



STERNON
FORTUNE STAR



BRING THE MAGIC HOME
LIVE.EARN.PLAY.

DEVELOPED BY
STERNON **ON**
WORLDWIDE LLC

Global Footprint



1. FLORIDA
2. NEW YORK
3. CALIFORNIA
4. ENGLAND

5. AUSTRALIA
6. INDIA
7. SRI LANKA
8. UAE

9. BAHRAIN
10. QATAR
11. KUWAIT
12. SAUDI ARABIA

13. OMAN
14. KENYA
15. SOUTH AFRICA
16. NIGERIA

17. TANZANIA
18. CONGO
19. UGANDA

Sternon Group is the leading developer and promoter of world class residential, industrial and commercial projects all over the world. With more than 26 years of experience, we have successfully completed state of the art projects by providing outstanding infrastructure with exceptional facilities to our stakeholders. Sternon Group has corporate offices in the USA, UAE and India and has an already established presence in more than 16 countries.

A number of establishments with diversified products are operated under the Sternon Group. From the commercial sector to the industrial realm, we have been evolving our work force and redefining our strategies to deliver work of eminence. As we grow and reach different parts of the world and as we take a leap into the future, we strive for consistency, quality and sustainability which make the group a unified global entity.

OUR PROJECTS



Rainbow Lakes Estates
Florida, USA



Putnam County
Florida, USA



Sternon Plaza
Florida, USA



Citrus Springs
Florida, USA



San Bernadino County
California, USA



Sleepy Hollow Lake
New York, USA

OUR PROJECTS



Royal Residence
Dubai, UAE



Artistic Heights
Dubai, UAE



Les Villas de Coin de Mire
Mauritius, Africa



Malak Tower
Sharjah, UAE



Valencia at the Waterfront
Sydney, Australia



La Vie
Mumbai, India

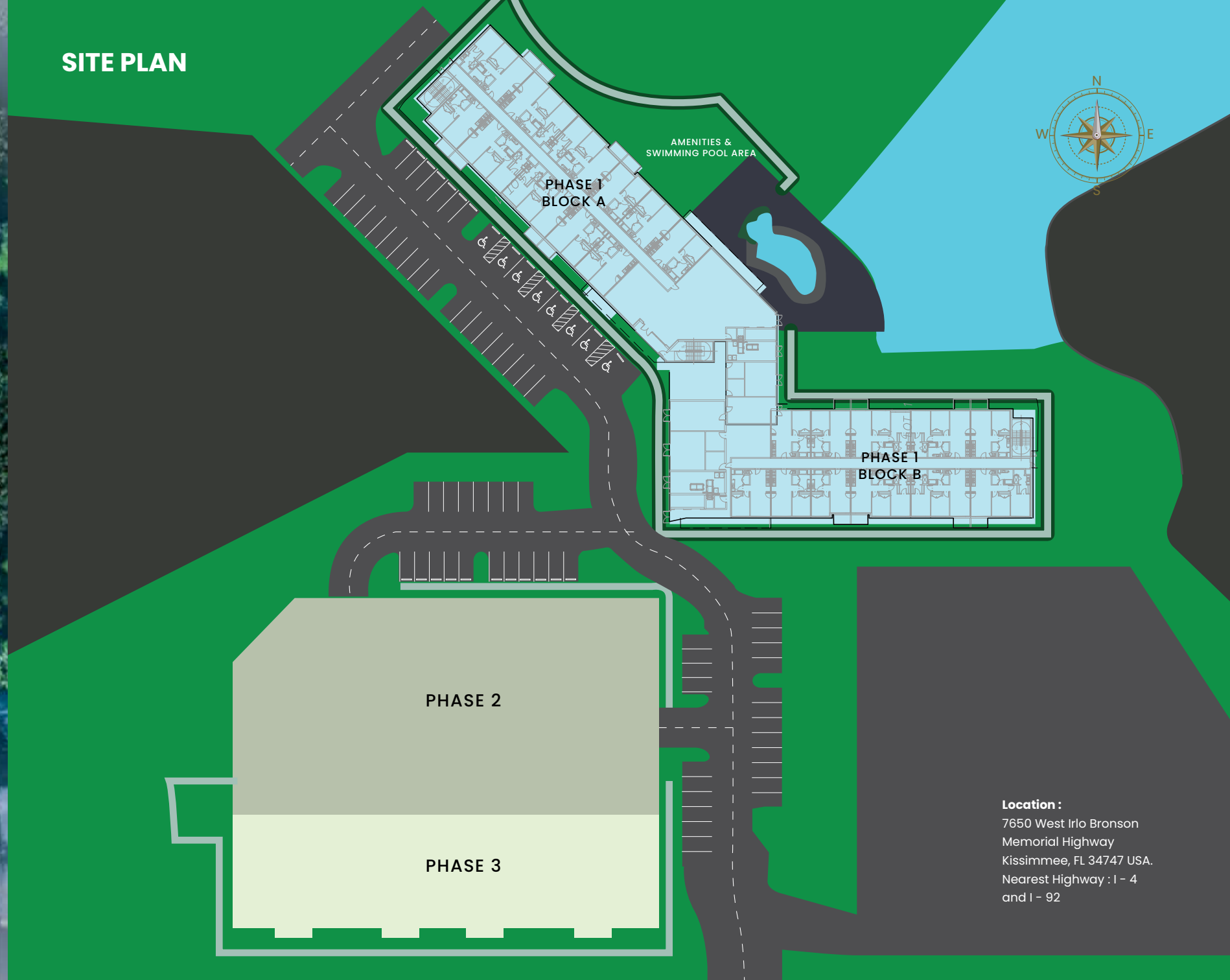


The latest project by Sternon Group of Companies, offers investors an exciting new development opportunity in Kissimmee, Florida. This project, comprising of 1 & 2 bedroom condominiums, is being developed by Sternon Worldwide, a Florida registered LLC.

One of the main features of the Sternon Fortune Star Condo development is its location. Located at a 2-minute distance from Disney World and other major attractions like shopping malls, beaches, dining, and entertainment venues – everything is within easy reach!



