

A light gray background featuring a stylized, dark gray map of Doral, Florida, which is centered around the text. The map shows the city's irregular shape and surrounding areas.

URBANA

AT DOWNTOWN DORAL




LENNAR®

THE NATION'S #1 LARGEST NEW HOME-BUILDER*

As one of the nation's leading homebuilders since 1954, Lennar is listed on the New York Stock Exchange (LEN) and is now present in 21 states and over 77 popular markets across the nation. We deliver superlative quality by harnessing our national purchasing power to increase the quality of building materials, while lowering costs to deliver value and quality. We offer a full range of services, including in-house mortgage, title and insurance companies, and focus on making our clients' home buying experience hassle-free and memorable.

Lennar's commitment to Quality, Value and Integrity is the underlying foundation upon which we were built. And today, with more than half a century of experience behind us and over 1 million homes built, this commitment continues to guide us forward.



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, Brickell, Coral Gables, 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 entertainment venues. Residents of Urbana will enjoy the convenience of a dynamic business district which will be only steps away from your new home. Urbana will offer beautifully designed paseos and park areas, plus resort-style, luxury community living for those with uncompromising standards.



PHOTO BY ROBIN HILL

ACTUAL PHOTO

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Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Item shown is actual photo which may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Stated dimensions and square footage are approximate 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 Lennar new home consultant for further information. Garage sizes may vary from home to home and may not accommodate all vehicles. Void Where Prohibited By Law. Copyright © 2020 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC 062343. 03/20





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 your children in Downtown Doral's Charter Elementary School, a brand-new, technologically advanced institution with preferential access to Urbana homeowners
- Discover the modern, new high school and middle school, designed to bring learning to new heights



CONCEPTUAL IMAGE



PHOTO BY ROBIN HILL

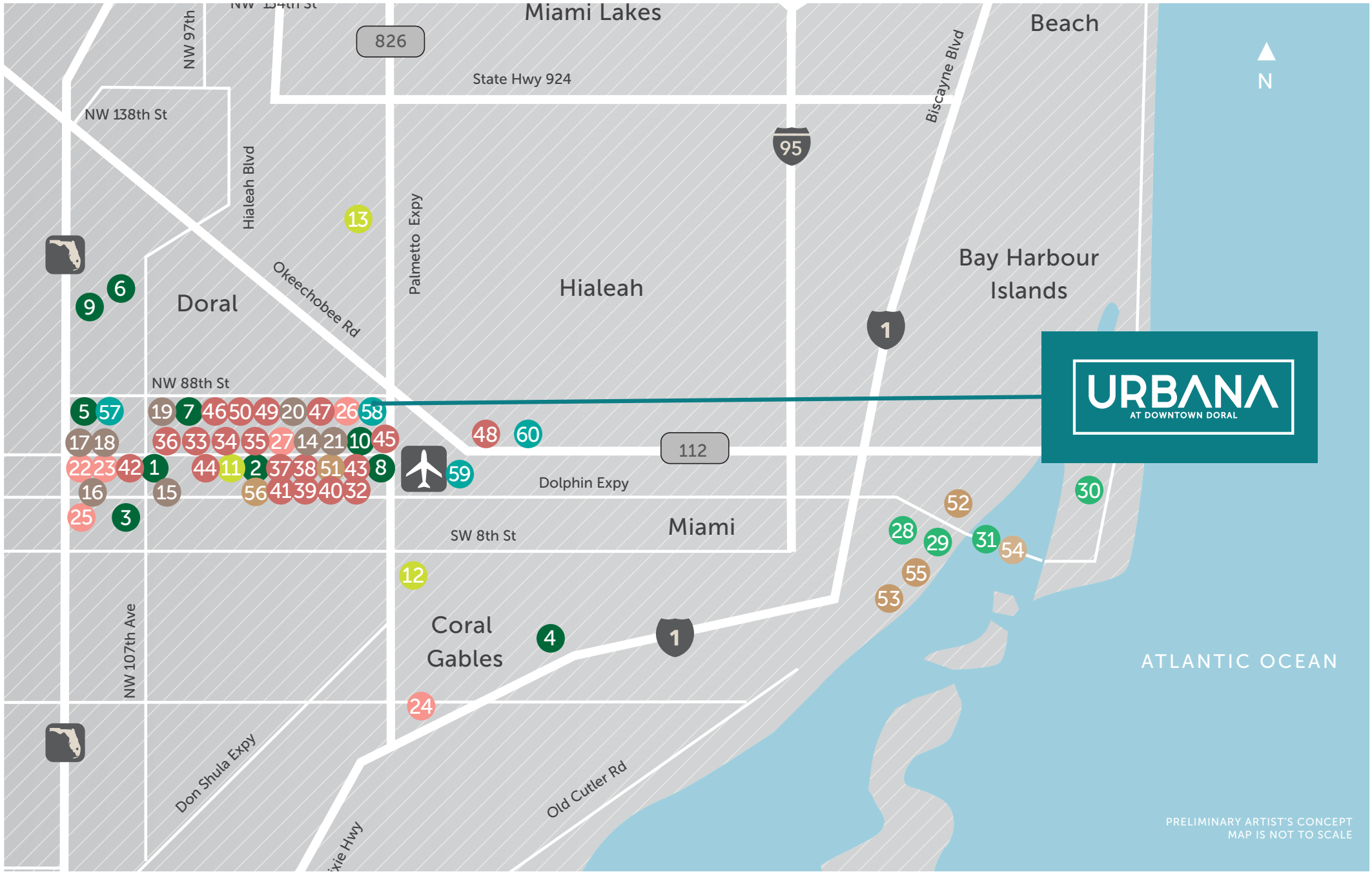
ACTUAL PHOTO



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.



URBANA

AT DOWNTOWN DORAL

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. Trump National Doral Miami
15. Veterans Park
16. Doral Legacy Park
17. Doral Meadow Park
18. Trails and Tails Park
19. Morgan Levy Park
20. Doral Central Park
21. Downtown Doral Park

SHOPPING

22. Dolphin Mall
23. Miami International Mall
24. Dadeland Mall
25. IKEA Miami
26. Publix
27. Fresh Market

CULTURAL ACTIVITIES

28. Frost Museum of Science
29. Pérez Art Museum Miami (PAMM)
30. The Bass Museum of Art
31. Miami Children's Museum

RESTAURANTS

32. Marfil Bistro
33. 5300 Chop House
34. Dragonfly
35. Freddo
36. BLT Prime
37. Cooper's Hawk
38. Brimstone
39. SuViche
40. Novecento
41. Copper Blues
42. Bocas House
43. Carolina Ale House
44. Anthony's Coal Fired Pizza
45. Kuba Cabana
46. Stellino's
47. Green Plate
48. The Original Pancake House
49. Bulla Gastrobar
50. Pisco y Nasca

ENTERTAINMENT

51. Cinebistro
52. Adrienne Arsht Center for the Performing Arts
53. Bayfront Park Amphitheater
54. Jungle Island
55. American Airlines Arena
56. City Place Doral

GOVERNMENT/BANKS

57. Bank of America Financial Center
58. City of Doral-Government Center
59. Miami International Airport
60. Tri-Rail




URBANA

AT DOWNTOWN DORAL

SOPHISTICATED URBAN LIVING

The architectural elements of Urbana's midrise condominium residences 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.





PRELIMINARY CONCEPT

MIDRISE CONDOMINIUMS - COASTAL

URBANA

AT DOWNTOWN DORAL





PRELIMINARY ARTIST'S CONCEPT

MIDRISE CONDOMINIUMS - SANTA BARBARA



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 Offers 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 Offers 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 Include Sidewalks and Lushly Landscaped Street Lined Roads, a Grand Clubhouse with Resort-style Pool, Fitness Center, Children's Water Park, Indoor Running Track, Indoor Basketball Court, 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

- Wi-Fi Certified Home Designs
- 18" x 18" 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 and Master Bedroom, 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
- Electric 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 Brushed Nickel Hardware
- 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

- Bath Features:
 - Contemporary-Style Chrome Faucets in all Baths
 - Full Width Vanity Mirrors
 - Recessed Lighting
 - Glass Corner Shelf Soap Dish
 - ProFlo 2 piece Elongated Toilet in all Baths
 - Exhaust Fan (per plan)
- Master Bathroom:
 - Contemporary-Style Floating Vanities with White Cultured Marble Countertops and 4" Backsplash
 - 8" Rain Style Shower Head
 - Clear Glass Semi-Frameless Shower Enclosure
 - 12" x 24" Ceramic Tile on Bathroom Floors
 - 13" x 23" Ceramic Tile on Shower Walls
 - Pebbles in Master Bathroom Shower Floor
- Secondary Baths:
 - Contemporary-Style Floating Vanities with White Cultured Marble Vanity Tops and 4" Backsplash
 - 12" x 12" Ceramic Tile on Bathroom Floors
 - 12" x 12" Ceramic Tile on Shower Walls
 - 12" x 12" Ceramic Tile on Shower Floor
 - Performa Tub or Enclosed Shower (per plan)
- Powder Bath:
 - Includes Contemporary-Style Floating Vanity with Elegant White Cultured Marble Sink or Pedestal Sink (per plan)

LAUNDRY FEATURES

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



**EVERYTHING'S
INCLUDED***



The specific features in a home may vary from home to home and from community to community. 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 are based upon standard locations, 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. Copyright © 2020 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. 03/20



NEXT GEN® - THE HOME WITHIN A HOME PRIVATE SUITE EI FEATURES

NEXT GEN® - THE HOME WITHIN A HOME®, A NEW CONCEPT IN LIVING SPACE DESIGNED TO COMFORTABLY ACCOMMODATE A PRIVATE SUITE ADJACENT TO THE MAIN HOME. THESE NEW, INNOVATIVE FLOORPLANS ALLOW FAMILIES TO LIVE TOGETHER AND STILL HAVE THEIR OWN PRIVATE SPACE.

INTERIOR FEATURES

- Wi-Fi Certified Home Designs
- 18"x 18" Ceramic Tile in Foyer, Wet Bar
- Plush Stain Resistant Carpeting with Padding
- Contemporary-Style Interior Doors
- Contemporary-Style Bi-Fold Closet Door
- Contemporary-Style Baseboards and Door Casings
- Elegant Interior Door Hardware
- Smooth Finish Walls and Textured Ceilings in Designated Areas
- Rocker Style Light Switches Throughout
- Category 5e Structured Wiring for Voice in Wet Bar, Home run to Central Distribution Panel
- RG6 Shielded Coaxial Television Cable Next Gen Suite, Home Run to Distribution Panel
- Pre-wired for Ceiling Fan in Next Gen Suite
- Quality Paint on all Walls and Ceilings
- Marble Window Sills Throughout
- Vinyl-Clad Ventilated Closet Shelving
- Smoke Detectors throughout

WET BAR FEATURES

- 36" Contemporary-Style Flat Panel Cabinets with Brushed Nickel Hardware (Matching Main Home Kitchen Cabinet)
- Contemporary-Style Quartz Countertop with Square Edge with 6" Backsplash (Matching Main Home Kitchen Countertop)
- Stainless Steel Rectangular Undermount Kitchen Sink
- Quality Stainless Steel Under Counter Refrigerator

BATH FEATURES

- Contemporary-Style Floating Vanity Cabinets with Cultured Marble Countertop with Brushed Nickel Hardware (Matching Main Home Bath Features)
- 12" x 12" Ceramic Floor Tile in Elegant Contemporary-Style
- 12" x 12" Wall Tile
- 12" x 12" Shower Floor Tile
- Exhaust Fan
- Recessed Lighting
- Full Width Vanity Mirror
- Elongated Toilet



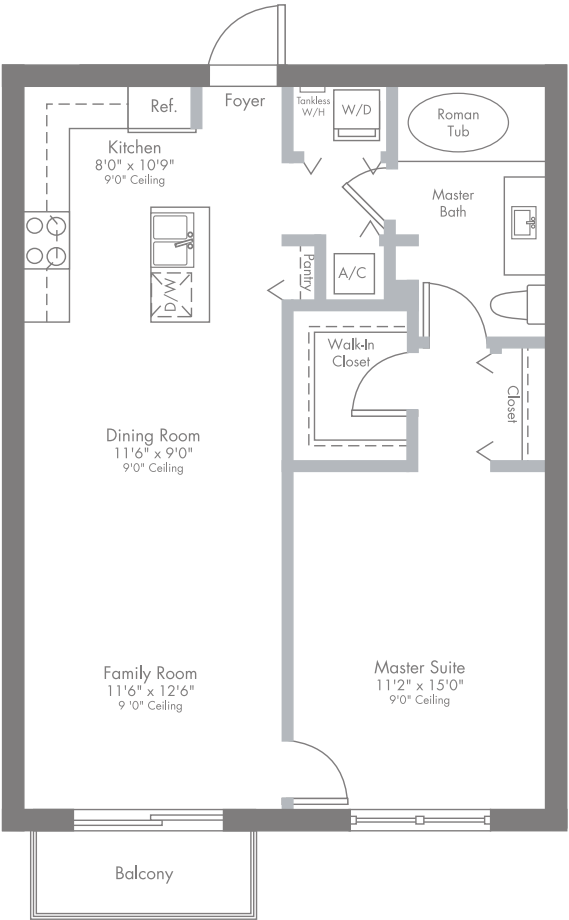
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MODEL MA

