



MEET  
MODERN  
LIVING







# VIBRANT MODERN ARCHITECTURE

Modern Doral is a monumental architectural achievement for the City of Doral. The clean lines and simple styling of the modern architecture differentiate this community from the traditional Doral neighborhoods. Each exclusive two-story home boasts timeless interiors and elegant façades, tall 10-12 foot ceilings, state-of-the-art amenities, spacious garages, beautiful balconies and tropical lush landscaping. Large windows invite natural lighting to become an added element in design, allowing rays of light to accentuate planes and highlight focal points within the homes. The open living spaces and large floor plans provide the true feel of contemporary living.



# A TRUE LUXURY COMMUNITY



Modern Doral offers its residents private access to its opulent clubhouse. With one amidst each subdivision, every clubhouse serves a different function, be it recreation or entertainment. Exclusive membership to the clubhouses provides residents with meeting areas, a fully-equipped fitness center and children's playroom, library, business center with media room and kitchenette, an oversized swimming pool, spa, sun deck, barbeque gazebo area, and more.



MODERN  
DORAL

# 75

Each of the 74 new luxury homes within MODERN 75 boasts Miami Modernist Architecture, the inimitable style from the 1950s and 1960s that personified the romance and energy of Miami. An ideal haven awaits you and your family in the finest secure and gated community in the City of Doral - welcome to MODERN DORAL.



Year-round tropical climate complements glistening lake views, distinctive palm trees and lush landscaping - not to mention magnificent architecture - Modern 75 has it all. Enjoy the luxury and tranquility this secure and gated community has to offer.



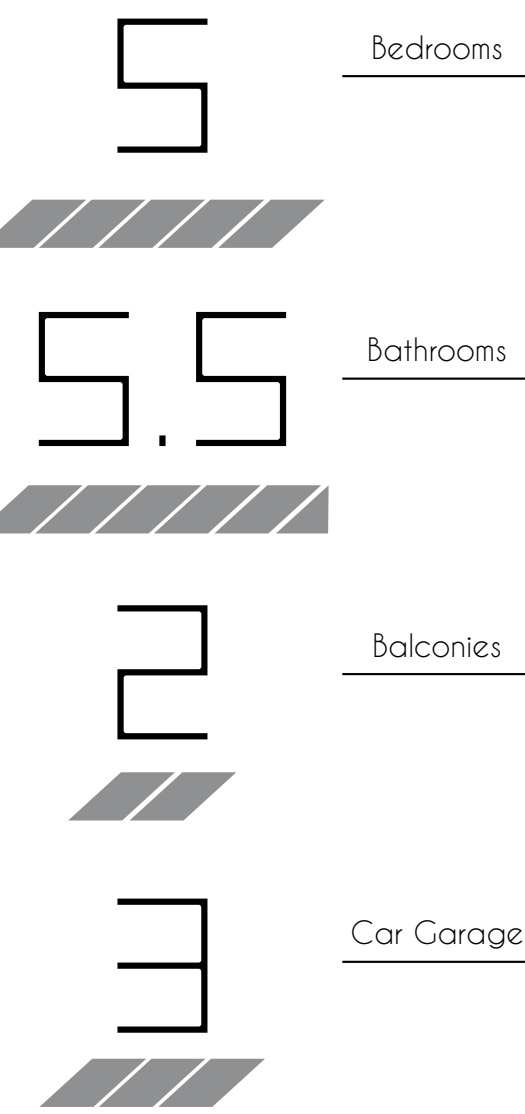
Select your home, decide your future. With only 74 exclusive two-story homes to choose from, let us help you navigate through MODERN 75 while you envision your family's new lifestyle.

75-A-1



Front View

UNIT A-1



First Floor

First Floor		Second Floor		Total Unit A-1	
	Sq. Ft.	m <sup>2</sup>		Sq. Ft.	m <sup>2</sup>
A/C Area	1,826	169.64	A/C Area	2,191	203.55
Non - A/C Area	1,193	110.83	Non - A/C Area	325	30.19
<b>First Floor Total</b>	<b>3,019</b>	<b>280.47</b>	<b>Second Floor Total</b>	<b>2,516</b>	<b>233.74</b>
				<b>A/C</b>	<b>4,017</b>
				<b>Non A/C</b>	<b>1,518</b>
				<b>Total</b>	<b>5,535</b>



Second Floor

TS-A-2



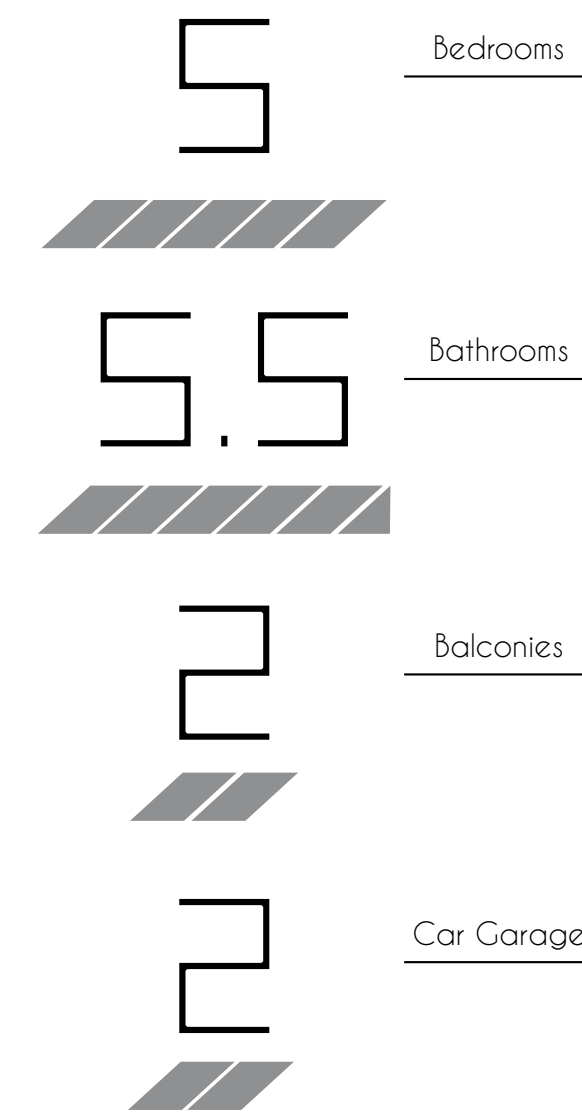
Back View



Front View

UNIT A-2

First Floor		Second Floor		Total Unit A-2	
	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
A/C Area	2,054	2,191	4,254	190.82	394.37
Non - A/C Area	965	325	1,290	89.65	119.84
<b>First Floor Total</b>	<b>3,019</b>	<b>280.47</b>	<b>Second Floor Total</b>	<b>2,516</b>	<b>233.74</b>
			<b>Total</b>	<b>5,535</b>	<b>514.21</b>



First Floor



Second Floor

75-B



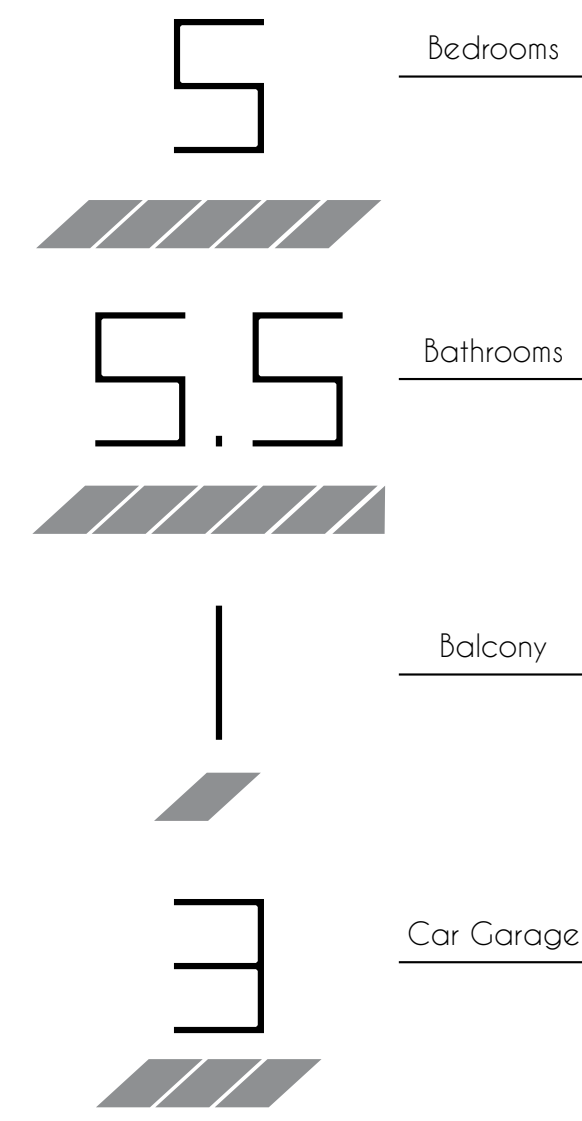
Back View



Front View

UNIT B

First Floor	Sq. Ft.	m <sup>2</sup>	Second Floor	Sq. Ft.	m <sup>2</sup>	Total Unit B	Sq. Ft.	m <sup>2</sup>
A/C Area	1,845	171.41	A/C Area	2,048	190.27	A/C	3,893	361.68
Non - A/C Area	863	80.18	Non - A/C Area	87	8.08	Non A/C	950	88.26
<b>First Floor Total</b>	<b>2,708</b>	<b>251.59</b>	<b>Second Floor Total</b>	<b>2,135</b>	<b>198.35</b>	<b>Total</b>	<b>4,843</b>	<b>449.94</b>



