

# SALATO

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

## Building Features

- 40 private oceanfront residences, including 6 exquisite penthouses, designed by Randall Stofft Architects and Interiors by Steven G
- Located directly across from the beach with direct beach access in Pompano Beach, Florida
- 4 Semi-Private elevators
- Contemporary designed porte cochère
- Over 20,000 sf of amenity deck
- Video surveillance and access control at all points of entry
- Emergency back-up generator supporting complete life safety systems
- 24-hour concierge
- Beach experience attendant
- Mail room with storage for large deliveries and refrigerated storage for food delivery services

## Residence Features

### LIVING AREA

- 40 distinctive residences ranging from 2,100 sf to 3,350 sf of air-conditioned living area
- Ultra-luxe three-bedroom, three-and-a-half-bathroom oceanfront residences, rivaling private estate-home living on the ocean
- Abundant natural light from 10' windows and sliding glass doors in main living areas
- Expansive terraces—typically facing the Atlantic Ocean on all Living residences—allowing ample space for large outdoor dining events or outdoor living room furnishings
- Large open plan living concept, featuring great room, kitchen and dining area
- Kitchens to include premium selections of European cabinetry, featuring Subzero® and Wolf® appliances
- An array of six tile choices in all main living areas and bedrooms
- Solid core doors throughout the residences

### MASTER SUITE & GUEST BATHS

- Master suites include spacious walk-in closets and luxurious spa-like master bathroom retreats with glass partitions
- Master bathrooms also feature a separate water closet
- Master bathrooms include European cabinetry, porcelain tile and solid quartz countertops along with Kohler® fixtures, and toilets
- Guest baths feature European cabinetry, 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

- Oceanview pool with water features, hot tub, and spa surrounded by an inviting sundeck
- Tanning ledge with loungers
- Poolside lounge suite with a bar and private wine locker
- Separate men's & women's dry sauna room and steam shower
- Massage room with resident massage therapist
- Wireless Internet access in the amenity area
- State-of-the-art fitness center & owners lounge
- Luminous Lobby Lounge furnished with curated pieces offering comfort and luxury in equal measure
- A pet-friendly community
- Event room with catering kitchen
- Private storage lockers for all owners

## 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*
- Easy access to Fort Lauderdale-Hollywood International Airport, Miami International and Palm Beach International
- 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

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