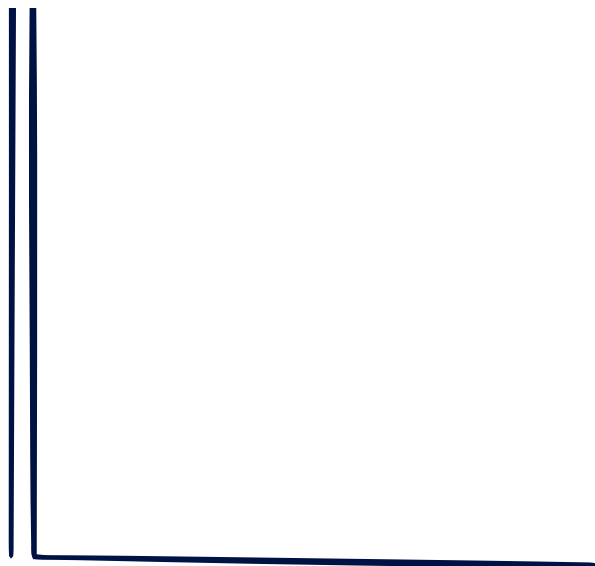


WALDORF ASTORIA®  
RESIDENCES • POMPAÑO BEACH

PURCHASER'S GUIDE



# A MODERN MUSE FOR AN OCEANFRONT LEGACY

🏠 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

The Condominium is also known as 1350 S Ocean Condominium



EXTERIOR  
Artist's conceptual rendering; surrounding buildings, landscaping, and landmarks modified or omitted.



## AN ARRIVAL OF THE EXTRAORDINARY

WALDORF ASTORIA RESIDENCES POMPAÑO BEACH

Waldorf Astoria Residences Pompano Beach sets the standard for unforgettable experiences, world-class luxury, and sincerely elegant service. Both desired and inspired, a beacon of sophistication that takes cues from the grandeur of the Atlantic, the legacy of Waldorf Astoria, and the tranquility of Pompano Beach. Our boutique-style property is the first stand-alone Waldorf Astoria residence, becoming an instant muse for oceanfront living.





WALDORF ASTORIA  
RESIDENCES POMPAÑO BEACH  
IS THE ULTIMATE IN LUXURY,  
WITH EVERY DETAIL  
PERFECTLY CONSIDERED.



## OVERVIEW

28 STORIES | 92 RESIDENCES | 2 OCEANFRONT ACRES

### LOCATION

1350 South Ocean Boulevard, Pompano Beach, Florida 33062

STARTING FROM \$2.5M

01	4 Bedroom, 4.5 Bathroom + Den	3,504 SF
02	3 Bedroom, 3.5 Bathroom + Den	2,881 SF
03	4 Bedroom, 4.5 Bathroom + Den	3,557 SF
04	2 Bedroom, 2.5 Bathroom + Den	2,097 SF

### VISIONARIES

Related Group & Merrimac Ventures

### ARCHITECT DESIGNED BY

Nichols Architects, in collaboration with KORA Architects

### INTERIORS DESIGNED BY

BAMO

### LANDSCAPE DESIGNED BY

Enea Garden Design

200 LINEAR FEET OF PRIVATE BEACHFRONT ACCESS

### 12,000 SF OF INTERIOR AMENITY PROGRAM

- 19 Resident boat slips available for purchase & one courtesy dock
- Private oceanfront pool with designer cabanas
- Beachside designer cabanas
- Signature dining and lounge experience

### DEPOSIT STRUCTURE

- 20% Contract
- 10% Groundbreaking
- 5% Top-off
- 65% Closing

### MAINTENANCE

Estimated with reserves	\$1.74/ft
Estimated without reserves	\$1.61/ft

All square footages stated herein are approximate.





## RESIDENCE FEATURES

Waldorf Astoria is the standard for those who understand unforgettable experiences, world-class luxury, and sincerely elegant service. This makes our 92-residence property in the rapidly evolving luxury environment of Pompano Beach, a highly desirable and exclusive boutique-style residence.

