



ON THE OCEAN | OF THE OCEAN

Sabbia
BEACH





Artist's conceptual rendering. See disclaimer on back page.



OCEAN LIVING

In a world moving ever faster, there are those who find great comfort in the timeless rhythms of the ocean. On 200 linear feet of pristine South Florida shoreline comes an extraordinary collection of luxurious residences, inextricable from their miraculous surroundings. Sabbia Beach presents a lifestyle not merely on the ocean, but of the ocean.

The first new beachfront development in Pompano Beach in nearly a decade, Sabbia Beach presents an opportunity for contemporary oceanfront luxury at a price considerably lower than one can find just minutes to the south or north.



*Sabbia Beach offers
unobstructed views
from every residence.*



Artist's conceptual rendering. See disclaimer on back page.

PERFECTLY NATURAL

With its flawless oceanfront location, Sabbia Beach offers unobstructed views from every residence. Throughout, every detail has been carefully considered for what it brings to the experience of living in this remarkable setting.

The beauty of the ocean inspires every aspect of Sabbia Beach, from its distinctive architectural design by the renowned Miami firm Arquitectonica, to the tasteful articulation of its interior social spaces by the prolific designers at Interiors by Steven G.



Artist's conceptual renderings. See disclaimer on back page.



POMPANO BEACH

From the Hillsboro Inlet, an uninterrupted strand of pristine Atlantic shoreline stretches for three miles to the south. This is Pompano Beach. The blissful breath of fresh air between the better-known communities of Fort Lauderdale and Palm Beach County.

On this timeless swath of wide, white-sand beach, Sabbia Beach will appeal to those whose appreciation of natural beauty does not preclude the desire for proximity to the more refined pleasures in life, from elevated shopping and fine dining, entertainment and access to the arts.

Pompano Beach has already been recognized in the national press as one of the country's most promising and emerging real estate markets. Sabbia Beach is the proof that the promise is already becoming a reality.



All residences will offer stunning views and direct beach access.

AT ONE WITH ITS SETTING

Each of Sabbia Beach's residences will feature direct elevator access and spacious living areas with floor-to-ceiling windows and balconies up to ten feet deep. All residences will offer stunning views and direct beach access.

In one of South Florida's most desirable locations, the building will rise on pristine, white sand beachfront. Resort-style amenities will include lush tropical landscaping and dunes created by ArquitectonicaGEO, boutique lobby, exotic pool deck on the ocean with vanishing edge pool, oceanfront Jacuzzi, state-of-the-art fitness center, spa and treatment rooms, social room, catering kitchen, and 24/7 valet parking.

EAST VIEW



WEST VIEW



Sabbia BEACH

Ft. Lauderdale
International Airport

Downtown
Ft. Lauderdale

Las Olas Blvd.

Restaurants &
Health Club

E. Atlantic Blvd.

Executive Airport
(5 minutes away)

Whole Foods

Golf Course

Pompano Beach Pier

Hillsboro Inlet
and Park





POINTS OF INTEREST

1. Café Maxx
2. Houstons
3. Café Martorano
4. Shooters Waterfront Restaurant
5. Bokamper's Sports Bar & Grill
6. Civic Center
7. Tennis Center
8. Aquatics Center
9. Pompano Beach Pier
10. Dive Center
11. Hillsboro Inlet
12. Broward Health at Imperial Point
13. Citi Centre Mall
14. Golf Course
15. Coral Ridge Country Club
16. Muvico Theatres
17. Hidden Harbour Marina
18. Exchange Club Park
19. Community Park
20. Dog Park
21. Amphitheatre
22. Pine Crest School
23. Westminster Academy
24. Cardinal Gibbons High School
25. St. Coleman School
26. Bailey Contemporary Arts Center
27. Airpark Executive Airport
28. Marriott Hotel
29. South Florida Diving Headquarters
30. Whole Foods Market

BUILDING AMENITIES



Artist's conceptual rendering. See disclaimer on back page.

Designed by Arquitectonica

Appointed public spaces by Interiors by Steven G.

