



POMPANO BEACH  
THE RESIDENCES

SEEK.  
DISCOVER.  
BELONG.

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PURCHASER'S GUIDE





Infinite inspiration, right on the sand.

# THE NEW ERA OF POMPANO BEACH

Enter a world all its own, set directly on the sands of South Florida's most breathtaking shoreline, with spectacular ocean views in every direction. Welcome to W Pompano Beach Hotel & Residences, an unprecedented cultural and social landmark that transforms the city into a prestigious new destination. Defined by iconic brand culture, bold cuisine, immersive design, dynamic entertainment, and a wealth of engaging experiences.

## BUILDING FEATURES

24 STORIES  
3.75 OCEANFRONT ACRES

LOCATION  
20 North Ocean Boulevard  
Pompano Beach, FL 33062

475 linear feet of beachfront access

## VISIONARIES

DEVELOPERS  
Related Group and BH Group


ARCHITECTURE DESIGNED BY  
Nichols Architects in collaboration  
with KORA Architecture

INTERIORS DESIGNED BY  
Meyer Davis

LANDSCAPE ARCHITECTURE  
DESIGNED BY  
Enea Landscape Architecture

## DEPOSIT STRUCTURE

15% AT CONTRACT  
15% AT GROUNDBREAKING  
5% AT TOP OFF  
BALANCE AT CLOSING

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STEP ONTO THE SAND, DIVE INTO THE BLUE, AND FIND YOURSELF RENEWED  
Artist's conceptual rendering



A STRIKING PORTE-COCHÈRE DESIGNED TO INVITE NATURE IN  
Artist's conceptual rendering

# THE RESIDENCES

W Pompano Beach Residences feature two- to four-bedroom homes ranging from 2,400 to 3,400 square feet, and penthouses with rooftop pools. Interiors by Meyer Davis are designed in a fresh neutral palette, evoking warm, sandy shores, rich marine blues, and sunset corals. The Residences are light-filled and open, thoughtfully curated with soft organic textures and materials, offering breathtaking ocean views.

## RESIDENCE FEATURES

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Private elevator entry to each residence

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9.5 ft ceiling heights with floor-to-ceiling windows

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Stunning views of the ocean and the Intracoastal Waterway, visible from all residences

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Expansive, private outdoor balconies up to 8.5 ft deep

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Italian kitchen cabinetry and natural stone countertops

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Meyer Davis custom-designed master bathroom appointed with soaking tub, Kohler toilets and fixtures

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Powder room, den, laundry, and walk-in pantry available in each residence

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Wolf/Sub-Zero kitchen appliance package including:

- 30" Fridge
  - 24" Freezer
  - 18" Wine refrigerator
  - 36" Gas cooktop
  - 30" Oven
  - 30" Speed oven
  - 30" Coffee system
  - 24" Dishwasher
- 

Pre-wired high-speed fiber optic WiFi



SLEEK ITALIAN KITCHEN WITH NATURAL STONE COUNTERTOPS  
Artist's conceptual rendering



BRIGHT MODERN BATHROOM WITH STUNNING OCEAN VIEWS  
Artist's conceptual rendering



RISE TO THE SUN AND TAKE IN THE VIEW—A SERENE PRIMARY BEDROOM  
Artist's conceptual rendering

Gaze out and exhale.



EXPANSIVE LIGHT-FILLED LIVING ROOM—CLEAN-LINED AND INSPIRED  
Artist's conceptual rendering



# AMENITIES

Each day at W Pompano Beach Hotel & Residences unfolds in a crescendo of dynamic energy—from the first sign of sunrise to well after sundown. Discover a world immersed in natural beauty, thoughtful design, and welcome surprises, inspired by one-of-a-kind W Hotel amenities.

