring adds a sophisticated touch, offering both beauty and performance for everyday living.







Each townhouse features its own private leisure retreat, complete with a sparkling pool and an elegant terrace—perfect for unwinding, entertaining, and savoring the true tranquility of your vacation home.

Designed for both relaxation and connection, this outdoor oasis elevates every stay into a resort-level experience.





An aerial photograph of a large, modern resort building with a dark roof and light-colored walls. The building features several gabled sections and large windows. It is surrounded by a dense forest of tall trees, some with autumn-colored foliage. In the foreground, there is a pond with lily pads. The overall scene is peaceful and secluded.

# Secluded Natural Setting

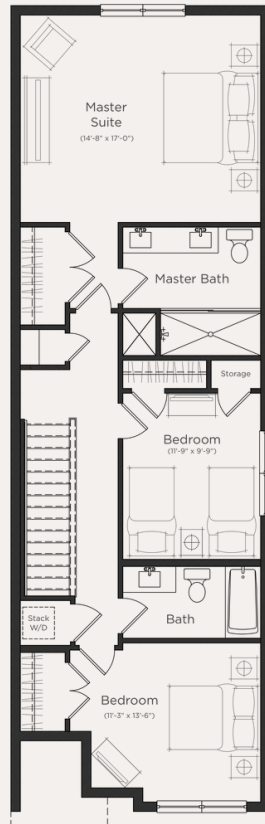
Surrounded by pristine natural beauty, our owners enjoy the perfect balance:  
just minutes from attractions, yet immersed in peaceful conservation areas  
throughout the resort community.



