





# MEET MODERN LIVING







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.

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.

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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.

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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.





# 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 75 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.

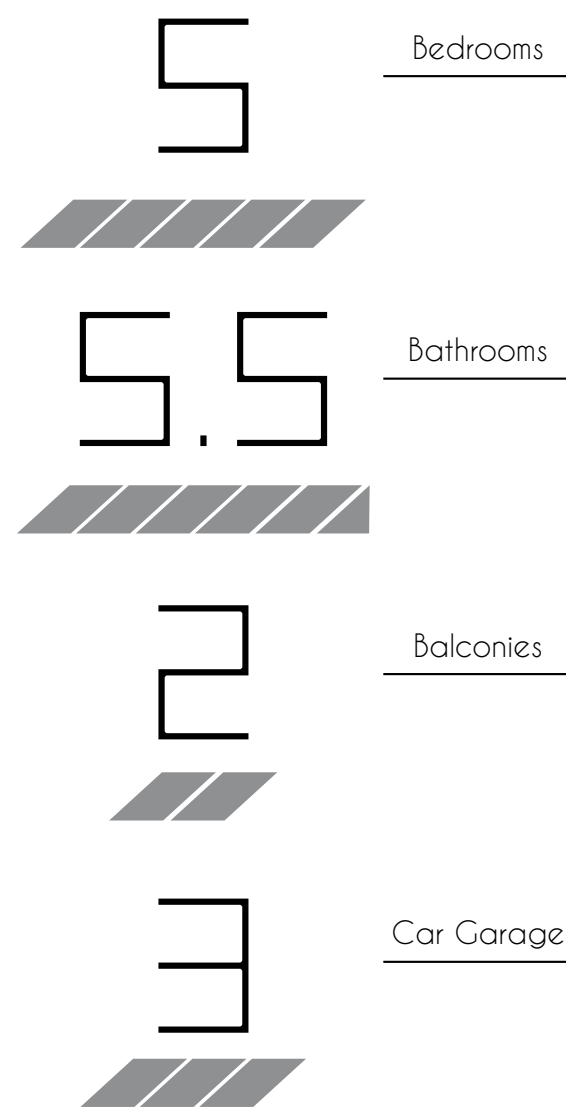


75-A-1



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



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Second Floor

Stated dimensions are taken from the measurement of the floor area of the first and second level of the interior of the residence, including the interior stairs, to the exterior boundaries of the exterior walls of the residence, and exclude all areas not under A/C, including, without limitation, the garage, entry, covered terraces and/or balconies. Note that measurements as set forth on this floor plan are generally taken at the greatest points of each given area (as if the area were a perfect rectangle). Accordingly, the area of the actual space will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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Back View

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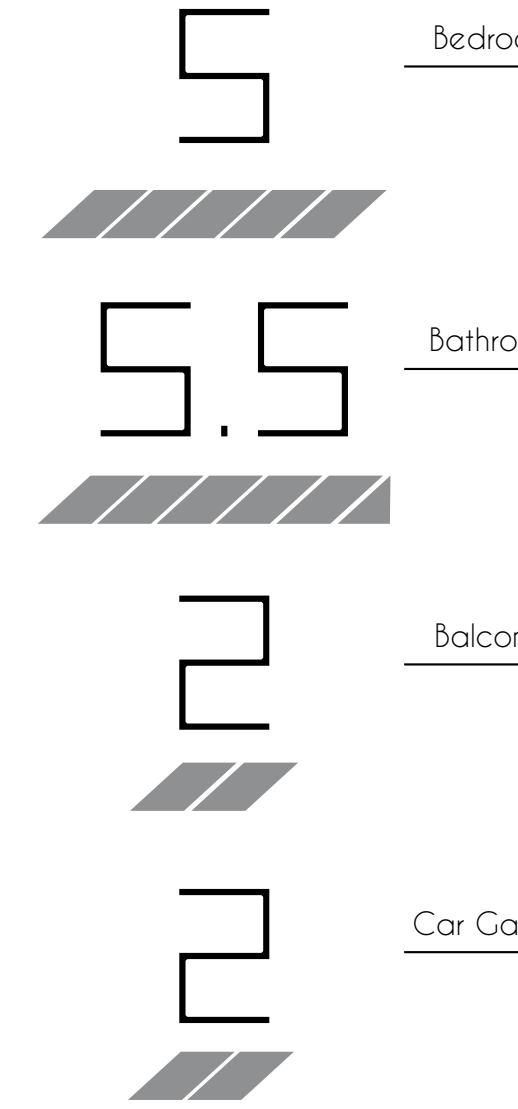


Front View

See Disclaimer Page

75-A-2

UNIT A-2



First Floor

First Floor	Sq. Ft.	m <sup>2</sup>
A/C Area	2,054	190.82
Non - A/C Area	965	89.65
First Floor Total	3,019	280.47

Second Floor	Sq. Ft.	m <sup>2</sup>
A/C Area	2,191	203.55
Non - A/C Area	325	30.19
Second Floor Total	2,516	233.74

