



PRELIMINARY COMMUNITY BROCHURE

MIAMI, FL





WELCOME HOME

Introducing Altamira, Lennar's newest master-planned community, located on SW 336 St. & SE 12 Ave. in Homestead, FL. Altamira will offer homebuyers the opportunity to purchase a new single-family home or townhome in a unique and amenity-rich neighborhood designed for all stages of life.

Altamira residents will be greeted by a striking entry with lush tropical landscape, street lighting and sidewalks throughout. Right in your community are incredible amenities that will elevate your living every day of the year. These will include a state-of-the-art clubhouse, pristine swimming pool, restaurant, fitness center, mini golf course, playground and so much more. Plus, the crown jewel of the community, a beautifully landscaped public golf course where you can enjoy a full day of golfing under glorious Florida sunshine. Altamira is the place you will love coming home to!

LENNAR[®]



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PRELIMINARY ARTIST'S CONCEPT





ANDALUCIA COLLECTION

TOWNHOMES WITHOUT GARAGE

LENNAR®



PRELIMINARY ARTIST'S CONCEPT

Altamira
BY LENNAR®



ANDALUCIA COLLECTION
TOWNHOMES WITHOUT GARAGE

LENNAR®



ANDALUCIA COLLECTION - TOWNHOMES WITHOUT GARAGE

INCLUDED FEATURES

YOUR COMMUNITY

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- Altamira, a master-planned community, will offer new townhomes (with and without garages), single-family homes on oversized homesites and Next Gen® homes with private suites for flexible living.
- A community clubhouse will allow you to enjoy daily workouts in the fitness center, celebrate a special occasion in the restaurant, golf with neighbors and loved ones at the nearby golf course including a mini golf course and much more.
- Altamira is located within a Community Development District (CDD). For more information, ask a Lennar New Home Consultant.

EXTERIOR DETAILS

- Elegant front elevations with designer exterior stone and decorative shutters (per plan)
- Beautiful and enduring concrete roof tiles
- Quality CBS construction
- Brick paver walkway, entry and patio areas (per plan)
- Pre-selected designer exterior paint schemes
- Convenient covered entry
- Code compliant entry door
- Code compliant hurricane panels for all windows and sliding glass doors
- Privacy fence in rear yard

DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers and brushed nickel hardware
- Pantry closet with ventilated shelves
- Easy-care mica countertops with 6" backsplash
- Stainless steel kitchen sink and decorative faucet with sprayer
- Food waste disposal
- Quality stainless steel appliance package featuring:
 - 30" smooth surface electric range with self-cleaning oven
 - Over-the-range built-in microwave with recirculating vent
 - Multi-cycle dishwasher
- USB charger outlet
- Recessed LED downlighting

INNOVATIVE INTERIORS

- 18" x 18" ceramic tile in foyer, kitchen, laundry, and A/C closet in a choice of decorator colors
- Plush stain resistant carpeting with padding in a choice of decorator colors in designated areas
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Colonial style baseboards and door casings
- Elegant interior door hardware
- Designer quality paint on all walls and ceilings
- Textured walls and ceilings in designated areas
- Rocker-style switches throughout
- Cat6 wiring in kitchen, family room and master bedroom, home run to central distribution panel
- Pre-wired for ceiling fan in family or great room and all bedrooms (per plan)
- Custom coffer ceiling in Owner's Suite
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelvings
- Electric water heater
- Central air conditioning and heating system

INSIDE YOUR BATHS

- Vanity cabinets with brushed nickel hardware in all baths
- Shower with clear glass enclosure in En-Suite Bath
- Cultured marble countertops with integrated sinks and designer faucets in all baths
- Bathtub in secondary bath
- 12"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fans (per plan)
- Recessed LED downlighting
- Vanity mirror in all baths
- Elegant pedestal sink in first floor powder room

LAUNDRY

- Washer and dryer connections provided
- Convenient ventilated shelf



**EVERYTHING'S
INCLUDED®**



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BANDOL



ANDALUCIA COLLECTION TOWNHOMES WITHOUT GARAGE

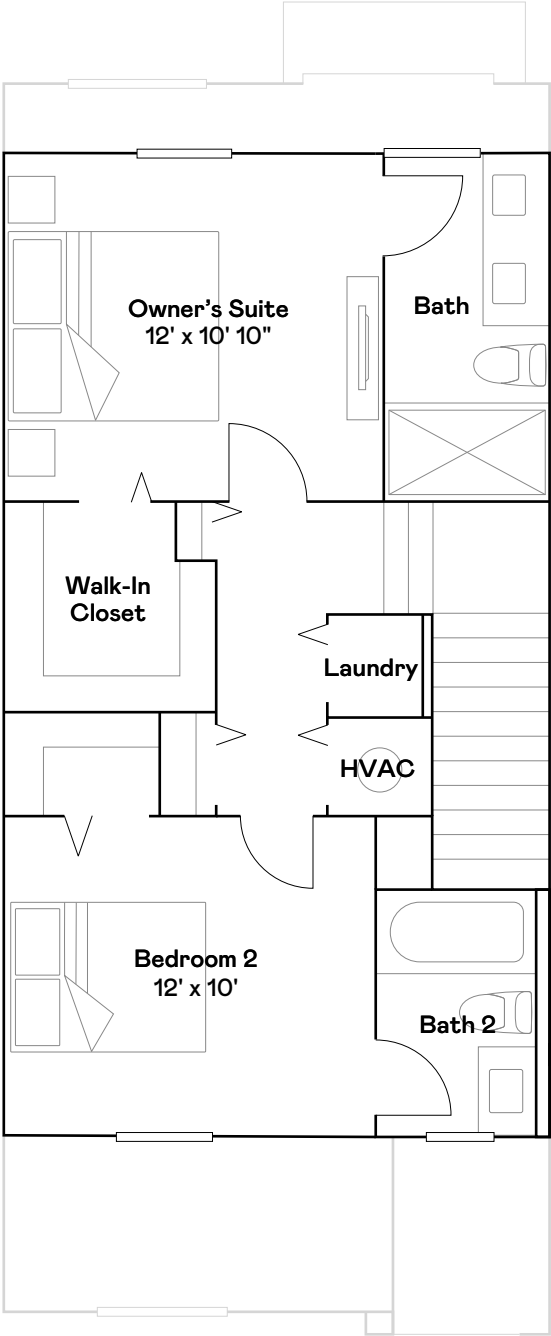
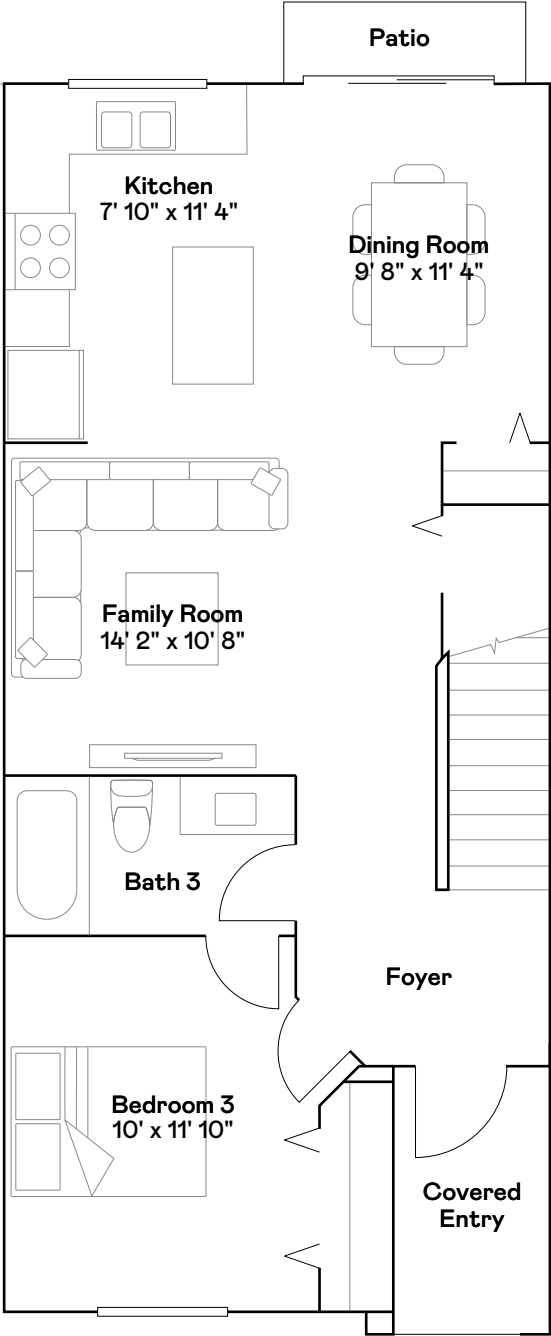


