





D O R A L

BROKER PACKAGE

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Welcome to IVI DORAL, a new iconic destination that completely gives in to the pleasures of life. The distinct architectural style of the luxury residences is inspired by minimalist design, simplifying living space to reveal the essential qualities of balance and lifestyle. Each home's expansive façade delivers a stunning modern feel, achieved with a fresh white palate and the beauty of natural wood patterns.

This new privately gated and secured community located in the heart of Doral reflects the very finest that any exclusive home has to offer. The attention to detail within the homes' spacious interiors offers luxurious and modern comfort. With a large backyard, extravagant rooftop terrace, open living areas and grand kitchen, you never miss a chance to form lasting memories with the ones you love.

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Property Features: Inside Your Home

- Smooth Walls and Ceilings
- Wine Cellar
- Carpet Throughout Bedrooms
- Smart Home Security Systems, Tablet Ready
- Flush Flat Panel Interior Doors with Casings
- Automated Garage Door with Opener
- Smart Home Ready
- Modern Light Switches
- Smart Home Ready Door Chime
- Smart Home Ready Thermostat Tablet Capable
- 6" Wood Baseboards
- Energy Efficient Washer & Dryer
- Energy-Efficient Water Heater & Air Conditioner
- 24" X 24" Porcelain Floor in Bathrooms, Laundry Room, Kitchen and Foyer
- Contemporary Interior Architectural Details
- Contemporary Minimalistic Stair Railings
- Smoke Detectors
- Sherwin Williams Paint
- Pre-Wired for Smart Home Automated Lighting in All Rooms
- Pre-Wired for Smart Home Automatic Shades in Family Room and All Bedrooms
- Insulated Ceiling and Exterior Walls

Contemporary Kitchen

- Authentic Italian Wood Cabinetry
- Quartz Countertop and Backsplash
- Dual Compartment Under-Mount Stainless Steel Sink
- Pull Faucet

Bosch Stainless Steel Appliances

- Side-by-Side Refrigerator with Automatic Ice Maker Dispenser
- 30" Radiant Cooktop
- 30" Microwave/ Wall-Oven Combination
- 30" Canopy Wall and Island Hoods
- Dishwasher
- Waste Disposal

Modern Day Bathrooms

- Authentic Italian Wood Cabinetry
- Cultured Marble Countertop in Secondary Bathroom
- Porcelain Tiles
- Moen / Kohler Faucet Packages
- White Bathroom Fixtures
- Roman Tub in Master Bedroom
- His & Hers Vanities
- Frameless Glass Shower Door in Master Bath
- Quartz Countertop in Master Bedroom



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Community Features

- Unique Architecture / Customized Homes
- Private Gated Community with Manned Guard House
- Beautiful Lush Landscaping
- Sparkling Entry Lake with Fountain
- Decorated Street Lighting Throughout
- Green Park with Bike Trails

Private Clubhouse

- Racquetball Courts
- Oversized Swimming Pool
- Fully-Equipped Fitness Center
- Men and Women Locker Rooms Equipped with Showers and Saunas
- Spa and Sundeck
- Theater Room
- Outdoor Kitchen and Grill
- BBQ Gazebo Area and Fountains
- Meeting Areas

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FLOOR PLANS

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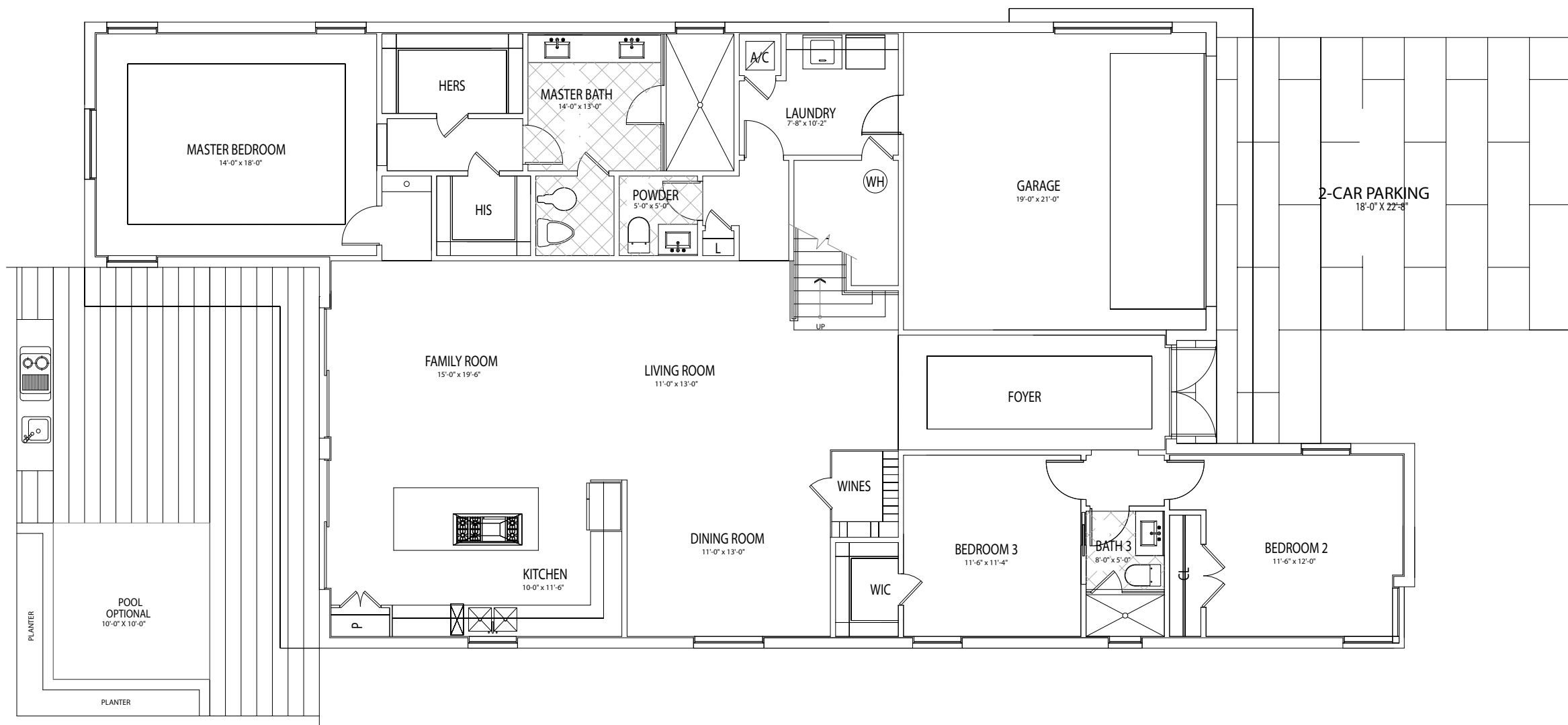
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AREA CALCULATIONS / MODEL 1: 6 BEDROOMS • 3.5 BATHROOMS • 1 BALCONY

1
Model
1st level

1ST LEVEL A/C SPACE	2267 square feet	GARAGE	408 square feet	OPTIONAL ROOF DECK	630 square feet
2ND LEVEL A/C SPACE	910 square feet	ENTRY	17 square feet	Total	4444 square feet
A/C TOTAL	3177 square feet	BALCONY	212 square feet		
		TOTAL	3814 square feet		



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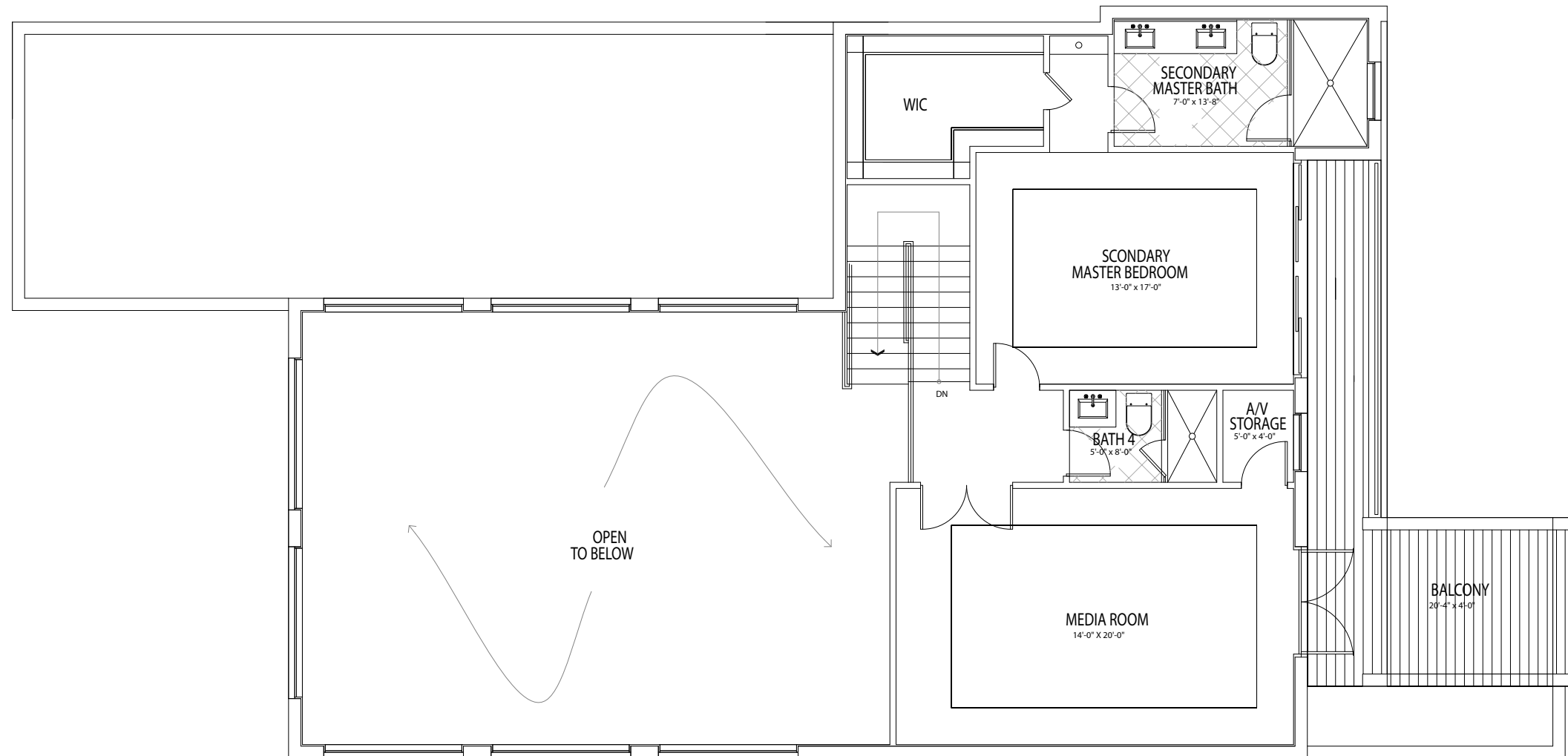
AREA CALCULATIONS / MODEL 1: 6 BEDROOMS • 3.5 BATHROOMS • 1 BALCONY

