



## PROPERTY FACT SHEET

PROPERTY NAME:	Solemar Pompano Beach
PROPERTY ADDRESS:	1116 North Ocean Boulevard, Pompano Beach, FL 33062
SITE AREA:	2.9 acres; LINEAR FEET ON THE OCEAN: 250'
DEPOSIT STRUCTURE:	20% Contract (Now) 10% Top-off 70% Closing
NUMBER OF UNITS:	105 (51: 2BR, 51: 3BR, 2: 4BR, 1: 5BR) all with Dens
Unit Sizes:	2BR (02,03,05): 2,004-2,037sf 3BR (01,04,06): 2,293-2,593sf 4BR (UPH01, UPH03): 4,628-4,630sf 5BR (UPH02): 4,290sf
Number of Stories:	20 (2 story podium + 18 residential floors)
PRICES:	Ranging from \$1,350,000 – \$2.3 Million subject to change without notice (Penthouses not released at this time)  \$800/ft. average
MAINTENANCE:	Estimated \$1/ft.

### FEATURES & AMENITIES INCLUDE:

#### PROPERTY AND BUILDING

- Exquisite location directly on over 250 linear feet of pristine beachfront in Pompano Beach
- Iconic architecture by Arquitectonica
- Lush landscaping throughout the property by ArquitectonicaGEO
- Grand porte cochère with water feature
- Lobby with direct ocean view

- Exquisitely appointed public spaces designed by the award-winning firm Meyer Davis Studio
- Curated collection of contemporary art selected to compliment resident amenity spaces throughout the property
- Minutes from Hillsboro Lighthouse, Pompano Beach Pier and Fishing Village, dining and recreational activities, and more

#### RESIDENCES

- Flow-through contemporary floor plans featuring floor-to-ceiling windows with breathtaking views of the city, the Atlantic Ocean and the Intracoastal Waterway
- Unobstructed eastern views from all residences
- Oversized terraces with continuous glass railings
- Private elevator access and entry foyers in all units
- Separate service elevators accessible to all residences
- Kitchens designed with Italian cabinetry, stone countertops, Sub-Zero/Wolf appliances and integrated espresso/cappuccino system
- Spacious and tranquil master bathrooms featuring contemporary finishes, high-end fixtures, beautiful vanities and deep soaking tub
- Laundry room with full-size washer and dryer
- Pre-wired smart home
- Customized password-protected app to manage your smart home whether you are home or away

#### SERVICES & AMENITIES

- Personalized concierge services to assist residents
- Sunrise and sunset swimming pools overlooking the Atlantic Ocean and the Intracoastal Waterway, featuring cabanas as well as food and beverage options
- Spa treatment rooms offering on-demand spa services in a tranquil and soothing atmosphere
- Wine-tasting salon
- State-of-the-art fitness center overlooking the tropical poolside sanctuary and ocean
- Club Room with multimedia and gaming table, as well as full catering kitchen
- Open green gathering spaces, including BBQ grills, cozy firepit, relaxing hammock lounge and covered pavilion with bar
- 24/7 valet parking and on-premises security

#### DEVELOPER: **The Related Group**

Established in 1979, The Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception, the privately held company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. The firm is one of the largest Hispanic-owned businesses in the United States with a development portfolio in excess of \$40 billion in 40+ years.

The Related Group has earned awards and recognition throughout the United States and internationally for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers and affordable properties – often in emerging neighborhoods that impact the lives of all demographics. The Related Group has redefined real estate by diversifying both its products and buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes.

*TIME Magazine* named Founder, Chairman and CEO of The Related Group, Jorge M. Pérez, one of the top 25 most influential Hispanics in the United States. Currently, The Related Group has over 70 projects in varying phases of development. In addition, Pérez and The Related Group boast one of the most extensive, private international contemporary art collections in the world, one in which each piece is carefully selected by our full-time curators in order to achieve the perfect balance of nature, art and design.

SALES AGENT: **Related Realty**

RESIDENTIAL ARCHITECT: **Arquitectonica**

Arquitectonica is an international architecture, landscape architecture, interior design and urban planning corporation headquartered in Miami, Florida's Coconut Grove neighborhood. Arquitectonica began in 1977 as an experimental studio founded by Peruvian architect Bernardo Fort-Brescia, Laurinda Hope Spear, Andrés Duany, Elizabeth Plater-Zyberk and Hervin Romney. Today, the firm is still led by Bernardo Fort-Brescia and Laurinda Hope Spear, and has designed such famous buildings as the Banco de Crédito Headquarters, in Lima, Peru, Atlantis Condominium in Miami, The Pink House in Miami, the American Airlines Arena in Miami and the Westin Hotel and entertainment complex in New York, amongst many others.

RESIDENTIAL INTERIOR DESIGNER: **Meyer Davis**

Meyer Davis is a globally recognized New York City-based design boutique specializing in residential, hospitality, retail and workplace interior design. Founded in 1999, the firm, established by Will Meyer and Gray Davis, has led the way at the forefront of high-end commercial and residential design practices throughout the U.S. and internationally.

With offices in New York City, Los Angeles and Miami, the Meyer Davis design team considers each new project an opportunity to bring a unique and powerful story to life and embodies the idea of being "interested in ideas, not ownership." Some recent company awards include a 2017 James Beard Award for St. Cecilia and an International Hotel & Property Award for the Presidential Suite at 1 Hotel South Beach, as well as Boutique Design's Gold Key Award in 2014 and 2015, an Interior Design's Best of Year Award from 2013–2015 and a Hospitality Design Award in 2012, 2014, 2015 and 2016. Recent projects include the award-winning 1 Hotel South Beach and Le Méridien New Orleans.