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

738 SQ FT A/C AREA
43 SQ FT BALCONY
781 SQ FT TOTAL



PRELIMINARY ARTIST'S CONCEPT

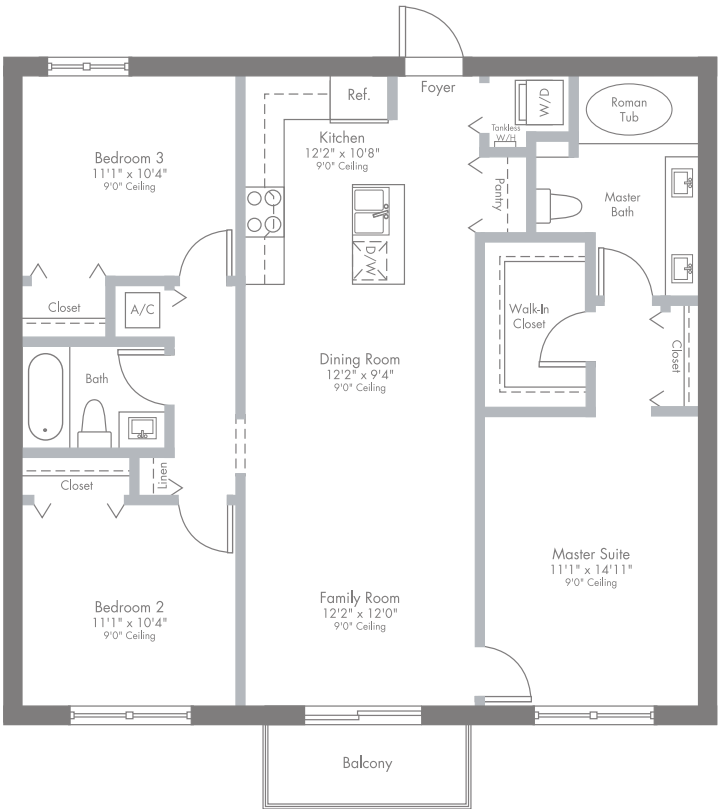
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MODEL MB

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

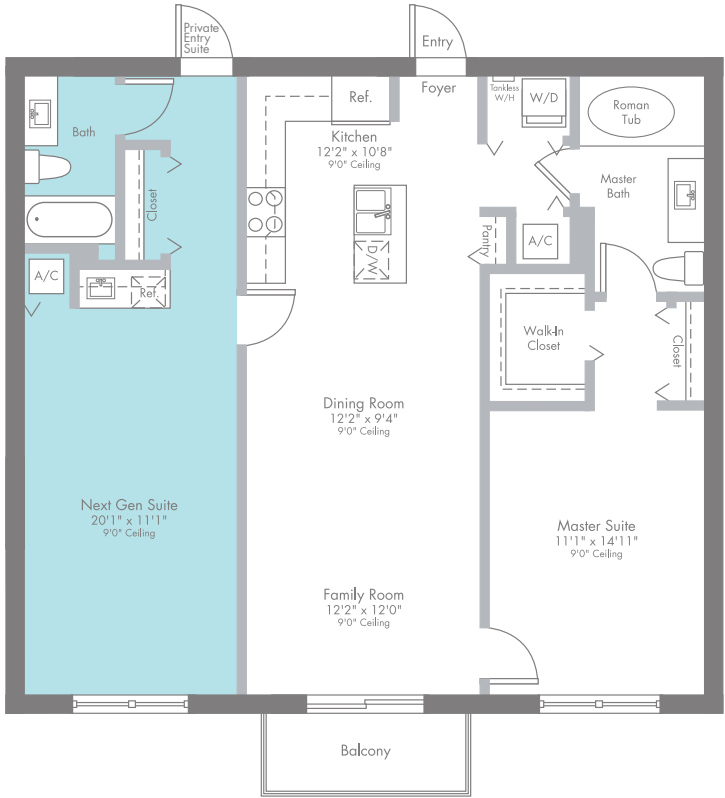
MAIN HOME

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



PRIVATE ENTRY 1 BEDROOM 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



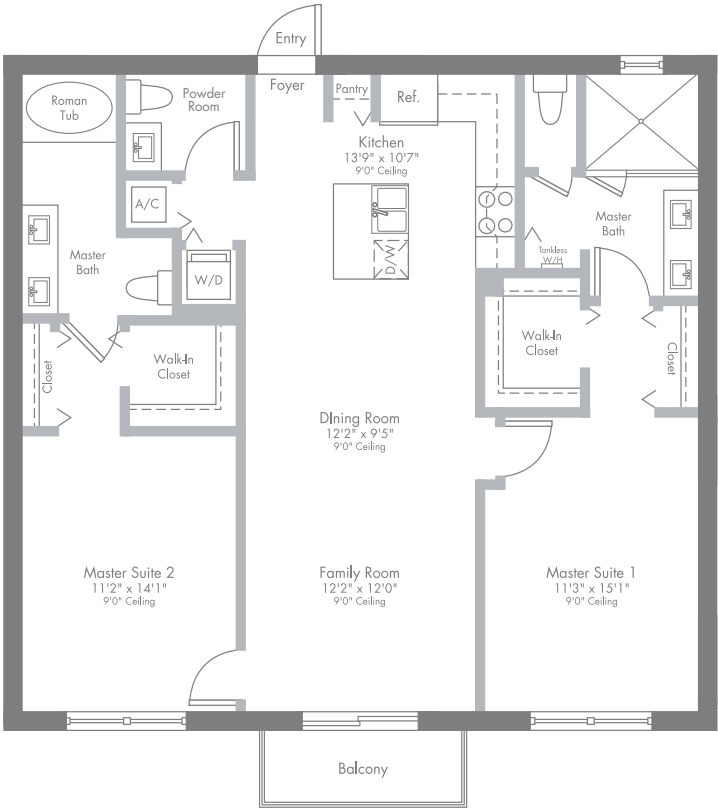
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MODEL MD

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

1,129 SQ FT A/C AREA
42 SQ FT BALCONY
1,171 SQ FT TOTAL



PRELIMINARY ARTIST'S CONCEPT

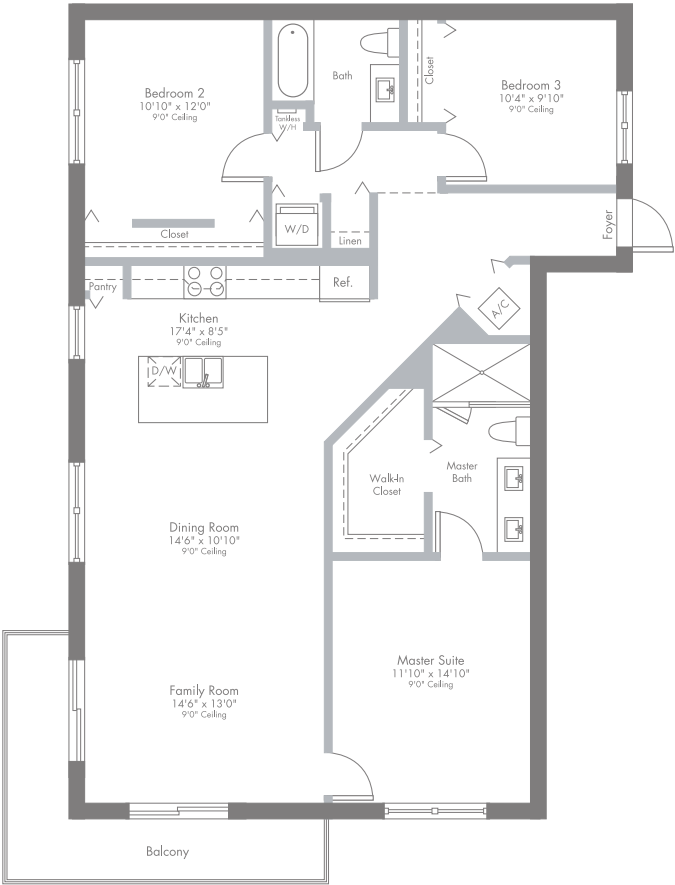
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MODEL ME

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



PRELIMINARY ARTIST'S CONCEPT



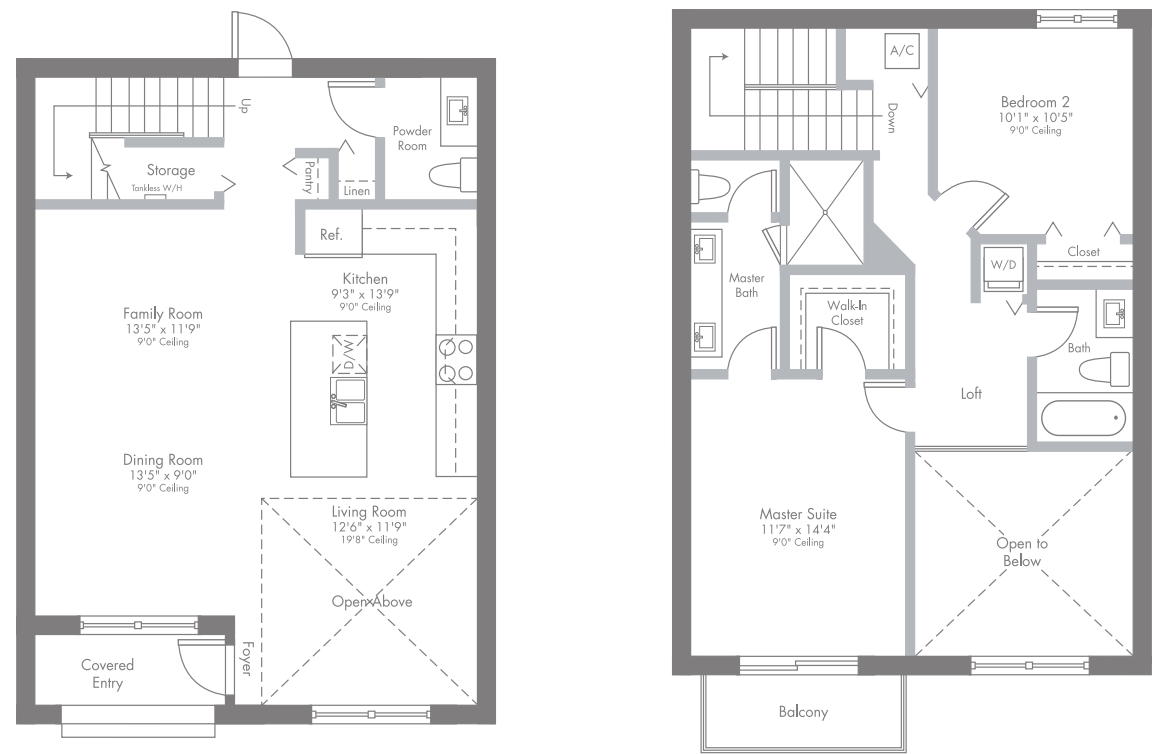
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MODEL MF

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

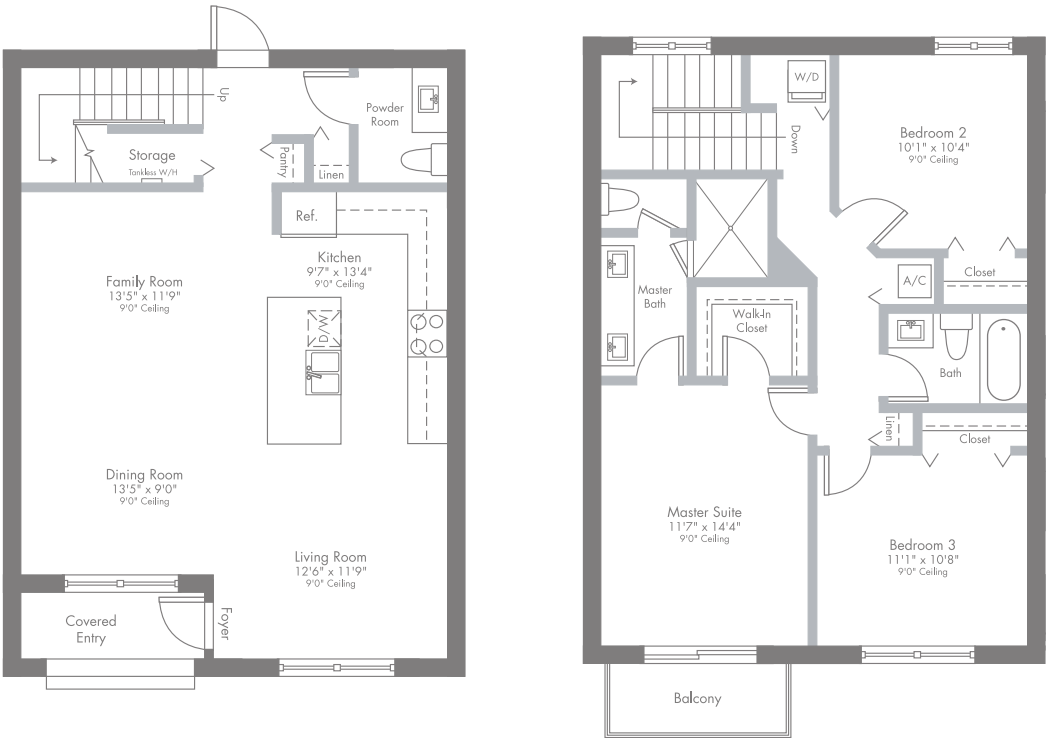
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MODEL MG