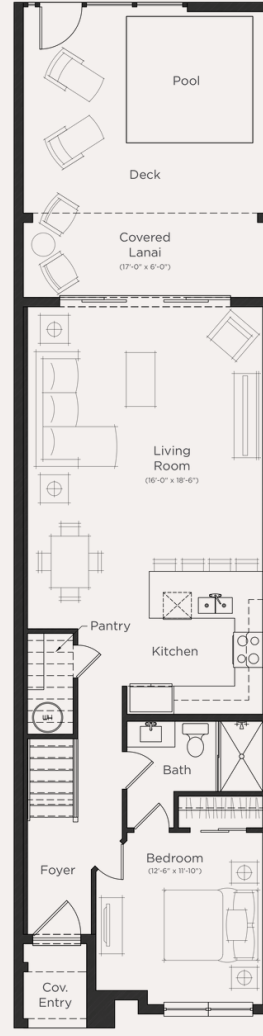
# Floor Plans



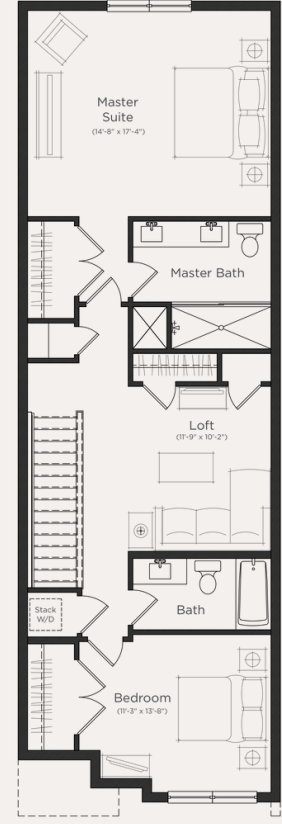
Orel



2,256 SQ FT  
4 BEDROOM  
3 BATH  
PRIVATE POOL  
LANAI



Asher



2,266 SQ FT  
3 BEDROOM  
3 BATH  
LOFT  
PRIVATE POOL  
LANAI



# Relaxation Redefined

IN OUR MODERN CLUBHOUSE



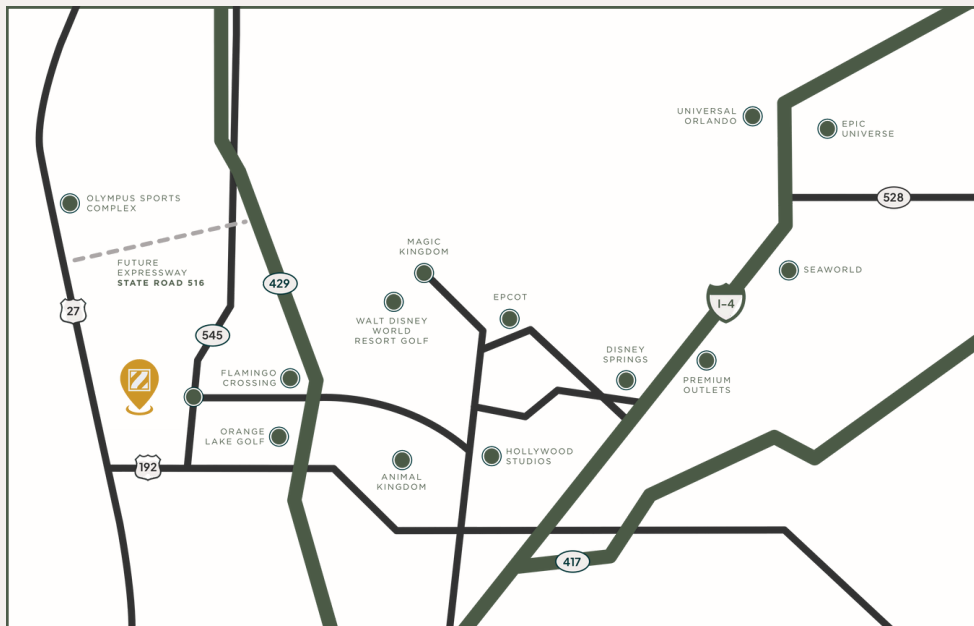
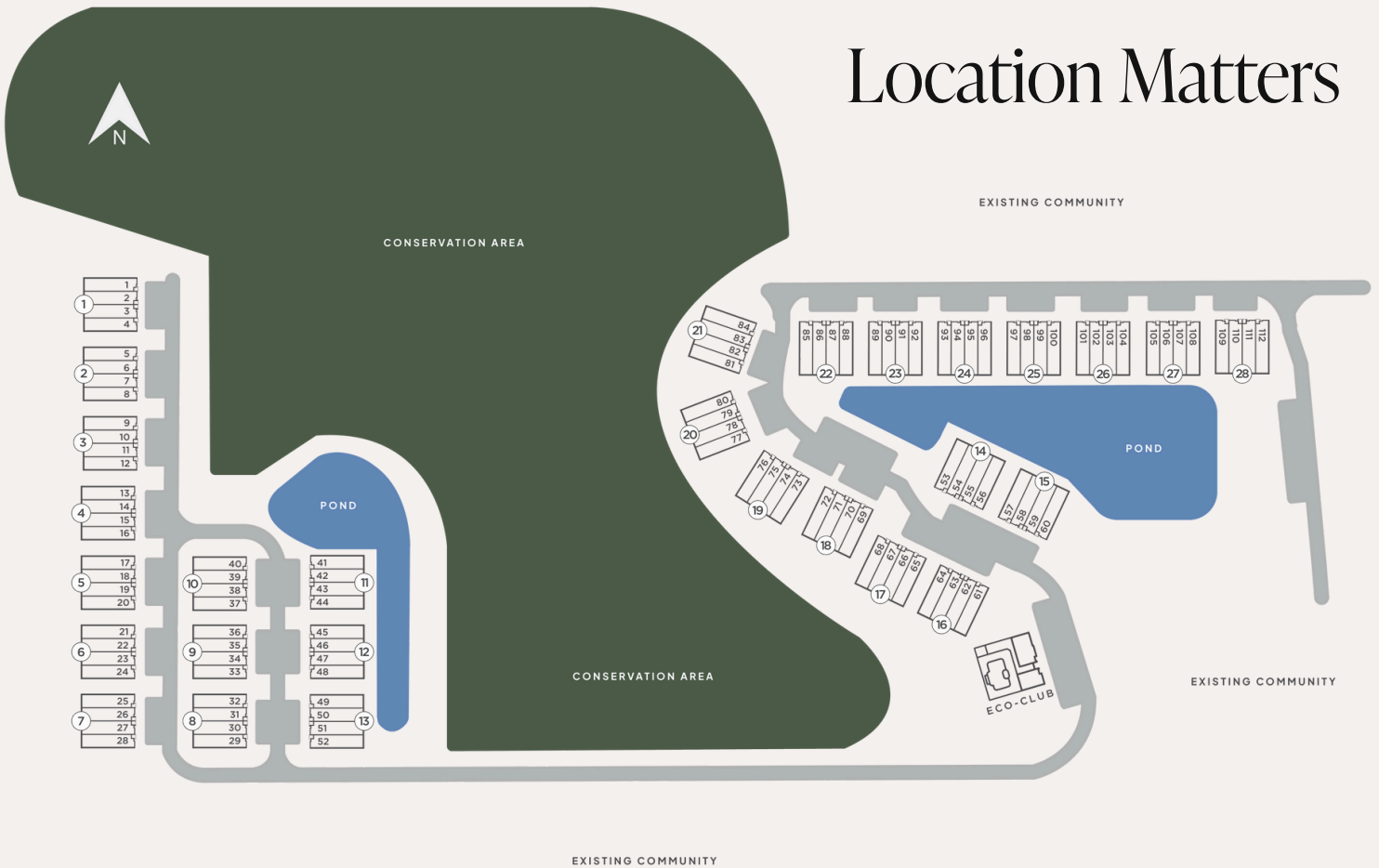
Discover a beautifully curated clubhouse experience designed with wellness, leisure, and connection in mind.

