



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

Site plans and community maps are conceptual in nature and are merely an artist’s rendition. These maps are solely for illustrative purposes and should never be relied upon. THE PAST, PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, UTILITIES, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE WHATSOEVER, WHETHER REFLECTED ON THE SITE PLAN OR MAP, OR WHETHER OUTSIDE THE BOUNDARIES OF THE SITE PLAN OR MAP, MAY NOT BE SHOWN OR MAY BE INCOMPLETE OR INACCURATE. THE PRESENT, FUTURE OR PROPOSED ROADS, EASEMENTS, LAND USES, CONDITIONS, PLAT MAPS, LOT SIZES OR LAYOUTS, ZONING, DRAINAGE, LAND CONDITIONS, OR DEVELOPMENT OF ANY TYPE MAY OR MAY NOT CHANGE IN THE FUTURE. IT IS NOT UNCOMMON THAT ANY OF THE FOREGOING CAN CHANGE WITHOUT NOTICE TO YOU. YOU SHOULD NEVER RELY ON THE ACCURACY OF THIS MAP IN MAKING ANY DECISIONS RELATIVE TO PURCHASING ANY PROPERTY. We reserve the right to make changes at any time without notice. Select homesites have premiums. Proposed amenities for the community are subject to changes, substitutions and/or deletions without notice. Lennar makes no representation or guarantee that the community or any amenities will be built out as currently planned. Copyright © 2018 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC - 062343. 01/18

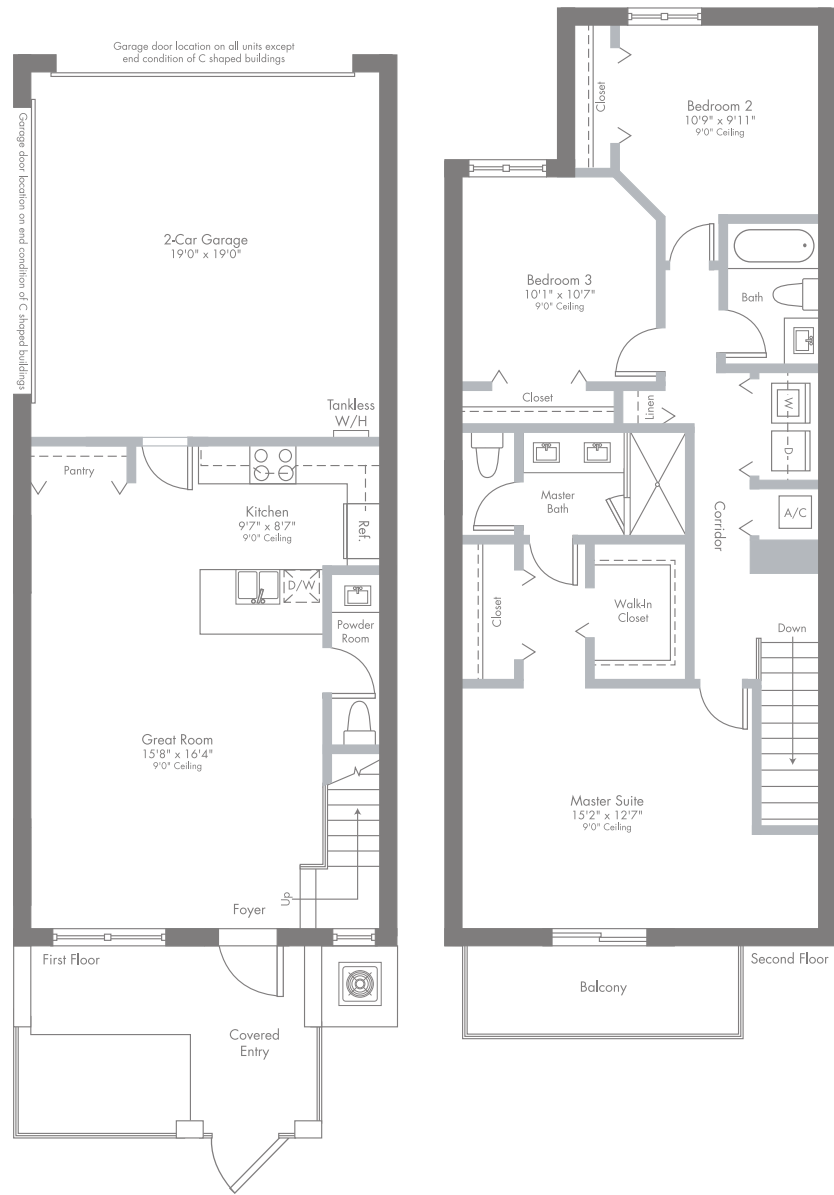
PHASE I

PRELIMINARY SITEPLAN



MODEL CA

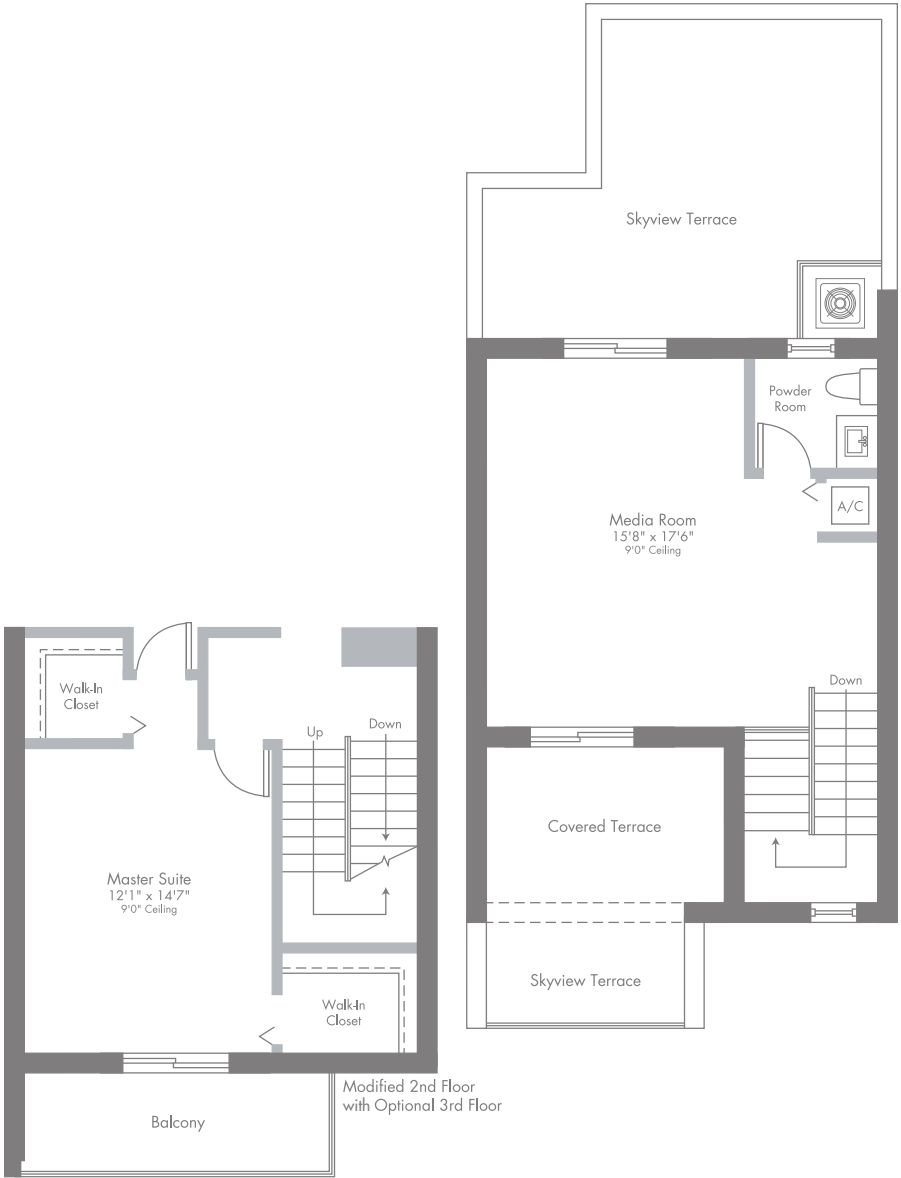
2-STORY | 3 BEDROOMS | 2 BATHS | POWDER ROOM
GREAT ROOM | BALCONY | 2-CAR GARAGE



