





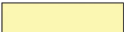
PRELIMINARY ARTIST'S CONCEPT

# URBANA AT THE RESIDENCES AT DOWNTOWN DORAL.

## A COMMUNITY TO CALL HOME

A luxurious, master-planned community, The Residences at Downtown Doral offers sophisticated, urban living in Doral's flourishing downtown.

MAP NOT TO SCALE  
PRELIMINARY ARTIST'S CONCEPT

-  2 STORY TOWNHOMES
-  4 STORY TOWNHOMES
-  MIDRISE CONDOMINIUM RESIDENCES

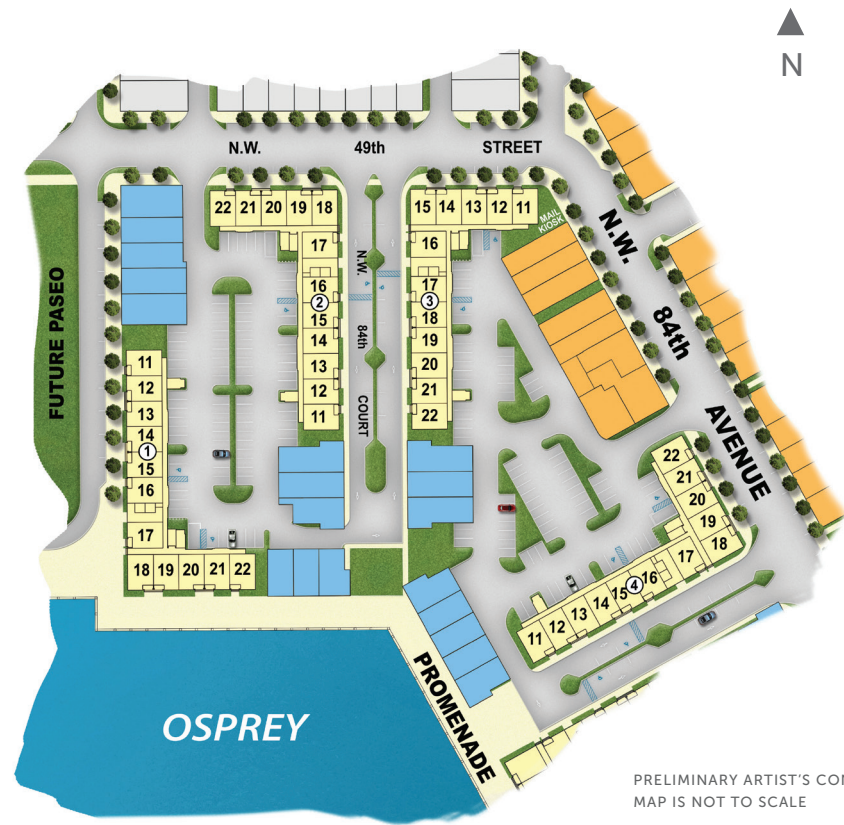
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# PHASE I

