



## 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.

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### 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.

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**CONTACT:**  
**(305) 494-1767**

**PROPERTY ADDRESS**  
1550 N. OCEAN BOULEVARD  
POMPAÑO BEACH, FL 33062

## 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](http://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](http://www.well-duo.com).

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