





MEET  
MODERN  
LIVING





# LIVE IN STYLE



Doral's newest cosmopolitan address now ushers in a new era of living. Let the unmatched artwork embodied in the modern architectural style inspire you. Feel at ease within the captivating open layouts and wide living spaces. Allow the countless contemporary details and state-of-the-art features fascinate you. Prepare to relish in this exclusive lifestyle you have chosen.





# 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.





# 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.



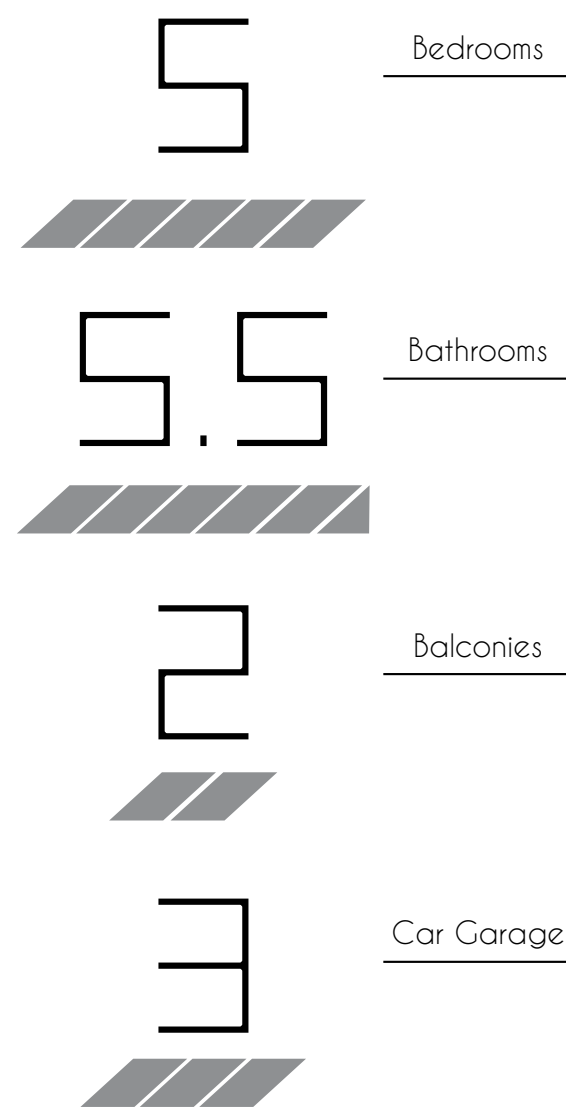
Select your home, decide your future.  
With only 74 exclusive two-story homes to choose from, let us help you navigate through MODERN 75 while you envision your family's new lifestyle.





Front View

## UNIT A-1



First Floor

First Floor	Sq. Ft.	m <sup>2</sup>	Second Floor	Sq. Ft.	m <sup>2</sup>	Total Unit A-1	Sq. Ft.	m <sup>2</sup>
A/C Area	1,826	169.64	A/C Area	2,191	203.55	A/C	4,017	373.19
Non - A/C Area	1,193	110.83	Non - A/C Area	325	30.19	Non A/C	1,518	141.02
First Floor Total	3,019	280.47	Second Floor Total	2,516	233.74	Total	5,535	514.21



Second Floor





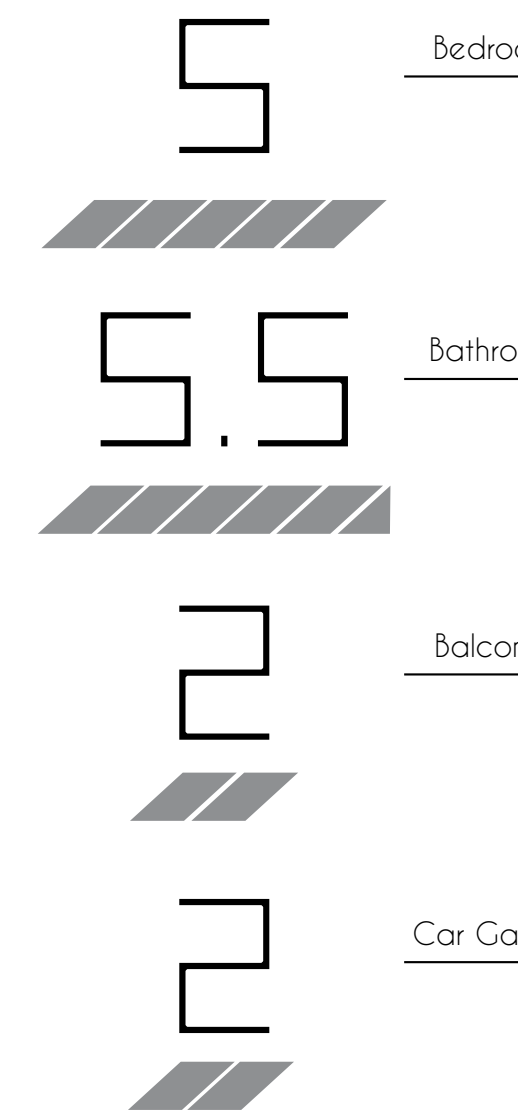
Back View



Front View

75-A-2

# UNIT A-2



First Floor

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	2,054	190.82	A/C Area	2,191	203.55	A/C	4,254	394.37
Non - A/C Area	965	89.65	Non - A/C Area	325	30.19	Non A/C	1,290	119.84
First Floor Total	3,019	280.47	Second Floor Total	2,516	233.74	Total	5,535	514.21



