

SIENNA
AT BELLA COLLINA

Discover Siena

AT BELLA COLLINA



MONTVERDE, FL



— *Lakefront living*

WELCOME HOME

Set amid Central Florida's rolling hills and scenic lakes, Siena combines the best of private lakefront living, suburban convenience and amenities.

Siena exceeds traditional condo living in every way. These gated lakefront residences feature two and three-bedroom floor plans with stunning designer finishes, overlooking the beautiful lake Siena.

These residences are the perfect solution for families who are building at Bella Collina or in the home buying process or young entrepreneurs looking for a residence close to the city but still offers an escape from the hustle and bustle of Orlando.



—*Experience luxury living
like never before*

AMENITIES

Residents will find the fitness facility, pool area and other shared facilities perfect for socializing or conducting business just a few steps from their front door.

In addition, all residents at Siena have the use of tailored membership privileges at the Bella Collina Club. That means enjoying the 18-Hole Nick Faldo Designed golf course at the daily rate (limitations apply), use of the two Club restaurants, relaxing in the Spa, plus the opportunity to socialize with other members at private events.





Condo features

MAIN FEATURES

- Elegant Porcelain tile in foyer, kitchen, laundry & Bathroom
- Soffit ceilings in kitchen & living room
- Crown molding in living area & 5½" baseboards
- Electrolux washer & dryer
- Spacious owners suite
- Private lakefront screened in balcony

MASTER BATH

- Frameless glass enclosure with designer shower head
- Raised double vanities with quarts, under-mount sinks and Moen faucets

