



NEOVITA
D O R A L

A NEW LIFE OF LUXURY AWAITS



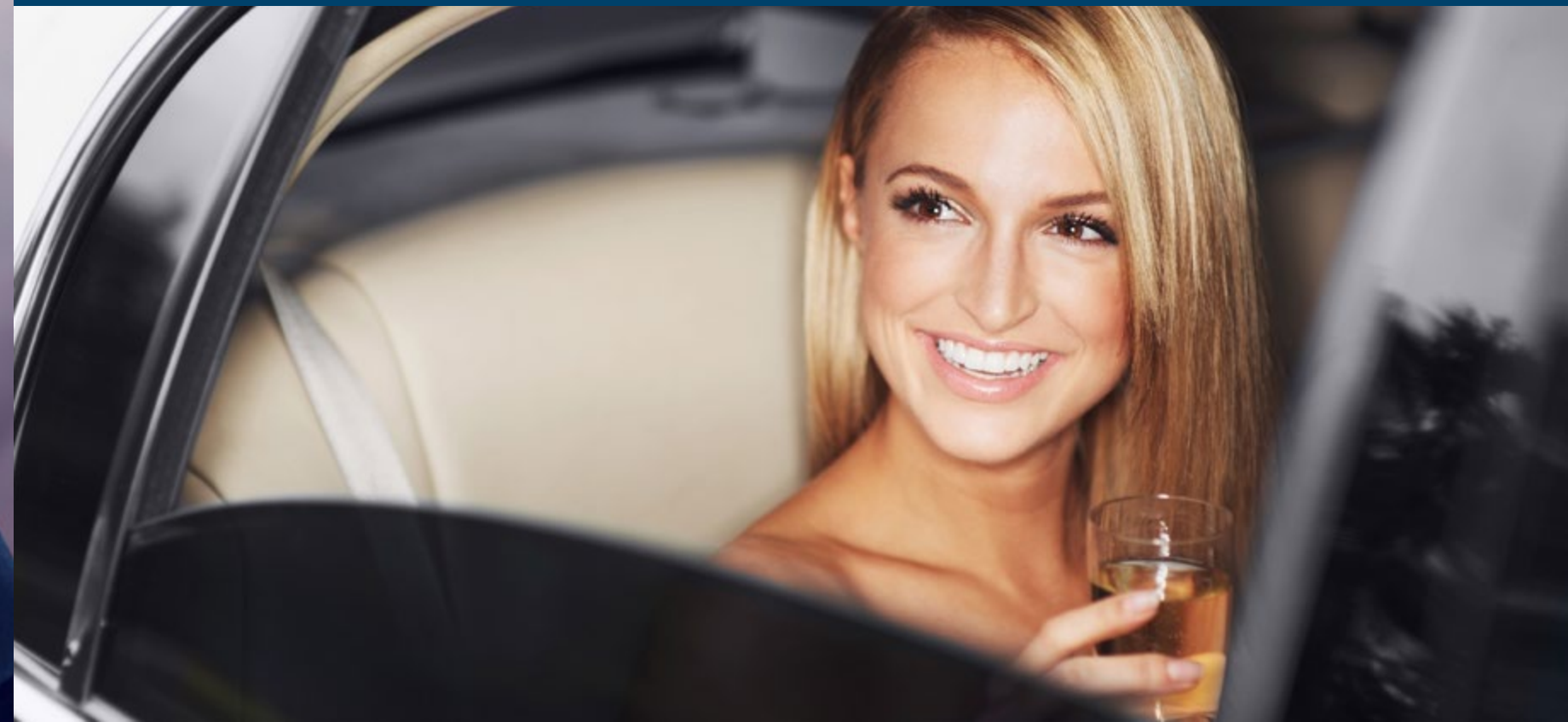


A NEW LIFE OF INDULGENCE



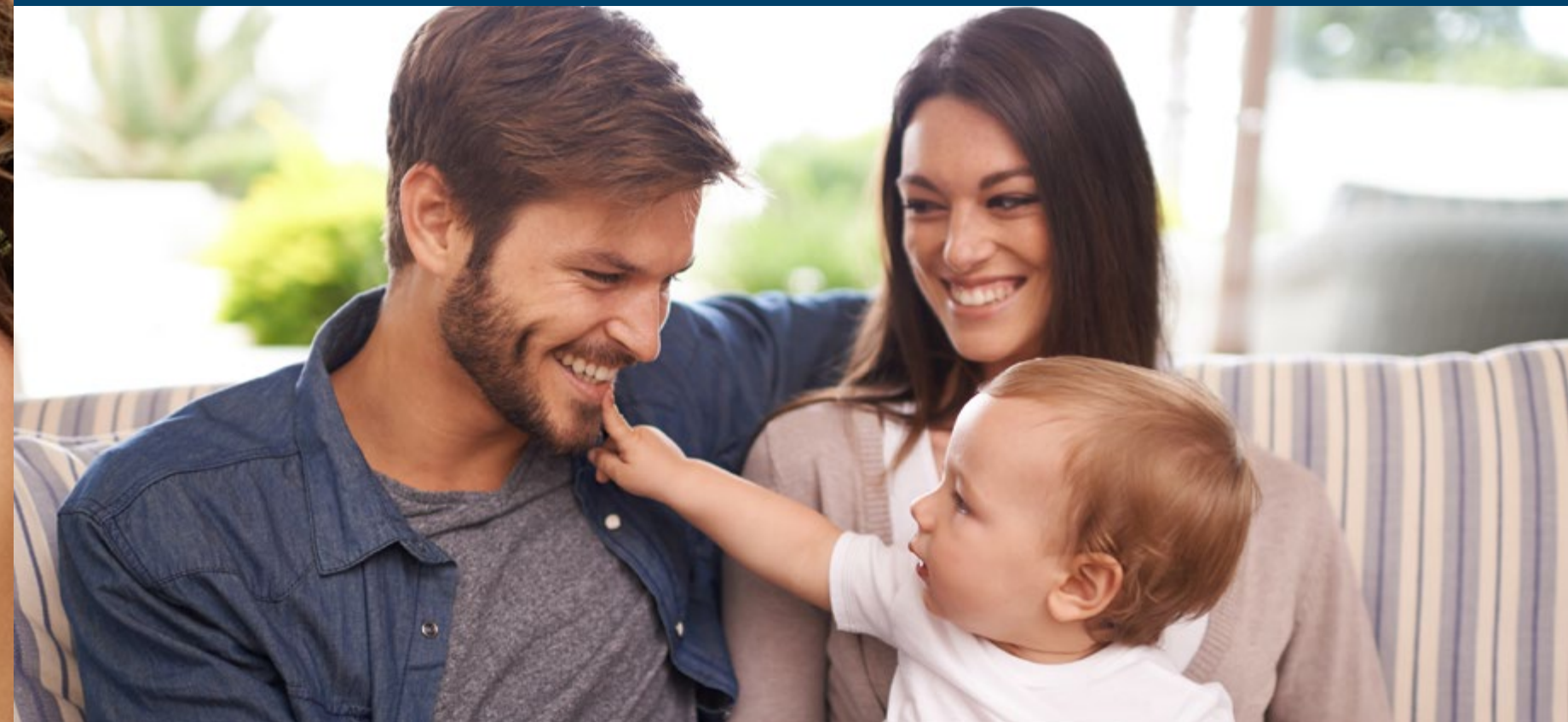


A NEW LIFE OF ELEGANCE





A NEW LIFE OF INTIMACY



NEOVITA DORAL

The highest level of modern architecture and design come together in a new exclusive collection of unique town homes and single-family residences. Terra Group unveils their latest, gated and secured luxury communities in the City of Doral – NEOVITA.





DELUXE FEATURES

INTERIOR

- 24"x 24" Tile floor in bathrooms, laundry room, kitchen and foyer
- Carpet in the Bedrooms
- Carpet in the stairwell and 2nd floor hallway (Town homes only)
- Wood floor in the stairwell and 2nd floor hallway (Single Family Homes only)
- 6" Wood baseboards
- Advanced cable wiring in all bedrooms and family room
- Advanced telephone high performance wiring in master bedroom and kitchen
- Energy efficient water heater
- 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
- Flat latex paint
- Smoke / carbon monoxide detectors
- Smooth and modern drywall finishes on ceiling and walls

EXTERIOR

- Covered terrace
- Driveway with pavers
- Fully sodded and landscaped site with automatic sprinkler system
- Acrylic flat paint
- Hurricane impact windows (Single Family Homes only)
- Windows with shutters (Town Homes only)
- Waterproof sealant around exterior windows and doors
- Fence in backyards separating your property from neighbors

