

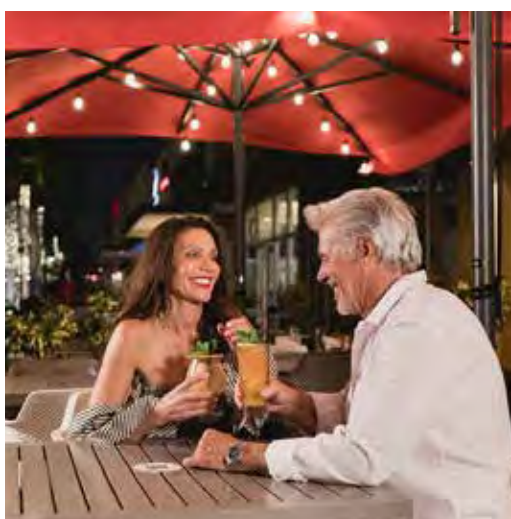


CANARIAS

AT DOWNTOWN DORAL



WORLDS AWAY. RIGHT AT HOME



DISTINCTIVE HOMES IN THE HEART OF DOWNTOWN DORAL

In the middle of all the energy and glamour of Miami, you'll find Downtown Doral - a progressive community and city center devoted to contemporary lifestyles, thriving business, state-of-the-art technology, gorgeous parks and recreation, and a friendly welcoming atmosphere.







MOVE UP TO DOWNTOWN DORAL

Canarias Downtown Doral is home to an extraordinary new urban lifestyle in the new western heart of Miami.

Live in a high-tech modern home within Downtown Doral – a spectacular new mixed-used community in Doral, Florida – and find yourself just a short walk to an endless array of shopping, dining and entertainment.

We offer single-family residences from the \$700's to \$2 million.