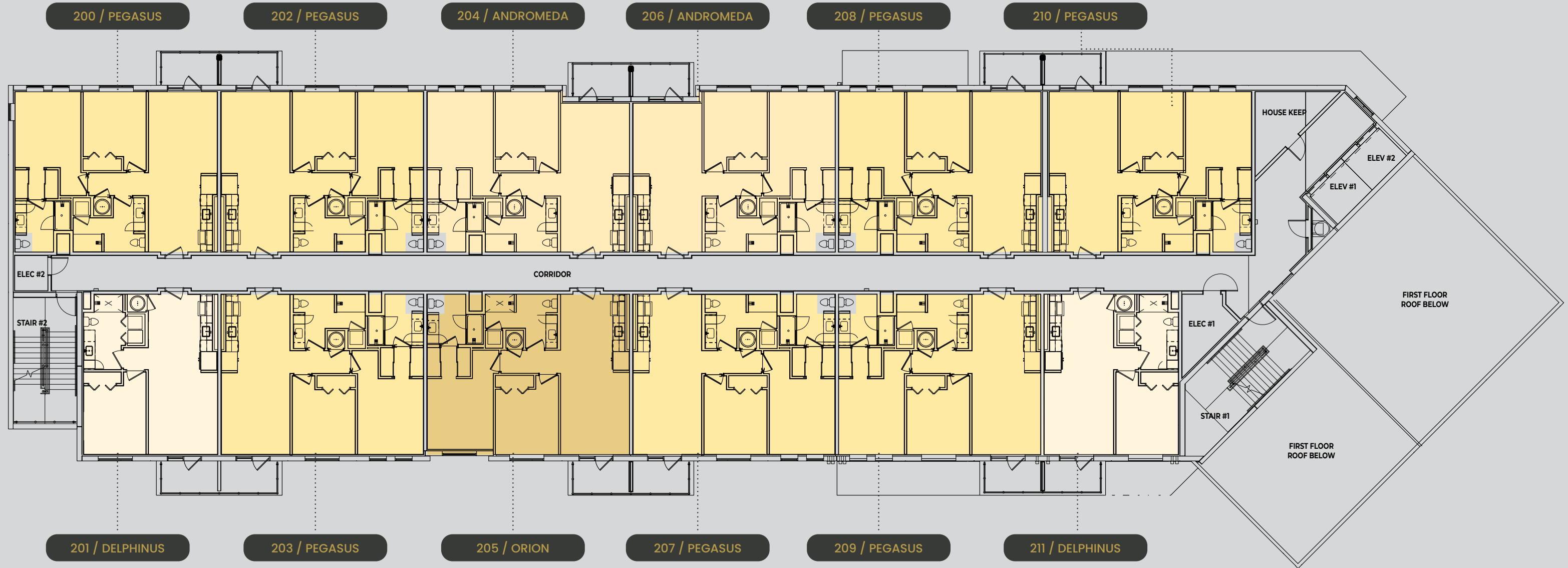
SITE PLAN



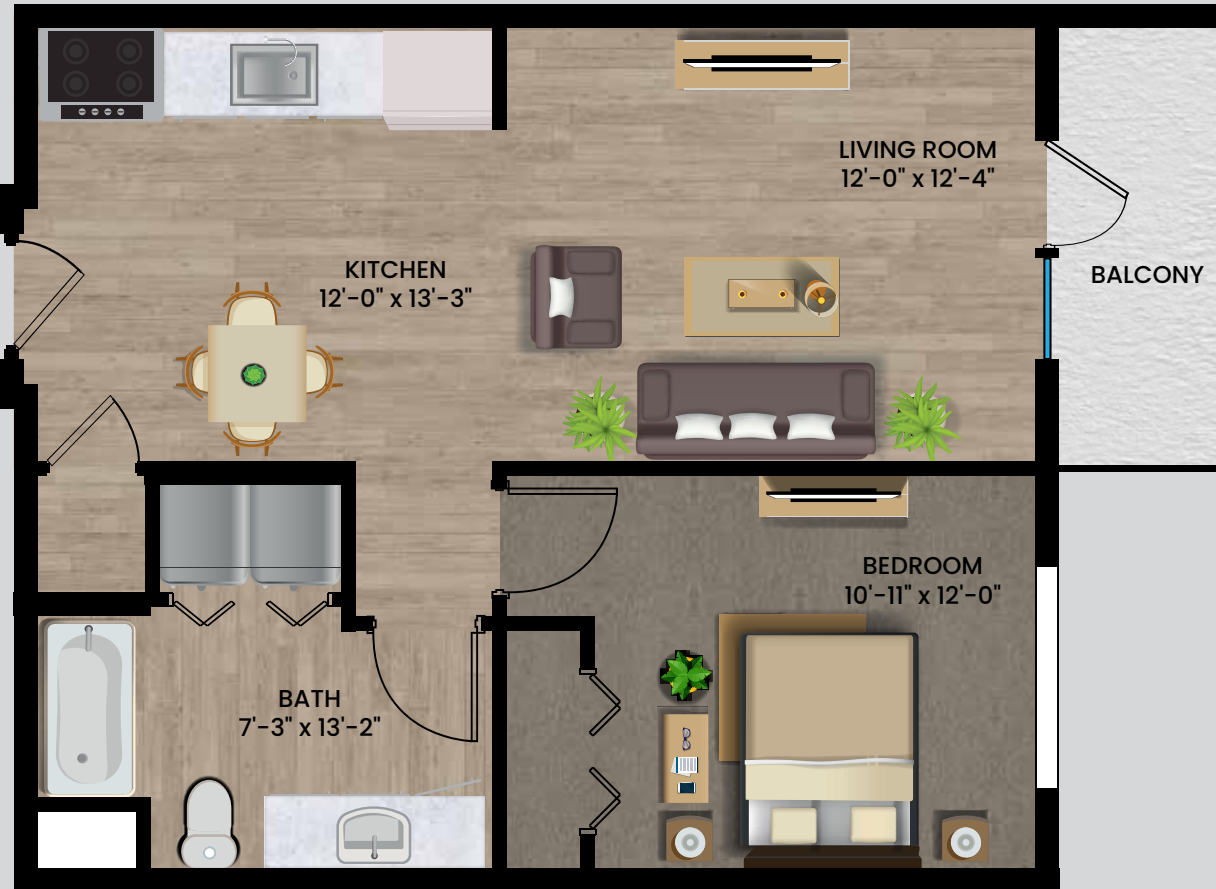
FLOOR PLAN LEVEL 1
Sternon Fortune Star Phase 1 Block A



