WALDORF ASTORIA®
RESIDENCES • POMPANO BEACH



Waldorf Astoria Residences Pompano Beach sets a standard for world-class oceanfront luxury. Our boutique-style property is the first stand-alone Waldorf Astoria Residences, becoming an instant muse for this charming beach haven, steeped in the natural beauty of its tropical landscape. Waldorf Astoria ushers in a sense of style and excellence; a cachet our residents not only understand, but innately feel.

OVERVIEW

28 STORIES | 92 RESIDENCES | 2 OCEANFRONT ACRES

LOCATION
1350 South Ocean Boulevard, Pompano Beach, Florida 33062

STARTING FROM $2.65M

01	4 Bedroom, 4.5 Bathroom + Den	3,504 SF
02	3 Bedroom, 3.5 Bathroom + Den	2,881 SF
03	4 Bedroom, 4.5 Bathroom + Den	3,557 SF
04	2 Bedroom, 2.5 Bathroom + Den	2,097 SF

VISIONARIES Related Group & Merrimac Ventures

ARCHITECTURE DESIGNED BY
Nichols Architects in collaboration with KORA Architects

INTERIORS DESIGNED BY BAMO

LANDSCAPE DESIGNED BY Enea Garden Design

200 LINEAR FEET OF PRIVATE BEACHFRONT ACCESS

12,000 SF OF INTERIOR AMENITY PROGRAM

- 19 Resident boat slips available for purchase & one courtesy dock
- Private oceanfront pool with designer cabanas
- Beachside designer cabanas
- Acclaimed restaurant with inspired menu

DEPOSIT STRUCTURE
20% Contract
10% Groundbreaking
5% Top-off
65% Closing

MAINTENANCE
Estimated without reserves $1.61/ft
Estimated with reserves $1.74/ft

All square footages stated herein are approximate.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

The Condominium is also known as 1350 S Ocean Condominium

EXTERIOR
Artist's conceptual rendering; surrounding buildings, landscaping, and landmarks modified or omitted.

PEACOCK LOUNGE
Artist's Conceptual Rendering



PRIMARY BATHROOM
Artist's Conceptual Rendering

RESIDENCE FEATURES

Waldorf Astoria embodies the serenity of Pompano Beach with an unparalleled vision for truly extraordinary living. Where waves rolling against the shore becomes a soundtrack to the everyday, where a breathtaking sunrise shapes your morning, and life is scored by moments of pure inspiration. These are the moments that define Waldorf Astoria Residences Pompano Beach as a highly desired, boutique-style property enriched by the gentle ease of oceanfront living and exclusivity of the Waldorf Astoria legacy.

THE RESIDENCES

- Private elevator and entry foyer for each residence
- Stunning ocean and intracoastal views
- Private balconies for all residences up to 10ft deep
- Powder room, den, and laundry rooms available in each residence
- Smart Home capability with high-speed internet and Wi-Fi

PRIMARY BATHROOMS

- Floor-to-ceiling marble-clad walls with terrazzo flooring
- His & hers Italian vanities with stone tops and Dornbracht fixtures
- His & hers integrated medicine cabinets
- Walk-in showers with his & hers shower systems
- Custom freestanding bathtub designed by BAMO
- Private water closets with Toto toilets

KITCHENS

- Gourmet kitchen with custom Italian cabinetry designed by BAMO
- Natural stone countertops and backsplashes
- Fully integrated Sub-Zero and Wolf appliance packages

INCLUDING

- Integrated refrigerator
- Integrated freezer
- Full height, integrated wine refrigerator (in most residences)
- Built-in coffee system
- Convection oven
- Speed oven
- Integrated dishwasher
- 36” cooktop
- Dornbracht plumbing fixtures



WELLNESS TREATMENT ROOM
Artist's Conceptual Rendering

AMENITIES

Waldorf Astoria creates unforgettable experiences for our residents by continuously exploring the concept of excellence. Enriched by the tranquility of Pompano Beach; a lifestyle saturated by sun-kissed wellness and authentic moments to gather, to celebrate, to enliven your everyday with the unprecedented details of Waldorf Astoria Residences.

The evolving fabric of Pompano Beach as a true haven of luxury, has inspired a tapestry of amenities envisioned to reflect this iconic oceanfront destination.

- Breathtaking oceanfront location directly on the sand with private beach access
- Unprecedented 20,000 SF pool deck and private resident cabanas with direct ocean views, spa, dining lounge, outdoor bar, summer kitchen, and tranquil sun deck
- Curated lobby with impressive porte-cochere drop-off experience
- Legendary Waldorf Astoria Peacock Alley inspired lounge
- State-of-the-art fitness and movement studio
- Exclusive beachside café with inspired seasonal fare
- Wellness center with massage treatment room, his/her sauna, mani/pedi room, and steam room
- Acclaimed restaurant with inspired menu
- Contemporary billiards and entertainment lounge
- Innovative multi-sport simulator room with VR gaming
- Imaginative children's entertainment center
- Dedicated electric vehicle charging stations
- Private oceanfront cabanas available for purchase

OFF-SITE AMENITIES

- World-class marina available with marine concierge services
- Resident Yacht Club Membership available



SERVICES

The Waldorf Astoria brand shifts the Pompano Beach narrative further into the luxury space. As an iconic brand synonymous with excellence, Waldorf Astoria brings a grandeur that elevates the location beyond any other in the market.