BANDOL

ANDALUCIA COLLECTION
TOWNHOMES WITHOUT GARAGE

2-Story | 3 Bedrooms | 3 Baths | Family Room
Covered Entry

1,334	SQ FT	A/C AREA
43	SQ FT	COVERED ENTRY
1,377	SQ FT	TOTAL



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CASIS



ANDALUCIA COLLECTION TOWNHOMES WITHOUT GARAGE



2-Story | 3 Bedrooms | 2.5 Baths | Great Room
Covered Entry

1,414	SQ FT	A/C AREA
56	SQ FT	COVERED ENTRY
1,470	SQ FT	TOTAL



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MONTE CARLO



ANDALUCIA COLLECTION TOWNHOMES WITHOUT GARAGE

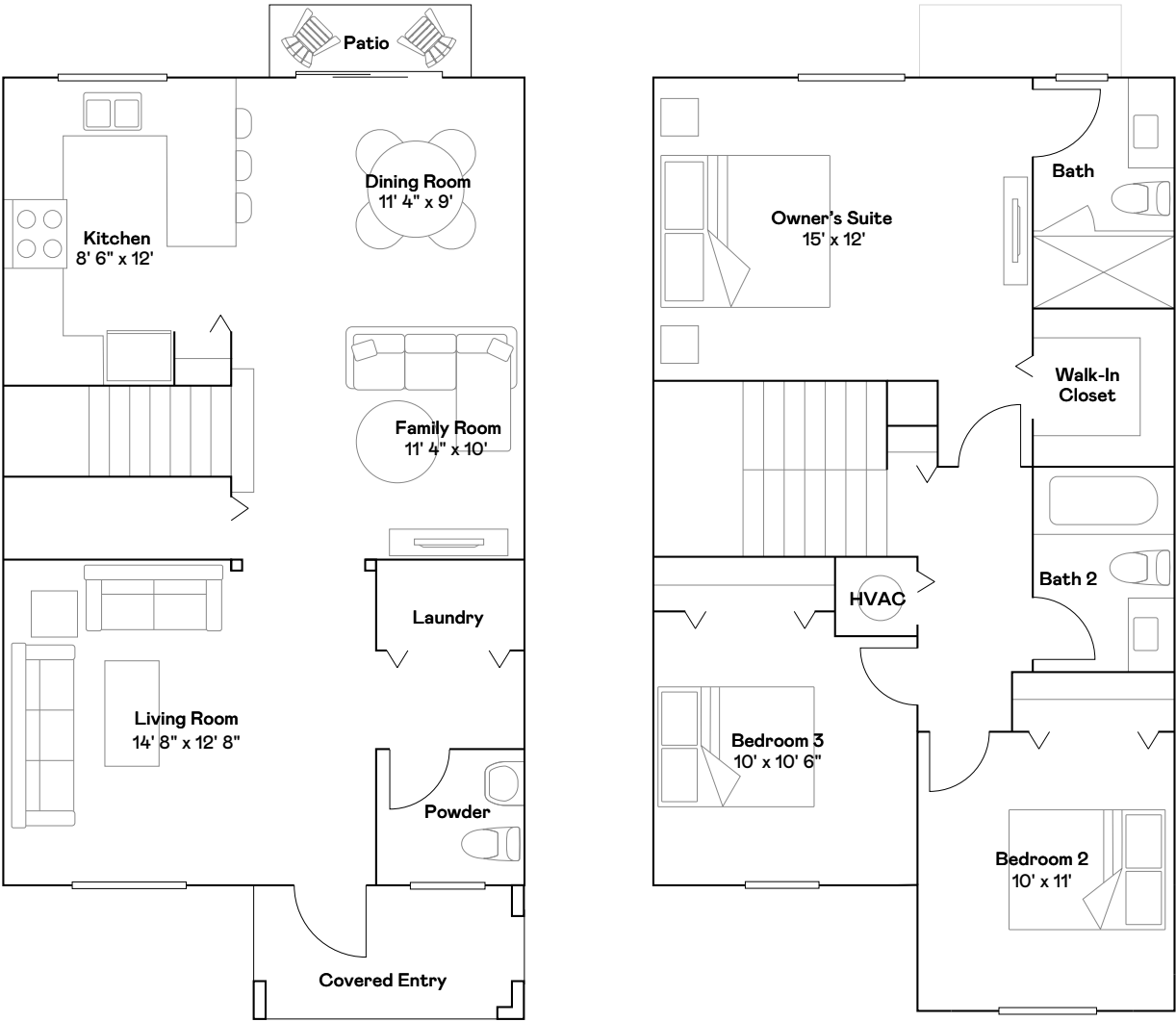
LENNAR®

MONTE CARLO

ANDALUCIA COLLECTION TOWNHOMES WITHOUT GARAGE

2-Story | 3 Bedrooms | 2.5 Baths | Family Room
Covered Entry

1,489	SQ FT	A/C AREA
59	SQ FT	COVERED ENTRY
1,548	SQ FT	TOTAL



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RESERVE



ANDALUCIA COLLECTION TOWNHOMES WITHOUT GARAGE

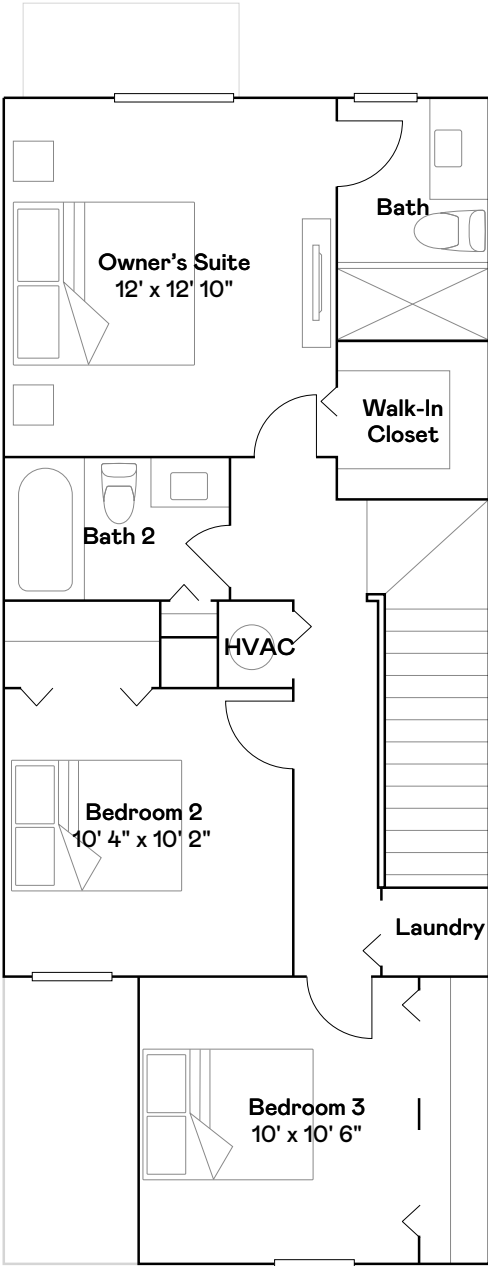
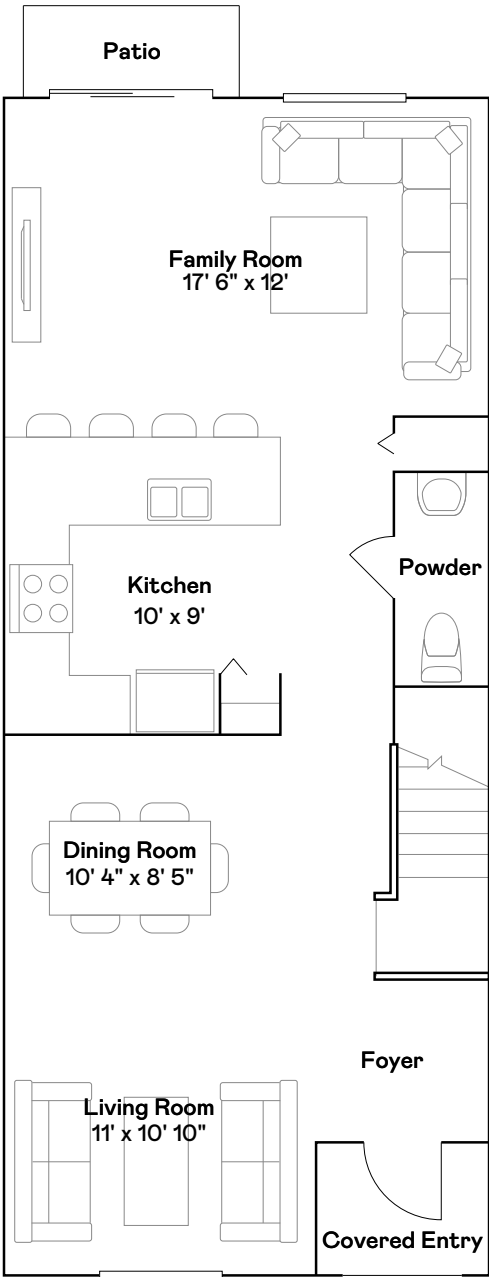


RESERVE

ANDALUCIA COLLECTION
TOWNHOMES WITHOUT GARAGE

2-Story | 3 Bedrooms | 2.5 Baths | Family Room
Covered Entry

1,545	SQ FT	A/C AREA
28	SQ FT	COVERED ENTRY
1,573	SQ FT	TOTAL



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Altamira
BY LENNAR®

VENCE



PRELIMINARY ARTIST'S CONCEPT

ANDALUCIA COLLECTION
TOWNHOMES WITHOUT GARAGE

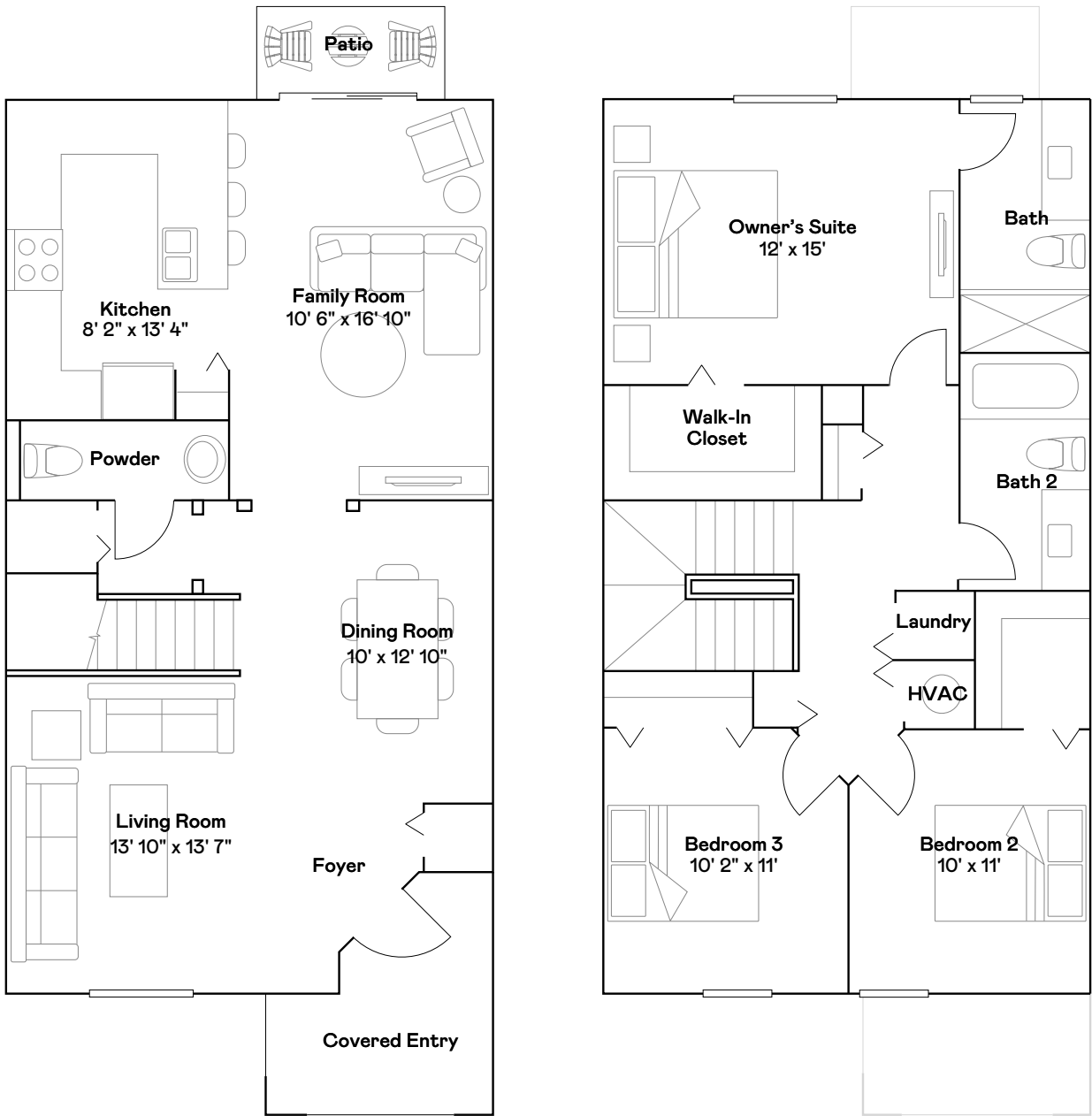
LENNAR®

VENCE

ANDALUCIA COLLECTION
TOWNHOMES WITHOUT GARAGE

2-Story | 3 Bedrooms | 2.5 Baths | Family Room
Living Room | Covered Entry

1,668	SQ FT	A/C AREA
81	SQ FT	COVERED ENTRY
1,749	SQ FT	TOTAL



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CASTELLON COLLECTION

TOWNHOMES WITH GARAGE

LENNAR®



PRELIMINARY ARTIST'S CONCEPT

Altamira
BY LENNAR®



PRELIMINARY ARTIST'S CONCEPT

CASTELLON COLLECTION
TOWNHOMES WITH GARAGE

LENNAR®



CASTELLON COLLECTION - TOWNHOMES WITH GARAGE

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- Code compliant garage door
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DESIGNER KITCHEN

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- Electric water heater
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INSIDE YOUR BATHS

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- Bathtub in secondary bath
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- Exhaust fans (per plan)
- Recessed LED downlighting
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LAUNDRY