FLOOR PLAN LEVEL 2-7
Sternon Fortune Star Phase 1 Block A



DELPHINUS



ONE BEDROOM
716 SF

PHOENIX



ONE BEDROOM
687 SF

PEGASUS



TWO BEDROOM
1063 SF

ORION



TWO BEDROOM
1049 SF

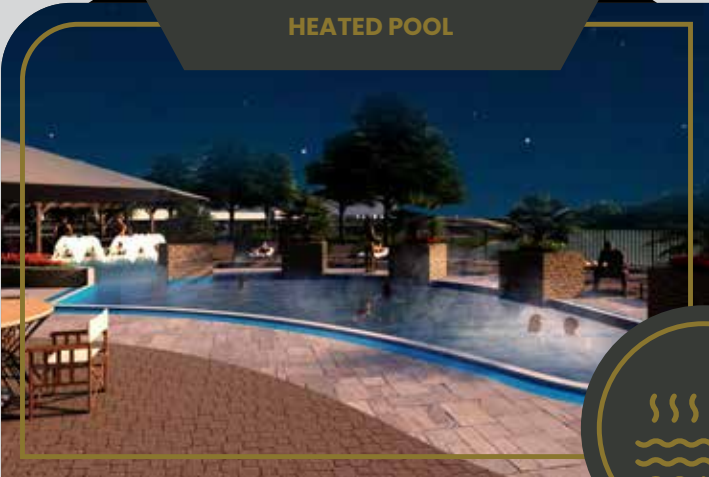
ANDROMEDA



TWO BEDROOM
1036 SF

EXTERIOR DESIGN FEATURES

HEATED POOL



FITNESS CENTER



BARBECUE PIT AREA



DOG PARK



INTERIOR UNIT DESIGN FEATURES

SMART HOME SYSTEM



BALCONY IN EACH UNIT



3CM QUARTZ COUNTERTOPS



STAINLESS STEEL APPLIANCES



STACKABLE FRONT LOAD WASHER AND DRYER



TILE BACKSPLASH



3 FAUX WOOD BLINDS



OPERABLE VINYL WINDOWS



LVT FLOORING



WHY INVEST IN STERNON FORTUNE STAR CONDO



LOCATION:

Sternon Fortune Star is located in one of the **prime locations** of Florida – just 2 minutes from Disney's Welcome Sign and 5 minutes from the Disney theme Parks, and at a distance of approximately 22 miles from the **Orlando airport**. Osceola County, the location of our project, is **one of the only two counties** to include **Disney World Park**. More than **50,000 tourists** visit the Walt Disney Theme Parks every day.

Sternon Fortune Star is situated on the **Highway I-92** – easy access to numerous tourist attractions, restaurants, major beaches, schools, hospitals & shopping centers.

Fortune Star is located in Kissimmee, Florida – known for its **affordable cost of living** and **outdoor adventure** scenes.

SPECTACULAR VIEWS:

A unique advantage over our competitors is that Sternon Fortune Star is one of the highest condominium projects in the immediate area, giving it spectacular views.

NO STATE TAX:

Sternon Fortune Star is located in Florida, one of the states in USA which has no state tax. This increases the returns on the investment.