First Floor



Second Floor

75-C



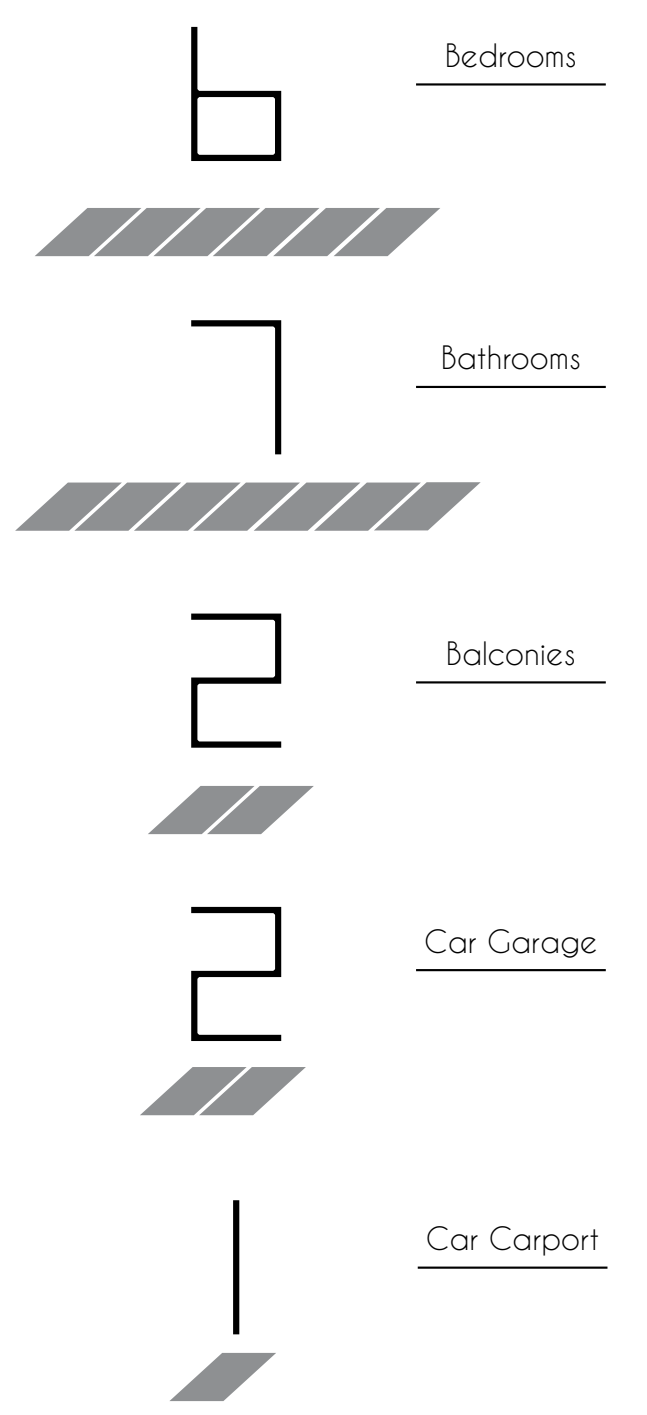
Back View



Front View

UNIT C

First Floor	Sq. Ft.	m <sup>2</sup>	Second Floor	Sq. Ft.	m <sup>2</sup>	Total Unit C	Sq. Ft.	m <sup>2</sup>
A/C Area	2,002	185.99	A/C Area	2,489	231.24	A/C	4,491	417.23
Non - A/C Area	907	84.26	Non - A/C Area	295	27.41	Non A/C	1,202	111.67
<b>First Floor Total</b>	<b>2,909</b>	<b>270.25</b>	<b>Second Floor Total</b>	<b>2,784</b>	<b>258.65</b>	<b>Total</b>	<b>5,693</b>	<b>528.90</b>



First Floor



Second Floor



Back View



75-A-1

5 Bedrooms 5.5 Bathrooms 2 Balconies 3 Car Garage



75-A-2

5 Bedrooms 5.5 Bathrooms 2 Balconies 2 Car Garage



75-B

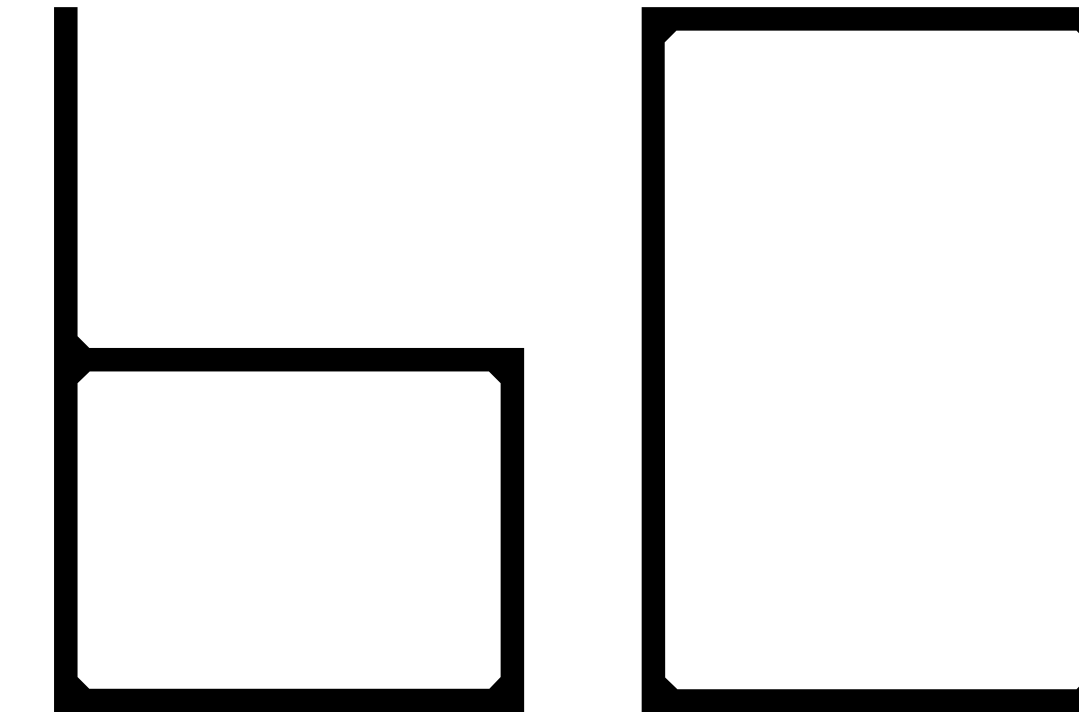
5 Bedrooms 5.5 Bathrooms 1 Balcony 3 Car Garage



75-C

6 Bedrooms 7 Bathrooms 2 Balconies 2 Car Garage 1 Car Carport





Each of the 140 new luxury homes within MODERN 60 boasts Miami Modernist Architecture, the inimitable style from the 1950s and 1960s that personified the romance and energy of Miami. An ideal haven awaits you and your family in the finest secure and gated community in the City of Doral - welcome to MODERN DORAL.





Year-round tropical climate complements glistening lake views, distinctive palm trees and lush landscaping - not to mention magnificent architecture - Modern 60 has it all. Enjoy the luxury and tranquility this secure and gated community has to offer.