1ST FLOOR A/C SPACE 2267 square feet
2ND FLOOR A/C SPACE 910 square feet
A/C TOTAL 3177 square feet

GARAGE 408 square feet
ENTRY 17 square feet
BALCONY 212 square feet
TOTAL 3814 square feet

OPTIONAL ROOF DECK 630 square feet
Total 4444 square feet

1
Model
2nd level



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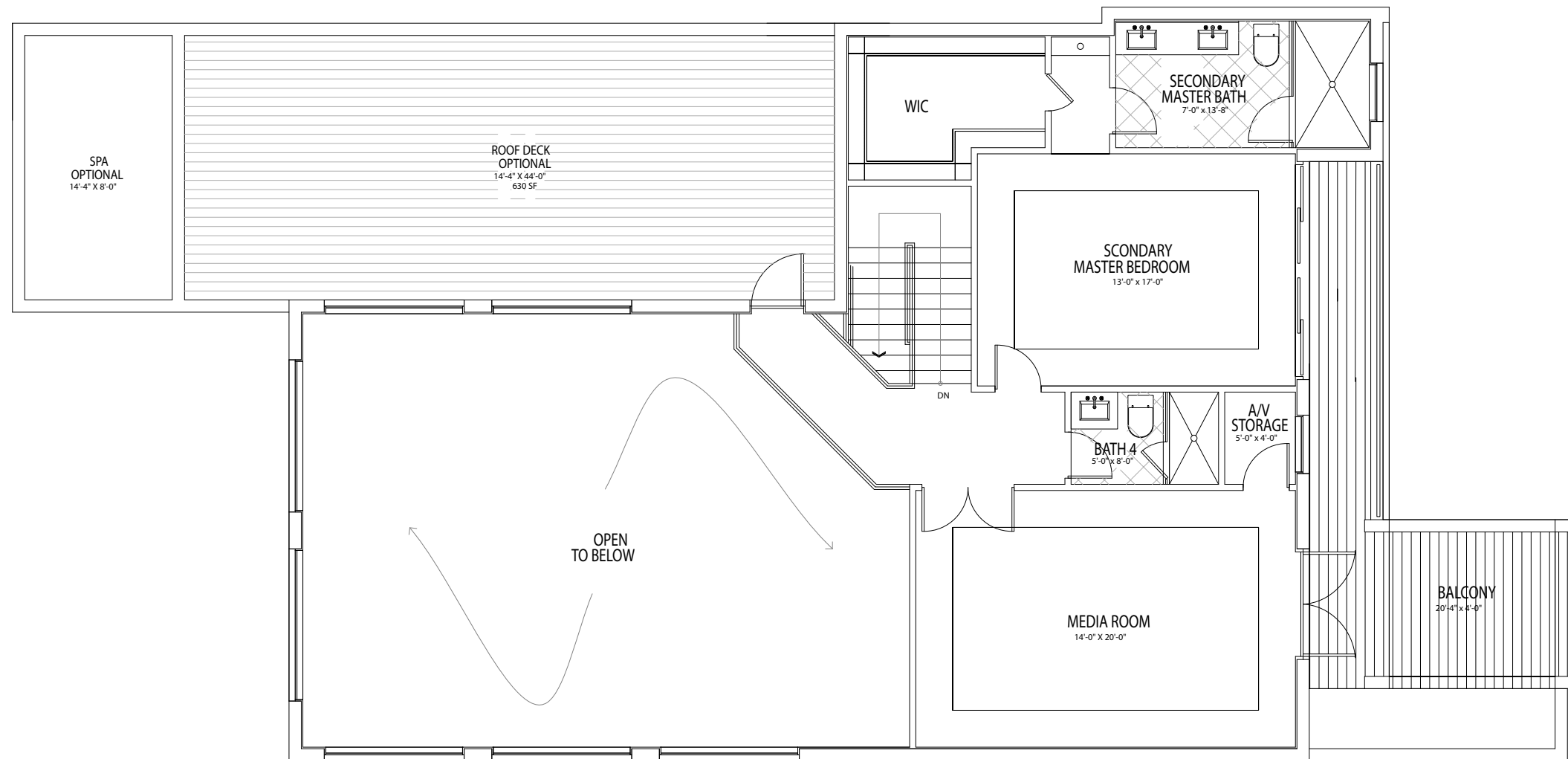
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AREA CALCULATIONS / MODEL 1: 6 BEDROOMS • 3.5 BATHROOMS • 1 BALCONY

1
Model
2nd level

1ST LEVEL A/C SPACE	2267 square feet	GARAGE	408 square feet	OPTIONAL ROOF DECK	630 square feet
2ND LEVEL A/C SPACE	910 square feet	ENTRY	17 square feet	Total	4444 square feet
A/C TOTAL	3177 square feet	BALCONY	212 square feet		
		TOTAL	3814 square feet		

Option: Roof deck



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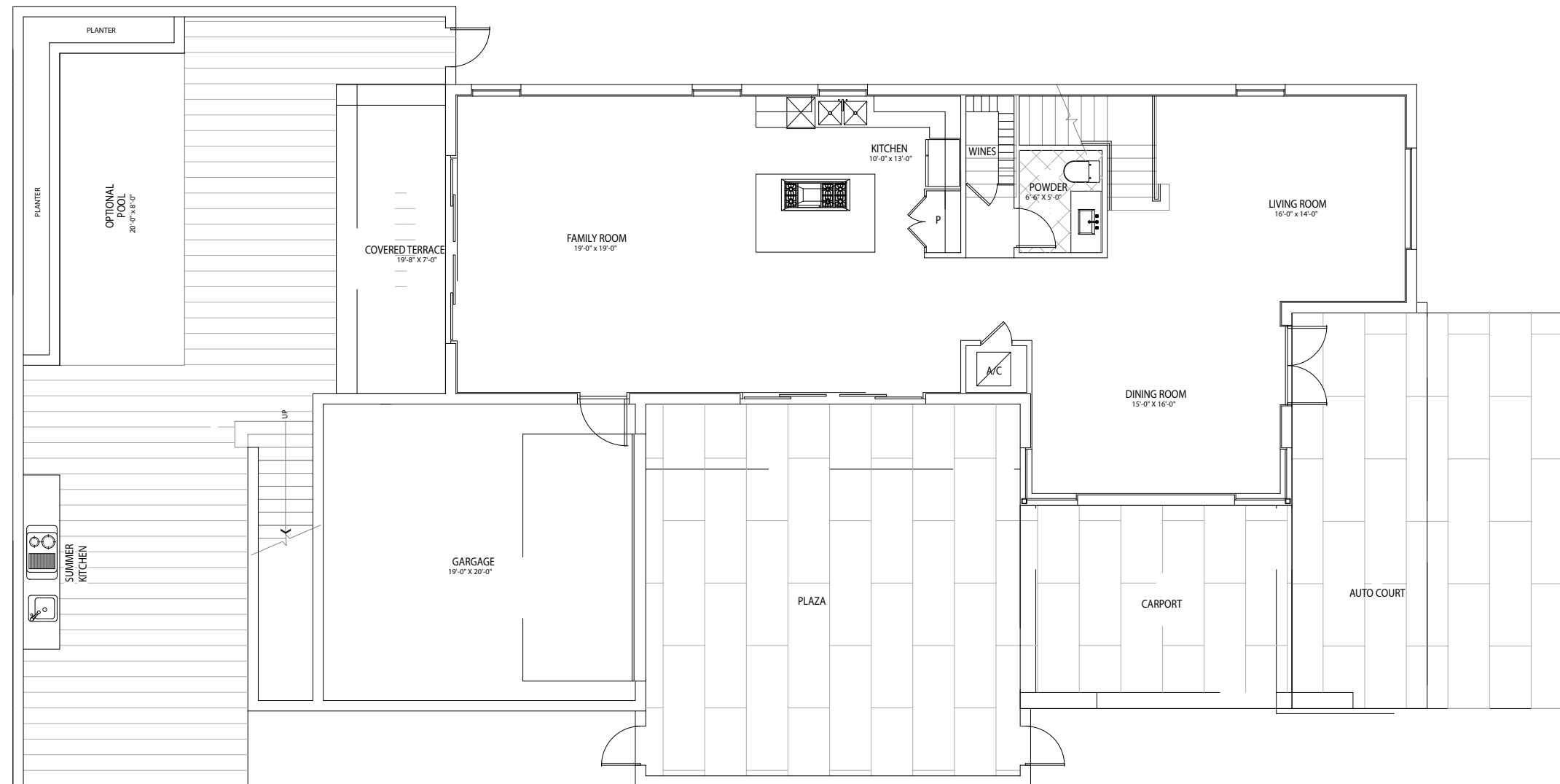
AREA CALCULATIONS / MODEL 2: 5 BEDROOMS • 4.5 BATHROOMS • 1 BALCONY

