



Solemar

POMPANO BEACH

Pure & Extraordinary.

Luxury beachfront living: Pure, Perfect, Paradise.

Spectacular views from the *start*.

Soaring above the Gold Coast of Pompano Beach is SOLEMAR, an exclusive oasis that takes beachfront living to the next level. Perfect simplicity is mixed with refined sophistication at every turn. These breathtaking oceanfront residences, with their modern open layouts, elegant fixtures, unforgettable views and state-of-the-art conveniences, define a new paradigm in magnificent coastal living.

Embracing a lifestyle of privacy and endless experiences are indoor and outdoor spaces designed for residents to connect and unwind in personal

splendor. From the stunning pool decks and curated wine-tasting salon to indulgent wellness treatment rooms, SOLEMAR brings together intimate details with impeccable service to create a luxury destination just steps away from the Atlantic Ocean and Intracoastal. Pompano Beach's newest resort-style residences are a vision turned reality from developer Jorge Pérez, Chairman and CEO of The Related Group; architect Bernardo Fort-Brescia, FAIA Principal of Arquitectonica; and boutique design firm Meyer Davis.





BEAUTIFUL POSSIBILITIES

“
This pure and
uncomplicated
life on the sand
is everything
you dreamed
it would be.”

JORGE M. PÉREZ

South Florida's newest luxury address is *right on the beach*.

SOLEMAR surrounds you with the most extraordinary combination of possibilities. Spend quality time in the gorgeous spaces overlooking the ocean with ample opportunities for intimate, exclusive gatherings. Bask in the sun and take in your direct beach views while relaxing on the pool deck. Unwind as you discover the beautifully appointed wine salon. Stay in shape mentally and physically at the state-of-the-art fitness center with sauna and steam room. Relax on a hammock, enjoy a movie in the screening room or spend time with friends in the residents' lounge...life on the beach is all yours.

Project Features & Amenities

Residence Features

- Flow-through contemporary floor plans featuring floor-to-ceiling windows with breathtaking views of the city, the Atlantic Ocean and the Intracoastal Waterway
- Unobstructed eastern views from all residences
- Oversized terraces with continuous glass railings
- Private elevator access and entry foyers in all units
- Separate service elevators accessible to all residences
- Kitchens designed with Italian cabinetry, stone countertops, Sub-Zero appliances, separate wine-fridge and integrated espresso/cappuccino system
- Spacious and tranquil master bathrooms featuring contemporary finishes, high-end fixtures, beautiful vanities and deep soaking tub
- Laundry room with full-size washer and dryer
- Pre-wired smart home
- Customized password-protected app for smart home management whether at home or away

Resort-Style Amenities

- Personalized concierge services to assist residents
- Sunrise and sunset swimming pools overlooking the Atlantic Ocean and the Intracoastal Waterway, featuring cabanas as well as food and beverage options
- Spa treatment rooms offering on-demand spa services in a tranquil and soothing atmosphere
- Wine-tasting salon
- State-of-the-art fitness center overlooking the tropical poolside sanctuary and ocean
- Club Room with multimedia and gaming table, as well as full catering kitchen
- Open green gathering spaces, including BBQ grills, cozy firepit, relaxing hammock lounge and covered pavilion with bar
- 24/7 valet parking and on-premises security





A HOME THAT INSPIRES

Life as it's meant to be, starting here at home.

Welcome to your very own *beachfront oasis*.

Featuring the finest finishes and the most exquisite views, SOLEMAR is a beachside haven that tastefully combines sleek design and modern comfort against the backdrop of an endless blue horizon. SOLEMAR's beautiful residences offer breathtaking panoramic views from nearly every room. Your new home is spacious, luxurious and simply gorgeous.



ARTIST'S RENDERINGS OF CONCEPTUAL UNIT DESIGN AND VIEW AND BACKGROUND AND SURROUNDING AND NEIGHBORING BUILDINGS MAY VARY.

SEE LEGAL DISCLAIMERS ON BACK COVER



ARTIST'S RENDERINGS OF CONCEPTUAL UNIT DESIGN AND VIEW.

