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# Private Residence Meets Private Resort

WELCOME TO

SALATO  
P O M P A N O B E A C H





Our ultra-luxury, boutique development will rise 105 feet just steps from the pristine shoreline of Pompano Beach, Florida. Offering a luxury, intimate living experience of just 40 expertly designed residences, no other development offers the privacy of **Salato** with an amenity deck designed to feel like some of the world's top beach clubs.

**SALATO**  
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*Artist's conceptual rendering. For illustration purposes only.*





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## Ocean-inspired Elegance

At **Salato**, nothing is random. Every part of the design, every piece of material, every service, and every amenity is thoughtfully conceived and executed to blend harmoniously. The result is refined elegance that captures the beauty and nature of this oceanside piece of paradise. With its direct beach access, extra wide living spaces and expansive terraces that provide exceptional outdoor living and entertainment, **Salato** is designed for those ready to experience the best lifestyle in South Florida.





## Building Features at Salato

- 40 ultra-luxury, private residences with ocean views, including 6 exquisite penthouses, designed by Randall Stofft Architects and Interiors by Steven G.
- Located just steps from the beach with direct beach access in Pompano Beach, Florida
- 20,000+ square foot luxury, open-air, covered amenity deck overlooking the ocean
- Oceanview pool with water features, hot tub and spa surrounded by an inviting sundeck
- Poolside lounge suite with a bar and private wine locker for every residence
- Daily Pool and Beach attendant with Towel & Water Service
- Open-air, indoor beach shower and lockers
- Dual Outdoor Viking Grilling Kitchens with outdoor dining area
- Spa with private massage room, separate men's & women's dry sauna room and steam showers
- State of the Art Fitness center
- Wellness Lounge with Nutrition Bar and Daily Coffee and Tea Service
- Club room with chef's catering kitchen
- Owner's storage for every residence
- 24-hour concierge from five-star trained team members
- Video Surveillance and access control at all points of entry
- Mail room for large deliveries and refrigerated storage for food delivery



## Resort Amenities & Services at Salato

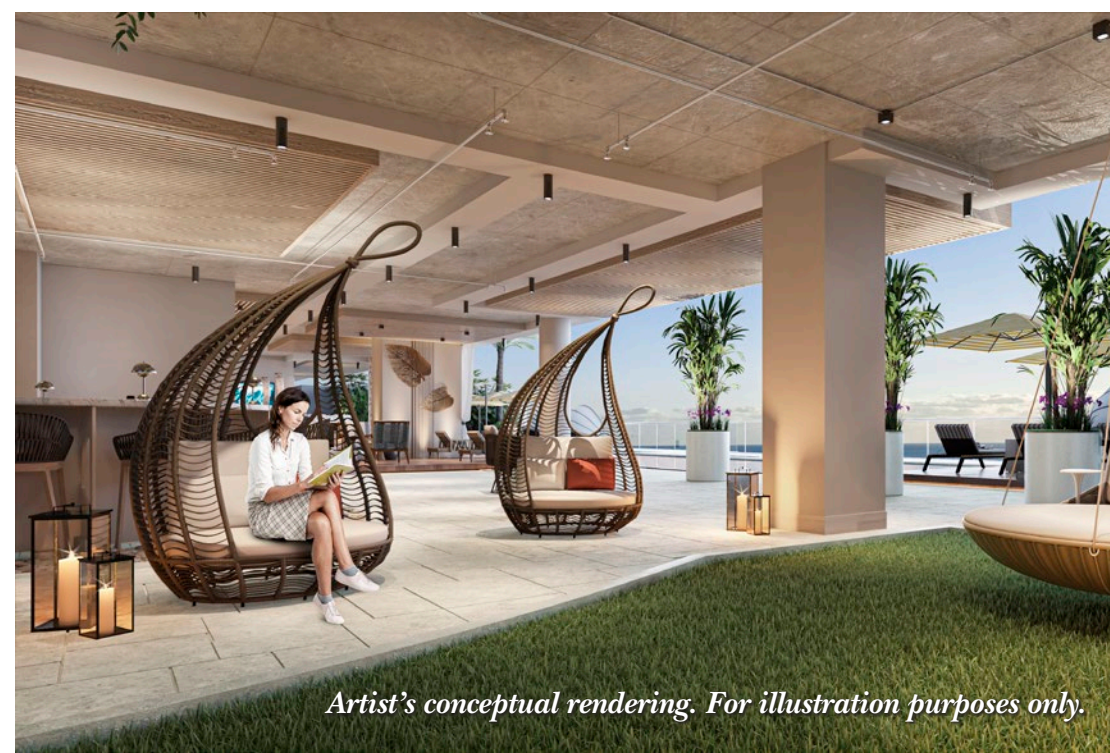
For more than a century, when the well-heeled and sophisticated think of the ocean, they also think of exclusive beach clubs at private resorts around the world. At **Salato**, we've captured the spirit and hospitality of these timeless beach clubs with an amenity deck that spans over 20,000 square feet.