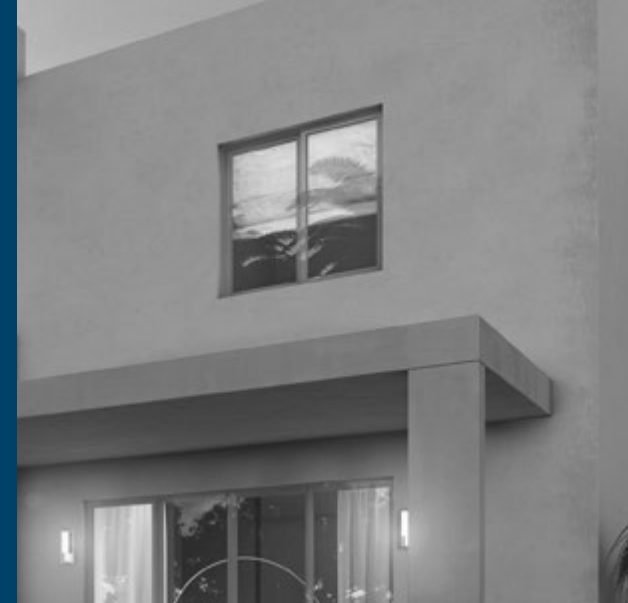


KITCHEN

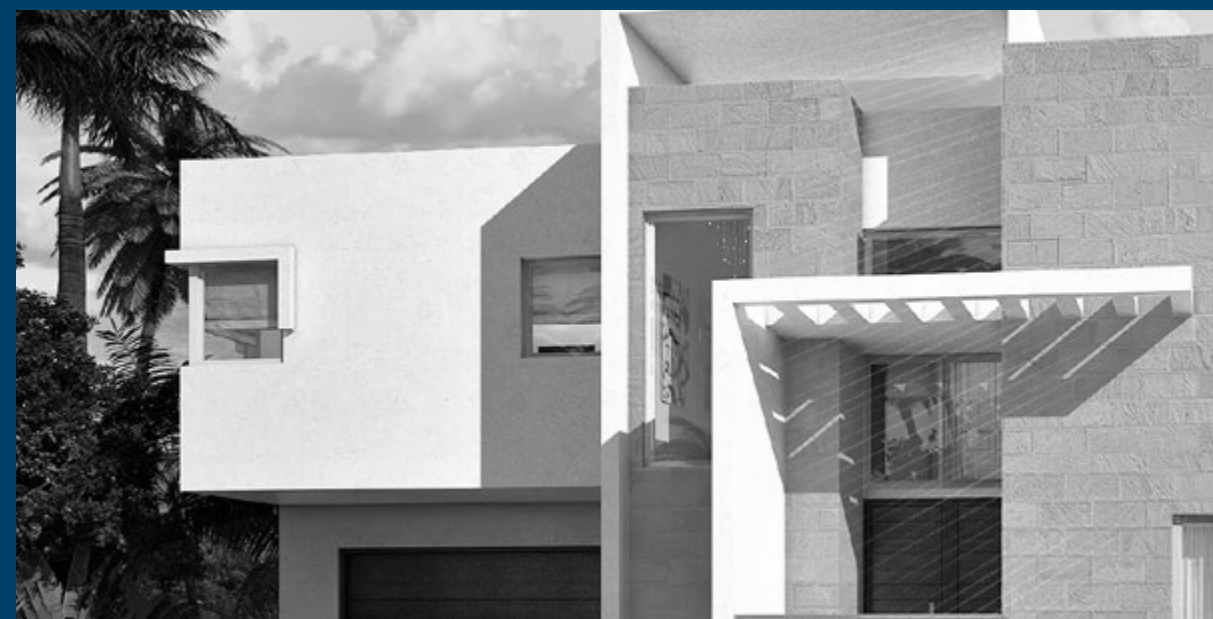
- Bosch side by side refrigerator/freezer
- Bosch range/oven combination
- Bosch microwave hood
- European cabinetry
- Bosch dishwasher
- Dual compartment under mount stainless steel sink and pullout faucet
- Waste disposal

BATHROOMS

- Anti-skid bath tubs
- European cabinetry
- Roman tub in master bathroom
- White bathroom fixtures (water closet, sink) (bidet only in master bathrooms)
- Porcelain bathroom tile on floors and wet areas
- Frameless glass shower door in the master bathrooms