Living Room



ARTIST'S RENDERINGS OF CONCEPTUAL DESIGN

Open Kitchen



ARTIST'S RENDERINGS OF CONCEPTUAL UNIT DESIGN AND VIEW.

Master Bedroom



ARTIST'S RENDERINGS OF CONCEPTUAL UNIT DESIGN AND VIEW.

Master Bathroom

SEE LEGAL DOCUMENTS ON BACK COVER



STUNNING SPACES, ENDLESS OPTIONS

Luxurious beachfront living on their terms.

It's all *here*.

From unforgettable beach views to a stunning pool deck to an enormous 13,000 square-foot terraced green space, SOLEMAR exceeds all of residents' expectations.





ARTIST'S RENDERINGS OF CONCEPTUAL DESIGN AND VIEW; BEACH FRONT IMAGE IS CONCEPTUAL

Oceanview Lobby



ARTIST'S RENDERINGS OF CONCEPTUAL AMENITY DESIGN AND VIEW; BEACH FRONT IMAGE IS CONCEPTUAL AND BACKGROUND AND SURROUNDING AND NEIGHBORING BUILDINGS MAY VARY.

State-of-the-Art Fitness Center



ARTIST'S RENDERINGS OF CONCEPTUAL AMENITY DESIGN AND VIEW; BEACH FRONT IMAGE IS CONCEPTUAL AND BACKGROUND AND SURROUNDING AND NEIGHBORING BUILDINGS MAY VARY.

Beachfront Pool



ARTIST'S RENDERINGS OF CONCEPTUAL AMENITY DESIGN AND VIEW; BEACH FRONT IMAGE IS CONCEPTUAL

Resident Lounge

SEE LEGAL DISCLAIMERS ON BACK COVER



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Wine Room



ARTIST'S RENDERINGS OF CONCEPTUAL AMENITY DESIGN

Screening Room



ARTIST'S RENDERINGS OF CONCEPTUAL AMENITY DESIGN AND VIEW;
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Sunset Amenity Terrace



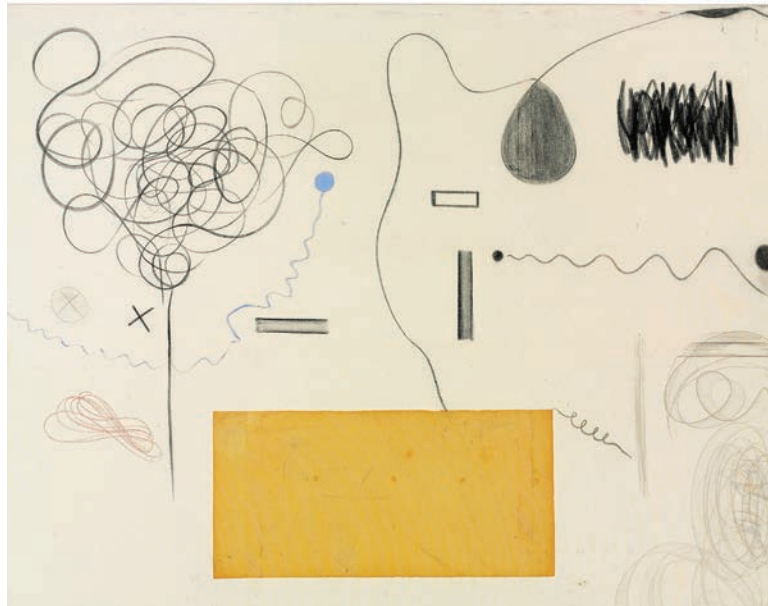
ARTIST'S RENDERINGS OF CONCEPTUAL AMENITY DESIGN AND VIEW;
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Sunset Pool

SEE LEGAL DISCLAIMER FOR BLACK COVER



Marc Quinn (b. 1964, United Kingdom) At the Far Edges of the Universe, 2010. Seven digital pigment prints in colors. 27.5 x 41 inches each



Christian Rosa (b. 1982, Brazil) Untitled, 2013. Oil stick and graphite on canvas. 78 3/4 x 94 1/2 inches



Dan Rees (b. 1982, United Kingdom) Artex Painting, 2013. Oil on canvas. 119 x 159 inches