### THE RESIDENCES

- Private elevator and entry foyer for each residence
- Stunning ocean and intracoastal views
- Private balconies for all residences up to 10ft deep
- Powder room, den, and laundry rooms available in each residence
- Smart Home capability with high-speed internet and Wi-Fi

### KITCHENS

- Gourmet kitchen with custom Italian cabinetry designed by BAMO
- Natural stone countertops and backsplashes
- Fully integrated Sub-Zero and Wolf appliance packages

### INCLUDING:

- Integrated refrigerator
- Integrated freezer
- Integrated wine refrigerator (full height)
- Built-in coffee system
- Convection oven
- Speed oven
- Integrated dishwasher
- 5-Burner cooktop
- Dornbracht plumbing fixtures

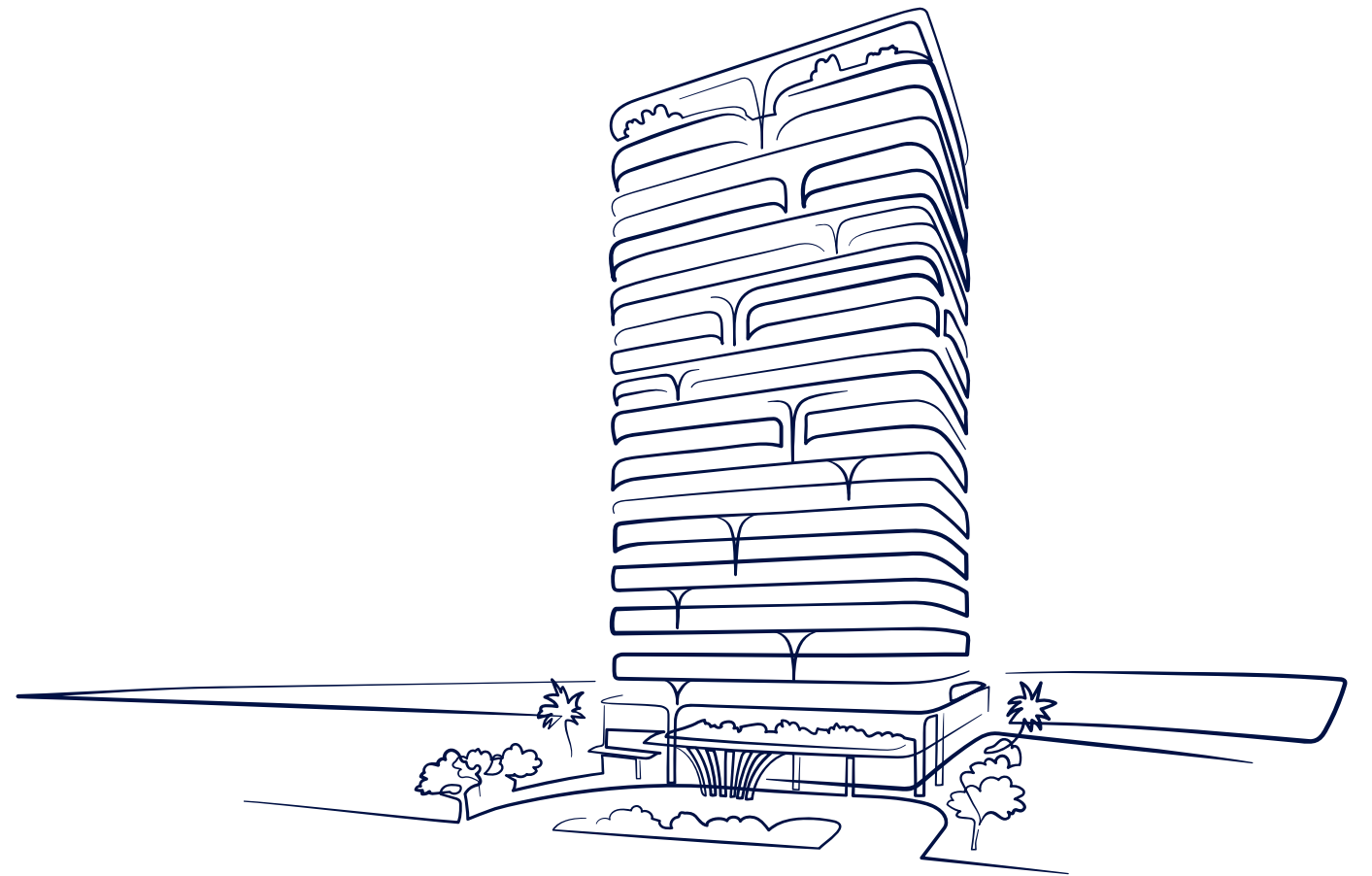
### PRIMARY BATHROOMS

- Floor-to-ceiling marble-clad walls with terrazzo flooring
- His & hers Italian vanities with stone tops and Dornbracht fixtures
- His & hers integrated medicine cabinets
- Walk-in showers with his & hers shower systems
- Custom freestanding bathtub designed by BAMO
- Private water closets with Toto toilets



PRIMARY BATHROOM  
Artist's Conceptual Rendering

FLOORPLANS



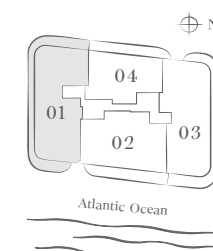


## RESIDENCE 01

4 BEDROOM, 4.5 BATHROOM + DEN

INTERIOR: 3,504 SF  
EXTERIOR: 1,156 SF\*  
TOTAL: 4,660 SF

\* Balcony designs and areas vary from floor to floor.  
Floor 8 shown for illustrative purposes.



RELATED



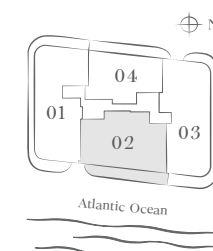
ⓘ The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for setbacks, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2023 © 1350 POMPANO DEVELOPER, LP, with all rights reserved.

