



Sabbia
BEACH

ON THE OCEAN | OF THE OCEAN

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Artist's conceptual rendering.



A SPLENDID SYNTHESIS OF SURF, SAND, SUN AND STYLE.

How does one improve on something as perfect as that which nature has already gifted us? It's rare, but once in a while it happens. And when it does the result is transformative, giving us an even deeper appreciation for the world around us.

Such is the case with Sabbia Beach, an extraordinary boutique property with a collection of 68 ultra-luxurious oceanfront residences, inextricable from their stunning surroundings and rising skyward above 200 linear feet of pristine South Florida shoreline. Sabbia Beach presents a lifestyle not merely on the ocean, but of the ocean. Surf, sand, sun and style all come together in perfect harmony at Sabbia Beach.



NATURAL UNSPOILED BEACH

From the Hillsboro Inlet, an uninterrupted strand of sun-soaked shoreline stretches three miles to the south. This is Pompano Beach, a blissful breath of fresh air just minutes from Miami, Fort Lauderdale, Boca Raton and Palm Beach.

Near the midpoint of this idyllic stretch of white sand is Sabbia Beach, the first new ultra-luxury oceanfront development in Pompano Beach in nearly a decade. With its ocean-inspired design and sweeping views of the calm turquoise waters, framed by white-sand beach and azure sky, there is no doubt that this is where you were meant to live.

POMPANO BEACH REDISCOVERED

Pompano Beach is becoming a vibrant, sophisticated, multidimensional destination with a three-mile stretch of pristine shoreline, restored dunes and tree-shaded playgrounds and exercise areas. A flurry of municipal development and improvements include a creative arts district and cultural center, and the Fishing Village – six oceanfront acres of shops and restaurants with a \$16 million state-of-the-art parking garage and a promenade linking the Intracoastal Waterway to the ocean and a newly renovated fishing pier.

This renaissance is not only positioning historic Pompano Beach as one of the country's top vacation home markets, but also as a hot location for those who seek to make this lavish hideaway their permanent home.

As the new face of Pompano Beach, Sabbia Beach is the perfect way to enjoy all this city has to offer. And just minutes away are Fort Lauderdale-Hollywood International Airport, Fort Lauderdale Executive Airport, shopping and fine dining on Las Olas Boulevard, an 18-hole Greg Norman-designed golf course, Whole Foods market and more.



Sabbia BEACH

Ft. Lauderdale
International Airport

Downtown
Ft. Lauderdale

Las Olas Blvd.

Restaurants &
Health Club

E. Atlantic Blvd.

Whole Foods

Executive Airport
(5 minutes away)

Golf Course

Pompano Beach Pier

Hillsboro Inlet
and Park



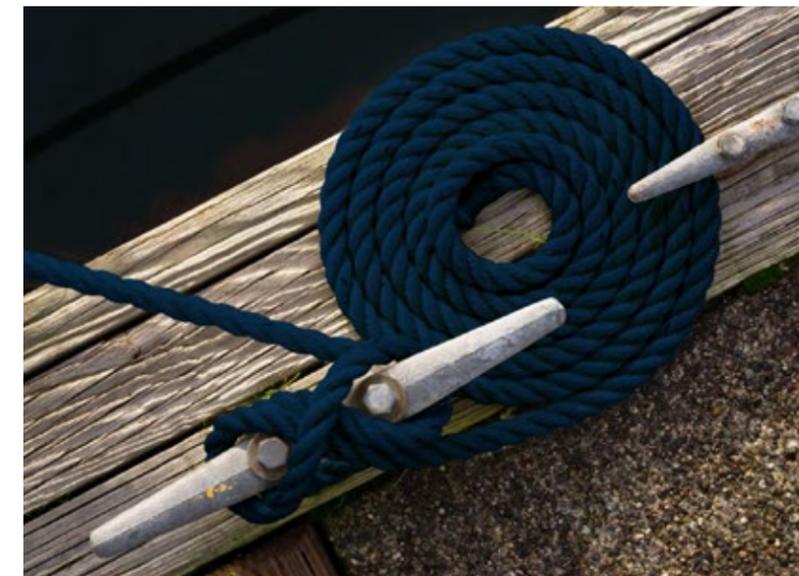
SIP, SHOP...



SAVOR AND STROLL



SURF, SUN...