Lush, tropical landscaping and dunes created by ArquitectonicaGEO

Stunning porte-cochere entrance

Boutique lobby with state-of-the-art security and concierge

Exotic pool deck on the ocean with beachfront vanishing-edge heated pool

Oceanfront Jacuzzi

World-class state-of-the-art fitness center with direct ocean views

Spa with treatment rooms

His and her steam rooms and saunas

3600-square-foot multipurpose social room including bar, kitchen, seating, game and poker tables and large-screen TV

Catering kitchen

24/7 valet parking & security

Bike storage

RESIDENCE FEATURES



Spacious floor plans

Private and semi-private elevators

Double-door entry opening to expansive views

Floor-to-ceiling windows and sliders

Generous balconies

Ocean, city and Intracoastal views

Large master suites overlooking the ocean and city

Walk-in closets in master bedroom

Freestanding soaking tubs

Gourmet kitchens with chef's island and Italian cabinetry

Stone countertops in kitchens and bathrooms

Miele kitchen appliances

Sub-Zero refrigerator

Laundry rooms with full-size washers and dryers



The Shores, Oakville



L Tower, Toronto



Pier 27, Toronto

*Sabbia Beach will combine
a spectacular location with
luxurious amenities.*

DEVELOPER



Absolute, Mississauga

FERNBROOK — FLORIDA — DEVELOPER

FERNBROOK HOMES

Sabbia Beach will combine a spectacular location with luxurious amenities – all part of the vision of Fernbrook Florida LLLP. This partnership of proven global real estate and development veterans shares over fifty years of combined success across the Americas.

These visionaries include Danny and Joseph Salvatore who head Fernbrook Homes in Ontario, Canada, and whose luxury condominiums have transformed Toronto’s waterfront skyline. Fernbrook’s single-family homes and townhome communities have elevated Ontario’s suburban marketplace.

Since its inception nearly four decades ago, the company has developed more than 52 million square feet of residential real estate, including 4 million square feet of condominiums. They have built more than 35,000 single family homes in 100 different communities throughout Canada. Fernbrook’s condominium projects, including L Tower, Pier 27, and the internationally-acclaimed Absolute City Centre, have transformed Toronto’s skyline.

With vision, experience and proven results, the partners behind Sabbia Beach bring a combined pedigree that will turn a quaint strip of Atlantic coastline into the next destination for remarkable South Florida living.



Danny & Joe Salvatore



Federico Fernandez

FERNBROOK — FLORIDA — DEVELOPER

FP DEVELOPERS

Federico Fernandez has been in real estate for the past quarter century. Today he is President and CEO of Grupo Fernandez, the largest development and construction company based in Venezuela. Under Fernandez' direction, Grupo Fernandez has developed more than 50 residential condominium projects and hotels throughout South America and the United States including in South Florida. The group also owns and operates 14 hotels as well as retail centers and automotive dealerships.

No matter what the product, Fernandez knows what his customer wants and knows how to deliver it. All of his residential projects are crafted with the finest detail, design and amenities. He supervises virtually all aspects of a development— from the purchase of raw land to architectural design, from financing to construction and operations. Now, Federico has his sights set on the next gem in his collection, a pristine section of the Atlantic coastline that will soon be home to Sabbia Beach.



Cambria Brickell
Miami, Florida



Cambria
Houston, Texas



Galas Plaza
Valencia, Venezuela



Varadero Viejo
Tucacas, Venezuela



Torre F
Valencia, Venezuela



Torre Professional
Valencia, Venezuela



Bernardo Fort-Brescia, FAIA

ARQUITECTONICA ARCHITECTURE

Based in Miami and with offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Dubai, Lima and Sao Paulo, Arquitectonica is a major presence on the world architectural stage. Founded in 1977, the firm received critical and popular attention and acclaim almost from its inception, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Principals Bernardo Fort-Brescia and Laurinda Spear have continued exploring and pushing the limits of their innovative use of geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today their practice spans the globe, with projects in 54 countries on five continents. Over the years, Arquitectonica has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions.

Well-known projects by Arquitectonica include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the US Embassy in Lima, the Infinity towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the AmericanAirlines Arena in Miami.