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



PRELIMINARY ARTIST'S CONCEPT



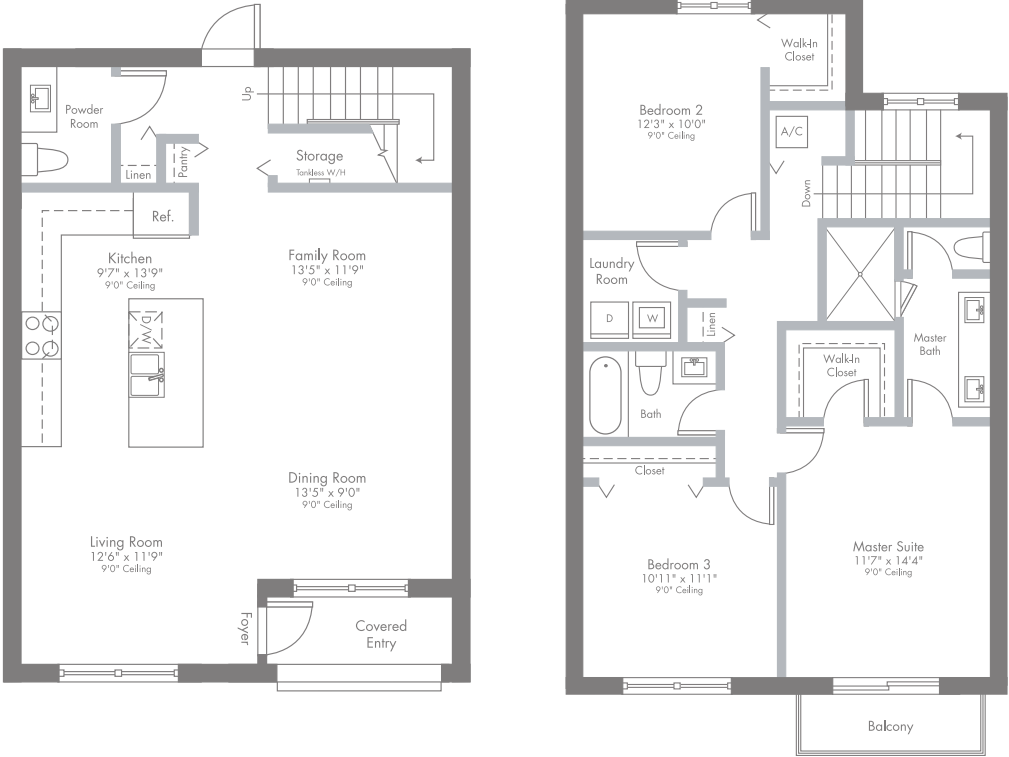
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MODEL MH

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



PRELIMINARY ARTIST'S CONCEPT

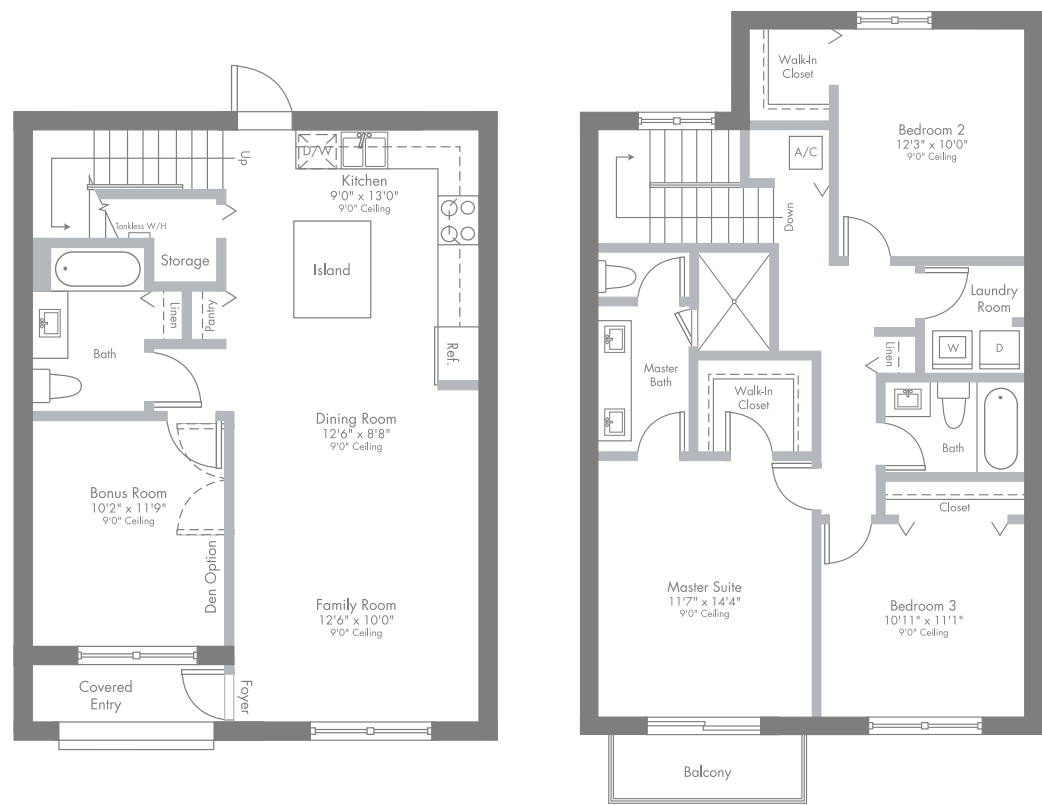
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MODEL MI

2-STORY | 3 BEDROOMS | 3 BATHS | 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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MIDRISE CONDOMINIUM SITE PLAN

FIRST FLOOR



PRELIMINARY ARTIST'S CONCEPT
MAP IS NOT TO SCALE

SECOND FLOOR



PRELIMINARY ARTIST'S CONCEPT
MAP IS NOT TO SCALE

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 © 2019 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC - 062343, 06/19

MIDRISE CONDOMINIUM SITE PLAN

THIRD FLOOR



PRELIMINARY ARTIST'S CONCEPT
MAP IS NOT TO SCALE

FOURTH FLOOR



PRELIMINARY ARTIST'S CONCEPT
MAP IS NOT TO SCALE




URBANA

AT DOWNTOWN DORAL

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 skyview terraces.



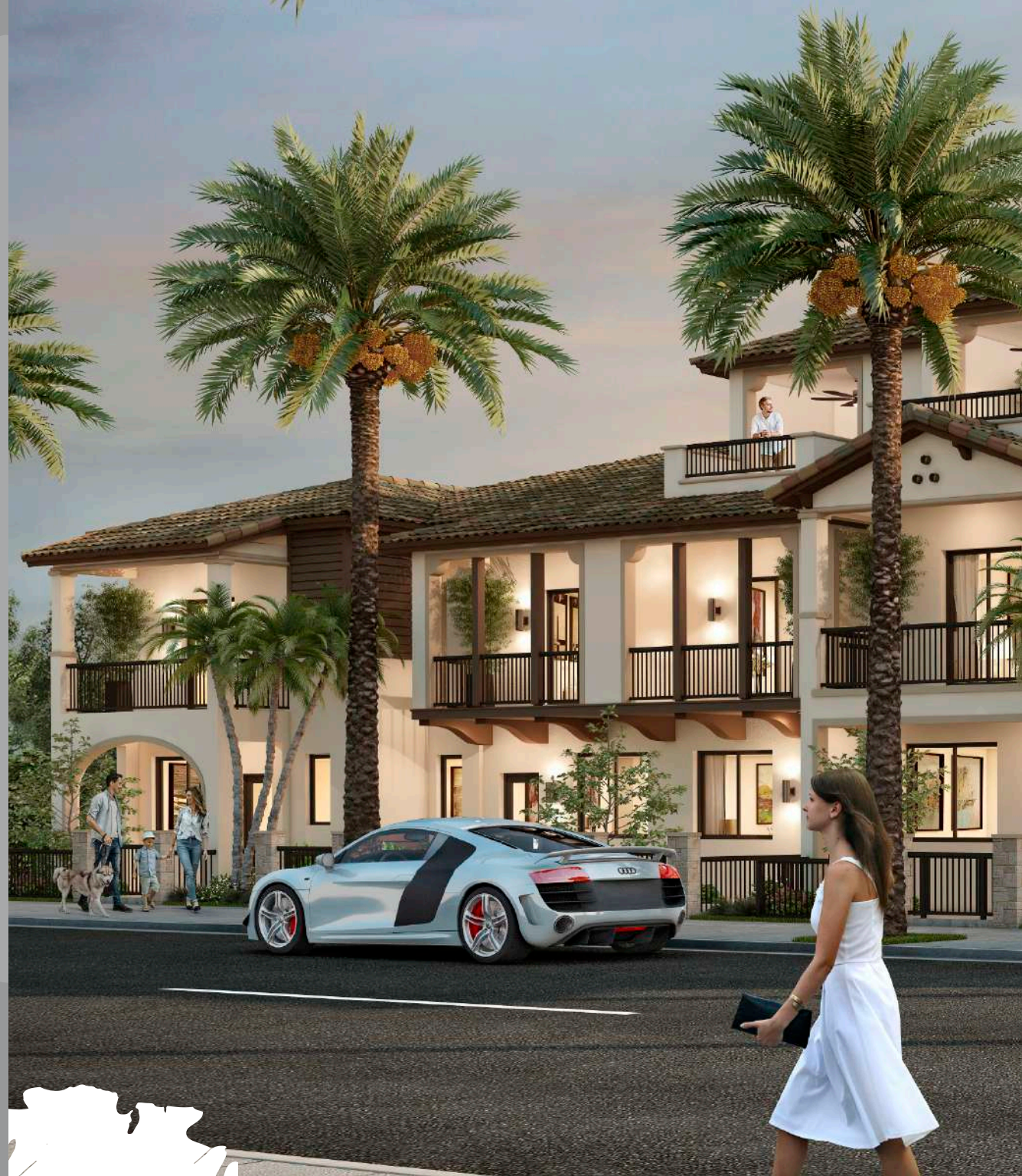


PRELIMINARY ARTIST'S CONCEPT

TWO-STORY TOWNHOMES - SANTA BARBARA

URBANA

AT DOWNTOWN DORAL





PRELIMINARY ARTIST'S CONCEPT

TWO-STORY TOWNHOMES - SANTA BARBARA





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 Offers 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 Offers 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 Include Sidewalks and Lushly Landscaped Street Lined Roads, a Grand Clubhouse with Resort-style Pool, Fitness Center, Children's Water Park, Indoor Running Track, Indoor Basketball Court, 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

- Wi-Fi Certified Home Designs
- 18" x 18" 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 and Master Bedroom, 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
- Electric 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 Brushed Nickel Hardware
- 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

- Bath Features:
 - Contemporary-Style Chrome Faucets in all Baths
 - Full Width Vanity Mirrors
 - Recessed Lighting
 - Glass Corner Shelf Soap Dish
 - ProFlo 2 piece Elongated Toilet in all Baths
 - Exhaust Fan (per plan)
- Master Bathroom:
 - Contemporary-Style Floating Vanities with White Cultured Marble Countertops and 4" Backsplash
 - 8" Rain Style Shower Head
 - Clear Glass Semi-Frameless Shower Enclosure
 - 12" x 24" Ceramic Tile on Bathroom Floors
 - 13" x 23" Ceramic Tile on Shower Walls
 - Pebbles in Master Bathroom Shower Floor
- Secondary Baths:
 - Contemporary-Style Floating Vanities with White Cultured Marble Vanity Tops and 4" Backsplash
 - 12" x 12" Ceramic Tile on Bathroom Floors
 - 12" x 12" Ceramic Tile on Shower Walls
 - 12" x 12" Ceramic Tile on Shower Floor
 - Performa Tub or Enclosed Shower (per plan)
- Powder Bath:
 - Includes Contemporary-Style Floating Vanity with Elegant White Cultured Marble Sink or Pedestal Sink (per plan)

