

# Southwest Florida Living

2024 - 01

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**BMI**  
INTERNATIONAL



Property Management



Vacation Rental



Real Estate



New Construction & Design

[WWW.BMI-HOMES.COM](http://WWW.BMI-HOMES.COM)



...it's just  
**Paradise!**



# ...it's just Paradise!

**Hartmut O.E. Meins has more than 30 years of experience in the international real estate market. As founder and executive director of BMI, he specialized in the southwest Florida market back in 1995 and he did so without neglecting the southern European market. In 1999 he launched BMI of Southwest Florida, together with his wife Angelika Berger-Meins as president of the company.**

"Together with our experienced team at our offices in Southwest Florida and in Europe, we are always striving to give our customers the best and most personal service possible. Our agents are distinguished by superior knowledge of Lee and Collier County, as well as an expertise in real estate law. Excellent relationships with banks and many local companies help our customers fulfill the dream of owning a piece of real estate in one of the most beautiful regions of the world.

The BMI vacation rental program welcomes happy people to the Sunshine State who are often sad when it's time to leave "their" dream home at the end of the vacation. The highly competent, yet personal support by our local staff, ultimately contributes to the return of many guests time and again to this part of the world.

Rounding out BMI's service is professional property management. We take great care of our clients' homes during those times when they cannot enjoy being here in Florida themselves. BMI guarantees that you will feel confident about the condition of your house through everything that goes with our regular monitoring of the house such as pool maintenance, yard care, cleaning, and the administrative work of a property management company.

Another mainstay of our business success is new construction. Even with smaller houses, BMI provides nice designs, high quality in construction, interior and exterior equipment. We would appreciate your taking the time to look over the next few pages and see for yourself the exceptional service we offer.

*A. Berger-Meins*

Angelika Berger-Meins

*H. Meins*

Hartmut O.E.Meins





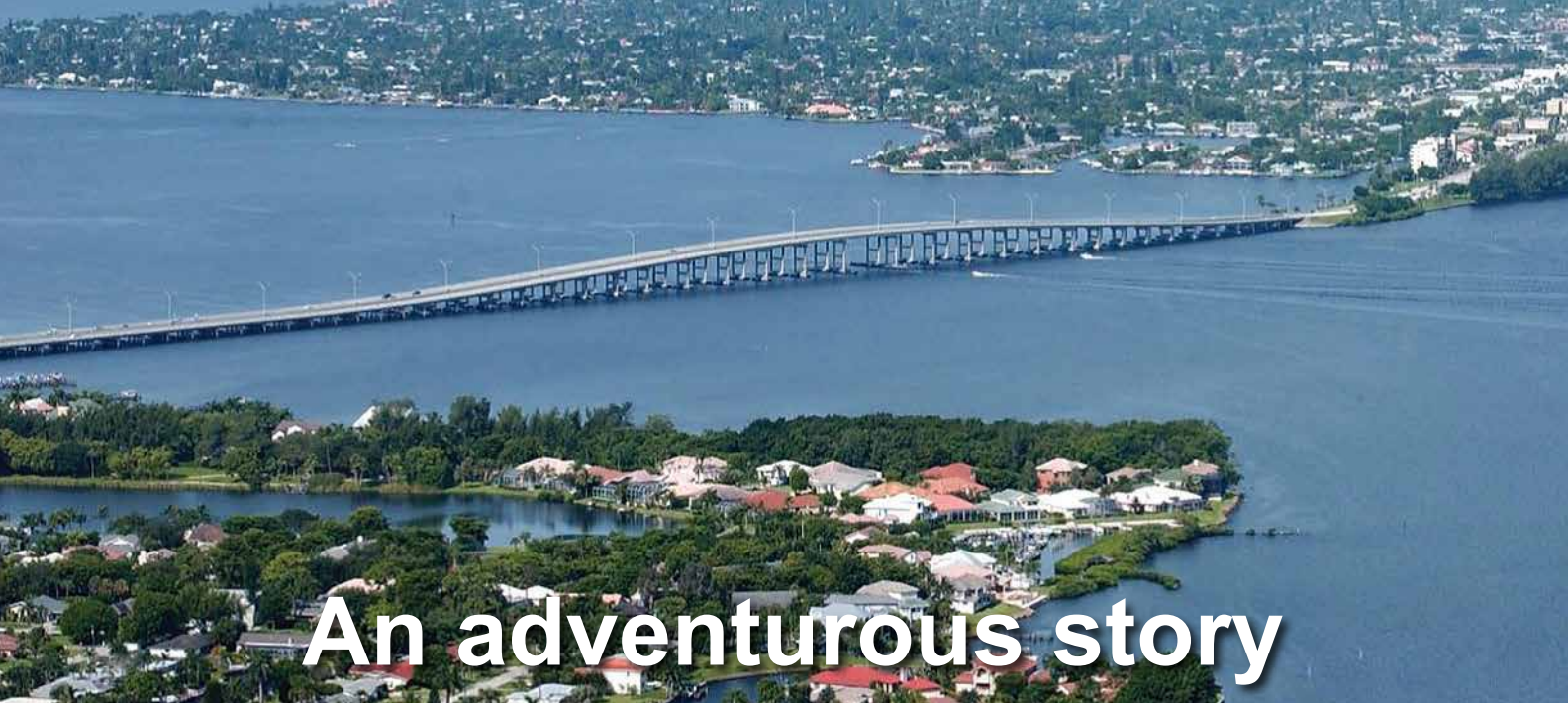
<b>Index</b>	<b>Page</b>
An Adventurous Story	4 – 5
BMI Real Estate Team	6
Real Estate Search at BMI-Homes.com	7
BMI Homes For Sale	8-10
Things to do in Florida	11
BMI Vacation Homes	10 – 47
Customer Thank You - The Ruthardt Family	13
Rose Garden in Cape Coral	14
Stay fit	24
The best golf courses	25
BMI Vacation Homes Map	28 – 29
Customer Thank You - The Mack Family	33
Customer Thank You - The Ursu Family	35
Finding a Vacation Home on our website	37
Guestbook & Social Media	37
What a Wonderful World	38 – 39
The nicest beaches	48
BMI Property Management	49
Florida Lifestyle	50 – 51
BMI Vacation Homes in Fort Myers Beach	53
I Have A Dream	54 – 55
New Construction	56 – 58



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# An adventurous story

It all began with a big piece of land, including forests and wetlands. Undeveloped land, about 103-square-miles known as Redfish Point, was bought by Leonard and Jack Rosen in 1957. The seller was the State of Florida, under the condition that the Rosens would develop and populate the area.

The Rosen brothers had a vision.

103 square miles went into the planning of streets, building lots, parks and commercial areas. But the vision was to preserve nature as much as possible, and with that a water wonderland was born with plenty of room for native animals and plants. Humans had to adapt to these surroundings and found room on about 400 miles on waterways and lakes where manatees, dolphins and many different schools of fish were also present. At waters edge pelicans, herons and snowy ibis, to name just a few, ruffled their feathers in the warm sun of southwest Florida. A paradise had been created where man embraced nature.

From their boat docks people could watch manatees in the sun or watch sea turtles swim out to shore.

Machines excavated the big water ways, streets were built and Cape Coral Parkway was made into the landing strip for the local airport. When planes were landing or leaving it was simply closed down momentarily to other motorists.



A one of a kind sales pitch reeled in potential buyers and they were flown in primarily from the northern states. Accommodations were offered in the newly built hotel at the Golf and Country Club, with its beautiful 18 hole course. Entertaining the clients also was not a problem. This happened in the Rose Garden where a park had recently been constructed. There a thousand different species of roses could be found as well as hiking trails, water games, a dolphin basin and a marina. A zoo presented many different animals from all over the world to the Rose







Garden's visitors. A theater called Epidaurus, in the style of the great Greek theaters, offered entertainment from big stars including Bob Hope.

Once the client decided on a lot or two they flew back home. That's where often times the planning for their dream home in paradise began.

Cape Coral was officially declared a city in 1970. Despite the many activities of the Rosen Brothers they were forced to sell their dream and their vision to GAC in the same year. These professional developers led the project further until 1975. However, GAC's plan to continue the development of the city proved to be more than they could handle and eventually they had to file for bankruptcy. The bankruptcy estate was handled and managed by a bank until 1982, when the company AVATAR took over the project.

Sometime in the mid 80's I crossed Hancock Bridge for the first time on my way up north, and there I stopped in the middle of nowhere on US 41 at a Wendy's restaurant.

10 years later Louis Campanelli, in charge of the international market at AVATAR then asked me and BMI to be responsible for the international sale of homes and building lots in the city of Cape Coral. A deep friendship between Lou, AVATAR and Cape Coral developed over

time. European TV stations reported about our work at the Waterfront Wonderland, 7-day workshops were held in Cape Coral following the example of the ideas of the Rosen Brothers. In the following years we were able to open the market to Europe and help many families realize their dream of owning a house in paradise.

The city of Cape Coral soon became the fastest growing city in America, next to Las Vegas. Business centers around Cape Coral Parkway and Del Prado Blvd. started to emerge. The Cape Coral bridge was built and made Cape Coral an even more interesting destination for travelers since now the beaches of Fort Myers Beach, Sanibel and Captiva could be reached easily. The cities of Naples and Miami became closer as did getaways such as Key West and the Everglades.

Schools that are now some of the best in the region, as well as hospitals came into existence. Streets have been embellished and many parks have been created for families. Within 40 years Cape Coral has grown to a stately community of over 175,000 people. The international residents have integrated themselves into the American neighborhoods without problem and many friendships between foreign nationalities have been formed.







# BMI

## SWFL REAL ESTATE AND PROPERTY MANAGEMENT

BMI of SWFL Real Estate and Property Management is a company that has been providing exceptional real estate services in Southwest Florida for over 30 years. The company has built a reputation for excellence by offering personalized services to its clients, including property management, sales, and rentals.

The team at BMI of SWFL is made up of experienced professionals who are dedicated to delivering the best possible results for their clients. They have a deep understanding of the local real estate market and use this knowledge to help their clients make informed decisions about buying or selling properties.

One of the key strengths of BMI of SWFL is its commitment to customer satisfaction. The company takes pride in providing personalized services that meet the unique needs and preferences of each client. This approach has helped them build long-lasting relationships with



their clients, many of whom have been with them for years.

Overall, BMI of SWFL Real Estate and Property Management is a trusted partner for anyone looking to buy, sell or rent property in Southwest Florida. With their experience, expertise, and commitment to customer satisfaction, they are well-positioned to continue delivering exceptional services for many years to come.

### Meet the BMI Real Estate Team



**Janna Grosso**  
Realtor®

Janna Grosso is a true citizen of the world. Born in Germany, she lived in such exotic places as London, Milan, Singapore, Mexico and many more. Originally from the Hotel Business, Janna has been with BMI since 2021, where she doesn't just work as a realtor, but also helps with the day-to-day office work and the Property Management side of business. A mother of 2, in her spare time she likes to combine her two loves, books and the beach. Janna speaks fluent English, German and Spanish.



**Jennifer Banks**  
Realtor®

Jennifer Banks started her Real Estate career at age 19 in NY, where she is originally from.

8 years ago she relocated to Southwest Florida and started her career in Property Management, first on Fort Myers Beach and since 2022 here in beautiful Cape Coral with BMI. She has a real passion for looking at properties and showing them.

During her spare time, Jennifer, a mother of 3, enjoys long walks on the beach with her dog Mera.



# Real estate search in Southwest Florida made easy.

An important link has been set up for you on the BMI website, [www.bmi-homes.com](http://www.bmi-homes.com). If you know your exact search criteria, you will always find the right house, the perfect apartment or the property in the best location. One obvious advantage is that you can always be up to date and informed as soon as something new comes on the market that suits your needs and could be of interest to you. Due to the new design of our homepage, the search is also perfect for your mobile device.

So, after you are on the BMI Home Page, go to [www.BMI-Homes.com](http://www.BMI-Homes.com). In the main menu, on the first page, you can quickly and easily search for houses by clicking on the "Mobile devices" or "Desktop version" button either via your mobile device or your laptop or computer.