ALL BATHS

- Oversize vanity mirror
- Quartz counter-tops and Moen faucets

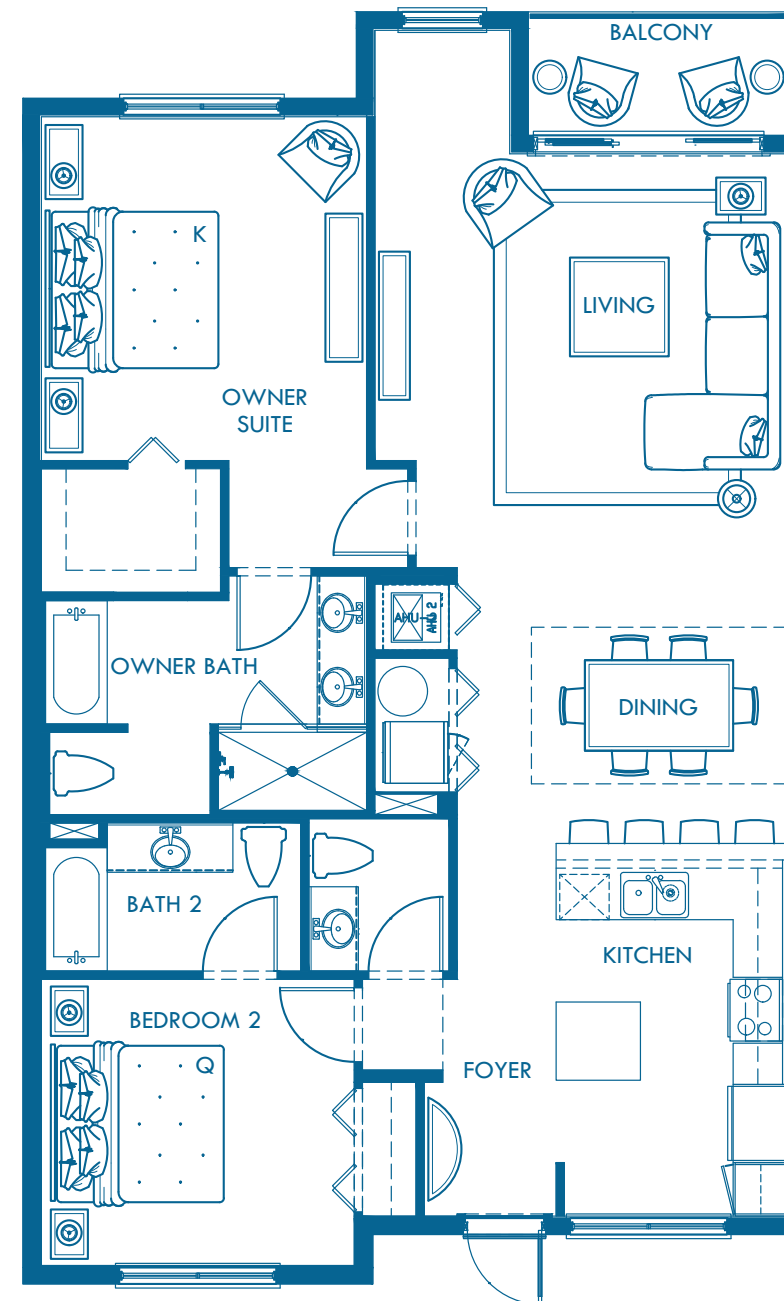
SPACIOUS KITCHEN

- Designer wood cabinets with 42" uppers
- Quartz counter-tops with undermount stainless steel sink designer faucet
- Frigidaire gallery series stainless steel appliance package - French door refrigerator, glass-top range, microwave, multi-cycle dishwasher and garbage disposal