S I N G L E F A M I L Y H O M E S



RESIDENCE

A

4 BEDROOMS
3.5 BATHROOMS
LOFT

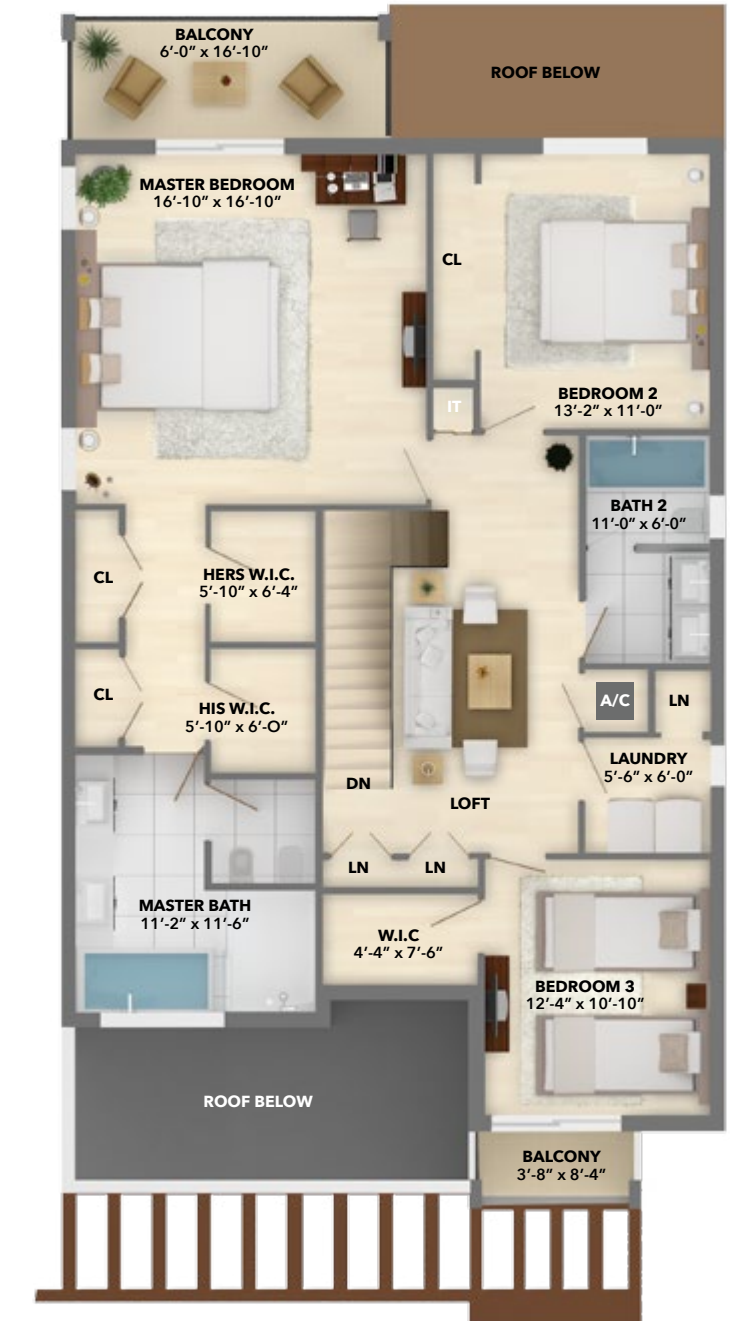


A/C FIRST FLOOR	1,303 SQ.FT.	(121.05 SQ.M.)
NON A/C FIRST FLOOR	577 SQ.FT.	(53.61 SQ.M.)
TOTAL FIRST FLOOR	1,880 SQ.FT.	(174.66 SQ.M.)
A/C SECOND FLOOR	1,426 SQ.FT.	(132.48 SQ.M.)
NON A/C SECOND FLOOR	127 SQ.FT.	(11.80 SQ.M.)
TOTAL SECOND FLOOR	1,553 SQ.FT.	(144.28 SQ.M.)
TOTAL A/C	2,729 SQ.FT.	(253.53 SQ.M.)
GARAGE	385 SQ.FT.	(35.77 SQ.M.)
TERRACE	114 SQ.FT.	(10.59 SQ.M.)
BALCONIES	127 SQ.FT.	(11.80 SQ.M.)
ENTRY	78 SQ.FT.	(7.25 SQ.M.)
TOTAL	3,433 SQ.FT.	(318.94 SQ.M.)

LEVEL 1



LEVEL 2



All dimensions are approximate and all floor plans are subject to change by developer without notice. All plans and renderings are artist conceptual.

RESIDENCE

B

5 BEDROOMS
4.5 BATHROOMS
LOFT



A/C FIRST FLOOR	1,337 SQ.FT.	(124.21 SQ.M.)
NON A/C FIRST FLOOR	589 SQ.FT.	(54.72 SQ.M.)
TOTAL FIRST FLOOR	1,926 SQ.FT.	(178.93 SQ.M.)
A/C SECOND FLOOR	1,647 SQ.FT.	(153.01 SQ.M.)
NON A/C SECOND FLOOR	94 SQ.FT.	(8.73 SQ.M.)
TOTAL SECOND FLOOR	1,741 SQ.FT.	(161.74 SQ.M.)
TOTAL A/C	2,984 SQ.FT.	(277.22 SQ.M.)
GARAGE	385 SQ.FT.	(35.77 SQ.M.)
TERRACE	115 SQ.FT.	(10.68 SQ.M.)
BALCONY	94 SQ.FT.	(8.73 SQ.M.)
ENTRY	89 SQ.FT.	(8.27 SQ.M.)
TOTAL	3,667 SQ.FT.	(340.67 SQ.M.)

LEVEL 1



LEVEL 2



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RESIDENCE

C

5 BEDROOMS
5 BATHROOMS



A/C FIRST FLOOR	1,247 SQ.FT.	(115.85 SQ.M.)
NON A/C FIRST FLOOR	581 SQ.FT.	(53.98 SQ.M.)
TOTAL FIRST FLOOR	1,828 SQ.FT.	(169.83 SQ.M.)
A/C SECOND FLOOR	1,771 SQ.FT.	(164.53 SQ.M.)
NON A/C SECOND FLOOR	141 SQ.FT.	(13.10 SQ.M.)
TOTAL SECOND FLOOR	1,912 SQ.FT.	(177.63 SQ.M.)
TOTAL A/C	3,018 SQ.FT.	(280.38 SQ.M.)
GARAGE	385 SQ.FT.	(35.77 SQ.M.)
TERRACE	127 SQ.FT.	(11.80 SQ.M.)
BALCONIES	141 SQ.FT.	(13.10 SQ.M.)
ENTRY	69 SQ.FT.	(6.41 SQ.M.)
TOTAL	3,740 SQ.FT.	(347.46 SQ.M.)

