



A PRIVATE OCEANFRONT SANCTUARY OF STYLE

28 exquisite oceanfront residences rising to the clouds—designed with a single home 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 Pompano Beach 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 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, valet 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 weight training, and cardio training alongside dedicated yoga and Pilates area
- World-class spa for self-guided wellness journeys including sauna, steam room, cold plunge, Kneipp Walk and lush meditation garden
- Private treatment room for personal beauty and wellness appointments
- Executive business lounge with meeting space and AV connectivity
- Indoor / outdoor lounge with media space and ample space for entertaining
- Wet storage for watersport accessories, kayaks, paddleboards, and more

THE INTERIORS

- Spacious floor plan featuring three bedrooms, four bathrooms and powder room
- Residences feature grey silvertone travertine flooring throughout
- 360° wraparound terrace with panoramic ocean views
- Two dedicated private elevators in each tower
- Floor-to-ceiling windows
- ARMANI/CASA kitchen by Molteni Dada with European stone countertop
- 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, soaking tub (not all are free-standing) and elegant fixtures by Armani/Roca
- Fully integrated smart lighting and home system
- Wired for high-speed fiber optic WiFi
- In-residence laundry room with washer and dryer
- Privacy shades throughout
- Staff quarters with ensuite bathroom

NATURE FIRST

- Surrounding the Residences, an impeccably landscaped amenity deck and open-space park by renowned firm West 8 leads to the ocean, framing the sea and horizon beyond
- Direct ocean access
- Expansive outdoor green lawn
- Pergola for shaded seating with custom swings
- Cafe with outdoor seating

THE TEAM

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

INTERIOR DESIGN

ARMANI/CASA

With a 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 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.

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 more.

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.

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.

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.

WELLDUÕ

WellDuõ 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 in Miami. Landmark projects include Mirai in the Miami Design District, designed by the renowned Kengo Kuma.

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.

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