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AVIGNON



CASTELLON COLLECTION TOWNHOMES WITH GARAGE

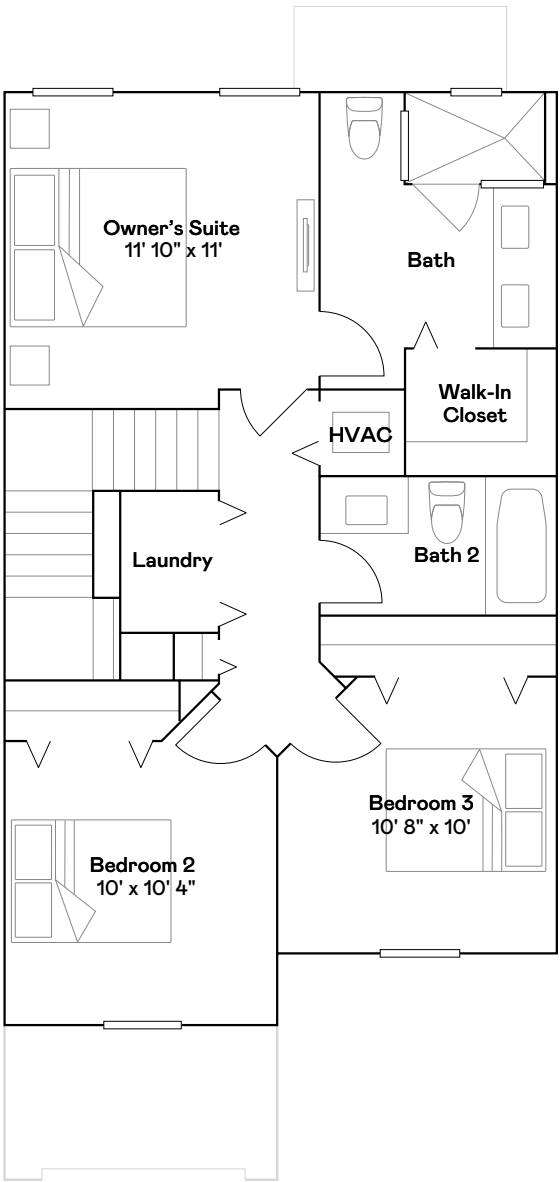
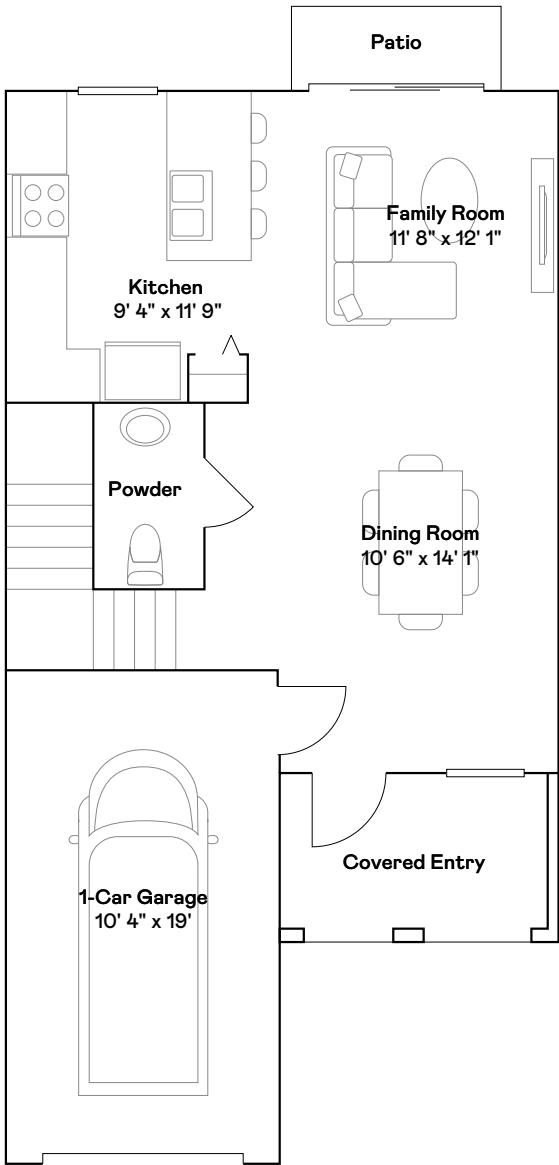
LENNAR®

AVIGNON

CASTELLON COLLECTION TOWNHOMES WITH GARAGE

2-Story | 3 Bedrooms | 2.5 Baths | Family Room
Covered Entry | Garage

1,334	SQ FT	A/C AREA
232	SQ FT	GARAGE
67	SQ FT	COVERED ENTRY
1,633	SQ FT	TOTAL



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BORDEAUX



CASTELLON COLLECTION TOWNHOMES WITH GARAGE

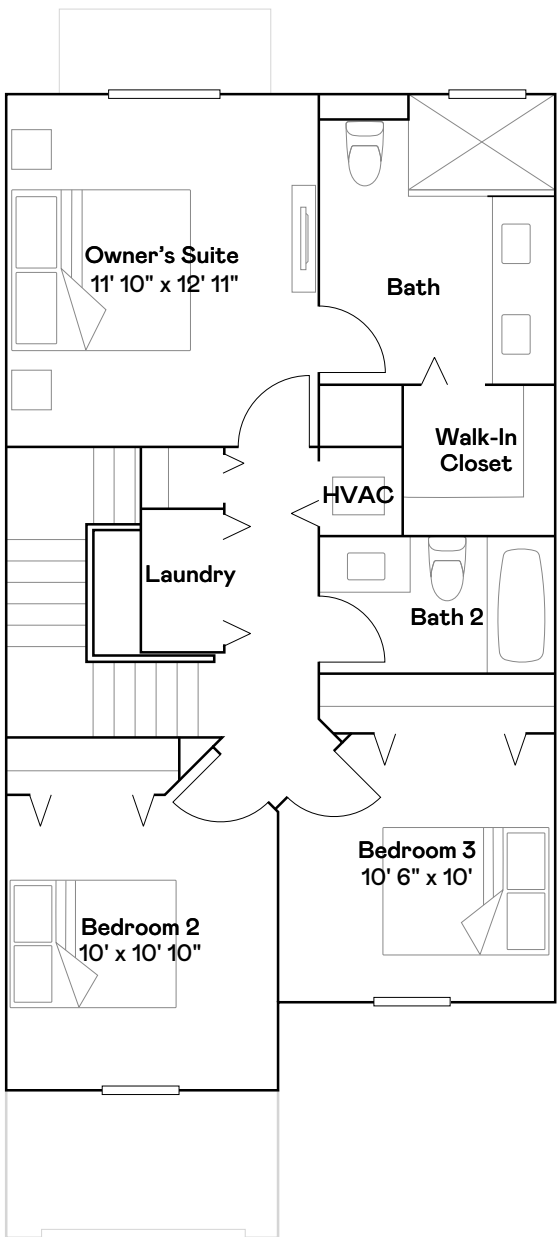
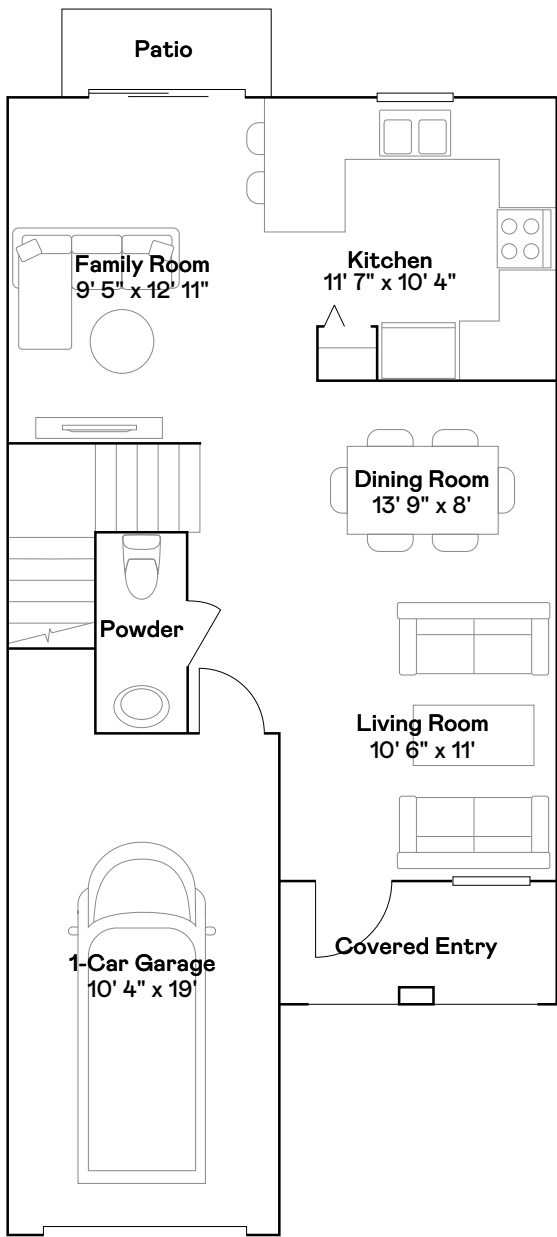
LENNAR®

BORDEAUX

CASTELLON COLLECTION TOWNHOMES WITH GARAGE

2-Story | 3 Bedrooms | 2.5 Baths | Family Room
Covered Entry | Garage

1,443	SQ FT	A/C AREA
238	SQ FT	GARAGE
51	SQ FT	COVERED ENTRY
1,732	SQ FT	TOTAL



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DIJON



CASTELLON COLLECTION TOWNHOMES WITH GARAGE

LENNAR®

DIJON

CASTELLON COLLECTION
TOWNHOMES WITH GARAGE

2-Story | 3 Bedrooms | 2.5 Baths | Great Room
Covered Entry | Garage

1,697	SQ FT	A/C AREA
209	SQ FT	GARAGE
73	SQ FT	COVERED ENTRY
1,979	SQ FT	TOTAL



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LORIENT



CASTELLON COLLECTION TOWNHOMES WITH GARAGE

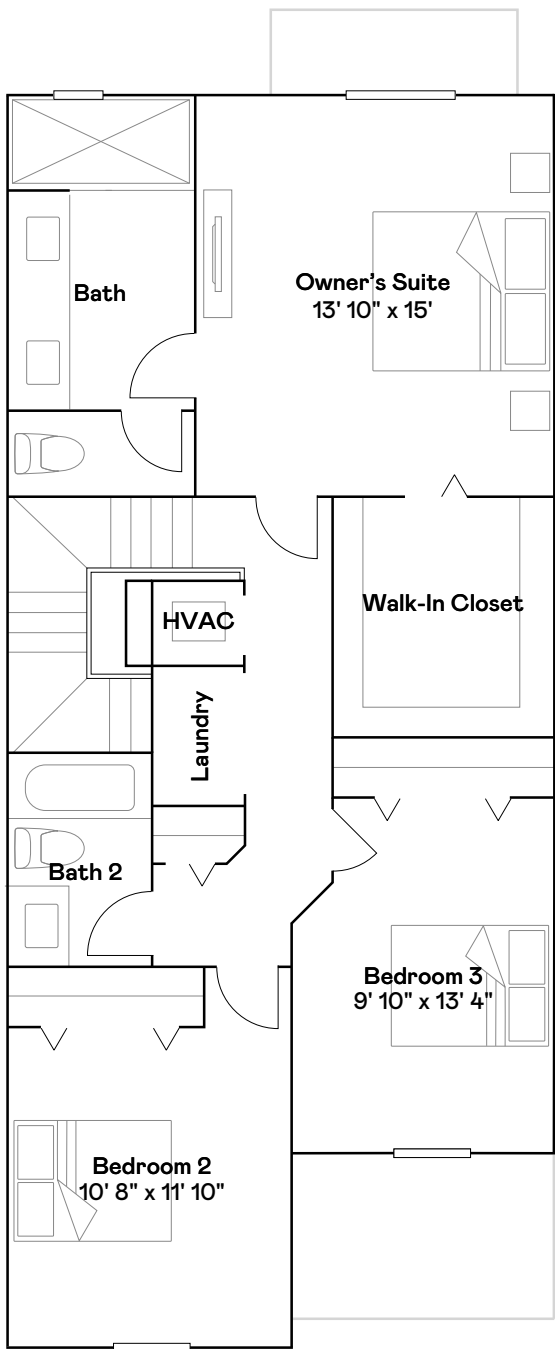
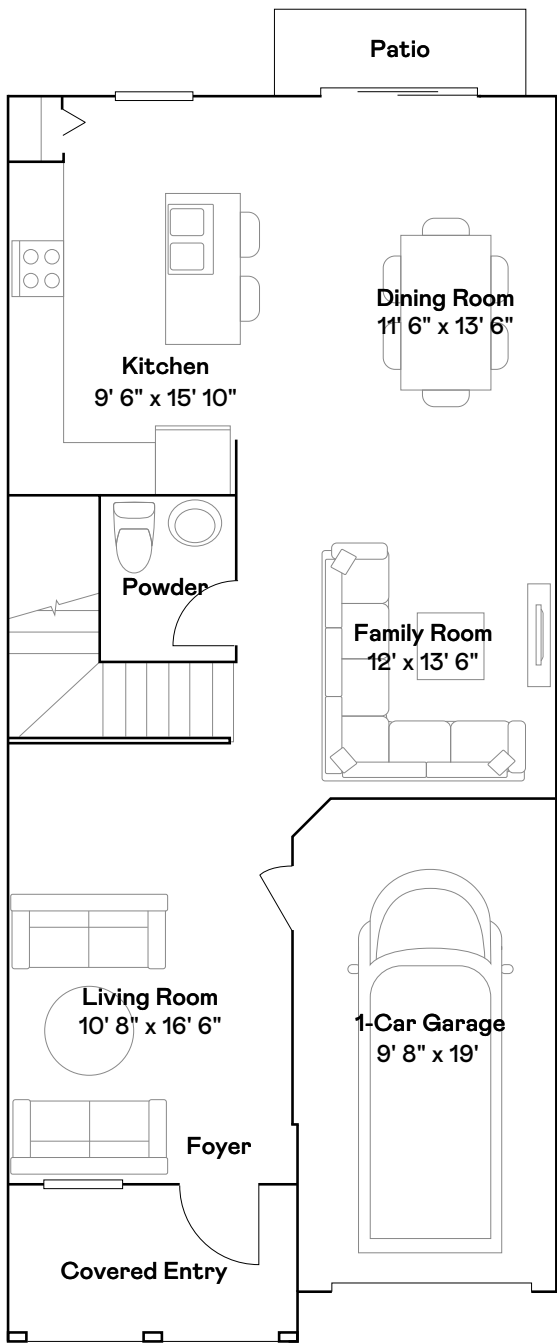


