

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

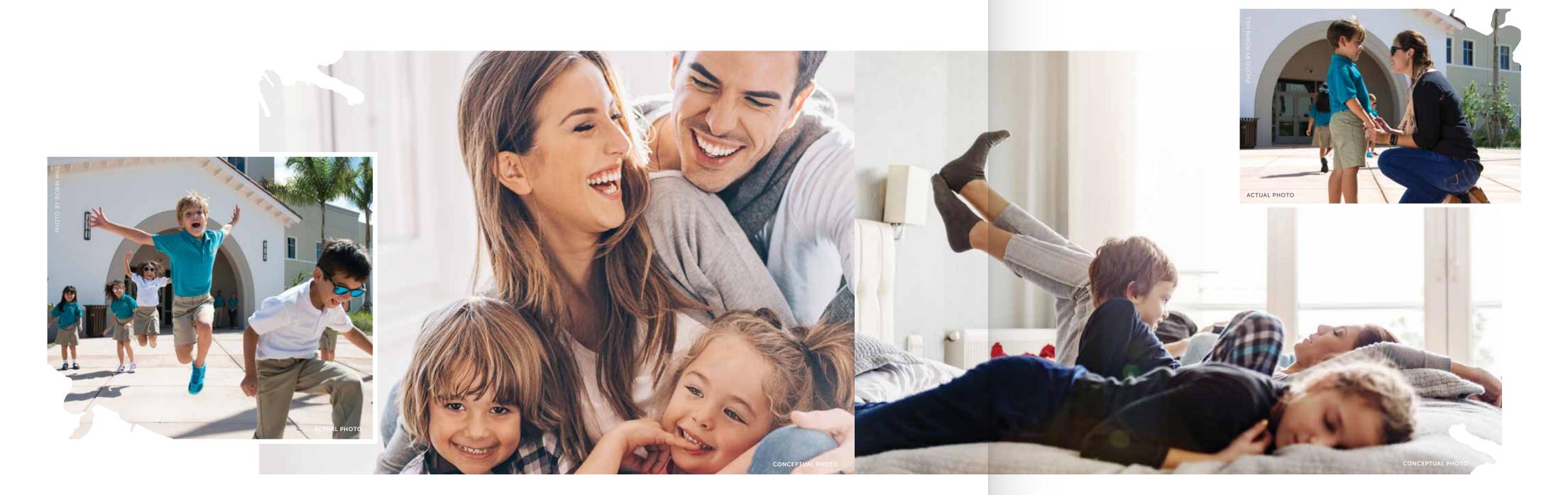
One of South Florida's most desirable destinations, Doral is a vibrant, cultural metropolis with easy access to Miami's business and financial sectors, Miami International Airport, and the beaches.

- #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.





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.

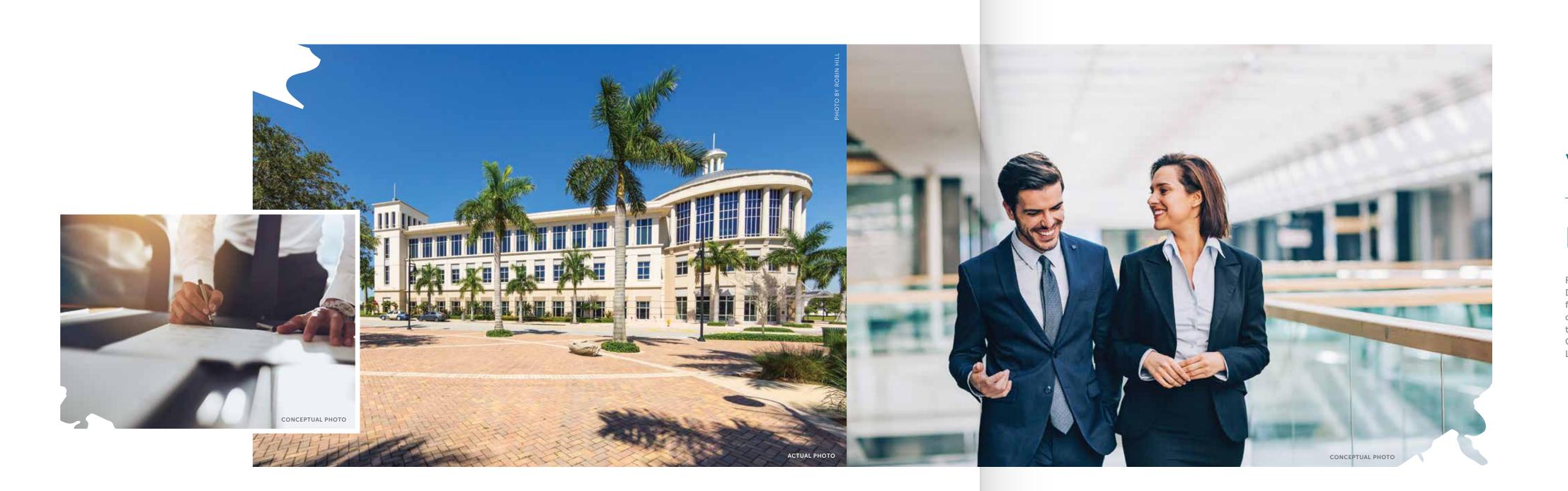
- Walk to Downtown Doral's fine shops and restaurants
- Bike to work, with the Doral bikeway that runs by Urbana
- Enroll the children in Downtown Doral's Charter Elementary School, a brand-new, technologically advanced institution
- Discover the modern, new high school and middle school, designed to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

PLAY. SOMANY 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





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.