Total Unit A-2	Sq. Ft.	m <sup>2</sup>
A/C	4,254	394.37
Non A/C	1,290	119.84
Total	5,535	514.21



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Second Floor

See Disclaimer Page

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Back View

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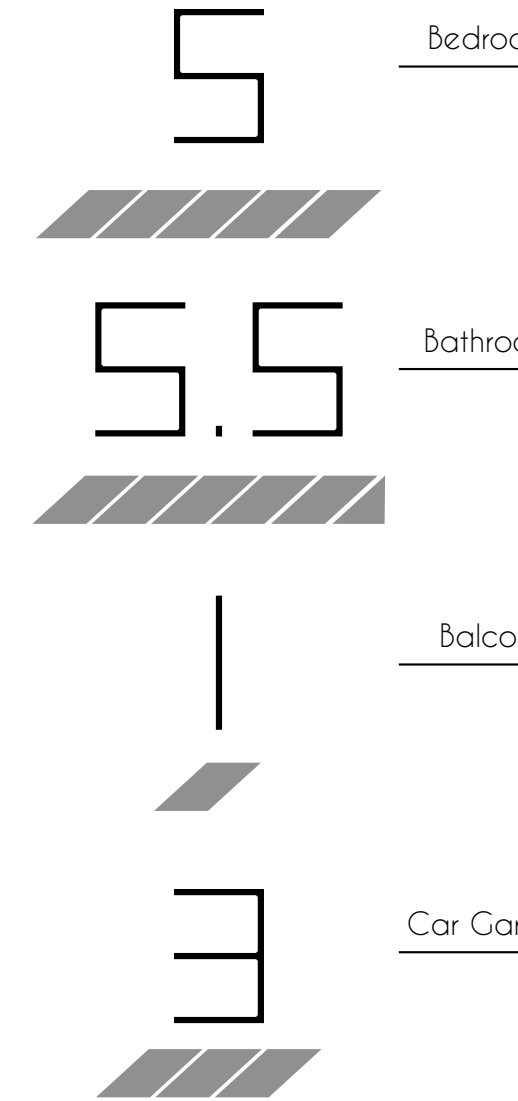


Front View

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75-B

UNIT B



First Floor

First Floor	Sq. Ft.	m <sup>2</sup>
A/C Area	1,845	171.41
Non - A/C Area	87	8.08
First Floor Total	2,708	251.59

Second Floor	Sq. Ft.	m <sup>2</sup>
A/C Area	2,048	190.27
Non - A/C Area	87	8.08
Second Floor Total	2,135	198.35

Total Unit B	Sq. Ft.	m <sup>2</sup>
A/C	3,893	361.68
Non A/C	950	88.26
Total	4,843	449.94



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Second Floor

See Disclaimer Page





Back View

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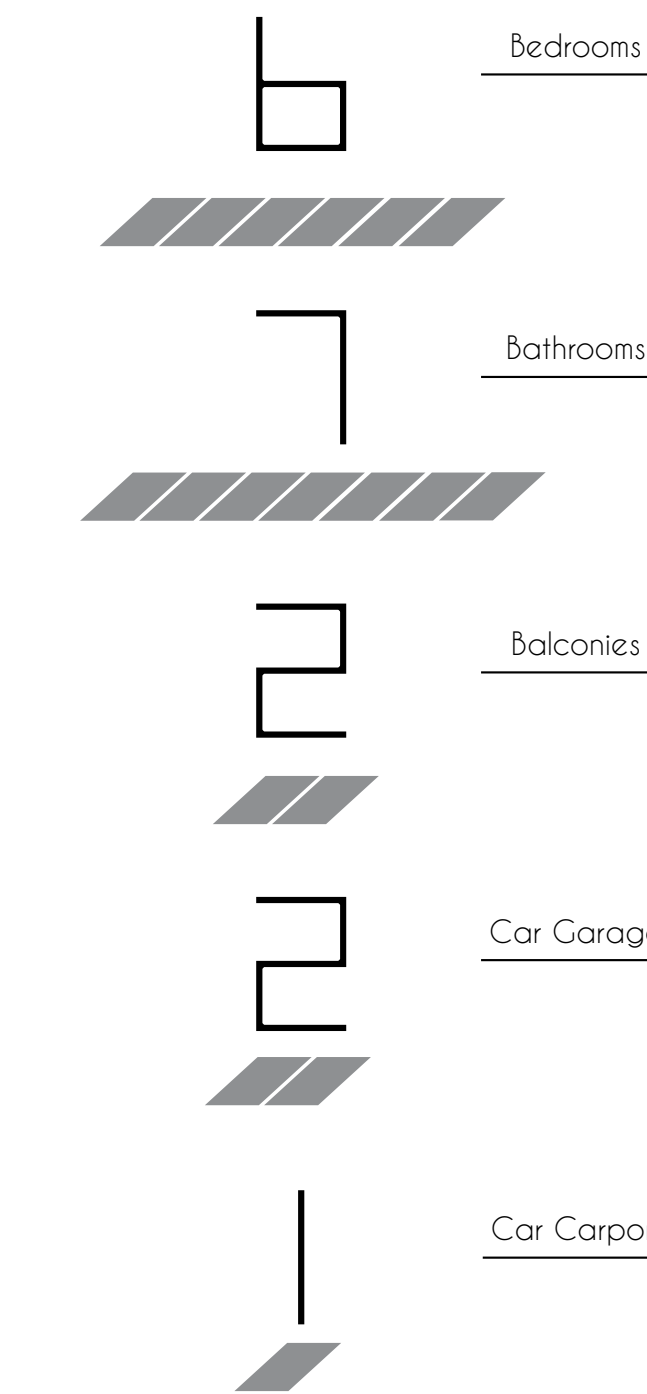
Front View