LEVEL 1



LEVEL 2



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LEVEL 1



LEVEL 2



RESIDENCE

D1

4 BEDROOMS
5 BATHROOMS

A/C FIRST FLOOR	1,484 SQ.FT.	(137.87 SQ.M.)
NON A/C FIRST FLOOR	675 SQ.FT.	(62.71 SQ.M.)
TOTAL FIRST FLOOR	2,159 SQ.FT.	(200.58 SQ.M.)
A/C SECOND FLOOR	1,814 SQ.FT.	(168.53 SQ.M.)
NON A/C SECOND FLOOR	168 SQ.FT.	(15.61 SQ.M.)
TOTAL SECOND FLOOR	1,982 SQ.FT.	(184.14 SQ.M.)
TOTAL A/C	3,298 SQ.FT.	(306.40 SQ.M.)
GARAGE	400 SQ.FT.	(37.16 SQ.M.)
TERRACE	180 SQ.FT.	(16.72 SQ.M.)
BALCONY	168 SQ.FT.	(15.61 SQ.M.)
ENTRY	95 SQ.FT.	(8.83 SQ.M.)
TOTAL	4,141 SQ.FT.	(384.72 SQ.M.)

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TOWN HOMES





TOWN HOME



3 BEDROOMS
2.5 BATHROOMS

A/C FIRST FLOOR	779 SQ.FT.	(72.37 SQ.M.)
NON A/C FIRST FLOOR	359 SQ.FT.	(33.35 SQ.M.)
TOTAL FIRST FLOOR	1,138 SQ.FT.	(105.72 SQ.M.)
A/C SECOND FLOOR	1,037 SQ.FT.	(96.34 SQ.M.)
NON A/C SECOND FLOOR	44 SQ.FT.	(4.09 SQ.M.)
TOTAL SECOND FLOOR	1,081 SQ.FT.	(100.43 SQ.M.)
TOTAL A/C	1,816 SQ.FT.	(168.71 SQ.M.)
GARAGE	211 SQ.FT.	(19.60 SQ.M.)
TERRACE	82 SQ.FT.	(7.62 SQ.M.)
BALCONY	44 SQ.FT.	(4.09 SQ.M.)
ENTRY	66 SQ.FT.	(6.13 SQ.M.)
TOTAL	2,219 SQ.FT.	(206.15 SQ.M.)



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TOWN HOME

B1

3 BEDROOMS
3 BATHROOMS

A/C FIRST FLOOR	861 SQ.FT.	(79.99 SQ.M.)
NON A/C FIRST FLOOR	317 SQ.FT.	(29.45 SQ.M.)
TOTAL FIRST FLOOR	1,178 SQ.FT.	(109.44 SQ.M.)
A/C SECOND FLOOR	882 SQ.FT.	(81.94 SQ.M.)
NON A/C SECOND FLOOR	110 SQ.FT.	(10.22 SQ.M.)
TOTAL SECOND FLOOR	992 SQ.FT.	(92.16 SQ.M.)
TOTAL A/C	1,743 SQ.FT.	(161.93 SQ.M.)
GARAGE	206 SQ.FT.	(19.14 SQ.M.)
TERRACE	78 SQ.FT.	(7.25 SQ.M.)
BALCONIES	110 SQ.FT.	(10.22 SQ.M.)
ENTRY	33 SQ.FT.	(3.07 SQ.M.)
TOTAL	2,170 SQ.FT.	(201.6 SQ.M.)

LEVEL 1



LEVEL 2



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TOWN HOME

B2

4 BEDROOMS
3 BATHROOMS

A/C FIRST FLOOR	861 SQ.FT.	(79.99 SQ.M.)
NON A/C FIRST FLOOR	317 SQ.FT.	(29.45 SQ.M.)
TOTAL FIRST FLOOR	1,178 SQ.FT.	(109.44 SQ.M.)
A/C SECOND FLOOR	1,034 SQ.FT.	(96.06 SQ.M.)
NON A/C SECOND FLOOR	110 SQ.FT.	(10.22 SQ.M.)
TOTAL SECOND FLOOR	1,144 SQ.FT.	(106.28 SQ.M.)
TOTAL A/C	1,895 SQ.FT.	(176.05 SQ.M.)
GARAGE	206 SQ.FT.	(19.14 SQ.M.)
TERRACE	78 SQ.FT.	(7.25 SQ.M.)
BALCONIES	110 SQ.FT.	(10.22 SQ.M.)
ENTRY	33 SQ.FT.	(3.07 SQ.M.)
TOTAL	2,322 SQ.FT.	(215.72 SQ.M.)

