SALATO

POMPANO BEACH

Building Features

- 40 ultra-luxury, private residences with ocean views, including 6 exquisite penthouses, designed by Randall Stofft Architects and Interiors by Steven G.
- Developed by U.S. Development, experienced luxury developers based in Philadelphia, New Jersey, New York, and Florida
- Located just steps from the beach with direct beach access in Pompano Beach, Florida
- Oceanview pool with water features, hot tub and spa surrounded by an inviting sundeck
- Poolside lounge suite with bar
- Daily pool and beach attendant with towel and water service
- Open-air, outdoor beach shower and lockers
- Dual outdoor Viking grilling kitchens with outdoor dining area
- Spa with private massage room, separate men's and women's dry sauna room and steam showers
- State-of-the-art fitness center
- Wellness lounge with nutrition bar and daily coffee and tea service
- Club room with chef's catering kitchen
- 24-hour concierge from five-star trained team members
- Video surveillance and access control at all points of entry
- Mail room for large deliveries and refrigerated storage for food delivery

Residence Features

LIVING AREA

- Luxury, intimate living experience of just 40 expertly designed residences ranging from 2100 to 3350 square feet of air-conditioned living space
- Ultra-luxe three-bedroom, three-and-a-half bathroom residences with views of the Atlantic Ocean
- Open-floor plans with extra wide living spaces featuring great room, kitchen and dining area
- Incredibly rare 14-foot-deep terraces that provide exceptional outdoor living and entertainment
- Abundant natural light from 10' windows and sliding glass doors in main living areas
- Kitchens include premium selections of European cabinetry, featuring Sub-Zero and Wolf appliances
- An array of Italian porcelain tile in all main living areas and bedrooms
- Solid core doors throughout the residences

PRIMARY SUITE & BATHS

- Primary suites include spacious walk-in closets and luxurious spa-like primary bathroom retreats with glass partitions
- Primary bathrooms also feature a separate water closet
- Primary bathrooms include European cabinetry, porcelain tile and solid quartz countertops along with Kohler® fixtures, and toilets
- Guest baths feature European cabinetry, Italian porcelain tile and solid quartz countertops along with Kohler® fixtures, and toilets
- All residences include laundry rooms and large side-by-side washers and dryers

Resort Amenities & Services

WELLNESS AND FITNESS

- State-of-the-art fitness center
- Open-air, outdoor beach shower and lockers
- Wellness lounge with nutrition bar and daily coffee and tea service

THE SALATO RESORT LEVEL

- 20,000 square feet of luxury, open-air, covered amenites overlooking the ocean
- Oceanview pool with water features, hot tub and spa surrounded by an inviting sundeck
- Wet deck with loungers
- Poolside lounge suite with bar
- Daily pool attendant with towel and water service
- Dual outdoor Viking grilling kitchens with outdoor dining area
- Spa with private massage room, separate men's & women's dry sauna room and steam showers
- Club room with chef's catering kitchen

Surrounding Area

- Located in Pompano Beach, Florida
- Best Small Town in America – *Rand McNally*
- Top 10 Great American Shopping Districts – *USA Today*
- Most Fun Small Town in America – *Rand McNally* & *USA Today*
- 5th Best Small City for Business – *Verizon Business*
- Downtown Achievement Award of Excellence – *International Downtown Association Awards*
- 3-time Winner All American City Award – *National Civic League*
- Optimally located on Florida's Gold Coast, just minutes from East Atlantic Boulevard and Pompano Beach Air Park, 20 minutes north of Las Olas Boulevard, 30 minutes north of Fort Lauderdale-Hollywood International Airport, and 36 miles south of Palm Beach International Airport.
- Nearby professional South Florida sports: Miami Dolphins, Florida Marlins, Florida Panthers, Miami Heat, and David Beckham's new Club Internacional de Futbol Miami
- Easy access to offshore fishing and the gateway to the Bahamas

Site Address
305 Briny Avenue, Pompano Beach, Florida 33062

SalatoResidences.com

EQUAL HOUSING OPPORTUNITY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. All dimensions, features, and specifications are approximate and subject to change without notice. Square footage listed above represents marketing square footage (please refer to section 3.2 of the Declaration and Exhibit 5 for more information). Brokers warmly welcomed.