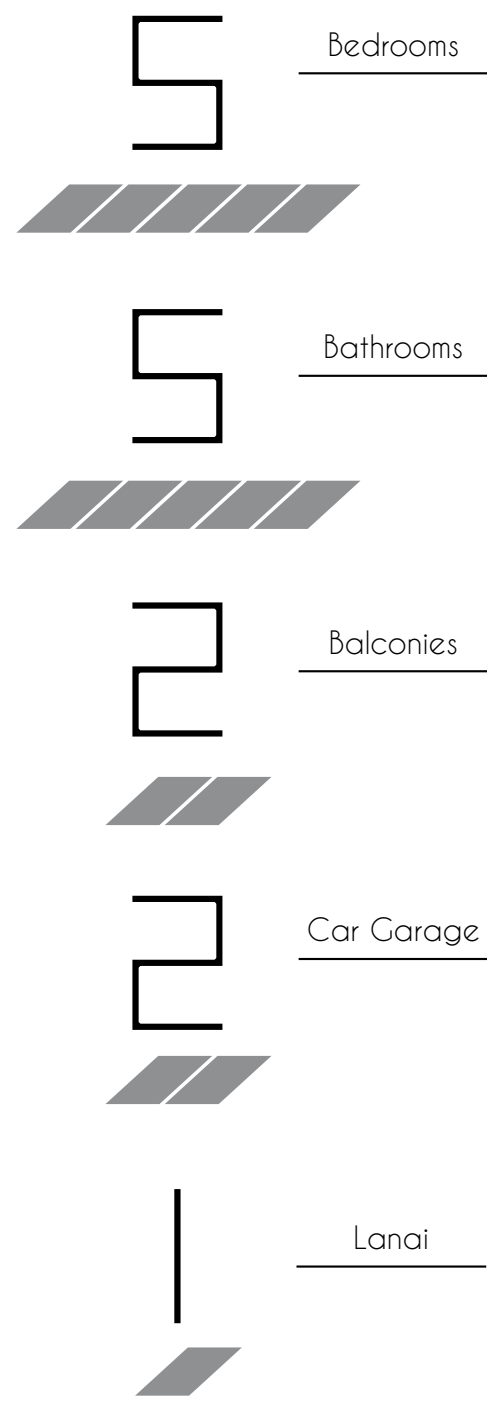
Select your home, decide your future. With only 140 exclusive two-story homes to choose from, let us help you navigate through MODERN 60 while you envision your family's new lifestyle.

60-A-1



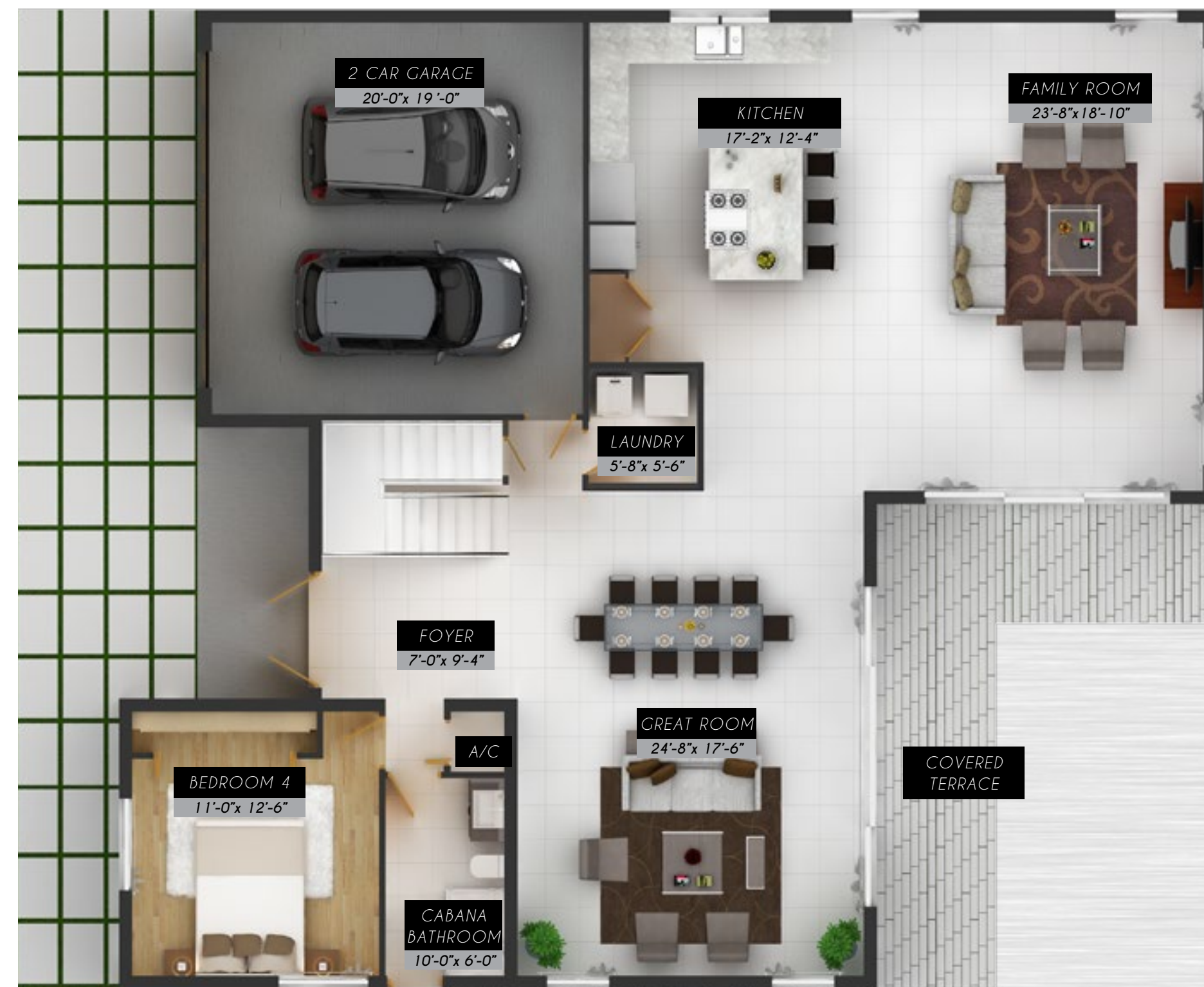
Front View

UNIT A-1



First Floor

First Floor			Second Floor			Total Unit A-1		
	Sq. Ft.	m <sup>2</sup>		Sq. Ft.	m <sup>2</sup>		Sq. Ft.	m <sup>2</sup>
A/C Area	1,742	161.84	A/C Area	1,851	171.96	A/C	3,593	333.80
Non - A/C Area	621	57.69	Non - A/C Area	500	46.45	Non A/C	1,121	104.14
<b>First Floor Total</b>	<b>2,363</b>	<b>219.53</b>	<b>Second Floor Total</b>	<b>2,351</b>	<b>218.41</b>	<b>Total</b>	<b>4,714</b>	<b>437.94</b>