1,431 SQ FT A/C AREA
73 SQ FT BALCONY
386 SQ FT 2-CAR GARAGE
73 SQ FT COVERED ENTRY

1,963 SQ FT TOTAL

OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACE
MEDIA ROOM | POWDER ROOM



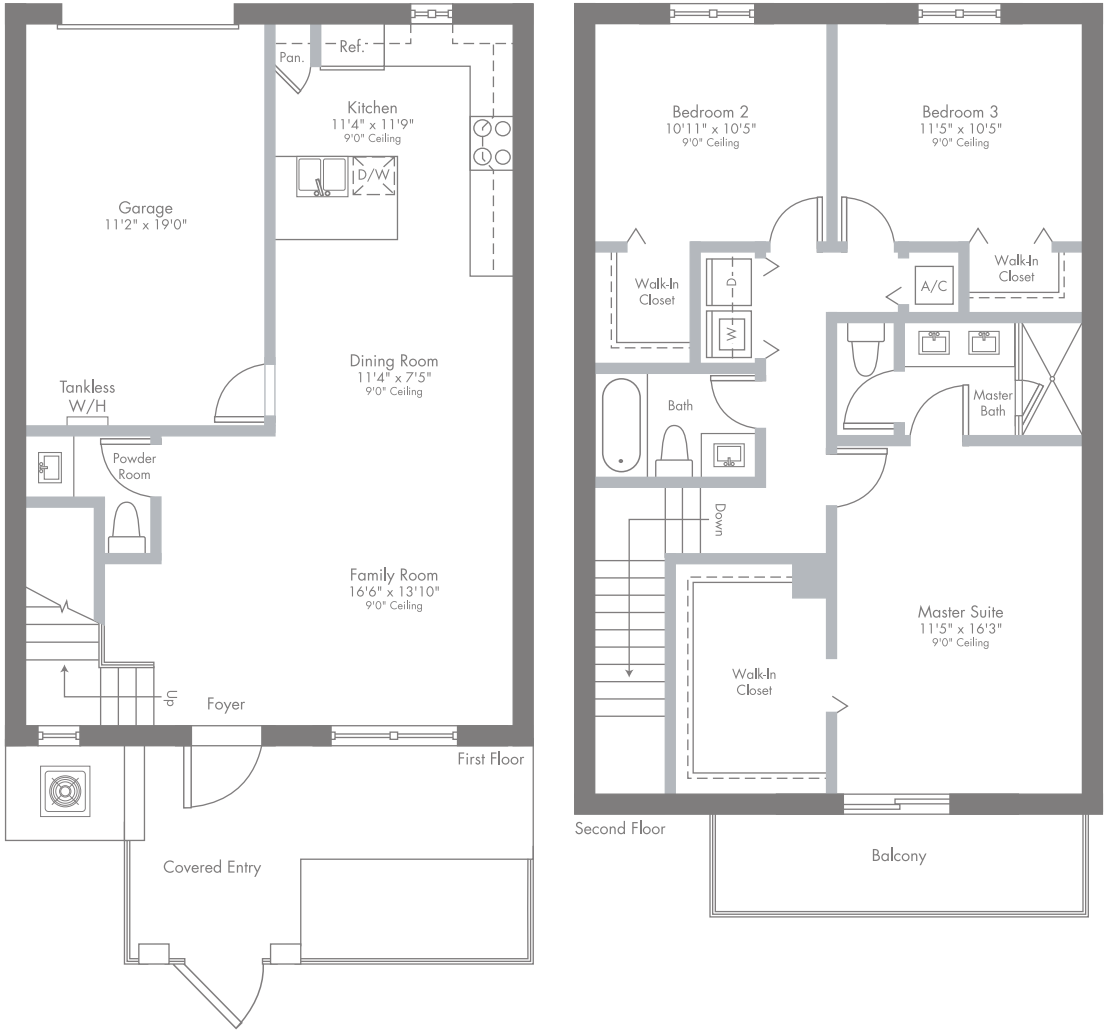
440 SQ FT A/C AREA
99 SQ FT COVERED TERRACE
376 SQ FT SKYVIEW TERRACES
915 SQ FT TOTAL