1ST LEVEL A/C SPACE	1333 square feet
2ND LEVEL A/C SPACE	1618 square feet
A/C TOTAL	2951 square feet

COVERED ENTRY	220 square feet
COVERED TERRACE	138 square feet
GARAGE	530 square feet
CARPORT	227 square feet
FRONT BALCONY	92 square feet
TOTAL	4158 square feet

OPTIONAL ROOF DECK	433 square feet
Total	4591 square feet

2
Model
1st level



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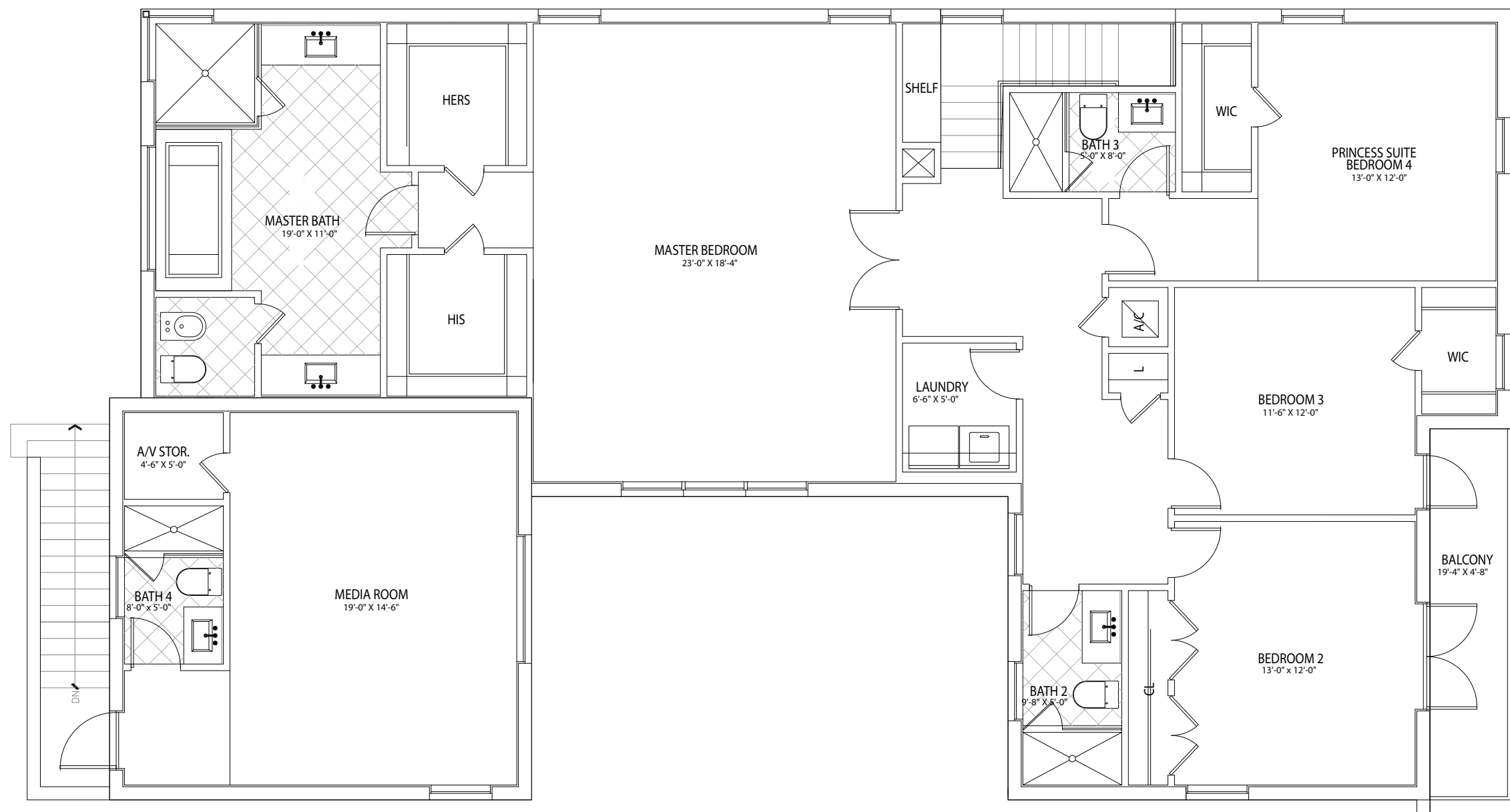
AREA CALCULATIONS / MODEL 2: 5 BEDROOMS • 4.5 BATHROOMS • 1 BALCONY

1ST LEVEL A/C SPACE	1333 square feet
2ND LEVEL A/C SPACE	1863 square feet
MEDIA ROOM	433 square feet
A/C TOTAL	3629 square feet

COVERED ENTRY	220 square feet
COVERED TERRACE	138 square feet
GARAGE	530 square feet
CARPORT	227 square feet
FRONT BALCONY	92 square feet
TOTAL	4836 square feet

OPTIONAL ROOF DECK	433 square feet
Total	4591 square feet

2
Model
2nd level



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AREA CALCULATIONS / MODEL 2: 5 BEDROOMS • 4.5 BATHROOMS • 1 BALCONY

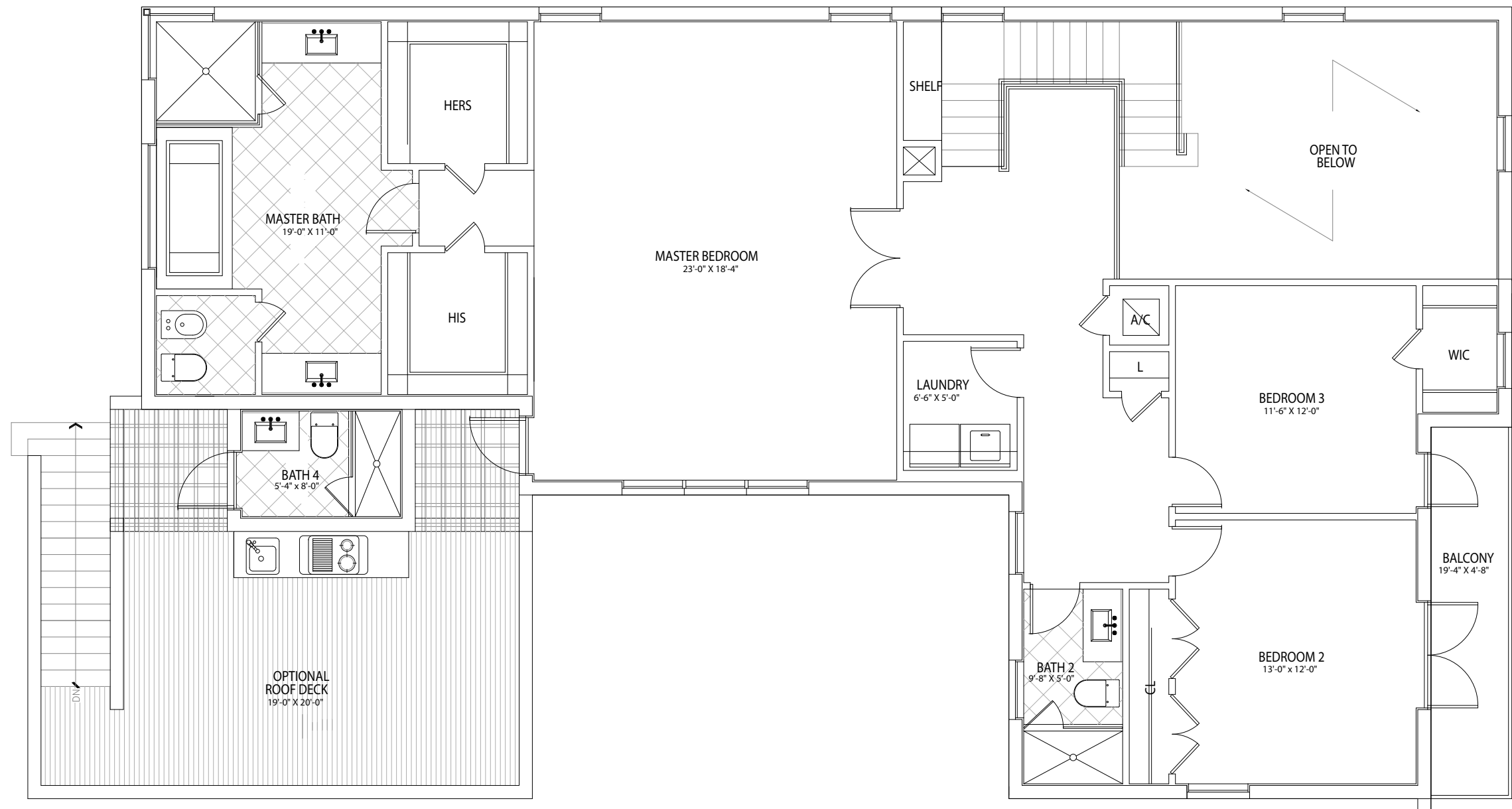
2
Model
2nd level

1ST LEVEL A/C SPACE 1333 square feet
 2ND LEVEL A/C SPACE 1618 square feet
A/C TOTAL 2951 square feet