SCHOOLS

- 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 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

URBANA AT THE RESIDENCES AT DOWNTOWN DORAL. A COMMUNITY TO CALL HOME

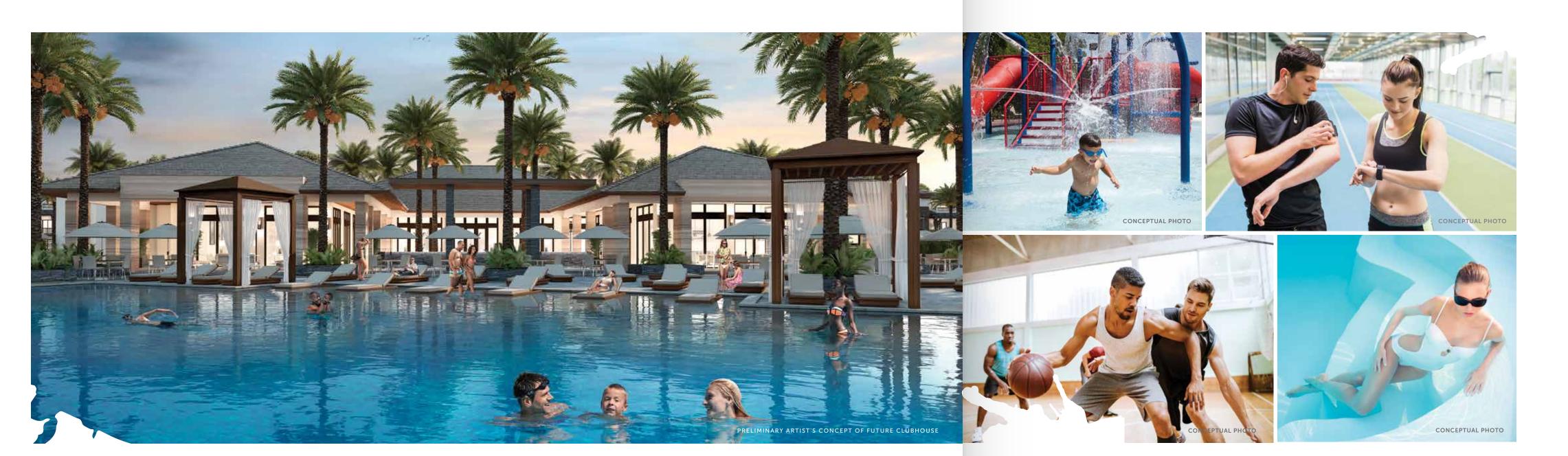
A luxurious, master-planned community, The Residences at Downtown Doral offers sophisticated, urban living in Doral's flourishing downtown.



MAP NOT TO SCALE
PRELIMINARY ARTIST'S CONCEPT

Site plans and community maps are conceptual inå 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, 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 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 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





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



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.



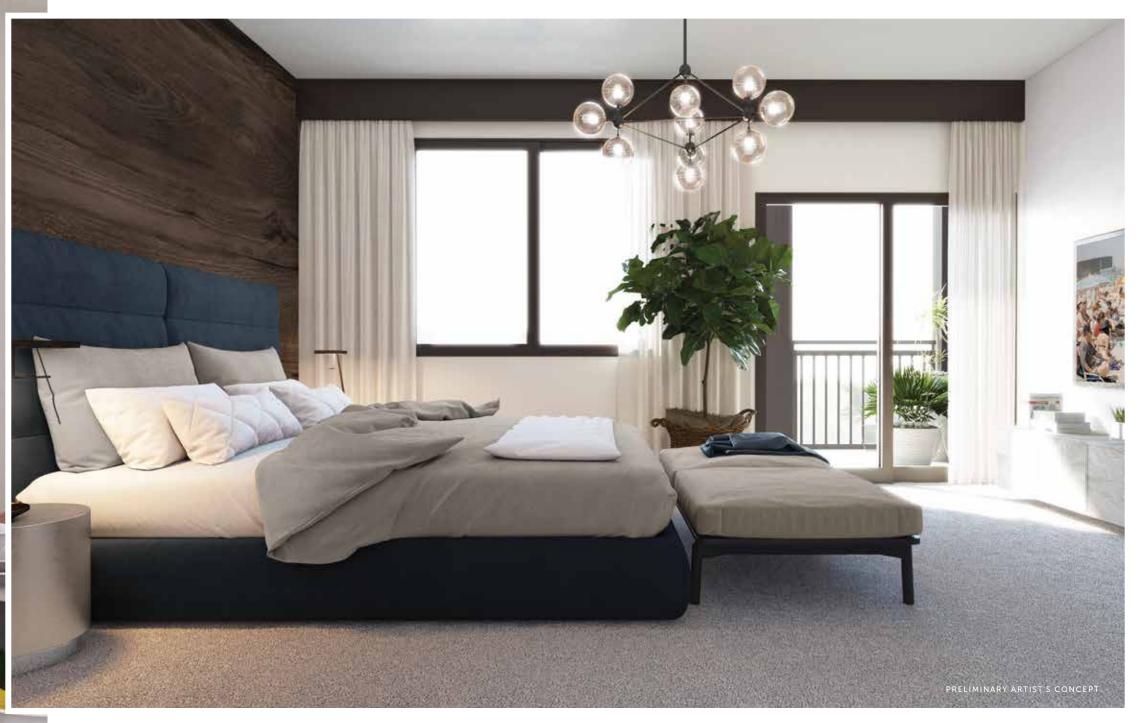


AN ELEGANT URBAN RETREAT

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







THE

RESIDENCES

DOWNTOWN DORAL



Elevations may contain options or features which are not standard on all models and may vary from home to home and 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. 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