PRELIMINARY SITEPLAN

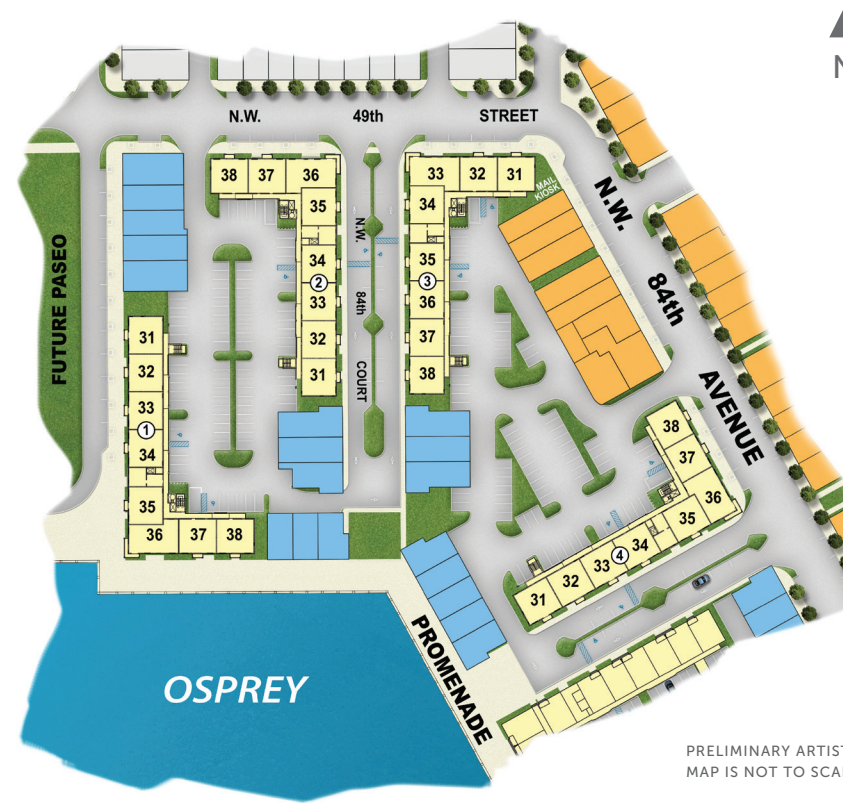


FIRST & SECOND FLOOR



PRELIMINARY ARTIST'S CONCEPT MAP IS NOT TO SCALE

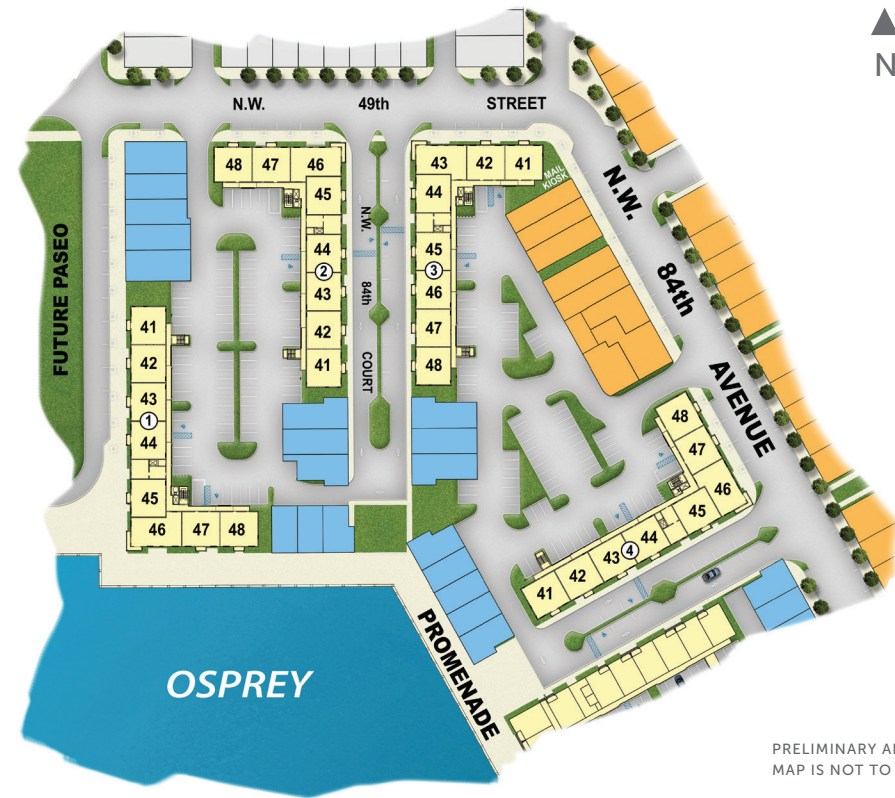
THIRD FLOOR



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FOURTH FLOOR



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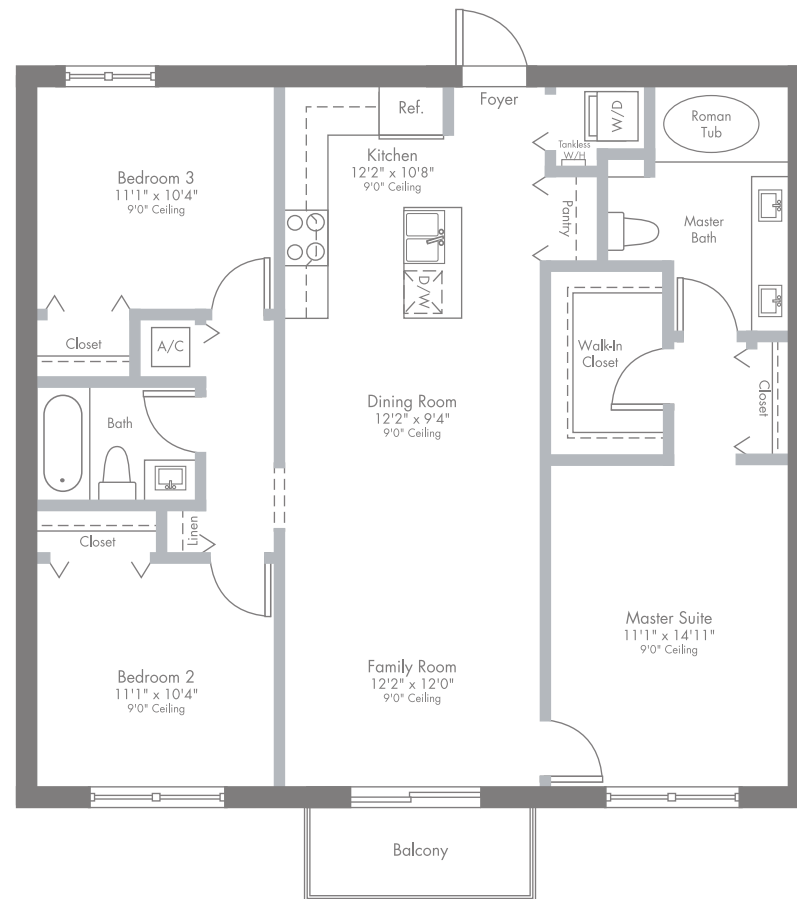
PRELIMINARY ARTIST'S CONCEPT