Second Floor





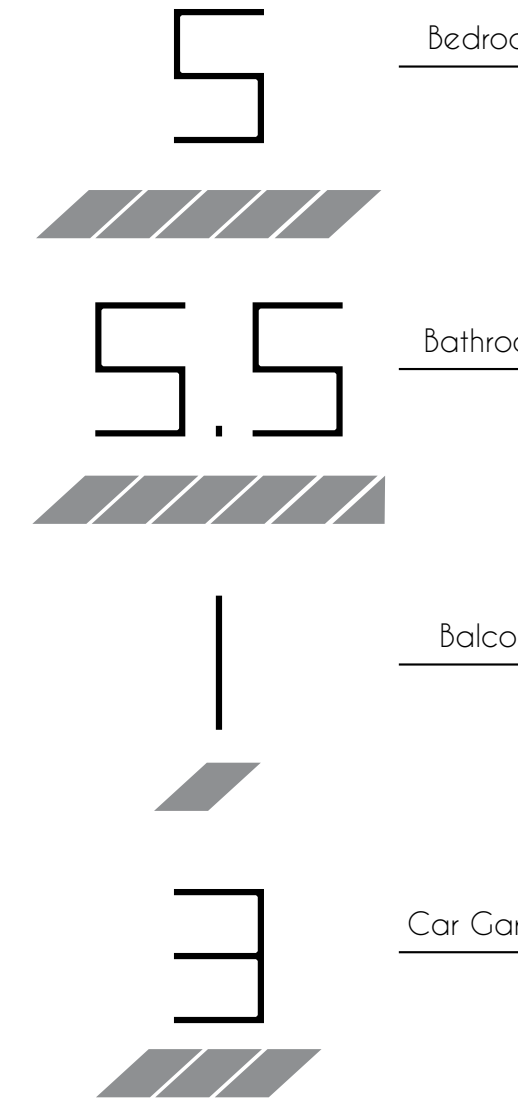
Back View



Front View

75-B

# UNIT B



## First Floor

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
First Floor Total	2,708	251.59	Second Floor Total	2,135	198.35	Total	4,843	449.94



## Second Floor





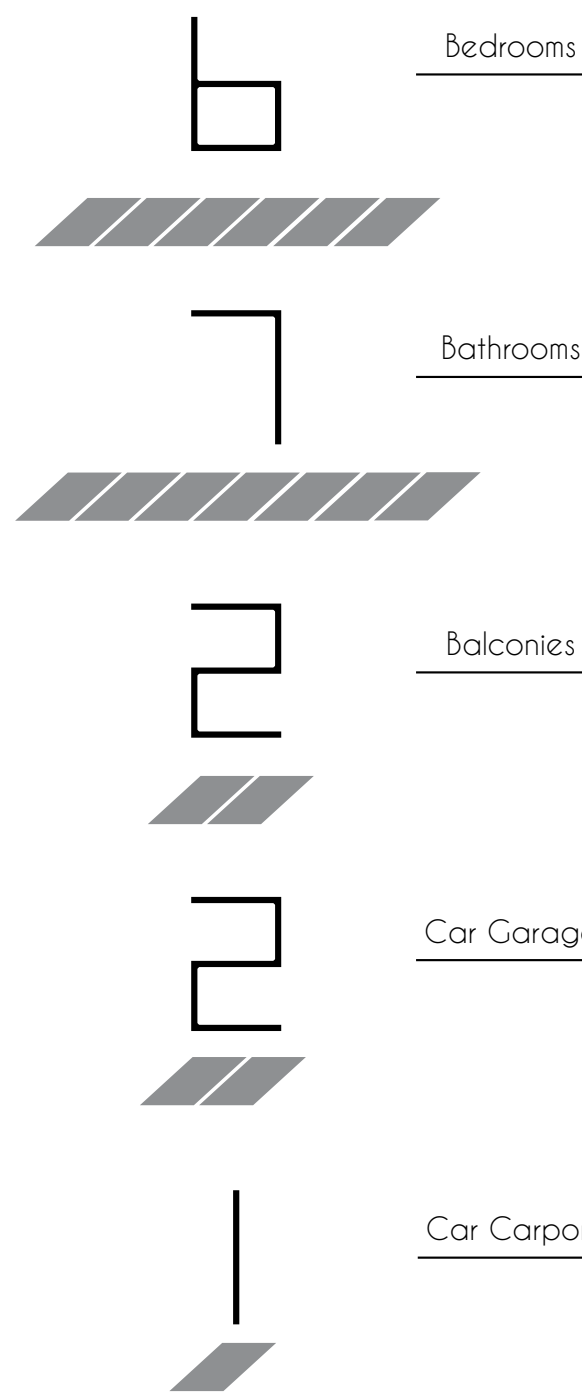
Back View



Front View

75-C

UNIT C



First Floor

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
First Floor Total	2,909	270.25	Second Floor Total	2,784	258.65	Total	5,693	528.90