Icon Brickell Condominium + Viceroy Resort
Miami, Florida



Canyon Ranch Hotel, Spa and Residences
Miami Beach, Florida



Brickell CitiCentre
Brickell, Florida



Banco Wiese
Lima, Peru

ARQUITECTONICAGEO LANDSCAPE ARCHITECTURE

Since 2005, Miami-based ArquitectonicaGEO has been designing contemporary, technologically informed landscapes to meet the challenges of our changing environment. The projects address not only ecological objectives, but also add community value by improving performance and livability.

The firm is committed to sustainable design, including the conservation of water, soil and plants. We are advocates for preserving existing plant material and using native plant material to provide local habitat support without water, fertilizer and excessive maintenance. We incorporate innovative pavement, roof and garden systems that reduce the draw on the freshwater supply, and help to limit local flooding. Our designs often provide passive and active opportunities for deeper understanding of emerging environmental issues.

ArquitectonicaGEO works in close collaboration with clients, architects, planners, engineers, developers and construction professionals to create aesthetic and functional design solutions. The international, multi-disciplinary and multi-cultural richness of our firm provides the expertise to examine projects from all angles, and the agility to respond to changing issues of global concern.



American Airlines Arena
Miami, Florida



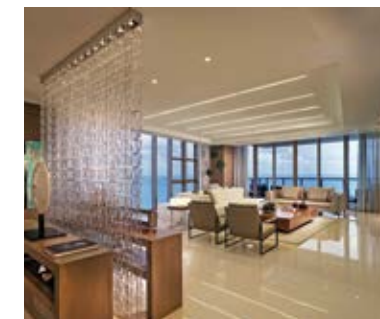
500 Brickell Condominium
Miami, Florida



Laurinda Spear, FAIA, RLA, LEED AP

Interiors by STEVEN G. INC. INTERIOR DESIGN

Founded in 1984 by Steven Gurowitz, Interiors by Steven G. is the most celebrated, innovative and experienced interior designer in Florida. With galleries in Florida and New York, its design team brings its talent throughout the Eastern Seaboard, nationally and internationally. Its team members are fluent in Portuguese, Spanish, Russian, French and German with a vast array of design styles to accommodate and fulfill every client's needs. Its 100,000-sq.-ft. main headquarters, located in Florida is a state of the art showroom that will take design fantasies to the next level. Interiors by Steven G. is a member of the American Society of Interior Designers, National Home Builders Association, Gold Coast Builders Association, Builders Association of South Florida, Society for Human Resource Management, the U.S. Green Building Council and is a licensed designer.



Private Residence, St. Regis
Bal Harbour, FL



Ocean House South Beach
Miami, FL



Steven G.



Lisa Whitaker



Amy Ballon



Len Dugow



HEMISPHERE SALES

Hemisphere Sales Group, led by Amy Ballon and Lisa Whitaker, is based in Fort Lauderdale, Fla. The two have more than 34 combined years of luxury real estate sales experience in South Florida.

Lisa Whitaker has been actively involved in Miami-Dade, Broward and Palm Beach County real estate since 2002, specializing in high-end luxury residential sales. Whitaker's marketing and sales expertise reaches far beyond the US, with her network of international clientele and professional contacts extending into Russia, London, France, and throughout South America. Lisa has sold over \$1 billion in properties to date.

Amy Ballon decided to go into real estate development 20 years ago and since then has been recognized as a leader in real estate development sales for South Florida's luxury industry. Amy has sold over \$ 1.5 billion in real estate and has worked with some of the nation's largest builders and developers on some of South Florida's and California's most prestigious landmark communities. Her extensive knowledge and experience as well as her relationships worldwide, have made her a recognized industry leader in Florida's premier marketplace.



LGD MARKETING

LGD Communications is a full-service advertising, marketing, and branding agency. For more than 25 years LGD has been at the forefront of affluent marketing, specializing in branding luxury hospitality, real estate and lifestyle across all marketing platforms.

Under the leadership of Len Dugow, Agency President and Chief Creative Officer, LGD has marketed over \$25 billion in residential real estate over the past 20 years and currently represents over 50 hotels and resorts around the globe.

LGD is based in Miami, with satellite offices in New York and Dubai. To learn more or see LGD's award-winning work, visit www.lgdcom.com.




Sabbia

BEACH

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SabbiaBeachCondos.com

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FLORIDA

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ARQUITECTONICA

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