## RESIDENCE 02

3 BEDROOM, 3.5 BATHROOM + DEN

INTERIOR: 2,881 SF  
EXTERIOR: 654 SF\*  
TOTAL: 3,535 SF

\* Balcony designs and areas vary from floor to floor.  
Floor 8 shown for illustrative purposes.



RELATED



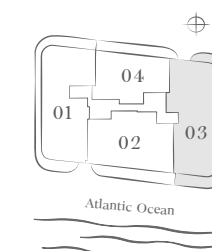
ⓘ The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for setbacks, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2023 © 1350 POMPANO DEVELOPER, LP, with all rights reserved.

## RESIDENCE 03

4 BEDROOM, 4.5 BATHROOM + DEN

INTERIOR: 3,557 SF  
EXTERIOR: 1,074 SF\*  
TOTAL: 4,631 SF

\* Balcony designs and areas vary from floor to floor.  
Floor 8 shown for illustrative purposes.



RELATED



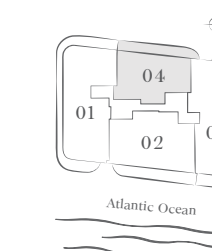
ⓘ The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for setbacks, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2023 © 1350 POMPANO DEVELOPER, LP, with all rights reserved.

## RESIDENCE 04

2 BEDROOM, 2.5 BATHROOM + DEN

INTERIOR: 2,097 SF  
EXTERIOR: 505 SF\*  
TOTAL: 2,602 SF

\* Balcony designs and areas vary from floor to floor.  
Floor 8 shown for illustrative purposes.



RELATED



ⓘ The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for setbacks, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2023 © 1350 POMPANO DEVELOPER, LP, with all rights reserved.



## AMENITIES

From the beginning, Waldorf Astoria has created unforgettable moments for our residents and guests by continuously reimagining modern-day luxury. We make every occasion and gathering a celebration that feels warm and personal. At Waldorf Astoria Residences Pompano Beach, we craft experiences that reflect the fabric of our oceanfront destination.