MODEL CB

2-STORY | 3 BEDROOMS | 2 BATHS | POWDER ROOM
FAMILY ROOM | BALCONY | GARAGE

1,485 SQ FT A/C AREA
88 SQ FT BALCONY
226 SQ FT GARAGE
88 SQ FT COVERED ENTRY

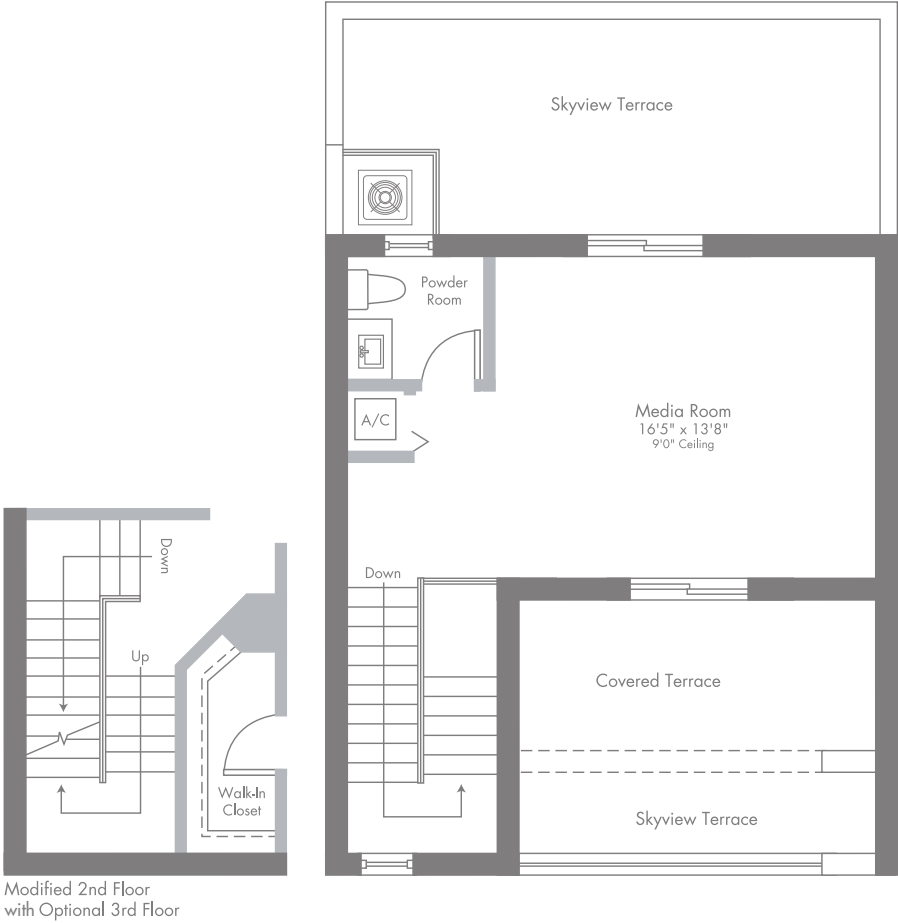
1,887 SQ FT TOTAL



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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACE
MEDIA ROOM | POWDER ROOM

455 SQ FT A/C AREA
123 SQ FT COVERED TERRACE
314 SQ FT SKYVIEW TERRACES
892 SQ FT TOTAL

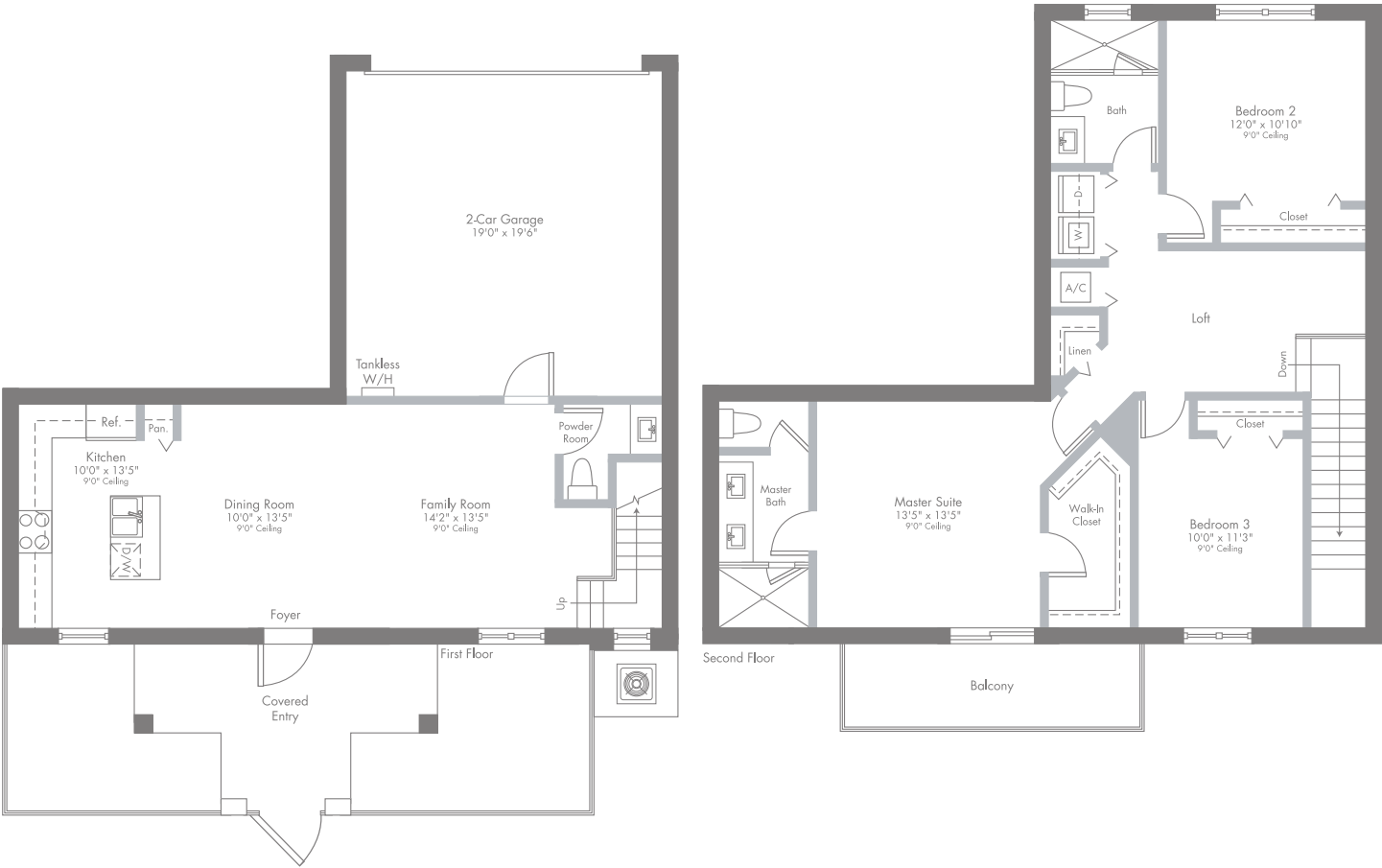


MODEL CC

2-STORY | 3 BEDROOMS | LOFT | 2 BATHS | POWDER ROOM
FAMILY ROOM | BALCONY | 2-CAR GARAGE

1,596 SQ FT A/C AREA
88 SQ FT BALCONY
403 SQ FT 2-CAR GARAGE
88 SQ FT COVERED ENTRY

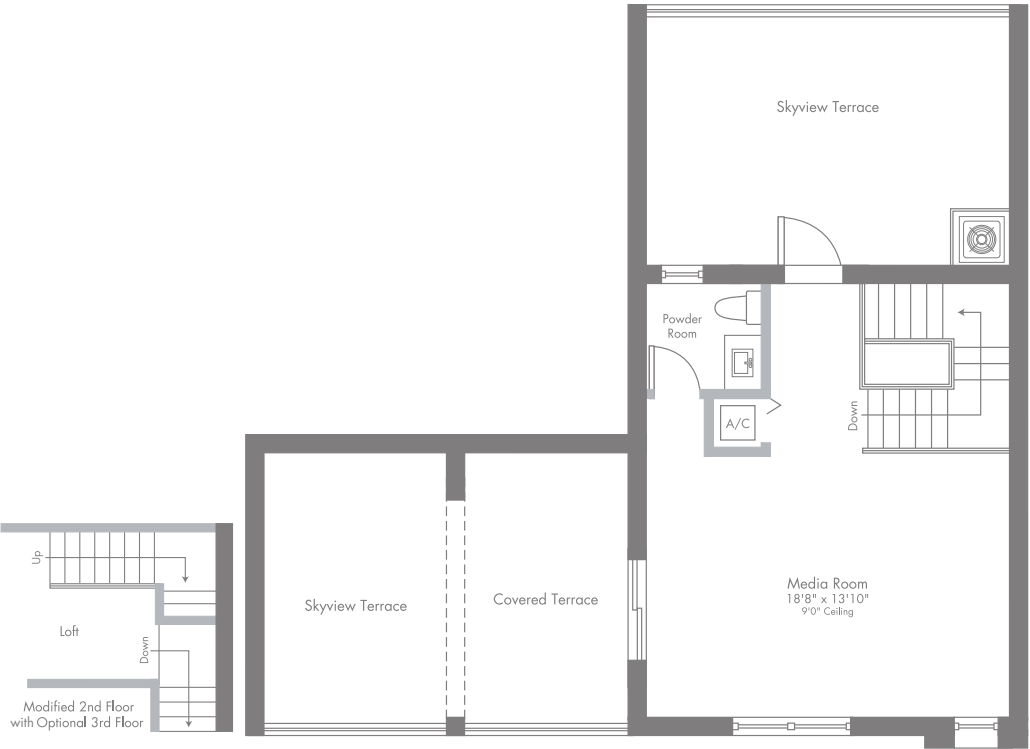
2,175 SQ FT TOTAL



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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACE
MEDIA ROOM | POWDER ROOM

477 SQ FT A/C AREA
142 SQ FT COVERED TERRACE
407 SQ FT SKYVIEW TERRACES
1,026 SQ FT TOTAL

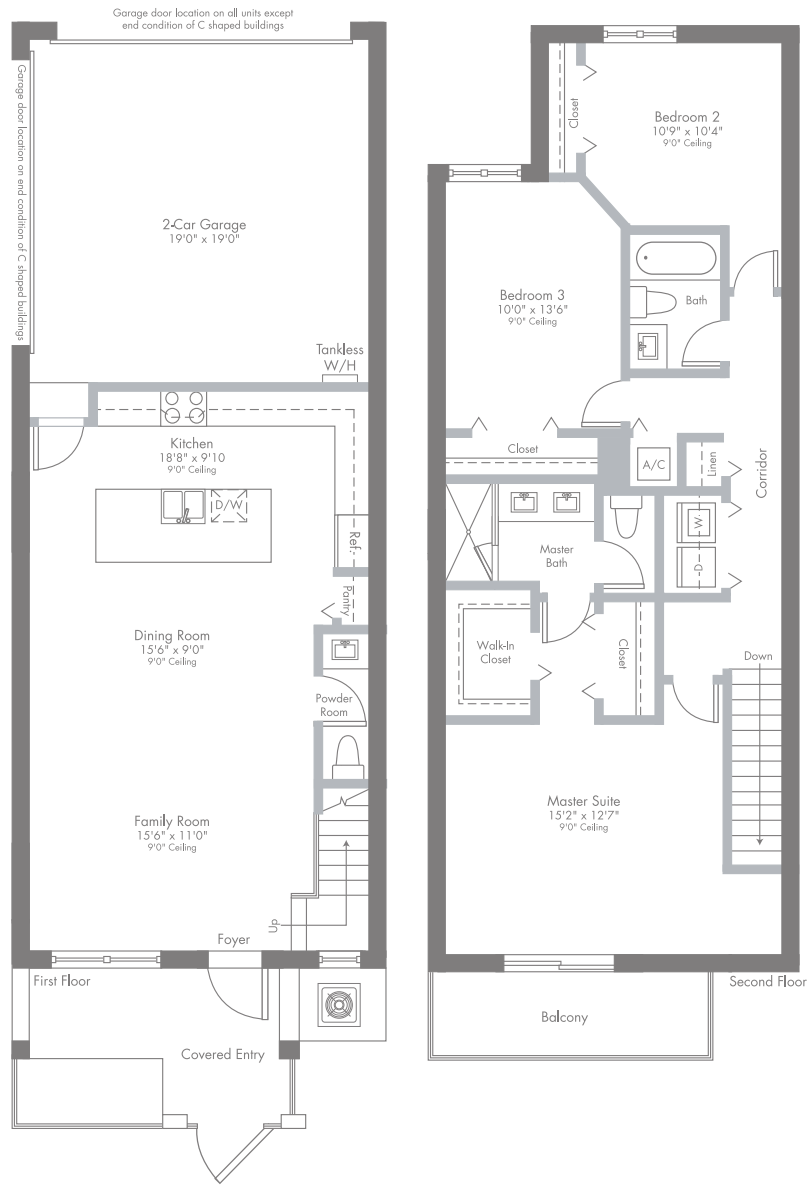


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roximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. See a