LAUNDRY FEATURES

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



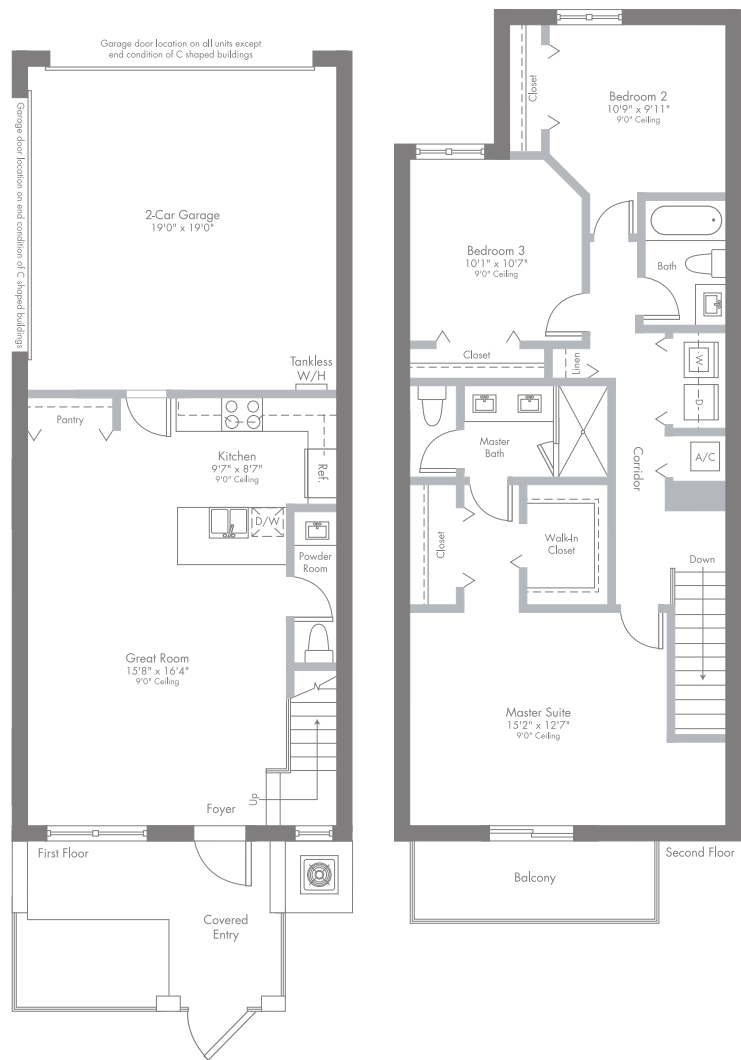
**EVERYTHING'S
INCLUDED®**



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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

PRELIMINARY ARTIST'S CONCEPT

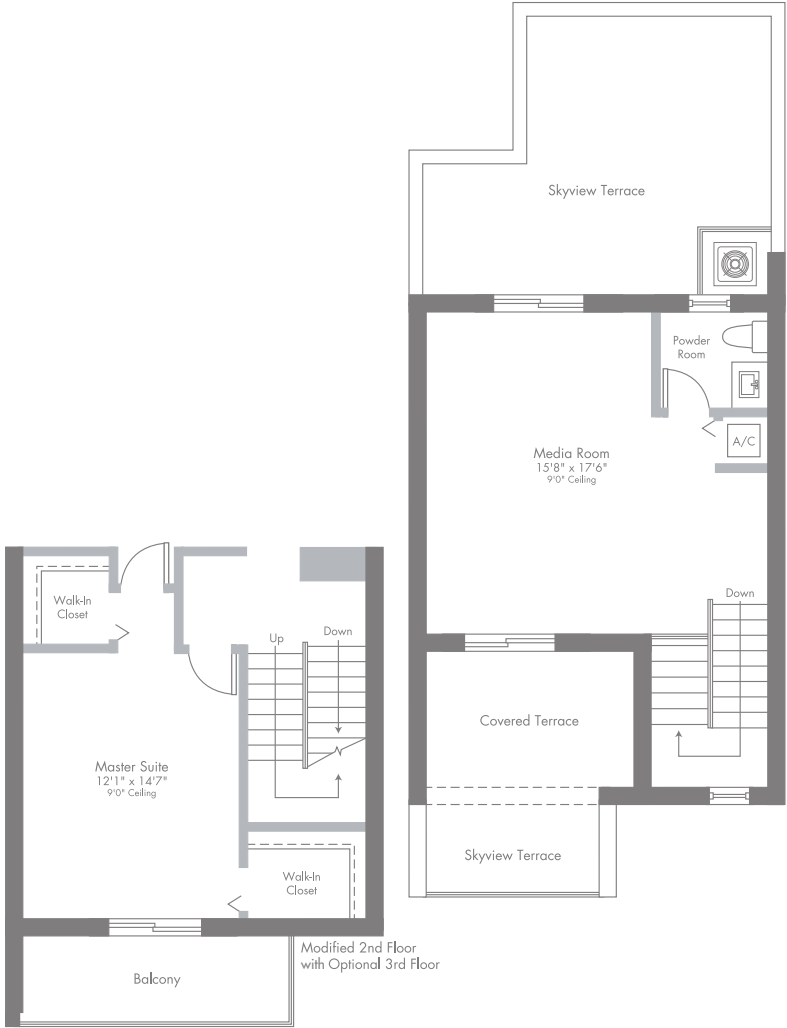
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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACES
MEDIA ROOM | POWDER ROOM

MODEL CA

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



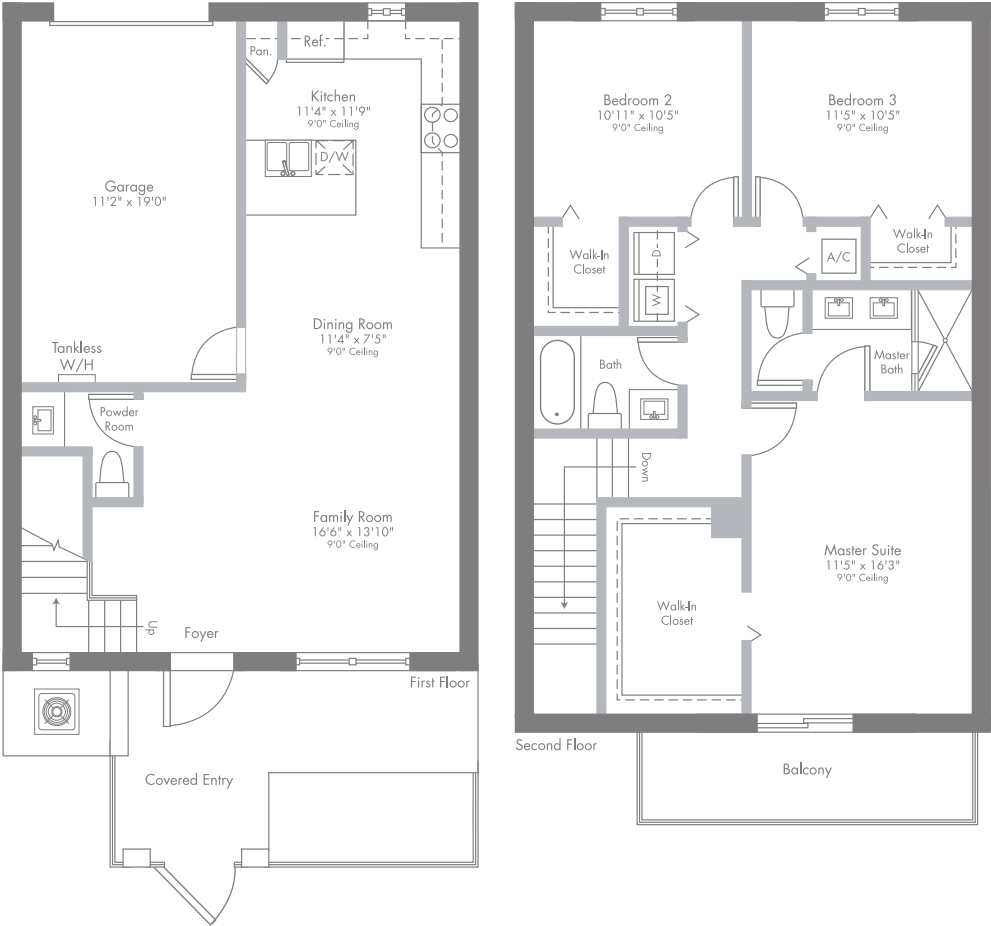
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MODEL CB

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

PRELIMINARY ARTIST'S CONCEPT

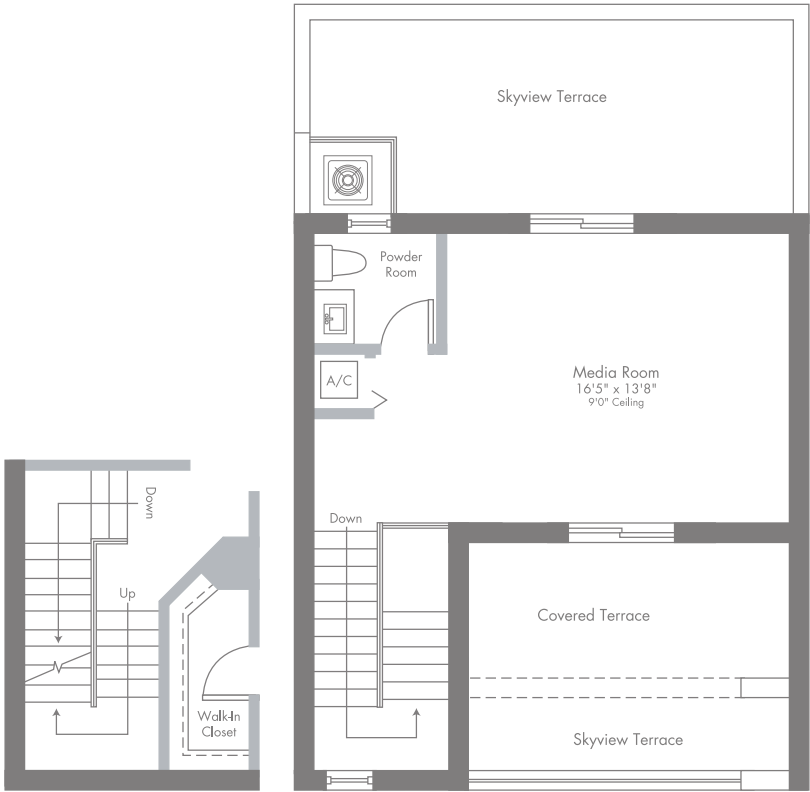
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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACES
MEDIA ROOM | POWDER ROOM


MODEL CB

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



Modified 2nd Floor
with Optional 3rd Floor

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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



PRELIMINARY ARTIST'S CONCEPT

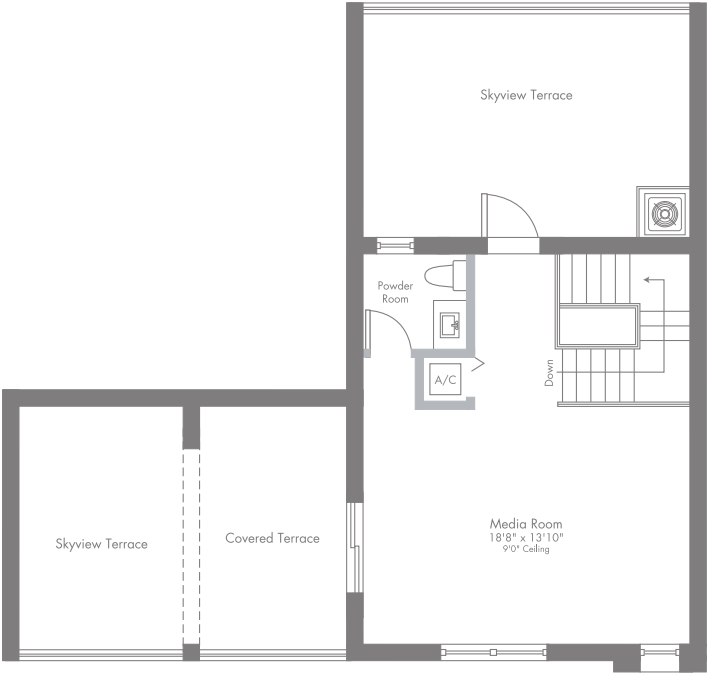
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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACES
MEDIA ROOM | POWDER ROOM