## MENU OF AMENITIES

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Dedicated lobby and reception

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Bellman services

---

24-hour attended lobby and valet

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W signature Living Room—a social hub and gathering space featuring cultural events, live music, a refined speakeasy, culinary tastings, and more

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Award-Winning Restaurant: Bold, intentional, and honest, serving a balanced offering of outstanding cuisine, morning to night

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60,000-square-foot WET® Pool Deck with resort-style pool, Jacuzzi, private cabanas, Pickleball and Padel courts

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WET® Pool Deck Bar & Restaurant

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FIT® Gym and yoga studio

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6,800-square-foot AWAY® Spa with dedicated suites for custom massage and wellness treatments, cold plunge, Jacuzzi, sauna and steam rooms, and nail services

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Game lounge with F1 racing and world-class multisport simulator

## ADDED EXCLUSIVELY FOR OWNERS OF THE RESIDENCES

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Private resident-only lobby

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12,000-square-foot outdoor pool deck with dedicated spa, private cabanas, and chef's grilling station

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State-of-the-art fitness center with his/hers sauna and steam rooms

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Owner's Club Lounge

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Business center and meeting rooms

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Great Room with individual wine storage

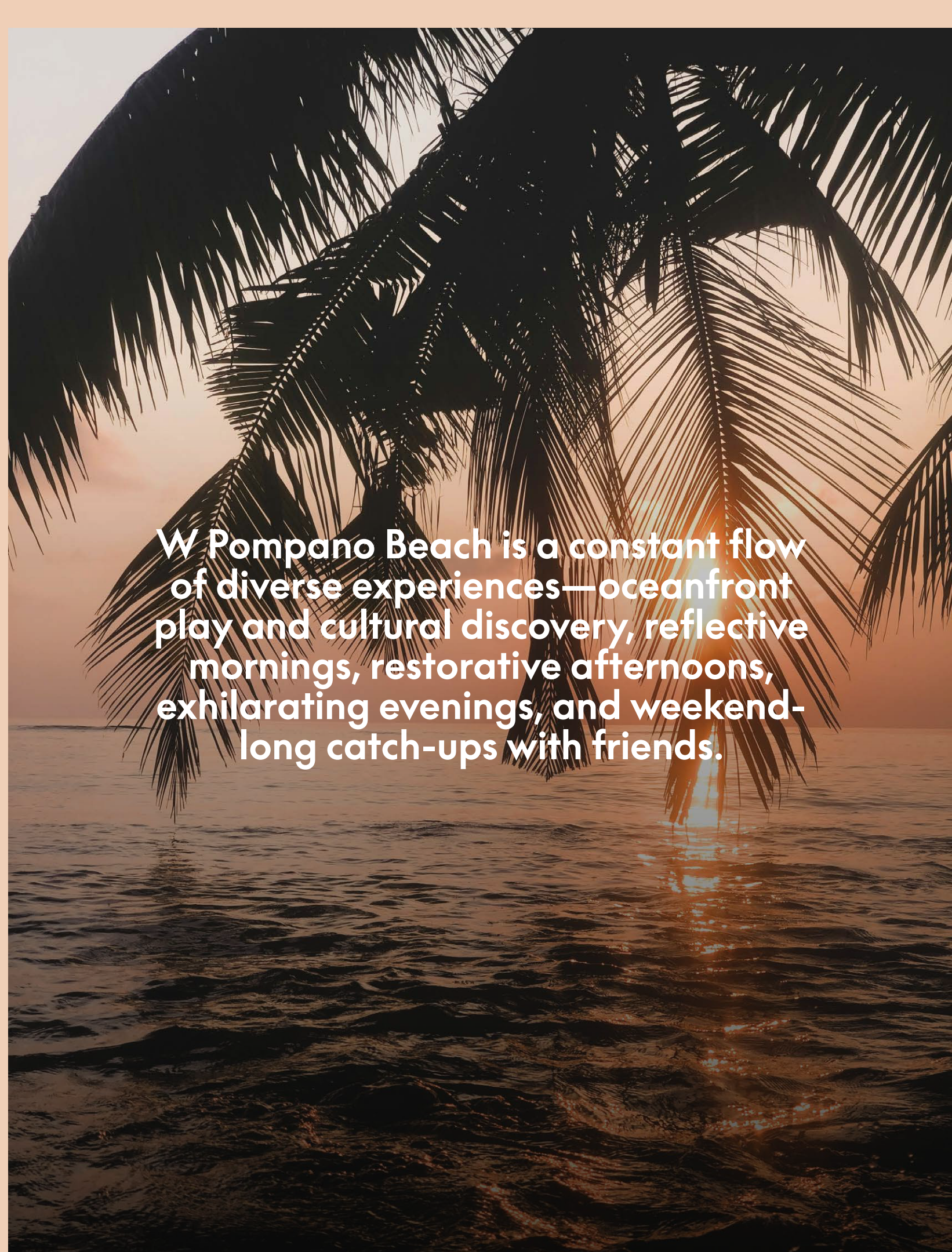
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Smart package and mailroom