The different menus guide you to search in the MLS or for BMI Listings. If you click on MLS Listings, a search mask opens with a map. If the search mask does not open immediately, click on the arrow on the left edge of the

window. Here you can enter your criteria, the search automatically adjusts your selection and shows below the number of results. In addition, you have the option of using Full Screen to display the map over the entire screen. The "clear search" box deletes all your criteria. The button "Use my location" determines your exact position and makes it very easy to see all houses for sale in this region. When you collapse the search mask by clicking on the arrow key, your search results will be visible on the map, indicated by the colored markers. A single red location marker means that there is a listing on that location. In the blue circle there are 2-9 listings in the corresponding area, in the yellow 10-99, in the red 100-999, and the pink circle shows more than 1000 options in this area.

After you have clicked on the house of your interest (red location marker), the listing opens and displays an overview for this listing. For detailed information about

the listing, click on the image or the address. The now opened Exposé gives you information about all the details. Other interesting tools are a mortgage calculator, a link to recommend a house or to arrange a viewing. There are also our contact details on the page and you can always call us for questions or further information or send us an e-mail.

Many of our clients have found their dream home or the best construction site in Florida. It is fun to actively participate in the real estate search. BMI is looking forward to assisting you with your home search.







**US\$2,290,000**

## ***Luxury Rose Garden Waterfront Pool Home!***



This 3 bedroom 2.5 bathroom house, built in 1990 is in meticulous condition. It has been under professional management for years and was a very successful vacation home. It still has remaining rental contracts in place, which makes it the perfect investment opportunity. 2,474 sqft under air, the great room concept, and the fully equipped kitchen with all stainless steel, professional grade appliances, custom granite countertops and an oversized wine-cooler as well as the morning and dining room, will make entertaining a breeze. The heated pool with its oversized pool area, the paved pool deck as well as the very private lanai with its western exposure, are perfect for the Florida outdoor lifestyle.

The house sits on an oversized lot, with 130ft on water and lush, mature landscaping. Located on large intersection canals, with direct Gulf access (no bridge, no lock) and with its boat dock, which is complete with a 25,000lbs boatlift and 2 additional jet ski lifts, it is a boater's dream. The extra long driveway and the 2 car garage gives you ample storage space for all your toys. Situated in the prestigious neighborhood of Rose Garden, the location is truly unbeatable. Tarpon Point Marina with its many restaurants and shops, Rotary Park and Cape Harbor Marina are just minutes away and can be reached by foot, bike or boat. This house comes fully furnished, all you have to do is move in.





## KEY PROPERTY FACTS

**Lot size 12,632 Sq Ft**

**2,474 Sq Ft under air**

**Great room concept**

**3 Bedroom / 3 Bath**

**Private Pool**

**Private Boat deck with lift**

**2 Car Garage**

MLS 223067379

One of the most appealing features of this property is its sailboat Gulf access. With no bridge or lock to navigate, boating enthusiasts can enjoy seamless access to the open waters of the Gulf of Mexico. In just 7 minutes, you can reach the Caloosahatchee River, opening up endless possibilities for exploration and adventure. The deep-water canal, spanning approximately 200 feet wide, provides ample space for larger vessels and ensures easy maneuverability. The breath-taking view extends an impressive 1,000 feet into the intersecting canal, offering a picturesque backdrop that will never cease to amaze. Watch Dolphins and Manatees play and enjoy spectacular Florida sunsets, right from your beautiful, private boat deck.

For more information contact Janna or Jennifer at 239-549-5400





**US\$610,000**

## ***Prime, Water-Front Home in Cape Coral***



The warm and inviting ambiance of this house is undeniable, upon entering, you will immediately feel at home. Whether you will continue to use this property as a vacation home or for your family, the large kitchen, which is always flooded with daylight due to several skylights, opens to the living room and den, as well as the formal dining room, perfect for entertaining large or small gatherings. The split layout, with the Main Suite on one side and the guest rooms to the other side of the living quarters, gives you plenty of privacy. The caged pool comes with its very own soothing water features as well as an audio system, which creates a serene, spa-like ambiance, the perfect oasis for relaxing and recharging in the sun. The saltwater system makes taking care of the pool a breeze. The private dock invites you to enjoy watersports or some freshwater fishing. This house is currently under a Property Management Contract and has a confirmed contract in place till the end of March 2024. This can be one of the most financially rewarding and personally enjoyable investments you will ever make. A vacation home is just one special place that can pay for itself, as well as allow for visits throughout the year.

### **KEY PROPERTY FACTS**

**4 bedrooms, 2 bath**

**2,235 sqft under air**

**Split floorplan**

**Saltwater Pool with water features**

**New Roof**

**Private boat deck**

MLS 223086577



# Things to do in FLORIDA



## Contact

**BMI Concierge Service**  
for more information  
or for assistance with  
your travel plans.



### Tallahassee

The state capital of Florida, boasting good manners, genuine Southern hospitality, and gracious old plantation homes, along with a historic inn, museums, parks, art galleries, and a natural-habitat zoo



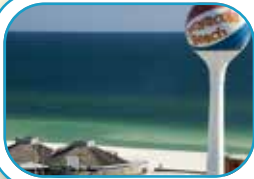
### St. Augustine

Founded in 1565, St. Augustine is the oldest settlement of Europeans in the United States. Historians credit Juan Ponce de Leon with the discovery of Florida in 1513 on Easter Sunday.



### Orlando

A most popular place for theme park visits to Disney World, Universal Resort, SeaWorld, Legoland, and much more.



### Pensacola

A city over 450 years old, home to the National Naval Aviation Museum, the Pensacola lighthouse and summer archeological digs hosted by the University of West Florida.



### St. Petersburg

The home of the World-famous Salvador Dali Museum. Located at the edge of Tampa Bay, a municipal pier had its humble beginning as a railroad trestle devoted to the delivery of goods into the city.



### Tampa

Showcasing some of the state's best attractions, Tampa is home to Busch Gardens Tampa Bay, the Straz Center for the Performing Arts, Lowry Park Zoo, and Tampa Museum of Art provides art-related experiences for visitors of all ages.



### Naples

Perched on the Gulf of Mexico in Southwest Florida and well known for its high-end shopping in the historic downtown area, with numerous art galleries, boutiques, and shops. It's also a destination that appeals to nature lovers and beach aficionados.



### The Everglades National Park

The largest subtropical wilderness in the United States. An unparalleled landscape that provides habitat for numerous rare and endangered species of birds, reptiles, and the elusive Florida panther.



### Key West

The "Key to the Caribbean", 165 years old, Key West is home to many art galleries, the homes of Ernest Hemmingway and Mark Twain, an historic cemetery, and is known for a very active night life.



### Miami

Known as the "Magic City" in Southeast Florida on the Miami River, between the Florida Everglades and the Atlantic Ocean, and is home to Zoo Miami, Jungle Island, and the Miami Seaquarium.



### Miami Beach

Beyond the radiant sun, surf and sand, discover Miami Beach's rich history as an entertainment and cultural destination. From world-famous Art Deco architecture to renowned nightclubs to designer fashions, there's so much going on.



### Fort Lauderdale

Also called the "Venice of America". The Atlantic Ocean, New River and a myriad of scenic inland waterways provide 7 miles of public beaches, IMAX theater, restaurants, entertainment and more.



### Kennedy Space Center

This is the United States launch site that has been used for every NASA human space flight since December 1968.





## Villa Martinique

1108 SW 36th Terrace • Cape Coral

The Villa Martinique is in a good American neighborhood, in a beautiful south-facing location, with a wonderful view of the wide open water.

The Villa Martinique was built in 2021 and furnished in a noble and modern way. Everything is available for a relaxed and rejuvenating vacation, and sufficient bed linen, towels, kitchen equipment and of course, the most necessary for the beach, such as beach chairs and beach towels.

Already overwhelmed by entering this dream villa, the fantastic view through the large sliding glass doors to the pool, the pool deck and the water will remain an unforgettable impression for you. In the middle part of the home is the kitchen, the living area as well as a small reading corner and the dining room. On the right side of the

home you will find the master bedroom with an adjoining bathroom. To the left are the two guest rooms, each with its own bathroom. The bathroom, which is oriented towards the pool, can be reached from the pool deck, so nobody has to walk around the house from the outside area when they have to use a bathroom. In addition, all floors are tiled.

The generous south-facing pool area is nicely furnished. Sufficient sunbathing, a table and six comfortable chairs for the evening are just as much a part of the atmosphere as a grill where you can prepare the best steaks of your life. The romantics among them will of course have access to the jacuzzi, from which you can enjoy one of the dreamy Florida sunsets with a glass of champagne.

[Welcome to Villa Martinique](#)

**3 Bedroom, 3 Bath**





# Thank You!

*Villa Martinique*

Dear Mr. Meins & Mrs. Berger-Meins,

We hope you are well. Since we have not yet been able to thank you personally and we still do not know when we will be able to travel to Cape Coral, we would like to take this opportunity to thank you most sincerely.

Without you, we would never have implemented our house project. Starting with the first telephone consultation, your help and support during the whole entire process, from creating the building specifications, to all the color sessions, and always reporting the construction status to us, and most especially your help with furnishing our home with nice furniture and interior design, has made our dream home come to life. We thank you very much for all of this!

Working with you was a wonderful experience, you made it so easy for us to realize our dream and bring it to reality, despite the difficult conditions.

The house turned out fantastic and we love it. It will certainly be much nicer when we will be able to see it in person. We look forward to seeing our beautiful home every day!

We know our house was and is still in the best of hands with you!

Best regards,

**Marion and Thomas Ruthardt and our lovely daughters**



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## Rose Garden

### Cape Coral's finest community

About 50 years ago the story of the Rose Garden began. It has always been, and will always remain an interesting story.

Back in the 60's the Rosen brothers started to develop the Rose Garden area recreation park not just for Cape Coral, but as an attraction for people from all over the United States. Public pools, an amphitheater with spectacular water fountains,

dolphin shows - long before other parks offered such shows, a small zoo, and miles of roses which of course gave the Rose Garden area its name. This is what made the area so attractive for the people of Cape Coral. The Rosen brothers invested a lot of money and came up with big shows featuring stars like Bob Hope, with the thought of bringing in people from every state in order to sell land in Cape Coral.



For more information you may visit our website or the Historical Museum located at 544 Cultural Park Blvd in Cape Coral.

Today the Rose Garden area is considered one of the most desirable areas in town. BMI plays a big part in this since about 60% of the homes in the Rose Garden area were built by BMI, with our partners, for clients from all over the world. In the late 90's one of our Cape Coral partners, Avatar, sold their business and its properties, which included most of the Rose Garden and Tarpon Point areas. This

allowed investors to come in and take over the task of further developing the area. After 2000 a gated community, "Tarpon Point Village", was developed around the Tarpon Point Marina, including shopping, a hotel, restaurants and a tiki bar.

There is a trail leading from Rose Garden Road through the mangroves, with look-out platforms allowing a view over the entire area. The Rose Garden area attracts joggers, bikers and people who just like to take a leisurely stroll.





# Rose Garden Lake

1029 Rose Garden Rd • Cape Coral



This beautiful pool home, built in 2021, boasts an elegant style that is sure to impress. With three spacious bedrooms and three luxurious bathrooms, this home provides ample living space for families or those who love to entertain guests. The open floor plan creates a sense of flow and connectivity throughout the house, making it ideal for socializing. Turn your home into the ultimate entertainment center with LED lighting that can change colors to create the perfect atmosphere for any occasion.

Rose Garden Lake is situated in a picturesque setting off the Gulf Coast. Enjoy living close to spectacular waterfront views, walking trails, and exciting shopping and dining options. Explore a butterfly garden with your family at Rotary Park, take in the stunning scenery, or indulge in delicious cuisine down at Tarpon Pointe— Rose Garden Lake puts all this at your fingertips.

