



# URBANA

AT DOWNTOWN DORAL



# LENNAR®

SOUTH FLORIDA'S #1 NEW HOME-BUILDER\*

**As America's best-loved new home-builder, Lennar is noted for creating new home communities that combine luxurious appointments and resort-style living in convenient locations in Miami. Deeply rooted in South Florida since its inception in 1954, Lennar:**

- Has constructed over 800,000 high-quality homes across the nation
- Builds on core values that have driven its long-term success: Quality, Value, and Integrity
- Prioritizes an outstanding customer experience, providing a full range of services, including mortgage, title, and affinity partner programs
- Leverages a team of helpful associates to guide homebuyers through each step of the home-buying process and ensures complete satisfaction after move-in
- Is a publicly-traded company, listed on the prestigious New York Stock Exchange

## DORAL, A CITY TO ADORE

One of South Florida's most desirable destinations, Doral is a vibrant, cultural metropolis with easy access to Miami's business and financial sectors, Miami International Airport, and the beaches.

- #1 Best City in Florida for Business Startups (Businessweek)
- #2 of the Best Towns to Live in America (Forbes)
- #3 Best Place in America to Retire (US News and World Report)
- A Haven of Multiple Top-Rated Schools, Colleges, and Universities

## URBANA, IN THE HEART OF IT ALL

South Florida's new can't-miss hot-spot, Doral is home to Urbana at The Residences at Downtown Doral. Walk to chic boutiques, trendy restaurants and the dynamic business district. Urbana will offer resort-style, luxury community living for those with uncompromising standards.