LEVEL 1



LEVEL 2



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TOWN HOME



4 BEDROOMS
3.5 BATHROOMS

A/C FIRST FLOOR	865 SQ.FT.	(80.36 SQ.M.)
NON A/C FIRST FLOOR	337 SQ.FT.	(31.31 SQ.M.)
TOTAL FIRST FLOOR	1,202 SQ.FT.	(111.67 SQ.M.)
A/C SECOND FLOOR	1,156 SQ.FT.	(107.40 SQ.M.)
NON A/C SECOND FLOOR	41 SQ.FT.	(3.81 SQ.M.)
TOTAL SECOND FLOOR	1,197 SQ.FT.	(111.21 SQ.M.)
TOTAL A/C	2,021 SQ.FT.	(187.76 SQ.M.)
GARAGE	207 SQ.FT.	(19.23 SQ.M.)
TERRACE	86 SQ.FT.	(7.99 SQ.M.)
BALCONY	41 SQ.FT.	(3.81 SQ.M.)
ENTRY	44 SQ.FT.	(4.09 SQ.M.)
TOTAL	2,399 SQ.FT.	(222.88 SQ.M.)



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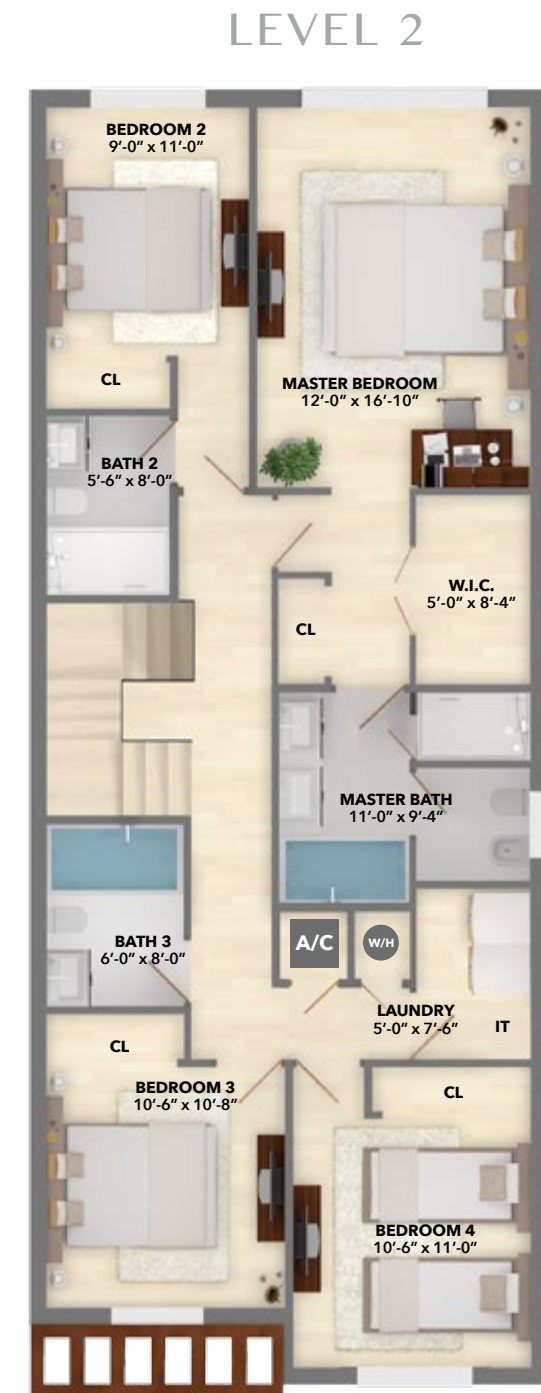
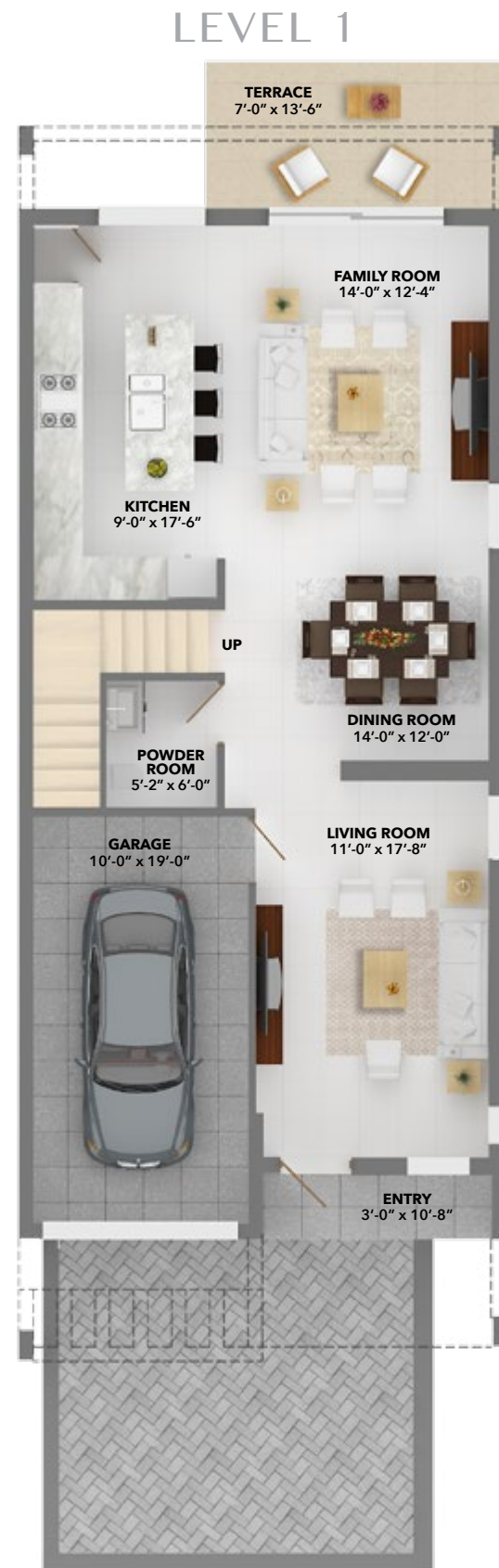