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



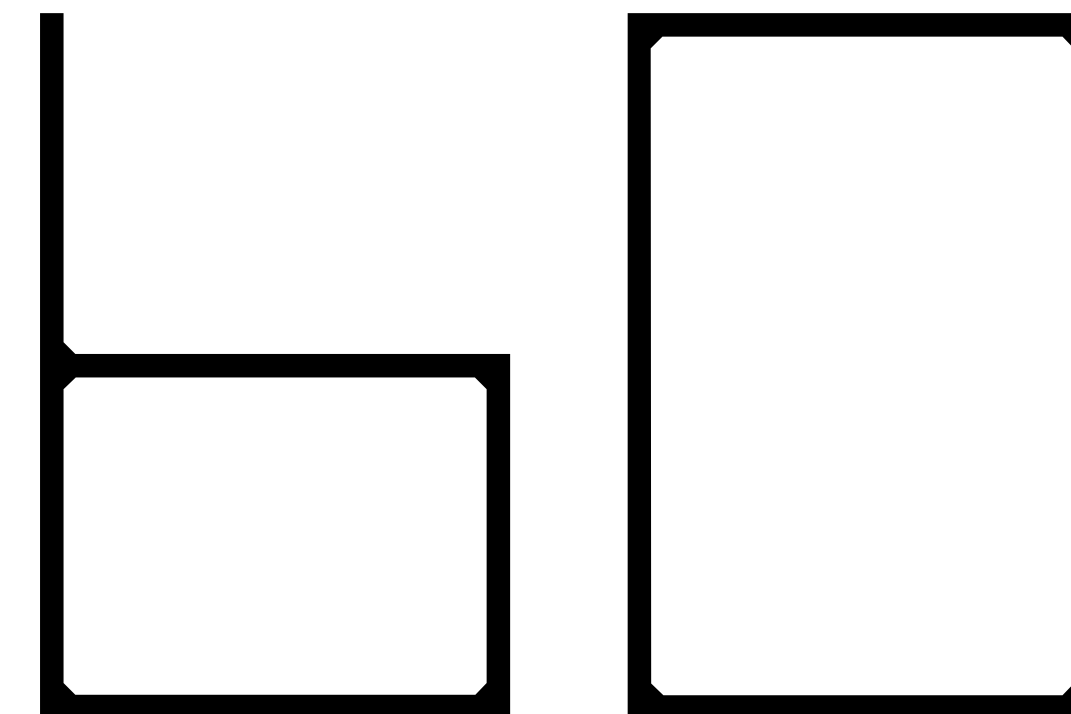
75-B  
 5 Bedrooms 5.5 Bathrooms 1 Balcony 3 Car Garage



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.

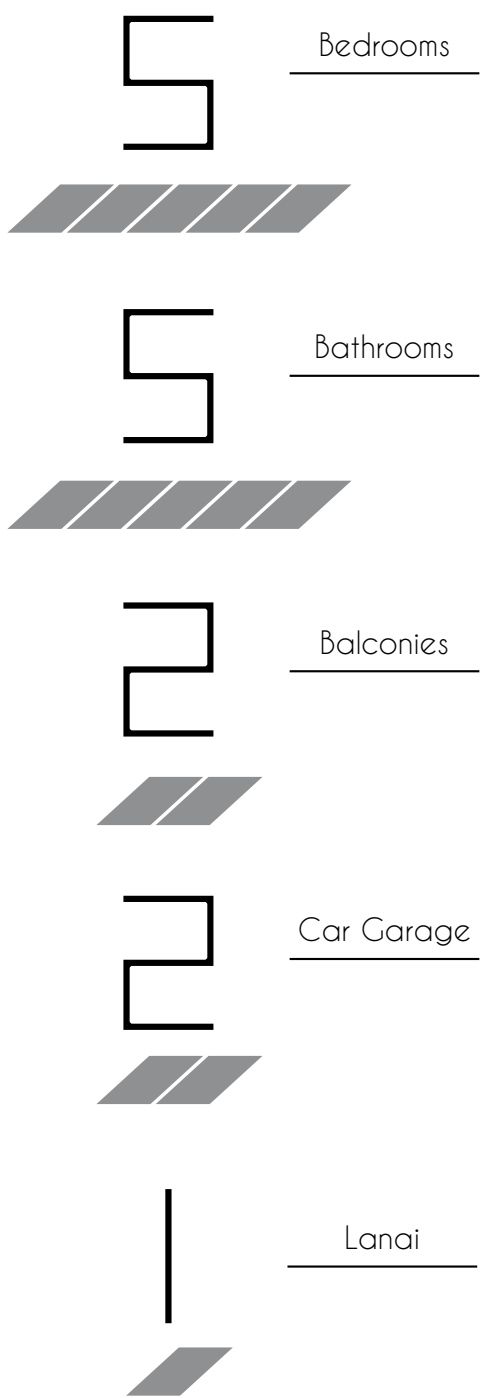




Front View

BO-A-I

## UNIT A-1



First Floor

First Floor	Sq. Ft.	m <sup>2</sup>	Second Floor	Sq. Ft.	m <sup>2</sup>	Total Unit A-1	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
First Floor Total	2,363	219.53	Second Floor Total	2,351	218.41	Total	4,714	437.94



Second Floor





Back View



Front View

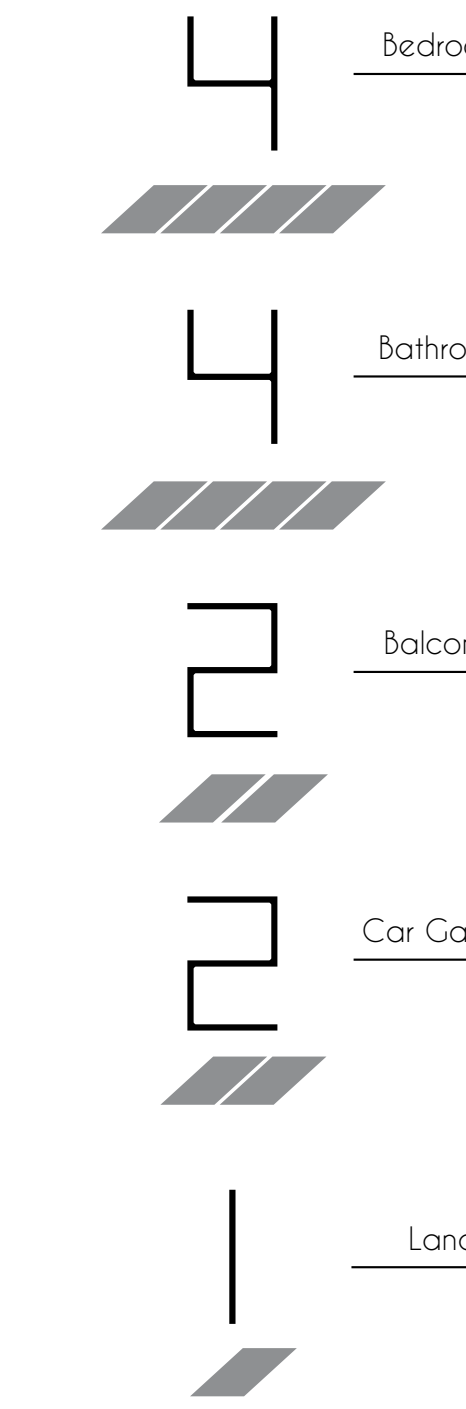
60-A-2

## UNIT A-2

First Floor	Sq. Ft.	m <sup>2</sup>
A/C Area	1,742	161.84
Non - A/C Area	621	57.69
<b>First Floor Total</b>	<b>2,363</b>	<b>219.53</b>

Second Floor	Sq. Ft.	m <sup>2</sup>
A/C Area	1,851	171.96
Non - A/C Area	500	46.45
<b>Second Floor Total</b>	<b>2,351</b>	<b>218.41</b>

Total Unit A-2	Sq. Ft.	m <sup>2</sup>
A/C	3,593	333.80
Non A/C	1,121	104.14
<b>Total</b>	<b>4,714</b>	<b>437.94</b>



First Floor



Second Floor





Back View

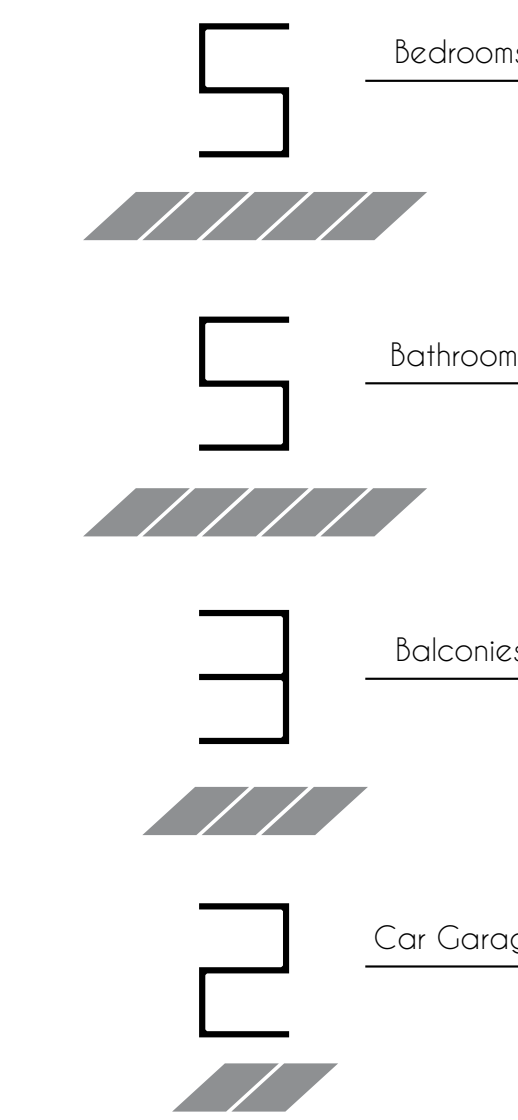


Front View

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
First Floor Total	2,368	219.99	Second Floor Total	2,291	212.84	Total	4,659	432.83