ACTUAL PHOTO

PHOTO BY ROBIN HILL

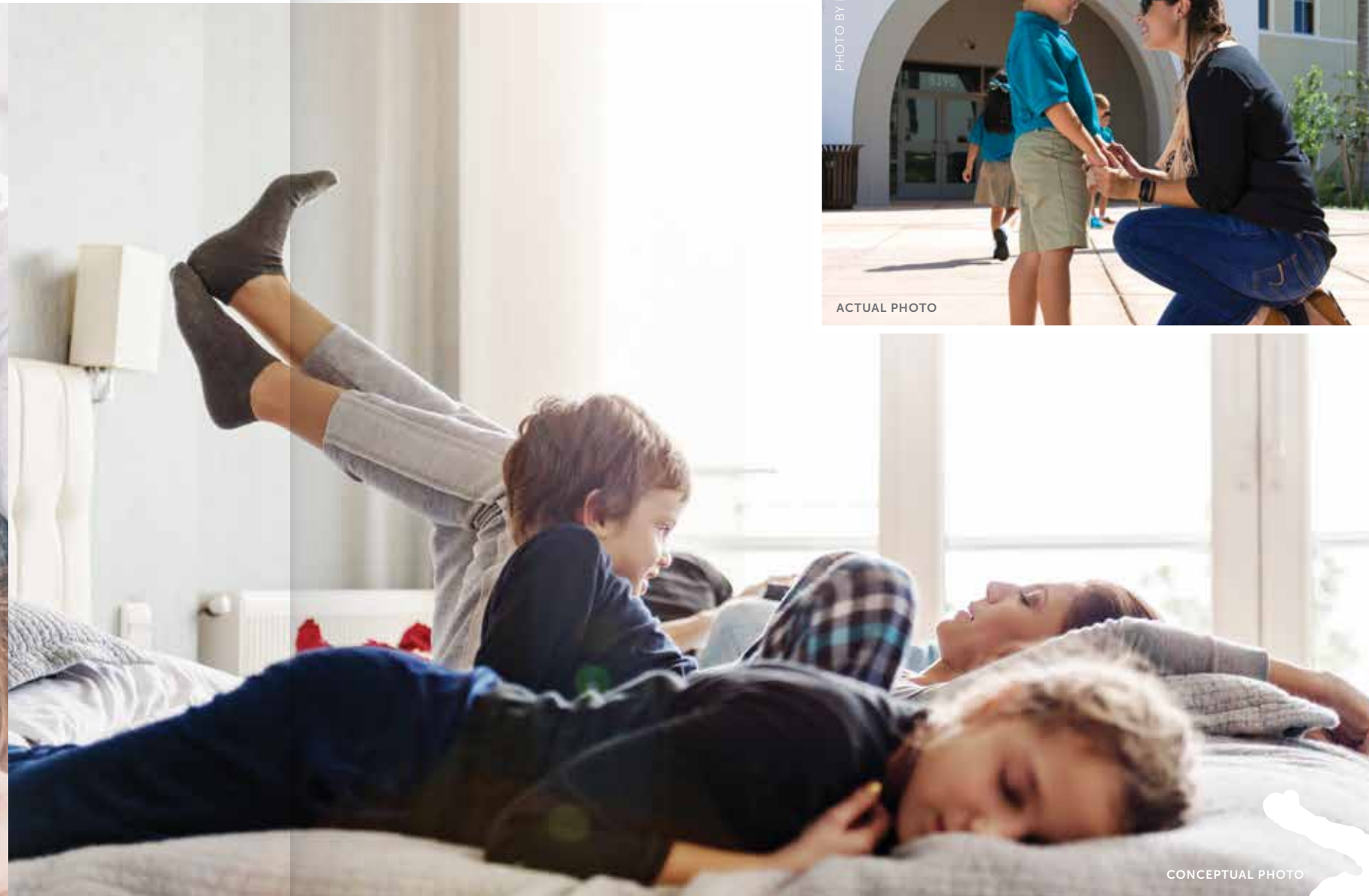


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ACTUAL PHOTO



CONCEPTUAL PHOTO



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# LIVE.

## LIFE WITHOUT COMPROMISE

Downtown Doral offers you the best of life without limits. Exceptional dining, shopping, and recreational activities are at your doorstep. Experience metropolitan living as it should be.

- Walk to Downtown Doral's fine shops and restaurants
- Bike to work, with the Doral bikeway that runs by Urbana
- Enroll the children in Downtown Doral's Charter Elementary School, a brand-new, technologically advanced institution
- Discover the modern, new high school and middle school, designed to bring learning to new heights

# PLAY.

## SO MANY CHOICES

You'll be dazzled by all that Downtown Doral has to offer- and just steps outside your door.

- Some of South Florida's best malls, including Dolphin Mall, Miami International Mall, and CityPlace Doral
- Six beautiful parks
- Extraordinary golfing at Trump National Doral and more
- Fine dining to family-friendly buffets
- Spas, gyms and salons
- Bowling alleys, shooting ranges, trampoline parks, and more





CONCEPTUAL PHOTO



PHOTO BY ROBIN HILL

ACTUAL PHOTO



CONCEPTUAL PHOTO

# WORK. THE PERFECT PLATFORM

For working professionals and entrepreneurs, Downtown Doral's location is ideal. A short commute to Miami's financial and business districts, Doral itself is a booming center of commerce, chosen by Businessweek as the Best City in Florida for Business Startups, and by CNNMoney.com as one of the Top U.S. Places to Live and Launch a Business.