# MODEL MB

1-STORY | 3 BEDROOMS | 2 BATHS | FAMILY ROOM | BALCONY

1,129 SQ FT A/C AREA  
42 SQ FT BALCONY

**1,171 SQ FT TOTAL**



PRELIMINARY ARTIST'S CONCEPT



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# MODEL MC

## MAIN HOME

1-STORY | 1 BEDROOM | 1 BATH | FAMILY ROOM | BALCONY

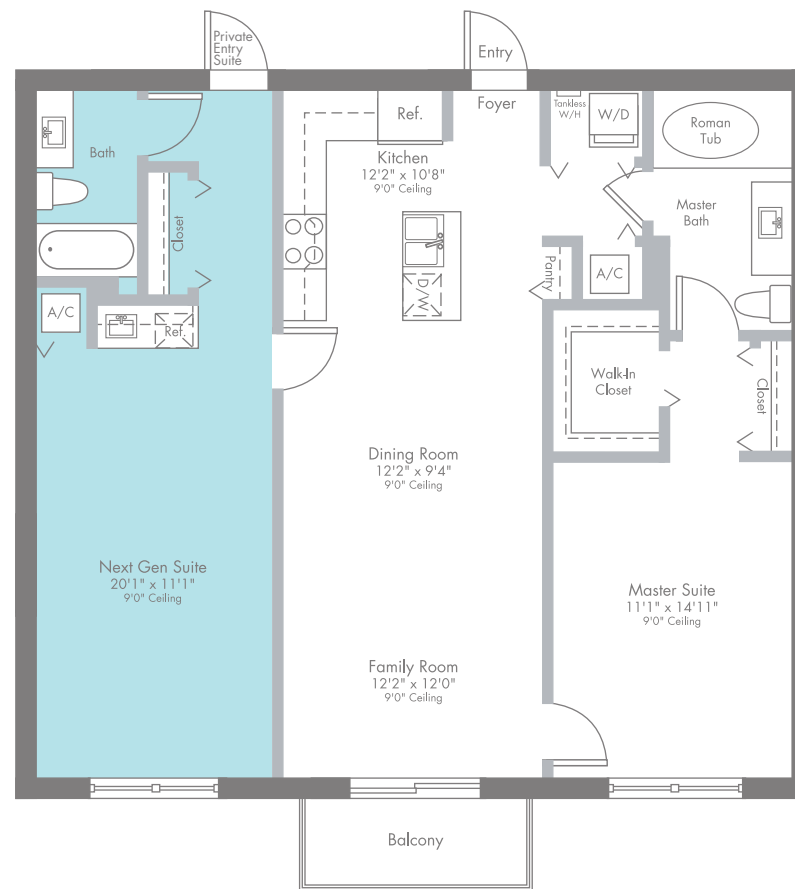


PRIVATE ENTRY SUITE | BATH | KITCHENETTE


1,129 SQ FT A/C AREA (INCLUDES MAIN HOME AND **NEXTGEN**® SUITE)

42 SQ FT BALCONY

**1,171 SQ FT TOTAL**



PRELIMINARY ARTIST'S CONCEPT

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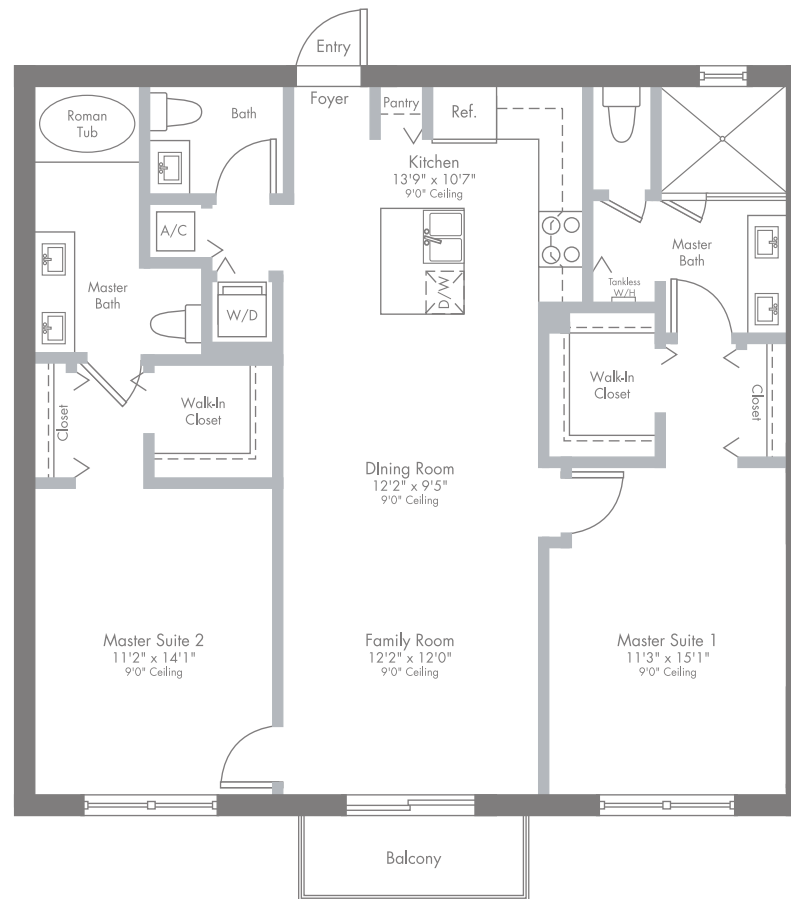