LORIENT

CASTELLON COLLECTION TOWNHOMES WITH GARAGE

2-Story | 3 Bedrooms | 2.5 Baths | Family Room
Covered Entry | Garage

1,828	SQ FT	A/C AREA
198	SQ FT	GARAGE
71	SQ FT	COVERED ENTRY
<hr/>		
2,097	SQ FT	TOTAL



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GRANADA COLLECTION

SINGLE-FAMILY HOMES

LENNAR®



PRELIMINARY ARTIST'S CONCEPT



GRANADA COLLECTION

SINGLE-FAMILY HOMES



GRANADA COLLECTION - SINGLE-FAMILY HOMES

INCLUDED FEATURES

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- Designer exterior paint in choice of designer schemes
- Convenient covered entry
- Code compliant entry door
- Code compliant garage door
- Pre-wire for garage door opener
- Exterior hose bibs (per plan)
- Code compliant hurricane panels for all windows and sliding glass doors

DESIGNER KITCHEN

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- Food waste disposal
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- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelvings
- Electric water heater
- Central air conditioning and heating system

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- Bathtub or enclosed shower in secondary bath (per plan)
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- Exhaust fans (per plan)
- Recessed LED downlighting
- Vanity mirror in all baths
- Elegant pedestal sink in first floor powder bath (per plan)

LAUNDRY

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**EVERYTHING'S
INCLUDED***



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AVILA

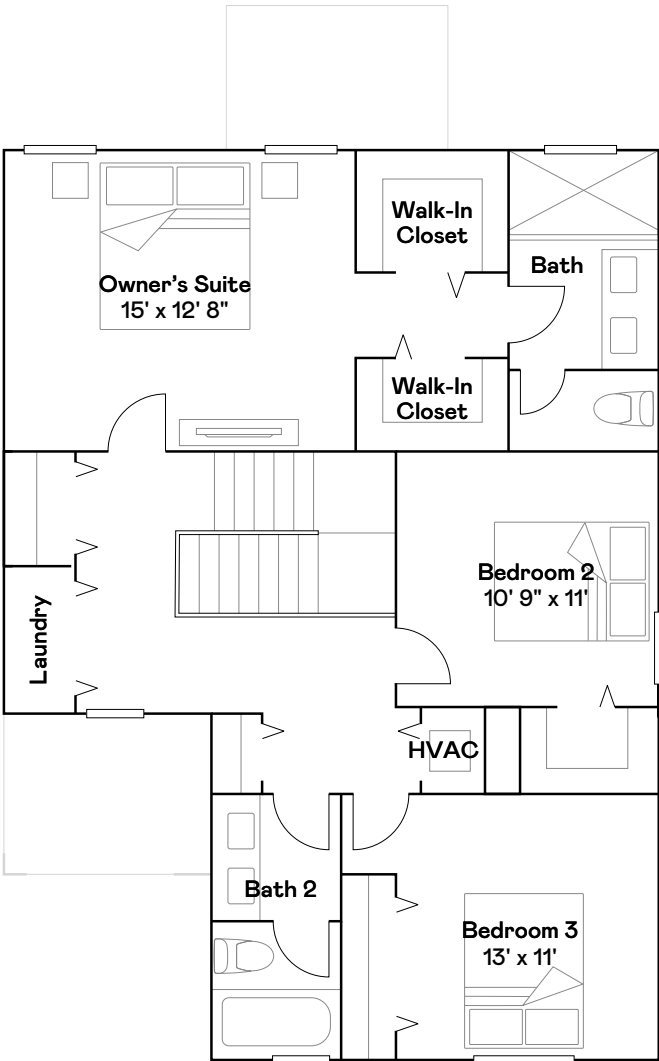
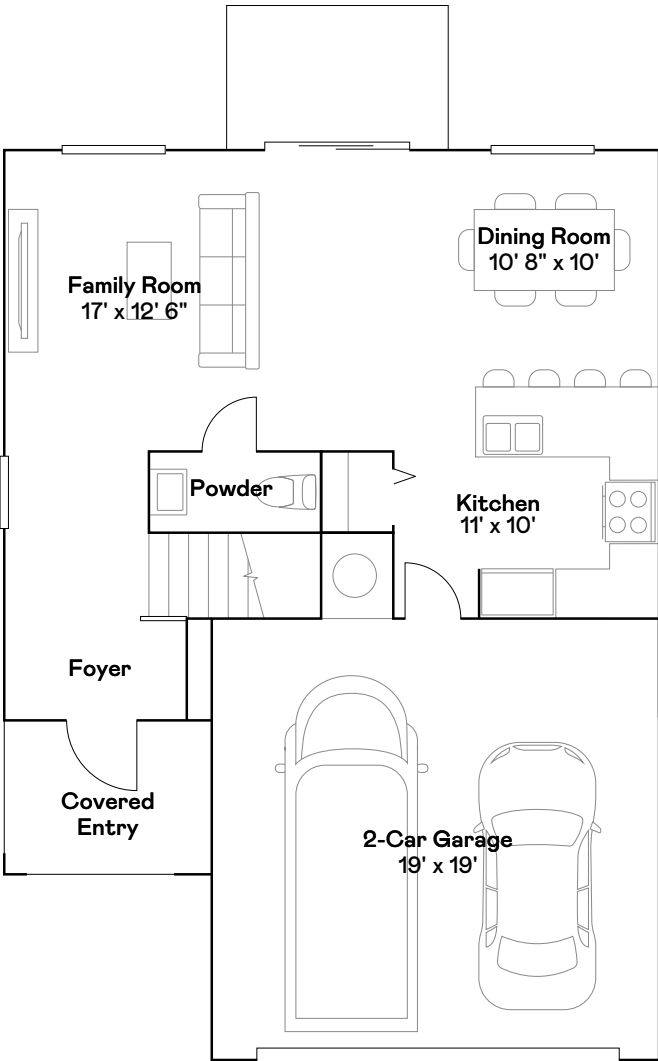


AVILA

GRANADA COLLECTION
SINGLE-FAMILY HOMES

1-Story | 3 Bedrooms | 2.5 Baths | Family Room | Dining Room
Covered Entry | 2-Car Garage

1,714	SQ FT	A/C AREA
414	SQ FT	2-CAR GARAGE
63	SQ FT	COVERED ENTRY
2,191	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



LUCENA

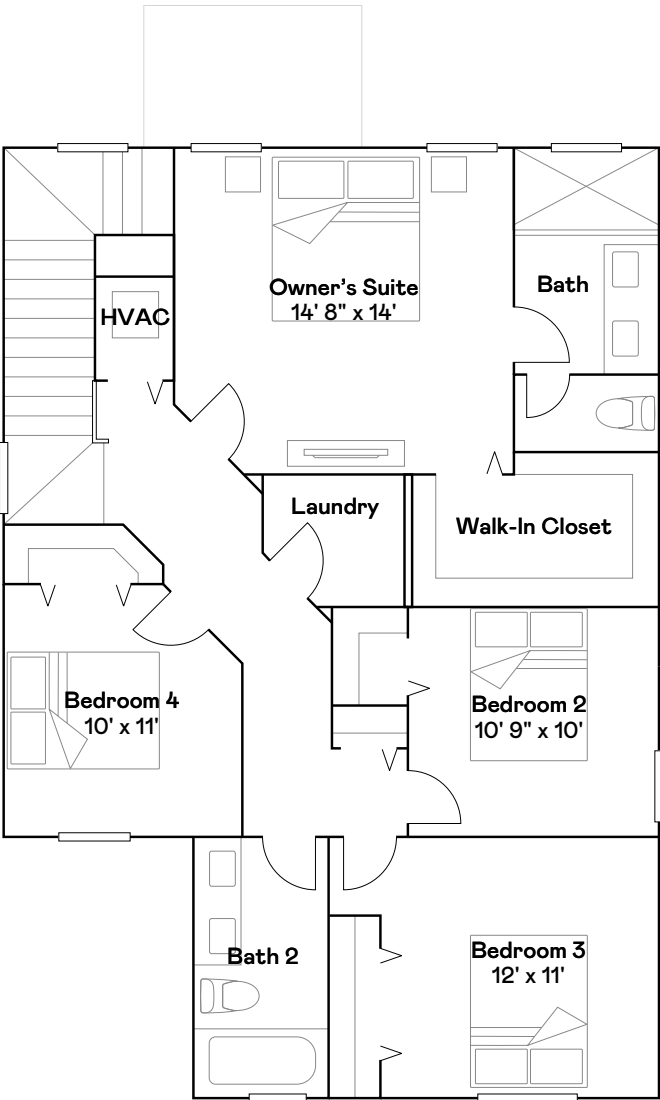
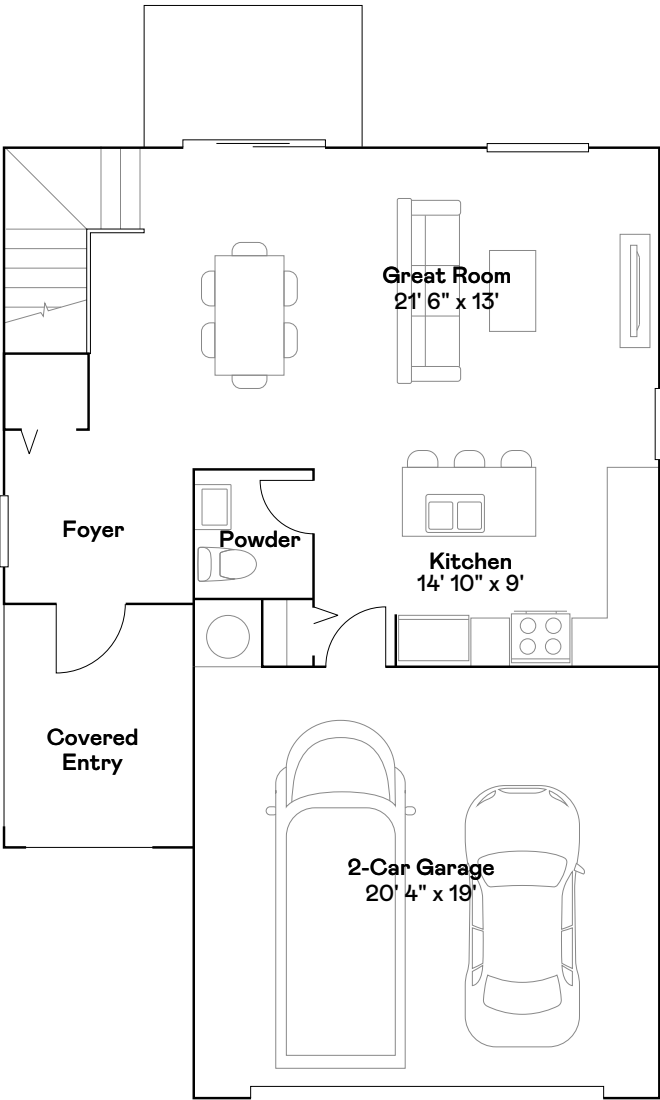