### First Floor



### Second Floor





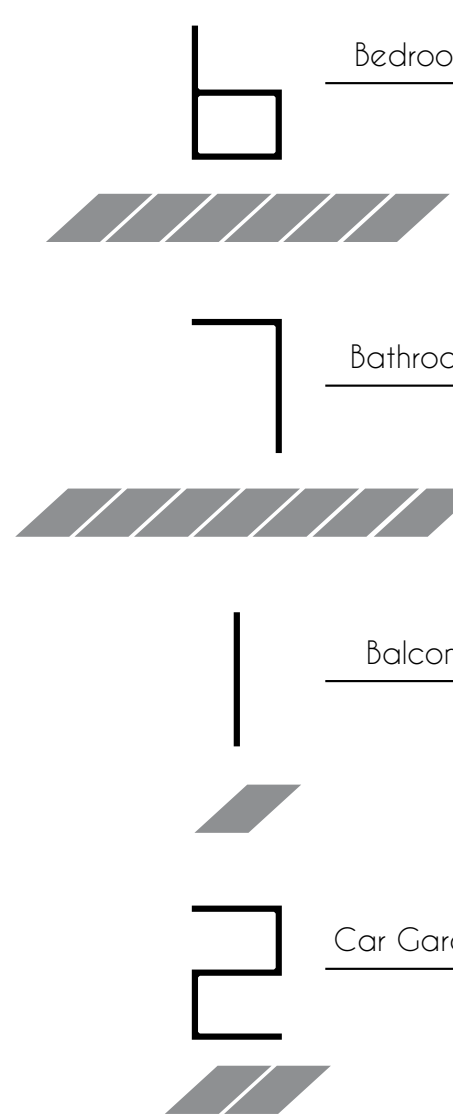
Back View



Front View

60-C

UNIT C



First Floor

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
First Floor Total	2,426	225.39	Second Floor Total	2,297	213.40	Total	4,723	438.79