SAIL AND SWIM



FORT LAUDERDALE

A short drive south from Sabbia Beach is Fort Lauderdale's famed Las Olas Boulevard with its multitude of sidewalk cafés, shops, galleries, restaurants and more. Fort Lauderdale, known as the Venice of America for all of its scenic waterways and canals, is widely considered to be the yachting capital of the world. It is also home to a wonderful array of museums and attractions, including the Fort Lauderdale Museum of Art, Museum of Discovery and Science, Broward Center for the Performing Arts, and the F.A.T. (Flagler Arts and Technology) Village Arts District.





BOCA RATON

To the north of Sabia Beach, just across the Palm Beach County line, lies Boca Raton, known for its beautiful beaches, verdant golf courses, great museums and superb restaurants. The glittery, upscale Town Center at Boca Raton is home to more than 220 specialty shops and restaurants. And Mizner Park, also located in Boca Raton, is a popular spot for locals and visitors alike who come for shopping, dining, entertainment and live concerts.





BUILDING DESIGN

The developer of Sabbia Beach, Fernbrook Florida, wanted to create a design that both complements and enhances the building's location on what is the widest stretch of pristine Pompano Beach.

The beauty of the ocean inspires every aspect of Sabbia Beach, from its distinctive architectural design by the renowned Miami firm Arquitectonica, to the tasteful articulation of its interior social spaces by the prolific designers at Interiors by Steven G. and the site-sensitive landscape design by ArquitectonicaGEO.

The unique pattern and earth tone colors of the building's pedestal provide a natural backdrop to the sand, beach grass, shrubs and trees, while the light green glass of the tower enhances the color of the sea. The building's most distinctive architectural feature – its gently undulating façade and balconies – echoes the ripples on the ocean below.

LANDSCAPE DESIGN

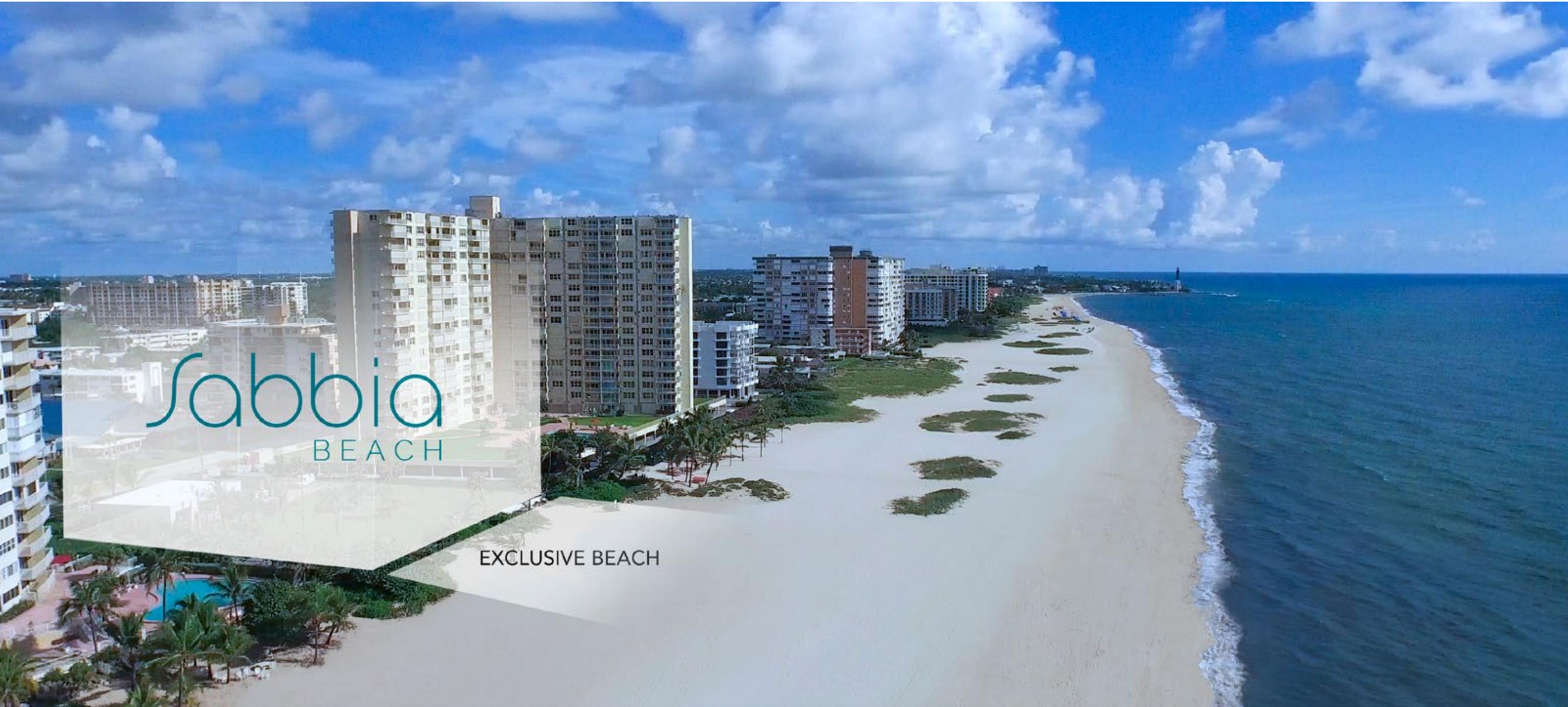
Living at Sabbia Beach grants you an extraordinary privilege unavailable to others. Your back yard is a beautiful 200-foot-long white-sand beach that stretches 300 feet from shore to door, half of which is private beach for the exclusive use of Sabbia Beach residents.