MODEL CC

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



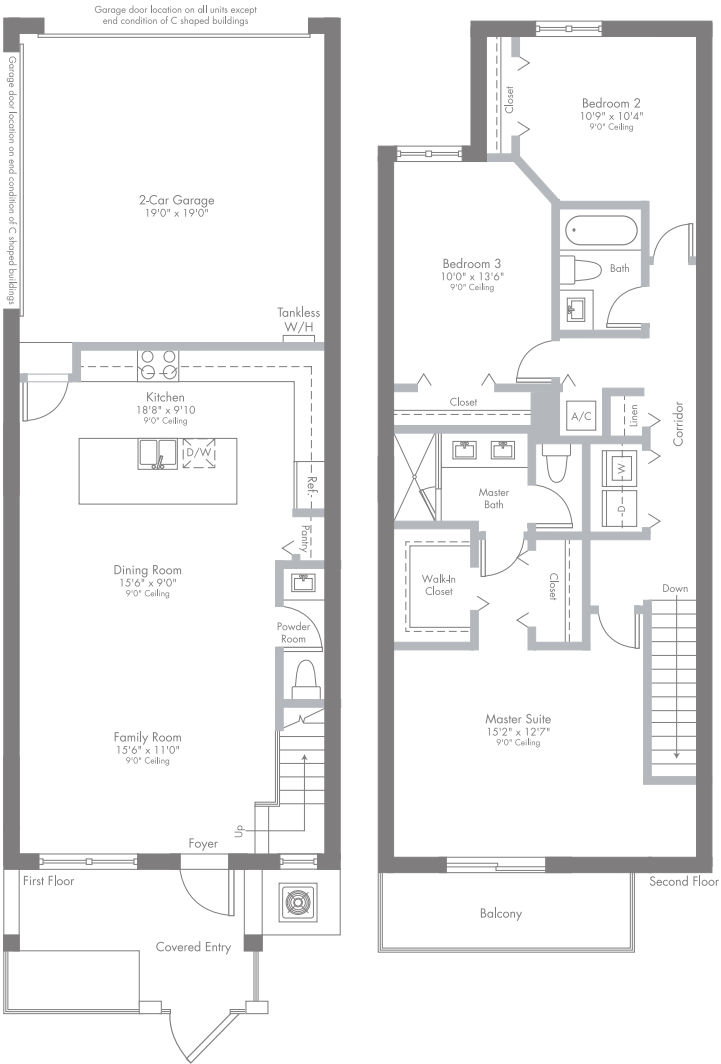
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MODEL CD

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

PRELIMINARY ARTIST'S CONCEPT

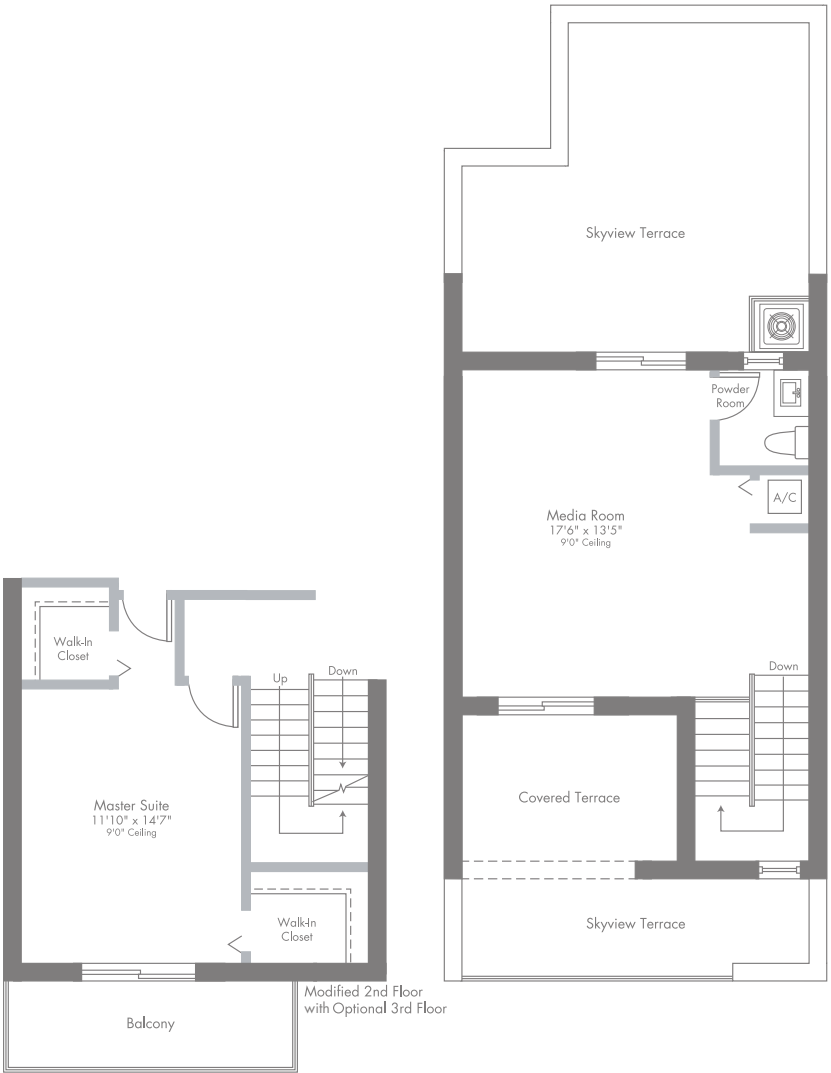
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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACES
MEDIA ROOM | POWDER ROOM

MODEL CD

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



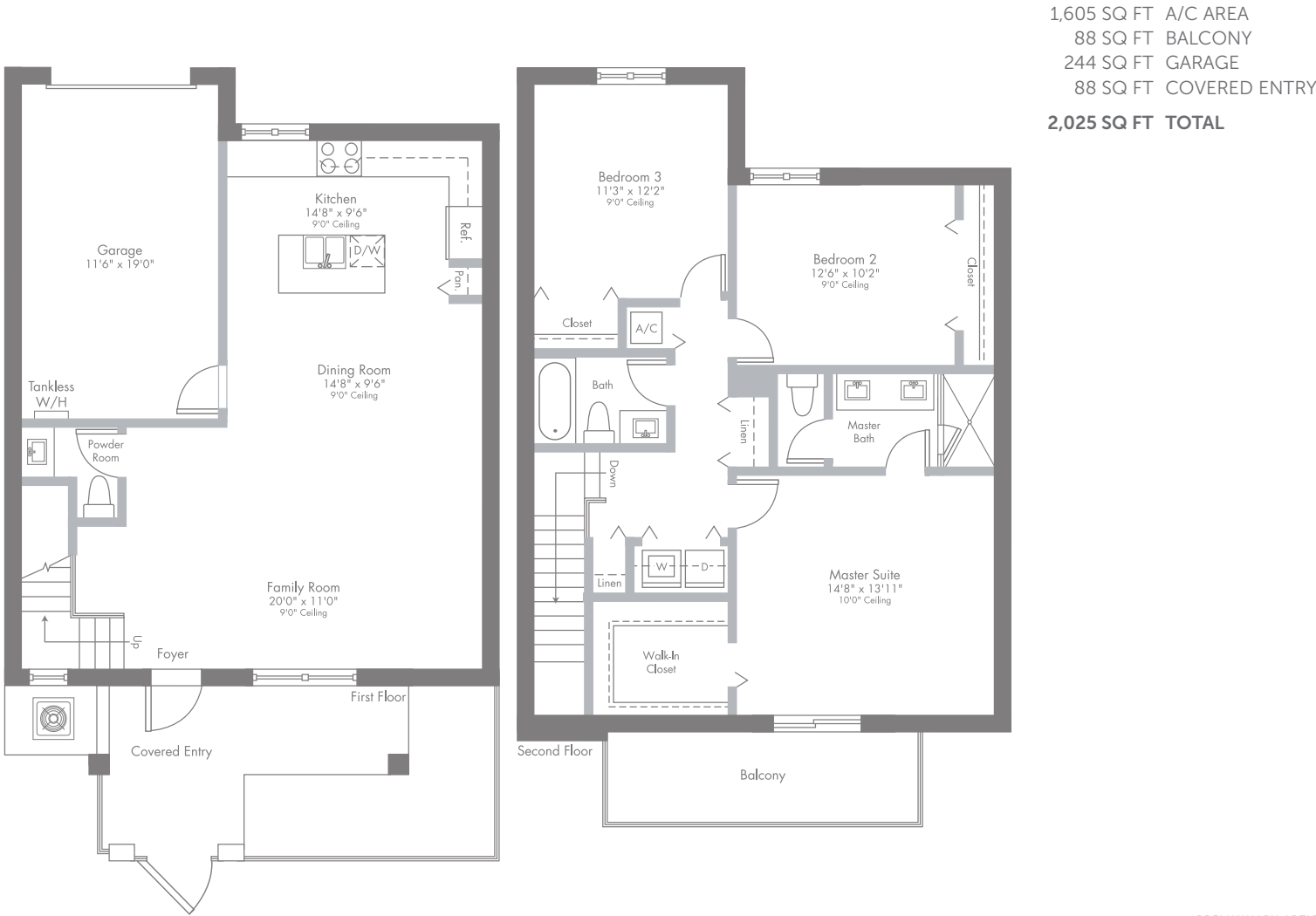
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MODEL CE

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



PRELIMINARY ARTIST'S CONCEPT

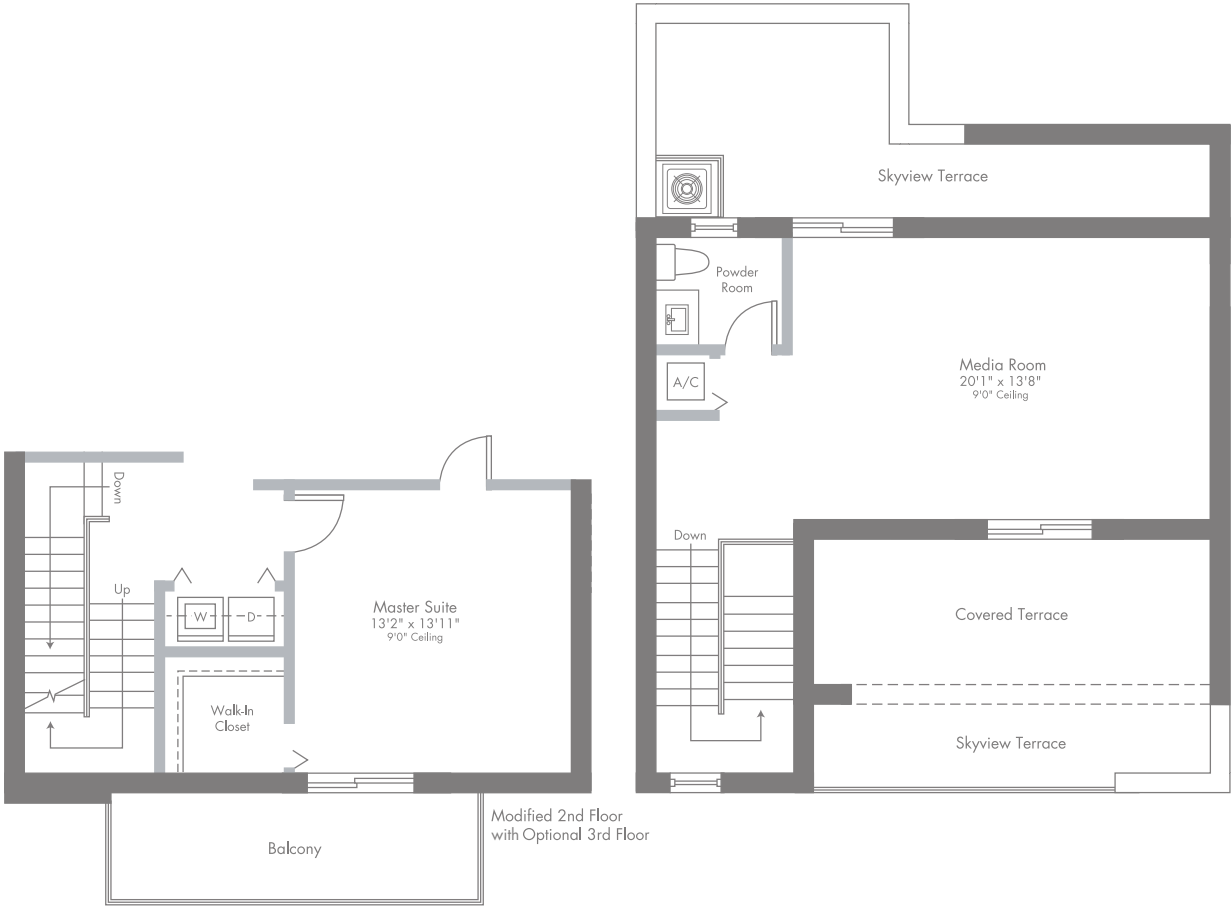
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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACES
MEDIA ROOM | POWDER ROOM