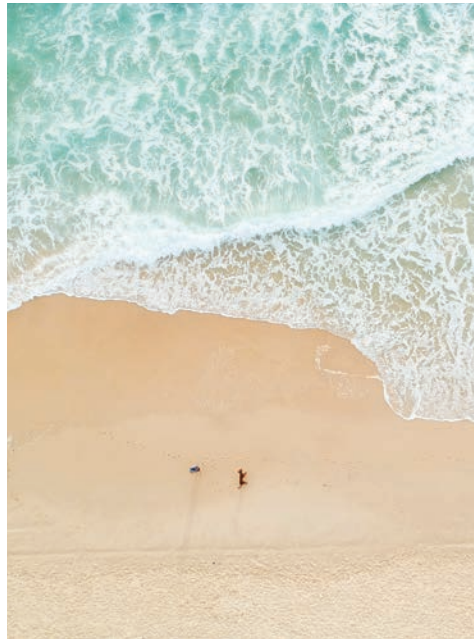
Maripaz Jaramillo (María de la Paz, b. 1948, Colombia) Ellas, 2010. Acrylic on canvas. 47 1/5 x 23 3/5 inches



IMMERSED IN ART

“
Original
museum-quality
works of art
infuse Solemar
with beauty,
energy
& sophistication.”

JORGE M. PÉREZ



THE HEART OF THE GOLD COAST

Pompano Beach Reimagined

Pompano Beach offers an ideal mix of serenity, sophistication and action. Gorgeous views from the pier and the beach present themselves at every turn. From canopied walkways, playground areas and outdoor gyms to an expansive beachside promenade, Pompano Beach, now dubbed “South Florida’s newest dining and recreation destination,” is a beautiful natural—and cultural—wonderland that’s now entering a new and exciting renaissance period.

With a prime location just north of Fort Lauderdale in the middle of South Florida’s iconic Gold Coast, Pompano Beach is also convenient to just about everything. Just 20 minutes from Las Olas Boulevard and its amazing choices of sidewalk cafés, restaurants, galleries and boutiques, Pompano Beach allows for easy access to the “Venice of America” with its gorgeous canals and waterways. Nearby to the north is Boca Raton, a highly sought-after destination recognized for its historic setting, beautiful beaches, fantastic shopping, lush golf courses and high-end restaurants.

When residents are ready to venture out closer to home, a stunning 18-hole Greg Norman-designed golf course, Whole Foods Market and a range of retail options help ensure that every convenience is easily within reach. On the cultural front, an exciting new creative arts district is being planned and enhancements to the Pompano Beach Cultural Center are also in progress. In addition, the Pompano Beach Fishing Village, a newly-opened walkable beach front development located right on the ocean, is part of an amazing beach front project that includes dune restoration, new beach pavilions, an interactive fountain and 650+ new parking options. Fun restaurants, shopping options and a Hilton-brand hotel are also in various stages of roll-out now and into the next few years.

Best of all, there is a luxurious and full sense of peace, serenity and seclusion at SOLEMAR.

Ideally located. *Perfectly situated.*

Endless possibilities are only minutes away in every direction.



FT. LAUDERDALE-HOLLYWOOD
INTERNATIONAL AIRPORT

DOWNTOWN
FT. LAUDERDALE

LAS OLAS
BLVD.

FISHING
VILLAGE

E. ATLANTIC BLVD.

POMPANO BEACH
PIER

POMPANO BEACH
AIRPARK

POMPANO BEACH
GOLF COURSE

HILLSBORO
INLET & PARK

THE HILLSBORO
CLUB



Auberge Beach Residences & Spa, Fort Lauderdale, Florida



Park Grove, Coconut Grove, Florida



Paraiso District, Miami, Florida



Residences by Armani Casa, Sunny Isles Beach, Florida



SLS Lux, Miami, Florida



VISION LEADS THE WAY



Jorge M. Pérez

Founder, Chairman & CEO, The Related Group

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 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.



