

# University Village

at Melbourne



*Short Drive Away From Disney, Universal and Sea World*

# THE COMMUNITY



Gated Community with Direct Access to Sports  
Complex and City Park

Picturesque Lake Views and Lush Tropical  
Landscaping

Heated Swimming Pool

Lighted Tennis Court

Clubhouse with State-of-Art Fitness Center

Picnic Pavilion with Tables and Outdoor  
Kitchen/Barbecue Area



Five Models of Stylish 2 & 3 Bedroom/2 Bathroom

Floor Plans

Private Balconies

Energy-efficient Stainless Steel Appliances by  GE

Custom Gourmet Kitchens Featuring Granite  
Counter tops and Raised-Panels Cabinets

Elegant Entrance Foyers

Walk-out Patios on Ground Level

PROPERTY FEATURES



**The Dove | 857 Sq. Ft.**  
2 Bedroom | 2 Bathroom



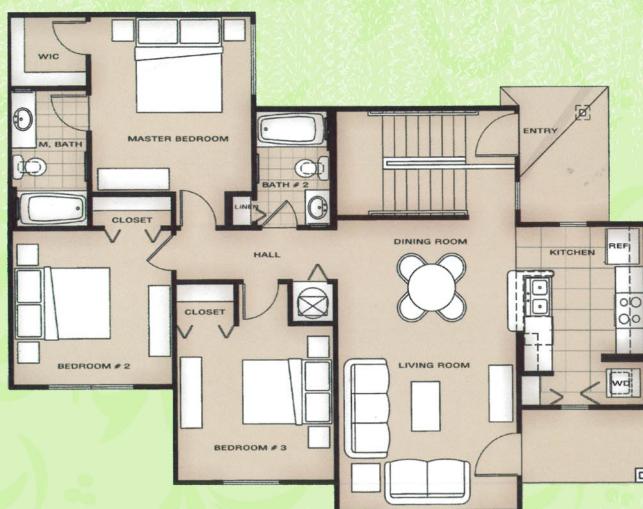
**The Ibis | 935 Sq. Ft.**  
2 Bedroom | 2 Bathroom



**The Heron | 926 Sq. Ft.**  
2 Bedroom | 2 Bathroom



**The Flamingo | 1087 Sq. Ft.**  
3 Bedroom | 2 Bathroom

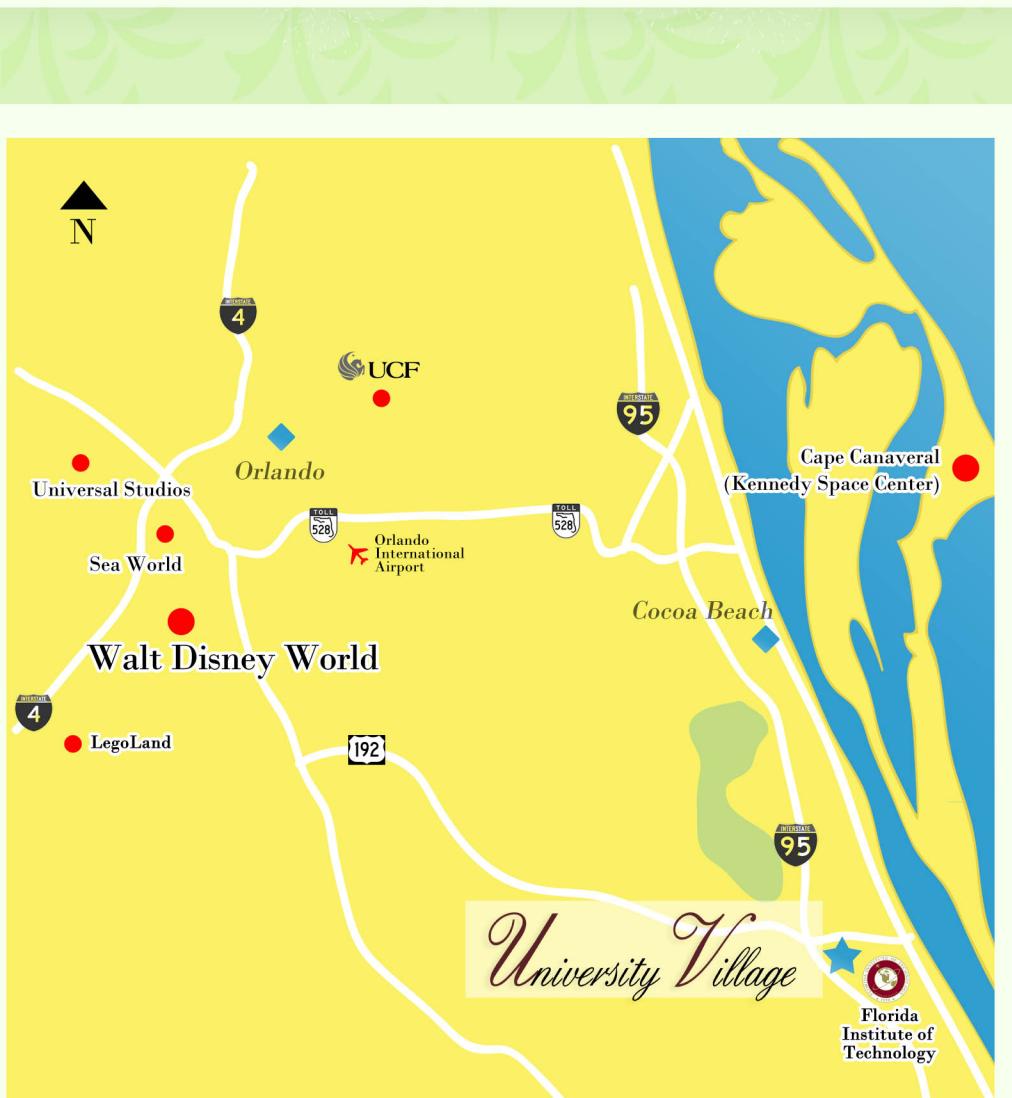


**The Swan | 1140 Sq. Ft.**  
3 Bedroom | 2 Bathroom



## FLORIDA AVENUE





University Village at Melbourne is located in beautiful Melbourne, FL just minutes from the water activities, fine restaurants, shopping and white sandy beaches. Also minutes away from Walt Disney World Resort, Universal Studios, Sea World, Orlando world wide attractions, and Orlando International Airport. Melbourne International Airport is also just minutes away. Florida Institute of Technology and all major local schools are all within walking distance from the property. **Come visit us!**