LUCENA

GRANADA COLLECTION
SINGLE-FAMILY HOMES

2-Story | 4 Bedrooms | 2.5 Baths | Great Room
Covered Entry | 2-Car Garage

1,714	SQ FT	A/C AREA
436	SQ FT	2-CAR GARAGE
90	SQ FT	COVERED ENTRY
2,401	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



OVIEDO

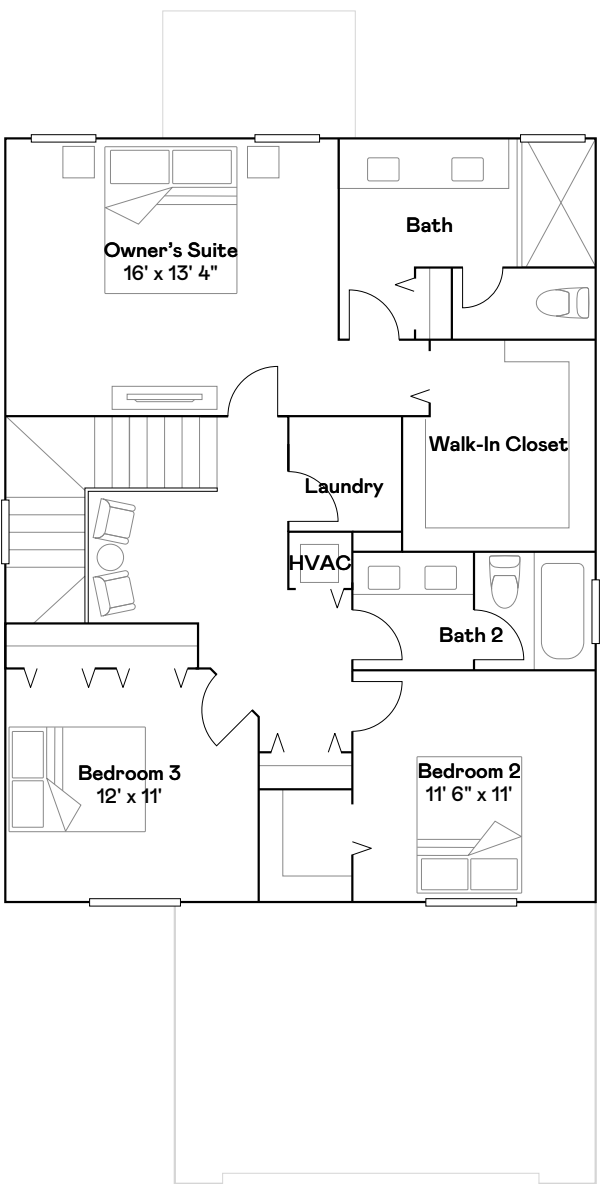
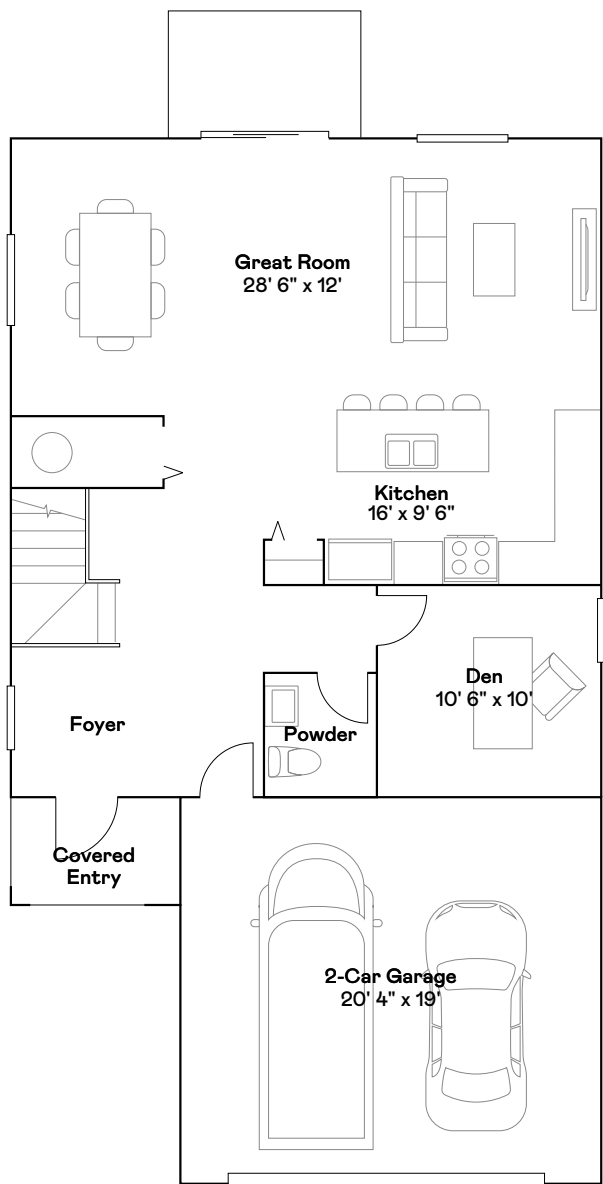


OVIEDO

GRANADA COLLECTION
SINGLE-FAMILY HOMES

2-Story | 3 Bedrooms | 2.5 Baths | Great Room | Den
Covered Entry | 2-Car Garage

2,161	SQ FT	A/C AREA
426	SQ FT	2-CAR GARAGE
45	SQ FT	COVERED ENTRY
2,632	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



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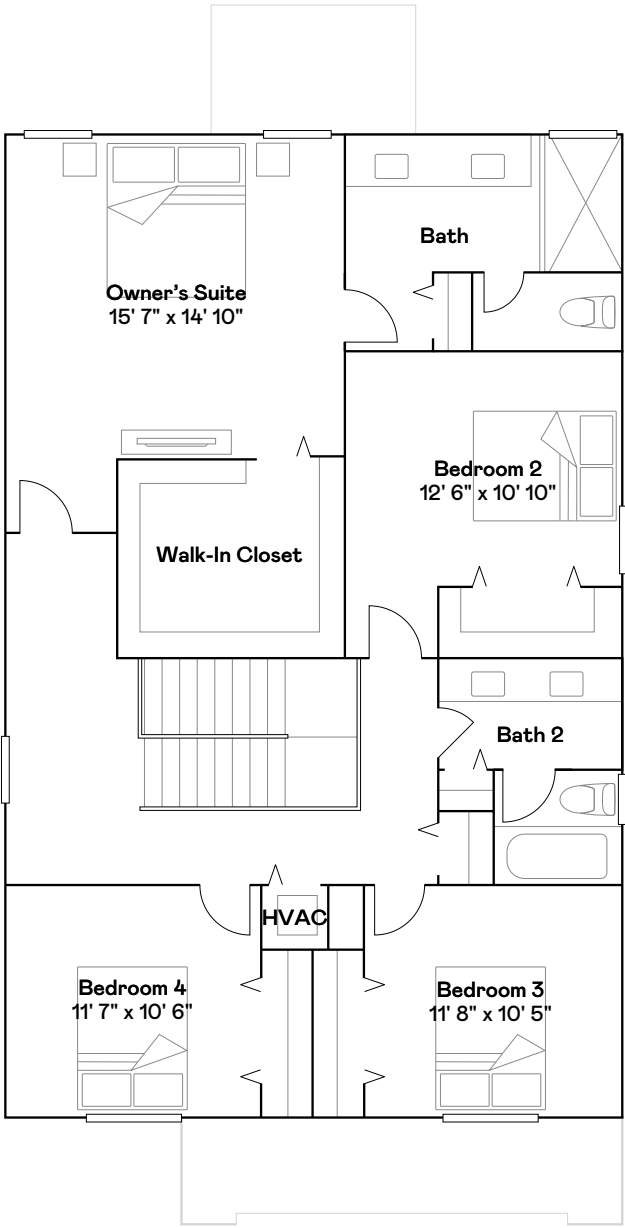
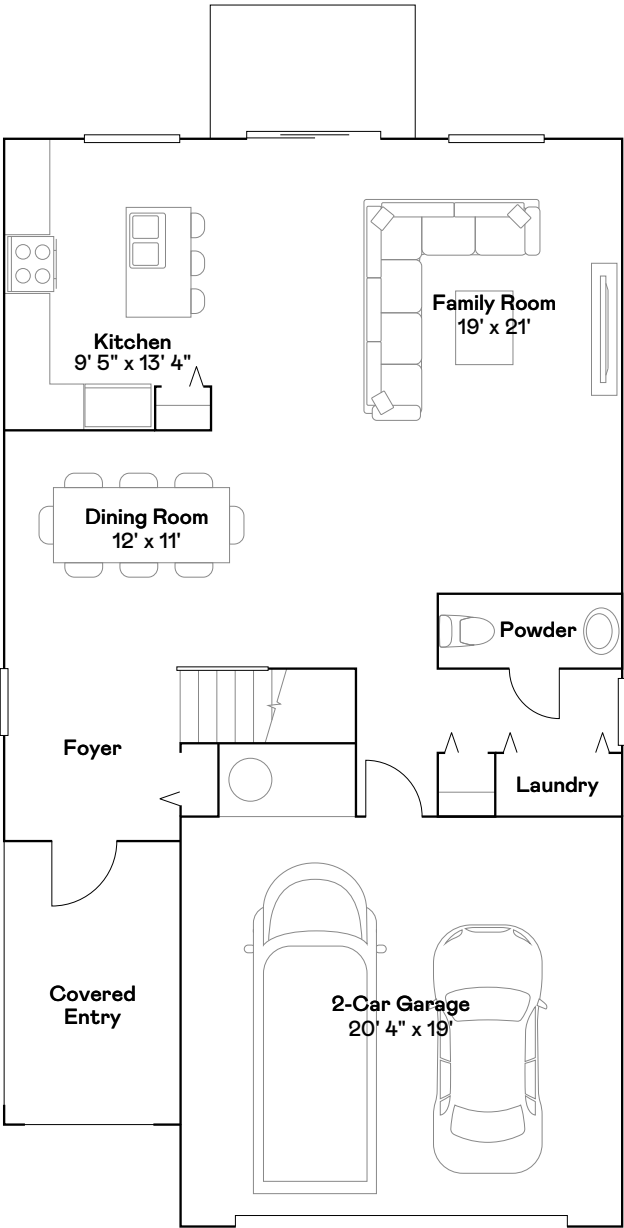
TOLEDO



TOLEDO

GRANADA COLLECTION
SINGLE-FAMILY HOMES

2-Story 4 Bedrooms 2.5 Baths Great Room	2,399	SQ FT	A/C AREA
Covered Entry 2-Car Garage	448	SQ FT	2-CAR GARAGE
	112	SQ FT	COVERED ENTRY
	2,959	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