WET® POOL DECK, ALL DAY LONG  
Artist's conceptual rendering





**W** Pompano Beach is a constant flow of diverse experiences—oceanfront play and cultural discovery, reflective mornings, restorative afternoons, exhilarating evenings, and weekend-long catch-ups with friends.

# SERVICES

At the core of the evolved W Hotel is a service-driven culture that amplifies the brand's signature Whatever/Whenever® philosophy, providing residents and guests anything they desire, no matter the hour—offering the luxury of a personalized, effortless experience.

## MARRIOTT ESSENTIAL SERVICES

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- Travel & Transportation: Airport and private air transfer, car rentals, and reservations
- Accommodation: Restaurant, theater, golf, watersports, and yachting reservations
- Dining & Entertainment: Restaurant and event reservations
- Concierge Services: Spa, salon, shopping, restaurant recommendations, and more
- Security & Logistics: 24-hour security, valet parking, butler, doorman, and porter services
- Delivery Services: Newspaper, magazine, and package delivery
- Fully managed by Marriott International

## À LA CARTE MARRIOTT GENERAL SERVICES

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- Grocery Shopping
- Laundry/Dry Cleaning
- Alteration Services
- Automobile Washing/Detailing
- Travel/Vacation Planning
- Watersports Equipment Rental
- Personal Administrative Services
- Event Planning
- In-Residence Dining/Catering
- Personal Chef Services
- In-Residence Plant Care
- Personal Trainer
- Translation Services
- In-Residence Spa/Services
- Nanny/Childcare Services
- Home Maintenance
- Pet Care/Grooming
- Dog Walking