- Breathtaking oceanfront location directly on the sand with private beach access
- Unprecedented 20,000 SF pool deck and private resident cabanas with direct ocean views, spa, dining lounge, outdoor bar, summer kitchen, and tranquil sun deck
- Curated lobby with impressive porte-cochere drop-off experience
- Legendary Waldorf Astoria Peacock Alley
- State-of-the-art fitness and movement studio
- Exclusive beachside café with inspired seasonal fare
- Wellness center with massage treatment room, his/her sauna, and steam room
- Waldorf Astoria signature restaurant and bar
- Contemporary billiards and entertainment lounge
- Innovative multi-sport simulator room with VR gaming
- Imaginative children's entertainment center
- Dedicated electric vehicle charging stations
- Private oceanfront cabanas available for purchase

### OFF-SITE AMENITIES

- World-class marina available with dedicated concierge team
- Resident Yacht Club Membership available



WELLNESS TREATMENT ROOM  
Artist's Conceptual Rendering

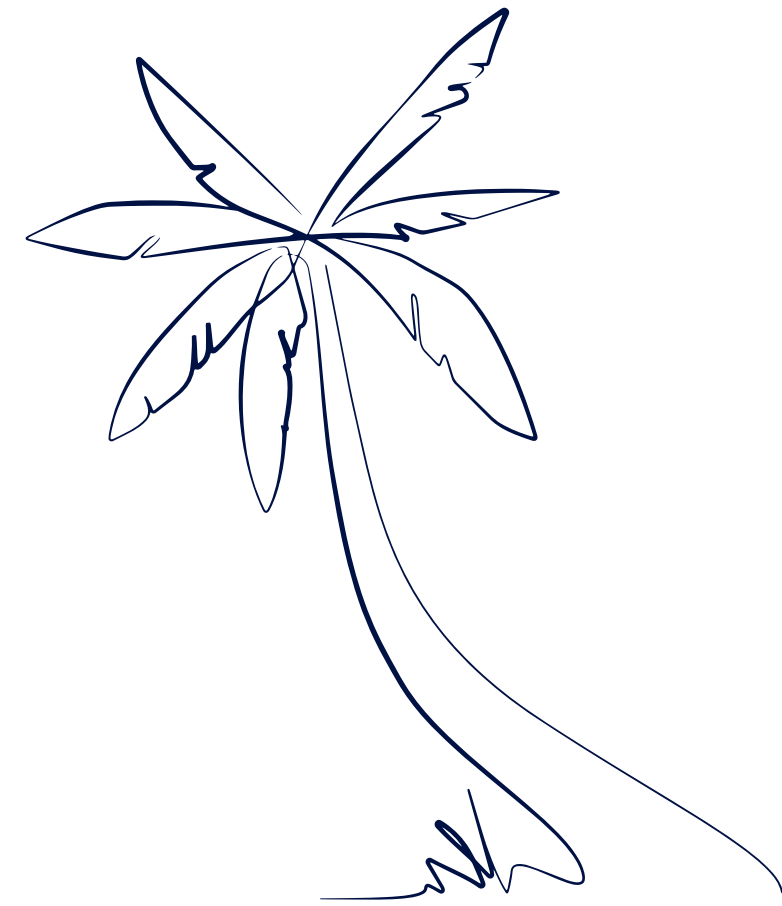


OCEANFRONT POOL  
Artist's Conceptual Rendering





OCEANFRONT POOL AND LOUNGE  
Artist's Conceptual Rendering









DEDICATED TO ENHANCING  
THE LIVES OF RESIDENTS  
THROUGH DISCERNING  
TASTE AND VISION.

## SERVICES

The Waldorf Astoria brand shifts the Pompano Beach narrative further into the luxury space. As an iconic brand synonymous with excellence, Waldorf Astoria brings a grandeur that elevates the location beyond any other in the market.