# MODEL MD

1-STORY | 2 MASTER SUITES | 2 BATHS | FAMILY ROOM | BALCONY

1,129 SQ FT A/C AREA  
42 SQ FT BALCONY

**1,171 SQ FT TOTAL**



PRELIMINARY ARTIST'S CONCEPT



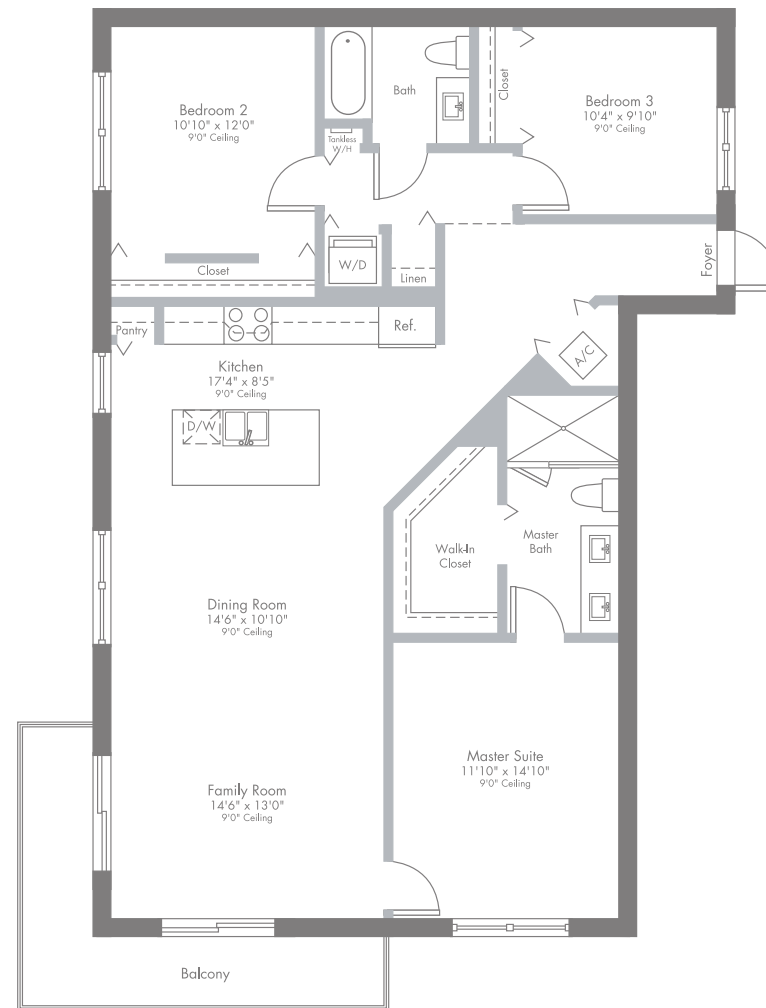
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# MODEL ME


1-STORY | 3 BEDROOMS | 2 BATHS | FAMILY ROOM | BALCONY

1,336 SQ FT A/C AREA  
122 SQ FT BALCONY

**1,458 SQ FT TOTAL**



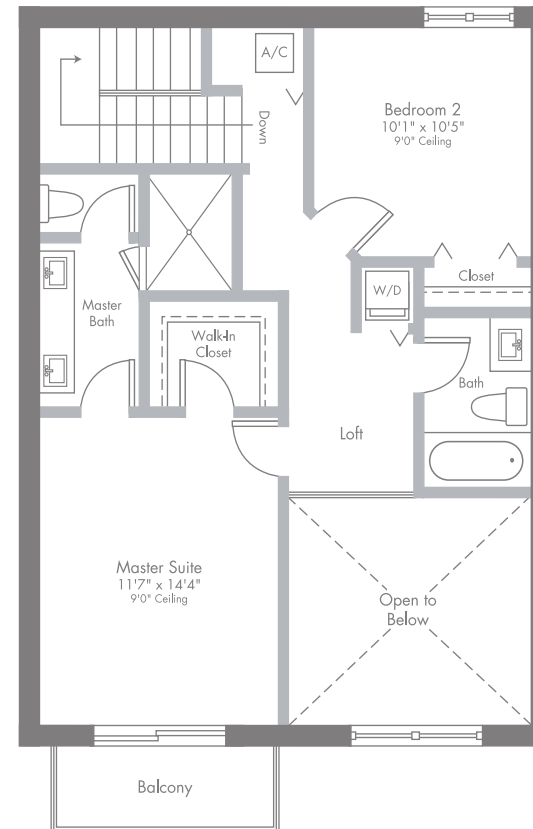
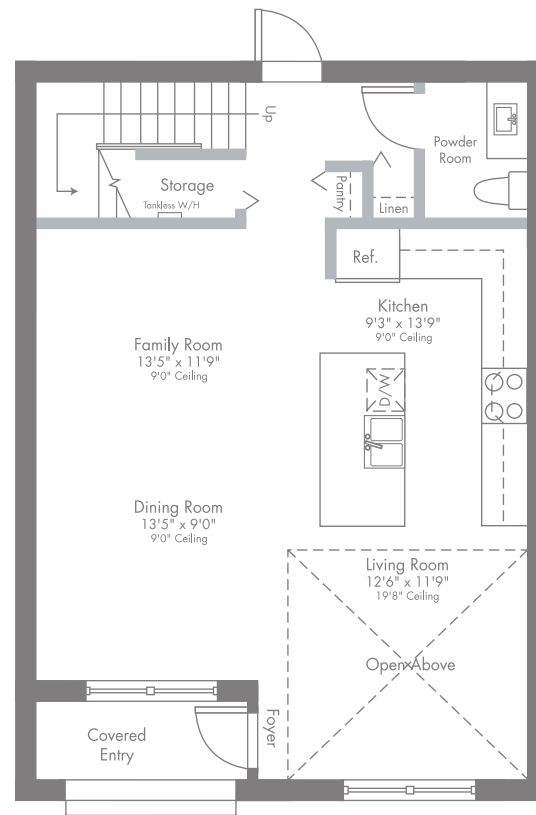
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# MODEL MF

