

# SALATO

P O M P A N O B E A C H

## Building Features

- 40 ultra-luxury, private residences with ocean views, including 6 exquisite penthouses, designed by Randall Stofft Architects and Interiors by Steven G.
- Located just steps from the beach with direct beach access in Pompano Beach, Florida
- 20,000+ square foot luxury, open-air, covered amenity deck overlooking the ocean
- Oceanview pool with water features, hot tub and spa surrounded by an inviting sundeck
- Poolside lounge suite with a bar and private wine locker for every residence
- Daily Pool and Beach attendant with Towel & Water Service
- Open-air, indoor beach shower and lockers
- 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
- State of the Art Fitness center
- Wellness Lounge with Nutrition Bar and Daily Coffee and Tea Service
- Club room with chef's catering kitchen
- Owner's storage for every residence
- 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 Subzero and Wolf appliances
- An array of Italian porcelain tile in all main living areas and bedrooms
- Solid core doors throughout the residences

### PRIMARY SUITE & GUEST 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, indoor beach shower and lockers
- Wellness Lounge with Nutrition Bar and Daily Coffee and Tea Service

### THE SALATO RESORT LEVEL

- 20,000 square foot luxury, open-air, covered amenity deck 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 a bar and private wine locker for every residence
- Daily Pool attendant with Towel & 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
- Owner's storage for every residence

## 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
- Developed by U.S. Development, experienced Luxury developers based in Philadelphia, New Jersey, New York, and Florida
- Architectural by Randall Stofft Architects, Delray Beach
- Interior Design by award winning, full-service luxury interior design firm, Interiors by Steven G
- Exclusive Sales Representation by IMI Worldwide Properties



305 Briny Avenue, Pompano Beach, Florida 33062

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