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







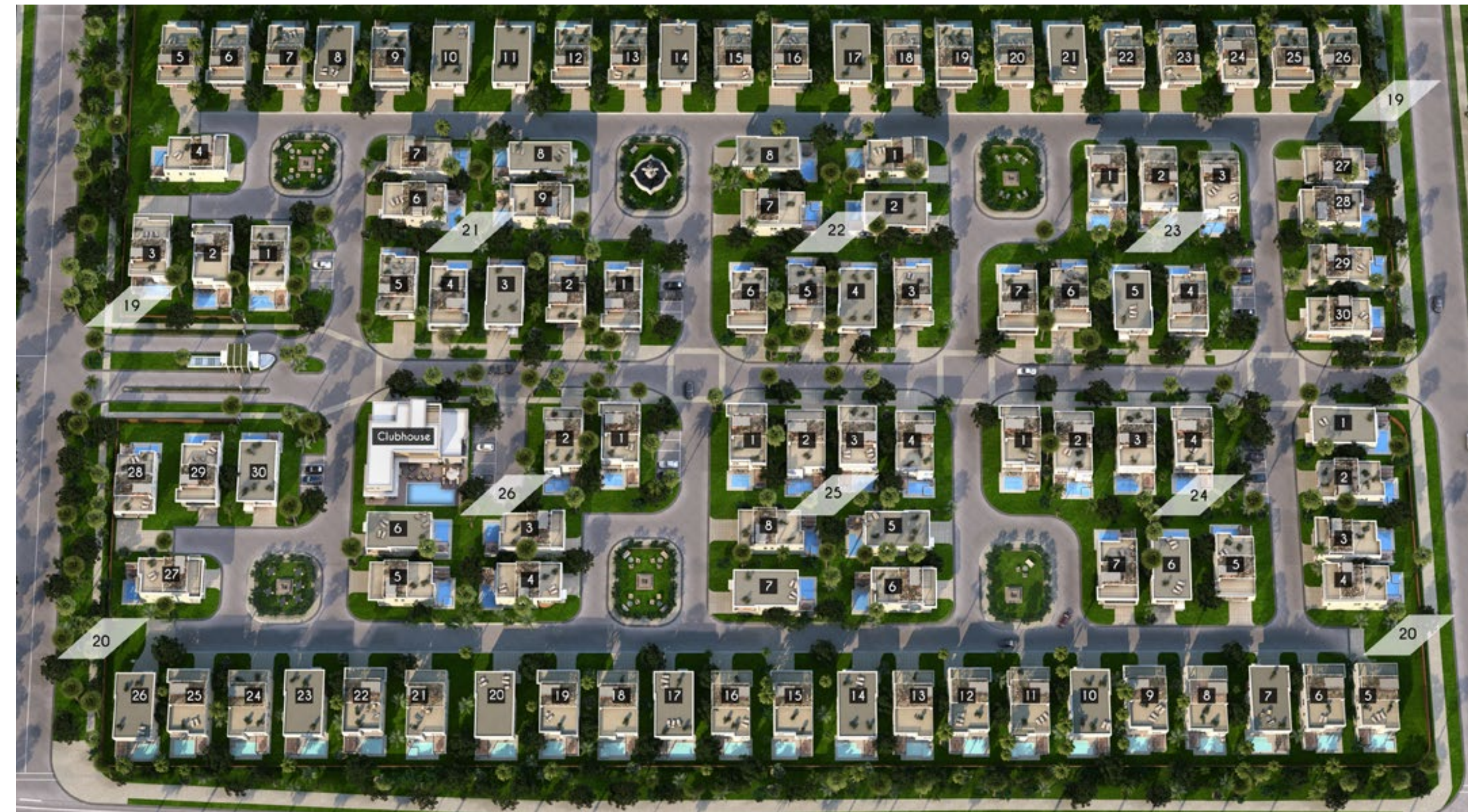
# 45

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.

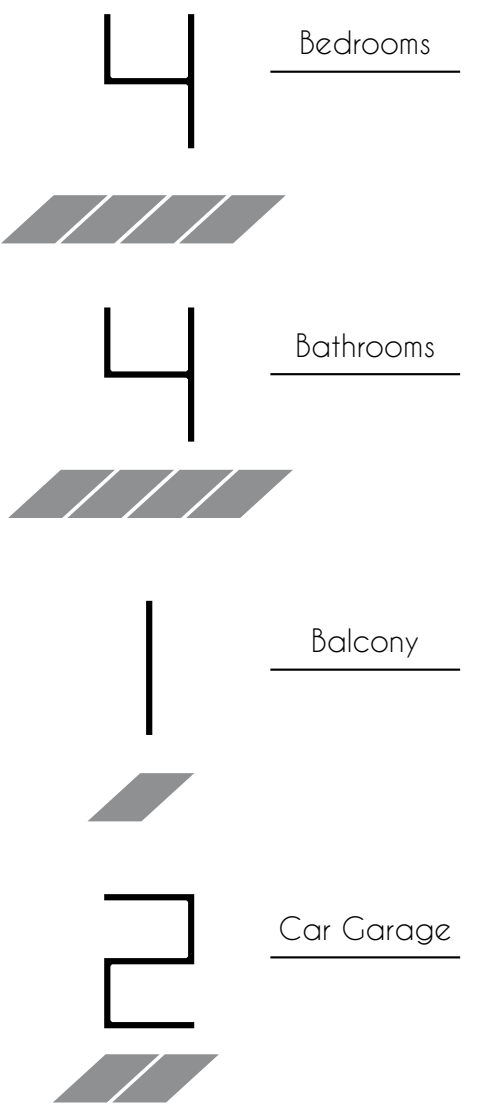




Front View

45-A

UNIT A



First Floor	Sq. Ft.	m <sup>2</sup>	Second Floor	Sq. Ft.	m <sup>2</sup>	Total Unit A	Sq. Ft.	m <sup>2</sup>
A/C Area	1,372	127.46	A/C Area	1,776	165.00	A/C	3,148	292.46
Non - A/C Area	611	56.76	Non - A/C Area	97	9.01	Non A/C	708	65.77
First Floor Total	1,983	184.22	Second Floor Total	1,873	174.01	Total	3,856	358.23



First Floor



Second Floor





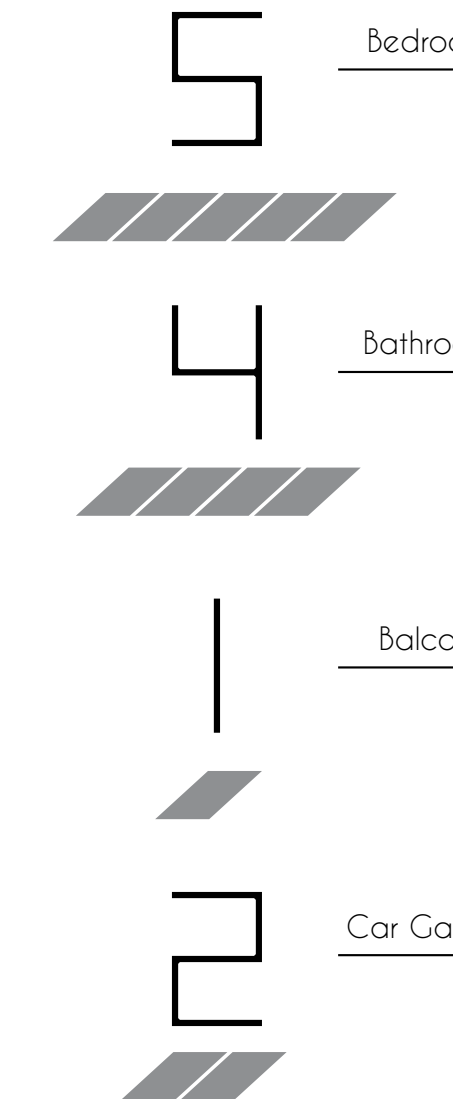
Back View



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
First Floor Total	1,914	177.82	Second Floor Total	1,788	166.11	Total	3,702	343.93