## À LA CARTE HOUSEKEEPING SERVICES

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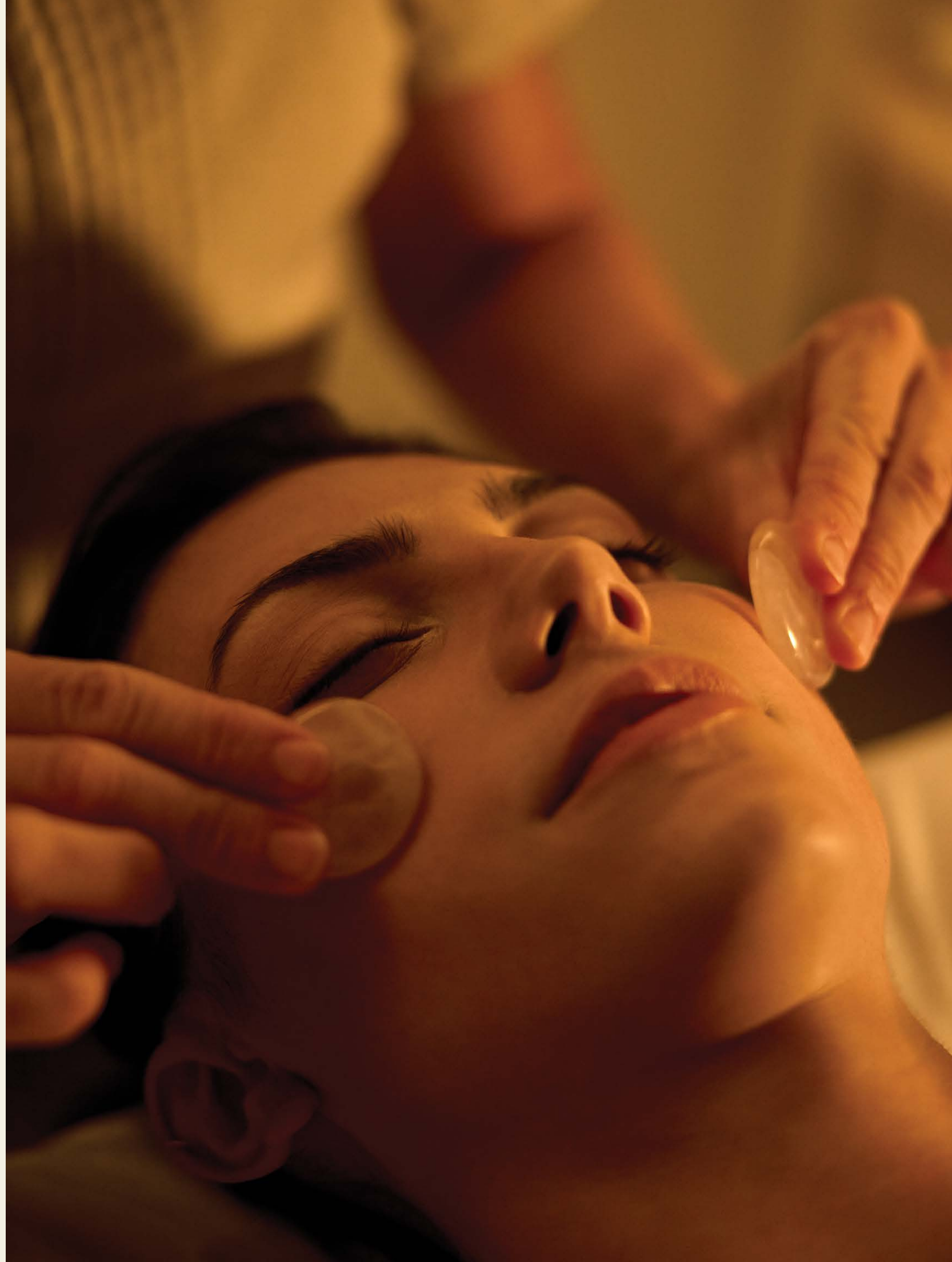
- Vacuum/Mop Floors
- Clean Mirrors
- Dust Interiors
- Clean Oven/Cooktop
- Change Bedding
- Clean Refrigerator
- Wash Dishes
- Clean Balcony