FREEDOM TO RENT SHORT TERM AND LONG TERM RENTALS:

Sternon Fortune Star Condo has the required zoning and permissions to allow their property owners to provide long term rentals as well as short term rentals, which other projects in the area do not have.

PRECAST PRESTRESSED CONCRETE CONSTRUCTION:

Award Winning contractor, FINFROCK, has joined this project with over 75 years of building experience. Their state-of-the-art manufacturing facility makes use of high strength precast/prestressed concrete. The precast is created with laser technology and well-skilled personnel in factory controlled conditions, assuring the highest quality products available for our project.

The use of precast concrete ensures timely delivery to unsurpassed quality on safe, clean job sites and the process avoids the unexpected delays that can plague other structural building methods.





**MORE THAN 50,000
TOURISTS VISIT THE WALT DISNEY
THEME PARKS EVERYDAY**



ATTRACTIONS NEAR STERNON FORTUNE STAR

6 min



MAGIC KINGDOM

6 min



ANIMAL KINGDOM

7 min



BLIZZARD BEACH

10 min



EPCOT

10 min



DISNEY SPRINGS

10 min



HOLLYWOOD STUDIOS

11 min



TYPHOON LAGOON

13 min



SEA WORLD

16 min



UNIVERSAL STUDIOS

16 min



VOLCANO BAY

16 min



TITANIC: THE ARTIFACT EXHIBITION (MUSEUM)

17 min



UNIVERSAL'S ISLANDS

19 min



WIZARDING WORLD OF HARRY POTTER

22 min



LAKE MABEL

22 min



ORLANDO INTERNATIONAL AIRPORT



MEDICAL CENTERS NEAR STERNON FORTUNE STAR

15 min

DR. P. PHILLIP
MEDICAL CENTER



20 min

ADVENT HEALTH CELEBRATION



21 min

OSCEOLA REGIONAL
MEDICAL CENTER



EDUCATIONAL INSTITUTIONS NEAR STERNON FORTUNE STAR

7 min

CELEBRATION HIGHSCHOOL



9 min

CELEBRATION K8 SCHOOL



10 min

WESTSIDE K8 SCHOOL



15 min

SAWGRASS BAY
ELEMENTARY SCHOOL



17 min

FLORIDA TECHNICAL COLLEGE



18 min

FOUR CORNERS
CHARTER SCHOOL



40 min

UNIVERSITY OF CENTRAL
FLORIDA (UCF)