The beachfront is enhanced by a natural, tropical landscape design created by ArquitectonicaGEO that takes its cue from its surroundings and works in perfect harmony with the building's organic form.

Sand dunes and a carefully curated blend of beach grass, palm trees and other native plants make the private beach and other outdoor areas appear as if they have been evolving naturally and untouched for years.



Artist's conceptual rendering.



Sabbia
BEACH

EXCLUSIVE BEACH



PORTE-
COCHERE
ENTRANCE

Artist's conceptual rendering.

BUILDING AMENITIES

Sabbia Beach is defined to most of the world by the broad-stroke brilliance of its design. To live in one of its 68 ultra-luxurious oceanfront residences, however, is to discover a wealth of more personal delights, revealed through the countless fine details designed to enhance every aspect of life on the ocean.

Upon arrival under the porte-cochère, you are welcomed into the warm embrace of oceanfront living. In the beautifully appointed, attended lobby and lavish social spaces, to the oceanfront swimming pool, residents' desires have been discreetly addressed.

Designed by Arquitectonica

Appointed public spaces by Interiors by Steven G.

Lush, tropical landscaping and dunes created by ArquitectonicaGEO

Stunning porte-cochère entrance

Boutique lobby with state-of-the-art security and concierge

Exotic oceanfront pool deck with beachfront, ultra-contemporary heated pool

Oceanfront Jacuzzi

World-class, state-of-the-art fitness center with direct ocean views

Spa with treatment rooms

His and her steam rooms and saunas

3,600-square-foot multipurpose social room including bar, catering kitchen, seating, game and poker tables and large-screen TV

24-hour valet parking

Private covered parking

Bike storage





BOUTIQUE LOBBY

Artist's conceptual rendering.



SOCIAL ROOM

Artist's conceptual rendering.



FITNESS CENTER

Artist's conceptual rendering.



POOL DECK

Artist's conceptual rendering.



BALCONY VIEW

Artist's conceptual rendering.

RESIDENCE FINISHES/FEATURES

Sabbia Beach offers a boutique collection of only 68 two-, three- and four-bedroom residences, each featuring a spacious floor plan with floor-to-ceiling windows and generous balconies with spectacular views of the ocean, city and Intracoastal Waterway. Also available in this intimate collection are two stunning penthouse residences with soaring, double-height ceilings, and four unique terrace residences boasting up to 3,900 square feet of fully finished terrace space for gracious outdoor living.

Spacious floor plans

Direct elevator access with private and semi-private foyers leading into each residence

Double-door entry opening to expansive views

Floor-to-ceiling high-impact windows and sliding glass doors

Generous balconies with glass railings

Ocean, city and Intracoastal Waterway views

Large master suites with stunning views

Walk-in closets in master bedroom

Freestanding soaking tubs

Toto bidet toilet

Gourmet kitchens with chef's island and custom-designed Italian cabinetry

Stone countertops in kitchens and bathrooms

Miele induction cooktop range and concealed dishwasher

Miele wine cooler

Sub-Zero refrigerator/freezer

Full-size washers and dryers



LIVING ROOM

Artist's conceptual rendering.



LIVING
ROOM

Artist's conceptual rendering.



DINING ROOM

Artist's conceptual rendering.

EAST VIEW



WEST VIEW





MASTER BEDROOM

Artist's conceptual rendering.



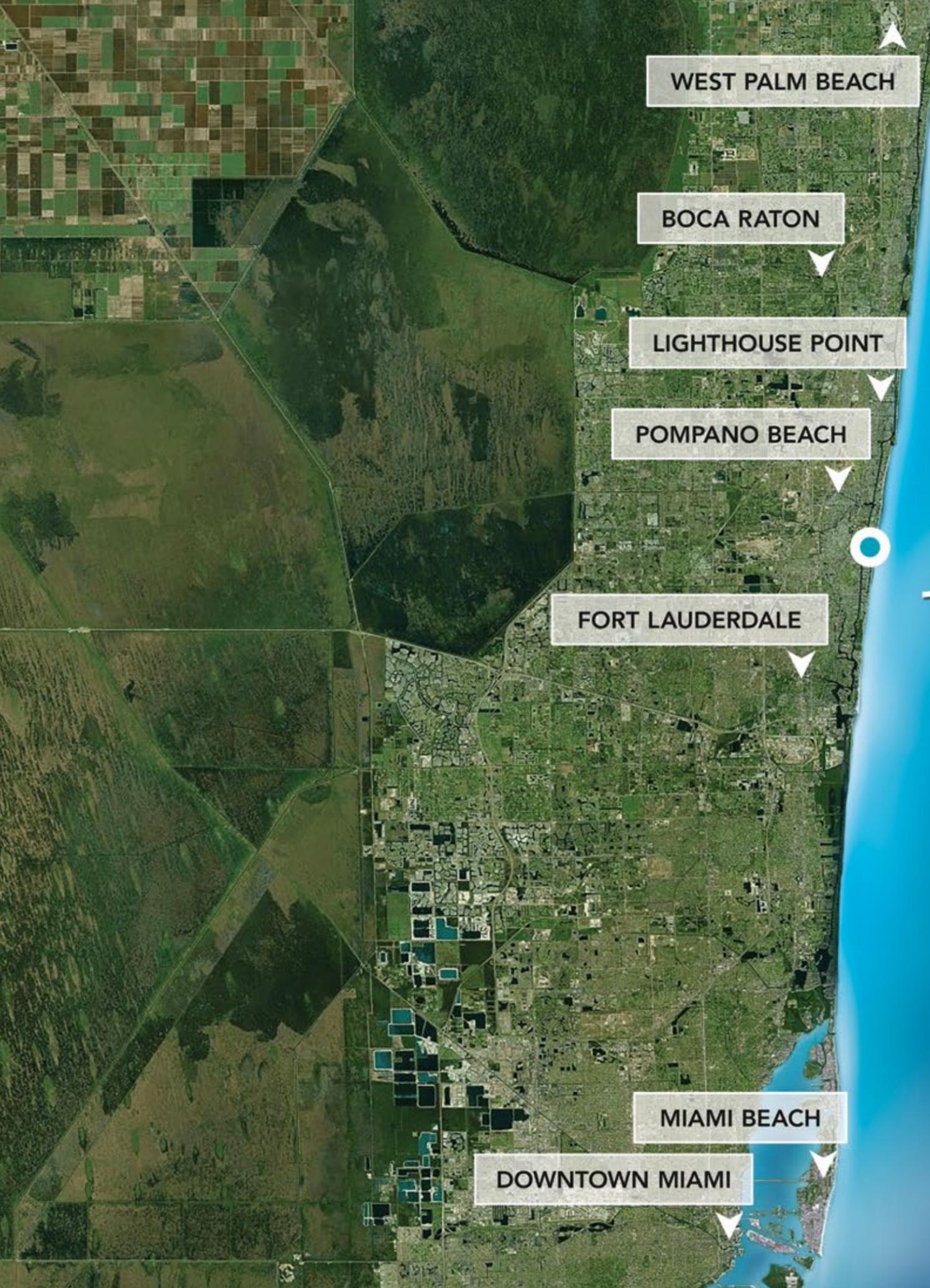
Artist's conceptual rendering.



GOURMET KITCHEN

Artist's conceptual rendering.





WEST PALM BEACH

BOCA RATON

LIGHTHOUSE POINT

POMPANO BEACH

FORT LAUDERDALE

MIAMI BEACH

DOWNTOWN MIAMI

Sabbia
BEACH

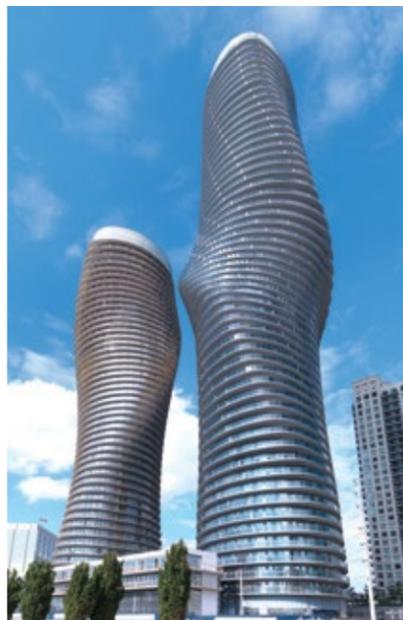
POINTS OF INTEREST



1. Café Maxx
2. Houston's
3. Café Martorano
4. Shooters Waterfront Restaurant
5. Bokamper's Sports Bar & Grill
6. Civic Center
7. Tennis Center
8. Aquatics Center
9. Pompano Beach Pier
10. Dive Center
11. Hillsboro Inlet
12. Broward Health at Imperial Point
13. Pompano Citi Centre Mall
14. Golf Course
15. Coral Ridge Country Club
16. Cinemark Palace 20 Theatres
17. Hidden Harbour Marina
18. Exchange Club Park
19. Community Park
20. Dog Park
21. Amphitheatre
22. Pine Crest School
23. Westminster Academy
24. Cardinal Gibbons High School
25. St. Coleman School
26. Bailey Contemporary Arts Center
27. Airpark Executive Airport
28. Marriott Hotel
29. South Florida Diving Headquarters
30. Whole Foods Market

DEVELOPER

FERNBROOK — FLORIDA —



Danny & Joe Salvatore



Federico Fernandez

FERNBROOK HOMES

Sabbia Beach will combine a spectacular location with luxurious amenities – all part of the vision of Fernbrook Florida LLLP. This partnership of proven global real estate and development veterans shares over 50 years of combined success across the Americas.

These visionaries include Danny and Joseph Salvatore who head Fernbrook Homes in Ontario, Canada, and whose luxury condominiums have transformed Toronto's waterfront skyline. Fernbrook's single-family homes and townhome communities have elevated Ontario's suburban marketplace.

Since its inception nearly four decades ago, the company has developed more than 52 million square feet of residential real estate, including 4 million square feet of condominiums. They have built more than 35,000 single-family homes in 100 different communities throughout Canada. Fernbrook's condominium projects, including L Tower, Pier 27, and the internationally-acclaimed Absolute City Centre, have transformed Toronto's skyline.

"Sabbia Beach perfectly captures the essence of South Florida living—surf, sand, sun and style—with its spectacular location, beautiful design, spacious floor plans and luxurious amenities."

—Danny Salvatore, Fernbrook Florida

FP DEVELOPERS

Federico Fernandez has been in real estate for the past quarter century. Today he is President and CEO of Grupo Fernandez, the largest development and construction company based in Venezuela. Under Fernandez' direction, Grupo Fernandez has developed more than 50 residential condominium projects and hotels throughout South America and the United States including in South Florida. The group also owns and operates 14 hotels as well as retail centers and automotive dealerships.

No matter what the product, Fernandez knows what his customer wants and knows how to deliver it. All of his residential projects are crafted with the finest detail, design and amenities. He supervises virtually all aspects of a development— from the purchase of raw land to architectural design, from financing to construction and operations. Now, Federico has his sights set on the next gem in his collection, a pristine section of the Atlantic coastline that will soon be home to Sabbia Beach. With vision, experience and proven results, the partners behind Sabbia Beach bring a combined pedigree that will turn a quaint strip of Atlantic coastline into the next destination for remarkable South Florida living.