TOWN HOME

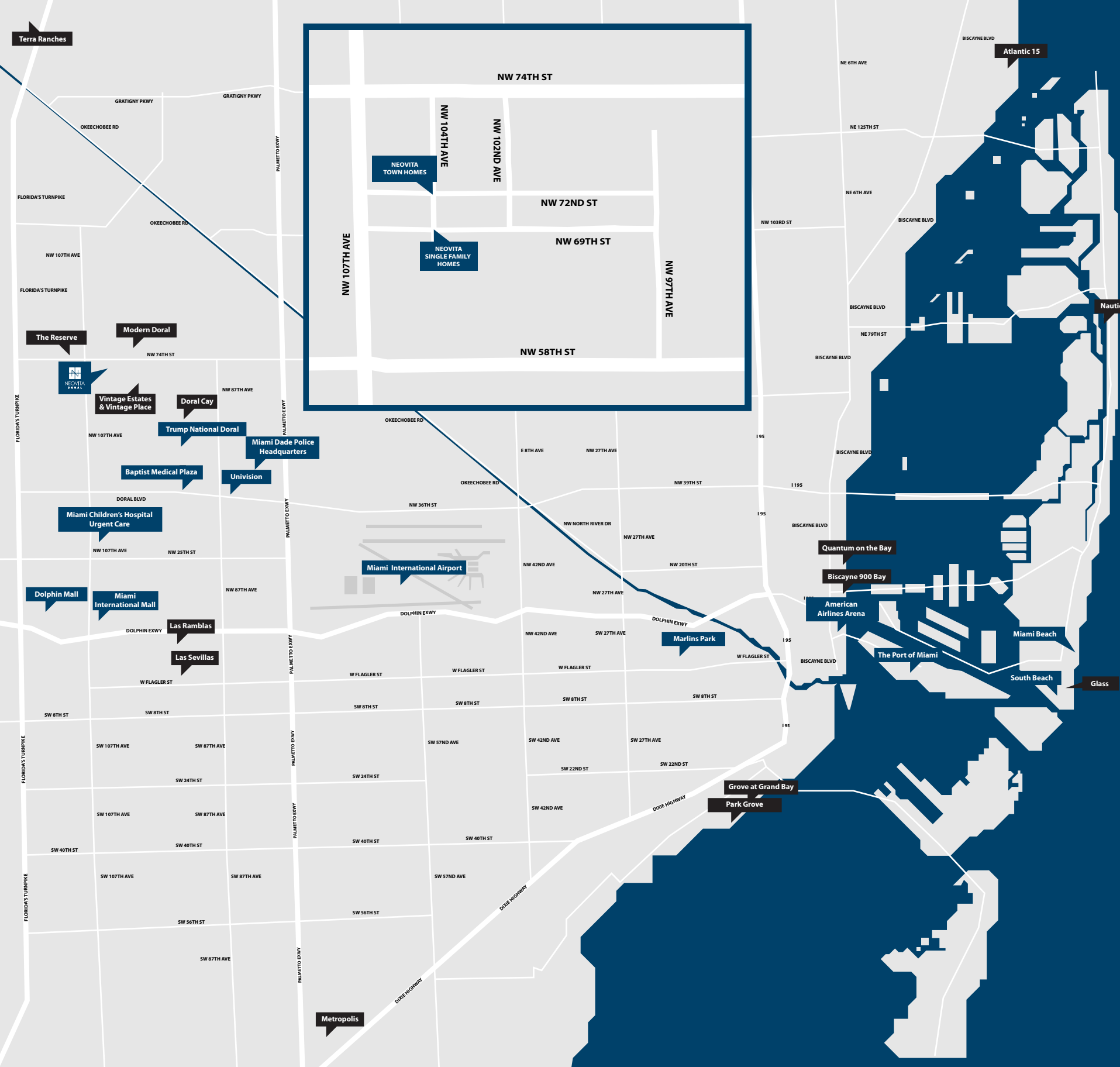
D

4 BEDROOMS
3.5 BATHROOMS

A/C FIRST FLOOR	817 SQ.FT.	(75.90 SQ.M.)
NON A/C FIRST FLOOR	334 SQ.FT.	(31.03 SQ.M.)
TOTAL FIRST FLOOR	1,151 SQ.FT.	(106.93 SQ.M.)
A/C SECOND FLOOR	1,226 SQ.FT.	(113.90 SQ.M.)
NON A/C SECOND FLOOR	0 SQ.FT.	(0 SQ.M.)
TOTAL SECOND FLOOR	1,226 SQ.FT.	(113.90 SQ.M.)
TOTAL A/C	2,043 SQ.FT.	(189.80 SQ.M.)
GARAGE	206 SQ.FT.	(19.14 SQ.M.)
TERRACE	95 SQ.FT.	(8.83 SQ.M.)
BALCONY	0 SQ.FT.	(0 SQ.M.)
ENTRY	33 SQ.FT.	(3.07 SQ.M.)
TOTAL	2,377 SQ.FT.	(220.83 SQ.M.)



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CITY OF DORAL

Ideally situated in the peaceful yet central City of Doral, NEOVITA 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 unprecedented 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. NEOVITA is conveniently adjacent to a city park, where residents will be able to enjoy both recreational and eco-friendly 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

Univision
Doral Meadows Park
Tamiami Park
JC Bermudez Park
Doral Park
Veterans Park
Morgan Levy Park
Marlins Park
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 Building

HOSPITALS AND MEDICAL CENTERS

Miami Children's Hospital Urgent Care
Baptist Medical Plaza

SCHOOLS

Elementary
Dr. Rolando Espinosa K-8 Center (Public)
Eugenia B Thomas K-8 (Public)
John I. Smith K-8 Center (Public)
The Joy Of Learning (Private)
Renaissance Elementary Charter School (Public)
Doral Academy Charter School (Public)
Shelton Academy (Private)
Divine Savior Lutheran Academy (Private)
St. Agatha Catholic School (Private)
Petersen Montessori Academy (Private)

Middle

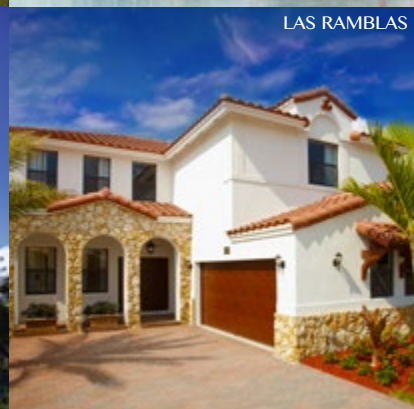
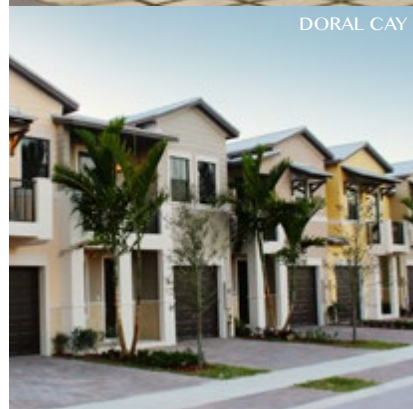
Shelton Academy (Private)
St. Agatha Catholic School (Private)