COVERED ENTRY 220 square feet
 COVERED TERRACE 138 square feet
 GARAGE 530 square feet
 CARPORT 227 square feet
 FRONT BALCONY 92 square feet
TOTAL 4158 square feet

OPTIONAL ROOF DECK 433 square feet
Total 4591 square feet

Option: Roof deck



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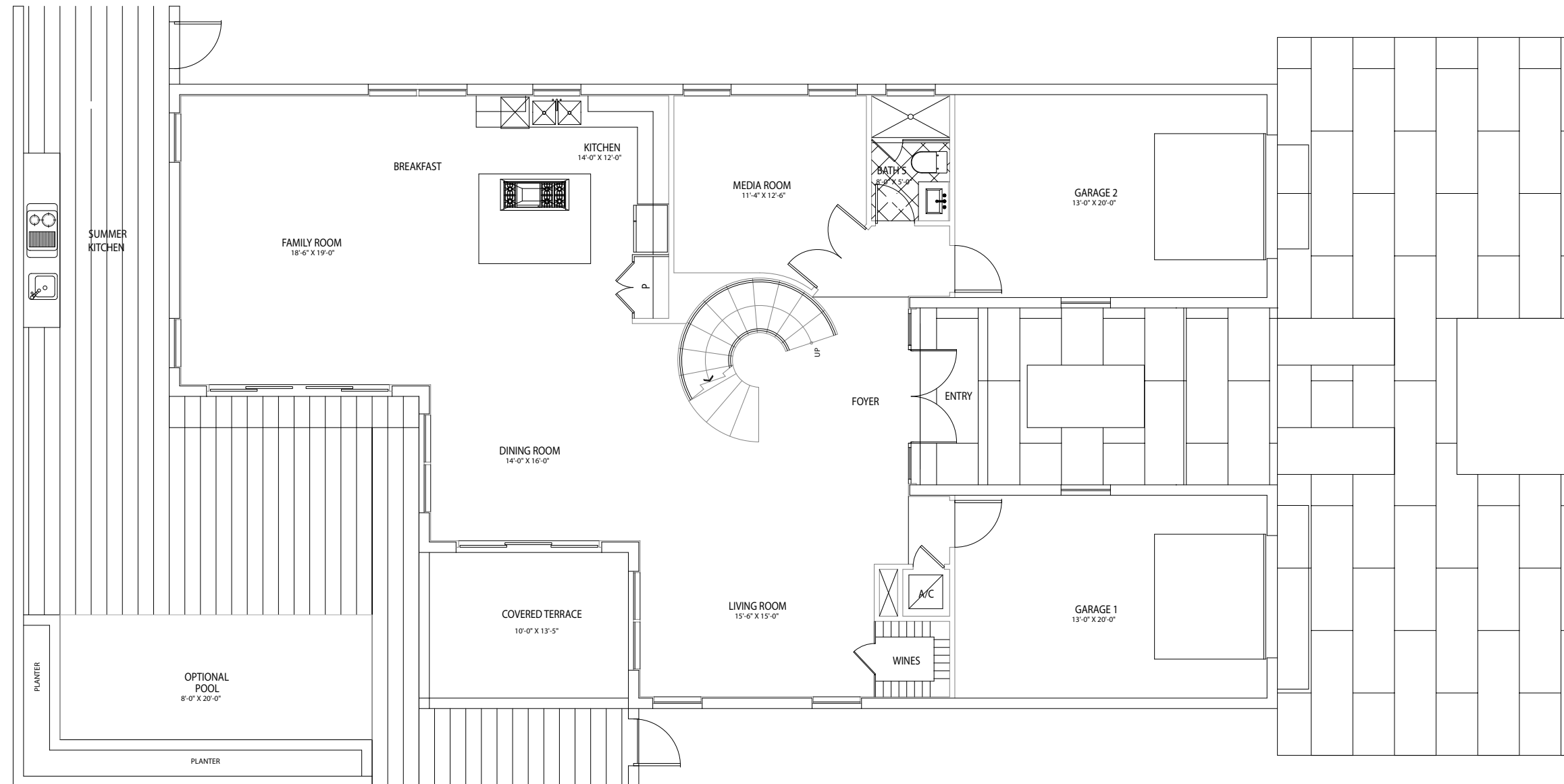
AREA CALCULATIONS / MODEL 3: 6 BEDROOMS • 4.5 BATHROOMS

1ST LEVEL A/C SPACE	1550 square feet
2ND LEVEL A/C SPACE	2310 square feet
A/C TOTAL	3860 square feet

COVERED ENTRY	23 square feet
COVERED TERRACE	134 square feet
GARAGE 1	303 square feet
GARAGE 2	303 square feet
CARPORT	227 square feet
BRIDGE	112 square feet
TOTAL	4735 square feet

OPTIONAL ROOF DECK	836 square feet
Total	5571 square feet

3
Model
1st level



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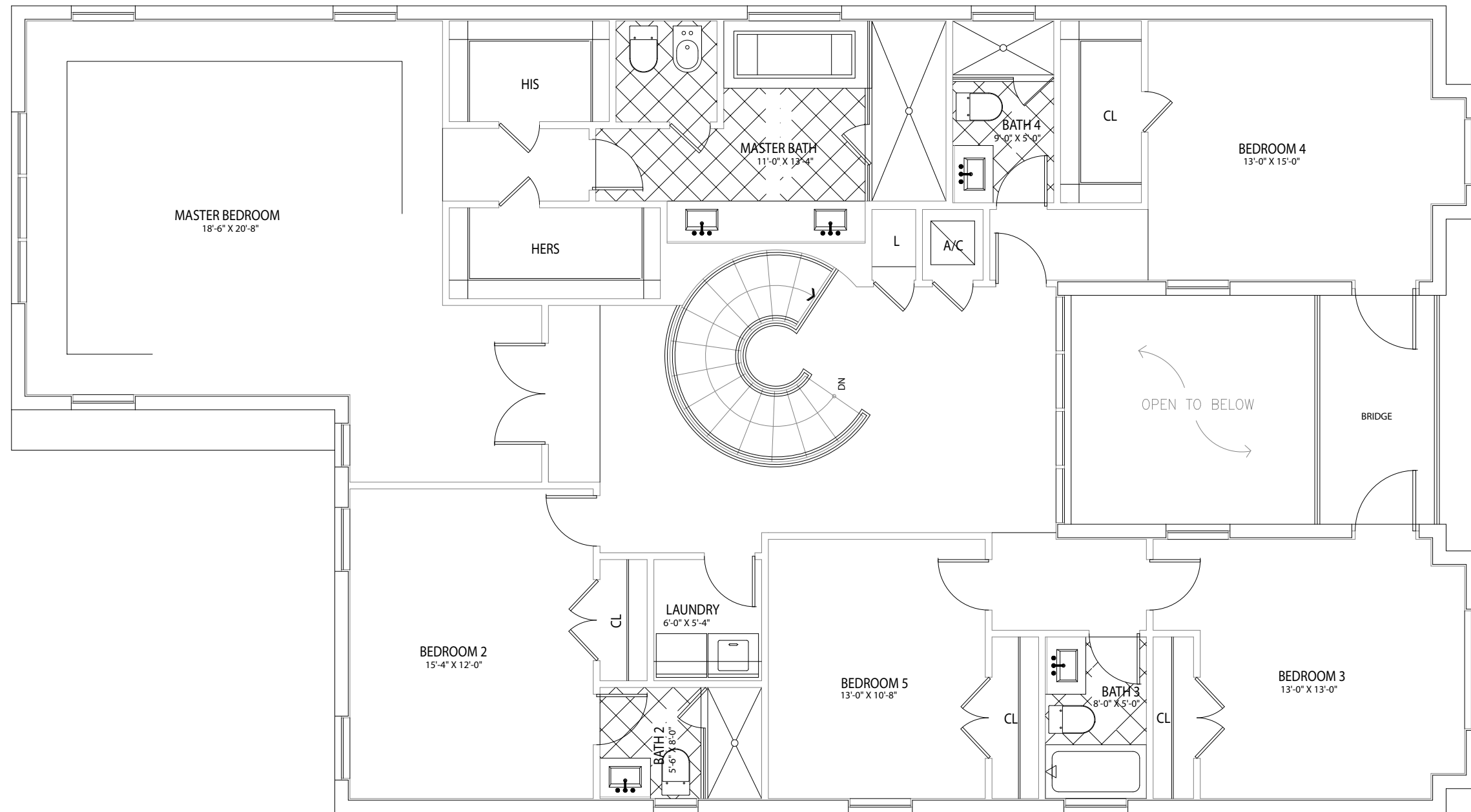
AREA CALCULATIONS / MODEL 3: 6 BEDROOMS • 4.5 BATHROOMS

1ST LEVEL A/C SPACE	1550 square feet
2ND LEVEL A/C SPACE	2310 square feet
A/C TOTAL	3860 square feet

COVERED ENTRY	23 square feet
COVERED TERRACE	134 square feet
GARAGE 1	303 square feet
GARAGE 2	303 square feet
CARPORT	227 square feet
BRIDGE	112 square feet
TOTAL	4735 square feet