2-STORY | 2 BEDROOMS | LOFT | 2 BATHS | POWDER ROOM | FAMILY ROOM  
BALCONY | COVERED ENTRY

1,312 SQ FT A/C AREA  
42 SQ FT BALCONY  
48 SQ FT COVERED ENTRY  
**1,402 SQ FT TOTAL**



PRELIMINARY ARTIST'S CONCEPT

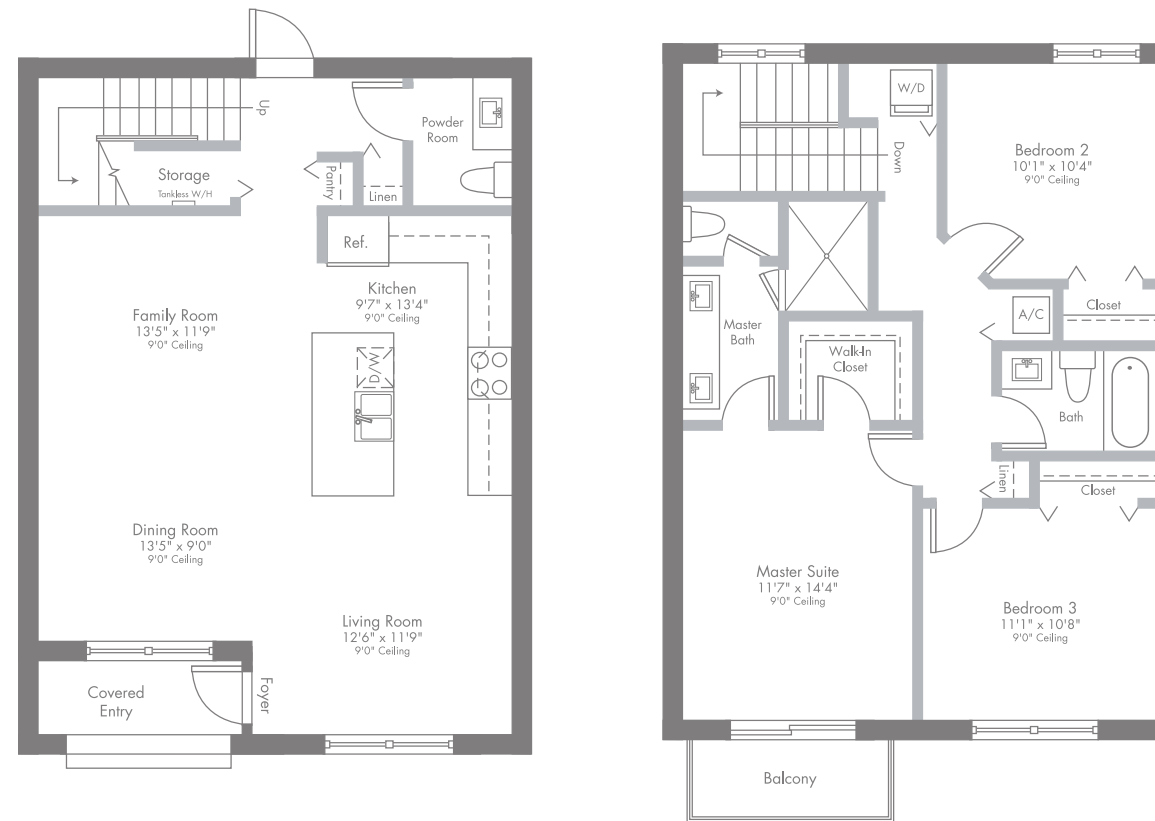


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# MODEL MG

2-STORY | 3 BEDROOMS | 2 BATHS | POWDER ROOM | FAMILY ROOM  
BALCONY | COVERED ENTRY

1,431 SQ FT A/C AREA  
40 SQ FT BALCONY  