MODEL CD

2-STORY | 3 BEDROOMS | 2 BATHS | POWDER ROOM
FAMILY ROOM | BALCONY | 2-CAR GARAGE



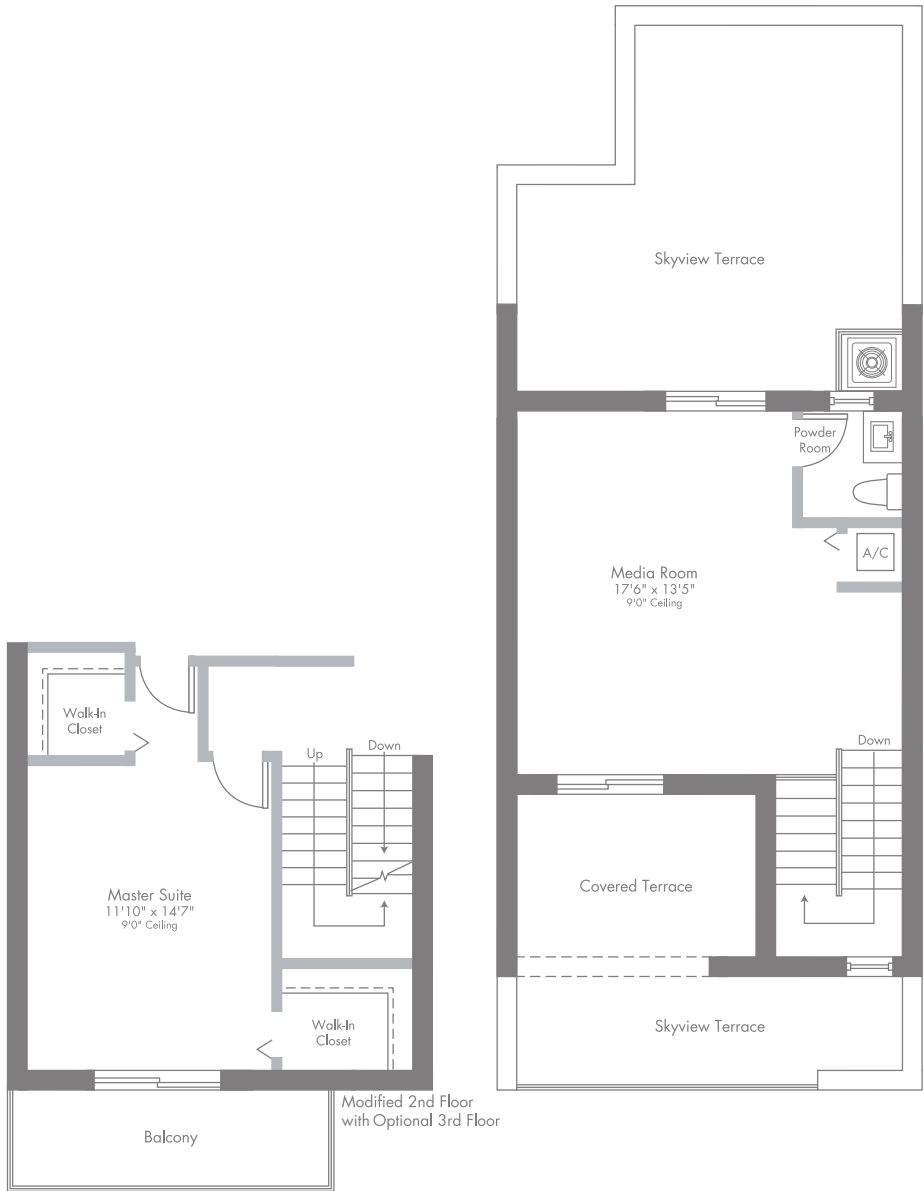
1,602 SQ FT A/C AREA
77 SQ FT BALCONY
387 SQ FT 2-CAR GARAGE
77 SQ FT COVERED ENTRY

2,143 SQ FT TOTAL



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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACE
MEDIA ROOM | POWDER ROOM



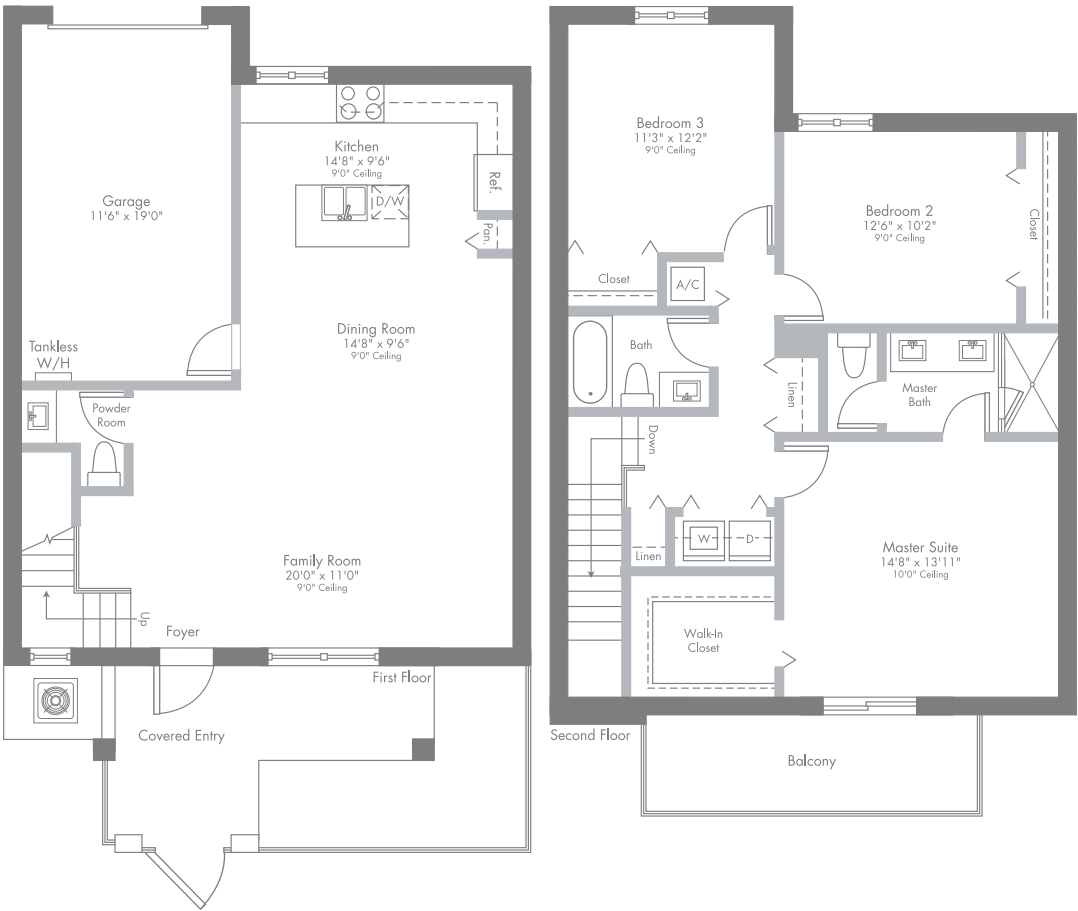
444 SQ FT A/C AREA
105 SQ FT COVERED TERRACE
425 SQ FT SKYVIEW TERRACES
974 SQ FT TOTAL