Second Floor

60-A-2



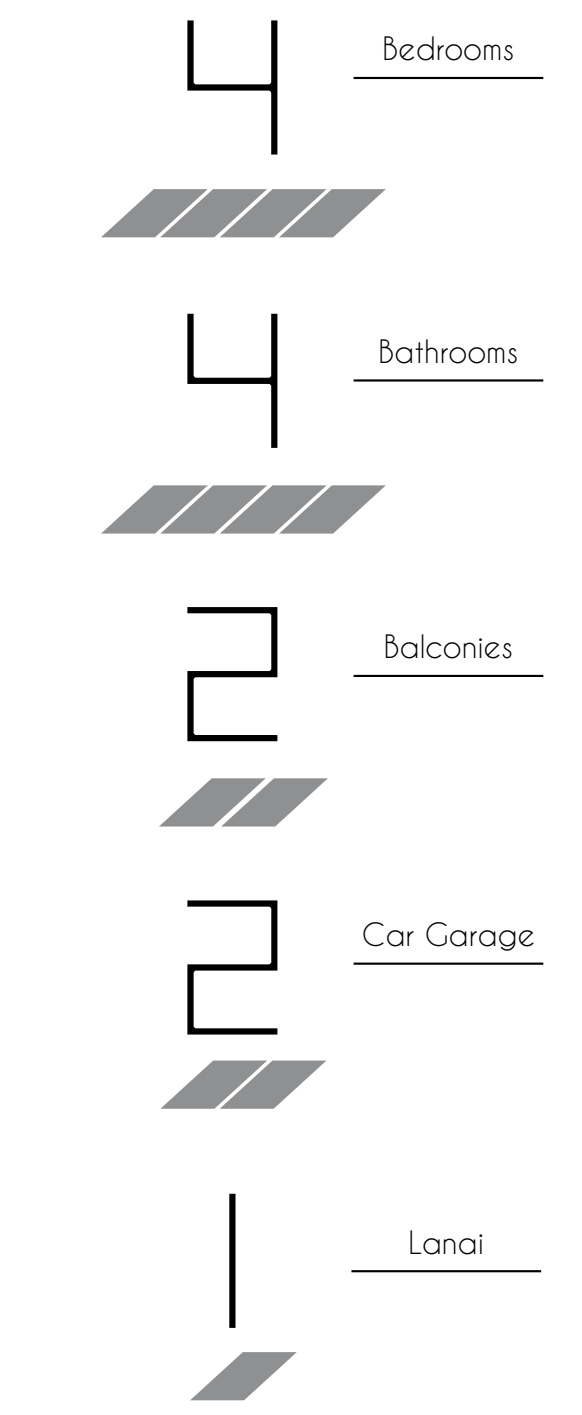
Back View



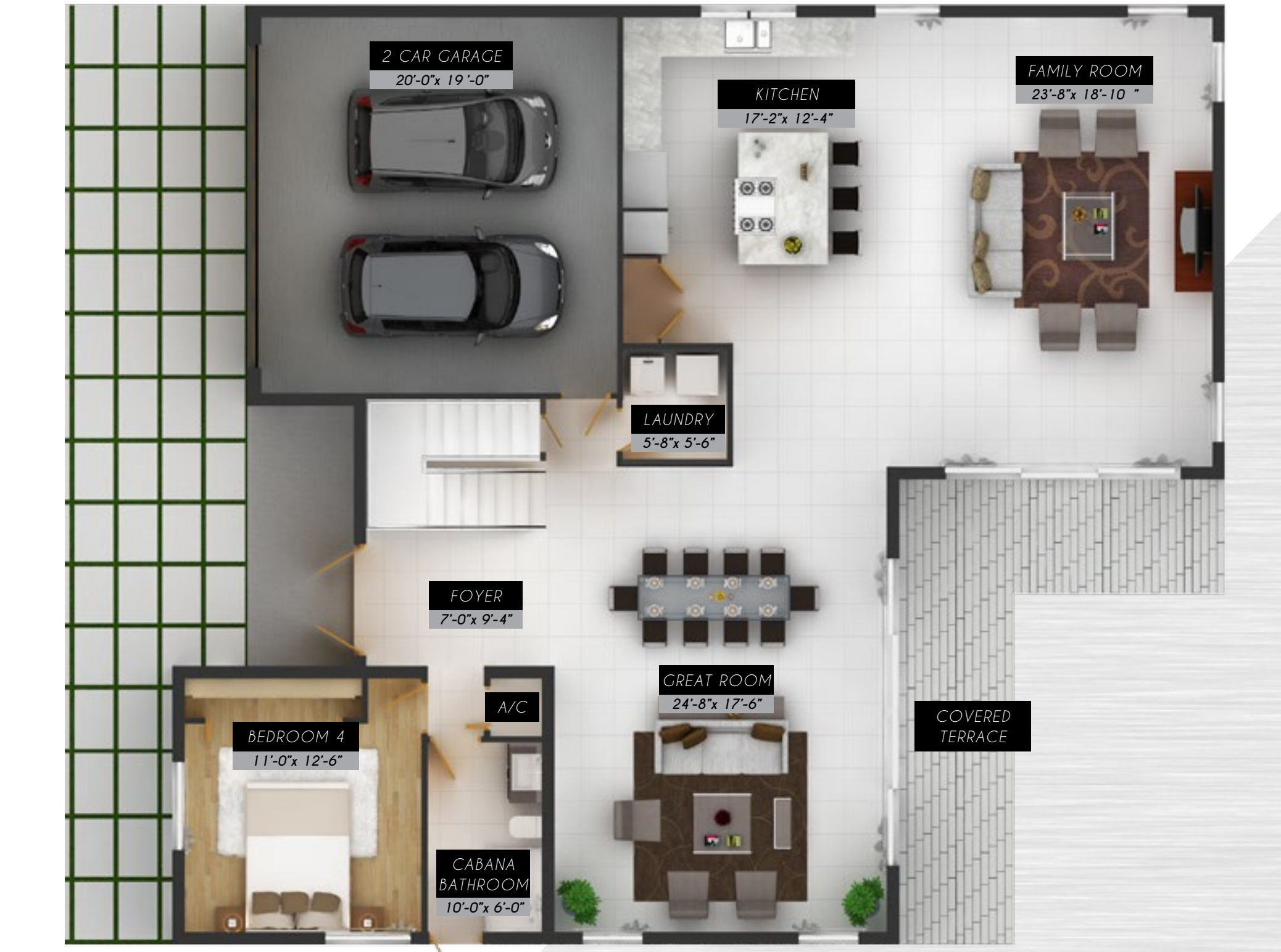
Front View

UNIT A-2

First Floor	Sq. Ft.	m <sup>2</sup>	Second Floor	Sq. Ft.	m <sup>2</sup>	Total Unit A-2	Sq. Ft.	m <sup>2</sup>
A/C Area	1,742	161.84	A/C Area	1,851	171.96	A/C	3,593	333.80
Non - A/C Area	621	57.69	Non - A/C Area	500	46.45	Non A/C	1,121	104.14
<b>First Floor Total</b>	<b>2,363</b>	<b>219.53</b>	<b>Second Floor Total</b>	<b>2,351</b>	<b>218.41</b>	<b>Total</b>	<b>4,714</b>	<b>437.94</b>



First Floor



Second Floor



Back View

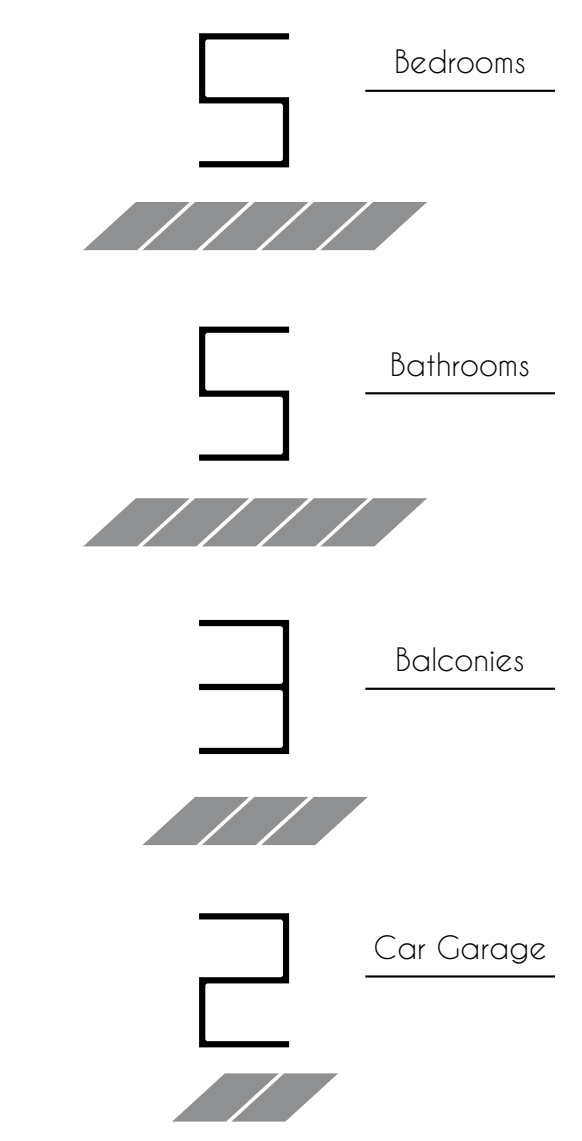


Front View

60-B

UNIT B

First Floor	Sq. Ft.	m <sup>2</sup>	Second Floor	Sq. Ft.	m <sup>2</sup>	Total Unit B	Sq. Ft.	m <sup>2</sup>
A/C Area	1,723	160.07	A/C Area	2,047	190.17	A/C	3,770	350.24
Non - A/C Area	645	59.92	Non - A/C Area	244	22.67	Non A/C	889	82.59
<b>First Floor Total</b>	<b>2,368</b>	<b>219.99</b>	<b>Second Floor Total</b>	<b>2,291</b>	<b>212.84</b>	<b>Total</b>	<b>4,659</b>	<b>432.83</b>