48 SQ FT COVERED ENTRY  
**1,519 SQ FT TOTAL**



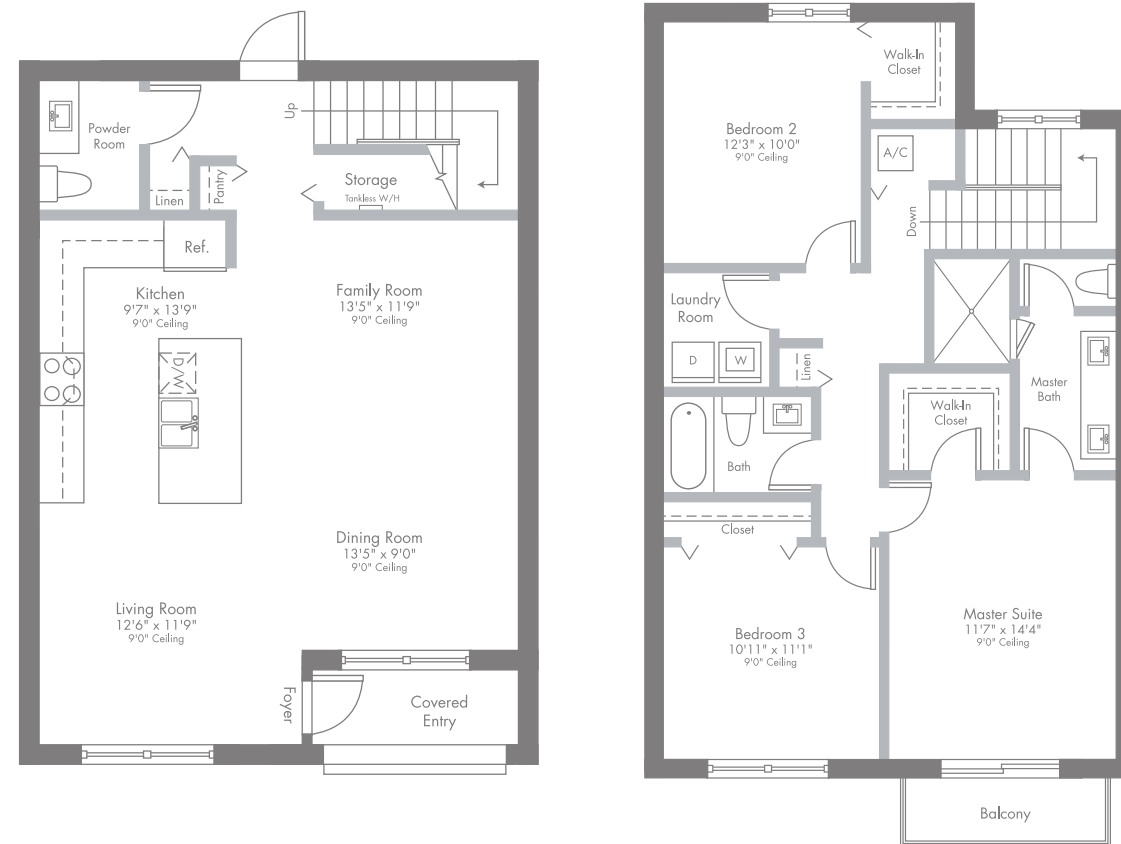
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# MODEL MH

2-STORY | 3 BEDROOMS | 2 BATHS | POWDER ROOM | FAMILY ROOM  
BALCONY | COVERED ENTRY

1,509 SQ FT A/C AREA  
42 SQ FT BALCONY  
48 SQ FT COVERED ENTRY  
**1,599 SQ FT TOTAL**



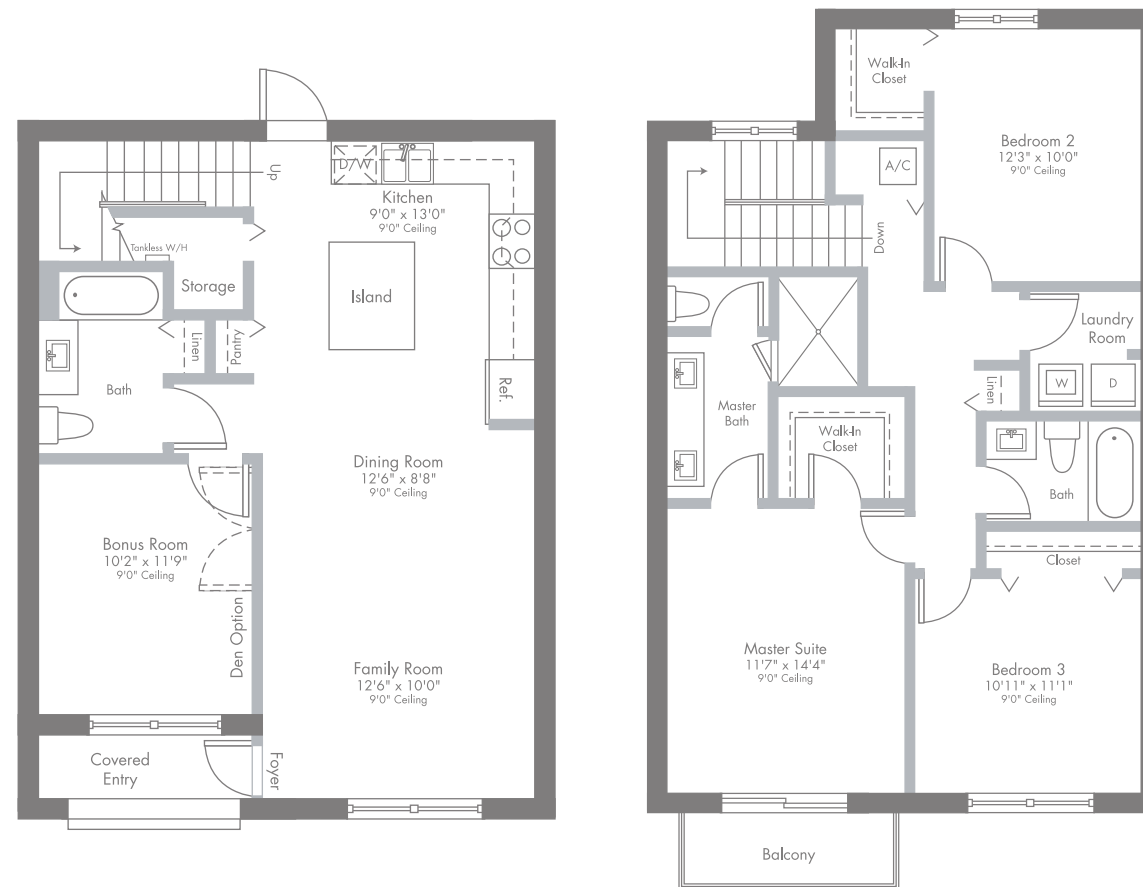
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# MODEL MI