See Disclaimer Page

75-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	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



First Floor



See Disclaimer Page



Second Floor

See Disclaimer Page

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Back View

See Disclaimer Page



75-A-1  
 5 Bedrooms 5.5 Bathrooms 2 Balconies 3 Car Garage



See Disclaimer Page



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



See Disclaimer Page





## FEATURES



75





# 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



# GOURMET KITCHEN

- 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





# COMMUNITY FEATURES



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



# 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 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



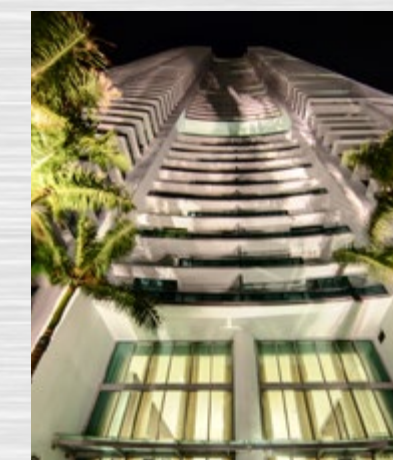
*Pedro Martin*  
CEO & Chairman



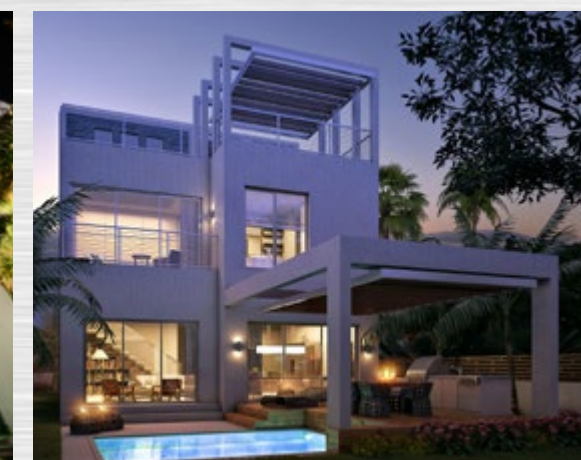
Modern Doral



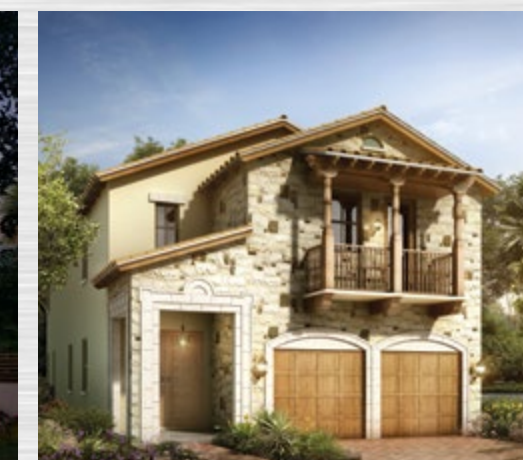
Grove at Grand Bay



900 Biscayne Bay



Atlantic 15



Vintage Estates



Metropolis at Dadeland



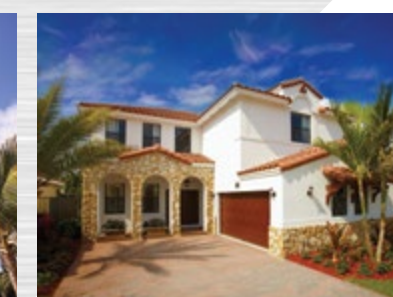
Glass



Vintage Place



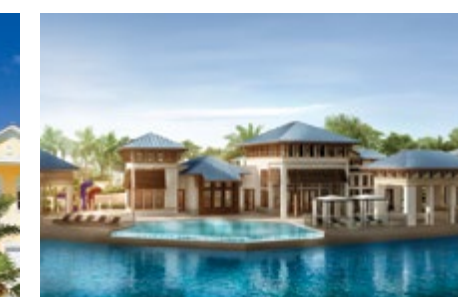
Quantum on the Bay



Las Ramblas



The Reserve Village in Doral



Doral Cay



Nautica Miami Beach

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