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ZAMORA

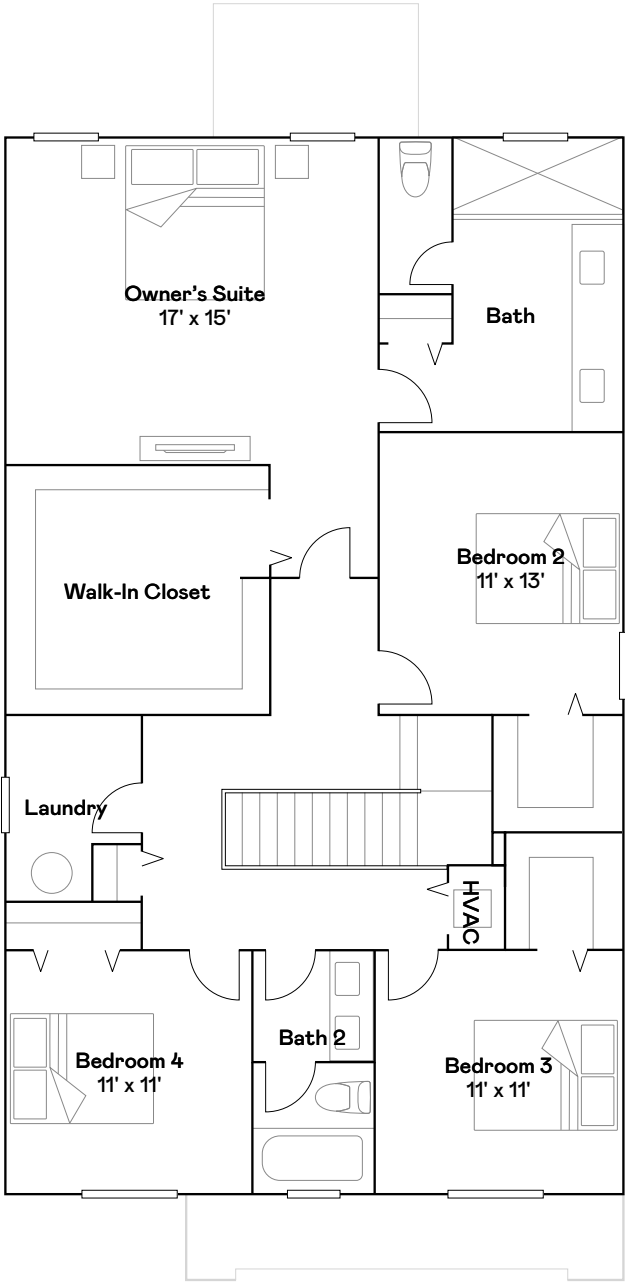
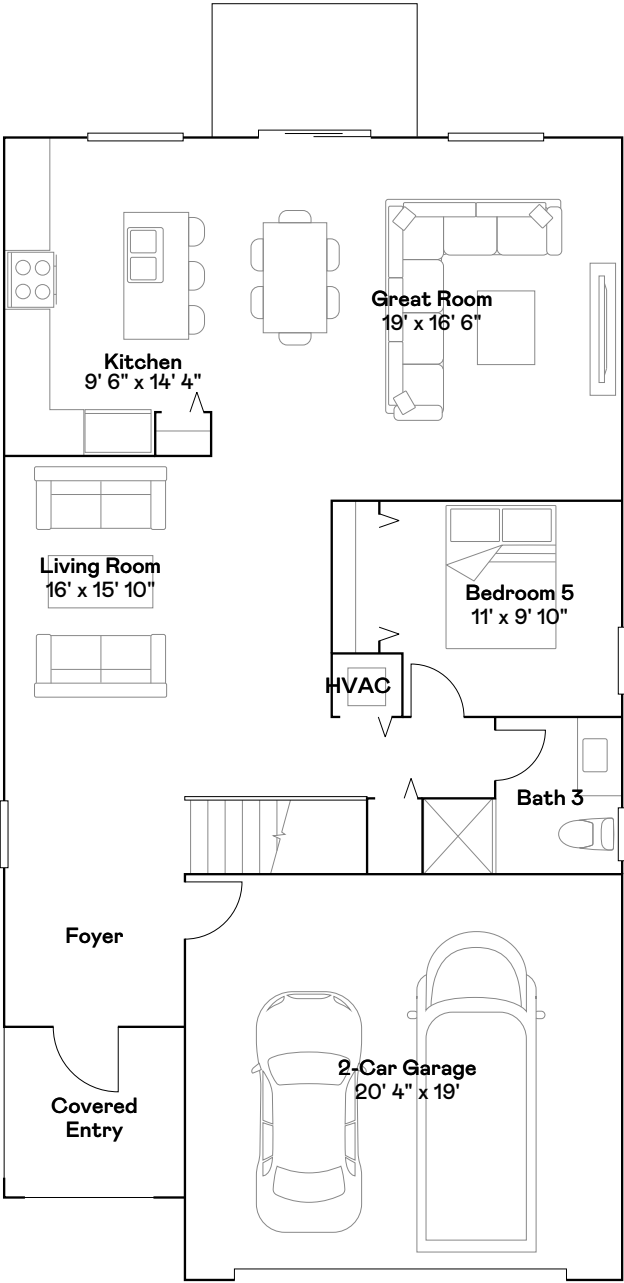


ZAMORA

GRANADA COLLECTION
SINGLE-FAMILY HOMES

2-Story | 5 Bedrooms | 3 Baths | Great Room
Covered Entry | 2-Car Garage

2,656	SQ FT	A/C AREA
421	SQ FT	2-CAR GARAGE
67	SQ FT	COVERED ENTRY
3,144	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



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MALAGA COLLECTION

SINGLE-FAMILY HOMES

LENNAR®



PRELIMINARY ARTIST'S CONCEPT



MALAGA COLLECTION - SINGLE-FAMILY HOMES

INCLUDED FEATURES

YOUR COMMUNITY

- Built and Marketed by Lennar, one of the Nation's leading homebuilders since 1954, listed on the New York Stock Exchange (LEN).
- Altamira, a master-planned community, will offer new townhomes (with and without garages), single-family homes on oversized homesites and Next Gen® homes with private suites for flexible living.
- A community clubhouse will allow you to enjoy daily workouts in the fitness center, celebrate a special occasion in the restaurant, golf with neighbors and loved ones at the nearby golf course including a mini golf course and much more.
- Altamira is located within a Community Development District (CDD). For more information, ask a Lennar New Home Consultant.

EXTERIOR DETAILS

- Elegant front elevations with designer exterior stone and decorative shutters (per plan)
- Beautiful and enduring concrete roof tiles
- Quality CBS construction
- Brick paver driveway, walkway, entry and patio areas
- Designer exterior paint in choice of designer schemes
- Convenient covered entry
- Code compliant entry door
- Code compliant garage door
- Pre-wire for garage door opener
- Exterior hose bibs (per plan)
- Code compliant hurricane panels for all windows and sliding glass doors

DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers and brushed nickel hardware
- Pantry closet with ventilated shelves (per plan)
- Easy-care mica countertops with 6" backsplash
- Stainless steel kitchen sink and decorative faucet with sprayer
- Food waste disposal
- Quality stainless steel appliance package featuring:
 - 30" smooth surface electric range with self-cleaning oven
 - Over-the-range built-in microwave with recirculating vent
 - Multi-cycle dishwasher
- USB charger outlet
- Recessed LED downlighting

INNOVATIVE INTERIORS

- 18" x 18" ceramic tile in foyer, kitchen, laundry, and A/C closet in a choice of decorator colors
- Plush stain resistant carpeting with padding in a choice of decorator colors in designated areas
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Colonial style baseboards and door casings
- Elegant interior door hardware
- Designer quality paint on all walls and ceilings
- Textured walls and ceilings in designated areas
- Rocker-style switches throughout
- Cat6 wiring in kitchen, family room and master bedroom, home run to central distribution panel
- Pre-wired for ceiling fan in family or great room and all bedrooms (per plan)
- Custom coffer ceilings in Owner's Suite
- Marble window sills throughout
- Smoke and carbon monoxide detectors throughout
- Vinyl-clad ventilated closet shelvings
- Electric water heater
- Central air conditioning and heating system

INSIDE YOUR BATHS

- Vanity cabinets with brushed nickel hardware
- Cultured marble countertops with integral double vanity sinks and elegant faucets in En-Suite Bath
- Shower with clear glass enclosure in En-Suite Bath (per plan)
- Bathtub or enclosed shower in secondary bath (per plan)
- 12"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fans (per plan)
- Recessed LED downlighting
- Vanity mirror in all baths
- Elegant pedestal sink in first floor powder bath (per plan)

LAUNDRY

- Washer and dryer connections provided
- Convenient ventilated shelf



**EVERYTHING'S
INCLUDED®**



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MALAGA COLLECTION - SINGLE-FAMILY HOMES

INCLUDED FEATURES

A NEW CONCEPT IN LIVING SPACE DESIGNED TO COMFORTABLY ACCOMMODATE A PRIVATE SUITE ADJACENT TO THE MAIN HOME. THESE NEW, INNOVATIVE FLOORPLANS ALLOW FAMILIES TO LIVE TOGETHER AND STILL HAVE THEIR OWN PRIVATE SPACE.

INNOVATIVE INTERIORS

- 18" x 18" ceramic tile in foyer, kitchenette, and laundry (Same as Main Home)
- Plush stain resistant carpeting with padding (Same as Main Home)
- Raised-panel interior doors
- Raised-panel bi-fold closet doors
- Colonial-style baseboards and door casing
- Elegant interior door hardware
- Textured walls & ceilings in designated areas
- Rocker-style switches throughout
- Pre-wired for ceiling fan in next gen suite
- Designer quality paint on all walls and ceilings
- Marble windowsills throughout
- Smoke and carbon monoxide detectors throughout

DESIGNER KITCHEN

- Kitchen cabinets with 36" uppers and brushed nickel hardware (Same as Main Home)
- Easy-care mica countertops with 6" backsplash (Same as Main Home)
- Stainless steel kitchen sink and decorative faucet with sprayer
- Quality stainless steel appliance package featuring:
 - Over-the-range built-in microwave with recirculating vent

INSIDE YOUR BATHS

- Vanity cabinets with cultured marble countertops and integrated sinks with designer faucet and brushed nickel hardware
- 12"x12" Ceramic tile in all bathroom floors and shower walls
- Exhaust fan (per plan)
- Recessed LED downlighting