First Floor



Second Floor

60-C



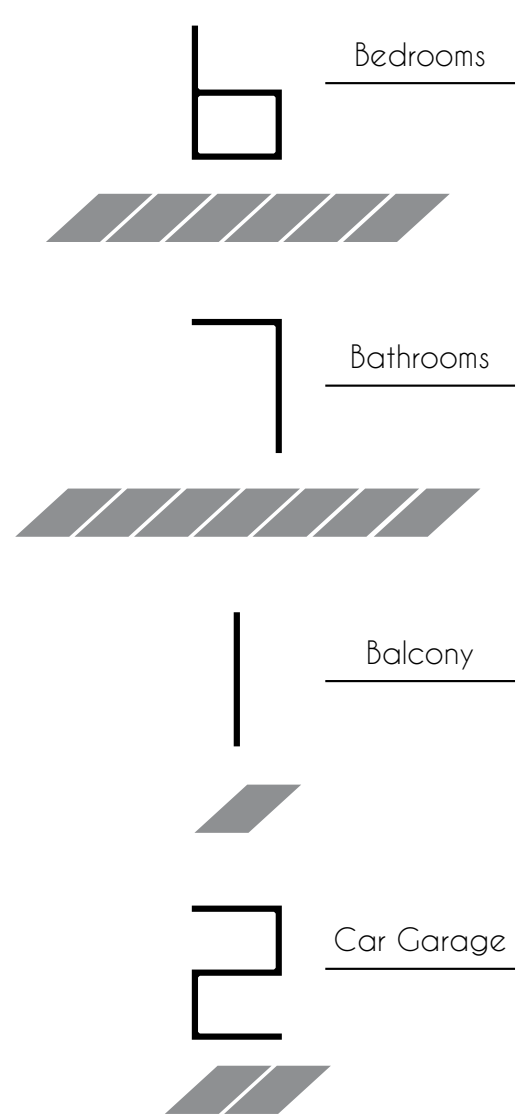
Back View



Front View

UNIT C

First Floor	Sq. Ft.	m <sup>2</sup>	Second Floor	Sq. Ft.	m <sup>2</sup>	Total Unit C	Sq. Ft.	m <sup>2</sup>
A/C Area	1,797	166.95	A/C Area	2,264	210.33	A/C	4,061	377.28
Non - A/C Area	629	58.44	Non - A/C Area	33	3.07	Non A/C	662	61.51
<b>First Floor Total</b>	<b>2,426</b>	<b>225.39</b>	<b>Second Floor Total</b>	<b>2,297</b>	<b>213.40</b>	<b>Total</b>	<b>4,723</b>	<b>438.79</b>



First Floor



Second Floor



Back View



60-A-1  
 5 Bedrooms 5 Bathrooms 2 Balconies 2 Car Garage 1 Lanai



60-A-2  
 4 Bedrooms 4 Bathrooms 2 Balconies 2 Car Garage 1 Lanai



60-B  
 5 Bedrooms 5 Bathrooms 3 Balconies 2 Car Garage



60-C  
 6 Bedrooms 7 Bathrooms 1 Balcony 2 Car Garage





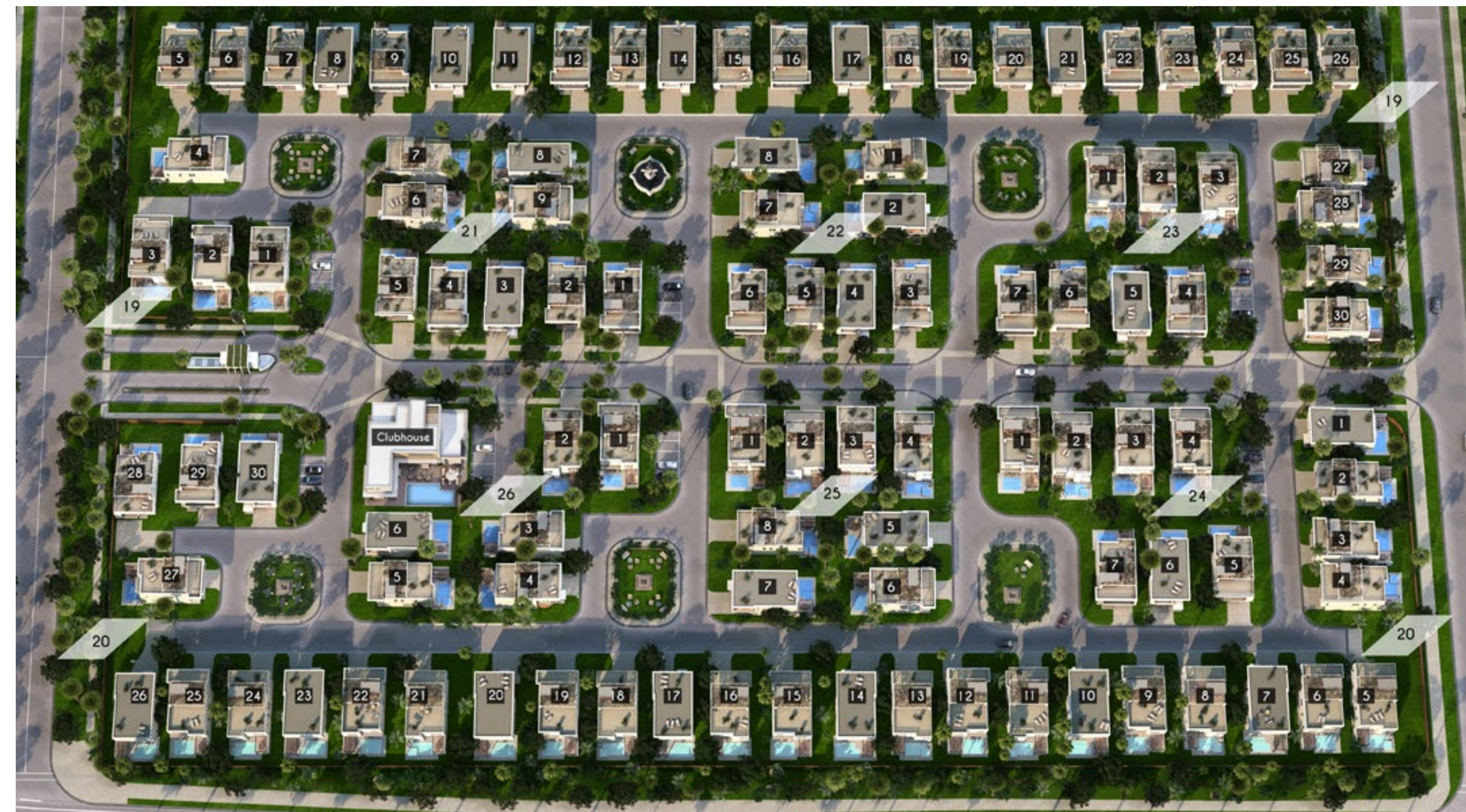
# 45

Each of the 105 new luxury homes within MODERN 45 boasts Miami Modernist Architecture, the inimitable style from the 1950s and 1960s that personified the romance and energy of Miami. An ideal haven awaits you and your family in the finest secure and gated community in the City of Doral - welcome to MODERN DORAL.





Year-round tropical climate complements glistening lake views, distinctive palm trees and lush landscaping - not to mention magnificent architecture - Modern 45 has it all. Enjoy the luxury and tranquility this secure and gated community has to offer.



Select your home, decide your future. With only 105 exclusive two-story homes to choose from, let us help you navigate through MODERN 45 while you envision your family's new lifestyle.

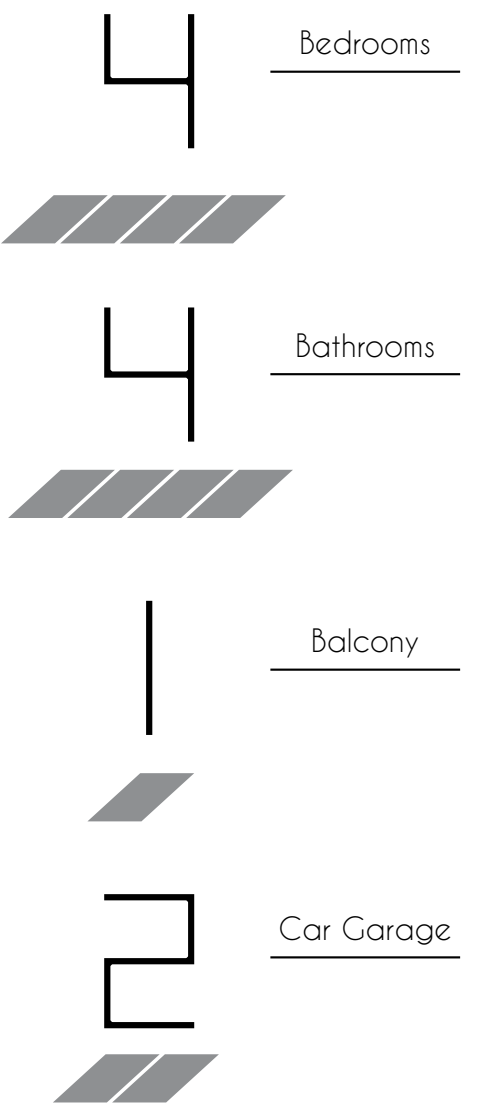
45-A



Front View

UNIT A

First Floor		Second Floor		Total Unit A	
A/C Area	Sq. Ft. / m <sup>2</sup>	A/C Area	Sq. Ft. / m <sup>2</sup>	A/C	Sq. Ft. / m <sup>2</sup>
Non - A/C Area	611 / 56.76	Non - A/C Area	97 / 9.01	Non A/C	708 / 65.77
<b>First Floor Total</b>	<b>1,983 / 184.22</b>	<b>Second Floor Total</b>	<b>1,873 / 174.01</b>	<b>Total</b>	<b>3,856 / 358.23</b>