22 min

VALENCIA COLLEGE

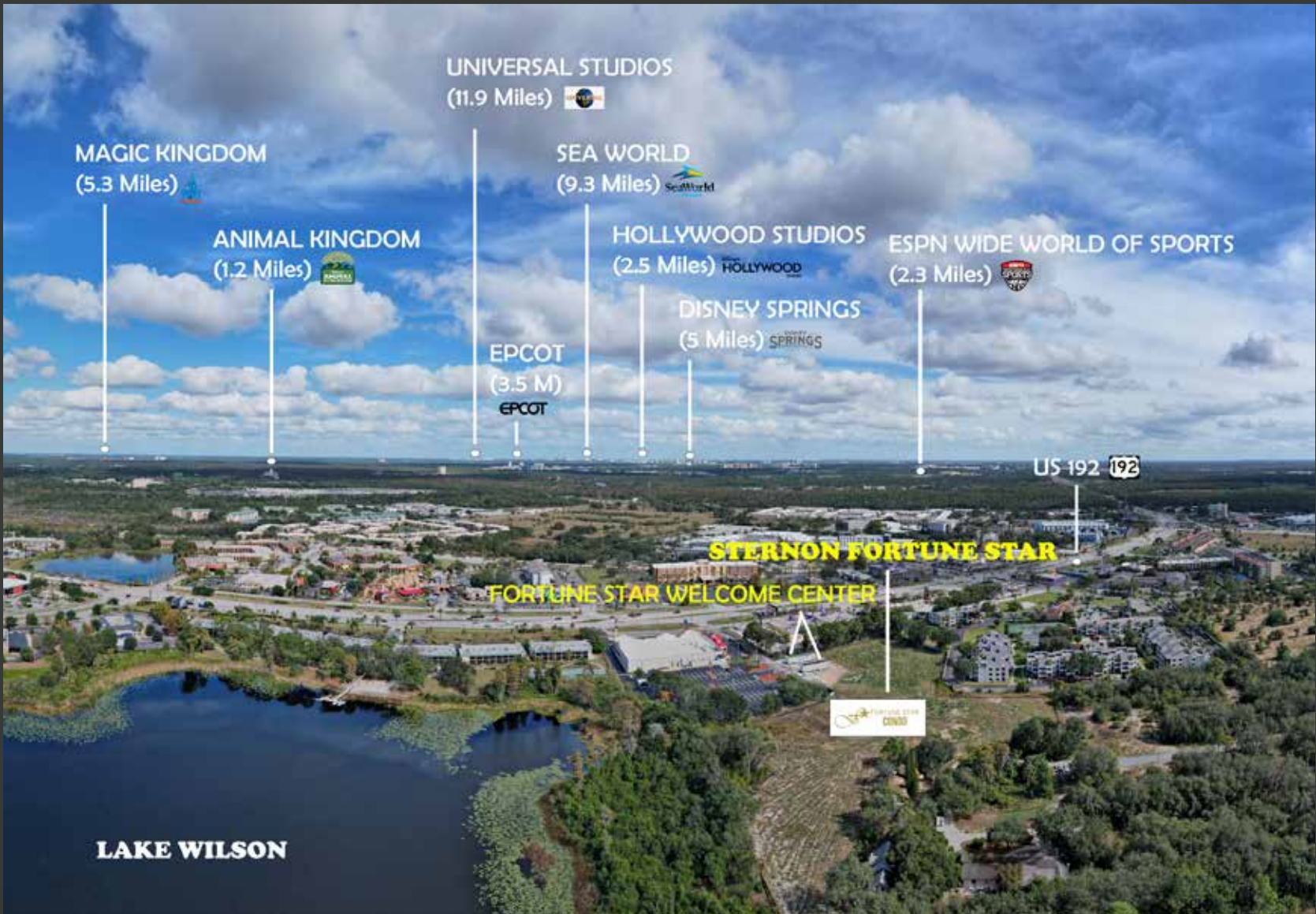




ABOUT

Kissimmee

- ◇ Kissimmee is a **family-oriented destination** known for its off-the-beaten-path adventures, endless sunshine and proximity to world-famous theme parks.
- ◇ The lush landscapes of Kissimmee create the perfect backdrop for **outdoor adventures** such as zipline safaris, swamp buggy rides in the Everglades, hiking, canoeing and hot air balloon rides.
- ◇ Natural scenery transforms into three **quaint downtown** areas that boast boutique shopping, local dining and lakeside parks.
- ◇ Kissimmee is primarily a **tourist-driven** town where most tourist activity is centered around Highway 192.
- ◇ Many families choose to live in Kissimmee as an alternative to Orlando due to its **affordable cost of living**, making it a great real estate market for renting.



UNIVERSAL STUDIOS
(11.9 Miles) 

MAGIC KINGDOM
(5.3 Miles) 

ANIMAL KINGDOM
(1.2 Miles) 

SEA WORLD
(9.3 Miles) 

HOLLYWOOD STUDIOS
(2.5 Miles) 

ESPN WIDE WORLD OF SPORTS
(2.3 Miles) 

EPCOT
(3.5 M)
EPCOT

DISNEY SPRINGS
(5 Miles) 

US 192 

STERNON FORTUNE STAR

FORTUNE STAR WELCOME CENTER

 FORTUNE STAR CONDO

LAKE WILSON

Location : 7650 West Irlo Bronson Memorial Highway Kissimmee, FL 34747 USA.
Nearest Highway : I - 4 and I - 92



** This brochure is purely conceptual and by no means constitutes a legal document.
The developer reserves the right to make changes in any of the specifications mentioned herein*