

MODERN
D O R A L | 75

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MEET
MODERN
LIVING





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.



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.



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

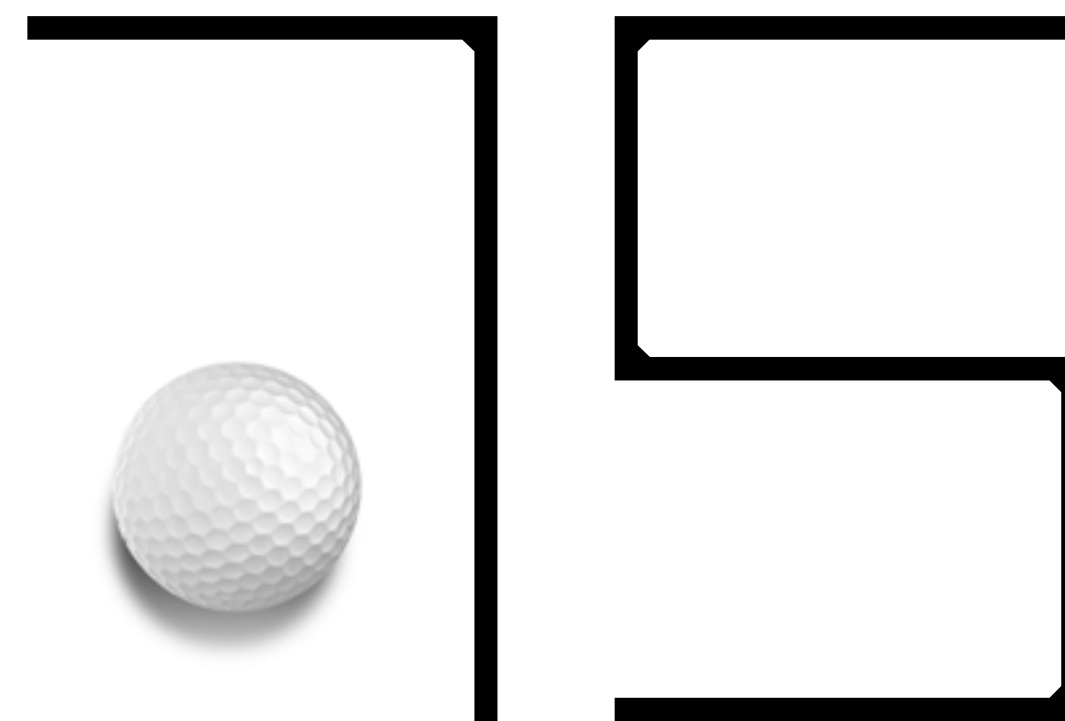
Manufacturer's warranties passed on to you on all appliances

Preferred Builder's warranty

Steel reinforced monolithic concrete building foundation with concrete block construction, steel reinforced and poured tie beam construction



COMMUNITY FEATURES



CLUBHOUSE



COMMUNITY FEATURES

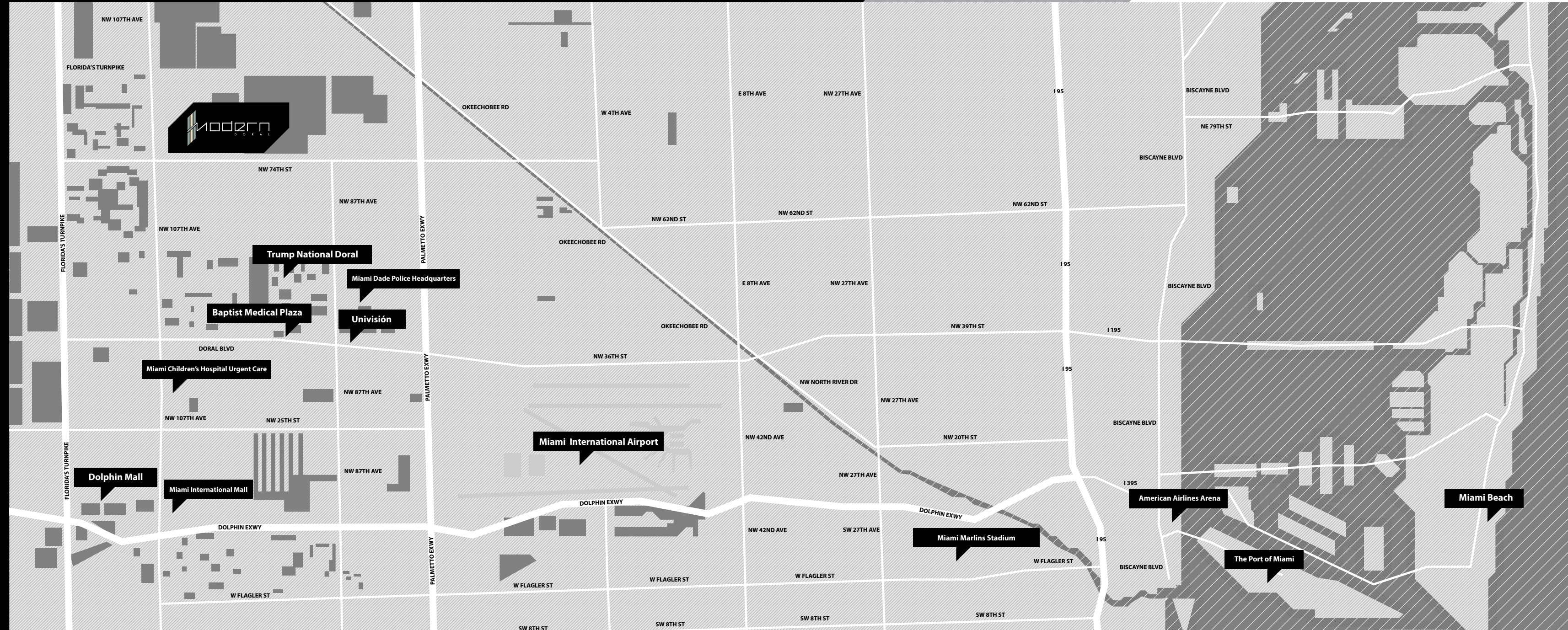
- Beautiful landscaping
- Central lake with fountains
- Gazebo area with bar, barbeque and sitting areas
- Green park with bike trails
- Numerous water fountains throughout the community
- Private gated community with 24-hour manned guardhouse
- Professional management company
- Unique architecture / 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

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



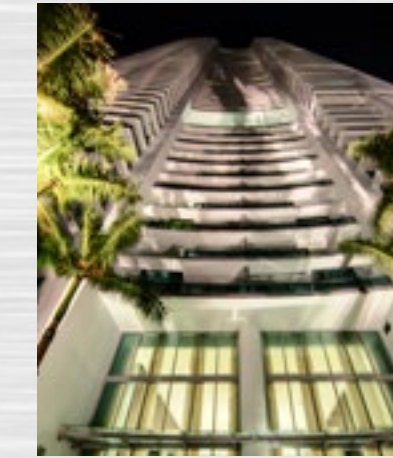
Pedro Martin
CEO & Chairman



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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Developed by



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TERRA GROUP

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