### WELLNESS AND FITNESS

- State of the Art Fitness center
- Open-air, indoor beach shower and lockers
- Wellness Lounge with Nutrition Bar and Daily Coffee and Tea Service

### THE SALATO RESORT LEVEL

- 20,000 square foot luxury, open-air, covered amenity deck overlooking the ocean
- Oceanview pool with water features, hot tub and spa surrounded by an inviting sundeck
- Wet deck with loungers
- Poolside lounge suite with a bar and private wine locker for every residence
- Daily Pool attendant with Towel & Water Service
- Dual Outdoor Viking Grilling Kitchens with outdoor dining area
- Spa with private massage room, separate men's & women's dry sauna room and steam showers
- Club room with chef's catering kitchen
- Owner's storage for every residence





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## BEACH EXPERIENCE

- Full Time Beach Attendant with Towel Service
- On Demand Beach Furniture Set up
- Open-air, Indoor Beach shower
- 24-hour beach furniture storage



## Interiors at Salato



*Artist's conceptual rendering. For illustration purposes only.*



# Lifestyle at Salato





## Residence Features at Salato



### LIVING AREA

- Luxury, intimate living experience of just 40 expertly designed residences ranging from 2100 to 3350 square feet of air-conditioned living space
- Ultra-luxe three-bedroom, three-and-a-half bathroom residences with views of the Atlantic Ocean
- Open-floor plans with extra wide living spaces featuring great room, kitchen and dining area
- Incredibly rare 14-foot-deep terraces that provide exceptional outdoor living and entertainment
- Abundant natural light from 10' windows and sliding glass doors in main living areas
- Kitchens include premium selections of European cabinetry, featuring Subzero and Wolf appliances
- An array of Italian porcelain tile in all main living areas and bedrooms
- Solid core doors throughout the residences



### MASTER SUITE AND GUEST BATHS

- Master suites include spacious walk-in closets and luxurious spa-like master bathroom retreats with glass partitions
- Master bathrooms also feature a separate water closet
- Master bathrooms include European cabinetry, porcelain tile and solid quartz countertops along with Kohler® fixtures, and toilets
- Guest baths feature European cabinetry, Italian porcelain tile and solid quartz countertops along with Kohler® fixtures, and toilets
- All residences include laundry rooms and large side-by-side washers and dryers



## Location

Perfectly located between Boca Raton and Fort Lauderdale, Pompano Beach is one of the last remaining gems in South Florida still available for new oceanfront development.

**Salato's** location at the corner of Briny Ave. and Southeast 4th St. in Pompano Beach, just steps from the Pompano Pier with direct beach access, may possibly be the best in the entire city.



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## Experiences at Salato







# Pompano Beach

Conveniently nestled between Boca Raton and Ft. Lauderdale, Pompano Beach is one of the most charming jewels in South Florida's crown. It's high-end, yet casual beach vibe has made it one of the most sought-after destinations in South Florida. From the crystal-clear Atlantic Ocean, to unique art galleries and boutiques, and some of the finest award-winning restaurant options in South Florida, there's always something new for the whole family to discover and enjoy.



↑  
36 MILES TO  
PALM BEACH  
INTERNATIONAL  
AIRPORT

POMPANO BEACH AIRPARK



E ATLANTIC BLVD

POMPANO  
BEACH



POMPANO BEACH & PIER

2 MILES



4 MILES

6 MILES

8 MILES

10 MILES

**SALATO**  
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FORT  
LAUDERDALE



LAS OLAS BLVD (20 MIN)

FORT LAUDERDALE-HOLLYWOOD  
INTERNATIONAL AIRPORT (30 MIN)



LIGHTHOUSE POINT



HILLSBORO INLET LIGHTHOUSE





## Salato Development Team

### Developer

U.S. Development is an established real estate development and management firm specializing in ultra-luxury condominiums and multifamily/mixed-use buildings designed to elevate the standard for quality development. The visionary leadership at USD is intricately involved in all phases of the development process from entitlement to design, construction, and delivery. They bring a unique and fresh perspective to luxury real estate that results in iconic, high-end developments that forever transform waterfront and urban landscapes across the east coast. Properties developed by USD, or its principals, have generated over \$420 Million in sales in the last several years alone, and the firm is actively developing nearly \$200 million in current real estate projects.



### Architect

A resident of Delray Beach for more than 30 years, Randall Stofft designs and oversees many of the most sought-after residential, commercial and resort architectural projects throughout Florida, including the Seagate Hotel and Residences in Delray Beach. His exemplary, award-winning designs have earned him an impeccable reputation known for his passion for couture architecture. His philosophy is simple: create the everlasting. The incarnation of what is timeless, but undeniably modern. He follows the classical rules of architecture for proportion, adds exemplary details, and sculpts the profile to embrace the surrounding views. The result is a mix of modern but classical design. The result is **Salato**.



### Interior Designer

Located in Pompano Beach, Florida, Interiors by Steven G. leads a team of more than 80 professionals at their 110,000 sq. ft. showroom. And for more than 40 years, they have been designing for many Fortune 500 companies, prominent real estate professionals, renowned developers, celebrities and professional athletes, and residential homeowners throughout the country. The list of projects ranges from designing private residential homes, restaurants, hotels, and commercial offices to condominium renovations.







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A   C O N D O M I N I U M

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US U.S.  
DEVELOPMENT  
LLC

IMI  
WORLDWIDE PROPERTIES



**All dimensions, features, and specifications are approximate and subject to change without notice. Brokers warmly welcomed.**



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