ARTIST'S CONCEPTUAL IMAGE  
MAP IS NOT TO SCALE



- SCHOOLS**
  1. Renaissance Elementary Charter School
  2. Doral Academy Preparatory School
  3. Florida International University
  4. University of Miami
  5. Doral Middle School
  6. Ronald W. Reagan Doral Senior High School
  7. John I Smith Elementary School
  8. Southcom Elementary School
  9. Rolando Espinoza K-8 Center
  10. Downtown Doral Charter Elementary School
- HOSPITALS/MEDICAL/GOVERNMENT**
  11. Nicklaus Miami Children's Hospital
  12. Baptist Hospital of Miami
  13. Baptist Medical Plaza at Doral Urgent Care
- OUTDOOR ACTIVITIES**
  14. Amelia Earhart Park
  15. Trump National Doral Miami
  16. Doral Isles Plaza
- SHOPPING**
  17. Dolphin Mall
  18. Miami International Mall
  19. Dadeland Mall
  20. Westland Mall
  21. IKEA Miami
  22. Publix
- CULTURAL ACTIVITIES**
  23. Frost Museum of Science
  24. Pérez Art Museum Miami (PAMM)
  25. The Bass Museum of Art
  26. Miami Children's Museum
- RESTAURANTS**
  27. Bocas House
  28. Carolina Ale House
  29. Anthony's Coal Fired Pizza
  30. Cabo Flats
  31. Stellino's
  32. Green Plate
  33. The Original Pancake House
  34. Bulla Gastrobar
  35. Pisco y Nasca
- ENTERTAINMENT**
  36. Adrienne Arsht Center for the Performing Arts
  37. Bayfront Park Amphitheatre
  38. Jungle Island
  39. American Airlines Arena
- GOVERNMENT/BANKS**
  40. Bank of America Financial Center
  41. City of Doral-Government Center
  42. Miami International Airport
  43. Tri-Rail

Map is conceptual in nature and is merely an artist's rendition. This map is solely for illustrative purposes and should never be relied upon. You should never rely on the accuracy of this information when making any decisions relative to purchasing any property. NOTICE TO PARENTS OF SCHOOL AGE CHILDREN: school age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries. Please contact the Miami Dade County Public Schools at (305) 995-1000 for the service for the most current assignment(s). Copyright © 2018 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC - 062343. 01/18





## THE RESIDENCES CLUB

Life is a never-ending vacation at The Residences at Downtown Doral, with something special for every member of your family. Whether you want to sunbathe poolside, dive into the sparkling waters, play basketball at the indoor court or take the kids to the water park, this resort-style community offers abundant choices for your active lifestyle.

- Grand clubhouse, including state-of-the-art fitness center
- Indoor track and basketball courts
- Stunning, free-form pool and cabana-style decks
- Children's water park





PRELIMINARY ARTIST'S CONCEPT

MIDRISE CONDOMINIUM RESIDENCES

## SOPHISTICATED URBAN LIVING

The architectural elements at Urbana incorporate sleek lines, an eclectic mixture of materials—including natural stone—and open, light-filled spaces, with a variety of home exteriors to choose from. Whether you select a condominium, two-story or four-story townhome, the perfect floorplan for your family awaits.

# A FUSION OF URBAN AND NATURAL ELEMENTS

Gorgeous two-story townhomes offer the perfect balance between indoor and outdoor living, with diverse selections of covered balconies, patios and optional skyview terraces.