LAUNDRY

- Washer & Dryer connections provided
- Convenient ventilated shelf



**EVERYTHING'S
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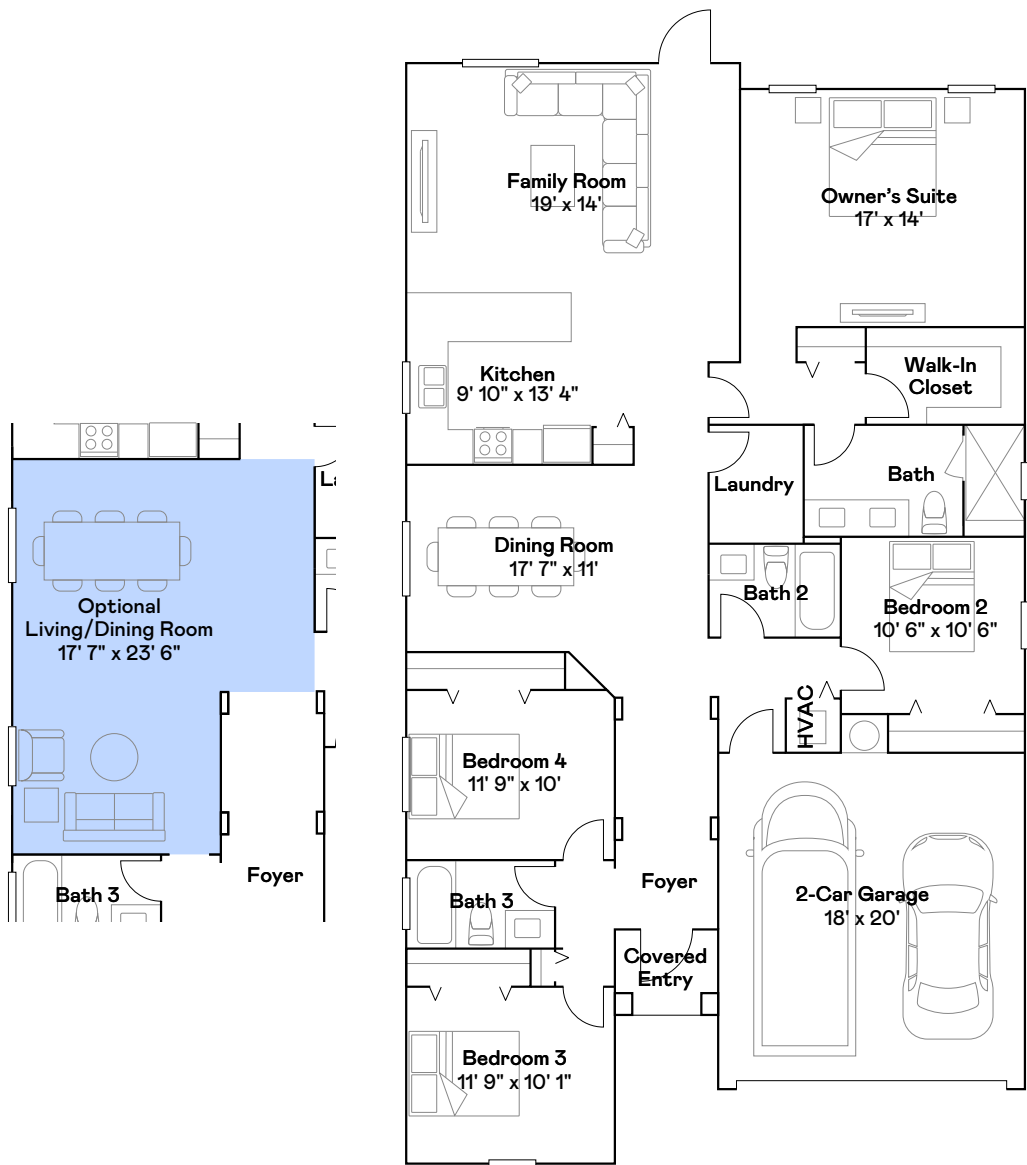
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ANCHOR



1-Story 4 Bedrooms (Optional 3 Bedrooms) 3 Baths Family Room	1,982	SQ FT	A/C AREA
Covered Entry 2-Car Garage	405	SQ FT	2-CAR GARAGE
	25	SQ FT	COVERED ENTRY
	2,412	SQ FT	TOTAL



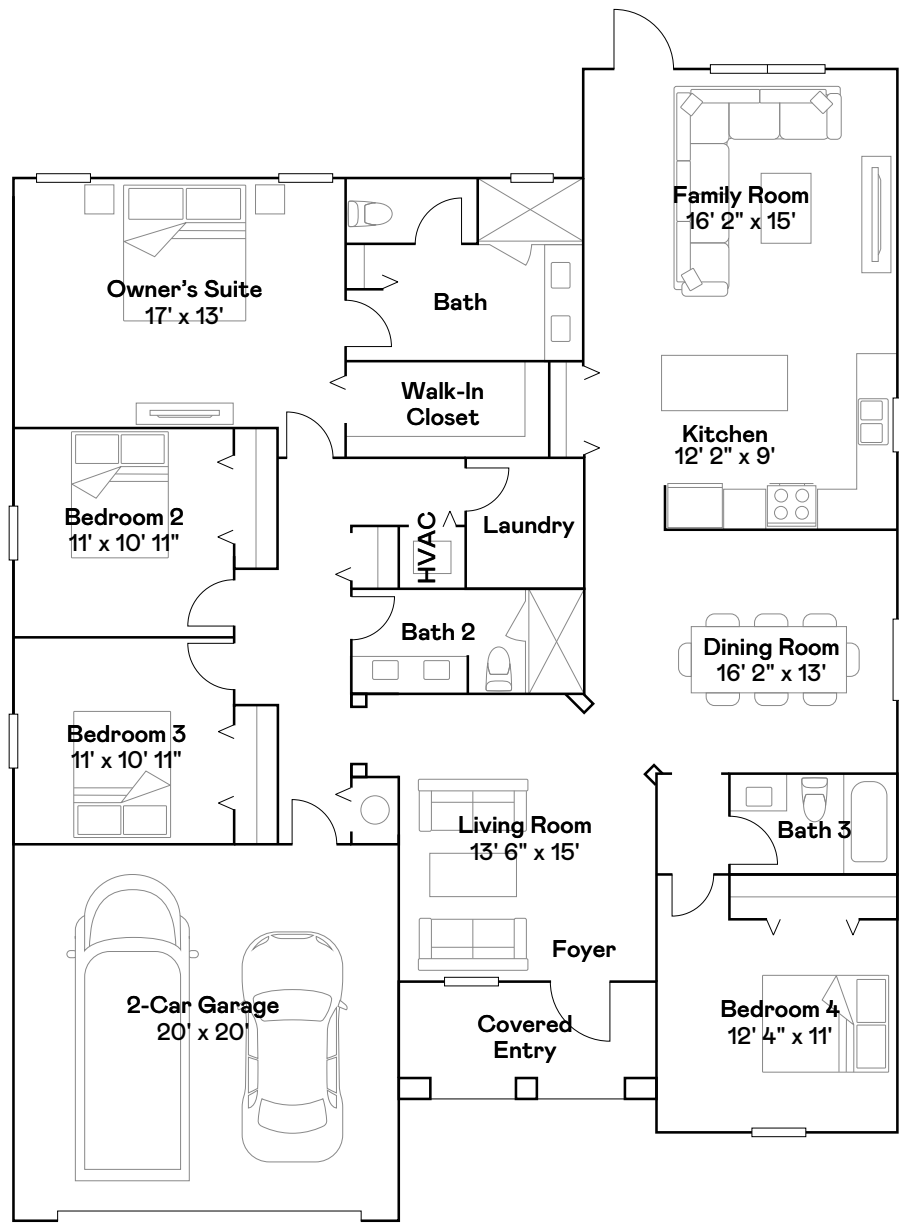
PRELIMINARY ARTIST'S CONCEPT



BALLAST



2-Story 4 Bedrooms 3 Baths Dining Room Family Room	2,665	SQ FT	A/C AREA
Living Room Covered Entry 2-Car Garage	445	SQ FT	2-CAR GARAGE
	65	SQ FT	COVERED ENTRY
	3,175	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



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COMPASS



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Main Home:

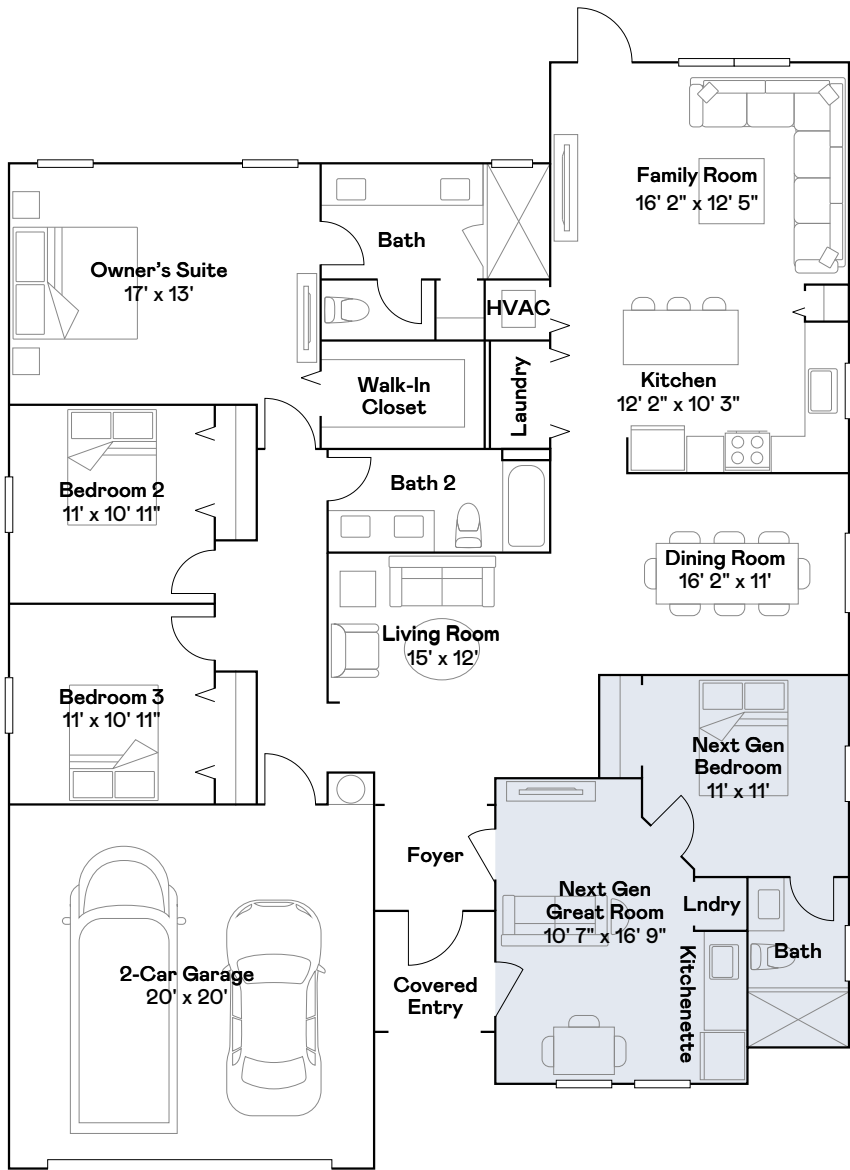
1-Story | 3 Bedrooms | 2 Baths | Dining Room | Family Room
Living Room | Covered Entry | 2-Car Garage

2,217	SQ FT	A/C AREA
441	SQ FT	2-CAR GARAGE
41	SQ FT	COVERED ENTRY

Next Gen Suite:

Private Living Area | Private Bedroom
Kitchenette | Private Entry

2,699	SQ FT	TOTAL
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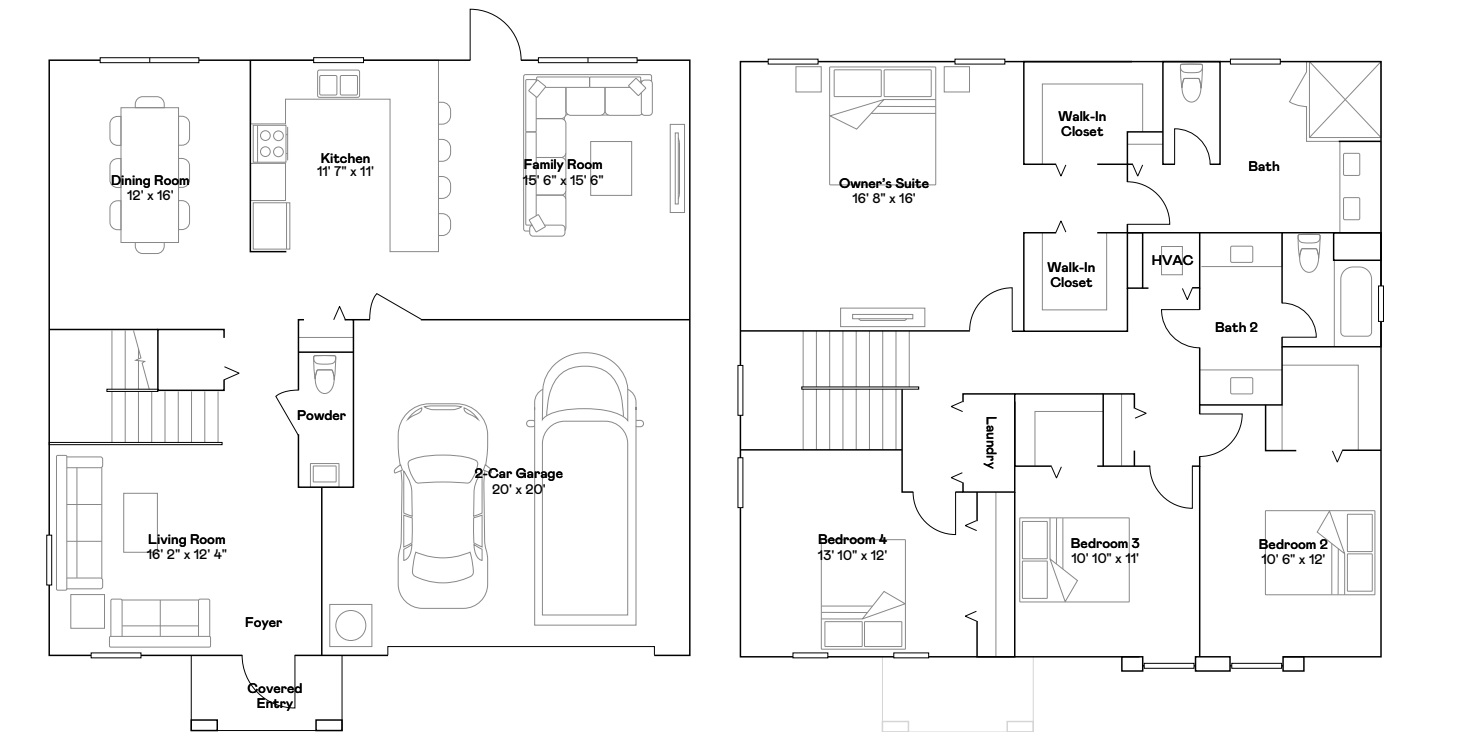




HARBOR



2-Story 4 Bedrooms 2.5 Baths Dining Room Family Room	2,665	SQ FT	A/C AREA
Living Room Covered Entry 2-Car Garage	445	SQ FT	2-CAR GARAGE
	65	SQ FT	COVERED ENTRY
	3,175	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



Altamira
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STARFISH

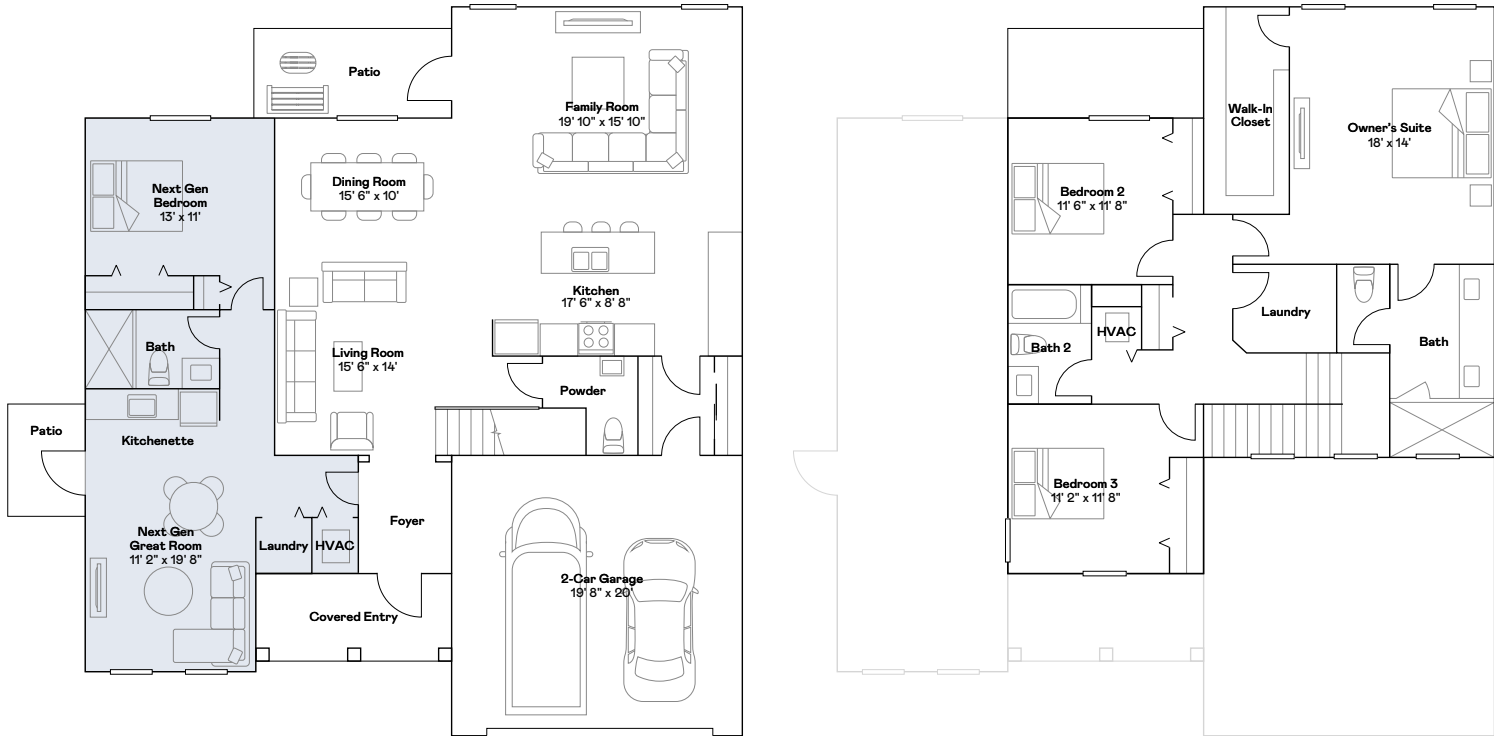


LENNAR®

Main Home:
1-Story | 3 Bedrooms | 2 Baths | Dining Room | Family Room
Living Room | Covered Entry | 2-Car Garage

Next Gen Suite:
Private Living Area | Private Bedroom
Kitchenette | Private Entry

2,217	SQ FT	A/C AREA
441	SQ FT	2-CAR GARAGE
41	SQ FT	COVERED ENTRY
<hr/>		
2,699	SQ FT	TOTAL





Altamira
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VOYAGE



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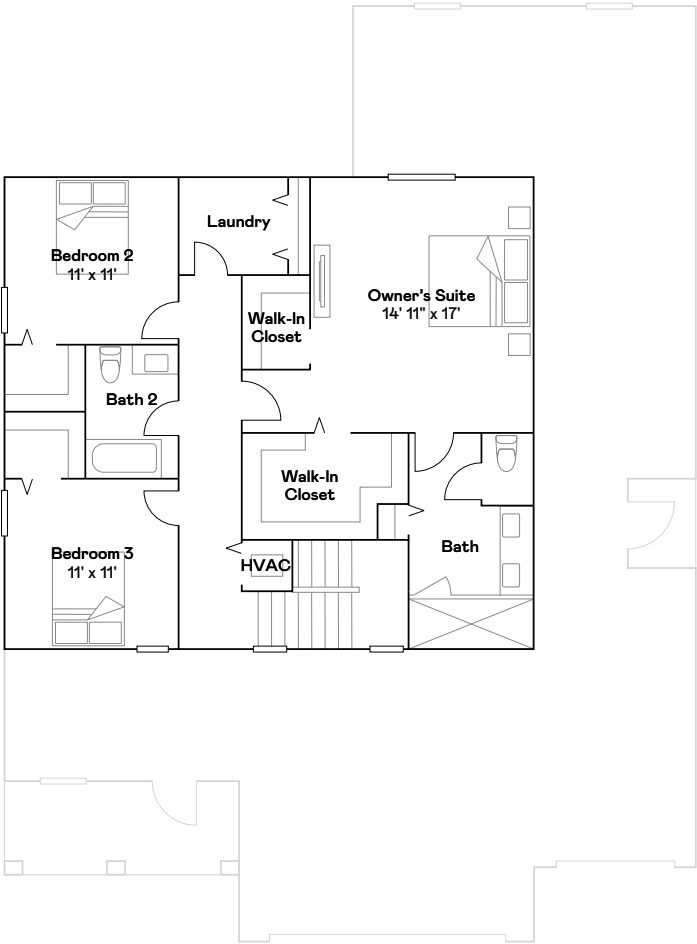
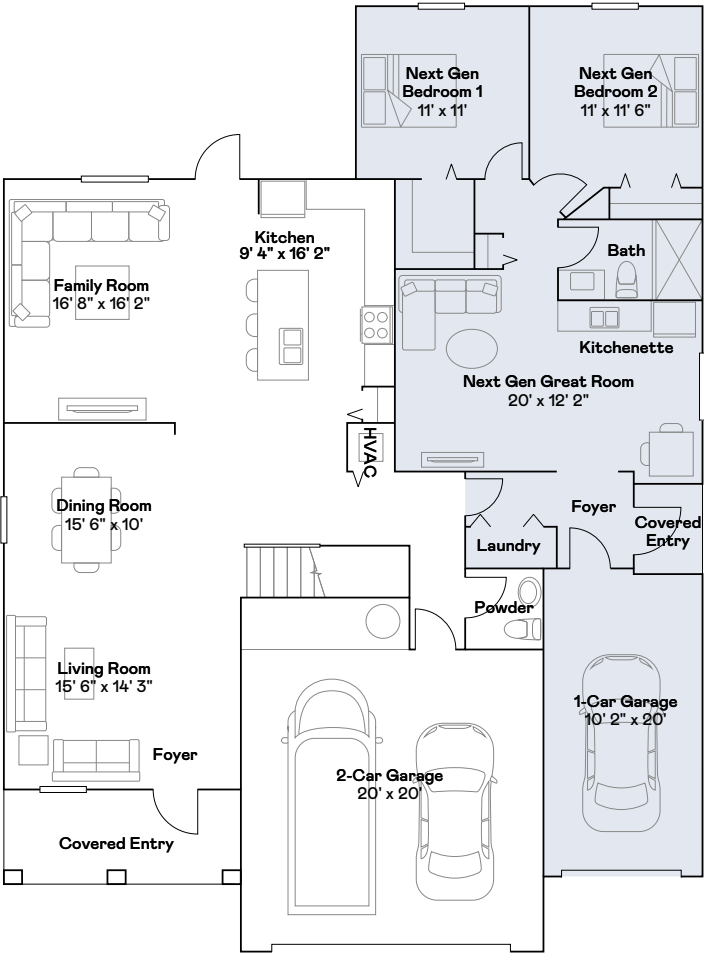
Main Home:

1-Story | 3 Bedrooms | 2 Baths | Dining Room | Family Room
Living Room | Covered Entry | 2-Car Garage

Next Gen Suite:

Private Living Area | Private Bedroom
Kitchenette | Private Entry


2,217	SQ FT	A/C AREA
441	SQ FT	2-CAR GARAGE
41	SQ FT	COVERED ENTRY
2,699	SQ FT	TOTAL



PRELIMINARY ARTIST'S CONCEPT



PRELIMINARY OVERALL COMMUNITY SITE PLAN

-  SINGLE FAMILY HOMES 40s
-  SINGLE FAMILY HOMES 60s
-  TOWNHOUSES 22s
-  VILLAS



LENNAR



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As one of the nation's leading homebuilders since 1954,
Lennar is listed on the New York Stock Exchange (LEN)
and is now present in 26 states across the country.

We deliver superlative quality by harnessing our national purchasing power to increase the quality of building materials, while lowering costs to deliver value and quality. We offer a full range of services, including in-house mortgage, title and insurance companies, and focus on making our clients' home buying experience hassle-free and memorable.

Lennar's commitment to Quality, Value and Integrity is the underlying foundation upon which we were built. And today, with more than half a century of experience behind us and over 1 million homes built, this commitment continues to guide us forward.



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