**Welcome to the Rose Garden Lake.**

3 Bedroom, 3 Bath

[www.bmi-homes.com](http://www.bmi-homes.com)





## Villa Lake Jolie

1128 SW 13th St • Cape Coral

Cape Coral, a city with a tropical flair, located on the southwest coast of Florida, offers all the options that sun-seeking visitors to Florida appreciate. A real vacation paradise. Dreamy strolling on one of the numerous white beaches or swimming in the Gulf of Mexico and if you are lucky you might see dolphins and swim with them. Playing golf on one of the countless golf courses is just as popular here as boating. From the hotel's own jetty or one of the numerous marinas you can quickly reach a dreamy island

or catch the biggest fish of your life from the boat. Tennis and diving are also very popular in this region. Another favorite pastime in Florida is of course shopping and again shopping, countless shops, shopping centers and outlets invite you to do this. If you don't want to prepare a steak for yourself and your family on your own grill, excellent restaurants offer a wide range of culinary delights.

**3 Bedroom, 2 Bath**





## Villa Key Largo

3614 SW 17th Ave • Cape Coral



Introducing Villa Key Largo, an exquisite and recently built haven boasting three bedrooms and three baths, complete with a heated pool and a Jacuzzi, all nestled alongside a picturesque canal. Prepare to be captivated by its boat dock, featuring a charming Tiki hut and a delightful marine life viewing platform. Step inside this stunning abode, meticulously adorned with tasteful decor, and discover a true home away from home. Every detail has been thoughtfully considered to ensure your utmost comfort during your

well-deserved vacation. Indulge in the luxurious primary bedroom, where a lavish king-size bed awaits, accompanied by a private en-suite bath. The first guest bedroom also offers a generous king-size bed, while the third bedroom boasts a cozy queen-size bed. Additionally, this remarkable property boasts an office space and a convenient laundry room, providing all the amenities you could possibly desire. Prepare to embark on an unforgettable journey at Villa Key Largo.

**3 Bedroom, 3 Bath**





## Villa Gulf Breeze

906 SW 52nd St • Cape Coral

This charming house has been completely renovated. It impresses with its southern exposure with a wide view of the water, located in a well-established quiet neighborhood. You can reach the Gulf of Mexico easily and quickly by boat. We are happy to help you with your boat rental.

If you are not busy visiting one of the many beautiful beaches in the area, or are traveling with the rental boat, you can relax by the pool or enjoy the beautiful view of the water from the boat deck. The year-round heated pool will always be at the perfect temperature.

The living room and the adjoining area are very nicely furnished. The new, well-equipped kitchen leaves nothing to be desired for the chefs among you. For grill lovers, there is a gas grill on the terrace that invites you to BBQ in the evening.

The bedrooms are beautifully and comfortably furnished. The living room and all bedrooms are equipped with televisions and fast Internet access is of course also available.

This house is nestled in a lovingly landscaped tropical garden. Your vacation in this villa will be unforgettable and unique.

3 Bedroom, 2 Bath





# Villa Santa Monica

4914 Santa Monica Ct • Cape Coral



Step into the enchanting world of Santa Monica! This captivating 3-bedroom, 2-bathroom pool home is situated on a picturesque canal with direct access to the gulf, offering you the ultimate getaway experience! From the moment you enter, you'll be captivated by stunning water views that welcome you.

The open floor plan, perfect for entertainment, leads you to a spacious and fully equipped kitchen where unforgettable memories are waiting to be made. Retreat to the primary bedroom, featuring a king-sized bed and a luxurious en-suite bathroom complete with double sinks. The delightful guest bedrooms

offer versatile sleeping arrangements, with one room boasting twin beds and the other a cozy queen.

Ideally located for easy access to restaurants, shops, and everything else Cape Coral has to offer, this home guarantees an extraordinary vacation. Indulge in year-round relaxation with the heated pool and bask on the inviting pool deck adorned with comfortable lounge chairs and tables – the perfect spot to savor your meals while soaking in paradise.

**Welcome to the Villa Santa Monica!**

**3 Bedroom, 2 Bath**





## Villa Island Estate

4910 Santa Monica Court • Cape Coral

Villa Island Estate is located on the west side of the water passage in the city of Cape Coral, which directly flows into the Caloosahatchee River. The back of the house has a boat deck, we will be glad to help you reserve a boat. The river leads to the Gulf of Mexico where you can discover many beautiful islands that are located near Cape Coral. Enjoy a lovely day on the pool terrace, enjoy reading a good book, or simply enjoy the sun of Florida. The Villa

Island Estate offers many opportunities for your friends and family, and you will never be bored. Located on the ground floor of the Villa are the two master suites with their own bathrooms, both bedrooms have direct access to the pool area. The guest bathroom also has an outside shower with warm and cold water. The center of the house is focused on the large modern living space, with dining room and an open space kitchen and breakfast bar. The stairs





lead to the top floor of the house, with a gallery where you can enjoy movies on the flat screen TV, play billiards, or enjoy the sunset view from the balcony with a cold drink. Also located on the second floor are two guest rooms with queen size beds, as well as a guest bathroom with two sinks and walk-in shower. The outside kitchen offers

an electric grill, refrigerator, and a bar. Enjoy and relax while watching the sunset, or even choose the Jacuzzi overlooking the water. Whatever you choose to do, you will have a wonderful time in Villa Island Estate.

**4 Bedroom, 3 Bath**





## Villa Like Heaven

502 SW 7th Street • Cape Coral

At 1,770 square feet, three bedrooms and two bathrooms, Villa Like Heaven has plenty to offer as a Cape Coral vacation home. It is beautifully decorated with lots of personal touches to make one feel at home.

The kitchen has all the appliances and dishes needed to make everyone happy. You can take your meals at the dining room table, or at the breakfast bar. And, of course, meals and drinks can also be taken out on the pool deck, where there is plenty of patio furniture available. The meals could even be cooked out there, the entire pool deck is screened in, and a grill is on hand and ready to use. The pool has a lovely shape and attached right to it is the Jacuzzi, for extra

relaxing. Also, inside the pool is a little bar and seating area so you can enjoy a nice cocktail in the cool, refreshing water.

The master bedroom of this Cape Coral vacation rental has a king-size bed and guestrooms one and two both have queen-size beds. They are equipped with linens. There are three TVs throughout the house, a DVD player, phones, and a stereo system. The two bathrooms also have everything one might need, including a hair dryer. There is a two-car garage with plenty of room for your vehicles, and the landscaping around the entire home is truly lovely. Indeed, this is one of the few Cape Coral vacation homes that has a Tiki hut on the dock.

**3 Bedroom, 2 Bath**





# Villa Blue Pearl

1907 SW 36th Terrace • Cape Coral



Villa Blue Pearl is an incredible vacation rental that boasts three spacious bedrooms, one King size, one queen size and extra long Twins, two luxurious bathrooms with walk-in showers, and even additional office space. The highlight of this property is undoubtedly the heated pool accompanied by a relaxing Jacuzzi - providing the perfect setting to unwind after a long day exploring the surrounding area. The fully equipped kitchen ensures that guests have everything they need to

prepare their own meals, whether it's a simple breakfast or a gourmet dinner. With its casual and laid-back vibe, Villa Blue Pearl offers a truly inviting atmosphere for families or group of friends up to 4 people looking for a comfortable and enjoyable stay. Whether you choose to bask in the sun by the poolside or utilize the convenient office space to catch up on work, this villa guarantees you'll have an unforgettable vacation experience.

**Welcome to the Villa Blue Pearl**

**3 Bedroom, 2 Bath**



# Stay fit

## Tennis, Golfing or Jogging

Joe Stonis Park, very close to these BMI vacation homes, offers many opportunities to stay fit during your vacation. If you don't have a tee time at one of the nearby golf courses such as Cape Royal, Palmetto, or Coral Oaks, or if you would rather play a round of tennis, then this will be the right spot for you. Along with 2 tennis courts, the park also offers a jogging and fitness trail.

This fitness trail has many different options for you such as arm and leg

lifts, areas to do sit and push ups, cardio exercises and many more. And of course each of our vacation homes has its very own pool so you can swim and do water exercises at any time of day or night.

For group travel, these BMI vacation homes can comfortably accommodate 30 people. What a great opportunity for you to host small golf or tennis tournaments here in Florida!







## Golf and More

The tropical atmosphere of these golf courses, with conserved space for the natural wild life such as birds and other small animals can sometimes make you forget why you are there in the first place.

### CAPE CORAL • FORT MYERS • FORT MYERS BEACH • NAPLES • MARCO ISLAND • SANIBEL/CAPTIVA

#### CAPE CORAL GOLF CAPITAL

Palmetto-Pine Country Club - 18 holes • par 72 (Public) - (239) 574-2141  
Cape Royal Golf Club - 9 holes • par 36 (Public) - (239) 283-5522  
Hunter's Run Executive Course - 9 holes • par 30 (Public) - (239) 574-4454  
Coral Oaks Golf Course - 18 holes • par 72 (Municipal) - (239) 573-3100

#### FORT MYERS GOLF CAPITAL

Olde Hickory Golf & Country Club - 18 holes • par 72 (Private) - (239) 768-2400  
The Plantation Golf and Country Club - 18 holes • par 72 (Public) - (239) 561-8650  
Fiddlesticks Country Club - 18 holes • par 72 (Private) - (239) 768-1111  
Legends Golf & Country Club - 18 holes • par 72 (Private) - (239) 561-7757  
The Club At Renaissance - 18 holes • par 72 (Private) - (239) 561-6335  
San Carlos Golf Club - 18 holes • par 71 (Public) - (239) 267-3131  
The Club At Gateway Course - 18 holes • par 72 (Private) - (239) 561-1010  
Eagle Ridge Golf Club - 18 holes • par 72 (Public) - (239) 768-1888  
Cross Creek Country Club - 18 holes • par 60 (Public) - (239) 768-1922  
Shadow Wood Preserve - 18 holes • par 72 (Private) - (239) 590-6911  
The Club At Pelican Preserve - 9 holes • par 36 (Public) - (239) 985-1707  
Terraverde Country Club - 9 holes • par 27 (Public) - (239) 433-7733  
The Forest Country Club - 18 holes • par 72 (PL) - (239) 481-8378  
Colonial Country Club - 18 holes • par 72 (Public) - (239) 768-9421  
Heritage Palms Golf & Country Club - 18 holes • par 72 (PL) - (239) 278-9090  
Hideaway Country Club - 18 holes • par 67 (PL) - (239) 275-5581  
Crown Colony Golf & Country Club - 18 holes • par 72 (Private) - (239) 590-9860  
Seven Lakes Golf & Tennis Community - 18 holes • par 60 (Private) - (239) 481-6560  
Eastwood Golf Course - 18 holes • par 72 (Municipal) - (239) 321-7487  
Golfview Golf & Racquet Club - 9 holes • par 27 (Public) - (239) 489-2264  
Cypress Lake Country Club - 18 holes • par 72 (Private) - (239) 481-3222  
Myerlee Golf & Country Club - 18 holes • par 60 (Public) - (239) 481-1440  
Lexington Country Club - 18 holes • par 72 (Private) - (239) 437-3380  
Whiskey Creek Country Club - 18 holes • par 60 (Public) - (239) 481-3021  
The Landings Yacht, Golf and Tennis Club - 18 holes • par 58 (Private) - (239) 482-0242  
Fort Myers Country Club - 18 holes • par 70 (Municipal) - (239) 321-7488  
Gulf Harbour Yacht & Country Club - 18 holes • par 72 (Private) - (239) 433-3015  
Verandah Golf Club - 18 holes • par 72 (Private) - (888) 449-1330  
Kelly Greens Golf & Country Club - 18 holes • par 72 (Private) - (239) 466-9552  
Shell Point Golf Club - 18 holes • par 72 (Public) - (239) 433-9790  
Six Lakes Country Club - 18 holes • par 60 (Private) - (239) 995-5434  
Del Tura Country Club - 9 holes • par 30 (Public) - (239) 731-7814  
Pine Lakes Country Club - 18 holes • par 61 (Public) - (239) 731-5822  
El Rio Golf Course - 18 holes • par 61 (Public) - (239) 995-2204  
Sabal Springs Golf & Racquet Club - 18 holes • par 60 (Public) - (239) 731-0101

