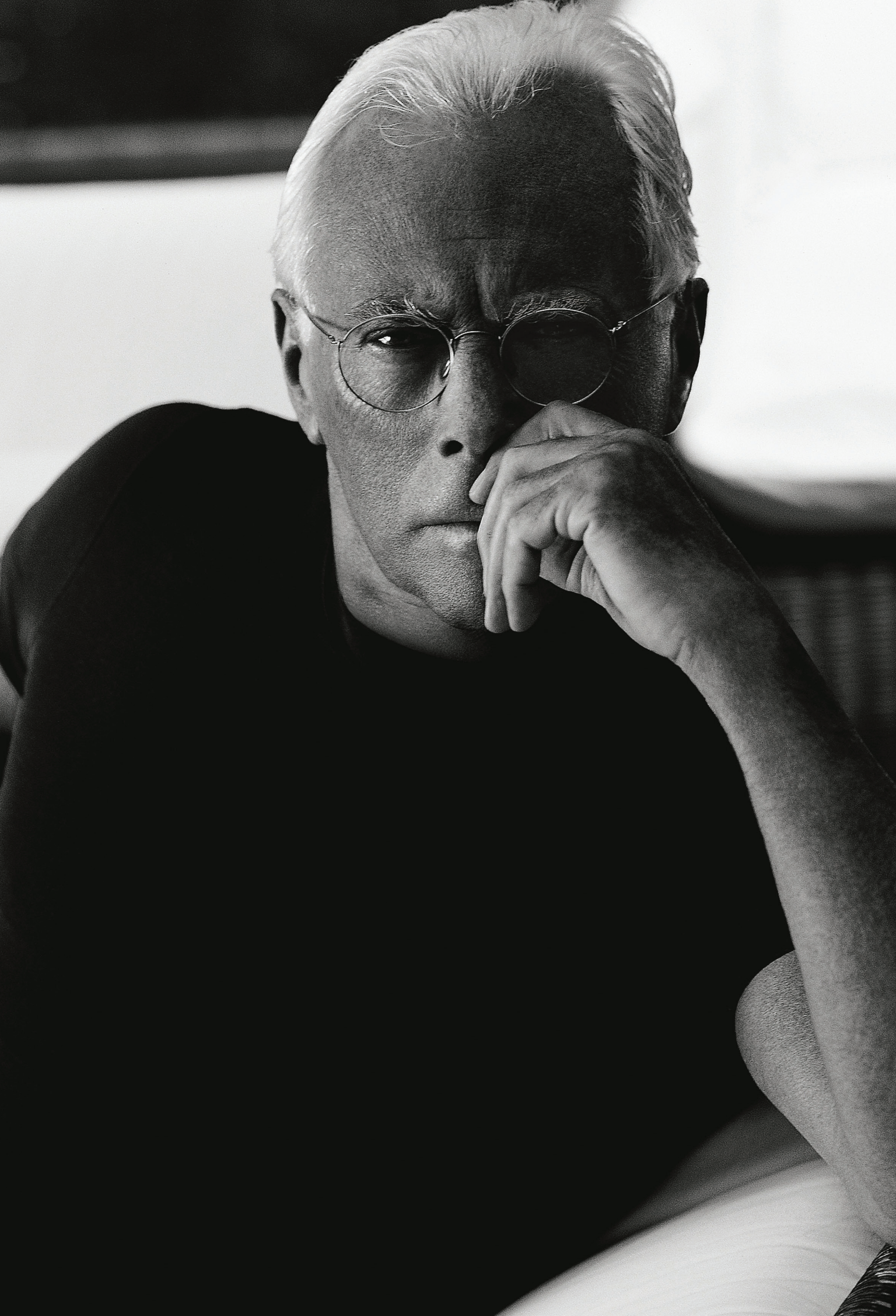




ARMANI / CASA
RESIDENCES
POMPANO BEACH



“THIS NEW RESIDENTIAL PROJECT, THE THIRD IN THE UNITED STATES, IS ONE OF THE MOST EXCLUSIVE OF THOSE I HAVE CARRIED OUT TO DATE. I FOUND THE INTEGRATION BETWEEN THE ARCHITECTURE, THE NATURAL LANDSCAPE, AND THE OCEAN PARTICULARLY INSPIRING, AND I WAS EXCITED ABOUT THE POSSIBILITY OF WORKING FOR A DEMANDING CLIENTELE, BEING ABLE TO CONVEY MY VISION WITH COMPLETE FREEDOM”

Giorgio Armani

The design of the ARMANI/CASA Residences Pompano Beach is defined by simple lines and perfect proportions, sublime materials, finishes, and textiles—a meaningful emblem of iconic design, timeless elegance, and modern luxuries, meticulously detailed and finished.