2-STORY | 3 BEDROOMS | 2 BATHS | POWDER ROOM | BONUS ROOM  
FAMILY ROOM | BALCONY | COVERED ENTRY

1,509 SQ FT A/C AREA  
42 SQ FT BALCONY  
48 SQ FT COVERED ENTRY  
**1,599 SQ FT TOTAL**



PRELIMINARY ARTIST'S CONCEPT

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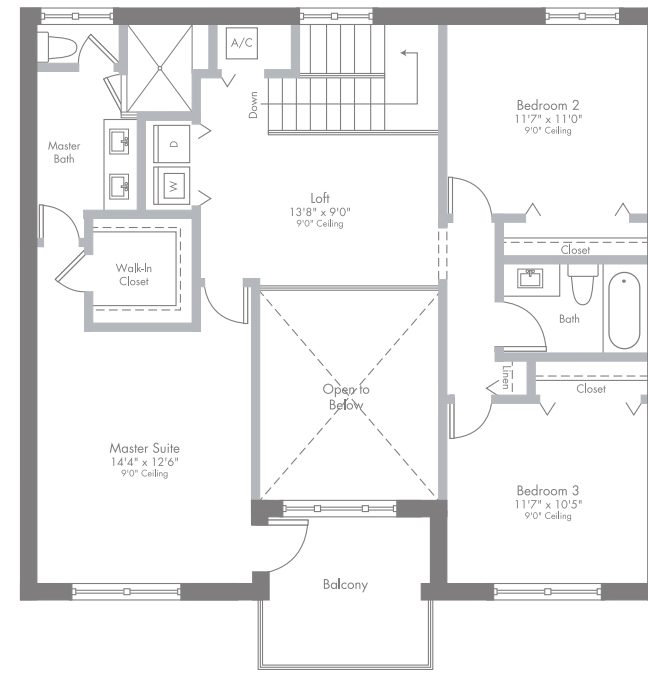
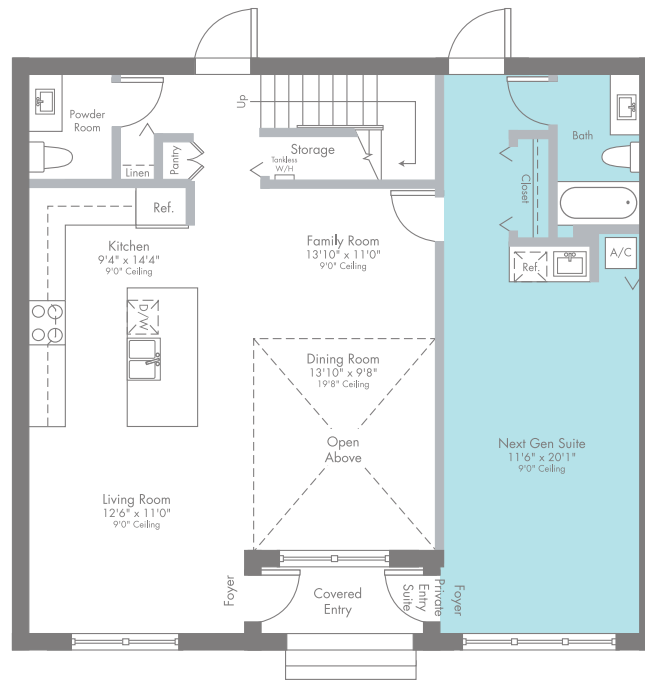
# MODEL MJ

MAIN HOME:  
2-STORY | 3 BEDROOMS | LOFT | 2 BATHS | POWDER ROOM | FAMILY ROOM | BALCONY | COVERED ENTRY



PRIVATE ENTRY SUITE | BATH | KITCHENETTE

2,020 SQ FT A/C AREA (INCLUDES MAIN HOME AND **NEXTGEN**® SUITE)  
85 SQ FT BALCONY  
45 SQ FT COVERED ENTRY  
**2,150 SQ FT TOTAL**