Stop imagining a new way of life and **start living it today.**

YOUR WORLD LIVES IN DOWNTOWN DORAL





LAS PALMAS

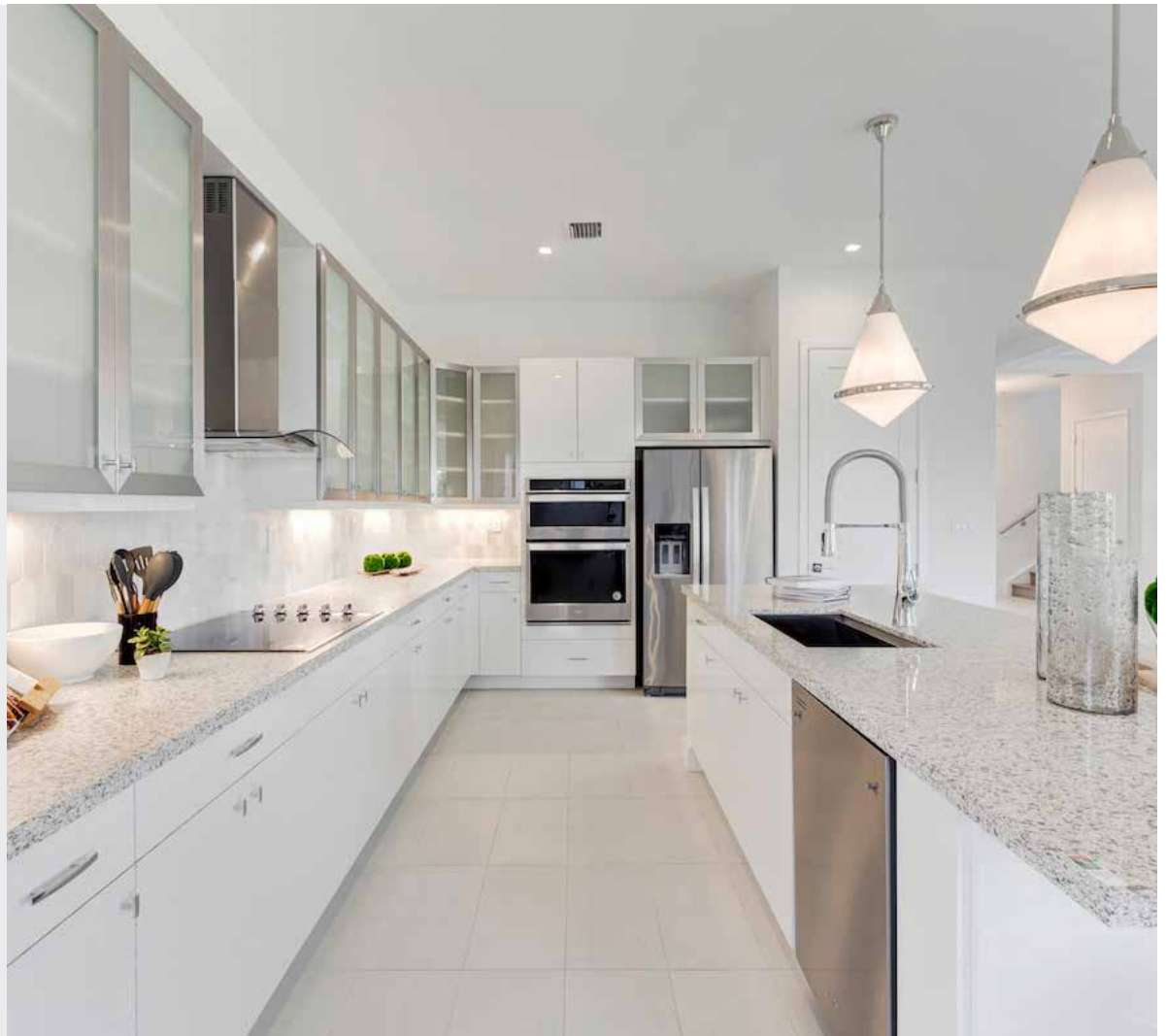
COLLECTION

The two-level Las Palmas model offers 2,124 SF of interior living space with two gorgeous facade options. Elegance, tranquility and convenience are all wrapped in one package in the Las Palmas. These are modern family homes with everything you need for true indoor-outdoor living.

MAJORCA

COLLECTION

Homes in the Majorca collection range from three to five bedrooms, with more than 2,200 SF of interior living space and three beautiful models to choose from. Enjoy the exceptional lifestyle of an open-plan, highly livable layout, designed to complement your chic new life in Downtown Doral.





TENERIFE

COLLECTION

The stunning Tenerife model takes its cues from the similar Santorini model and boasts open-concept layouts, several floor plan customizations and more than 3,400 square feet of total space.

SANTORINI

COLLECTION

With additional parking space at the driveway and a two-car garage, the Santorini is where sophistication and comfort combine for an extraordinary living experience. Featuring room for a pool and summer kitchen, as well as a ground floor 5th bedroom and full bath, the home is truly a showstopper.





CADIZ

COLLECTION

This amazing collection boasts sleek style paired with plush comfort. Choose from three beautiful exterior finishes offering open-concept living on the inside with high ceilings, high-end fixtures and modern design.













FINISHED TO PERFECTION

High ceilings

Large impact glass windows

Smart home technology

Spa-inspired master bathrooms

Premium tile flooring

Modern designer cabinetry

Quartz countertops

Stainless steel hood and overhead recessed lighting

Subzero & Wolf / Jennair appliances (per plan)

Kohler® fixtures, sinks and bathtubs

Many Custom Options

*Features herein vary per plan. See collection brochures for the standard features package for each model.

Visit the Canarias Design Studio and Model Homes

Open Daily: 10:00am - 6:00pm

THE RESIDENCES

DOWNTOWN DORAL

The perfect place to enjoy life's simple pleasures – The Residences at Downtown Doral is where high style meets intimate comfort and a warm sense of community awaits. Additionally, a 40,000 square foot Amenity Center creates the ideal setting to engage with neighbors, walk the dog or simply unwind after a long day.

PROMENADE

Take in the stunning lake views as you jog, walk, bike or rollerblade on the boardwalk.

ART INSTALLATIONS

Admire the work of local artists who bring their creative gifts to the community.

SANCTUARY GARDENS

Read a book in absolute tranquility or meditate among the trees and beautiful sculptures.

CLUBHOUSE

Get active at our state-of-the-art fitness center, relax in a pool-side cabana or just have fun with the family.



YOUR RESIDENCES CLUB

Life at Canarias gives you access to wonderful amenities like The Residences Club, which is home to a resort-style pool for the whole family to enjoy, private club rooms for socializing and events, a beautiful sculpture garden, indoor and outdoor lounge areas, full sport courts, a state-of-the-art fitness center and so much more. Relax, work out, meet neighbors, walk your dog and more at this private residents-only club complex.