ARTIST'S RENDERINGS OF CONCEPTUAL DESIGN



ARQUITECTONICA

Bernardo Fort-Brescia FAIA Principal, Arquitectonica

Arquitectonica is an international architecture, landscape architecture, interior design and urban planning corporation headquartered in Miami, Florida's Coconut Grove neighborhood. Arquitectonica began in 1977 as an experimental studio founded by Peruvian architect Bernardo Fort-Brescia, Laurinda Hope Spear, Andrés Duany, Elizabeth Plater-Zyberk and Hervin Romney. Today, the firm is still led by Bernardo Fort-Brescia and Laurinda Hope Spear, and has designed such famous buildings as the Banco de Crédito Headquarters, in Lima, Peru, Atlantis Condominium in Miami, The Pink House in Miami, the American Airlines Arena in Miami and the Westin Hotel and entertainment complex in New York, amongst many others.



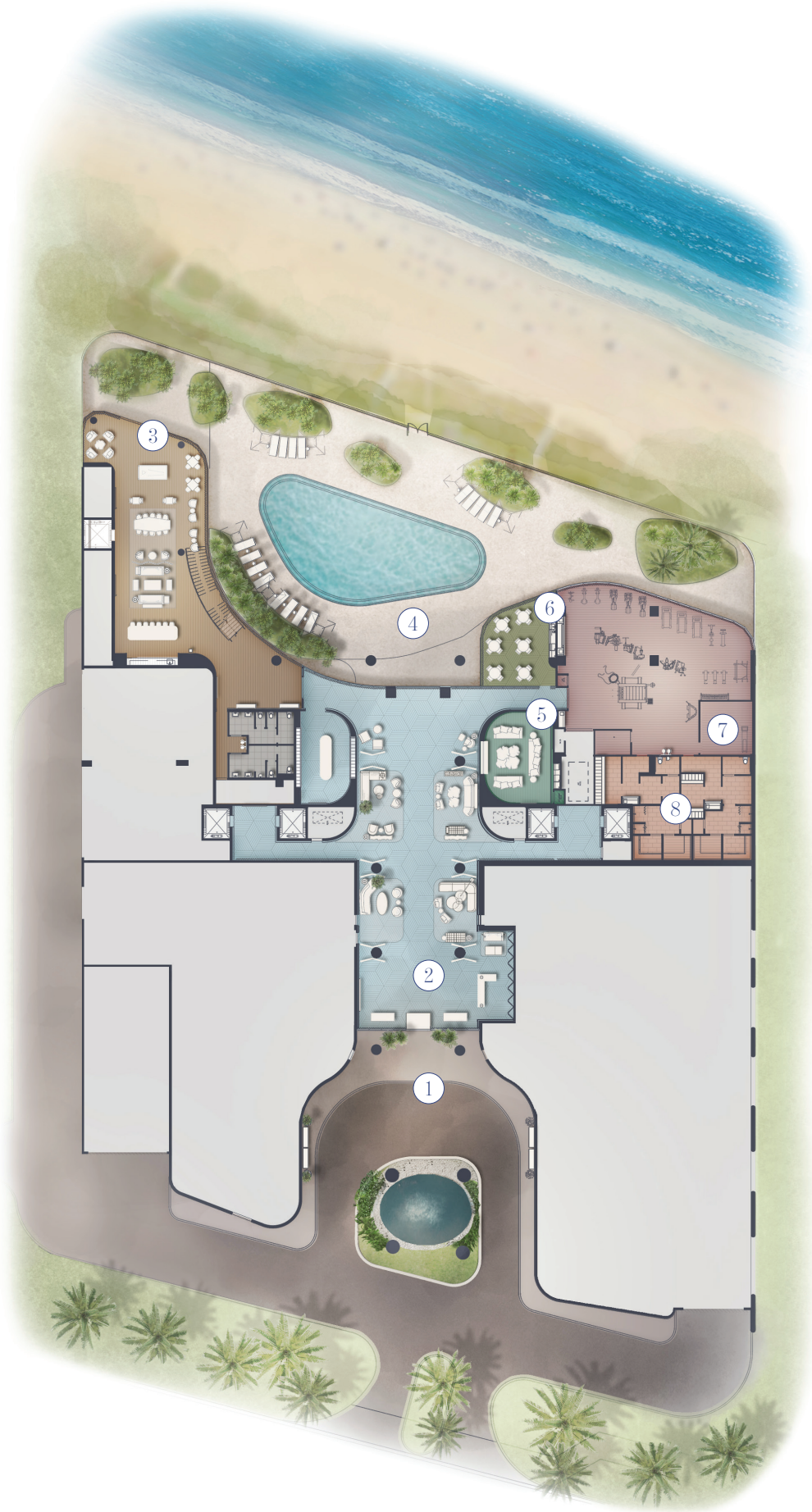
Will Meyer & Gray Davis Co-founders, Meyer Davis