MODEL CE

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



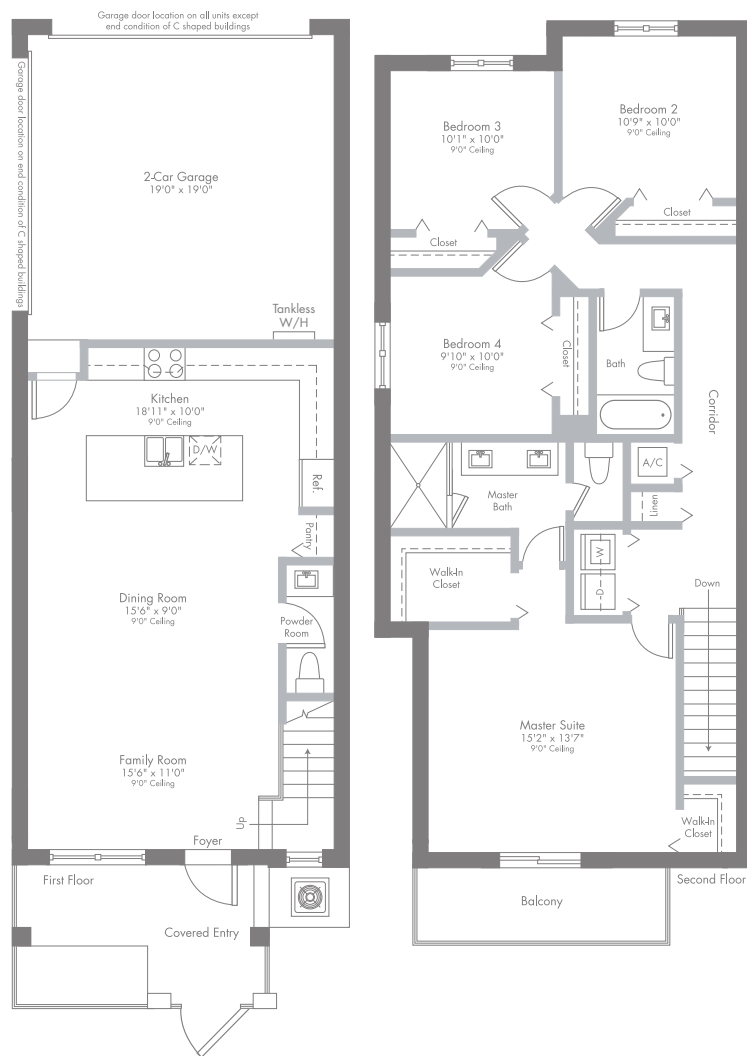
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MODEL CF

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

PRELIMINARY ARTIST'S CONCEPT

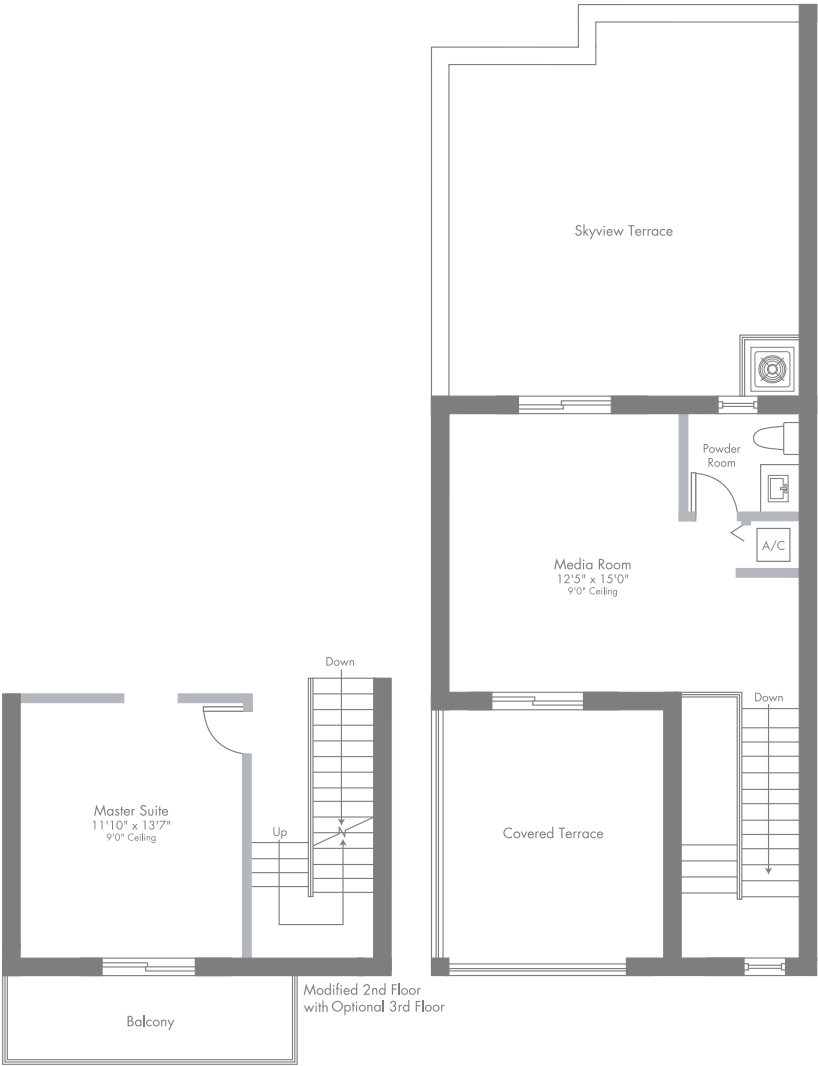
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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACES
MEDIA ROOM | POWDER ROOM

MODEL CF

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



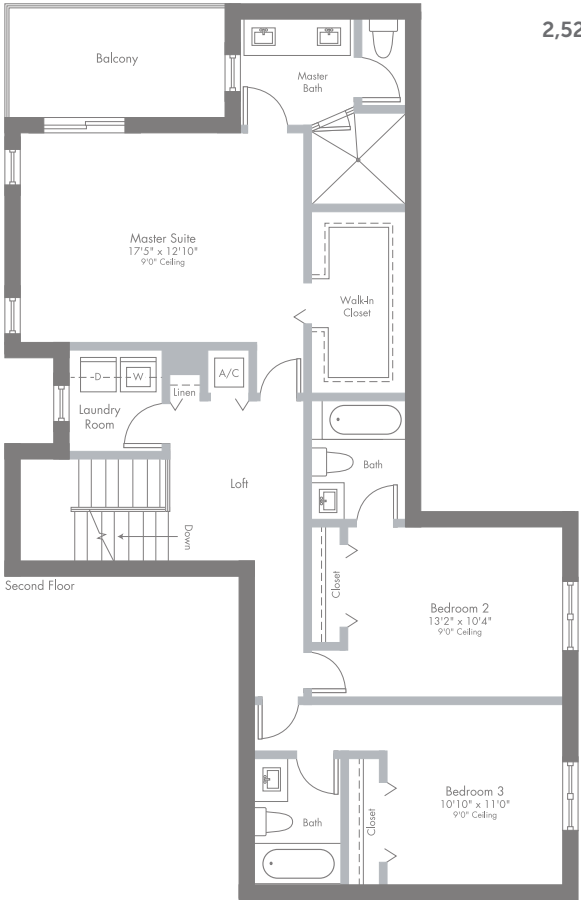
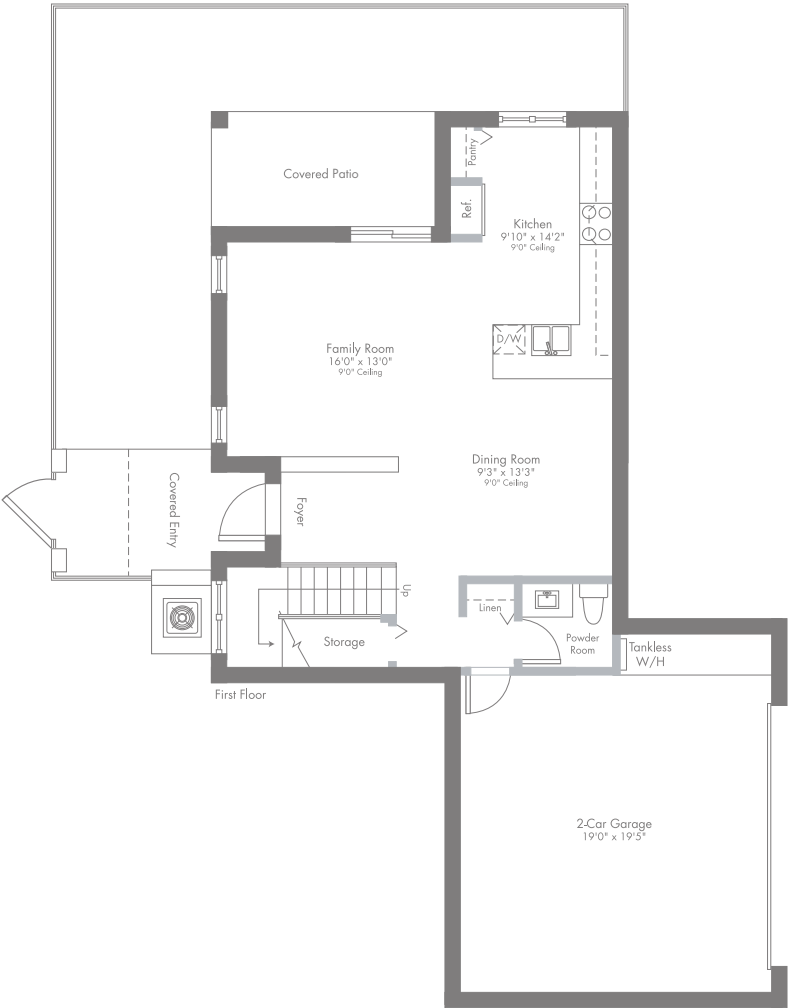
PRELIMINARY ARTIST'S CONCEPT

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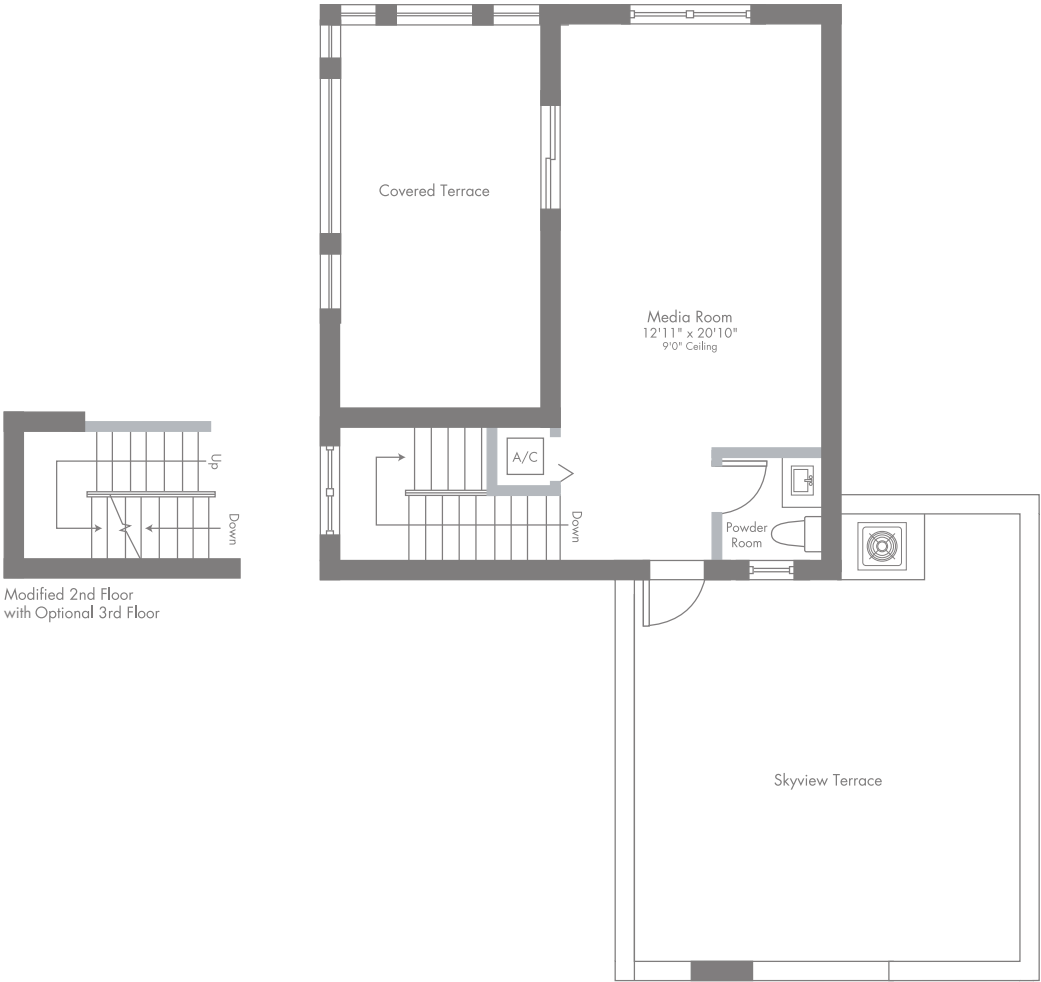
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OPTIONAL 3RD FLOOR
SKYVIEW & COVERED TERRACE
MEDIA ROOM | POWDER ROOM


