Doral’s newest cosmopolitan address now usher 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 140 new luxury homes within MODERN DORAL 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.
Year-round tropical climate complements glittering lake views, distinctive palm trees and lush landscaping – not to mention magnificent architecture – MODERN 60 has it all.

Enjoy the luxury and tranquility this secure and gated community has to offer.

Select your home, decide your future.
With only 140 exclusive two-story homes to choose from, let us help you navigate through MODERN 60 while you envision your family’s new lifestyle.
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 facades, tall 10-12 foot ceilings, state-of-the-art amenities, spacious garages, beautiful balconies, and tropical 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.
Modern 60 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 playground, library, business center with media room and kitchenette, an oversized swimming pool, spa, sun decks, barbecue gazebo areas, and more.

A TRUE LUXURY COMMUNITY
The stated dimensions are taken from the measurement of the floor area of the first and second level of the interior 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 approximations and do not reflect the actual shape of the spaces. 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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**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 telephony high performance wiring in master bedroom and kitchen
- Elegant interior architectural details
- Energy efficient water heater
- Full security system with alarm and motion detector
- Full size washer and dryer
- Insulated ceiling and exterior walls
- Pre-wired for ceiling fan in family room and all bedrooms
- Registered air duct cleaner
- 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

Remaining floor in bathrooms, laundry room, kitchen and foyer.
ELEGANT BATHROOMS

- Anti-skid bath tubs
- Imported Italian wood cabinetry
- Luxurious Italian tub in master bedroom
- Ultra bathroom tiles
- Porcelain bathroom tile on floors and wet areas
- Quartz or glass countertops in master bathroom

GOURMET KITCHEN

- 36” side-by-side refrigerator/freezer with automatic ice maker
- 30” free standing range with radiant top
- 36” exhaustive and 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 countertops
- Under-counter wine cooler
- Waste disposer
Covered terrace
Shed with pavers
Fully sodded and landscaped site with automatic sprinkler system
Hurricane impact aluminum windows
Sherwin Williams acrylic flat paint
Landscape barrier around interior windows and doors
Landscape hedge and fence on backyards separating your property from neighbors
Roof top terrace (optional)

**IMPRESSIONS EXTERIORS**

CONSTRUCTION STANDARDS

- Single ply roofing system
- 2nd floor precast concrete slabs
- Energy efficient air conditioning with stipulated SEER rating
- Manufacturer’s warranty passed on to you on all appliances
- Preferred Builder’s warranty
- Steel reinforced masonry concrete building foundation with concrete block construction
- Steel reinforced and poured tie base construction
COMMUNITY FEATURES
CLUBHOUSE

COMMUNITY FEATURES
- Beautiful landscaping
- 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

MODE 60 CLUBHOUSE
- 2nd floor outdoor exercise area
- 2nd floor outdoor adult fitness center
- Great room / lounge
- Library
- Men’s and women’s locker rooms equipped with showers and saunas
- Oversized swimming pool and spa
- Reception area
- Storage area
- Summer kitchen
- Wet bar

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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 (by Robb Report). Its explosive growth has been recognized worldwide as one of the most elite communities in Miami due to its cultural amenities, top business development and highly educated workforce. Modern Doral is surrounded by open spaces and a city park, where residents will be able to enjoy both recreational and eco-friendly activities.
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, profitably 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 composed 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.

Pedro Martin
CEO & Chairman

David Martin
COO & President

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ALL DIMENSIONS ARE SHOWN 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 BROCHURE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE PROJECTIONS AND TO BE TYPICALLY 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. ALL IMAGES AND DESIGNS DEPICTED HEREIN ARE ARTIST'S CONCEPTUAL RENDERINGS, WHICH ARE BASED UPON PRELIMINARY DEVELOPMENT CONCEPTS. CHANGES MAY OCCUR DURING CONSTRUCTION AND ARE SUBJECT TO FIRST OBTAINING THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. FLOOR PLANS AND DEVELOPMENT PLANS ARE CONCEPTUAL ONLY AND RE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. THE DEVELOPER EXPRESSLY RESERVED THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEDED DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION.