



NEOVITA  
D O R A L

A NEW LIFE OF LUXURY AWAITS







A NEW LIFE OF INDULGENCE







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A NEW LIFE OF ELEGANCE



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A NEW LIFE OF AFFECTION



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# 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 features 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 pull-out 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



North Clubhouse



South Clubhouse





This aerial view shows a residential development with 20 numbered buildings. Each building is marked with a unique arrangement of green circular markers, likely representing different levels or units. The buildings are arranged in a grid-like pattern, with surrounding greenery and parking areas. The markers are numbered 1 through 11, with some buildings having multiple markers on different levels. The overall layout suggests a planned community with a mix of building types and landscaping.

An aerial photograph of a residential development, likely a resort or a large-scale housing project. The image shows numerous buildings, some of which are numbered with green circles. The buildings are arranged in clusters, with some clusters being more densely packed than others. There are several blue circles with white numbers (1 and 2) overlaid on the image, indicating specific areas or buildings of interest. The development is surrounded by lush greenery, including trees and lawns. A road or path runs through the center of the development, separating different sections. The overall layout suggests a well-planned and organized residential area.





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S I N G L E   F A M I L Y   H O M E S



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RESIDENCE

A

4 BEDROOMS  
3.5 BATHROOMS  
LOFT



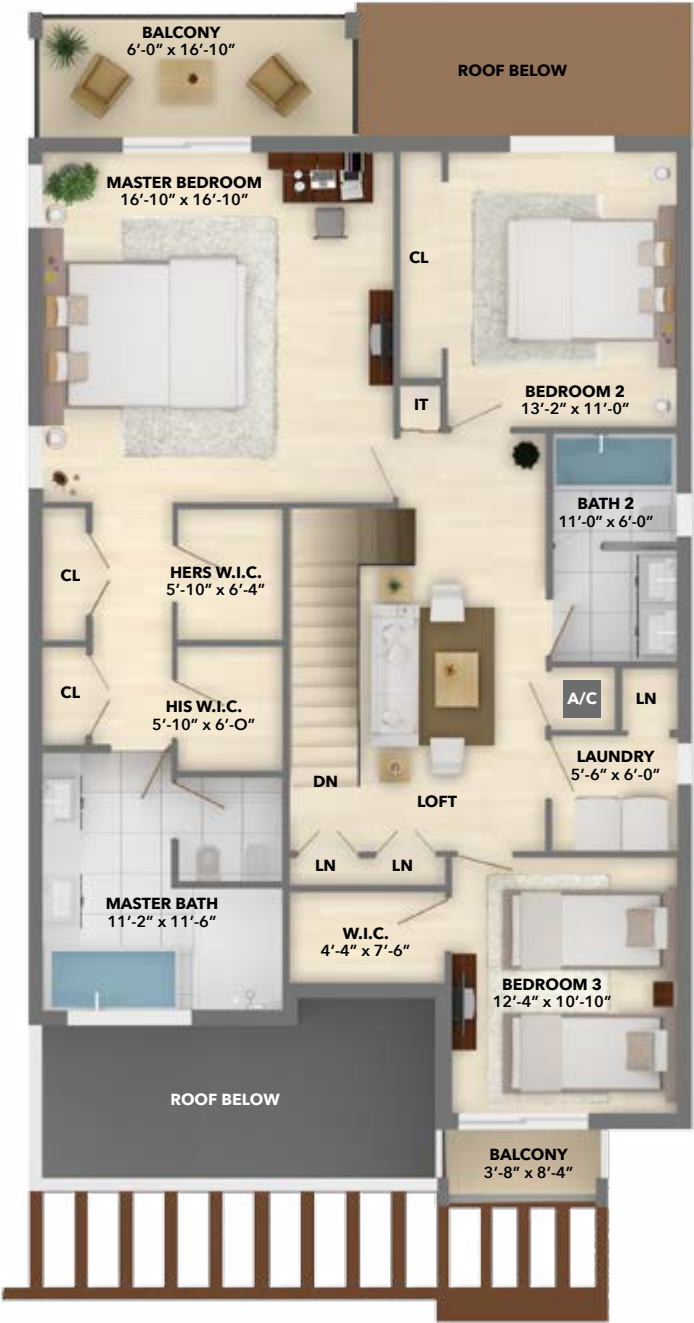
A/C FIRST FLOOR	1,303 SQ.FT.	(121.05 SQ.M.)
NON A/C FIRST FLOOR	577 SQ.FT.	(53.61 SQ.M.)
TOTAL FIRST FLOOR	1,880 SQ.FT.	(174.66 SQ.M.)
A/C SECOND FLOOR	1,426 SQ.FT.	(132.48 SQ.M.)
NON A/C SECOND FLOOR	127 SQ.FT.	(11.80 SQ.M.)
TOTAL SECOND FLOOR	1,553 SQ.FT.	(144.28 SQ.M.)
TOTAL A/C	2,729 SQ.FT.	(253.53 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.)

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LEVEL 1



LEVEL 2



Stated dimensions are taken from the measurement of the floor area of the first and second level of the interior of the residence, including the interior stairs, 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 floor plan are generally taken at the greatest points of each given area (as if the area were a perfect rectangle). 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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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.)

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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.)
<b>TOTAL FIRST FLOOR</b>	<b>1,828 SQ.FT.</b>	<b>(169.83 SQ.M.)</b>
A/C SECOND FLOOR	1,771 SQ.FT.	(164.53 SQ.M.)
NON A/C SECOND FLOOR	141 SQ.FT.	(13.10 SQ.M.)
<b>TOTAL SECOND FLOOR</b>	<b>1,912 SQ.FT.</b>	<b>(177.63 SQ.M.)</b>
<b>TOTAL A/C</b>	<b>3,018 SQ.FT.</b>	<b>(280.38 SQ.M.)</b>
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.)
<b>TOTAL</b>	<b>3,740 SQ.FT.</b>	<b>(347.46 SQ.M.)</b>

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LEVEL 1



LEVEL 2



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RESIDENCE

D1

4 BEDROOMS  
5 BATHROOMS

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A/C FIRST FLOOR	1,484 SQ.FT.	(137.87 SQ.M.)
NON A/C FIRST FLOOR	675 SQ.FT.	(62.71 SQ.M.)
<b>TOTAL FIRST FLOOR</b>	<b>2,159 SQ.FT.</b>	<b>(200.58 SQ.M.)</b>
A/C SECOND FLOOR	1,814 SQ.FT.	(168.53 SQ.M.)
NON A/C SECOND FLOOR	168 SQ.FT.	(15.61 SQ.M.)
<b>TOTAL SECOND FLOOR</b>	<b>1,982 SQ.FT.</b>	<b>(184.14 SQ.M.)</b>
<b>TOTAL A/C</b>	<b>3,298 SQ.FT.</b>	<b>(306.40 SQ.M.)</b>
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.)
<b>TOTAL</b>	<b>4,141 SQ.FT.</b>	<b>(384.72 SQ.M.)</b>

LEVEL 1



LEVEL 2



See Disclaimer Page

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## RESIDENCE

# D2

5 BEDROOMS

6 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.)
<b>TOTAL FIRST FLOOR</b>	<b>2,159 SQ.FT.</b>	<b>(200.58 SQ.M.)</b>
A/C SECOND FLOOR	2,126 SQ.FT.	(197.51 SQ.M.)
NON A/C SECOND FLOOR	168 SQ.FT.	(15.61 SQ.M.)
<b>TOTAL SECOND FLOOR</b>	<b>2,294 SQ.FT.</b>	<b>(213.12 SQ.M.)</b>
<b>TOTAL A/C</b>	<b>3,610 SQ.FT.</b>	<b>(335.38 SQ.M.)</b>
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.)
<b>TOTAL</b>	<b>4,453 SQ.FT.</b>	<b>(413.70 SQ.M.)</b>

## LEVEL 1



## LEVEL 2



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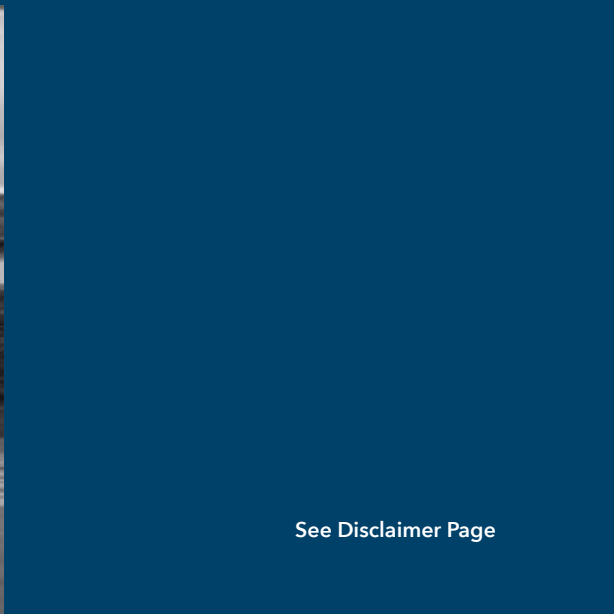
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# TOWN HOMES



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TOWN HOME

A

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



Stated dimensions are taken from the measurement of the floor area of the first and second level of the interior of the residence, including the interior stairs, 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 floor plan are generally taken at the greatest points of each given area (as if the area were a perfect rectangle). 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.



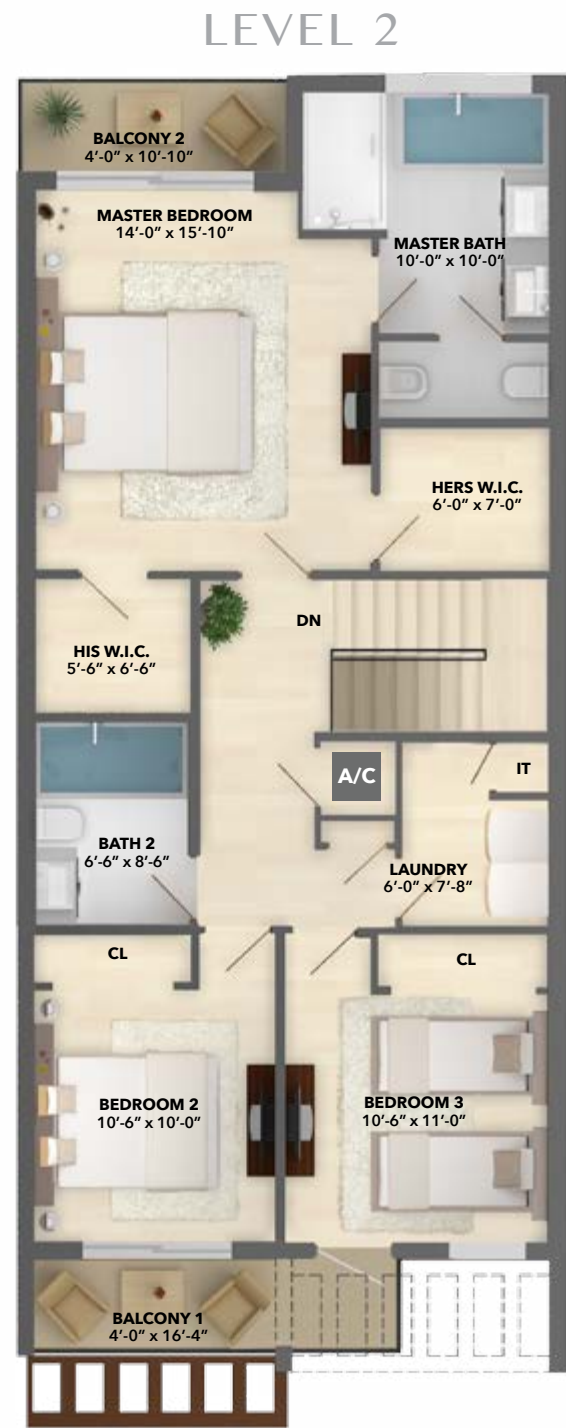


TOWN HOME

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.)
<b>TOTAL FIRST FLOOR</b>	<b>1,178 SQ.FT.</b>	<b>(109.44 SQ.M.)</b>
A/C SECOND FLOOR	1,034 SQ.FT.	(96.06 SQ.M.)
NON A/C SECOND FLOOR	110 SQ.FT.	(10.22 SQ.M.)
<b>TOTAL SECOND FLOOR</b>	<b>1,144 SQ.FT.</b>	<b>(106.28 SQ.M.)</b>
<b>TOTAL A/C</b>	<b>1,895 SQ.FT.</b>	<b>(176.05 SQ.M.)</b>
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.)
<b>TOTAL</b>	<b>2,322 SQ.FT.</b>	<b>(215.72 SQ.M.)</b>



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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.)
<b>TOTAL FIRST FLOOR</b>	<b>1,202 SQ.FT.</b>	<b>(111.67 SQ.M.)</b>
A/C SECOND FLOOR	1,156 SQ.FT.	(107.40 SQ.M.)
NON A/C SECOND FLOOR	41 SQ.FT.	(3.81 SQ.M.)
<b>TOTAL SECOND FLOOR</b>	<b>1,197 SQ.FT.</b>	<b>(111.21 SQ.M.)</b>
<b>TOTAL A/C</b>	<b>2,021 SQ.FT.</b>	<b>(187.76 SQ.M.)</b>
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.)
<b>TOTAL</b>	<b>2,399 SQ.FT.</b>	<b>(222.88 SQ.M.)</b>



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TOWN HOME

D

4 BEDROOMS

3.5 BATHROOMS

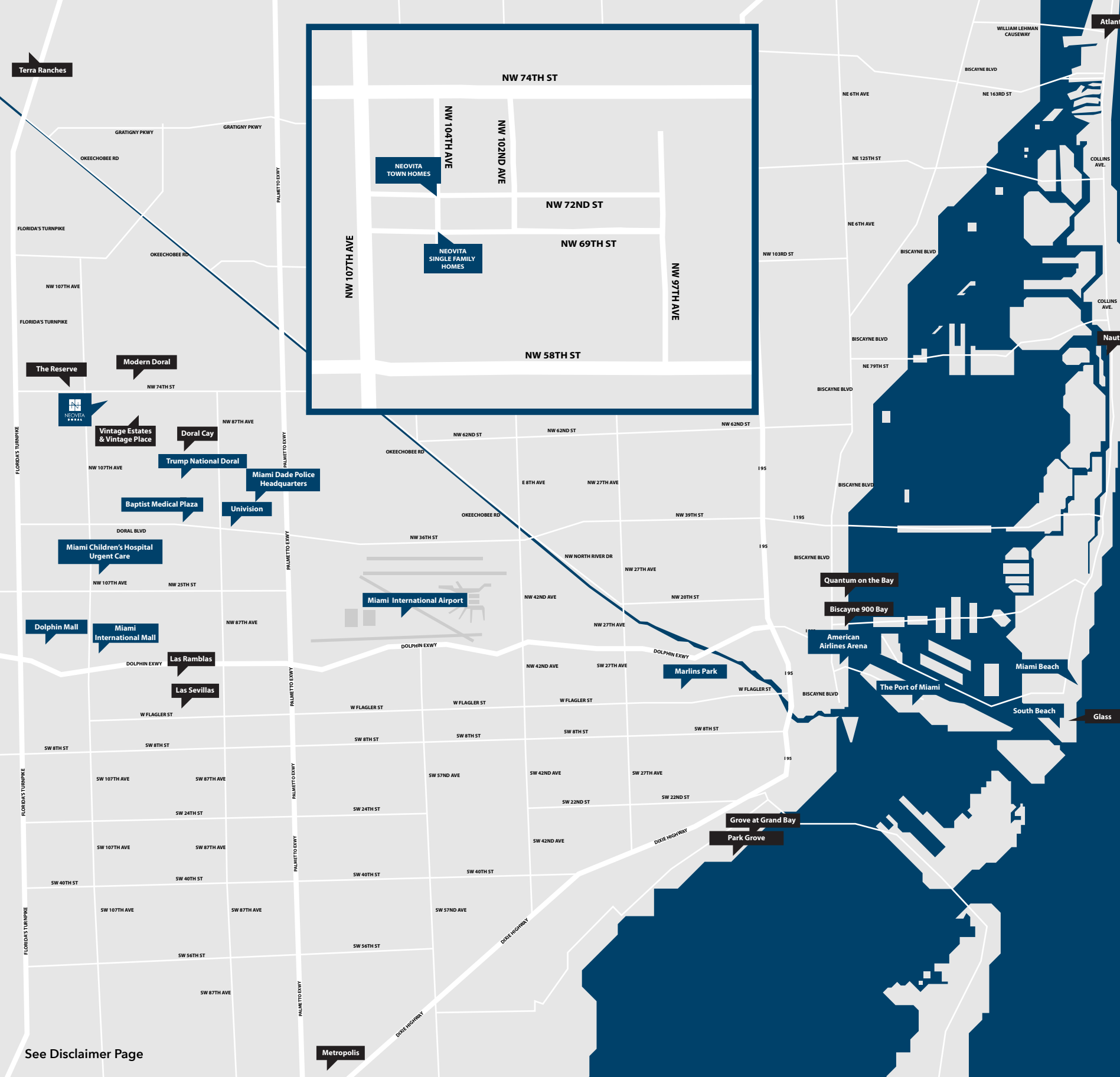
A/C FIRST FLOOR	817 SQ.FT.	(75.90 SQ.M.)
NON A/C FIRST FLOOR	334 SQ.FT.	(31.03 SQ.M.)
<b>TOTAL FIRST FLOOR</b>	<b>1,151 SQ.FT.</b>	<b>(106.93 SQ.M.)</b>
A/C SECOND FLOOR	1,226 SQ.FT.	(113.90 SQ.M.)
NON A/C SECOND FLOOR	0 SQ.FT.	(0 SQ.M.)
<b>TOTAL SECOND FLOOR</b>	<b>1,226 SQ.FT.</b>	<b>(113.90 SQ.M.)</b>
<b>TOTAL A/C</b>	<b>2,043 SQ.FT.</b>	<b>(189.80 SQ.M.)</b>
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.)
<b>TOTAL</b>	<b>2,377 SQ.FT.</b>	<b>(220.83 SQ.M.)</b>



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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 Golf & Resort Spa
- 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)





NEOVITA SINGLE FAMILY HOMES



THE RESERVE



QUANTUM ON THE BAY



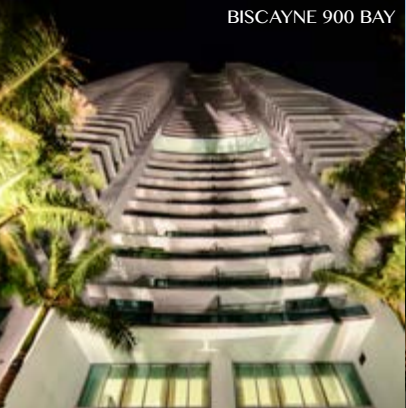
VINTAGE ESTATES



GLASS



TERRA RANCHES



BISCAYNE 900 BAY



ATLANTIC 15



NEOVITA TOWNHOMES



PARK GROVE



METROPOLIS



MODERN DORAL



DORAL CAY



NAUTICA



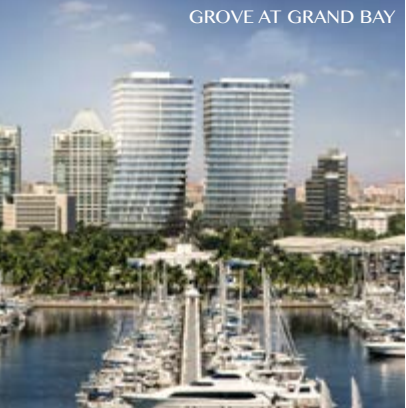
LAS RAMBLAS



VINTAGE PLACE



GROVE AT GRAND BAY



**David Martin**  
President & Co-Founder



**Pedro Martin**  
CEO & Co-Founder

## DEVELOPER TERRA GROUP

Terra Group is a leading Miami-based development company that 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. Always setting out to develop projects that will have a positive impact on residents and the surrounding communities, they strive to create and improve upon the local community beginning with their own hiring practices and extending with their active role in local, charitable, civic, arts and cultural organizations.

This project is being developed by Terra Acon Doral Palms LLC, a Florida limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra Group. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra Group and you agree to look solely to Developer (and not to Terra Group and/or any of its affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project.



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Stated dimensions are taken from the measurement of the floor area of the first and second level of the interior of the residence, including the interior stairs, 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 floor plan are generally taken at the greatest points of each given area (as if the area were a perfect rectangle). 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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