### STANDARD SERVICES

- Waldorf Astoria Personal Concierge
- A private account for each resident with signing privileges for hotel services and outlets (charges to the personal account are settled monthly with each resident)
- Dedicated on-site Director of Residences
- 24-Hour security
- 24-Hour reception
- Doorman and bellman services
- Valet parking
- 24-Hour emergency maintenance response with 15-minute complimentary service
- Parcel receiving and delivery to residence
- Signature brand experience operation of amenities and common areas, as well as community events
- Professional management of all facilities, including cleaning and maintenance

### WALDORF ASTORIA SIGNATURE OWNER BENEFITS

Purchasers of a Waldorf Astoria branded residence benefit from an array of perks, including:

Hilton Honors® Diamond status for length of ownership (Diamond Honors® status of up to two accounts for the initial unit purchaser(s) for duration of unit ownership; status is non-transferable.)

### DIAMOND BENEFITS INCLUDE:

- 100% elite bonus points
- 5th reward night free
- 48-Hour room guarantee
- Late check-out and more

- Worldwide residential owner discounted rate on the best available rate for hotel rooms (Best available rate as available on Hilton.com)
- Dedicated Hilton concierge for travel assistance
- Discounted pricing on Waldorf Astoria home collection at [shopwaldorfastoria.com](http://shopwaldorfastoria.com)
- Bespoke program of home property discounts and value-added benefits







## WALDORF ASTORIA

BRAND PARTNER

Waldorf Astoria Hotels & Resorts is a portfolio of more than 30 iconic hotels along with 10 residential properties, each providing a unique sense of place with a relentless commitment to elegant service, one-of-a-kind experiences, and culinary expertise in landmark destinations around the world. Inspired by their timeless environments and sincerely elegant service, Waldorf Astoria delivers effortless experiences, creating a true sense of place through stunning architecture, refined art collections, Michelin-starred dining concepts, and elevated amenities. Waldorf Astoria is part of Hilton, a leading global hospitality company. Hilton's worldwide branded residential portfolio consists of 35 properties, with an additional 25 properties in the pipeline at various stages of development.





## RELATED GROUP

### VISIONARY

Established in 1979, The Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real-estate conglomerates. Since its inception, the privately held company has built, rehabilitated, and managed over 100,000 condominium, rental, and commercial units. The firm is one of the largest Hispanic-owned businesses in the United States with a development portfolio in excess of \$40 billion in 40+ years.

The Related Group has earned awards and recognition throughout the United States and internationally for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers, and affordable properties – often in emerging neighborhoods that impact the lives of all demographics. The Related Group has redefined real estate by diversifying both its products and buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes.

TIME Magazine named the Founder, Chairman, and CEO of The Related Group, Jorge M. Pérez, one of the top 25 most influential Hispanics in the United States. Currently, The Related Group has over 70 projects in varying phases of development. In addition, Pérez and The Related Group boast one of the most extensive, private international contemporary art collections in the world, one in which each piece is carefully selected by our full-time curators in order to achieve the perfect balance of nature, art, and design.



RELATED GROUP  
Auberge Beach Residences Spa, Fort Lauderdale





MERRIMAC VENTURES  
Four Seasons Hotel And Residences Fort Lauderdale

## MERRIMAC VENTURES

### VISIONARY

Merrimac Venture's primary focus is on prime resort and mixed-use development but also has extensive investments in multi-family residential, condominiums, retail, and office.

Partners in Merrimac Ventures hold assets of over \$3B in projects, including Miami Worldcenter, the Four Seasons Hotel and Private Residences Fort Lauderdale, The Gale Boutique Hotel and Residences, Paramount Fort Lauderdale Beach, Broadstone Oceanside in Pompano Beach, and the Flagler Village Hotel, among others.





# NICHOLS

ARCHITECT

Nichols is a leading Miami architecture firm specialized in creating iconic hospitality, commercial, and residential projects that inspire wonder and shape communities. Founded in 1967, their vision and building expertise have influenced the transformation of Miami's modern architectural aesthetic and cemented our legacy of innovation in the region.