Artist's Conceptual Rendering

A PRIVATE OCEANFRONT SANCTUARY

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

FEATURES & AMENITIES

Exceptional luxuries designed to enrich every day, all in the privacy of home. As a boutique building, ARMANI/CASA Residences features a curated selection of spaces for living—from dining to entertaining, fitness to relaxation—all with the signature Armani touch.

BUILDING FEATURES

- 19 stories in two architecturally modern towers
- 28 singular oceanfront residences, one per floor
- Two penthouses with two floors, private rooftop terrace & spa pool
- 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 central resort-style pool and jacuzzi with private cabanas, lounge seating, and sundeck
- Covered oceanfront swimming pool with beautiful sunrise views
- State-of-the-art fitness center with Technogym equipment for boxing, weight training, and cardio training alongside dedicated yoga and Pilates area
- World-class spa for self-guided wellness journeys including sauna, steam room, hammam, cold plunge, and lush meditation garden
- Private treatment room for personal beauty and wellness appointments
- Executive business lounge with meeting space and AV connectivity
- Media room
- Wet storage for watersport accessories, kayaks, paddleboards, and more

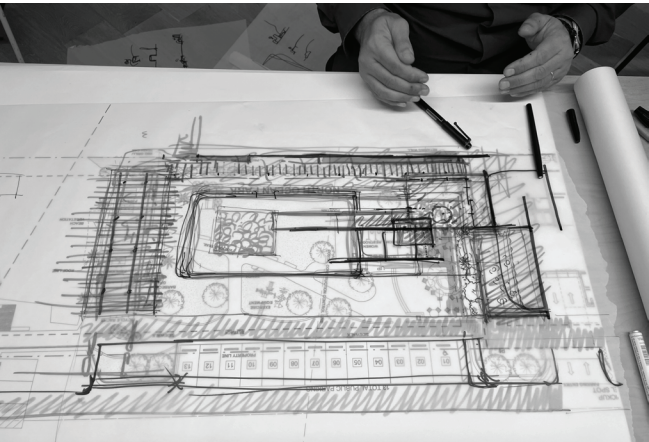
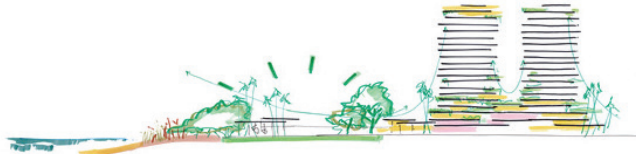
THE INTERIORS

- 360° wraparound terrace with panoramic ocean views
- Two dedicated private elevators in each tower
- Floor-to-ceiling windows
- Molteni European ARMANI/CASA curated eat-in kitchen with European marble countertops
- Gaggenau appliances including refrigerator & freezer, wine cooler, induction cooktop, ventilation hood, convection oven, microwave, and dishwasher
- Spa-inspired primary bath featuring two oversized rain showers, separate WC, spacious Italian vanities, elegant free-standing soaking tub, and fixtures by ARMANI/CASA
- Fully integrated smart lighting and home system
- Wired for high-speed fiber optic WiFi
- In-residence laundry room with washer and dryer



NATURE FIRST

West 8 emphasizes harmonious integration of nature and built environment through innovative design strategies, fostering sustainable landscapes that benefit both ecological health and human well-being.