MODEL CE

2-STORY | 3 BEDROOMS | 2 BATHS | POWDER ROOM
FAMILY ROOM | BALCONY | GARAGE

1,605 SQ FT A/C AREA
88 SQ FT BALCONY
244 SQ FT GARAGE
88 SQ FT COVERED ENTRY

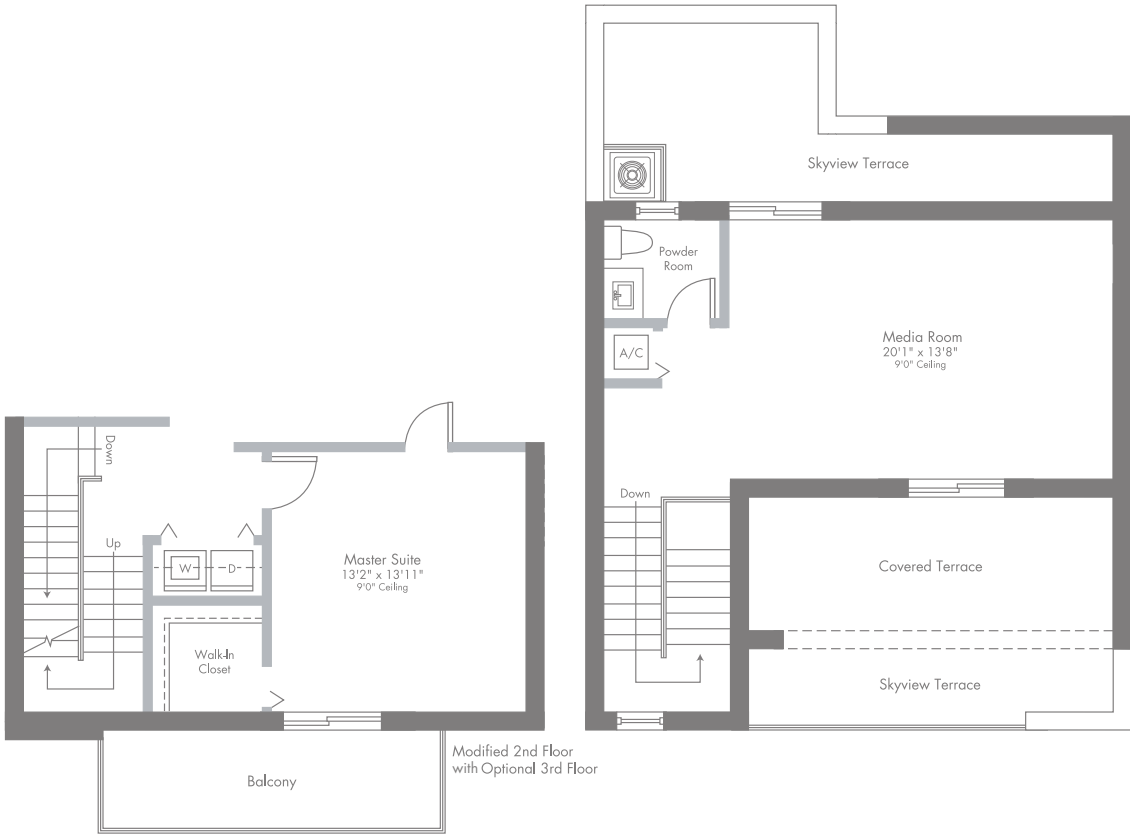
2,025 SQ FT TOTAL



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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACE
MEDIA ROOM | POWDER ROOM

511 SQ FT A/C AREA
151 SQ FT COVERED TERRACE
278 SQ FT SKYVIEW TERRACES
940 SQ FT TOTAL



PRELIMINARY ARTIST'S CONCEPT

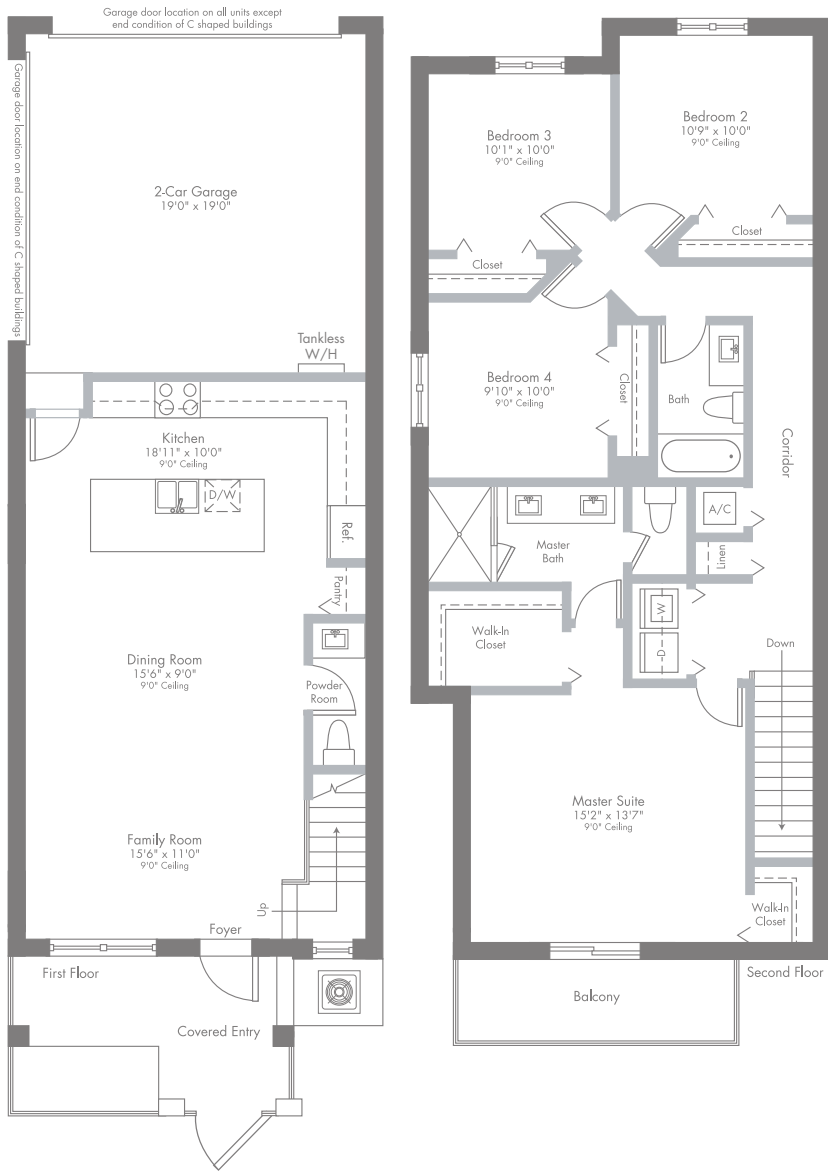
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MODEL CF