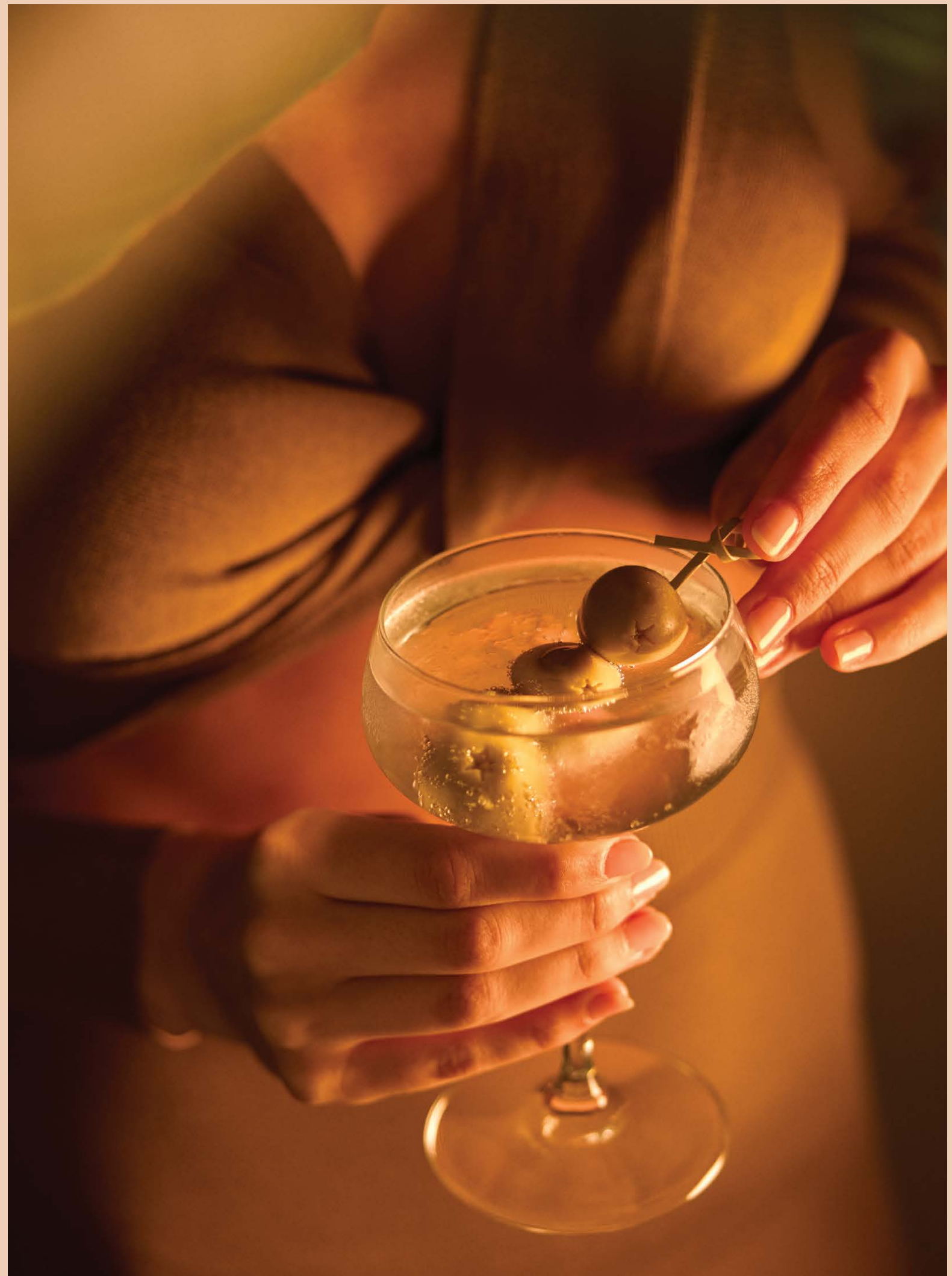
## À LA CARTE ENGINEERING SERVICES

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- Light Bulb/Fluorescent Tube Replacement
- Scheduled Maintenance Coordination
- Furniture Assembly/Cleaning/Repair
- Bulk/Move-in Trash Removal
- Touch-up Painting
- Electronics Hookup
- Picture Hanging
- Electrical/Plumbing Repair
- HVAC Filter Change

À la Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with W Hotel.





# OWNERSHIP PERKS

W Pompano Beach Hotel & Residences sets a new standard in extraordinary hotel-inspired living, where ownership perks are second to none.

Residence owners enjoy access to the full suite of W amenities, along with an additional private selection of owner-exclusive amenities—including a serene pool deck and outdoor barbecue, owner's club lounge, state-of-the-art fitness center, and more—providing residents the dual luxury of a discreet oceanfront home and the vibrant social energy of W Hotel.

## PREFERRED HOTEL RATES

Discounted hotel room rates at all Marriott Hotel & Resorts across the globe

## PREFERRED ROOM RATES

Discounted room rates at your hotel-of-residence for friends and family

## W HOTEL STORE DISCOUNTS

Residence-owner discounts at W Hotel The Store [wHotelthestore.com](http://wHotelthestore.com)

## PETS WELCOME

P.A.W. friendly environment; pets are welcome

## DEDICATED W STAFF

Exclusive W Hotel residential team, including Director of Residential Services, ready to meet your every need

## VENUE DISCOUNTS

Preferred discounts at select venues within hotel-of-residence (e.g. Living Room, spa, restaurants, and retail), including signing privileges

## FULL-SERVICE AMENITIES

Access to all W Hotel services and amenities at hotel-of-residence, including valet parking, housekeeping, and in-Residence dining

## ALL ACCESS

Access to all W Hotel facilities, including WET® Pool Deck, AWAY® Spa, FIT® Gym, meeting and event rooms, and The Living Room



THE NEW ERA OF POMPANO BEACH, RIGHT ON THE SAND  
Artist's conceptual rendering



SEEK CONNECTION.