First Floor



Second Floor





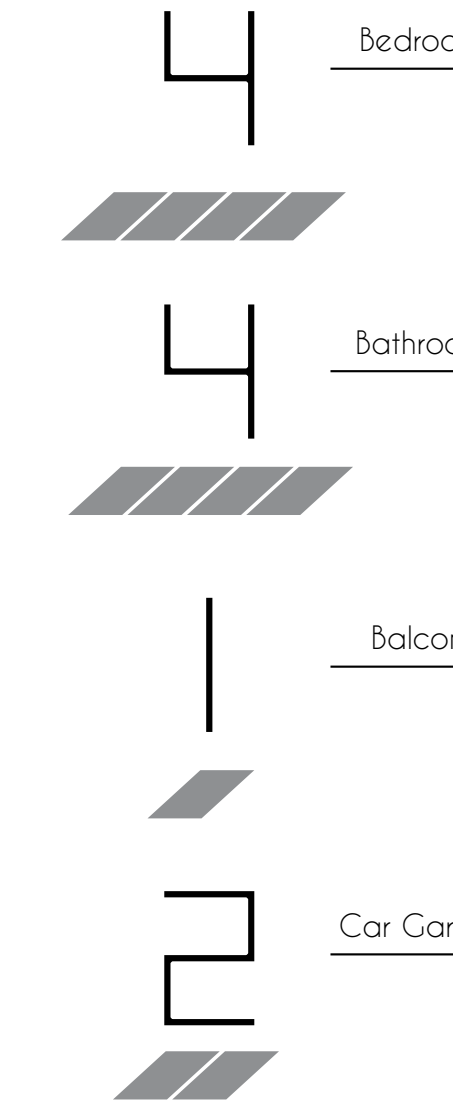
Back View



Front View

45-B-2

UNIT B-2



First Floor	Sq. Ft.	m <sup>2</sup>
A/C Area	1,470	136.57
Non - A/C Area	444	41.25
First Floor Total	1,914	177.82

Second Floor	Sq. Ft.	m <sup>2</sup>
A/C Area	1,654	153.66
Non - A/C Area	134	12.45
Second Floor Total	1,788	166.11

Total Unit B-2	Sq. Ft.	m <sup>2</sup>
A/C	3,124	290.23
Non A/C	578	53.70
Total	3,702	343.93



First Floor



Second Floor





Back View

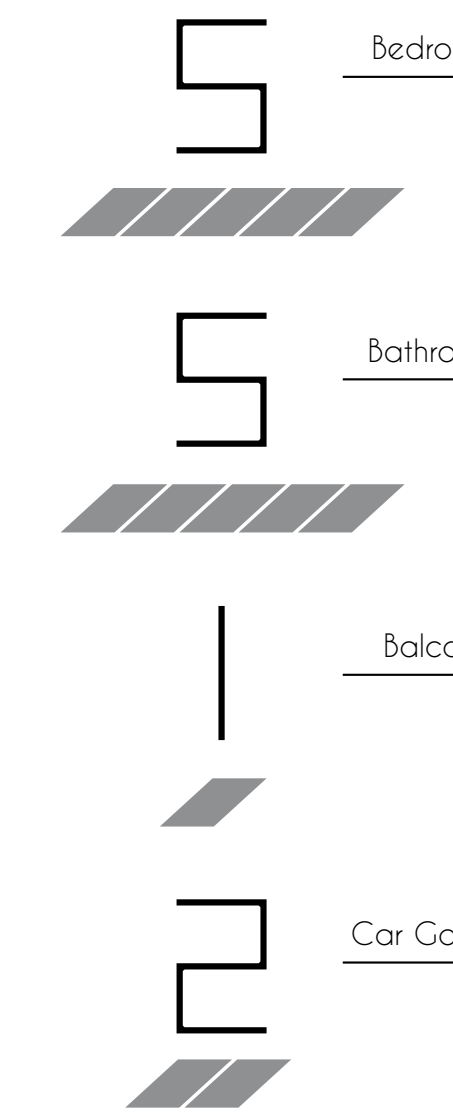


Front View

45-C

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	1,447	134.43	A/C Area	1,700	157.94	A/C	3,147	292.37
Non - A/C Area	418	38.83	Non - A/C Area	55	5.11	Non A/C	473	43.94
First Floor Total	1,865	173.26	Second Floor Total	1,755	163.05	Total	3,620	336.31



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

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

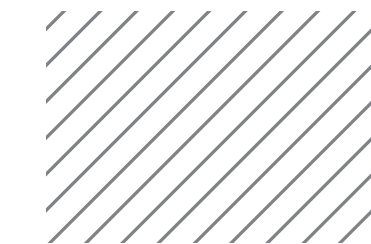
- Beautiful landscaping
- Park lake
- Gazebo area with bar, barbeque and sitting areas
- Green park with bike trails
- Numerous water fountains throughout the community
- Private gated community with 24-hour manned guardhouse
- Professional management company
- Unique architecture / customized homes