2-STORY | 4 BEDROOMS | 2 BATHS | POWDER ROOM
FAMILY ROOM | BALCONY | 2-CAR GARAGE

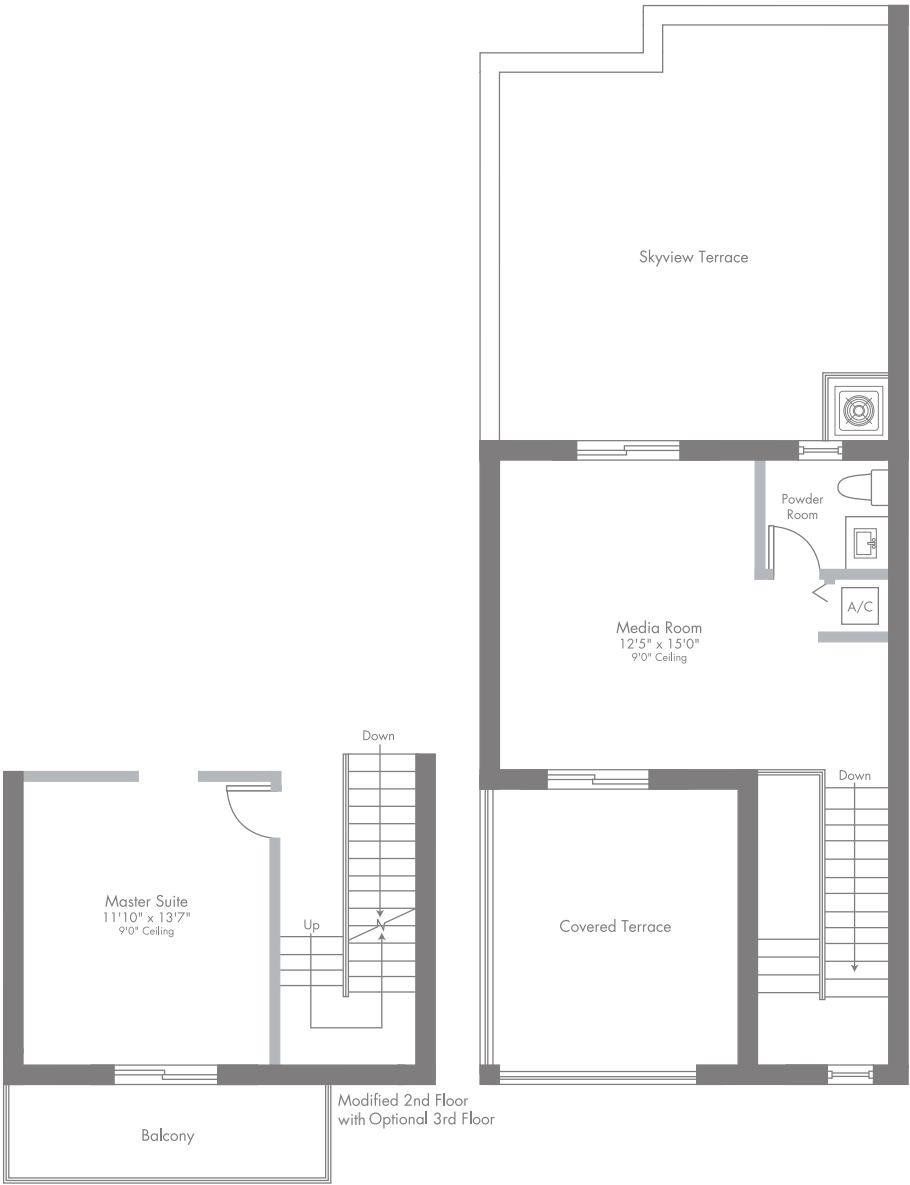
1,738 SQ FT A/C AREA
77 SQ FT BALCONY
401 SQ FT 2-CAR GARAGE
77 SQ FT COVERED ENTRY

2,293 SQ FT TOTAL



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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACE
MEDIA ROOM | POWDER ROOM