OPTIONAL ROOF DECK	836 square feet
Total	5571 square feet

3
Model
2nd level



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AREA CALCULATIONS / MODEL 3: 6 BEDROOMS • 4.5 BATHROOMS

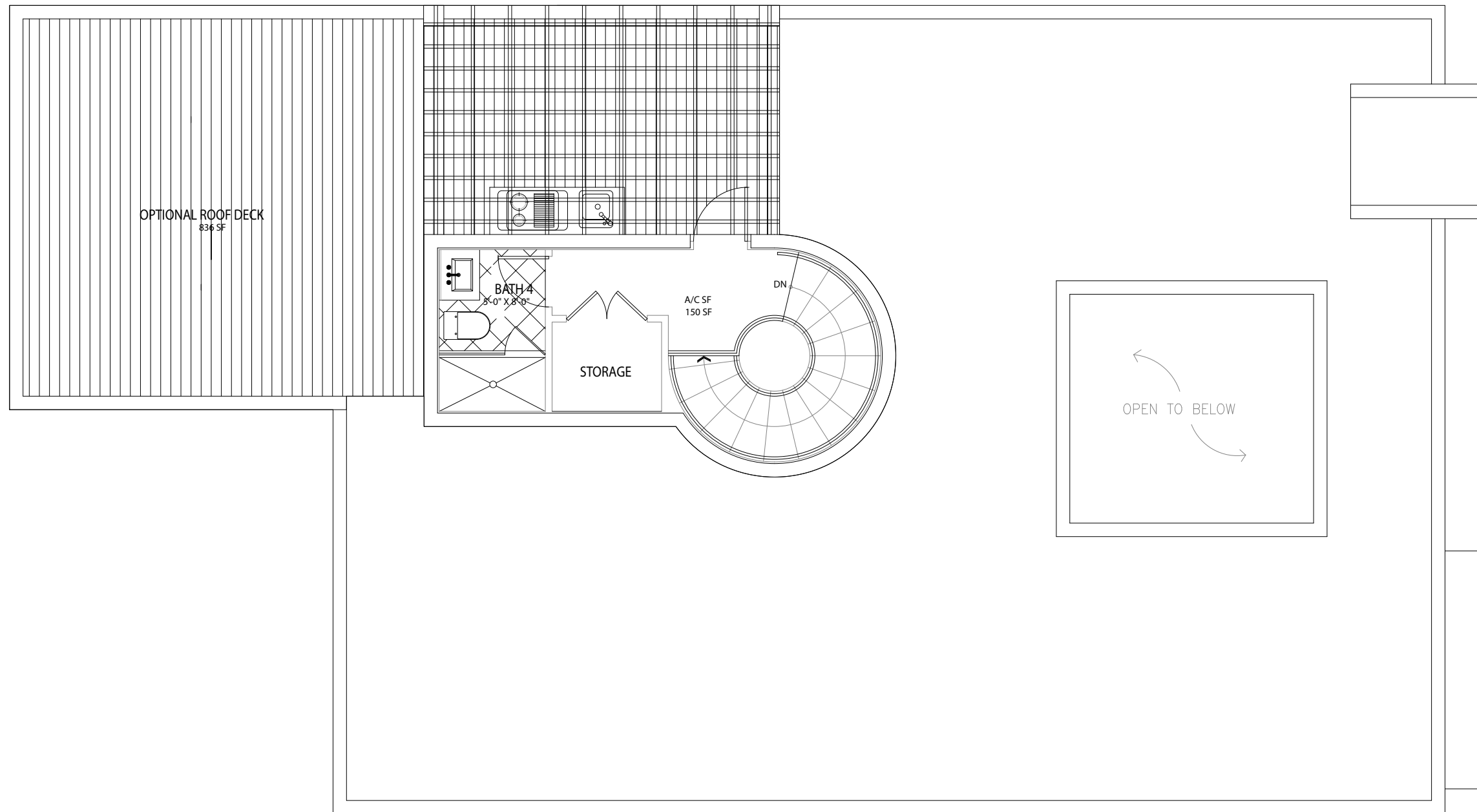
1ST LEVEL A/C SPACE	1550 square feet
2ND LEVEL A/C SPACE	2310 square feet
A/C TOTAL	3860 square feet

COVERED ENTRY	23 square feet
COVERED TERRACE	134 square feet
GARAGE 1	303 square feet
GARAGE 2	303 square feet
CARPORT	227 square feet
BRIDGE	112 square feet
TOTAL	4735 square feet

OPTIONAL ROOF DECK	836 square feet
Total	5571 square feet

3
Model
3rd level

Option: Roof deck



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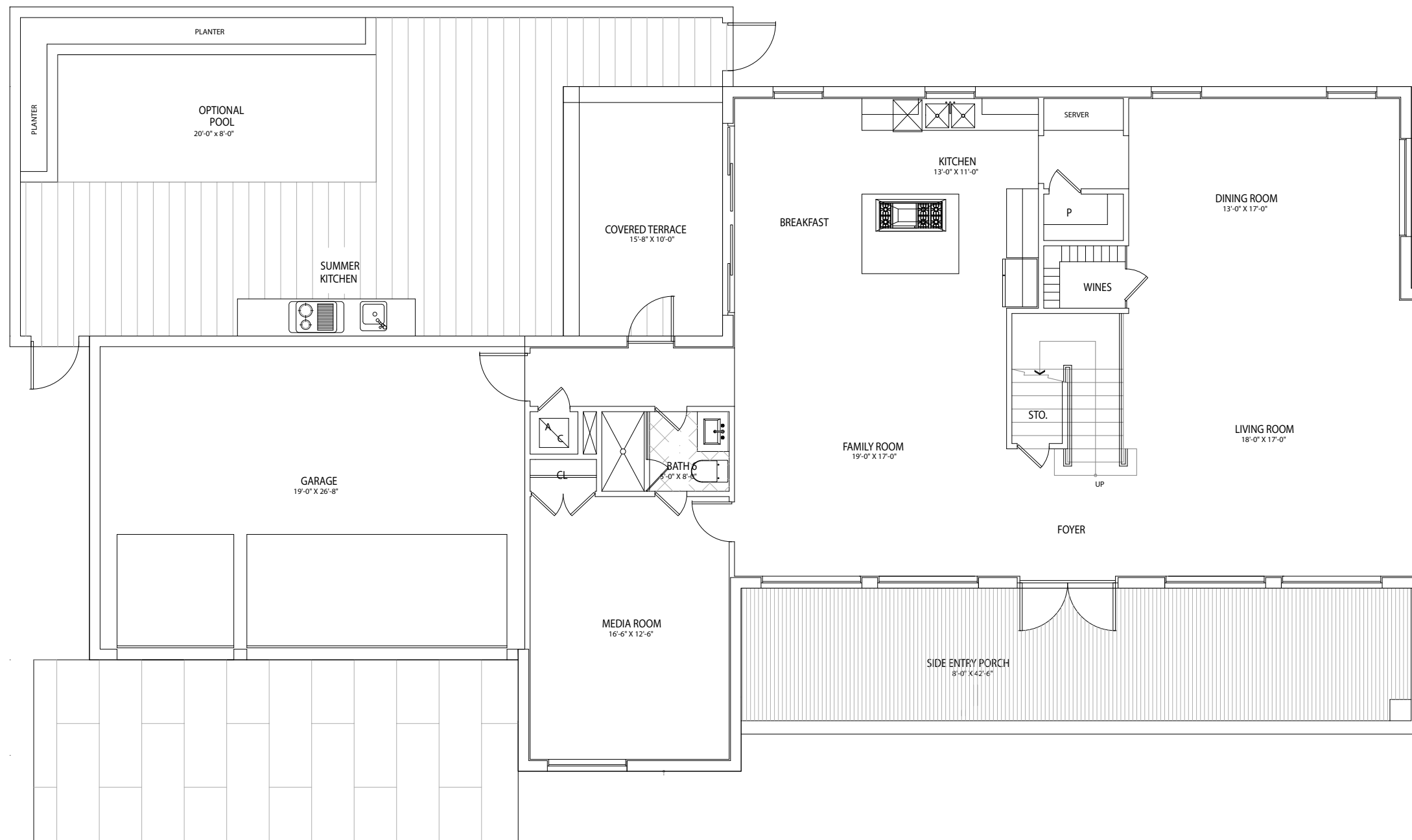
AREA CALCULATIONS / MODEL 4: 6 BEDROOMS • 4.5 BATHROOMS • 2 BALCONIES

4
Model
1st level

1ST LEVEL A/C SPACE	1738 square feet
2ND LEVEL A/C SPACE	2265 square feet
A/C TOTAL	4003 square feet

SITE ENTRY PORCH	350 square feet
GARAGE	555 square feet
COVERED TERRACE	157 square feet
SIDE BALCONY	270 square feet
TOTAL	5315 square feet

OPTIONAL ROOF DECK	1330 square feet
Total	6645 square feet



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AREA CALCULATIONS / MODEL 4: 6 BEDROOMS • 4.5 BATHROOMS • 2 BALCONIES

1ST LEVEL A/C SPACE	1738 square feet
2ND LEVEL A/C SPACE	2265 square feet
A/C TOTAL	4003 square feet

SITE ENTRY PORCH	350 square feet
GARAGE	555 square feet
COVERED TERRACE	157 square feet
SIDE BALCONY	270 square feet
TOTAL	5315 square feet

OPTIONAL ROOF DECK	1330 square feet
Total	6645 square feet

4
Model
2nd level

Option: Bedroom 5



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AREA CALCULATIONS / MODEL 4: 5 BEDROOMS • 4.5 BATHROOMS • 2 BALCONIES

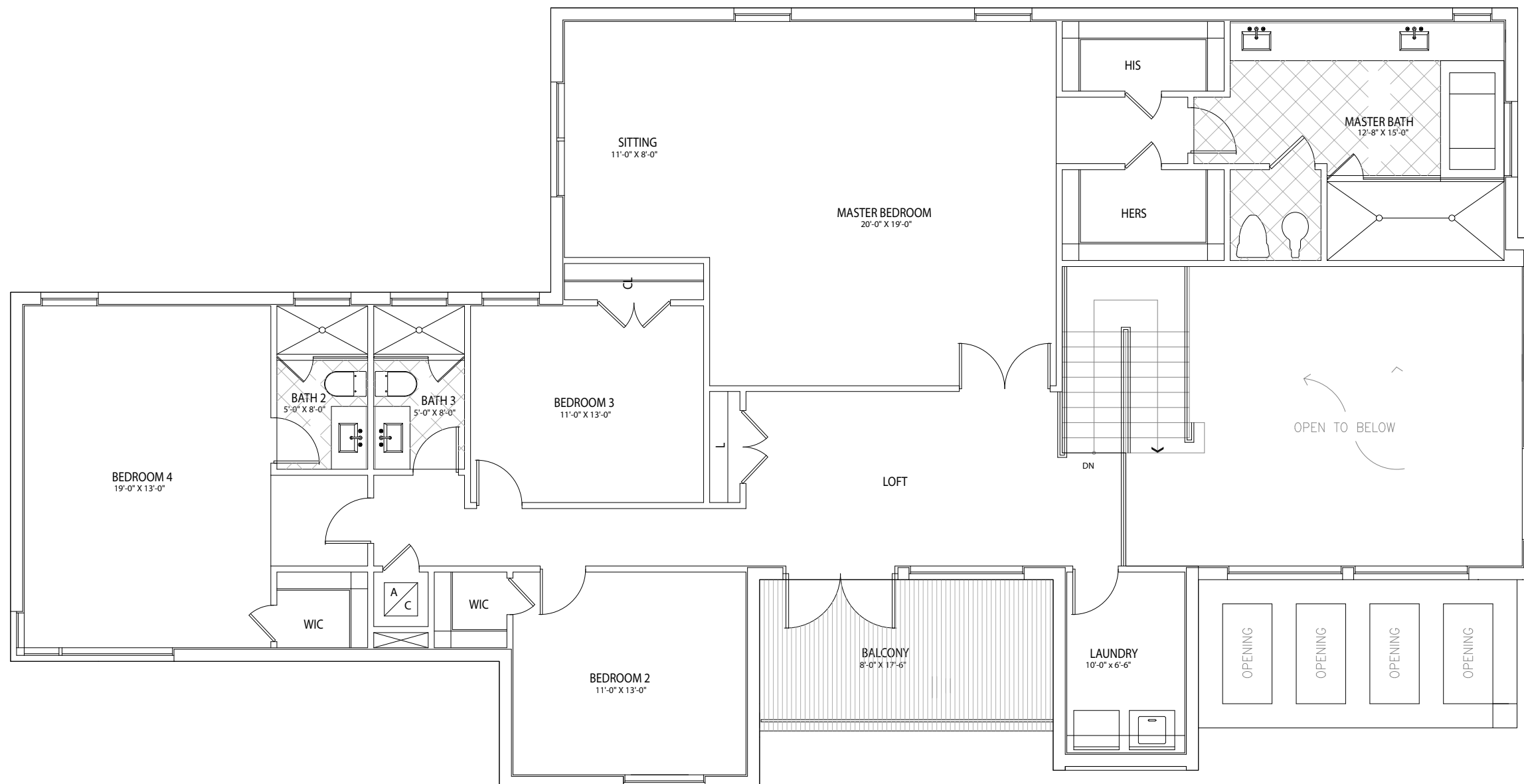
4
Model
2nd level

1ST LEVEL A/C SPACE	1738 square feet
2ND LEVEL A/C SPACE	2113 square feet
A/C TOTAL	4851 square feet

SITE ENTRY PORCH	350 square feet
GARAGE	555 square feet
COVERED TERRACE	157 square feet
SIDE BALCONY	135 square feet
TOTAL	5048 square feet

OPTIONAL ROOF DECK	1330 square feet
Total	6378 square feet

Option: Open



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AREA CALCULATIONS / MODEL 4: 6 BEDROOMS • 4.5 BATHROOMS • 2 BALCONIES

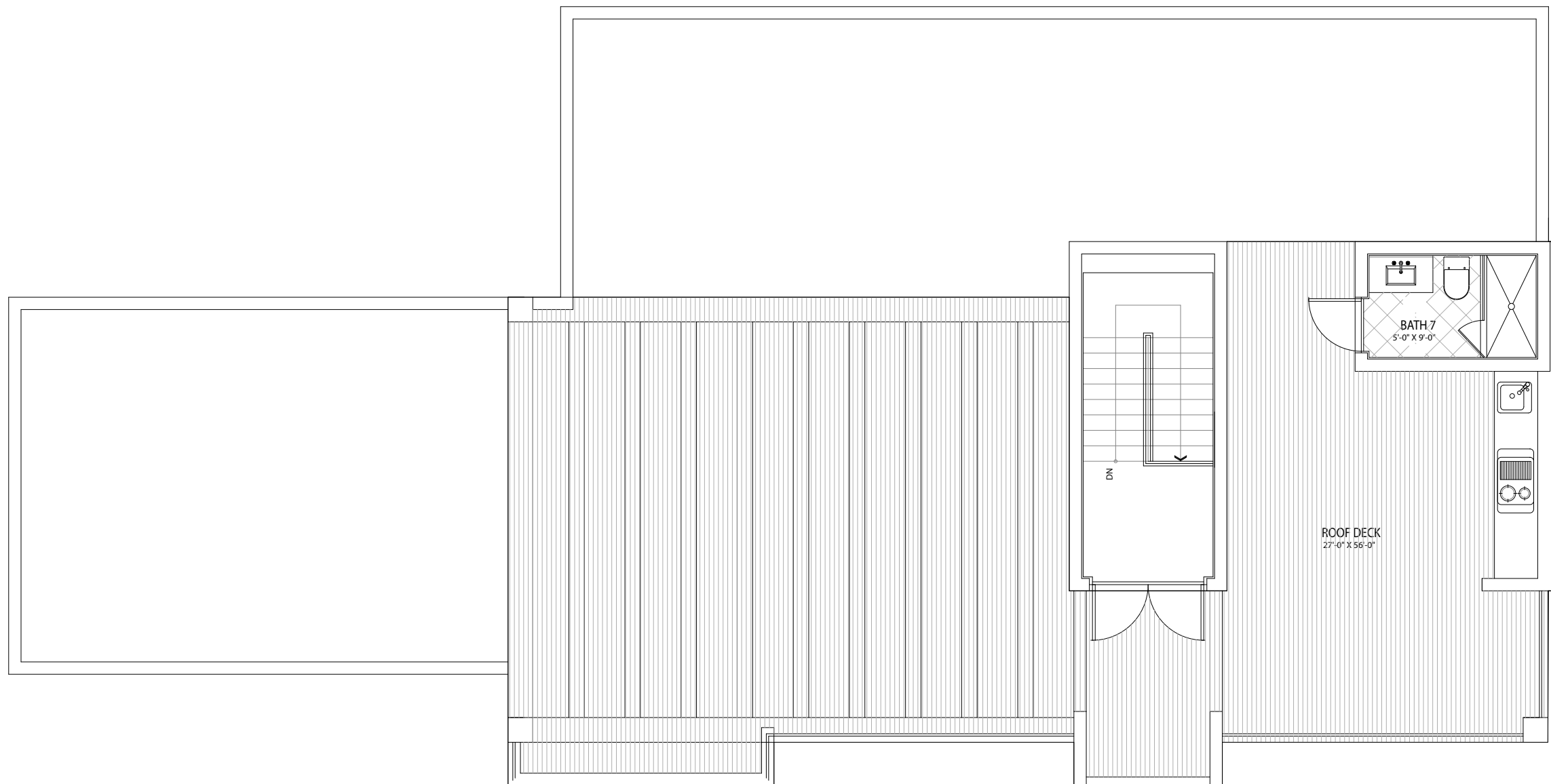
1ST LEVEL A/C SPACE	1738 square feet
2ND LEVEL A/C SPACE	2113 square feet
A/C TOTAL	4851 square feet

SITE ENTRY PORCH	350 square feet
GARAGE	555 square feet
COVERED TERRACE	157 square feet
SIDE BALCONY	135 square feet
TOTAL	5048 square feet