#### SANIBEL/CAPTIVA GOLF CAPITAL

Sanibel Island Golf Club - 18 holes • par 71 (Public) (239) 472-2626  
The Dunes Golf & Tennis Club - 18 holes • par 70 (Public) (239) 472-2535  
The Sanctuary Golf Club - 18 holes • par 72 (Private) (239) 472-6223  
Captiva Island Golf Club - 9 holes • par 27 (Private) (239) 472-5111

#### MARCO ISLAND GOLF CAPITAL

Island Country Club - 18 holes • par 72 (Private) (239) 394-3151  
Hideaway Beach Golf Club - 9 holes • par 32 (Private) - (239) 642-2853

#### NAPLES GOLF CAPITAL

Naples Beach Hotel & Golf Club - 18 holes • par 72 (Public) - (800) 237-7600  
Windstar on Naples Bay - 18 holes • par 72 (Private) - (239) 775-3500

The Moorings Country Club - 18 holes • par 63 (Private) - (239) 261-0909  
Wilderness Country Club - 18 holes • par 71 (Private) - (239) 261-5505  
Bear's Paw Country Club - 18 holes • par 72 (Private) - (239) 262-1836  
The Glades Golf & Country Club - 18 holes • par 70 (Private) - (239) 774-1443  
High Point Country Club - 9 holes • par 27 (Public) - (239) 261-4442  
Hole in the Wall Golf Club - 18 holes • par 72 (Private) - (239) 261-0756  
Lakewood Country Club of Naples - 18 holes • par 60 (PL) - (239) 775-0765  
Naples Grande Golf Club - 18 holes • par 72 (Private) - (239) 659-3710  
Foxfire Country Club - 9 holes • par 36 (Private) - (239) 643-2402  
Royal Poinciana Golf Club - 18 holes • par 72 (Private) - (239) 261-2558  
Grey Oaks Country Club - 18 holes • par 72 (Private) - (239) 262-5550  
Glen Eagle Golf & Country Club - 18 holes • par 70 (PL) - (239) 353-3699  
Country Club of Naples - 18 holes • par 72 (Private) - (239) 261-1267  
Hibiscus Golf Club - 18 holes • par 73 (Public) - (239) 774-3559  
Countryside Golf & Country Club - 18 holes • par 70 (Private) - (239) 455-0001  
Wyndemere Country Club - 9 holes • par 36 (Private) - (239) 263-1700  
Quail Run Golf Club In Naples - 18 holes • par 70 (PL) - (239) 261-3930  
TPC At Treviso Bay - 18 holes • par 72 (Public) - (877) 643-1476  
Royal Palm Country Club - 18 holes • par 72 (Private) - (239) 775-1150  
Kensington Golf & Country Club - 18 holes • par 71 (Private) - (239) 649-0071  
Royal Wood Golf & Country Club - 18 holes • par 70 (PL) - (239) 774-2213  
The Club at Pelican Bay - 9 holes • par 36 (Private) - (239) 597-2105  
Naples Heritage Golf & Country Club - 18 holes • par 72 (Private) - (239) 417-9990  
Cedar Hammock Golf & Country Club - 18 holes • par 72 (Public) - (239) 793-1134  
Naples Lakes Country Club - 18 holes • par 72 (Private) - (239) 732-1011  
Naples National Golf Club - 18 holes • par 72 (Private) - (239) 775-8911  
Vineyards Country Club - 18 holes • par 72 (Private) - (239) 353-0505  
The Classics Country Club At Lely Resort - 18 holes • par 72 (Private) - (239) 732-1220  
Lely Resort Golf & Country Club - 18 holes • par 72 (Public) - (239) 793-2600  
Forest Glen Golf & Country Club - 18 holes • par 72 (PL) - (239) 348-1332  
Golden Gate Country Club - 18 holes • par 72 (Public) - (800) 277-0017  
Tiburn Golf Club - 18 holes • par 72 (Public) - (239) 593-2200  
Pelican Marsh Golf Club - 18 holes • par 72 (Private) - (239) 597-1858  
Eagle Creek Golf & Country Club - 18 holes • par 72 (Private) - (239) 793-0500  
Bay Colony Golf Club - 18 holes • par 72 (Private) - (239) 592-9530  
Hideout Golf Club - 18 holes • par 72 (Private) - (239) 352-4444  
Stonebridge Country Club - 18 holes • par 71 (PL) - (239) 592-5252  
The Old Collier Golf Club - 18 holes • par 72 (Private) - (239) 597-9898  
Silver Lakes Resort & Golf Club - 9 holes (Private) - (800) 843-2836  
Collier's Reserve Country Club - 18 holes • par 72 (Private) - (239) 597-7029  
LaPlaya Golf Club - 18 holes • par 72 (Private) - (239) 254-5001  
Arrowhead Golf Course - 18 holes • par 72 (Public) - (239) 596-1000  
The Club At Olde Cypress - 18 holes • par 72 (Private) - (888) 846-5040  
Vanderbilt Country Club - 18 holes • par 72 (Private) - (239) 348-2663  
Imperial Golf Club - 18 holes • par 72 (Private) - (239) 597-7186  
Imperial Golf Club - 18 holes • par 72 (Private) - (239) 597-7186  
Quail Village Golf Club - 18 holes • par 66 (PL) - (239) 598-9922  
The Club At Strand - 9 holes (Private) - (239) 592-9944  
Golf Club of the Everglades - 18 holes • par 72 (Private) - (239) 354-4727  
The Golf Club At Fiddler's Creek - 18 holes • par 72 (PL) - (239) 732-3030  
Esplanade Golf & Country Club of Naples - 18 holes • par 72 (Public) - (239) 494-8020  
Bentley Village Golf Course - 18 holes • par 54 (Private) - (239) 431-2080  
The Rookery At Marco - 18 holes • par 72 (Private) - (239) 389-6600  
Quail Creek Country Club - 18 holes • par 72 (Private) - (239) 597-2900  
Cypress Woods Golf & Country Club - 18 holes • par 71 (Public) - (239) 592-7860  
Olde Florida Golf Club - 18 holes • par 72 (Private) - (239) 353-7667  
The Club At Mediterra - 18 holes • par 72 (Private) - (877) 949-8989  
Calusa Pines Golf Club - 18 holes • par 72 (Private) - (239) 348-2220





## Villa La Vida

3902 SW 27th Court • Cape Coral

La Vida – “The Life” – no other name could better suit this dream villa in Southwest Florida, with its exclusive location right on some of Cape Coral’s most beautiful waterways. “Villa La Vida” offers spectacular views of the intersecting wide canals. Enjoy the large pool deck for all day sunshine and cool off in the pool expansive enough to swim laps in or enjoy one of the most amazing sunsets in the Jacuzzi. Rest on the shaded part of the porch or retreat to the spacious great room or any of the three bedrooms, all furnished in a beautiful and tasteful style.

Enter “Villa La Vida” – and you will marvel at the wonderful water scenery opening up beyond the porch and garden. Inside the house and to your left you’ll find the dining room area adjacent to the elegant living room. A built-in media wall offers large-screen television and home-movie technology. Enjoy your music in HiFi quality or watch your favorite TV show or DVD in HD format.

Both the open kitchen and the breakfast area offer splendid outside views in this Florida vacation home rental. On the left side of the house two bedrooms and a full bath offer privacy and comfort. The master bedroom on the opposite side of the house, as bright and attractively decorated as the

other bedrooms, offers a small seating area and a separate television. The master bathroom provides you with plenty of space, a walk-through shower and separate sinks. You will appreciate its details.

“Villa La Vida” has its own boat dock. From here, it’s less than 40 minutes to the Gulf of Mexico’s open and calm waters. Cruising the beautiful canals to get there is a wonderful experience in itself and an adventure easy to master. We are happy to assist you with your boat rental.

Discover the island world of the Gulf of Mexico and drop your anchor at some of the many pristine bays and sandy beaches to spend an unforgettable time outdoors. Back home, let the day wind down with a casual outside dinner on the screened-in porch. With your high-end “Weber” grill including an additional side burner you are all set to enjoy delicious barbecue, fish and steaks.

Watch the colorful sunsets on the lanai or in the Jacuzzi. Please enjoy unforgettable days in this Cape Coral vacation home and a warm welcome to the “Villa La Vida”!

**3 Bedroom, 2 Bath**

[www.bmi-homes.com](http://www.bmi-homes.com)





# Villa Catalina Isles

2706 SW 38th Terrace • Cape Coral



The Villa Catalina Isles overwhelms with the beautiful tropical atmosphere of the outdoor area. From your own boat deck, you can quickly and easily reach the Gulf of Mexico with a rented boat. It is certainly an unforgettable event to visit the beaches of Sanibel, Captiva or Fort Myers Beach, past many small islands and drop anchor here. Lots of waterfront restaurants invite you to dock and give the captain of your boat a little break.

With it's southern exposure Villa Catalina Isles will spoil you with it's constant sun. The pool

deck invites you for extensive sunbathing, followed by a refreshing swim in the pool.

The covered terrace will provide you with shade and should you wish to BBQ, there is a gas grill available as well as a sitting area for your outdoor meals.

The wide-open floor plan is beautifully furnished and the kitchen is fully equipped. Every room has a tv and fast speed internet is standard.