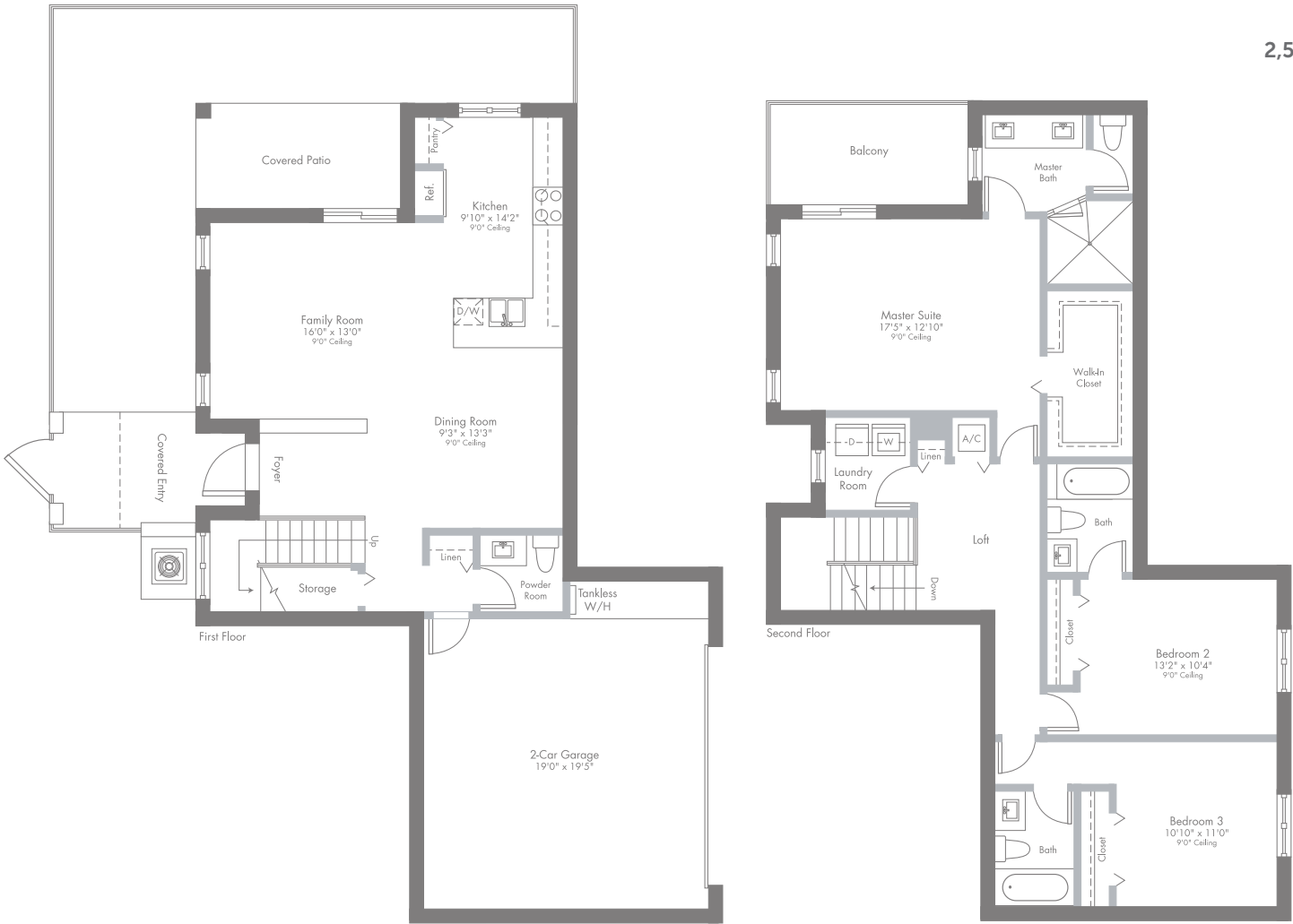
441 SQ FT A/C AREA
173 SQ FT COVERED TERRACE
404 SQ FT SKYVIEW TERRACE
1,018 SQ FT TOTAL

MODEL CG

CORNER | 2-STORY | 3 BEDROOMS | LOFT | 3 BATHS | POWDER ROOM
FAMILY ROOM | BALCONY | 2-CAR GARAGE

1,898 SQ FT A/C AREA
95 SQ FT BALCONY
95 SQ FT COVERED PATIO
424 SQ FT 2-CAR GARAGE
15 SQ FT COVERED ENTRY

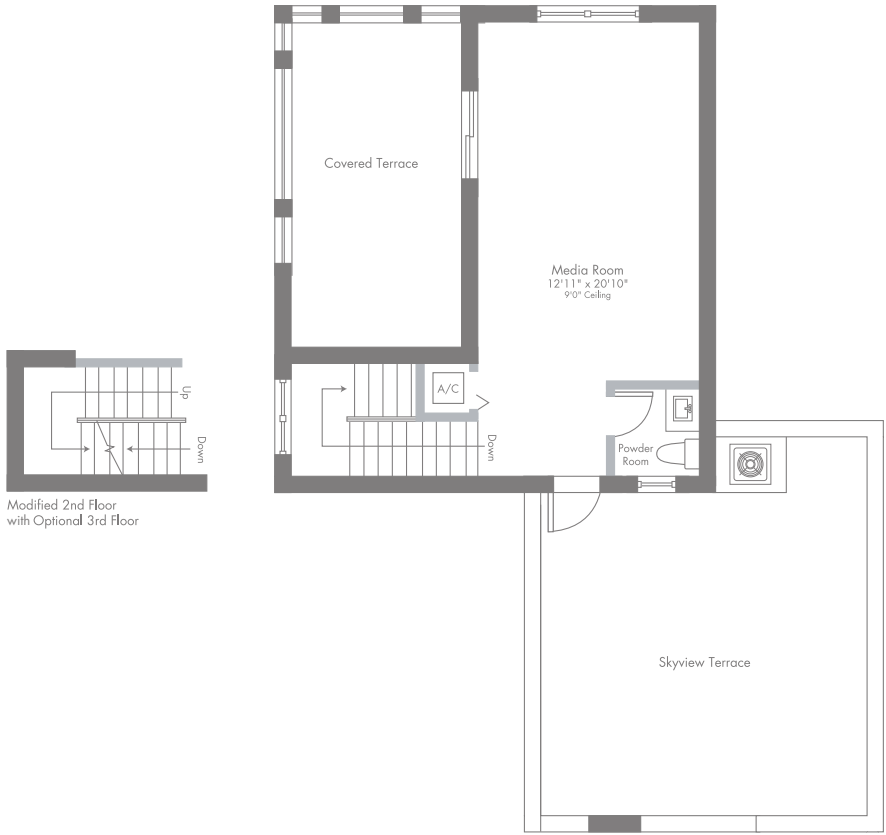
2,527 SQ FT TOTAL



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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACE
MEDIA ROOM | POWDER ROOM

476 SQ FT A/C AREA
206 SQ FT COVERED TERRACE
417 SQ FT SKYVIEW TERRACE
1,099 SQ FT TOTAL



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PRELIMINARY ARTIST'S CONCEPT



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YOUR COMMUNITY YOUR HOME

TWO-STORY TOWNHOMES

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)
- Brick Paver on Front Entry (per plan)
- Designer Exterior Paint in Contemporary Color Schemes
- Hurricane Resistant Steel Garage Doors
- Automatic Garage Door Opener With Remote
- Contemporary Style Exterior Lighting
- Impact-Resistant Windows and Sliding Glass Doors
- Impact Rated French Glass Main Entry Door
- Exterior Hose Bibs (per plan)

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, Hallways and Stairways With Upgraded Padding in Choice of Decorator Colors (per plan)
- 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
- Contemporary Style Stair Handrail (per plan)
- 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 and Carbon Monoxide 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 Room 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

- 18"x18" Ceramic Tile Flooring
- Large Capacity Washer
- Large Capacity Dryer



**EVERYTHING'S
INCLUDED®**

 The specific features, amenities, floor plans, elevations, square footage, and designs vary per plan and community and are subject to changes or substitution without notice. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Void where prohibited by law. Proposed amenities for the community are subject to changes, substitutions and/or deletions without notice. Lennar makes no representation or guarantee that the community or any amenities will be built out as currently planned. Copyright © 2018 Lennar Corporation. Lennar, the Lennar logo, Everything's Included, and the Everything's Included logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 01/18