MODEL CG

476 SQ FT A/C AREA
206 SQ FT COVERED TERRACE
417 SQ FT SKYVIEW TERRACE

1,099 SQ FT TOTAL



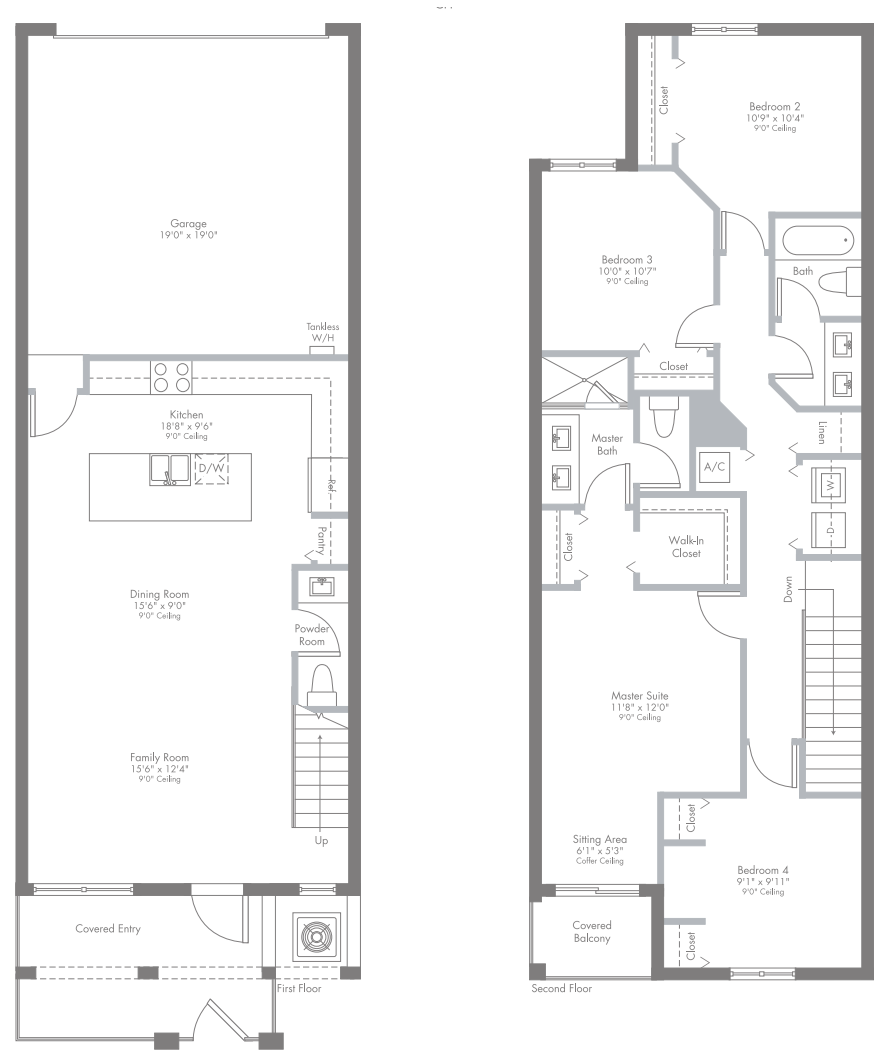
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MODEL CH

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



1,666 SQ FT A/C AREA
37 SQ FT BALCONY
77 SQ FT COVERED ENTRY
387 SQ FT 2-CAR GARAGE
2,167 SQ FT TOTAL

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URBANA

AT DOWNTOWN DORAL

AN ELEGANT URBAN RETREAT

Striking four-story luxury townhomes with private elevator and skyview terraces offer expansive designs for families seeking larger living spaces.



PRELIMINARY ARTIST'S CONCEPT

FOUR-STORY TOWNHOMES - COASTAL

URBANA

AT DOWNTOWN DORAL





PRELIMINARY ARTIST'S CONCEPT

FOUR-STORY TOWNHOMES - SANTA BARBARA





YOUR COMMUNITY YOUR HOME

FOUR-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 Offers 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 Offers 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 Include Sidewalks and Lushly Landscaped Street Lined Roads, a Grand Clubhouse with Resort-style Pool, Fitness Center, Children's Water Park, Indoor Running Track, Indoor Basketball Court, 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)
- Elegant Covered Entries (per plan)
- Impact Resistant Windows and Sliding Glass Doors (per plan)
- Brick Paver Entry Walk (per plan)
- Designer Exterior Paint in Contemporary Color Schemes
- Hurricane Resistant Steel Garage Doors
- Automatic Garage Door Opener With Remote
- Contemporary-Style Exterior Lighting

INTERIOR FEATURES

- Wi-Fi Certified Home Designs
- 18" x 18" 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 and Master Bedroom, home run to Central Distribution Panel
- RG6 Shielded Coaxial Television Cable in all Bedrooms and Family Room, home run to Distribution Panel
- Private Residential Elevator (per plan)
- 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
- Electric 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 Brushed Nickel Hardware
- Contemporary-Style Quartz Kitchen Countertops With Square Edge With 6" Backsplash
- Stainless Steel Rectangular Undermount Kitchen Sink

YOUR KITCHEN (CONTINUED)

- Contemporary-Style Kitchen Faucet With Pullout Spray
- Food Waste Disposal
- USB Charger Outlet
- Recessed Overhead Lighting

BATH FEATURES

- Bath Features:
 - Contemporary-Style Chrome Faucets in all Baths
 - Full Width Vanity Mirrors
 - Recessed Lighting
 - Glass Corner Shelf Soap Dish
 - ProFlo 2 piece Elongated Toilet in all Baths
 - Exhaust Fan (per plan)
- Master Bathroom:
 - Contemporary-Style Floating Vanities with White Cultured Marble Countertops and 4" Backsplash
 - 8" Rain Style Shower Head
 - Clear Glass Semi-Frameless Shower Enclosure
 - 12" x 24" Ceramic Tile on Bathroom Floors
 - 13" x 23" Ceramic Tile on Shower Walls
 - Pebbles in Master Bathroom Shower Floor
- Secondary Baths:
 - Contemporary-Style Floating Vanities with White Cultured Marble Vanity Tops and 4" Backsplash
 - 12" x 12" Ceramic Tile on Bathroom Floors
 - 12" x 12" Ceramic Tile on Shower Walls
 - 12" x 12" Ceramic Tile on Shower Floor
 - Performa Tub or Enclosed Shower (per plan)
- Powder Bath:
 - Includes Contemporary-Style Floating Vanity with Elegant White Cultured Marble Sink or Pedestal Sink (per plan)

LAUNDRY FEATURES

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



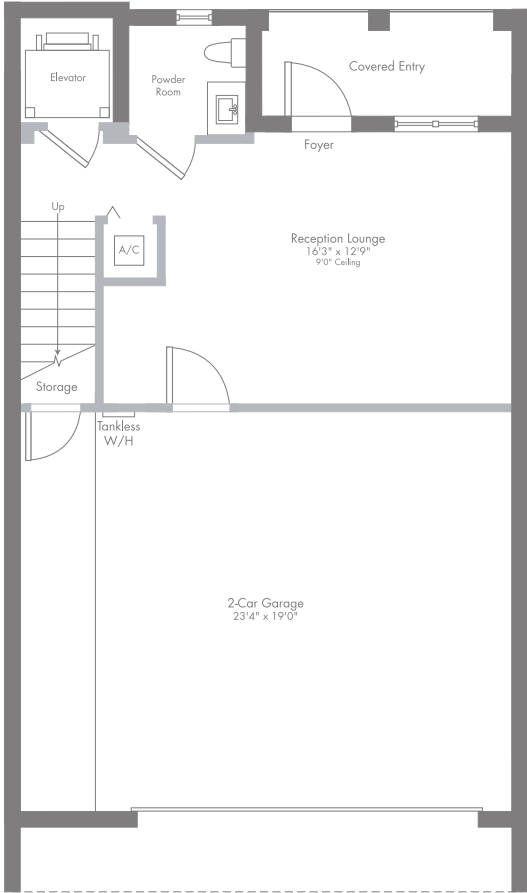
**EVERYTHING'S
INCLUDED***



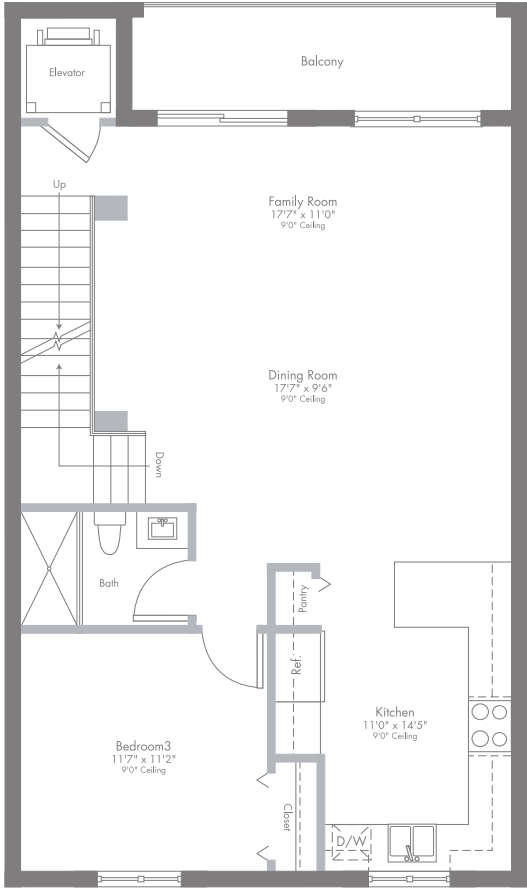
The specific features in a home may vary from home to home and from community to community. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes are based upon standard locations, 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. Copyright © 2019 Lennar Corporation. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CGC#062343. 03/20

MODEL LA

4-STORY | 3 BEDROOMS | 3 BATHS | 2 POWDER ROOMS | RECEPTION LOUNGE | FAMILY ROOM | BALCONY
MEDIA ROOM | 2-CAR GARAGE | SKYVIEW & COVERED TERRACE | PRIVATE ELEVATOR




FIRST FLOOR



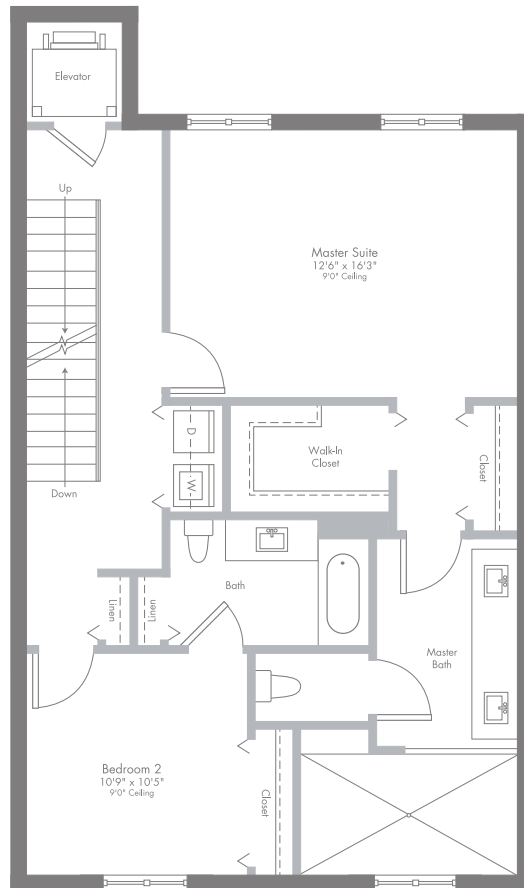
SECOND FLOOR

PRELIMINARY ARTIST'S CONCEPT

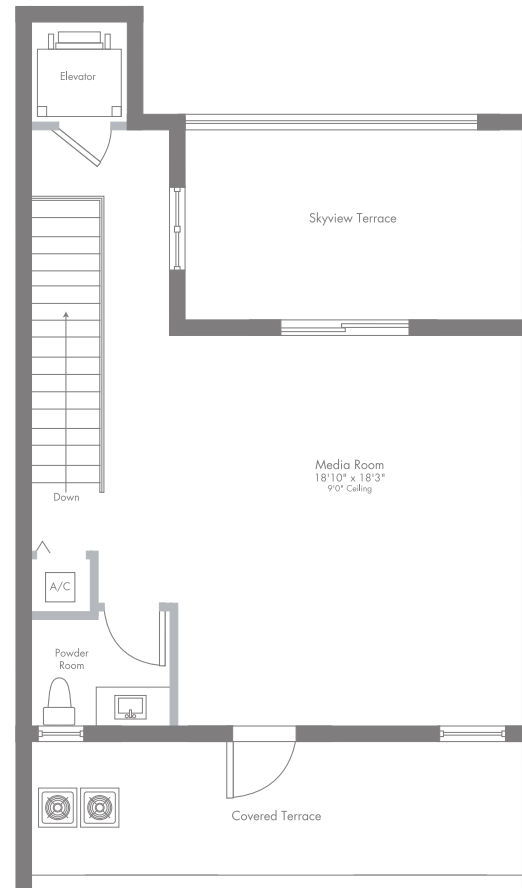
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MODEL LA