John I. Smith K-8 Center (Public)
Dr. Rolando Espinosa K-8 Center (Public)
Doral Academy Charter Middle School (Public)
Just Arts and Management Charter Middle School
Renaissance Middle Charter School (Public)
Divine Savior Lutheran Academy (Private)

High School

Ronald W. Reagan/Doral Senior High School (Public)
Divine Savior Lutheran Academy (Private)
Doral Performing Arts & Entertainment Academy (Public)
Doral Academy Charter High School (Public)
Belen Jesuit Preparatory School (Private)

College

Florida International University (Public)
Miami Dade College (Public)



David Martin
President & Co-Founder



Pedro Martin
CEO and Co-Founder

DEVELOPER TERRA GROUP

Terra Group, a leading Miami-based development company, quickly cultivated a reputation as a trendsetter by creating high-end residential, commercial, and mixed-use projects known for their attention to detail and community development. Terra Group sets out to develop projects that will have a positive impact not only on its residents, but the surrounding communities. Highlighted by their active role in local charitable, civic, arts and cultural organizations and even extending into its own hiring practices. Terra Group strives to not only create but improve upon the local community.

DEVELOPED BY



TERRA GROUP

EQUAL HOUSING OPPORTUNITY. BROKER PARTICIPATION WELCOME. ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATION OF THE DEVELOPER. FOR CORRECT REPRESENTATION, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503 FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO A BUYER OR LESSEE . NOT AN OFFER WHERE PROHIBITED BY STATE STATUTES. ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. 🏠



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