**We hope you visit us soon in Villa Catalina Isles!**

**3 Bedroom, 2 Bath**

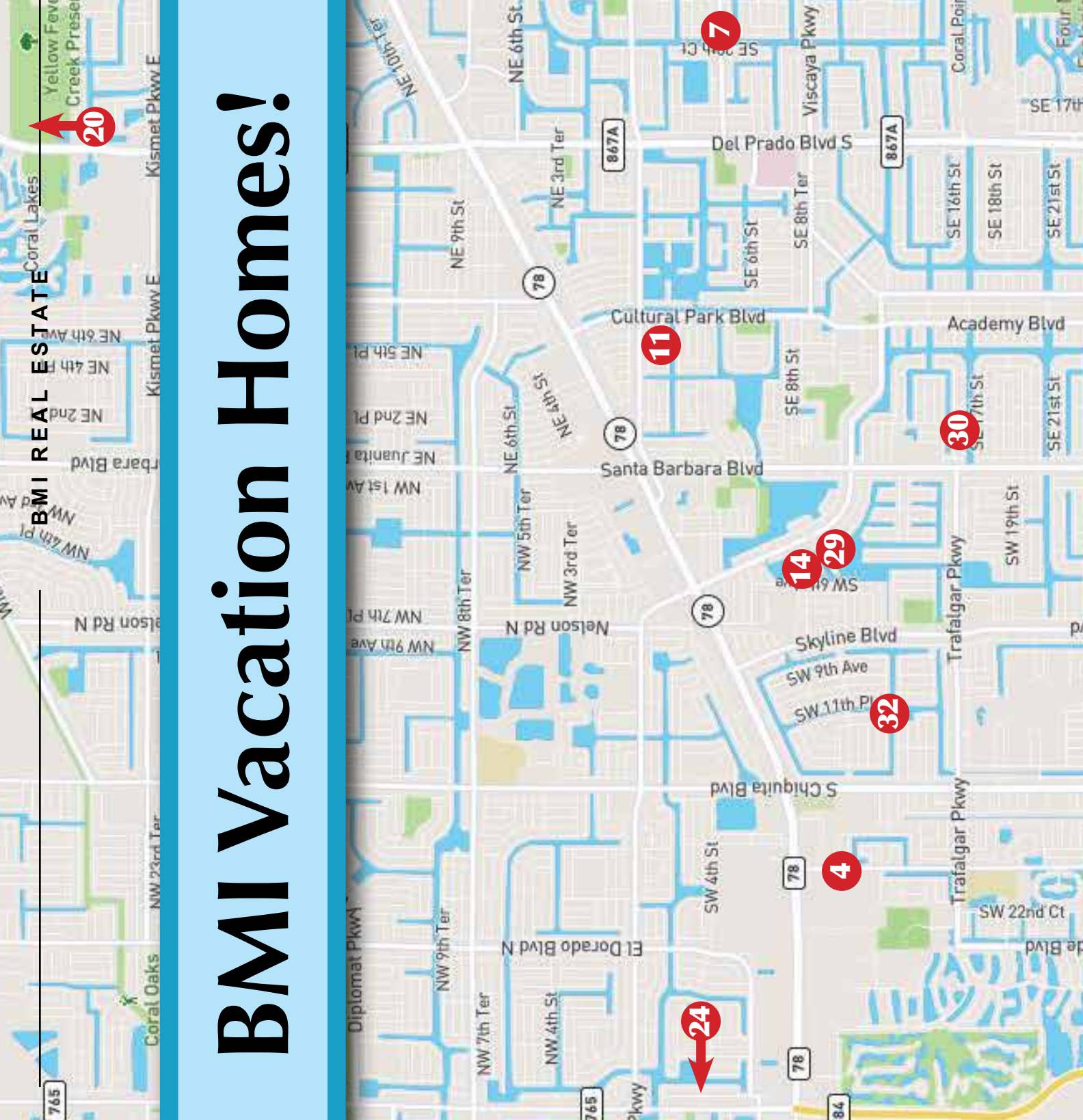


# BMI Real Estate

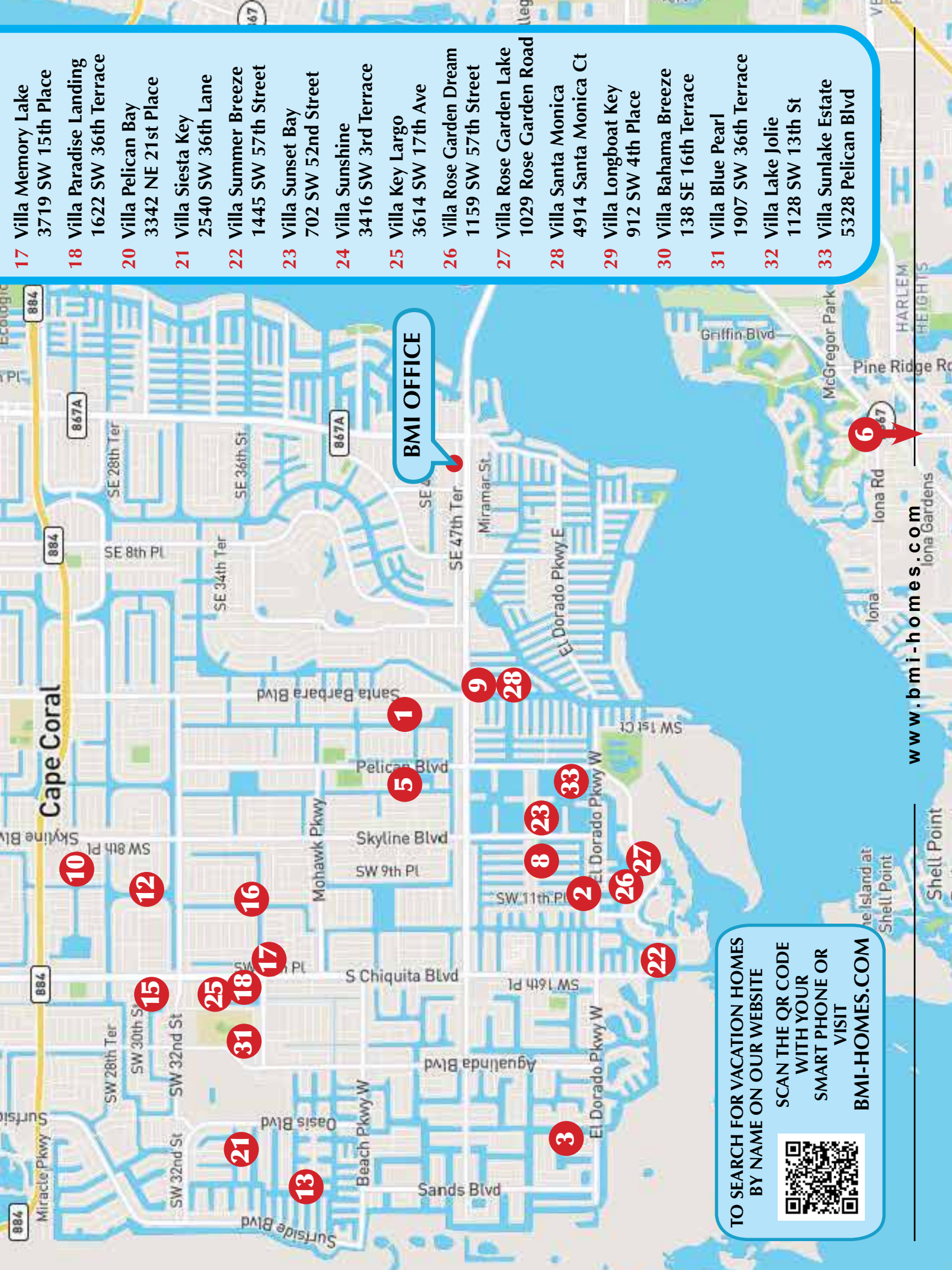
## BMI Vacation Homes!

### VILLA NAME & ADDRESS

- 1 Villa 1st Place  
4510 SW 1st Place
- 2 Villa 7 Palms  
1106 SW 54th Lane
- 3 Villa Blue Palms  
5305 SW 25th Court
- 4 Villa 1st Dream  
1101 SW 20th Avenue
- 5 Villa Manatees Paradise  
4517 SW 5th Avenue
- 6 Villa Dream Beach  
149 Washington Ave  
Fort Myers Beach
- 7 Villa Flamingo Bay  
418 SE 21st Avenue
- 8 Villa Gulf Breeze  
902 SW 52nd Street
- 9 Villa Island Estate  
4910 Santa Monica Ct
- 10 Villa Key Biscayne  
2616 SW 10th Avenue
- 11 Villa Rosa  
702 SE 1st Terrace
- 12 Villa Key West  
3008 SW 10th Place
- 13 Villa La Vida  
3902 SW 27th Court
- 14 Villa Like Heaven  
502 SW 7th Street
- 15 Villa Lovers Key  
3112 SW 17th Avenue
- 16 Villa Martinique  
1108 SW 36th Terrace







- 17 Villa Memory Lake  
3719 SW 15th Place
- 18 Villa Paradise Landing  
1622 SW 36th Terrace
- 20 Villa Pelican Bay  
3342 NE 21st Place
- 21 Villa Siesta Key  
2540 SW 36th Lane
- 22 Villa Summer Breeze  
1445 SW 57th Street
- 23 Villa Sunset Bay  
702 SW 52nd Street
- 24 Villa Sunshine  
3416 SW 3rd Terrace
- 25 Villa Key Largo  
3614 SW 17th Ave
- 26 Villa Rose Garden Dream  
1159 SW 57th Street
- 27 Villa Rose Garden Lake  
1029 Rose Garden Road
- 28 Villa Santa Monica  
4914 Santa Monica Ct
- 29 Villa Longboat Key  
912 SW 4th Place
- 30 Villa Bahama Breeze  
138 SE 16th Terrace
- 31 Villa Blue Pearl  
1907 SW 36th Terrace
- 32 Villa Lake Jolie  
1128 SW 13th St
- 33 Villa Sunlake Estate  
5328 Pelican Blvd

BMI OFFICE

TO SEARCH FOR VACATION HOMES  
BY NAME ON OUR WEBSITE

SCAN THE QR CODE  
WITH YOUR  
SMART PHONE OR  
VISIT  
BMI-HOMES.COM







## Villa Lovers Key

3112 SW 17th Avenue • Cape Coral

In 2020 this beautiful dream villa in Cape Coral, Florida was newly built and furnished in a classy, modern way. All details of this home were chosen with a lot of love. The Villa Lovers Key is located on a basin with an incredible view to the west. You can reach the Gulf of Mexico from your own boat dock. We are happy to help you rent a boat.

After entering the villa, you come to the light-flooded living area with adjoining kitchen and dining room. In the front left area there is a nice, comfortable, furnished living room, you also have a sitting area with a desk where you can do any necessary e-mails or read a good book.

To the left is the great Master suite. On the right-hand side, behind the kitchen area is the second guest bedroom and the guest bathroom and, facing the

pool area, is the junior suite with its own bathroom, which can be used as a pool bath as well.

The outside area is nicely divided and you have two separate covered lanai areas. The smaller lanai adjoins the junior suite. The larger covered lanai, which adjoins the living area and the master bedroom, has a summer kitchen with an outdoor grill and a small bar. At the end of a boat trip into the tons of never-ending fishing grounds of the Gulf of Mexico, you can prepare the catch of your life on the grill and have a drink, while enjoying a wonderful evening with the sunset. The large pool deck, the pool and the spa invite you to have fun at any time of the day. Soak up the sun on the terrace and relax in the comfortable sun so you can quickly forget everyday life.

Welcome to the Villa Lovers Key.

3 Bedroom, 3 Bath

[www.bmi-homes.com](http://www.bmi-homes.com)





# Villa Manatees Paradise

4517 SW 5th Avenue • Cape Coral



This home is a very beautiful home with gulf access. From the large boat dock, you can see Dolphins and Manatees playing in the water and experience the close-up sight of these beautiful animals.

The pool area is facing east where you can enjoy your American breakfast with the rising sun. The entire day you have enough space on the pool area for you, your family, or friends. In the evening it is a great feeling to wind down in the Jacuzzi with a glass of your favorite beverage.

The patio, the living room area, kitchen bedrooms and bathrooms are tasteful furnished and equipped with everything you need to make your stay comfortable.

From this quiet location you're not far from everything you need to make your stay as enjoyable as possible.

**Welcome to Manatees Paradise**

**3 Bedroom, 2 Bath**





## Villa Paradise Landing

1622 SW 36th Terr. • Cape Coral

Located on one of Cape Corals many waterways, the Villa Paradise Landing is a beautiful home with all the amenities needed for a wonderful vacation in Florida. Its bright and roomy kitchen invites everyone to cook a meal which can then be enjoyed either at the breakfast bar, the morning room, the dining room or outside on the lanai.

The entire house has lovely decorations and comfortable furniture, picked out with much care. A television, stereo, fax machine and phones are conveniently located throughout the vacation rental house. There is a king-size bed in the master bedroom, a queen-size bed in the first guest room

and two twin beds in the second guest room. The home also has two full bathrooms, one of them leading right out to the pool deck.

The pool deck is spacious and offers plenty of patio furniture and a grill. The pool itself is heated during the winter months, lighted for your pleasure in the evenings and all around enjoyable. There is a garage to park your car and many more amenities on the premises.

**Welcome to the Villa Paradise Landing!**

**3 Bedroom, 2 Bath**





Our experience with BMI

# Thank you!

Twenty-five years ago, when we spent our summer vacation in one of BMI's vacation villas, we unknowingly made one of the best decisions of our lives.

Even though, we had not planned to buy a house in Florida everything began to change.

After an interesting conversation in the BMI office we visited, with Mr. Meins and his coworker, a for sale property. And there she was – our villa. Brand new, and even without furniture, move-in ready. A Florida dream house.

My husband and I felt from the beginning well advised by Mr. Meins and his wife and we knew we were in the best hands. With the help of BMI and a furniture company in one day we were able to pick out all of the furnishings for our villa and in the years following we have had wonderful stays with friends and family here. There has never been a day that we regretted our decision.

The BMI team has taken the best care of our "Paradise Landing" for twenty-five years with an all around smooth execution of affairs. We also only hear positive feedback from our guests about the property and BMI staff.

We wish BMI many more successful years of business in Florida.

*Paradise Landing*



# BMI

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## Villa Pelican Bay

3342 NE 21st Place • Cape Coral

Villa Pelican Bay lets you forget about the daily grind and you will enjoy your coastal vacation rental to the fullest. This home offers everything you need, such as all towels and linens as well as a fully equipped kitchen with all dishes and appliances.

Modern furnishings in all rooms including a chaise lounge for resting or reading a book, one king-size bed in the master bedroom and two queen size beds in the guest rooms. A beautiful pool with a Jacuzzi, and a big sun deck with lounge chairs, patio furniture and a gas grill will let you enjoy all the sun and warmth Florida has to offer.

Gulf coast vacation rentals such as Villa Pelican Bay provide one with a genuine taste of Florida outdoor living. From this water-front property you can explore fresh-water canal systems and go fishing off your dock. Why not rent a jet ski or two? We can help you with that as well. The nearby beaches and scenic nature centers exemplify Florida's unique ecology and biodiversity and make your Gulf Coast vacation rental experience all the more memorable.