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

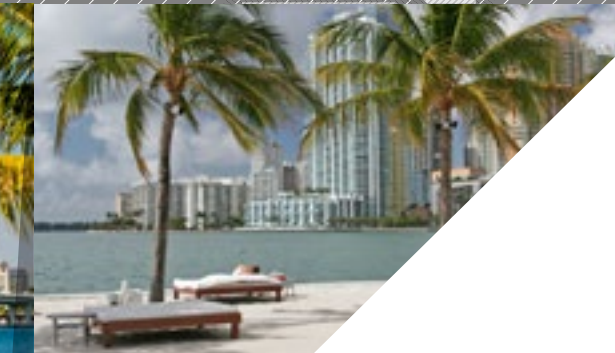
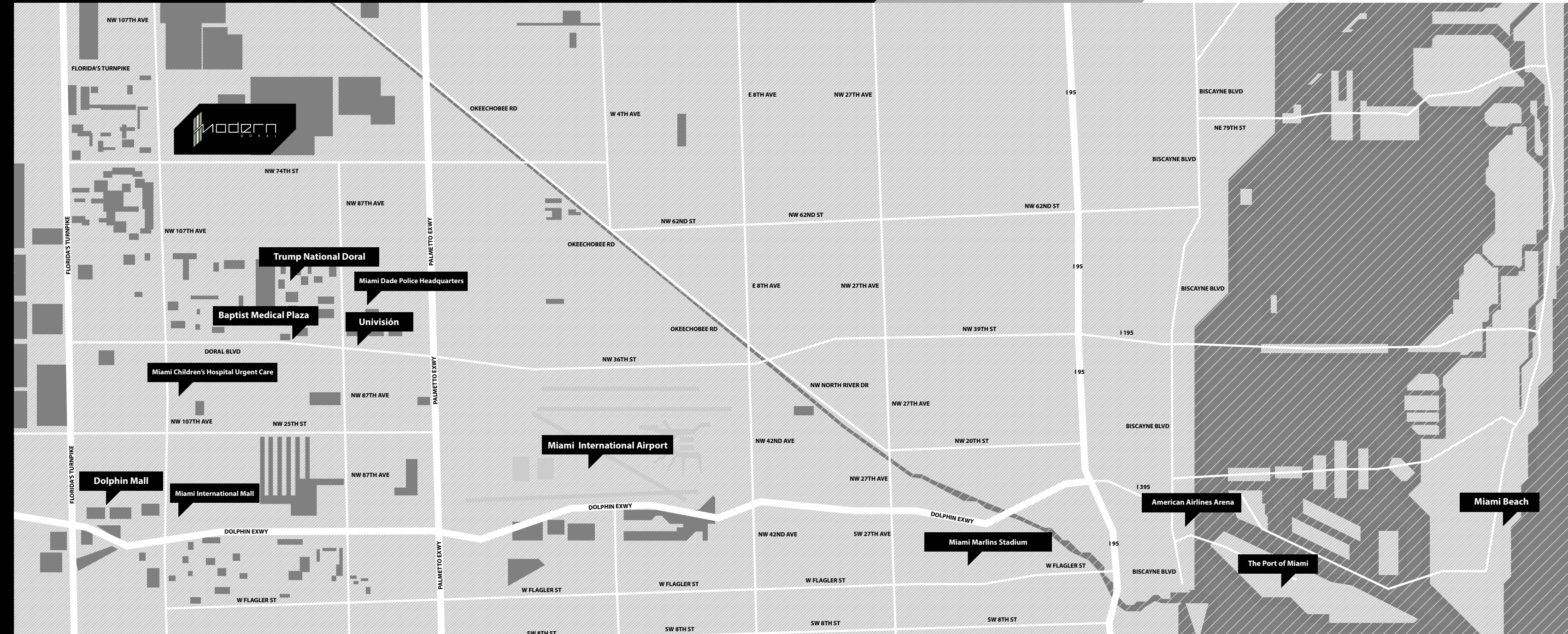


# COMMUNITY FEATURES



## 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



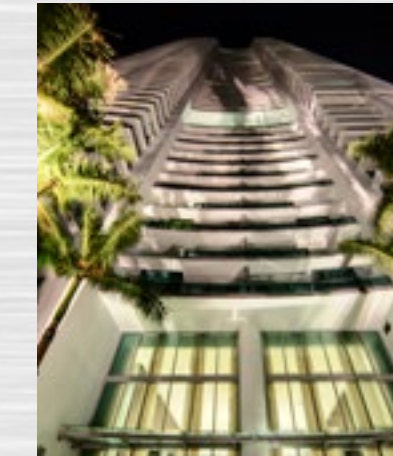
*Pedro Martin*  
CEO & Chairman



Modern Doral



Grove at Grand Bay



900 Biscayne Bay



Atlantic 15



Vintage Estates



Metropolis at Dadeland



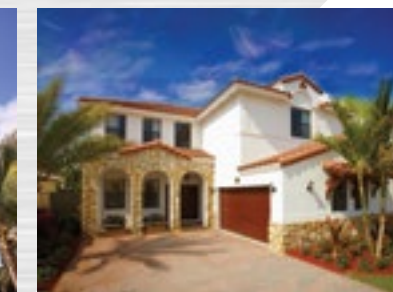
Glass



Vintage Place



Quantum on the Bay



Las Ramblas



The Reserve Village in Doral



Doral Cay



Nautica Miami Beach