OPTIONAL ROOF DECK	1330 square feet
Total	6378 square feet

4
Model
3rd level

Option: Roof deck



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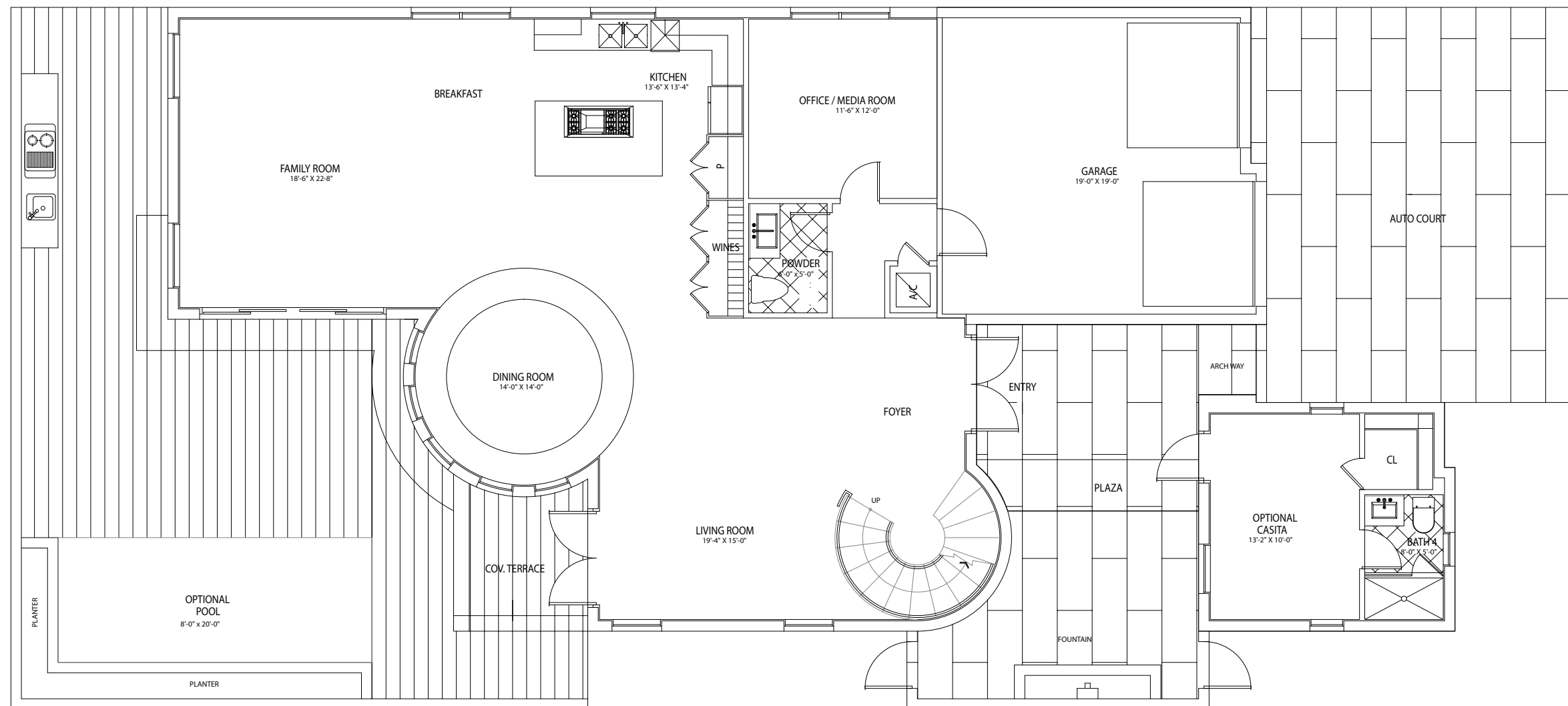
AREA CALCULATIONS / MODEL 5: 5 BEDROOMS • 4.5 BATHROOMS • 2 LANAIS

1ST LEVEL A/C SPACE	1606 square feet
OPTIONAL CASITA	239 square feet
2ND LEVEL A/C SPACE	2090 square feet
A/C TOTAL	3935 square feet

PLAZA (COVERED AREA)	182 square feet
COVERED TERRACE	77 square feet
GARAGE	416 square feet
FRONT LANAI	252 square feet
REAR LANAI	77 square feet
TOTAL	4939 square feet

A/C SF AT ROOF DECK LEVEL	150 square feet
OPTIONAL ROOF DECK	952 square feet
Total	6041 square feet

5
Model
1st level



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AREA CALCULATIONS / MODEL 5: 5 BEDROOMS • 4.5 BATHROOMS • 2 LANAIS

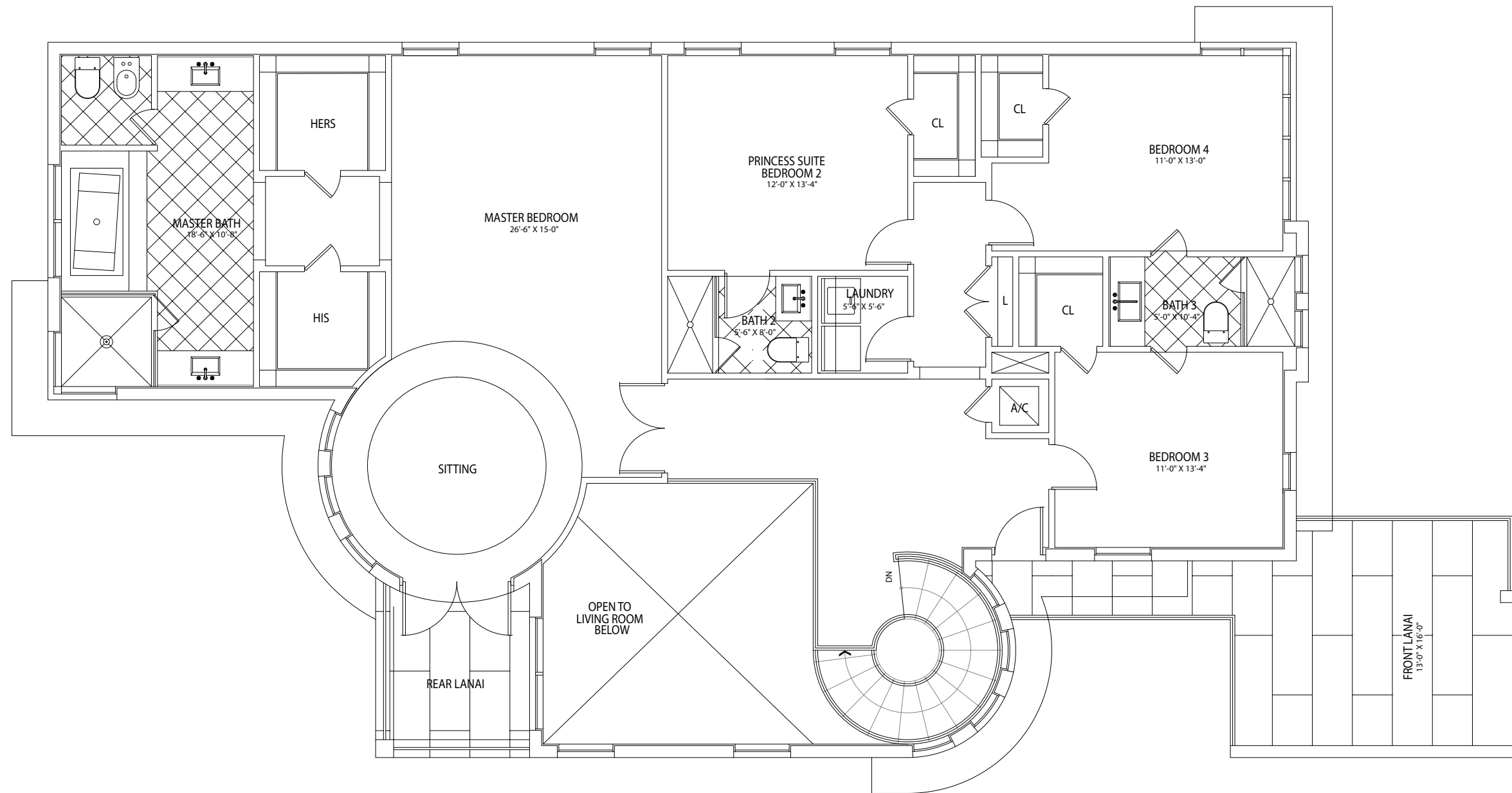
5
Model
2nd level

1ST LEVEL A/C SPACE	1606 square feet
OPTIONAL CASITA	261 square feet
2ND LEVEL A/C SPACE	1860 square feet
A/C TOTAL	3727 square feet

PLAZA (COVERED AREA)	182 square feet
COVERED TERRACE	77 square feet
GARAGE	416 square feet
FRONT LANAI	252 square feet
REAR LANAI	77 square feet
TOTAL	4731 square feet

A/C SF AT ROOF DECK LEVEL	150 square feet
OPTIONAL ROOF DECK	952 square feet
Total	5833 square feet