West 8 Design concepts of The Park



Artist's Conceptual Renderings

The park



↑ *West Palm Beach*

● *Delray Beach*

Boca Raton Airport ✈

● *Boca Raton*

Pompano Beach Airpark Executive Airport ✈



● Hillsboro Inlet Lighthouse

● Pompano Pier

● *Pompano Beach*

Pompano Beach Municipal Golf Course ●

Lauderdale Tennis Club ●

● Coral Ridge Country Club

Fort Lauderdale Executive Airport ✈

● *Fort Lauderdale*

Fort Lauderdale-Hollywood International Airport ✈

● *Hollywood*

● *Aventura*

● *Sunny Isles Beach*

✈ Miami-Opa Locka Executive Airport

● *Design District*

✈ Miami International Airport

● *Downtown Miami*

● *Miami Beach*

● *Brickell*

↓ *Coconut Grove*

ARMANI / CASA

RESIDENCES

POMPANO BEACH

SUNNY SHORES

Discover the unparalleled beauty and leisurely lifestyle that Pompano Beach offers, surpassing even the allure of its neighboring South Florida cities. Here, amidst the tranquil surroundings, lives a sense of harmony that sets it apart, all while connected to destinations like Boca Raton, Palm Beach, Fort Lauderdale, and Miami.

THE SECRET OF THE GOLD COAST

Pompano Beach is an idyllic haven offering a unique blend of tranquility and vibrant coastal living. Stretching over three miles, its beaches, adorned with restored dunes and tree-shaded playgrounds, set the stage for a serene retreat.



Renowned for its exceptional boating and fishing, Pompano Beach boasts an offshore living coral reef that beckons to scuba divers and snorkelers alike. Named after the Pompano fish, which thrives in the warm waters of the Atlantic Ocean, this city embodies the essence of coastal charm.





ARMANI/CASA

SETTING THE STANDARD OF LUXURY

Giorgio Armani's illustrious career spans 50 years in the fashion industry. Since launching his eponymous label in 1975, he has overseen the growth of the brand from signature menswear and womenswear lines to a luxury fashion empire, including Giorgio Armani, Emporio Armani, and Armani/Exchange apparel lines, alongside accessories, footwear, beauty, and home decor.

The Armani Group was founded to promote projects that support social, cultural, and environmental issues. We extend this commitment to ARMANI/CASA Residences, creating thoughtful spaces with meticulously sourced materials, allowing nature to thrive in every space.

ARTISTRY IN EVERY ELEMENT







THE TEAM

DEVELOPMENT

SP DEVELOPMENTS

Founded by Tomas Sinisterra two decades ago, SP Developments 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. For more information, visit www.spdevelopments.com

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 its portfolio of over 30 residential high-rises, mixed-use developments, and luxury resort hotels. For more information, visit www.gcfdevelopment.com

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 has 14 projects in South and Central Florida and is building on a track record of excellence in the luxury market with a focus on boutique branded condominiums. Recent projects include the The Village in Coral Gables and the first-ever ELLE Residences in Edgewater, in partnership with the number one women's lifestyle brand ELLE. 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 premier assets, the portfolio includes residential, multifamily, office, hospitality, retail and industrial in some of the most coveted neighborhoods including Miami Design District, Miami Beach, Wynwood, Fort Lauderdale, and Pompano Beach. Landmark projects include Mirai in the Miami Design District, designed by the renowned Kengo Kuma, and the expansion project of an FBO at FXE airport in Broward. For more information, visit www.well-duo.com

INTERIOR DESIGN

ARMANI/CASA

With a high-style designed 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, Beijing, Tel Aviv, Istanbul, Mumbai, 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.

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

ARCHITECTURE

G3 AEC

G3 AEC provides architecture, planning, and interiors services for developers, national retail tenants, hospitality flags, and municipalities. With years of experience in 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.

SALES & MARKETING

FORTUNE DEVELOPMENT SALES

Fortune Development Sales is the premier, exclusive 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 projects. Led by visionary founder Edgardo Defortuna, Fortune has 21 offices around the world with over 1,000 associates and a worldwide brokerage network, reaching prospective buyers in markets as diverse as South Florida, Manhattan, Buenos Aires, São Paulo, Hong Kong, and Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales, and marketing since 1983.

ARMANI/CASA RESIDENCES
POMPANO BEACH

® WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. 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.