FOR CONVENIENCE

- Dual elevators
- Trash room on every floor
- Owner controlled gated entry

Floor plans 2 BEDROOM

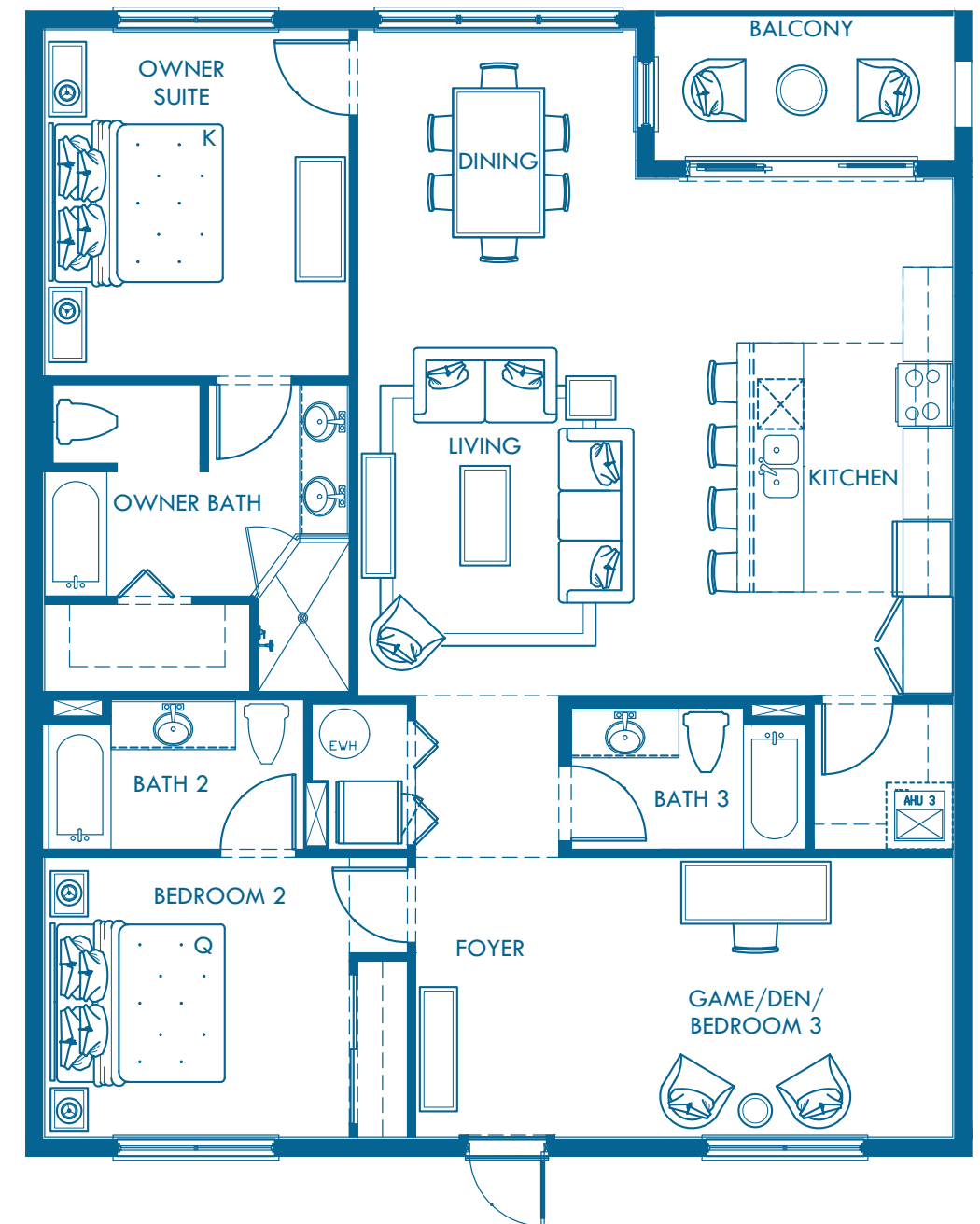


UNIT 2 - 2BD | 2½ BA

APPROXIMATE AREA CALCULATION

TOTAL A/C	1390 SQ.FT.
COVERED BALCONY	56 SQ.FT.
<hr/>	
TOTAL	1446 SQ.FT.