STANDARD SERVICES

- Waldorf Astoria Personal Concierge
- A private account for each resident with signing privileges for hotel services and outlets (charges to the personal account are settled monthly with each resident)
- Dedicated on-site Director of Residences
- 24-Hour security
- 24-Hour reception
- Doorman and bellman services
- Valet parking
- 24-Hour emergency maintenance response with 15-minute complimentary service
- Parcel receiving and delivery to residence
- Signature brand experience operation of amenities and common areas, as well as community events
- Professional management of all facilities, including cleaning and maintenance

WALDORF ASTORIA SIGNATURE OWNER BENEFITS

Purchasers of a Waldorf Astoria Branded Residence benefit from an array of perks, including:

- Worldwide residential owner discounted rates for hotel rooms at over 7,300 properties worldwide (discounted from best available rate as available on Hilton.com
- Dedicated Hilton concierge for travel assistance
- Discounted pricing on Waldorf Astoria home collection at shopwaldorfastoria.com
- Bespoke program of home property discounts and value-added benefits
- Hilton Honors® Diamond status for length of ownership (Diamond Honors® status of up to two accounts for the initial unit purchaser(s) for duration of unit ownership; status is non-transferable.)

DIAMOND BENEFITS INCLUDE:

- 100% elite bonus points
- Space-available room upgrades
- 48-Hour room guarantee
- Executive lounge access and more

THE VISIONARIES



OCEANFRONT POOL
Artist's Conceptual Rendering

WALDORF ASTORIA

BRAND PARTNER

Waldorf Astoria Hotels & Resorts is a portfolio of more than 30 iconic hotels along with 10 residential properties, each providing a unique sense of place with a relentless commitment to elegant service, one-of-a-kind experiences, and culinary expertise in landmark destinations around the world. Inspired by their timeless environments and sincerely elegant service, Waldorf Astoria delivers effortless experiences, creating a true sense of place through stunning architecture, refined art collections, Michelin-starred dining concepts, and elevated amenities. Waldorf Astoria is part of Hilton, a leading global hospitality company. Hilton's worldwide branded residential portfolio consists of 35 properties, with an additional 25 properties in the pipeline at various stages of development.

RELATED GROUP

VISIONARY

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 the 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.

NICHOLS

ARCHITECT

Nichols is a leading Miami architecture firm specialized in creating iconic hospitality, commercial, and residential projects that inspire wonder and shape communities. Founded in 1967, their vision and building expertise have influenced the transformation of Miami's modern architectural aesthetic and cemented our legacy of innovation in the region.

For over 50 years, Nichols' vision and building expertise have influenced the transformation of Miami's modern architectural aesthetic and cemented our legacy of innovation in the region. Their work has been internationally recognized in the planning and architectural design of mixed-use centers and world-class hotels and resorts, as well as high-end residential, commercial, and retail.

Nichols' project experience includes resort and urban hotels, condo hotels, office buildings, high-rise residential, retail facilities and mixed-use developments that are located throughout the United States, the Caribbean and Bahamas, Central America, South America, and Mexico.

MERRIMAC VENTURES

VISIONARY

Merrimac Venture's primary focus is on prime resort and mixed-use development but also has extensive investments in multi-family residential, condominiums, retail, and office.

Partners in Merrimac Ventures hold assets of over $3B in projects, including Miami Worldcenter, the Four Seasons Hotel and Private Residences Fort Lauderdale, The Gale Boutique Hotel and Residences, Paramount Fort Lauderdale Beach, Broadstone Oceanside in Pompano Beach, and the Flagler Village Hotel, among others.

BAMO

INTERIOR DESIGNERS

For thirty years, BAMO has created captivating environments that flow, function, and make people feel welcome, at ease, and inspired to live – and to dream – more fully.

BAMO engages clients graciously, listening for the unspoken needs beneath their stated desires. Speaking to the psyche through the senses, and building in layers of meaning, they create true havens: places apart from the everyday. Their interpretive skill is matched by the rigor, expertise, and ingenuity they bring to seeing projects through to completion. This is why hospitality, residential, and corporate clients around the world trust BAMO to bring their visions to life.

ENEA

LANDSCAPE ARCHITECT

Enea is one of the world's leading Landscape Architecture firms. The firm's staff of approximately 200 people is comprised of a multi-disciplinary team of professionals, with backgrounds in Landscape Architecture, Architecture, Interior Design, Technical Design, Engineering, Construction, and Botany. These diverse team members come from over 10 countries, speak more than 15 languages, and bring to Enea a global perspective in Landscape Architecture and design.

The firm is widely known for its ability to deal with the complex design and construction of a variety of projects, including private gardens and terraces, restaurants, hotels and resort environments, corporate gardens, public parks, as well as golf courses. The unique strength of the company lies in its capacity to offer its clients a complete in-house service package, inclusive of the total realization and implementation of a project. Enea begins its work with the planning and construction phases, the design and installation of irrigation and lighting systems, comprehensive garden care, and finalizes each project with the furnishings of the gardens. Enea can offer its clients services that are second-to-none.



EXTERIOR BALCONY
Artist's conceptual rendering; surrounding buildings, landscaping, and landmarks modified or omitted.