First Floor



Second Floor



Back View

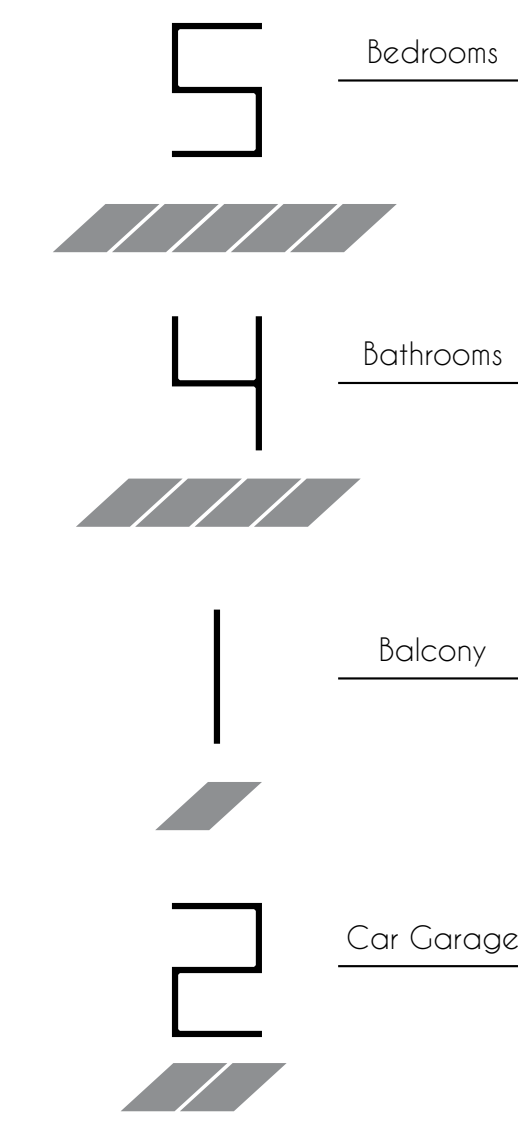


Front View

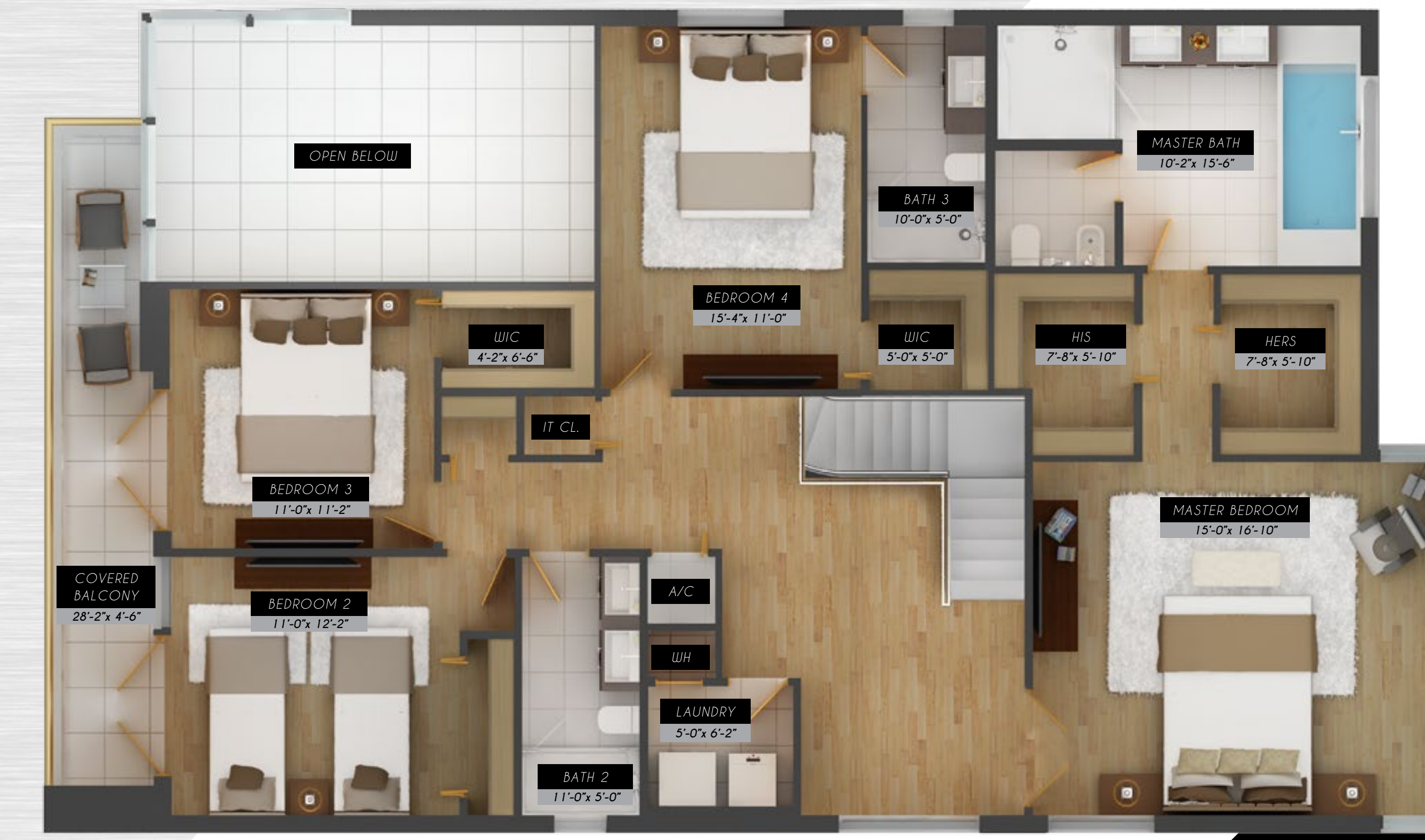
45-B-1

UNIT B-1

First Floor	Sq. Ft.	m <sup>2</sup>	Second Floor	Sq. Ft.	m <sup>2</sup>	Total Unit B-1	Sq. Ft.	m <sup>2</sup>
A/C Area	1,470	136.57	A/C Area	1,654	153.66	A/C	3,124	290.23
Non - A/C Area	444	41.25	Non - A/C Area	134	12.45	Non A/C	578	53.70
<b>First Floor Total</b>	<b>1,914</b>	<b>177.82</b>	<b>Second Floor Total</b>	<b>1,788</b>	<b>166.11</b>	<b>Total</b>	<b>3,702</b>	<b>343.93</b>