Meyer Davis is a globally recognized multi-disciplinary design studio best known for their work in residential, hospitality, retail and workplace interior design. Founded in 1999 by Will Meyer and Gray Davis, the studio now boasts offices in New York City, Los Angeles, Miami and London, and has led the way in high-end commercial and residential design practices throughout the U.S. and abroad.

Meyer Davis designs seamless physical experiences tailored to their client's individuality, combining principles of great design with a clear vision for the experience they seek to create. Meyer Davis' public projects boast a welcoming, residential quality, and the studio's residential work offers a generous warmth and comfort. For over twenty years, the studio has become a definitive fixture in the design world, winning numerous industry awards and designing on behalf of luxury brands and luminaries clients across the globe. Meyer Davis believes that great design works on multiple levels, weaving together bold design moves and striking details to ensure that each project makes an immediate and lasting impact. Recent projects include the storied Rosewood Little Dix Bay resort in British Virgin Gorda, Four Seasons Arion in Athens, Greece, and Harrod's Brasserie at the famed London department store.

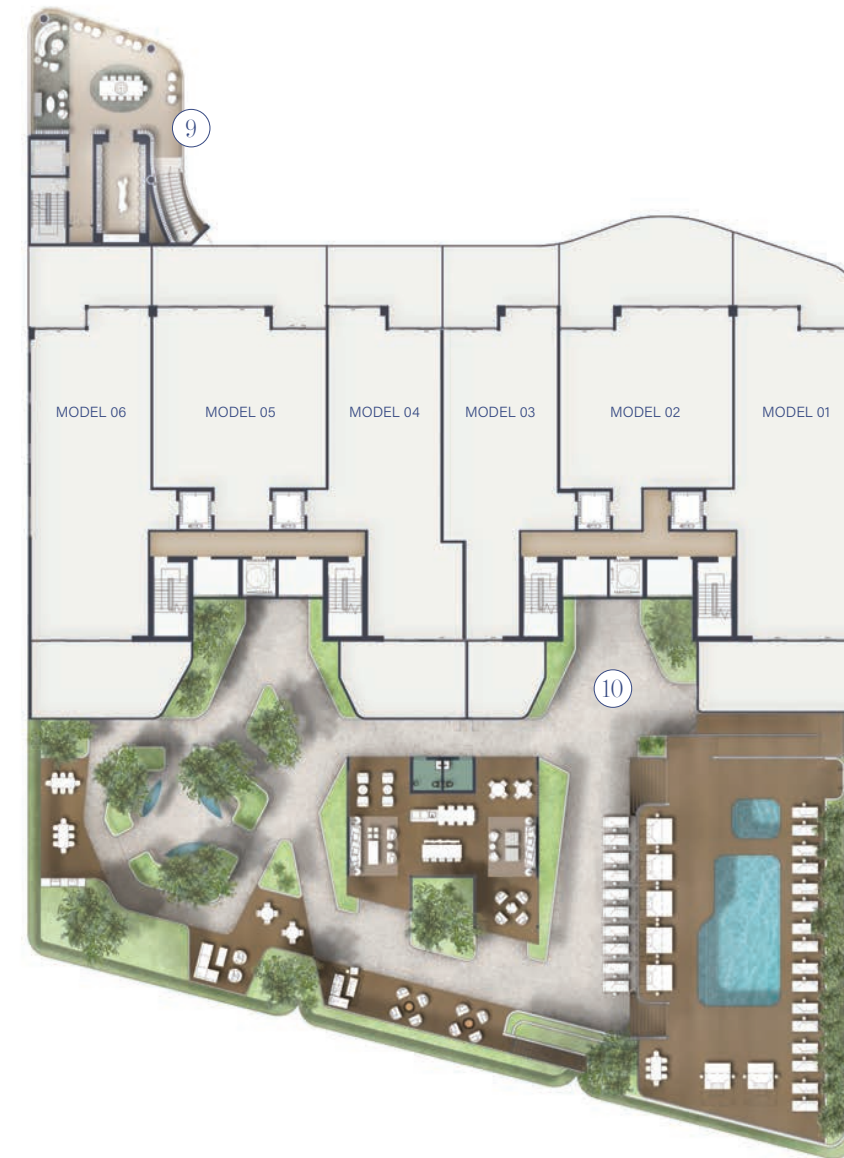
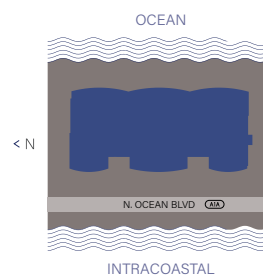