The Eco-Club features a resort-style pool accented by a tranquil waterfall, a state-of-the-art fitness center equipped for every level of training, and an inviting game room perfect for gathering with family and friends. Every detail is crafted to elevate your lifestyle and enhance every moment at Tranquility.





# Location Matters



## AMUSEMENT PARKS

Walt Disney World 8 miles  
SeaWorld 20 miles  
Universal Studios 23 miles

## GROCERIES

Publix 2.9 miles  
Target 6.8 miles  
Walgreens 2 miles  
Walmart 24hrs 2.5 miles

## GOLFING

Highlands Reserve Golf 6 miles  
Legends Golf & Country Club 12 miles  
Orange County National Golf 12 miles  
Orange Lake Golf 6.8 miles  
Polo Park East Golf 3.8 miles  
Walt Disney World Resort Golf 16 miles

## SHOPPING

Flamingo Crossings 7.7 miles  
Florida Mall 24 miles  
Premium Outlets 15 miles  
Premium Outlets 23 miles  
Mall at Millenia 25 miles

At Tranquility, you're perfectly positioned to enjoy the best of Central Florida. Just minutes from world-class entertainment, dining, and shopping, your new home offers effortless access to iconic destinations like Disney, Universal, and the city's vibrant cultural scene—while still providing a serene, private retreat to call your own. Here, the excitement of Orlando is right outside your door, and the tranquility of your home surrounds you.



# Where Quality Lives

## THE ZENODRO STORY

Zenodro Homes has built more than 500 homes in Central Florida. Our team's experience ranges from custom luxury homes, residential condominiums, and single-family home communities. We work with internationally recognized architects and interior designers to differentiate ourselves and leave no stone unturned. Smart, attractive, and functional design is at the heart of everything we do. Throughout Central Florida, we are recognized for our quality.

Working with some of the best people in the business, from the architecture to the finishing touches, we build homes you'll be proud to call your own. Each one is a home away from home, in beautiful locations with a true sense of community. A Zenodro home is more than a vacation. It's a foundation for years of magical memories that only Orlando can offer. The company has positioned itself at the forefront of building eco-friendly vacation homes designed to work in harmony with nature. We continue to drive progress both for ourselves and the industry.

Zenodro Homes was founded in 2005 as a fully integrated real estate development company offering the highest quality homes at the best market price. We are a family business rooted in the spirit of goodwill, community, and giving back. These values are not only what we aspire to be; they are the essence of who we are every day.





# Testimonials

"It was our dream to own a property here, and we weren't disappointed. I highly recommend Zenodro; you feel like part of a family... the entire team always makes you feel very welcome."

- LINDSEY



"I would like to thank Zenodro Construction for the solid and elegant property at 17517 Hidden Forest, which I purchased almost three years ago. I am very happy and satisfied with this investment. Congratulations, Zenodro, for your seriousness and attention to your clients."

- CLODOALDO JUNIOR



"Beautiful homes! The construction is exceptional. The team is very helpful and communication is easy, which surprised me since my experience with other companies was a complete nightmare. The projects are truly quality-built, exactly as presented in the model homes! Thank you guys! Much growth and success!"

- BRUNA



"I recently purchased a townhome in the Tranquility project in Orlando from Zenodro, and I couldn't be happier with my experience! The entire team was professional and supportive, making the home-buying journey smooth and enjoyable. I highly recommend Zenodro!"

- EDWIN



"All the experience with Zenodro has been amazing since the beginning when deciding to buy a property, through the closing and after closing. The team is fantastic, always responsive and extremely kind. The quality of their properties is very high, especially the bathrooms and flooring."

- FERNANDO



"I have owned a property for over two years, and it has proven to be one of the best investments I've ever made. The balance between price and profitability has been excellent. The location, property appreciation, and business opportunities make this a project well worth considering!"

- PAOLA







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