

# 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

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

305 Briny Avenue, Pompano Beach, Florida 33062



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.