Option: Open



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AREA CALCULATIONS / MODEL 5 : 5 BEDROOMS • 4.5 BATHROOMS • 2 LANAIS

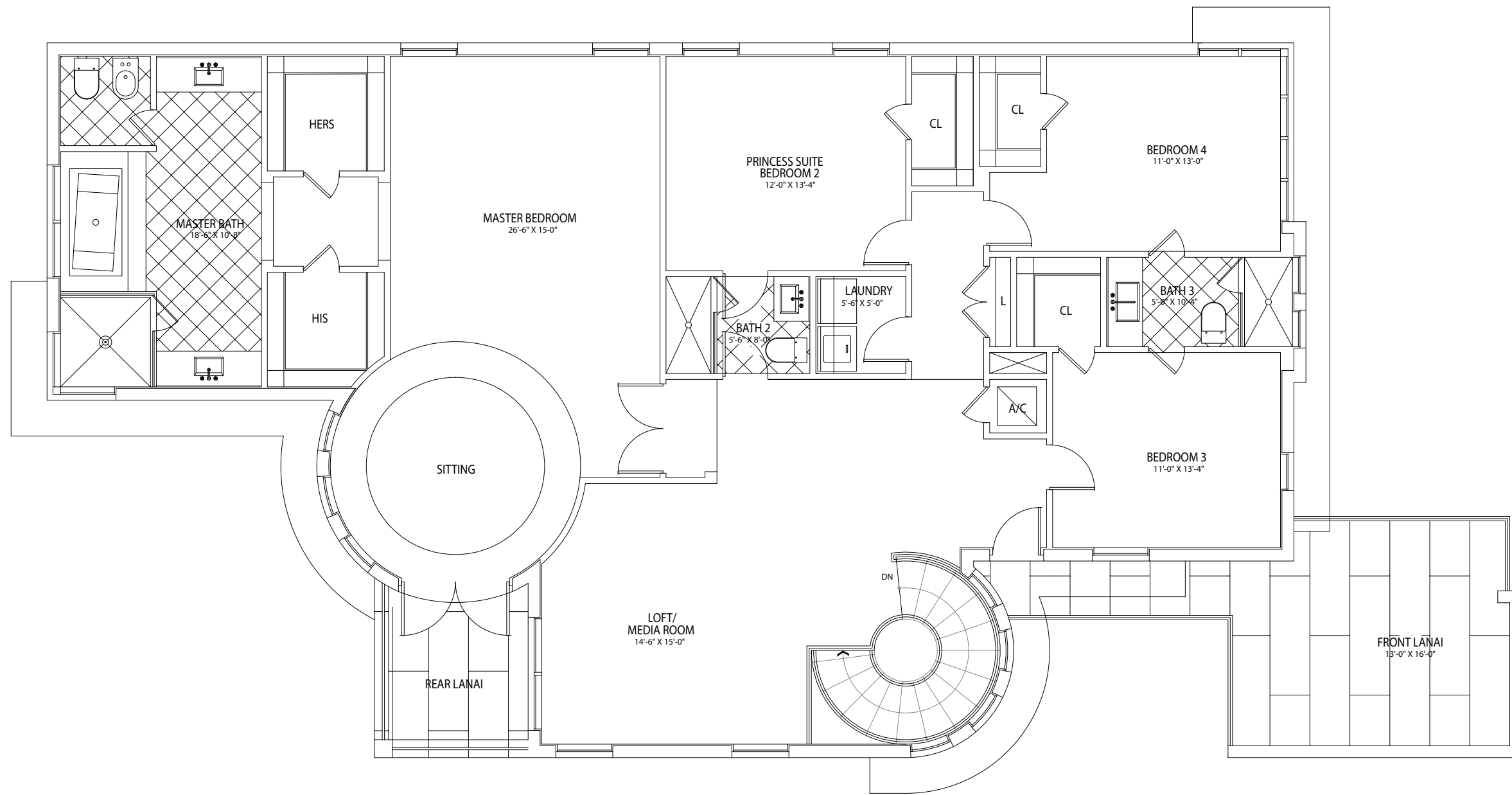
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A/C TOTAL	3935 square feet

PLAZA (COVERED AREA)	182 square feet
COVERED TERRACE	77 square feet
GARAGE	416 square feet
FRONT LANAI	252 square feet
REAR LANAI	77 square feet
TOTAL	4939 square feet

A/C SF AT ROOF DECK LEVEL	150 square feet
OPTIONAL ROOF DECK	952 square feet
Total	6041 square feet

5
Model
2nd level

Option: Media room



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AREA CALCULATIONS / MODEL 5: 5 BEDROOMS • 4.5 BATHROOMS • 2 LANAIS

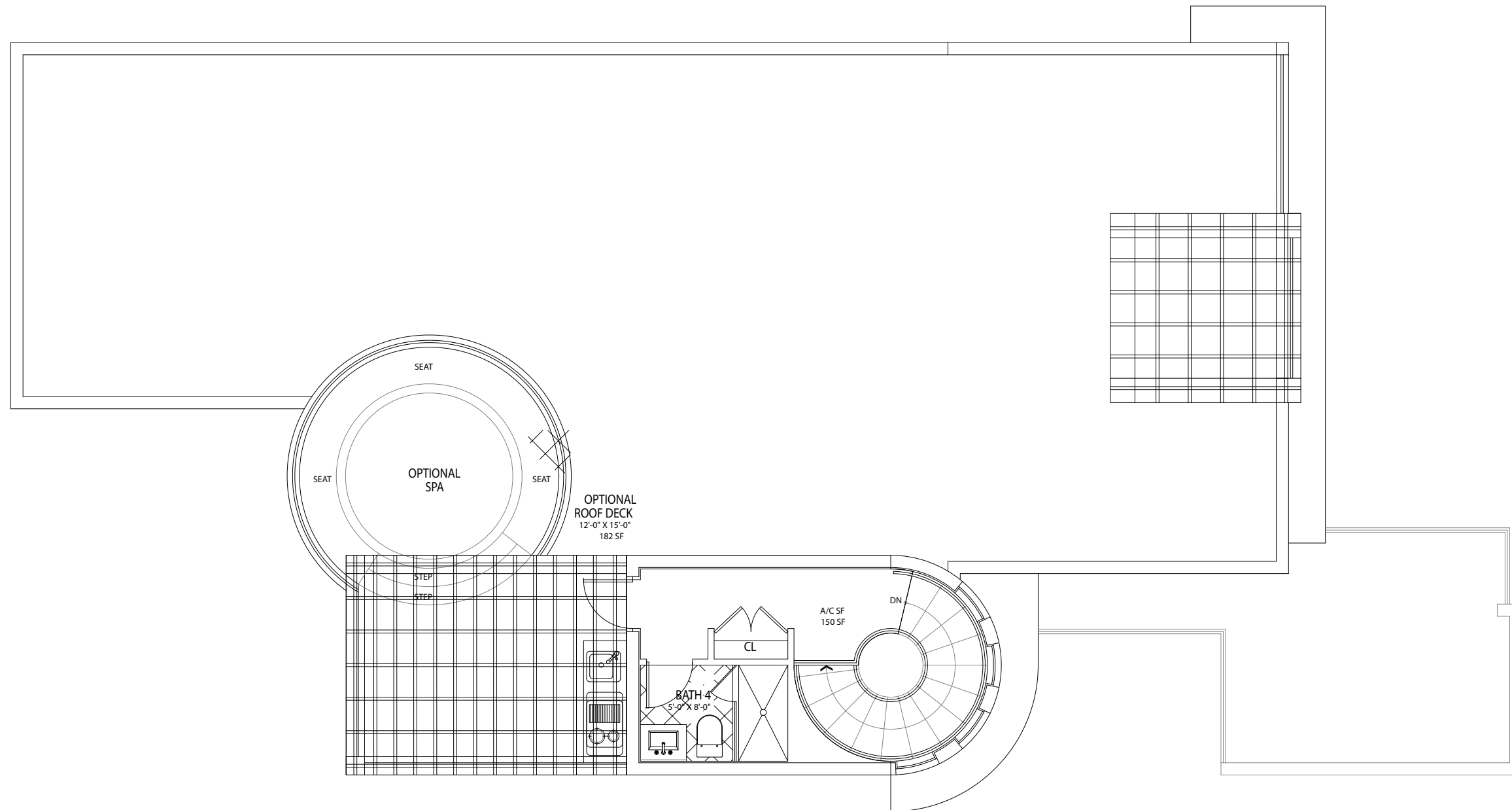
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OPTIONAL CASITA	239 square feet
2ND LEVEL A/C SPACE	2090 square feet
A/C TOTAL	3935 square feet

PLAZA (COVERED AREA)	182 square feet
COVERED TERRACE	77 square feet
GARAGE	416 square feet
FRONT LANAI	252 square feet
REAR LANAI	77 square feet
TOTAL	4939 square feet

A/C SF AT ROOF DECK LEVEL	150 square feet
OPTIONAL ROOF DECK	952 square feet
Total	6041 square feet

5
Model
3rd level

Option: Roof deck



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Bortöv is a prestigious development team based in South Florida, specializing in standardized customization of residential developments. Founded by Alexander Boria and Juan Carlos Tovar, Bortöv is composed of a distinguished team with over 20 years of experience all together in the building industry, including their own architects, engineers, and contractors. The real estate development company will continue to grow throughout South Florida, and expand to thriving countries in South America. Their newest residential project is a 12-acre parcel in Doral that will be known as IVI DORAL.



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Project Architect: Pascual, Perez, Kiliddjian & Associates – www.PPKarch.com

Pascual, Perez, Kiliddjian and Associates (PPK) was founded in Miami, Florida in May of 1985. Our philosophy of design is based on solid principals of innovation, flexibility, and efficiency that have allowed the firm to prevail in a competitive market. PPK is made up of three partners, thirty-two permanent employees, and two LEED Accredited Professionals that are dedicated to providing a complete service in residential and commercial projects for the most eminent developers and builders throughout Florida, the United States and abroad. The firm is constantly seeking to maintain a balance between efficiency and elegance within each project, integrating the best aspects of present building techniques and cutting edge design. They specialize in maintaining traditional values of building safe and functional structures, while insuring that they are aesthetically pleasing to those who use them. Their work has been recognized with excellent reviews in both the residential and commercial industry.

General Contractor: Fredrick Builders Inc.

Fred Sanchez, President of Fredrick Builders Inc. has been active in the Homebuilding and Real Estate development business for the past 25 years. He has worked for reputable builders such as Heftler Homes, The Adler Companies and Century Homebuilders of South Florida. He has personally been involved with over 20 different Subdivision projects and for the construction of over 3000 homes. Fred served on the Board of Directors for the Builders Association of South Florida for 5 years. He has an impeccable record and reputation both personally and professionally in the South Florida Community.

Landscape Designer: Witkin-Hults Design Group – www.witkindesign.com

Witkin-Hults Design Group is a team of landscape architects and exceptional design professionals founded by Andrew Witkin 1988. Originally known as the Witkin Design Group, they became Witkin Hults Design Group in 2007 when then Vice President Kelly Ann Hults was named Prinical. Based in Hollywood, Florida, the group has left their design signature on dozens of landmark projects. Today, their portfolio includes 5-star hotels and resorts, PUD/TND communities, condominium towers, major hurricane restorations, urban infill projects and commercial structures throughout Florida, the Caribbean and Central America. Though Witkin Hults Design Group is active with a wide range of project types in a broad geographic area, their specialty is straightforward: “We make beautiful things happen.”

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