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# YOUR COMMUNITY YOUR HOME

## MIDRISE CONDOMINIUM RESIDENCES

### COMMUNITY

- Built and Marketed by Lennar, a Fortune 500 Company listed on the New York Stock Exchange (LEN), one of the Nation's leading Homebuilders since 1954
- Urbana is a Premier Lennar Master Planned Community in the Highly Sought After Downtown Doral Center
- Urbana at Downtown Doral Combines a Distinct Style of Architecture, With Contemporary Inspirational Details. This Uniquely Designed Community will Offer Nine Elevations, Thus Giving the Overall Neighborhood a Luxurious and Exclusive Blend of Architectural Details Such as Elegant Exterior Color Palettes, Angular Rooflines and Natural Materials Including Glass, Stone, Wood and Concrete Elements
- Urbana will Offer an Array of Home Designs Featuring Single and Multi-level Condominium and Townhome Residences, With Balconies, Skyview Terraces, and/or Covered Terraces (per plan)
- Steps Outside Your Door You'll find Everything you Need, Fine Dining, Shopping, Banking, and Beautiful Paseos for a Leisurely Stroll or Bike Ride. And Just a Short Commute Away You'll Find Top-Rated Schools, and Landmarks Such as the Miami International Airport, Trump National Doral, and the Beautiful Miami Beaches
- Community Amenities Will Include Sidewalks and Lushly Landscaped Street Lined Roads, a Grand Clubhouse With Resort-style Pool, Fitness Center, Children's Water Park, Indoor Basketball, Meeting Rooms, Ballroom, and so Much More
- Located Within a Community Development District (CDD), ask a Lennar New Home Consultant for Details

### EXTERIOR FEATURES

- Quality Concrete Block Construction
- Concrete Roof Tile (per architectural style)
- Elevator Access to Third and Fourth Floor Condos
- Brick Paver on Ground Floor Front Entry (per plan)
- Designer Exterior Paint in Contemporary Color Schemes
- Impact-Resistant Windows and Sliding Glass Doors (per plan)
- Hurricane Rated Main Entry Door
- Bronze Color Window Frames Throughout
- Contemporary Style Exterior Lighting

### INTERIOR FEATURES

- Home Automation Wi-Fi Certified Home (See Attached "Smart Home Features")
- 18"x18" Ceramic Tile in Foyer, Kitchen and Laundry Room in Choice of Decorator Colors (per plan)
- Plush Stain Resistant Carpeting in Living Room, Great Room, Family Room, Dining Room, Bedrooms and Hallways With Upgraded Padding in Choice of Decorator Colors
- Contemporary-Style Interior Doors
- Contemporary-Style Bi-Fold Closet Doors
- Contemporary-Style Baseboards and Door Casings Throughout Home
- Contemporary-Style Recessed Hi-Hats Throughout Home
- Lever Style Interior Door Hardware
- Designer Quality Paint on All Walls and Ceilings
- Smooth Finish Walls and Textured Ceilings Throughout
- Rocker Style Light Switches Throughout Home
- Category 5e Structured Wiring for Phone in Kitchen, Family Room and all Bedrooms Wired for Internet, home run to Central Distribution Panel
- RG6 Shielded Coaxial Television Cable in all Bedrooms and Family Room, home run to Distribution Panel
- Pre-wired for Ceiling Fan in Family Room and All Bedrooms
- Decorative Marble Windowsills Throughout
- Smoke Detectors Throughout
- Vinyl-Clad Ventilated Closet Shelving
- Central Air Conditioning and Heating System
- Tankless Water Heater

### YOUR KITCHEN

- Quality Stainless Steel Appliance Package Featuring:
  - Side-by-Side Refrigerator With Ice and Water Dispenser in Door
  - Ceramic Glass Cooktop Slide-In Range With Self Cleaning Oven
  - Energy Saving Dishwasher
  - Built In Microwave With Recirculating Ventilation System
- 36" Contemporary-Style Flat Panel Cabinets in a Variety of Colors With Integrated Stainless Steel Handles
- Contemporary-Style Quartz Kitchen Countertops With Square Edge With 6" Backsplash
- Stainless Steel Rectangular Undermount Kitchen Sink
- Contemporary-Style Kitchen Faucet With Pullout Spray
- Food Waste Disposal
- USB Charger Outlet
- Recessed Overhead Lighting

### BATH FEATURES


- Master Bathroom:
  - Contemporary-Style Floating Vanities With White Cultured Marble Countertops
  - "Rain-Style" Shower Head
  - Clear Glass Shower Enclosures (per plan)
  - 12" x 24" Ceramic Tile
- Secondary Baths Include Contemporary-Style Floating Cabinets With Elegant White Cultured Marble Vanity Tops With 4" Backsplash and Brushed Nickel Hardware
- Powder Bath Includes Contemporary-Style Floating Vanity With Elegant White Cultured Marble Sink or Pedestal Sink (per plan)
- Contemporary-Style Chrome Faucets in all Baths
- Elongated Toilets
- 18"X18" Bathroom Floor Tile in Elegant Contemporary-Style (Secondary Baths)
- Exhaust Fan (per plan)
- Full Width Vanity Mirrors
- Recessed Lighting

### LAUNDRY FEATURES

- Washer and Dryer
- 18"X18" Ceramic Tile Flooring



**EVERYTHING'S  
INCLUDED®**

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