**Welcome to the Villa Pelican Bay!**

**3 Bedroom, 2 Bath**





# Thank You!

***Villa Pelican Bay...  
a Dream Come True!***

Almost to the day exactly ten years ago, we decided quite spontaneously to buy a holiday home in Florida. In hindsight, it was one of our best decisions. The place we chose, Cape Coral has proven to be lucky. The big advantages are the year round tropical climate, the many beautiful islands, and the natural beaches where you can enjoy absolute peace.

Since we did not think about renting at first, we wanted to create a feel-good oasis to our dreams. When looking for a perfect home in a quiet location, we met Family Berger-Meins. Angie & Hartmut, who have many years experience in Florida Real Estate gave us the idea to rent our home as a vacation villa. They have been a great help to us initially as a business relationship to a nice friendship developed over the years. Because we can only visit a few times a year we wanted to make sure our home was a wonderful experience for our guests as well. We find coziness and fun at our home and cordially invite our guests to come and enjoy Paradise. The positive feedback we received from our guests confirms they have the same feelings about our home. We hope to continue satisfying our guests and invite them to continue their Dream Holiday in our villa.

## The Ursu Family



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1323 Cape Coral Parkway East  
Cape Coral, Florida 33904, USA  
Phone: +1 - 239 - 549 5400

E-Mail: [Info@BMI-Homes.com](mailto:Info@BMI-Homes.com)





## Villa Sunset Bay

702 SW 52nd St.



A/C living area **2360** • Bedrooms **3** • Bathrooms **2**  
Heated Pool **Yes** • Jacuzzi **No** • Gulf Access **Yes** • W-Lan **Yes**



## Villa Sunshine

3416 SW 3rd Terrace



A/C living area **2381** • Bedrooms **3** • Bathrooms **3**  
Heated Pool **Yes** • Jacuzzi **No** • Gulf Access **Yes** • W-Lan **Yes**



## Villa 7 Palms

1106 SW 54th Lane



A/C living area **2196** • Bedrooms **3** • Bathrooms **3**  
Heated Pool **Yes** • Jacuzzi **No** • Gulf Access **No** • W-Lan **Yes**



## Villa Blue Palms

5305 SW 25th Ct



A/C living area **2070** • Bedrooms **3** • Bathrooms **2**  
Heated Pool **Yes** • Jacuzzi **No** • Gulf Access **No** • W-Lan **Yes**



## Dear Homeowners, Guests and Real Estate Clientele,

The BMI team would like to thank you for your faith in us through our continued business relationship. To thank you we would like to present the BMI Bonus card, with many benefits to enjoy as a BMI preferred customer. We, and the businesses that have partnered with us, guarantee you first and foremost the best service possible. Our bonus card offers, and of course those of our partners can be found on our website:

**www.bmi-homes.com.**

*(See the link at the bottom of the screen after you've chosen your international flag.)*

Thank you again. We hope this relationship will continue for many years to come.

Angelika Berger-Meins and Hartmut O.E. Meins  
And the BMI team



**Office Germany**

**Phone: (+49) 06057-9 000 0**

**Office Cape Coral**

**Phone: (+1) 239-549-5400**



## Your search for a BMI vacation rental

Visit us on our website: [www.bmi-homes.com](http://www.bmi-homes.com). You'll find lots of information about real estate, vacation rentals, property management, new construction and more. Our website makes the search for the perfect vacation home very easy for you.

So, after you are on the BMI Home Page, go to [www.BMI-Homes.com](http://www.BMI-Homes.com). In the main menu, on the first page, you can quickly and easily search for houses by clicking on the "Mobile devices" or "Desktop version" button either via your mobile device or your laptop or computer.

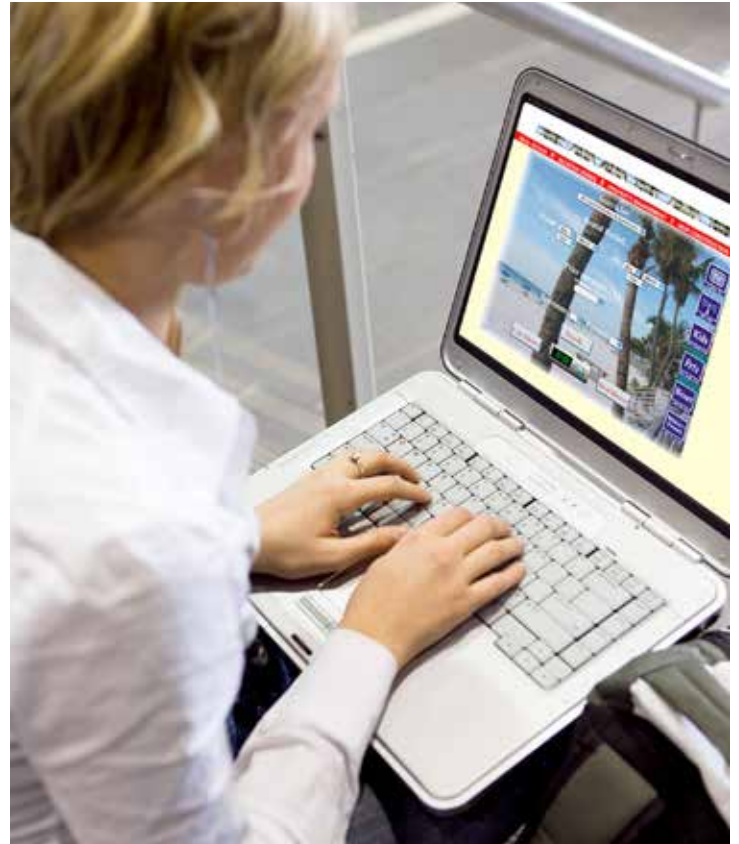
The submenu leads you to the button "vacation rentals" after that you will need to click on "Search for rentals". Click on that link and a window will open with the search for a BMI vacation home. Please choose your arrival and departure date as well as the amount of guests. You have also the possibility by clicking on the calendar logo to choose your dates on the calendar. Once you've entered these, all you have to do is click on the search button at the bottom and you will see exactly which homes are available for the time frame you've chosen. This page will show a picture of the home and tell you other important information such as how many bedrooms and bathrooms it has and the nightly fee. The blue icons will help you choose by indicating whether the house has wireless internet, is on a waterfront, is gulf accessible, and more. When you decide on one of these homes all you have to do is click on "Prices and more Information" to get more details about the home. You'll be able to see more pictures of the home, see a virtual tour, find a detailed description, and more. To make a reservation/book a home please go to "booking and calendar". A reservation page will open up and all you have to do is fill out the reservation form completely and hit "submit". Within hours a rental contract for the vacation home with the time frame

you've requested will be sent to you by email (as a .pdf file) with further details. Should you have any questions, we will gladly answer them by phone or email.

You might also find our website helpful for your vacation planning. Look for the "guestbook" link on our website. Feedback of our guests will sure help you to make the right decision.



Welcome to BMI



**Make A Nice Review  
About Your Stay**



**BMI Guestbook**

**You Can Visit  
BMI Social Media on**



**Instagram**





# What a wonderful World....

by Hartmut O.E.Meins

We took our first kayak tour in 1987 in the Everglades. We came across an abandoned kayak, which we found on the side of the road, and this was the beginning of exploring the dreamlike, indescribable wilderness of the Everglades. Back then, we would have never dreamed of being back to Florida eight years later, but this time it was business related. Many of our customers and readers are familiar with this story.

Taking a kayak tour on the waterways is one of the most popular activities here in southwest Florida.

There is plenty of opportunity to rent a kayak, take a course at one of the kayak schools or take a tour with an experienced local guide. If you feel adventures, you can take a kayak tour at night.

Regardless if you rent a kayak, sign up for classes or go out on your own, always make sure you wear a life vest. The kayak rental or the instructors will give you the right instructions before you "set sail". If you are experienced enough and want to depart from the boat dock of your dream villa, you can familiarize yourself with the area first and stay close to your vacation domicile. There is a lot to explore once you are on the water and even a short tour has its charm. It's easy to start a conversation with neighbors doing



yard work or relax on the boat dock while fishing in hopes of catching dinner.

Taking a kayak tour with the right equipment and plenty of sun screen, and of course snacks if you plan to go on a longer tour, can be very relaxing if you checked the weather forecast for that region. Just within the city of Cape Coral you can explore nature on more than 600 km of waterways.

The waterways, which were created many years ago, can offer a welcome change of scenery. Please take note, if you travel further away, you should have a GPS available. These days, most smart phones are equipped with one. By bringing a GPS along, you can rest assured that you find your way back. If you do end up getting lost, dock somewhere along the way. Everyone is very helpful and it is unknown if a paddler has ever gotten lost within the city.

It is always worthwhile to take a kayak tour, especially a guided tour, throughout the parks of southwest Florida. For example, Eco Park, which is southeast of Cape Coral, or northwest Sirenia Vista Park have great things to offers. The Ding Darling Park on Sanibel Island is known for its great outdoor adventures. Taking a kayak tour on your own in the Everglades, like we did back in 1987, is not a good idea, you should go on a tour with a local guide. Good common sense tells you, that not everybody was born to







be a sailor or adventurer. The impressions you will get from this relaxing environment are endless. No matter if you take a kayak tour at Estero Bay near Fort Myers Beach, or explore the mangroves right by the coast of Cape Coral, there is a lot to discover and you will have fond memories for a long time to come. The variety of the native bird species is overwhelming and there is a chance that you get close to an Osprey, Heron or Egret. There is a good possibility that you see a manatee out in the open waters. If you are near the coast or approaching the many small offshore islands, don't be surprised if playful dolphins swim along the kayak. We had it happen that dolphins accompanied us in Estero Bay for many miles. When taking a longer tour and you want to take a break, we recommend that you stop at beaches which are populated.

Several of the small islands around Cape Coral or south of Pine Island are easy to reach over the shallow gulf waters, but don't



underestimate the distances. Keep in mind that you also have to make the journey back.

The calm and relaxed atmosphere of the water and nature, away from the daily hustle and bustle, will create incredibly beautiful moments which you will remember for many years to come. We would love to give you tips or advise you in our Cape Coral office about a kayak tour, as well as addresses, phone numbers and names of kayak schools.





## Villa Flamingo Bay

418 SE 21st Avenue • Cape Coral

Villa Flamingo Bay is a bright, friendly and modern house. This waterfront property located in Cape Coral is a perfect spot for a family vacation in Florida.

This home is suitable for a family of six, with three bedrooms and two bathrooms. The rooms in Villa Flamingo Bay are very spacious. To the left of the dining room you'll find a counter bar for casual eating, as well as a breakfast area.

The master bedroom on the left side of the house gives access to the pool terrace. The master bedroom features a spacious bath with shower and bathtub. On the right side of the house there are two guest bedrooms which share a bathroom that leads to the pool area. The spacious pool terrace offers an extended area for sunbathing and leads to a boat dock where you can fish. The landscaping is very beautiful and has a tropical layout.

The pool is kept warm and inviting year-round with the help of a solar-powered heater. An outdoor grill is provided to prepare family meals on the patio dining area for evenings spent outside. From both the pool deck and the dock, you'll have a view of the canal and can watch the sun set over the water. The canal gives access to miles of fresh-water routes, and this is also within biking distance to Rosen Park, which has a boat ramp for extended salt-water access and the Gulf of Mexico.

Fort Myers International Airport lets you fly in from anywhere in the world and you will reach Cape Coral and your vacation home in about 30 minutes via car. There are many shopping centers close by, and downtown Cape Coral and Fort Myers are both easily reached by car.

**Welcome to Villa Flamingo Bay!**

**3 Bedroom, 2 Bath**





# Villa 1st Dream

1101 SW 20th Ave • Cape Coral

Villa 1st Dream is a newly constructed home which was finished in Spring of 2022. Beautifully designed, tastefully decorated and perfectly equipped to make your stay a great experience in this BMI vacation home.