YOUR WORLD LIVES IN DOWNTOWN DORAL







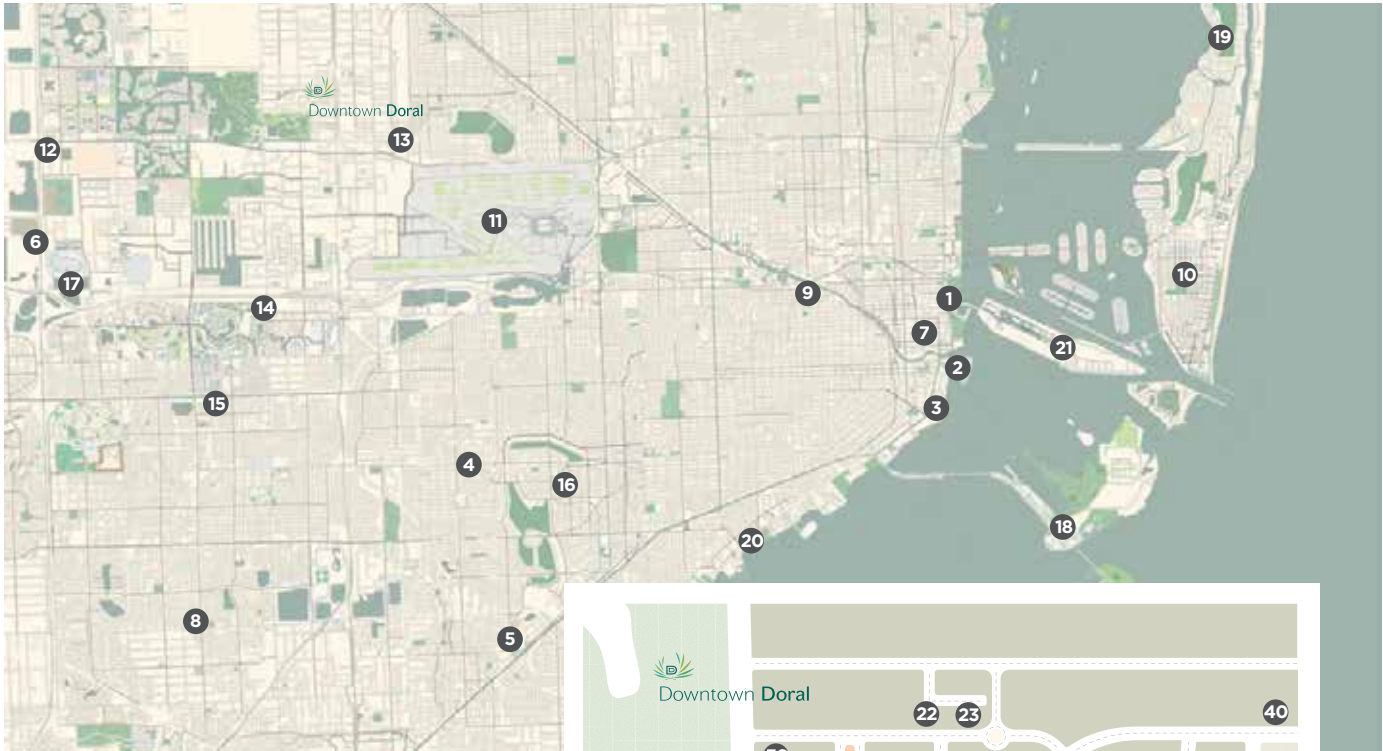
CANARIAS IS RIGHT AT THE CENTER
OF MIAMI'S MOST VIBRANT PLACE TO
LIVE, WORK, PLAY, AND ENJOY LIFE
TO ITS FULLEST.

Step outside your front door and the shops, restaurants, businesses, and city offices are right at your fingertips. Top-rated schools - among them, Downtown Doral Charter School, parks, sports fields, fine hotels, golf courses are close by, too. And with the rest of Miami so conveniently accessible, you will quickly find Canarias is the only place you want to call home.



IT'S ALL HERE. IT'S ALL YOURS.

In addition to the complete Downtown Doral experience, Canarias also places you just moments from the rest of Miami. South Beach, Brickell, Miami International Airport, Coral Gables, Biscayne Bay, and beyond are only a short car ride away thanks to exceptional access to main highways located right outside the community.