First Floor



Second Floor

45-B-2



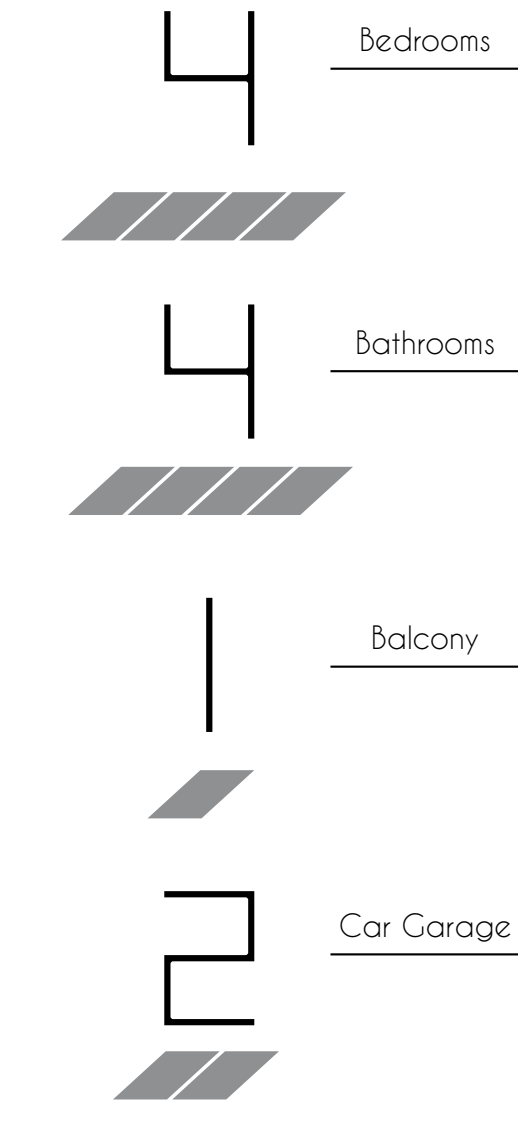
Back View



Front View

UNIT B-2

First Floor			Second Floor			Total Unit B-2		
	Sq. Ft.	m <sup>2</sup>		Sq. Ft.	m <sup>2</sup>		Sq. Ft.	m <sup>2</sup>
A/C Area	1,470	136.57	A/C Area	1,654	153.66	A/C	3,124	290.23
Non - A/C Area	444	41.25	Non - A/C Area	134	12.45	Non A/C	578	53.70
<b>First Floor Total</b>	<b>1,914</b>	<b>177.82</b>	<b>Second Floor Total</b>	<b>1,788</b>	<b>166.11</b>	<b>Total</b>	<b>3,702</b>	<b>343.93</b>



First Floor



Second Floor

45-C



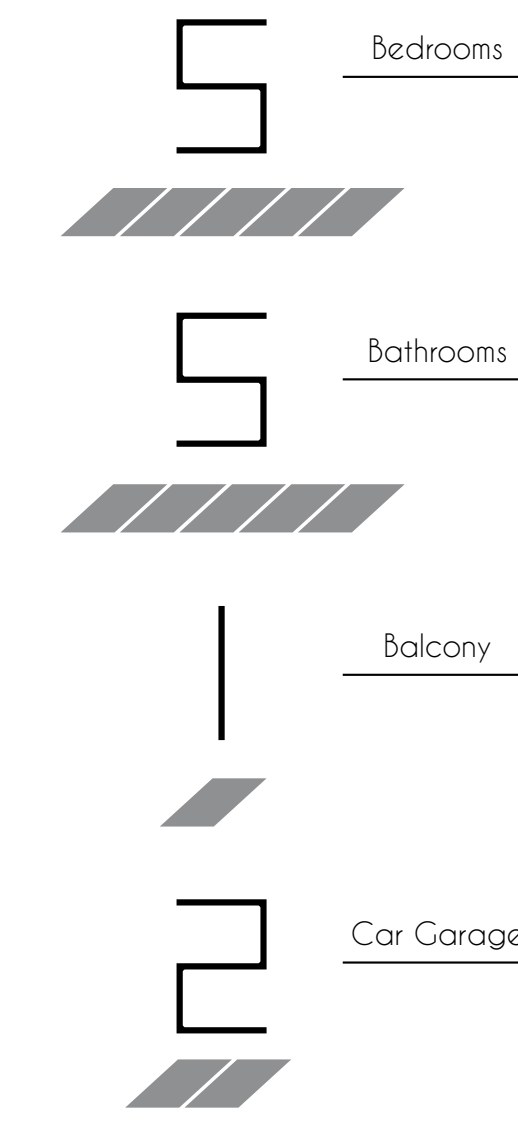
Back View



Front View

UNIT C

First Floor		Second Floor		Total Unit C	
	Sq. Ft.	m <sup>2</sup>		Sq. Ft.	m <sup>2</sup>
A/C Area	1,447	134.43	A/C Area	1,700	157.94
Non - A/C Area	418	38.83	Non - A/C Area	55	5.11
<b>First Floor Total</b>	<b>1,865</b>	<b>173.26</b>	<b>Second Floor Total</b>	<b>1,755</b>	<b>163.05</b>
			<b>A/C</b>	<b>3,147</b>	<b>292.37</b>
			<b>Non A/C</b>	<b>473</b>	<b>43.94</b>
			<b>Total</b>	<b>3,620</b>	<b>336.31</b>



First Floor



Second Floor



Back View



45-A  
4 Bedrooms 4 Bathrooms 1 Balcony 2 Car Garage



45-B-1  
5 Bedrooms 4 Bathrooms 1 Balcony 2 Car Garage



45-B-2  
4 Bedrooms 4 Bathrooms 1 Balcony 2 Car Garage



45-C  
5 Bedrooms 5 Bathrooms 1 Balcony 2 Car Garage





# FEATURES





# LUXURY INTERIORS



Porcelain floor in bathrooms, laundry room, kitchen and foyer

Smart home technology

6" wood baseboards

Advanced cable wiring in all bedrooms and family room

Advanced telephone high performance wiring in master bedroom and kitchen

Elegant interior architectural details

Energy efficient water heater

Full security system with siren and motion detector

Full size washer and dryer

Insulated ceiling and exterior walls

Pre-wired for ceiling fan in family room and all bedrooms

Programmable readout thermostat

Raised panel interior doors with casing

Remote control garage door

Sherwin Williams flat latex paint

Smoke / carbon monoxide detectors

Smooth and modern drywall finishes on ceiling and walls

Wall-to-wall wood flooring in all bedrooms

Wood flooring on stairs and upstairs corridor

Aluminum stair railing

## ELEGANT BATHROOMS

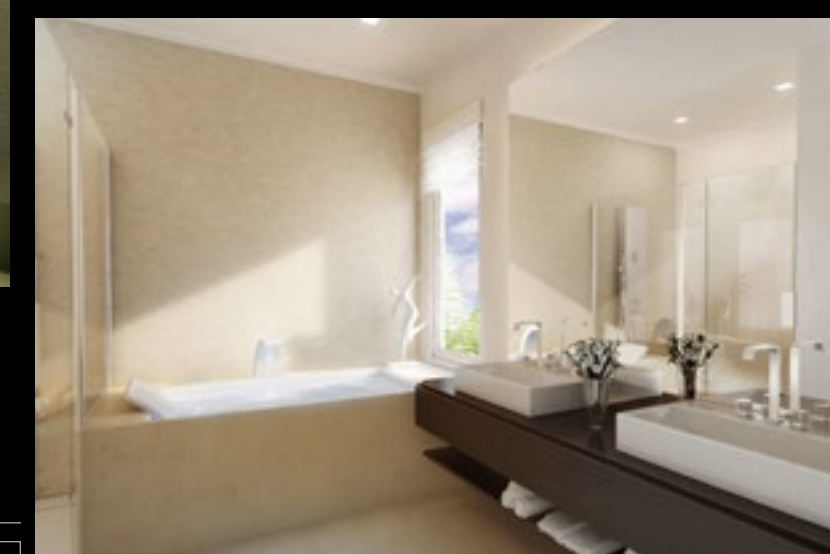
- Anti-skid bath tubs
- Imported Italian wood cabinetry
- Luxurious Roman tub in master bedroom
- White bathroom fixtures
- Porcelain bathroom tile on floors and wet areas
- Quartz or glass countertop in master bathroom



60



75



45

## GOURMET KITCHEN - 45



- 36" side-by-side refrigerator/freezer with automatic ice maker
- 30" free standing range with radiant top
- 30" microwave and wall oven combination
- 30" canopy wall and island hood
- Authentic Italian wood cabinetry
- Dishwasher
- Dual compartment undermount stainless steel sink and pullout faucet
- Full quartz backsplash
- Glass or quartz countertop
- Under-counter wine cooler
- Waste disposal

## GOURMET KITCHEN - 60



- 36" side-by-side refrigerator/freezer with automatic ice maker
- 30" free standing range with radiant top
- 30" microwave and wall oven combination
- 30" canopy wall and island hood
- Authentic Italian wood cabinetry
- Dishwasher
- Dual compartment undermount stainless steel sink and pullout faucet
- Full quartz backsplash
- Glass or quartz countertop
- Under-counter wine cooler
- Waste disposal

## GOURMET KITCHEN - 75



36" side-by-side refrigerator/freezer with automatic ice maker

30" free standing range with radiant top

30" microwave and convection wall oven combination

30" canopy wall and island hood

Authentic Italian wood cabinetry

Dishwasher

Dual compartment undermount stainless steel sink and pullout faucet

Full quartz backsplash

Glass or quartz countertop

Under-counter wine cooler

Waste disposal



## IMPRESSIVE EXTERIORS



Covered terrace

Driveway with pavers

Fully sodded and landscaped site with automatic sprinkler system

Hurricane impact aluminum windows

Sherwin Williams acrylic flat paint

Waterproof sealant around exterior windows and doors

Landscape hedge and fence on backyards separating your property from neighbors

Rooftop terrace (optional)