For over 50 years, Nichols' vision and building expertise have influenced the transformation of Miami's modern architectural aesthetic and cemented our legacy of innovation in the region. Their work has been internationally recognized in the planning and architectural design of mixed-use centers and world-class hotels and resorts, as well as high-end residential, commercial, and retail.

Nichols' project experience includes resort and urban hotels, condo hotels, office buildings, high-rise residential, retail facilities and mixed-use developments that are located throughout the United States, the Caribbean and Bahamas, Central America, South America, and Mexico.







ENEA  
Residence - Canton of Zug, Switzerland

## ENEA GARDEN DESIGN

LANDSCAPE ARCHITECT

Enea is one of the world's leading Landscape Architecture firms. The firm's staff of approximately 200 people is comprised of a multi-disciplinary team of professionals, with backgrounds in Landscape Architecture, Architecture, Interior Design, Technical Design, Engineering, Construction, and Botany. These diverse team members come from over 10 countries, speak more than 15 languages, and bring to Enea a global perspective in Landscape Architecture and design.

The firm is widely known for its ability to deal with the complex design and construction of a variety of projects, including private gardens and terraces, restaurants, hotels and resort environments, corporate gardens, public parks, as well as golf courses. The unique strength of the company lies in its capacity to offer its clients a complete in-house service package, inclusive of the total realization and implementation of a project. Enea begins its work with the planning and construction phases, the design and installation of irrigation and lighting systems, comprehensive garden care, and finalizes each project with the furnishings of the gardens. Enea can offer its clients services that are second-to-none.



## BAMO

INTERIOR DESIGNERS

For thirty years, BAMO has created captivating environments that flow, function, and make people feel welcome, at ease, and inspired to live – and to dream – more fully.

BAMO engages clients graciously, listening for the unspoken needs beneath their stated desires. Speaking to the psyche through the senses, and building in layers of meaning, they create true havens: places apart from the everyday. Their interpretive skill is matched by the rigor, expertise, and ingenuity they bring to seeing projects through to completion. This is why hospitality, residential, and corporate clients around the world trust BAMO to bring their visions to life.









## RESIDENCES

1350 South Ocean Boulevard  
Pompano Beach, FL 33062

Inquire – 786.222.3000



**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

The Waldorf Astoria Residences Pompano Beach ("Condominium") is developed by 1350 Pompano Developer, LP ("Developer"). Waldorf Astoria is a registered trademark of Hilton International Holding LLC, an affiliate of Hilton Worldwide Holdings Inc. (together with its affiliates, "Hilton"). The Waldorf Astoria Residences Pompano Beach are not owned, developed, or sold by Hilton, and Hilton does not make any representations, warranties, or guarantees whatsoever with respect to the Waldorf Astoria Residences Pompano Beach or the related development project. The Developer uses the Waldorf Astoria brand name and certain Waldorf Astoria trademarks (the "Trademarks") under a limited, non-exclusive, non-transferable license from Hilton. The license may be terminated or may expire without renewal, in which case the Waldorf Astoria Residences Pompano Beach will not be identified as a Waldorf Astoria branded project and the Developer will not have any rights to use the Trademarks. Developer also uses the marks of The Related Group and Merrimac Ventures pursuant to a license agreement; however, The Related Group and Merrimac Ventures is not the Developer. There is no guarantee of any view or of any proposed amenities, artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants will be available as depicted or at all upon, or following, the completion of the Condominium. Floor plan renderings are not a representation of the use of space and may depict fixtures and furnishings not included with purchase. The Developer is not incorporated in, located in, nor a resident of New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, a condominium unit to residents of New York or to residents of any other jurisdiction were prohibited by law. Consult the Prospectus of Developer to understand the amenities, proposed budget, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular condominium assessments and to understand what amenities require additional fees or payments. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the respective developer unless otherwise credited. 2023 © 1350 POMPANO DEVELOPER, LP, with all rights reserved. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus.