# FLOOR PLANS

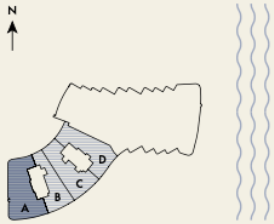
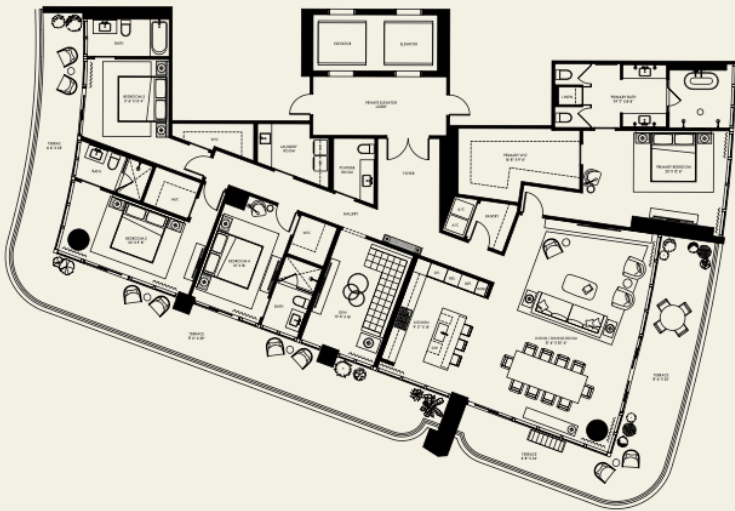
Open, flexible layouts featuring two- to four-bedroom homes ranging from 2,400 to 3,400 square feet, and penthouse residences.



NESTLED ON THE BEACH, WITH NEVER-ENDING OCEAN VIEWS  
Artist's conceptual rendering

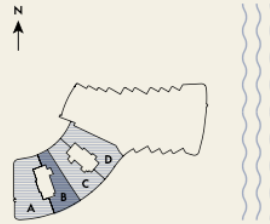
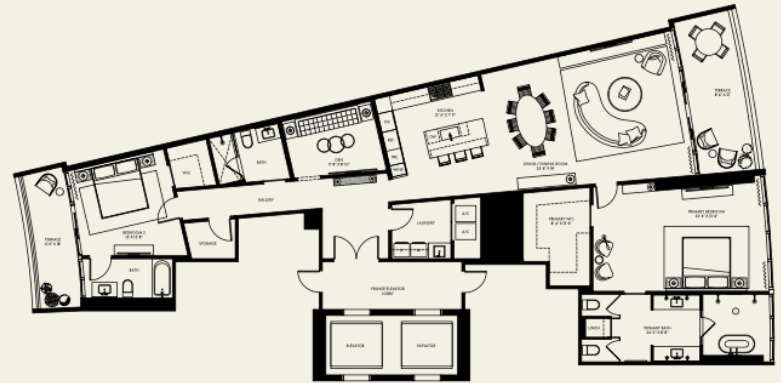
## RESIDENCE A