PRELIMINARY ARTIST'S CONCEPT

TWO-STORY TOWNHOMES



FOUR-STORY TOWNHOMES

## AN ELEGANT URBAN RETREAT

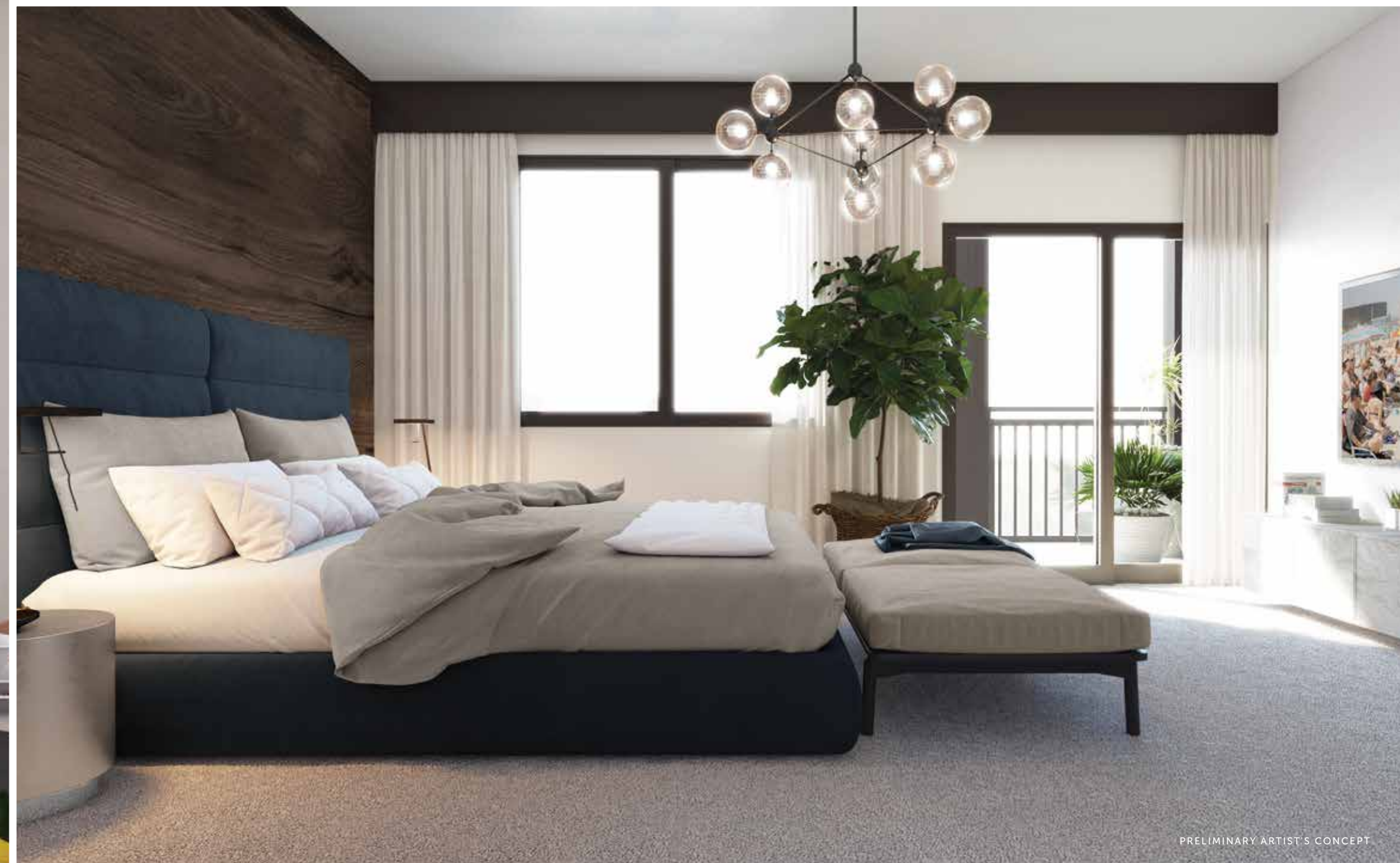
Striking four-story townhomes with skyview terraces offer expansive designs for families seeking larger spaces.



PRELIMINARY ARTIST'S CONCEPT



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THE  
**RESIDENCES**  
DOWNTOWN DORAL

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Elevations may contain options or features which are not standard on all models and may vary from home to home and community to community. The pictures and photographs are solely for illustrative purposes and should never be relied upon when making a decision to purchase a home. Models/lifestyle photos do not reflect racial or ethnic preference. Stated dimensions Elevations may contain options or features which are not standard on all models and may vary from home to home and community to community. The pictures and photographs are solely for illustrative purposes and should never be relied upon when making a decision to purchase a home. Models/lifestyle photos do not reflect racial or ethnic preference. Stated dimensions Elevations may contain options or features which are not standard on all models and may vary from home to home and community to community. The pictures and photographs are solely for illustrative purposes and should never be relied upon when making a decision to purchase a home. Models/lifestyle photos do not reflect racial or ethnic preference. Stated dimensions Elevations may contain options or features which are not standard on all models and may vary from home to home and community to community. The pictures and photographs are solely for illustrative purposes and should never be relied upon when making a decision to purchase a home. Models/lifestyle photos do not reflect racial or ethnic preference. Stated dimensions Elevations may contain options or features which are not standard on all models and may vary from home to home and community to community. The pictures and photographs are solely for illustrative purposes and should never be relied upon when making a decision to purchase a home. Models/lifestyle photos do not reflect racial or ethnic preference. Stated dimensions. CGC 062343 / 01/18





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