THIRD FLOOR



FOURTH FLOOR

2,794 SQ FT A/C AREA
 100 SQ FT BALCONY
 470 SQ FT GARAGE
 160 SQ FT SKYVIEW TERRACE
 171 SQ FT COVERED TERRACE
 60 SQ FT COVERED ENTRY
3,755 SQ FT TOTAL

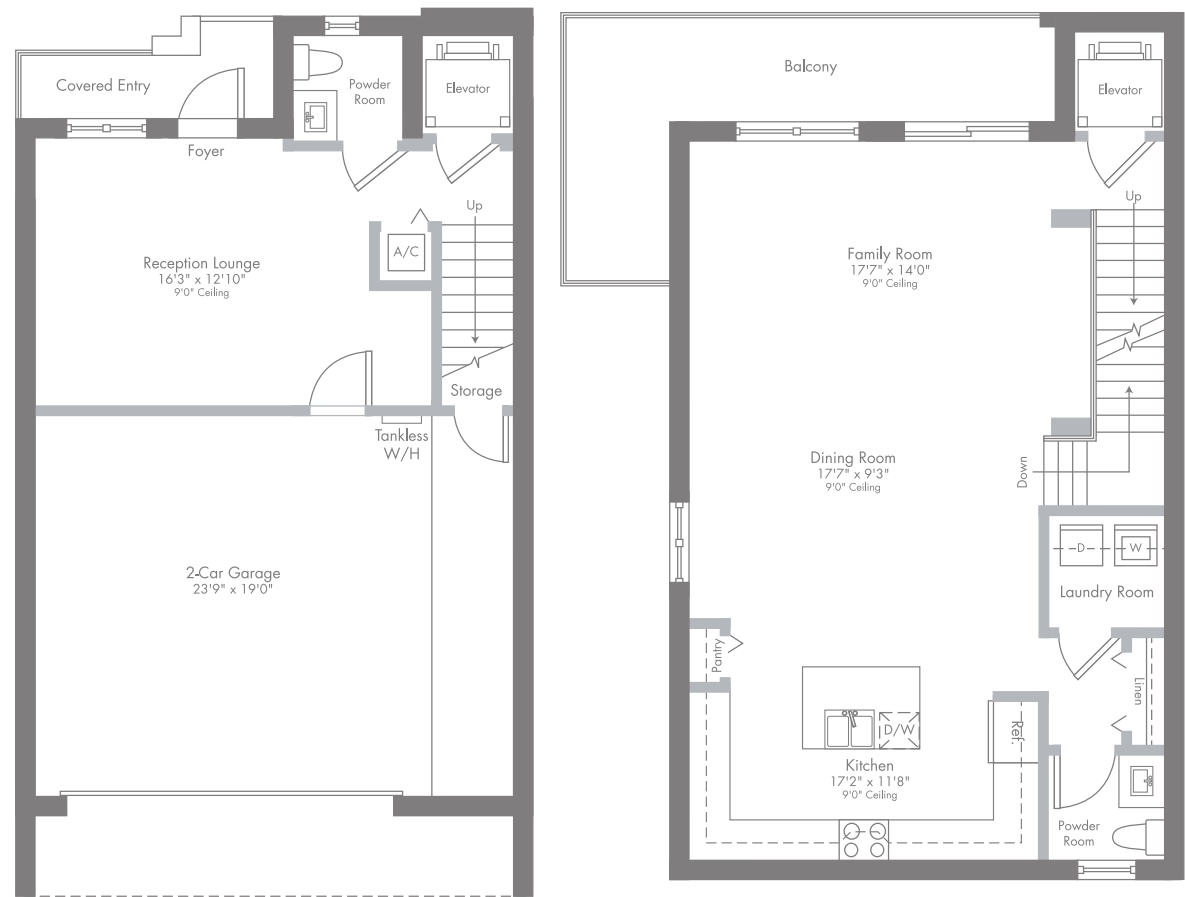
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MODEL LB


4-STORY | 3 BEDROOMS | 3 BATHS | 2 POWDER ROOMS | RECEPTION LOUNGE | FAMILY ROOM | BALCONY
MEDIA ROOM | 2-CAR GARAGE | SKYVIEW & COVERED TERRACE | PRIVATE ELEVATOR



FIRST FLOOR

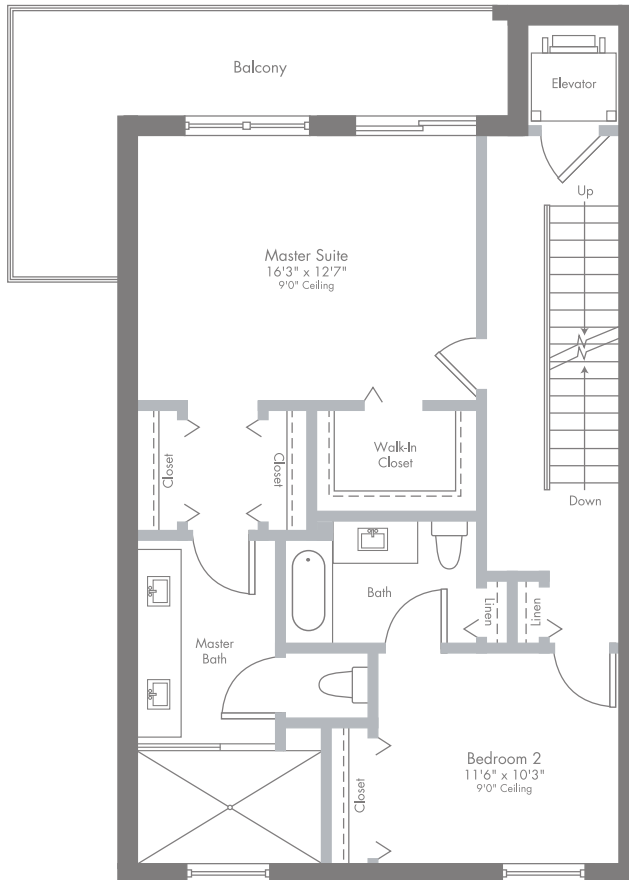
SECOND FLOOR

PRELIMINARY ARTIST'S CONCEPT

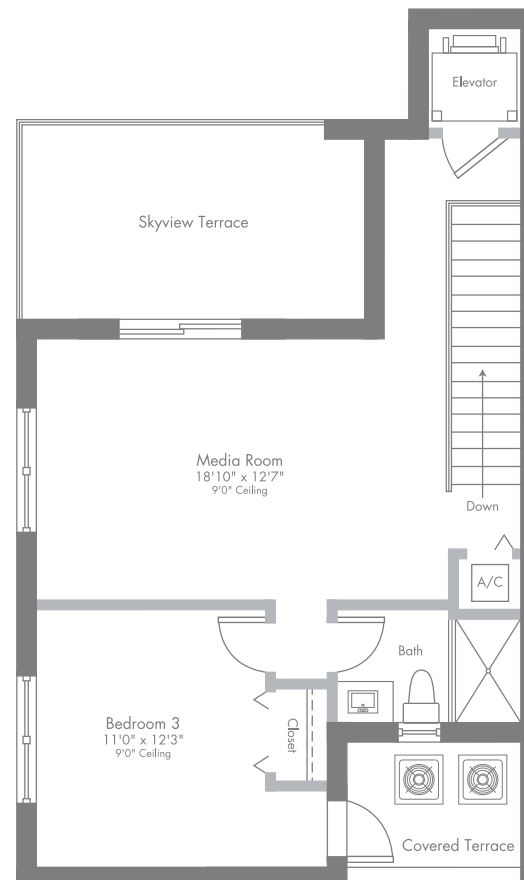
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MODEL LB



THIRD FLOOR



FOURTH FLOOR

2,940 SQ FT A/C AREA
 367 SQ FT BALCONIES
 161 SQ FT SKYVIEW TERRACE
 62 SQ FT COVERED TERRACE
 479 SQ FT GARAGE
 52 SQ FT COVERED ENTRY
4,061 SQ FT TOTAL

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INTRODUCING THE CONNECTED HOME BY LENNAR

Lennar is the only homebuilder to offer Wi-Fi CERTIFIED™ Home Designs approved by the Wi-Fi Alliance®. By engineering state-of-the-art Wi-Fi into the design and construction of every new home, Lennar is proud to offer a better home networking experience that keeps families connected to the things that matter most.



CONCEPTUAL IMAGE

Over \$4,550 of Included Connectivity Value!

Everything's Included®, and every room's connected. Lennar has reimagined the homebuying experience by including the most desired new home features at no extra cost to you.

Features	Lennar®	Other Builders	Used Home
Connectivity			
Installed During Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• No Dead Spots - Superior Wi-Fi experience at home with the world's first Wi-Fi Certified™ Home Designs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• Heat Mapping (Engineering)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• Future Ready - A commercial-grade network means your home is ready for tomorrow's innovations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• Ruckus® Wireless ZoneFlex™ R320	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• Ruckus® ICX® 12-port Ethernet switch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• CAT-6A Wiring (in select locations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• Legrand® On-Q® 42" RF Transparent Structured Media® enclosure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• Legrand® Surge Protected Duplex Power Kit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• Schlage Encode™ Smart Wi-Fi Deadbolt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• Honeywell® T6 Pro Smart Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• Ring® Video Doorbell Pro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Activation - Your Lennar home is preconfigured for easy setup			
<ul style="list-style-type: none">• Do it yourself (DIY) setup with our Activation Guide	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. Lennar's automated homes are built according to the Wi-Fi Alliance® program guidelines for Wi-Fi CERTIFIED™ Home Designs. See the Wi-Fi Alliance® website at www.wi-fi.org for additional information regarding the Wi-Fi CERTIFIED™ Home Design program. The Wi-Fi Alliance® also certifies home designs after review of a home floorplan, which may occur after your closing. Wireless performance in homes will vary due to design changes, construction changes, placement of furnishings and appliances, usage, and local conditions. Network performance will be affected by network configuration, the number of users, and the type of use. Homeowners are responsible for providing their own Internet connection and determining their own bandwidth needs, which may vary. Lennar does not guarantee that networks, equipment, or services will meet all homeowner needs. Homeowners are also responsible for configuring all security features. Lennar does not warrant or represent that any network or network device is secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. Certain products or services are provided by third parties, and not Lennar. Lennar does not guarantee any equipment or services provided by third parties. The specific features in a home may vary from home to home and from one community to another. Lennar reserves 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. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2020 Lennar Corporation. Lennar, the Lennar logo, Everything's Included, and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. The included value dollar amounts shown were based on market research in the Miami, Ft. Lauderdale area and are only estimates. This information should not be relied upon and buyers are encouraged to do their own research to determine the value of the included features. CGC 062324 8/20



LENNAR®



**EVERYTHING'S
INCLUDED®**



THE RESIDENCES CLUB

Life feels like a never-ending vacation at The Residences at Downtown Doral, with something fun to do for every member of your family. Whether you want to sunbathe poolside, dive into the sparkling pool, play a game at the indoor basketball 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 running track and basketball court
- Stunning pool with sundeck and poolside cabanas
- Children's water park
- Party halls and lounge areas





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.

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 © 2019 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. CGC - 062343. 10/19.

PRELIMINARY COMMUNITY SITE PLAN



MAP IS NOT TO SCALE
PRELIMINARY ARTIST'S CONCEPT

URBANA

AT DOWNTOWN DORAL