RESIDENCE FLOOR PLANS



Level One

- 1. Grand Porte-Cochère
- 2. Oceanview Lobby
- 3. Resident Lounge
- 4. Beachfront Pool
- 5. Screening Room
- 6. Breakfast Café
- 7. State-of-the-art Fitness Center
- 8. Spa Rooms



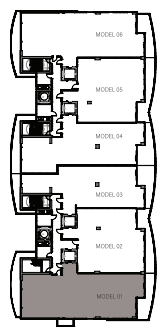
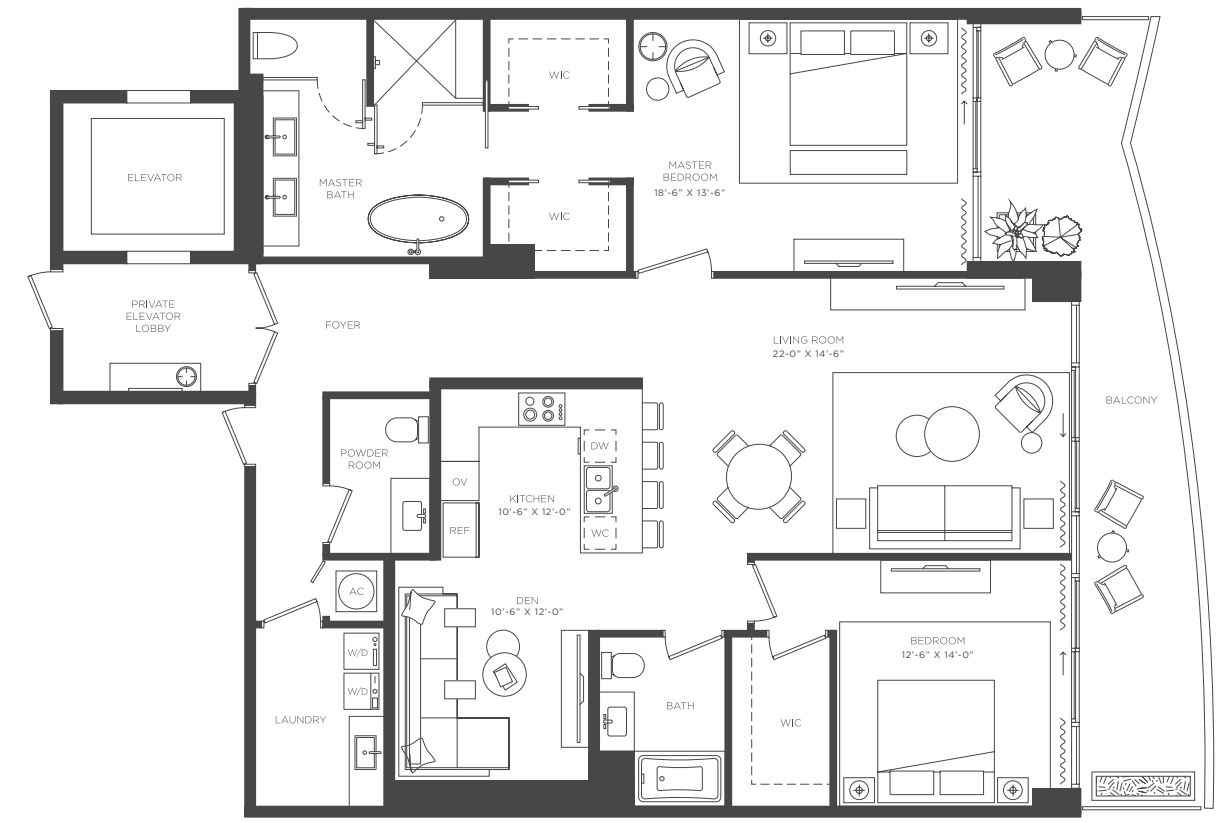
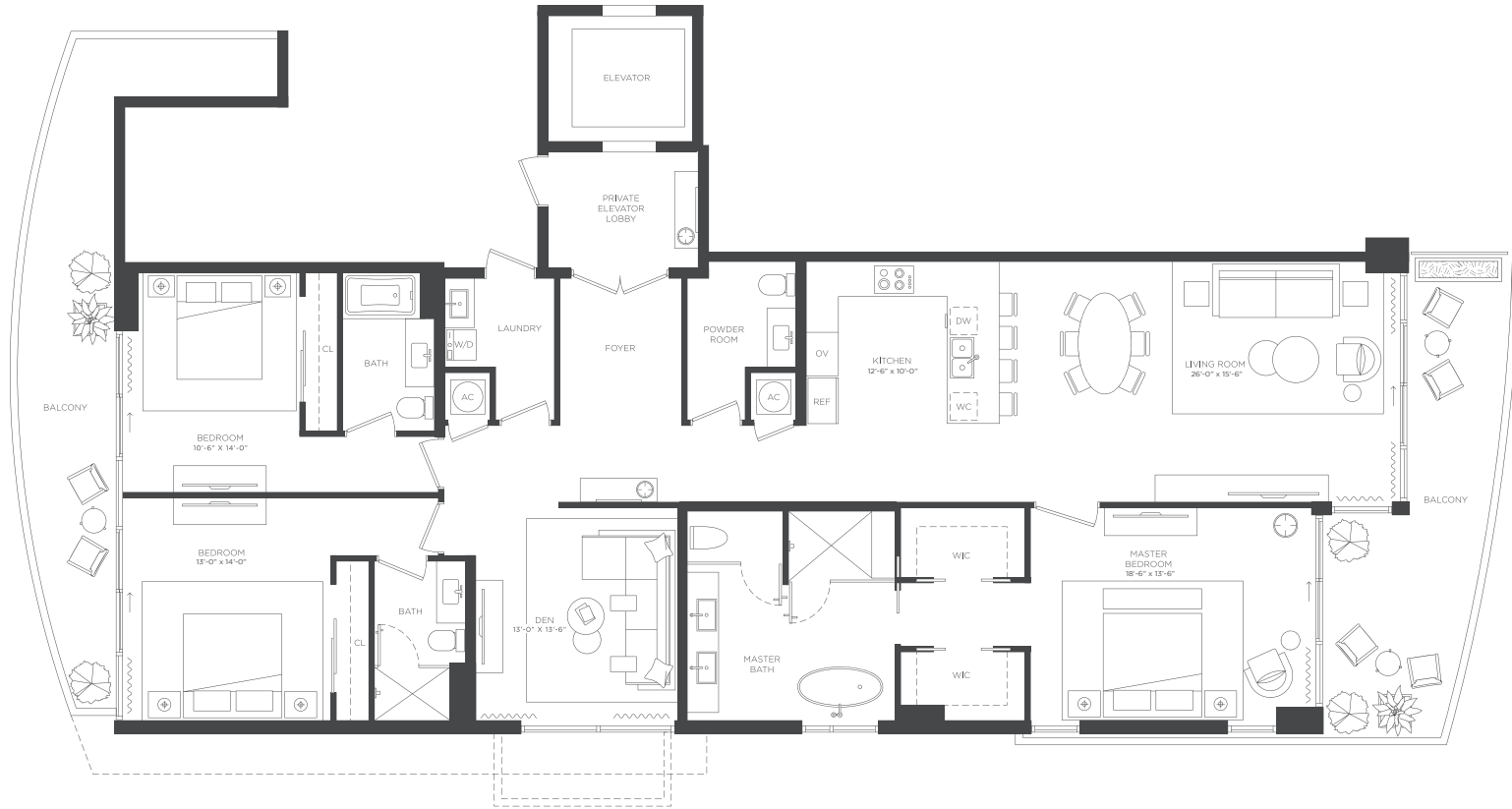
Level Two