1. American Airlines Arena
2. Bayfront Park
3. Brickell
4. Coral Gables
5. University of Miami
6. Dolphin Mall
7. Downtown Miami
8. Kendall
9. Marlins Stadium
10. Miami Beach
11. Miami International Airport
12. Florida Turnpike
13. 826 Palmetto Expressway
14. 836 Dolphin Expressway
15. Florida International University
16. Miracle Mile
17. Miami International Mall
18. Key Biscayne
19. North Beach
20. Coconut Grove
21. Port of Miami
22. Publix Super Market

23. Doral Government Center
24. Downtown Doral Park
25. Downtown Doral Charter Elementary
26. Bulla Gastrobar
27. Dragonfly Izakaya & Fish Market
28. Pizco y Nazca Ceviche Gastrobar
29. Las Vegas Cuban Cuisine
30. Cattiva Boutique
31. 5300 Chop House
32. The Doral Yard

33. Skyros Sports
34. Robek's Juices
35. NW 87th Avenue
36. Ballet Boutique Doral
37. Giardino's Gourmet Salads
38. Trump National Doral
39. Bachour
40. Downtown Doral Charter Upper School



DOWNTOWN DORAL is exploding with new neighbors, homes, businesses, schools and culture. You can feel the pulse of city life but still savor the simple pleasures. Now is the perfect time to make your home in the newest, most sought-after community in Miami.



THE DORAL YARD. Expanding on The Wynwood Yard concept, this indoor/outdoor venue is designed to foster local entrepreneurship and culture bringing culinary delights, live entertainment and round-the-clock events.





YOUR SHOPPING

Nowhere else in South Florida can you live in a new modern luxury community that's walking distance to amazing shops, restaurants and entertainment. Enjoy the best of all worlds — live, work, relax and enjoy life to the fullest. The Shops at Downtown Doral offer clothing boutiques, restaurants, conveniences, electronics, professional services and more. If you're looking for it, you just found it – right in your back yard.



YOUR WORLD LIVES IN DOWNTOWN DORAL









YOUR DINING

Whether you're in the mood to order in and enjoy your amazing new home, or you need a night out, you're going to love having so many restaurants nearby.

Options abound within Downtown Doral, from cool taco bars to Asian-fusion fish markets, high-end Cuban, coffee bars, gastropubs, juice bars and more. The always-evolving selection is always on the cutting edge!



YOUR ENTERTAINMENT. Shopping. Dining. Cinema. Doral is an incredible destination for entertainment for people of all ages. You don't even have to get in the car. There are always fun times right at your doorstep when you live at Canarias.





YOUR CULTURE

Visitors to Downtown Doral are welcomed by two red painted steel 30-foot John Henry sculptures titled “Bienvenido y Despedida.” The façade of Downtown Doral Charter Elementary School is adorned with a Richard Haas mural. At Downtown Doral Park, visitors can stop for shade as they observe “Micco,” a monumental sculpture by Michele Oka Doner. In the near future, even more art installations will adorn the community.



YOUR WORLD LIVES IN DOWNTOWN DORAL









YOUR FUTURE

Canarias is more than a place to live. It's a core part of the burgeoning Downtown Doral community, which is itself a new hub in the growing city of Doral. This new western heart of South Florida has become an established and diverse community with a bright future, attracting families from all over Miami-Dade, the country and even the world. See where life takes you when you become part of a true community.





YOUR SCHOOLS. At Canarias, you get a new home with access to A-rated schools, including the tuition-free Downtown Doral Charter School that ranks among the best in the nation. Preferred access is given to people who live at Canarias Downtown Doral.

Please see www.ddces.org and www.ddcus.org for more information.



VIRTUAL HEALTHCARE. New homes at Canarias now include Baptist Health South Florida's Digital Health Kit. Baptist Health, the healthcare leader across South Florida is opening a digital door for you right from your home.

INCLUDED IN THE PURCHASE OF YOUR HOME AT CANARIAS*

BAPTIST HEALTH CARE ON DEMAND FACE-TO-FACE VIDEO VISITS INCLUDING:

1-year of free and unlimited Urgent Care

Virtual care navigation to guide you or give you peace of mind

20% off additional services such as diet and nutrition, mental health, breastfeeding support and more.

24/7 customer support

ONE (1) TYTOHOME MEDICAL EXAM DEVICE

Includes HD camera and microphone to record ears, throat, heart, lungs and more.

Includes infrared digital thermometer.

Sends information to doctors using Baptist Health Care on Demand



*See builder for details. Some exclusions may apply.



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Broker Participation Welcome. Pictures and photographs are solely for illustrative purposes and should not be relied upon when making a decision to purchase a home. Hardscape, landscape and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Prices, features, elevations, floor plans and lot details are subject to change without notice. Photo credit Robin Hill.

