



A PRIVATE OCEANFRONT SANCTUARY OF STYLE

28 exquisite oceanfront residences rising to the clouds—designed with a single residence per floor. Nestled on a stunning stretch of Pompano Beach, appointed with oversized wraparound terraces, lush gardens, and a suite of unmatched amenities—ARMANI/CASA Residences is a private sanctuary of incomparable style, discreet luxury, and extraordinary ocean panoramas.

THE FEATURES

19 stories in two architecturally modern towers
28 singular oceanfront residences, one per floor
Two dedicated parking spaces for every residence
Three dedicated parking spaces for each penthouse residence
Security and full-service concierge
Electric vehicle charging stations
Smart package and mail room

THE AMENITIES

Expansive resort-style pool with cabanas, lounge seating, and sundeck
45-foot oceanfront lap pool
Outdoor summer kitchen with bar and beverage center
State-of-the-art fitness center with Technogym equipment for boxing, weight training, and cardio training, alongside dedicated yoga and Pilates areas
World-class spa for self-guided wellness journeys including sauna, steam room, hammam, a cold plunge, and lush meditation garden
Private lounge for personal beauty and wellness appointments
Experiential children's playroom
Executive business lounge with meeting space and AV connectivity
Media room with golf simulator and virtual gaming
Wet storage for watersport accessories, kayaks, paddleboards, and more

THE INTERIORS

Expansive wraparound terraces with panoramic water views
Dedicated private foyer with grand double-door entry
Soaring 10' ceilings and floor-to-ceiling windows
Primary bedrooms appointed with custom-finished walk-in closets by Molteni Dada, lounge space, and curated midnight bar with beverage center
Curated eat-in kitchens with European quartz and stone countertops
Custom European ARMANI/CASA kitchen cabinetry
Designer appliances including refrigerator & freezer, wine cooler, induction cooktop, ventilation hood, convection oven, microwave, and dishwasher
Spa-inspired baths featuring oversized rain showers with sitting bench, separate WCs, spacious European vanities, elegant free-standing soaking tubs, and fixtures by ARMANI/CASA
Fully integrated smart lighting and home systems
Wired for high-speed fiber optic WiFi
In-residence laundry room with washer and dryer
Chef-style summer kitchen with sink, electric range, and beverage center

NATURE FIRST

Surrounding the Residences, an impeccably landscaped open-space park by renowned firm West 8 leads to the ocean, framing the sea and horizon beyond.

THE TEAM

A strong partnership built on vision, experience and time-tested leadership, and an unprecedented collaboration of leading developers and the iconic ARMANI/CASA.

INTERIOR DESIGN

ARMANI/CASA

With high style design by ARMANI/CASA, interiors are defined by simple lines and perfect proportions, sublime materials, finishes, and textiles. The ARMANI/CASA collection of meticulously detailed residences now extends from Pompano Beach to Sunny Isles, London, Manila, Beijing, Tel Aviv, Istanbul, Mumbai, and beyond.

ARCHITECTURE

G3 AEC

G3 AEC provides architecture, planning, and interiors services for developers, national retail tenants, hospitality flags, and municipalities. With years of experience across real estate, the firm provides full architectural services for conceptual site and master planning, programming, and architecture and design for a suite of projects across South Florida and beyond.

LANDSCAPE

WEST 8

West 8 is an urban planning and landscape architecture firm founded by Adriaan Geuze and Paul van Beek in Rotterdam, Netherlands in 1987. It is world-renowned for its contemporary designs and innovative solutions to urban planning problems using lighting, metal structures, and color. Their visionary expertise in landscape and urban design has seen them complete projects such as Governors Island in New York, the Houston Botanic Garden, Miami Beach Soundscape, North Shore Open Space Park, Waterfront Toronto, Madrid RIO, and many, many more.

DEVELOPMENT

SP DEVELOPMENT

Founded by Tomas Sinisterra two decades ago, SP Development is an established developer with a record 25,000 units completed across Texas, Georgia, and Florida. The company also has an established property management business in five states. With a passion for Italian design, Tomas has seamlessly blended his engineering background with development experience to set the bar in South Florida for creating masterpieces.

GCF DEVELOPMENT

GCF Development, founded by Peter Jago and Charles Abele, has a remarkable record exceeding \$6 billion in real estate developments across the United States and abroad. The firm's excellence shines through their portfolio of over 30 residential high-rises, mixed-use developments, and luxury resort hotels.

VERTICAL DEVELOPMENTS

Vertical Developments is an integrated South Florida-based developer led by Fernando de Nunez and backed by Peruvian-development VYV Grupo Inmobiliario. With a portfolio of \$1.8 billion and 2,285 units in the pipeline, Vertical Developments is building on a track record of excellence in the luxury market with a focus on boutique branded condominiums. For more information, visit www.vertical-developments.com.

WELLDUO

WellDuo is a South Florida development and investment partnership led by industry veteran Eduardo Pelaez Romer. With premiere assets, the portfolio includes residential, multifamily, office, hospitality, retail and industrial in some of the most coveted neighborhoods in Miami. Landmark projects include Mirai in the Miami Design District, designed by the renowned Kengo Kuma. For more information, www.well-duo.com.

SALES & MARKETING

FORTUNE DEVELOPMENT SALES

Fortune Development Sales is the premier on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful luxury projects. Founded in 1983 and led by Edgardo Defortuna, Fortune has 21 offices around the world with over 1,000 associates and a worldwide brokerage network in the Americas and Europe.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions, and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs, and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including the artist's renderings. They should not be relied upon as representations, express or implied, of the final details of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings, and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display, or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to, or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.