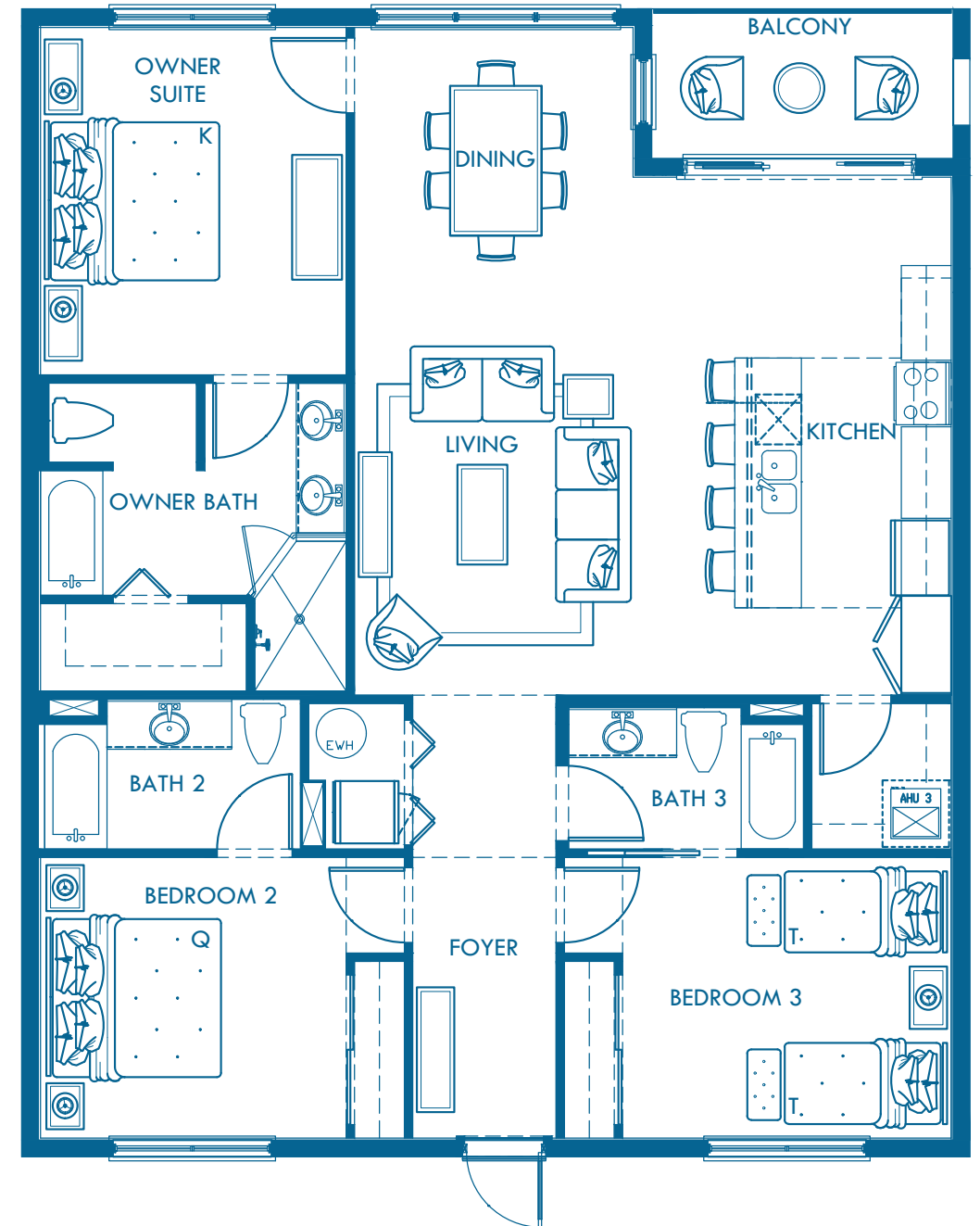
Floor plans 2 BEDROOM + DEN



UNIT 2D - 2BD | 3 BA | DEN

APPROXIMATE AREA CALCULATION	
TOTAL A/C	1571 SQ.FT.
COVERED BALCONY	75 SQ.FT.
<hr/>	
TOTAL	1646 SQ.FT.

Floor plans 3 BEDROOM



UNIT 3 - 3 BD | 3 BA

APPROXIMATE AREA CALCULATION	
TOTAL A/C	1571 SQ.FT.
COVERED BALCONY	75 SQ.FT.
<hr/>	
TOTAL	1646 SQ.FT.



—*What's included?*

SIENA

- Cable
- Internet
- Water
- Nightly Security
- Business Center
- Fitness Facility
- Lakefront Pool & Cabana

BELLA COLLINA MEMBERSHIP

- Dining at the 19th Hole & Cucina
- The Spa
- Pay to Play Golf (Limits Apply)
- Member Events

Ready to learn more?

BOOK YOUR PRIVATE TOUR TODAY!

BELLA COLLINA REAL ESTATE

407.469.4980 | REALESTATE@BELLACOLLINA.COM

16300 CR 455, Montverde, FL 34756
BellaCollina.com/siena

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.

THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY, CONDOMINIUM UNIT TO RESIDENTS OF ANY JURISDICTION WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE OR ARE OTHERWISE PROHIBITED BY LAW, AND YOUR ELIGIBILITY FOR PURCHASE WILL DEPEND UPON YOUR STATE OF RESIDENCY. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THE INFORMATION PROVIDED, INCLUDING PRICING, IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

Siena at Bella Collina, located at 16300 CR 455, Montverde, FL 34756, and is owned and under development by Bella Collina Towers, LLC ("Developer"), 505 South Flagler Drive, Suite 900 West Palm Beach, FL 33401. Residences within Siena at Bella Collina, A Condominium ("Units"), are being offered for sale by the Developer. All depictions of matters of detail shown herein, including, without limitation, counters, fixtures, appliances and other items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Units. For a correct representation of the items included in the Units, see the Purchase Agreement. All items are subject to modification, change and/or being withdrawn at any time in the sole discretion of Developer. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements, including estimated time frames and dates, contained herein and proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All references to square footage (or square meters) are approximate and the actual configuration may vary. You should not rely on any listed figures describing the gross area of a Residence. All Units are being sold based upon their type and location without regard to size. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for the same. Images throughout this brochure are artist renderings. Any drawings and depictions in this brochure are conceptual only and are for convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences and should not substitute a detailed visit and evaluation of the property. The photographs contained in this brochure may be stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed are merely intended as illustrations of activities and concepts depicted therein. Actual improvements may vary and views may not be available from all Residences. Future development can modify, limit, or eliminate views from a particular Residence. The information contained herein does not constitute an offer to residents where prior qualification is required, unless the property has been qualified or exemptions are available. The project graphics, renderings and text provided herein are copyrighted work owned by the Developer. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. Additionally, this brochure may contain or reference trademarks, copyrighted materials, trade secrets, technologies, products, processes or other proprietary rights of the Developer and/or other parties. No licenses to or right in any such trademark, copyrighted materials, trade secrets, technologies, products, processes and other proprietary rights of the Developer and/or other parties is granted to or conferred upon you. Unless otherwise provided, no real estate broker is authorized to make any representation or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. Please refer to the Purchase Agreement and Developer's official disclosure documents finished by the Developer pursuant to state law information regarding the project.