Upon entering the house you will be overwhelmed by the view over the luxurious pool deck and the sparkling pool. The master suite, which occupies the entire left side of the home, is furnished with a king size bed that invites you to relax and the ultra modern bathroom gives you the feeling of being in a Spa.

Your guests will have plenty of privacy on the right side of the house, each bedroom is equipped with its own TV and private bathroom. In the kitchen you will find anything a gourmet cook could wish for. In addition this Villa has a small office area, for those who cannot stay away from the office for too long.

The southern exposure of the Villa ensures plenty of hours for a sunbath and the pool will keep you cool during these hot Florida days. Let these magical days end with a delicious BBQ and a glass of Champagne in the Jacuzzi. Welcome to Villa 1st Dream.

3 Bedroom, 3 Bath





## Villa Memory Lake

3719 SW 15th Place • Cape Coral

Built in 2017, this Memory Lake villa leaves nothing to be desired for a dream waterfront vacation. The house has 3 bedrooms, each with a king-size bed and an en-suite bathroom with a walk-in shower. From the bathroom adjoining the Junior Suite you have direct access to the pool area. The tall sliding glass doors that run the length of the back of the home offer a magnificent view of Memory Lake. The covered terraces of the pool area can also be reached directly from the master bedroom and the junior suite. The modern kitchen is well equipped, in the utility room between the garage and the kitchen you will find a washing machine and dryer for your use. The large living room and dining room are impressed with the beautiful, modern furnishings and again the view through the very tall sliding glass doors onto the pool area and Memory Lake. The living room and all bedrooms have a TV. The office offers a retreat for those

who sometimes must take care of business matters from their vacation home. The house has an internet connection, TV and telephone. The summer kitchen has a gas grill with extractor hood, a refrigerator, and a sink. The pool area is equipped with a panorama screen. The large pool with jacuzzi and sun deck invites you to extensive bathing pleasure. You can then relax on the comfortable sun loungers on the spacious terrace. This offers a lot of private atmospheres through the beautiful tropical plants. The quiet central location of Villa Memory Lake will inspire you. In a short distance you will find many restaurants and shops for your daily needs. All BMI holiday homes are fully equipped with bed linen and towels.

**We look forward to giving you a warm welcome to Villa Memory Lake.**

**3 Bedroom, 3 Bath**





# Villa Siesta Key

2540 SW 36th Lane • Cape Coral



What a wonderful experience to take out your boat, directly from your very own boat dock at this vacation home for rent in Florida. You can travel to all the surrounding islands Captiva, Sanibel, and Fort Myers Beach. You will enjoy sunny days on Villa Siesta Key pool deck, cooling off in the great pool.

After all this activity the gas grill invites you to cook a wonderful dinner. At the end of the day, you can sit by the water, at the Tikki hut and enjoy a nice cold drink. The tropical, southern atmosphere will enchant you.

Villa Siesta Key has a modern interior with comfortable furnishings. The living room offers a great view onto the pool deck and the canal beyond, as well as a big screen television. A DVD player, phones and stereo system are also available. The home has an open-concept design so

that when you cook in the fully equipped kitchen you can still have a conversation with people relaxing in the living or dining room.

The master bedroom has a king-size bed, walk-in closet, and adjoining bathroom. One of the guest rooms has a queen-size bed, the other has two twin beds. From the pool deck you can step directly into the guest bathroom without having to walk through the house first. The master bedroom as well as one of the guest rooms also has a TV.

The home is fully stocked with all the linens, towels, and dishes for six people. Kitchen appliances as well as a washer and dryer are available for your convenience.

**Welcome to the Villa Siesta Key!**

**3 Bedroom, 2 Bath**





## Villa Key Biscayne

2616 SW 10th Ave • Cape Coral

Villa Key Biscayne is a stunning 4-bedroom 3 bath pool home, perfect for making lifelong memories with friends and family. From the beautiful kitchen to the open floorplan, you'll have everything you need to entertain in style. The primary bedroom features a king-size bed and en-suite bathroom, so you can relax in peace and comfort. Make the most of your space with a variety of comfortable sleeping arrangements. Our 3 other bedrooms have 2 twins in one, a queen in the other, and another king. Take advantage of the convenience and flexibility these options offer to make your living space even more enjoyable.

Enjoy the convenience of having your own private pool and Jacuzzi in your backyard, with stunning views of the canal. Relaxation and luxury await you! With Western exposure enjoy Florida's beautiful sunsets!

This home is truly a one-of-a-kind haven and a must-see! Picture yourself surrounded by luxury amenities, high quality features, and plenty of space to entertain or simply relax in your own oasis.

Escape to sun-soaked days and nights of relaxation!

**4 Bedroom, 3 Bath**





# Villa 1st Place

4510 SW 1st Place • Cape Coral



This beautiful Villa was built in Cape Coral in 2016.

The moment you enter the house, tall sliding glass doors allow an overwhelming view of the pool deck and the pool, with water glistening in the midday sun.

There is a small office located to the left side of the house where you can check your emails or have a private phone conversation. The large living room, which is beautifully furnished, and the high quality kitchen create a warm and cozy environment. The rooms are bright and flooded with light throughout the day. The master bedroom with an attached bathroom, which has access to the lanai, is located on the left side of the house. On the right side of the house you will find two guest bedrooms, each with their own bathroom. One of the bathrooms can be entered from the lanai and can be used as a pool bathroom. The lanai also includes an outdoor shower.

The beautiful terrace with its large pool, Jacuzzi and lounge chairs offers a welcome change from the daily routine. No matter how you spend your vacation, seeking a cool down in the pool after sunbathing, or enjoying a glass of champagne in the Jacuzzi while watching the sunset, the beautiful weather let's you know that Florida is the right choice as your vacation destination. Relaxing on the lanai, after a delicious barbeque, and listening to music from the sound system, Villa 1st Place guarantees to create unforgettable memories of your dream vacation.

From your own boat dock you can take a boat tour on the Gulf of Mexico. We are happy to assist you with a boat or kayak rental so you can explore the surrounding areas by water.

**3 Bedroom, 3 Bath**

[www.bmi-homes.com](http://www.bmi-homes.com)





## Villa Rosa

702 SE 1st Terrace • Cape Coral

This villa, built in 2022, is decorated in a tasteful and modern style. As soon as you enter the house, you will be impressed by its spaciousness. The open concept kitchen is located between the dining room and the living room. If you need peace and quiet to answer your e-mails, the adjoining office is certainly an advantage. The guest bedrooms are on the left side of the house. They are also modern and of high quality and have their own bathroom. The main bedroom with en-suite bathroom is located on the other side of the house to give you extra privacy.

After extensive sunbathing on the large pool terrace, you can cool down in the beautiful pool

or relax in the jacuzzi. The pool is large enough to swim laps if you would like to exercise.

At the end of the day the fully covered and comfortably furnished terrace invites you to chat and enjoy the breathtaking view of the water and the garden. If you like you can prepare your evening meal on the gas grill, which is available for your culinary delights.

A stay in Villa Rosa, which is excellently equipped, including television and high speed Internet access, will not let you forget this dream holiday.

Centrally located, you can quickly reach all shops, restaurants and of course the surrounding beaches in the region.

**3 Bedroom, 2 Bath**





# Villa Key West

3008 SW 10th Place • Cape Coral



This stunning vacation rental home in Cape Coral is four bedrooms and two bathrooms of fun in the sun. Bring your family to Villa Key West and enjoy the heated pool and outdoor gas grill.

This prime, water-front location makes for the perfect vacation in Cape Coral. Whether on the dock or pool deck, you can lounge in the sun or take part in various water-sport activities such as, kayaking, paddle boarding, inner tubing, and fresh-water fishing.

This American-style family home has a large master en-suite with a king-size bed. There are two guest bedrooms, each with its own queen-size bed and a third guest bedroom with two twin beds. With such accommodations this Florida house rental easily sleeps a family of eight.

**Welcome to the Villa Key West!**

**4 Bedroom, 2 Bath**





## Southwest Florida has the prettiest beaches...

... and you can reach them fast and easy. Homeowners, those who would like to be homeowners, and vacation guests in our rental homes all know about the beauty of our beaches.

Beautiful beaches such as Cayo Costa Island can only be reached by boat, either from one of the many public marinas or your very own boat dock. Heading out from Fort Myers Beach or Cape Coral the ride is about 2 hours long. Leaving from Cape Coral you will pass by many smaller islands which all have their own little beaches for you to take a relaxing break. Once you've reached Cayo Costa Island the white sands will invite you to sunbathe, after which you will want to cool off in the blue waters of the Gulf of Mexico. If you didn't have a picnic on the beach perhaps you can stop at Cabbage Key on your way home for a snack and a refreshing beverage.

If you are at one of our beach homes, some of the nicest beaches are within walking distance. From Cape Coral it will take about 20 minutes by car, but if you get caught in rush hour traffic, it could take a little longer. Fort Myers

Beach can be reached by driving along McGregor Boulevard which becomes San Carlos Boulevard. Crossing the Matanzas bridge you have a wonderful view of the beaches and the Gulf of Mexico. Once in Fort Myers Beach it's best to park at any of the public parking areas and let the shuttles take you to any part of the island you wish to visit. There is a large variety of restaurants and bars to visit and lots of activities such as paragliding and beach volleyball are offered as well. Don't forget the romantic walks along the beach that many people enjoy so much!

Located between the towns of Fort Myers Beach and Bonita Beach you will find Lovers Key State Park. Just south of Fort Myers Beach, it is located on your right side and offers plenty of parking. The entrance fee covers parking and a ride on the beach trolley. The trolley takes you through the dunes, where you can see a lot of the park's vegetation and wildlife, down to the beach. This nearly untouched beach invites you to do more exploring or simply relax and swim in the Gulf of Mexico. Sand castle building is also a very popular

pastime here and every once in a while there are even tournaments! One of your most memorable experiences will be watching a school of dolphins as they practice their own shows close to shore. It will be a day with many great experiences and will stay in your mind for a long time to come.

Captiva and Sanibel Islands can also be reached within about 30 minutes from either Fort Myers Beach or Cape Coral and both islands offer endless beaches. Far less crowded than other beaches such as Miami's Southbeach for instance, you can always find a quiet spot to relax. Between Sanibel and Captiva is a strip of beach called Blind Pass, where many unique shells in all shapes and sizes can be found and taken home as souvenirs (unless they're still inhabited!).

The best known beaches on Sanibel Island are Lighthouse and Bowmans beaches where lots of fun can be had by the entire family, and when the sun goes down with beautiful hues of gold and red, you will experience a uniquely unforgettable sunset over the Gulf of Mexico.



## BMI & Property Management

After the purchase of your dream house (or building one!), often comes the question of what to do next. Many questions come to mind, such as, *“Who will take care of my home during my absence? Who will take care of my pool, mow my yard, trim our bushes, take care of all our plants to make sure they grow right and are healthy?”* Another issue is, *“Who will rent out my home successfully?”*

BMI of Southwest Florida, LLC offers an extensive program for our customers. With our office in Cape Coral, Florida and our head office in Germany, we are always reachable. The property management program includes a broad range of services including bill payment, weekly checks on the home, organizing all small repairs as well as regular maintenance, to assure that your dream home is always in great shape. This is how we ensure that, should you choose to rent your home, the vacation guests leave with the desire to return soon. Our current home owners and guests can attest to the quality of our services.



Through our years of experience in the rental business, we know what renters are looking for and therefore also offer our services in helping to furnish and accessorize the home. Of course we also keep home owners informed should anything be lacking or in need of replacement. Fast and straightforward, we make sure that your renters have everything they need. We want them to be as happy and comfortable as you will be in your home.

**A first class presentation of our rental homes on our website, [www.bmi-homes.com](http://www.bmi-homes.com), which is managed by us as well, ensures a high number of rentals throughout the year.**

The average for last year was approximately 74% occupancy. People searching for us online usually can find us within the first 3 pages of all major search sites such as Google.com, Yahoo.com and Bing.com. On average we placed 30x on page 1, 35x on page 2, and about 25x on page 3 of the 10 biggest search engines in the world.

Our easy rental procedure and a professional check-in/check-out are standard for us, as is a nice welcome package for our guests.