- 9. Wine Room

Level Three

- 10. Sunset Amenity Terrace

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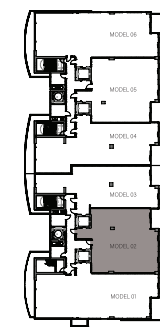


MODEL 01

3 BEDROOMS • 3.5 BATHS + DEN

INTERIOR LIVING AREA
2,593 SF

EXTERIOR LIVING AREA
From: 719 SF to 1,005 SF



MODEL 02

2 BEDROOMS • 2.5 BATHS + DEN

INTERIOR LIVING AREA
2,037 SF

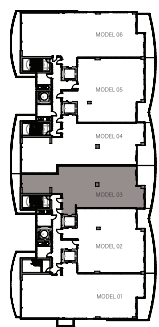
EXTERIOR LIVING AREA
From: 316 SF to 837 SF

BALCONY NOTE: The size and configuration of balconies and terraces varies from floor to floor and by the location of units within a particular floor of the building. The unit type shown on this page has 719 SF to 1,005 SF balcony variations. Therefore, the balcony variation depicted above is not reflective of the actual size or configuration of the balcony for each unit of this unit type. For the actual size and configuration of the balcony for your unit, see Exhibit "2" to the Declaration of Condominium.

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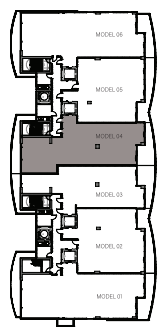


MODEL 03

2 BEDROOMS • 2.5 BATHS + DEN

INTERIOR LIVING AREA
2,004 SF

EXTERIOR LIVING AREA
From: 443 SF to 788 SF



MODEL 04

3 BEDROOMS • 3.5 BATHS + DEN

INTERIOR LIVING AREA
2,293 SF

EXTERIOR LIVING AREA
From: 523 SF to 1,001 SF

BALCONY NOTE: The size and configuration of balconies and terraces varies from floor to floor and by the location of units within a particular floor of the building. The unit type shown on this page has 443 SF to 788 SF balcony variations. Therefore, the balcony variation depicted above is not reflective of the actual size or configuration of the balcony for each unit of this unit type. For the actual size and configuration of the balcony for your unit, see Exhibit "2" to the Declaration of Condominium.

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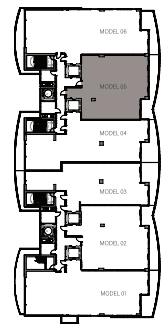


MODEL 05

2 BEDROOMS • 2.5 BATHS + DEN

INTERIOR LIVING AREA
2,033 SF

EXTERIOR LIVING AREA
From: 321 SF to 615 SF

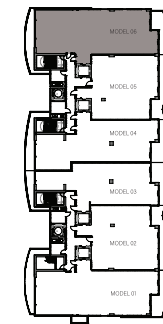


MODEL 06

3 BEDROOMS • 3.5 BATHS + DEN

INTERIOR LIVING AREA
2,589 SF

EXTERIOR LIVING AREA
From: 708 SF to 1,056 SF



BALCONY NOTE: The size and configuration of balconies and terraces varies from floor to floor and by the location of units within a particular floor of the building. The unit type shown on this page has 321 SF to 615 SF balcony variations. Therefore, the balcony variation depicted above is not reflective of the actual size or configuration of the balcony for each unit of this unit type. For the actual size and configuration of the balcony for your unit, see Exhibit "2" to the Declaration of Condominium.

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BALCONY NOTE: The size and configuration of balconies and terraces varies from floor to floor and by the location of units within a particular floor of the building. The unit type shown on this page has 708 SF to 1,056 SF balcony variations. Therefore, the balcony variation depicted above is not reflective of the actual size or configuration of the balcony for each unit of this unit type. For the actual size and configuration of the balcony for your unit, see Exhibit "2" to the Declaration of Condominium.

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