Bernardo Fort-Brescia, FAIA

ARCHITECTURE

ARQUITECTONICA

Based in Miami and with offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Dubai, Lima and Sao Paulo, Arquitectonica is a major presence on the world architectural stage. Founded in 1977, the firm received critical and popular attention and acclaim almost from its inception, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Principals Bernardo Fort-Brescia and Laurinda Spear have continued exploring and pushing the limits of their innovative use of geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today their practice spans the globe, with projects in 54 countries on five continents. Over the years, Arquitectonica has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions.

Well-known projects by Arquitectonica include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the U.S. Embassy in Lima, the Infinity towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the American Airlines Arena in Miami.



Laurinda Spear, FAIA,
RLA, LEED AP

LANDSCAPE ARCHITECTURE

ARQUITECTONICAGEO

Since 2005, Miami-based ArquitectonicaGEO has been designing contemporary, technologically informed landscapes to meet the challenges of our changing environment. The projects address not only ecological objectives, but also add community value by improving performance and livability.

The firm is committed to sustainable design, including the conservation of water, soil and plants. It advocates for preserving existing plant material and using native plant material to provide local habitat support without water, fertilizer and excessive maintenance. It also incorporates innovative pavement, roof and garden systems that reduce the draw on the freshwater supply, and help to limit local flooding. The firm's designs often provide passive and active opportunities for deeper understanding of emerging environmental issues.

ArquitectonicaGEO works in close collaboration with clients, architects, planners, engineers, developers and construction professionals to create aesthetic and functional design solutions. The international, multi-disciplinary and multi-cultural richness of the firm provides the expertise to examine projects from all angles, and the agility to respond to changing issues of global concern.



Steven G.

INTERIOR DESIGN



Founded in 1984 by Steven Gurowitz, Interiors by Steven G. is the most celebrated, innovative and experienced interior designer in Florida. With galleries in Florida and New York, its design team brings its talent throughout the Eastern Seaboard, nationally and internationally. Its team members are fluent in Portuguese, Spanish, Russian, French and German with a vast array of design styles to accommodate and fulfill every client's needs. Its 100,000-sq.-ft. main headquarters, located in Florida, is a state-of-the-art showroom that will take design fantasies to the next level. Interiors by Steven G. is a member of the American Society of Interior Designers, National Home Builders Association, Gold Coast Builders Association, Builders Association of South Florida, Society for Human Resource Management, the U.S. Green Building Council and is a licensed designer.



Lisa Whitaker



Amy Ballon



Len Dugow

SALES



Hemisphere Sales Group, led by Amy Ballon and Lisa Whitaker, is a full-service sales and marketing company specializing in the high-end luxury development space. Offering a variety of services from pre-development consulting to project launching, our company's mission is to help transform South Florida one property at a time. We offer a unique approach, working in partnership with each developer client from concept to marketplace, and we create a unique selling opportunity for each project. We specialize in transitional markets looking to provide the best and highest use and a unique selling opportunity while increasing value proposition in those areas.

With a combined 34 years of experience and knowledge in luxury real estate development throughout South Florida, our strength is working with the developer to provide input and direction from the earliest stage of a project. We pride ourselves in our ability to assess current market conditions and to work with the architects, interior designers, marketing and PR teams to differentiate the client's position in any given market.

Our local, national and international relationships provide a strong platform to reach the right demographics for each project. We create extensive market studies to ensure we are current in the market's continually shifting approach to sales, and position our projects to offer something more than the expected. Our out-of-the-box thinking has helped create a strong position with our clients' developments.

MARKETING



LGD Communications is a full-service advertising, marketing and branding agency. For more than 25 years LGD has been at the forefront of affluent marketing, specializing in branding luxury hospitality, real estate and lifestyle across all marketing platforms.

Under the leadership of Len Dugow, Agency President and Chief Creative Officer, LGD has marketed over \$25 billion in residential real estate over the past 20 years and currently represents over 50 hotels and resorts around the globe.

LGD is based in Miami, with satellite offices in New York and Dubai. To learn more or see LGD's award-winning work, visit www.lgdcom.com.

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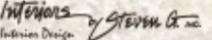
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FLORIDA

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HEMISPHERE

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