### CONSTRUCTION STANDARDS

Single-ply roofing system

2nd floor precast concrete slabs

Energy efficient air conditioning with stipulated SEER rating

Manufacturer's warranties passed on to you on all appliances

Preferred Builder's warranty

Steel reinforced monolithic concrete building foundation with concrete block construction, steel reinforced and poured tie beam construction



**MODERN 75 COMMUNITY FEATURES**

- Beautiful landscaping
- Central lake with fountains
- Gazebo area with bar, barbeque and sitting areas
- Green park with bike trails
- Numerous water fountains throughout the community
- Private gated community with 24-hour manned guardhouse
- Professional management company
- Unique architecture / customized homes

**MODERN 75 CLUBHOUSE**

- Business center with media room
- Children's playroom
- Fully equipped adult fitness center
- Great room
- Kitchenette
- Living room / meeting area
- Men's and women's locker rooms equipped with showers and saunas
- Office / library
- Oversized swimming pool and spa
- Reception area
- Sun deck

**MODERN 60 COMMUNITY FEATURES**

- Beautiful landscaping
- Gazebo area with bar, barbeque and sitting areas
- Green park with bike trails
- Numerous water fountains throughout the community
- Private gated community with 24-hour manned guardhouse
- Professional management company
- Unique architecture / customized homes

**MODERN 60 CLUBHOUSE**

- 2nd floor outdoor exercise area
- Elevator
- Fully equipped adult fitness center
- Great room / Lounge
- Kitchenette
- Men's and women's locker rooms equipped with showers and saunas
- Office / library
- Oversized swimming pool and spa
- Reception area
- Storage area
- Summer kitchen
- Wet bar



CLUBHOUSE 60



CLUBHOUSE 45

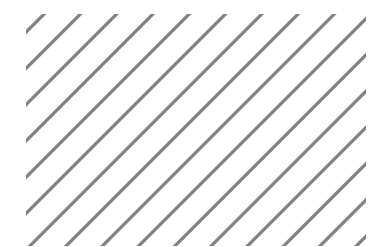
**MODERN 45 COMMUNITY FEATURES**

- Beautiful landscaping
- Park lake
- Gazebo area with bar, barbeque and sitting areas
- Green park with bike trails
- Numerous water fountains throughout the community
- Private gated community with 24-hour manned guardhouse
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- Unique architecture / customized homes

**MODERN 45 CLUBHOUSE**

- 2nd floor outdoor exercise area
- Business center with media room
- Children's playroom
- Elevator
- Fully equipped adult fitness center
- Game room / Media room
- Great room / Lounge
- Kitchenette
- Men's and women's locker rooms equipped with showers and saunas
- Office / library
- Oversized swimming pool and spa
- Reception area
- Storage area
- Summer kitchen
- Sun deck
- Wet bar

# COMMUNITY FEATURES



## PRIME LOCATION

Ideally situated in the peaceful yet central City of Doral, Modern Doral is just minutes away from Miami International Airport, several major highways, Trump National Doral, popular retail destinations like Dolphin and International Mall, and an array of delectable restaurants. The City of Doral was named as #2 of America's Top 25 Cities to Live Well by Forbes.com. Its explosive growth has been recognized world-wide as one of most elite communities in Miami due to its cultural amenities, top business development and highly educated workforce. Modern Doral is conveniently adjacent to a city park, where residents will be able to enjoy both recreational and ecofriendly activities.



### Shopping

Dolphin Mall  
Miami International Mall

### Recreation and Parks

Trump National Doral  
 • TPC Blue Monster at Doral  
 • The Great White Course  
 • The Jim Mclean Signature Course  
 • The Gold Course  
 • The Red Course

Univisión  
 Doral Meadows Park  
 Tamiami Park  
 JC Bermudez Park  
 Doral Park  
 Veterans Park  
 Morgan Levy Park  
 Miami Marlins Stadium  
 American Airlines Arena

### Public Services

Miami Dade Police Headquarters  
 Medley Fire Department  
 Doral City Hall

### Transportation Services

Miami International Airport  
 The Port of Miami

### Federal Reserve Buildings

Hospitals and Medical Centers  
 Miami Children's Hospital Urgent Care  
 Baptist Medical Plaza

### Schools

Dr. Rolando Espinosa K-8 Center (Public)  
 Florida International University (Public)  
 Miami Dade College (Public)  
 Ronald W. Reagan/Doral Senior High School (Public)  
 Doral Performing Arts & Entertainment Academy (Public)  
 Belen Jesuit Preparatory School (Private)  
 The Joy Of Learning (Private)  
 St. Agatha Catholic School (Private)  
 Divine Savior Academy (Private)  
 Doral Academy Charter School (Public)  
 Doral Academy Charter Middle School (Public)  
 Doral Academy Charter High School (Public)  
 Petersen Montessori Academy (Private)  
 Renaissance Elementary / Middle Charter School (Public)





# TERRA GROUP

Terra Group is a leading Miami-based real estate development company which quickly cultivated a reputation as a trendsetter. Terra Group creates high-end residential, commercial, land and mixed-use projects known for originality, attention to detail, and rich quality of community life, which has yielded over 2 billion dollars in sales. Founded in 2001 by Pedro & David Martin, Terra Group develops projects that positively impact and improve lives. Each property they take on is selected carefully with a special vision in mind. Their passion for South Florida is displayed by their active role in charitable, civic, arts and cultural organizations. The award-winning company is comprised of hand-picked and highly trained leaders in the field - including architects, builders, designers, lawyers and businessmen. All disciplines under one roof, working together cohesively.

*David Martin*  
COO & President



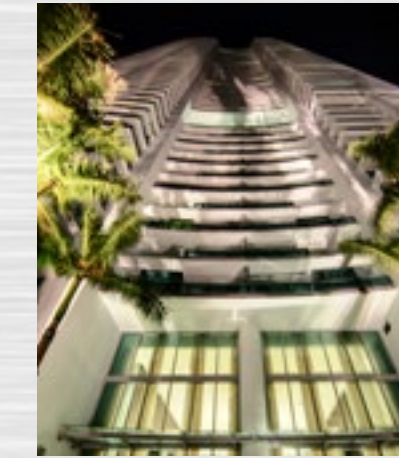
*Pedro Martin*  
CEO & Chairman



Modern Doral



Grove at Grand Bay



900 Biscayne Bay



Atlantic 15



Vintage Estates



Metropolis at Dadeland



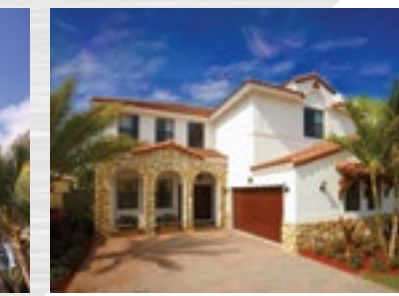
Glass



Vintage Place



Quantum on the Bay



Las Ramblas



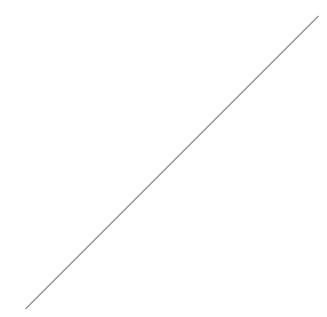
The Reserve Village in Doral



Doral Cay



Nautica Miami Beach



Developed by



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STATED EXTERIOR DIMENSIONS ARE MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS. STATED INTERIOR DIMENSIONS ARE MEASURED FROM INTERIOR WALL FINISH. ADDITIONALLY, THE MEASUREMENTS OF ROOMS SET FORTH ON FLOOR PLANS ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AS SET FORTH IN THE CONTRACT FOR PURCHASE AND SALE. ANY AND ALL FEATURES, PLANS AND SPECIFICATIONS SHOWN HEREON ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY OF THE FOREGOING WITH ITEMS OF SIMILAR OR BETTER VALUE, IN DEVELOPER'S OPINION.

EQUAL HOUSING OPPORTUNITY. BROKER PARTICIPATION WELCOME. ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATION OF THE DEVELOPER. FOR CORRECT REPRESENTATION, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503 FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO A BUYER OR LESSEE. NOT AN OFFER WHERE PROHIBITED BY STATE STATUTES. ALL DIMENSIONS ARE APPROXIMATE AND ALL FLOORPLANS ARE SUBJECT TO CHANGE BY DEVELOPER WITHOUT NOTICE. **ADVERTISING AND MARKETING BY CREATIVE MINDWORKS**