Should you wish to know more about BMI and all our services, please call our office in Florida or Germany, and we'll gladly show you how to cover some of your costs and perhaps make a profit.





# Experience the Florida lifestyle in a BMI vacation home...

Today tourism plays a large role in Cape Coral due to the great central location. Thousands of families visit the city every year as vacationers, easily reaching Cape Coral via Southwest Florida International Airport. The Fort Myers Airport is reachable from all European and other international airports. From the Dusseldorf Airport, Air Berlin flies directly to Fort Myers without any layovers. One can arrive at the vacation homes in Cape Coral or Fort Myers Beach in no longer than thirty minutes with a rental car, which can be rented from the airport. A welcome package awaits you upon arrival to your vacation home with ample information about the region and tips for your vacation. A vacation in a BMI vacation home will be a wonderful experience for you. You will enjoy every moment in this house as much as you will enjoy the good care BMI takes of all their customers. Be it breakfast on the terrace or a morning dip on the swimming pool. The large patios of BMI vacation homes invite extensive sunbathing. Enjoy the evenings with a typical American-style BBQ and let the day fade away in the glow of one of Florida's nightly spectacular sunsets. Shopping for daily necessities also becomes an experience in Southwest Florida. In a few minutes one can reach a supermarket such as Publix. A grandiose selection of fresh produce, baking supplies, vegetables and fruits, as well as good meat and the best steaks that you have ever laid on a grill, you can find here. Fresh fish from this region is ready for you in the seafood display or you can take a trip out to Matlacha and hand pick your own fish, shrimp or fresh muscles directly from the fishermen. Shopping is not only the favorite activity of Americans. We know also from our vacation guests that during their trips it becomes their favorite sport. At



unbelievable prices one can find all the name brands here. The shops close by or in the colossal shopping malls in the surrounding area offer an unbelievable selection and laid-back shopping becomes an experience. All over one can find friendly personnel, who don't mind taking the time to help you. Customer service is completely capitalized upon here. Restaurants, whether it be a traditional steakhouse, Italian-cuisine or seafood restaurant are so abundantly available, that during your vacation you could visit a different one every day. The friendliness of the staff will win you over as much as the multifarious menus.

You can shed unnecessary pounds in the various gyms, which have very good equipment at your disposal, and incredibly knowledgeable trainers offer to work with you. Of course, you could also try to stay fit by playing on one of the many tennis or golf courses. A visit to one of our dream beaches, in addition to this, will contribute to an unforgettable Florida vacation experience. Lover's Key, Fort Myers Beach, Sanibel and Captiva are quickly reachable with a car and you will see many different species of bird and dolphin on your way. Bathing in the Gulf of Mexico is as fun as collecting beautiful shells to bring back home as souvenirs. You also have the opportunity to take part in many activities like paragliding, jet skiing and windsurfing here.

For visitors of the region surrounding Cape Coral and Fort Myers the island life and the beautiful beaches







have a particular appeal. Several of these beaches and the island world are best explored by boat. When it comes to boat rentals our BMI team is unequivocally helpful and assisting you is never a problem. You must present a valid driver's license before being able to rent the boat and explore the dreamlike island world. You will get a basic overview of the boat's mechanics, of the signs and modes of behavior on the water, of the weather report and the most gorgeous destinations for your boat trip. Look out before you get underway that the boat which was given to you is in sound technical condition. You should pay particular attention to the hull of the boat and the propeller. Once everything has been fully inspected, it's time to leave port.

From your own boat slip or from the marina you can go directly to the sea and awaken the adventurer in yourself. There are a lot of small islands to discover, be it Breakfast Island or Bikini Island, every one of these small islands has their own appeal. Before you weigh anchor please pay attention that there is enough water under the keel. The GPS, which today comes standard on boats, display the water depth. The anchor should be securely fastened and only used when, for example, you decide to have a nice rest on Picknick Island before you continue on to your next destination. You can even choose the deserted, beautiful beaches of Cayo Costa. On the way

there you will probably be escorted by dolphins, a wonderful experience. The crystal-clear, turquoise-blue water lapping at Cayo Costa's shore invites you to bathe in the Gulf of Mexico.

On the way back from Cayo Costa you can look forward to a visit to Cabbage Key. The harbor master of Cabbage Key will help you to tie up your boat in the tiny marina. In the restaurant on Cabbage Key there are many different delicious foods and tropical drinks to choose from. The view from the terrace out to Pine Island Sound is overwhelming. For every satisfied customer there is an empty space on the wall for them to hang their signed dollar bill. The amount of money hanging on the walls today totals more than \$1000. In this way you can eternalize your spot in this wonderful place and when you return years later with your friends you can point out to them your dollar bill.

You will never forget the last part of your boating excursion in the breathtaking evening sunset. A gorgeous, colorful reflection on the water streaming from the sun and imposing clouds on the horizon certainly belongs to the most beautiful natural phenomenon that you have ever seen. If at that exact moment you take a picture and a pelican so happens to fly through the setting sun, then you have the perfect photo to take home and share your Florida vacation with friends and family.

**WELCOME TO CAPE CORAL**





## Villa Dream Beach

149 Washington Ave • Fort Myers

A newly renovated home, located within five minutes walking distance of the beach, you'll find Villa Dream Beach, the perfect house to spend your vacation in. It has three bedrooms and two bathrooms.

The master bedroom has one king-size bed, the first guest room has one queen-size bed and the second has a king-size bed. There is a cozy kitchen and a nice sized living room. All furnishings were picked out with much care and consideration and are almost all brand new.

The home is fully furnished, including all appliances, dishes and linens that you might need for your vacation. There are also two TV's, a DVD player, a stereo system and two telephones.

The pool area is screened in and therefore lets you enjoy the pool at all hours without being bothered by bugs of any kind. There is beautiful landscaping and the sunsets on Fort Myers Beach are something you are not likely to forget.

3 Bedroom, 2 Bath



...it's just  
**Paradise!**

## BMI vacation homes in Fort Myers Beach



Seldom does a vacation turn into one as perfect as when spent in one of our Fort Myers Beach vacation rentals. With only a short walk to the beach, you will find them with pretty landscaping and swimming pools for those times when you may not want to cool off in the Gulf of Mexico.

Recreational opportunities are plentiful around this area. Lovers Key State park is only a short ride away. For the golfers among you the surrounding area has spectacular golf courses where any tee time will be a pleasure. You could pick a different course for each day of your vacation if you choose. Boaters have the opportunity to begin their visits to the beaches or the islands of Sanibel and Captiva from either their home boat dock or one of the local Marinas. White

sands invite you to long strolls along the beach, sunbathing and beach volleyball. Beach bars offer lovely refreshments and often will you find beach parties with live music during the evening hours.

It is a unique spectacle when Dolphins play their games in front of you during a beautiful sunset, as though they had been hired especially for you.

A trip to Naples Sixth Avenue or, less than 10 minutes away, downtown Fort Myers, is well worth your time. You will find great restaurants here or along Estero Blvd. Some of these are easily reachable by boat and therefore a gorgeous day on the water can end with a nice, fresh fish dinner at a waterfront restaurant.





# I have a dream....

by Hartmut O.E.Meins

The dream of your own house in Southwest Florida! Whether you want to use this house for yourself as a permanent residence or as a nice investment for a vacation home which you would like to use yourself for some time of the year. BMI always has the right concept for you and is the best contact for you to make this dream come true. Our real estate team will primarily take care of your needs. Do you want a house that is for resale or do you want to buy a lot and later build on this property? The right question for you and you need the right answer. In any case, first and foremost the location and then the house should meet your expectations. In the event that you would like to rent out the purchased house or the new construction, we will advise you comprehensively in order to give you a good feeling in your decision-making.



The high level of activity in the new construction business and in real estate is of course not conducive to a simple purchase or easy finding of suitable building lots. With every reliable and reputable realtor you can be sure that they will show you the best options, which of course require more patience today than in the past.

The real estate and construction industry figures speak for themselves. At the moment there are only 858 single family waterfront homes on the market. The number of building permits rose in the last year to 3586.





- (A) CEILING MOUNTED AIR HANDLER  
(B) 22 X 36 ATTIC ACCESS



As already mentioned, it is very important that the realtor who works with you takes a closer look and, taking your wishes into account, does everything possible so that you can realize your wish quickly and well. Today it is important to have good contacts to banks or financial advisors. Here, too, we can provide you with excellent assistance with our contacts.

When you have finally found the right house or the right lot of land for you, I will be happy to assist you with our construction

experts and architects to provide you with the best possible information and advice regarding new construction. In addition, regardless of whether you decide on a new building or an existing house, we will of course be happy to work with you after the purchase. If you decide to add your house to our vacation home rental program after buying it, you will certainly not regret your decision because BMI, with its property management, always takes care of your property here in Southwest Florida and rents out your house to good, reputable tenants and helps you generate a good income.





again and again...  
for you

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For more  
information call  
**549-5400**

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service by BMI**

**NEW CONSTRUCTION with BMI!!!!!!**

With our many years of experience in the international construction business, we offer our customers excellent advice in all areas of new construction in Florida. Developing a new building project in Florida is a great satisfaction with BMI. From planning to completion, we are always at your side and ensure that your dream home is handed over to you in perfect condition.

The floor plans prepared by us and our partners are tailored to all needs and of course we are happy to work with you to create your own personal floor plan. As long as your ideas are in line with the Local and Florida Building Codes, you will receive your unique home. In the past 25 years we have developed floor plans from 1,600 to 8,500 sq. ft. Our customers have always been able to realize their dream with us.

We work with our trusted partners to develop the right concept for you. We work within your budget, taking into account the location of the building site and the size of your dream home. We make sure your home has all your desired features from a beautiful pool area, to tropical landscaping and fully equipped.

There are many more custom additions depending on plot of land many customers enjoy a private Tiki hut, private beach areas and boat docks and lifts. BMI creates your oasis in paradise with your vision and dream.



After we have found the right property for you, BMI and our partners will give you a fixed price guarantee for your building project. Depending on the size of the construction project, the construction period







is between six and twelve months. Of course, we would also be happy to advise you on the furnishings and/or coordination with you. We offer services to completely furnish your home for you. From our experience we know what are guests are looking for in a vacation home.

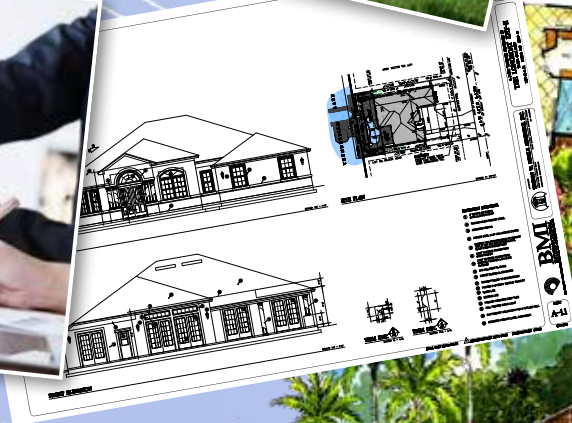
Trust in BMI with our 40 years of international and 25 years of Florida Real Estate and New Construction

experience. Over the past 25 years, BMI has built with our experienced partners over 450 new homes. BMI commits to the construction process by checking on the site minimum of twice a week to ensure your home is perfect.

We look forward to giving you detailed advice and work with you to create your Dream Home!











# BMI INTERNATIONAL

naples • bonita springs • fort myers beach • fort myers • cape coral



**Welcomes You To Southwest Florida where  
Dreams Come True In The Florida Sun.**

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A \$5 deposit is required for membership with MIDFLORIDA Credit Union and access to a mortgage. Limited time offer which may be canceled at any time without notice. Equal Housing Opportunity. For primary homes only. Payment Example: A 30-year fixed-rate construction to permanent loan for \$200,000 with 5% down at 4.875% and an Annual Percentage Rate (APR) of 5.311% has a monthly payment of \$1,143.42, which includes principal, interest, and private mortgage insurance. 1. Borrower must qualify for lower rate at time of modification. 30 day period begins after the receipt of Construction Contract (with plans & specs), income documentation, upfront required fees, and signed initial disclosures. NMLS# 417627