BEDROOM	4 + DEN
BATHROOM	4.5
INTERIOR	3,462 SF
BALCONY	1,150 SF
TOTAL	4,612 SF



## RESIDENCE B

BEDROOM	2 + DEN
BATHROOM	3
INTERIOR	2,388 SF
BALCONY	290 SF
TOTAL	2,678 SF

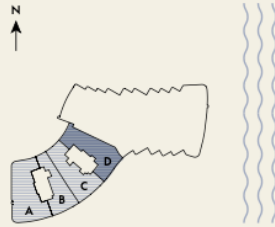
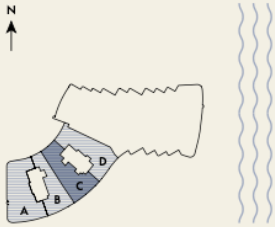
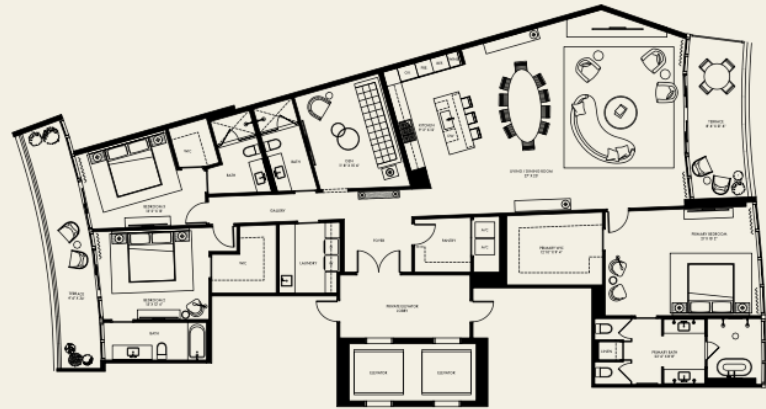


## RESIDENCE C

BEDROOM	3 + DEN
BATHROOM	4
INTERIOR	3,148 SF
BALCONY	400 SF
TOTAL	3,548 SF

## RESIDENCE D

BEDROOM	3 + DEN
BATHROOM	4
INTERIOR	3,250 SF
BALCONY	390 SF
TOTAL	3,640 SF





ENTER A WORLD ALL ITS OWN  
Artist's conceptual rendering

# OUT AND ABOUT

- 1 — Pompano Beach Municipal Golf Course
- 2 — Pompano Community Park
- 3 — Pompano Beach Pier
- 4 — Pompano Beach Fishing Village & Dining
- 5 — Pompano Beach Shopping
- 6 — Water Playground
- 7 — North Ocean Park
- 8 — Hillsboro Inlet Lighthouse
- 9 — Alsdorf Park Public Boat Launch
- 10 — Harbor's Edge Park
- 11 — W Pompano Beach Hotel & Residences
- 12 — Cap's Place
- 13 — Atlantic Boulevard Shopping & Dining
- 14 — Oceanic Restaurant
- 15 — Lucky Fish Beach Bar & Grill
- 16 — Baresco Restaurant
- 17 — Lighthouse Point Marina
- 18 — Beach House Restaurant
- 19 — Pompano Beach Airpark
- 20 — Fort Lauderdale International Airport
- 21 — Topgolf Pompano Beach
- 22 — Pompano Beach Tennis Center
- 23 — Sands Harbor Resort & Marina

## NEIGHBORHOOD

### RESTAURANTS

Houston's  
Cafe Maxx  
Beach House Pompano  
Nauti Dawg Marina Café  
Oceanic Restaurant  
Two Georges Waterfront Grille  
Oceans 234

### SHOPPING

Sawgrass Mills  
Town Center at Boca Raton  
The Galleria at Fort Lauderdale  
Whole Foods Market & Publix

### THEATERS

AMC Dine-In Coral Ridge 10  
Broward Center for the Performing Arts  
Gateway Cinema

### MUSEUMS

Hillsboro Lighthouse Museum  
Boca Raton Museum of Art  
Sample-McDougald House Museum

### PARKS

Pompano Beach Highlands Park  
Pompano Beach Community Park  
Hillsboro Inlet Park

### HEALTH & FITNESS

Crossfit Pompano Beach  
Orangetheory  
Cycleward Studio  
LA Fitness  
Yoga Joint

### PRIVATE MEMBER CLUBS

Palm-Aire Country Club  
Lago Mar Country Club  
Coral Ridge Country Club

### MARINAS

Hidden Harbour Marina  
Marina One  
Lighthouse Point Marina

### PRIVATE SCHOOLS

Westminster Academy  
Lighthouse Christian School  
St. Thomas Aquinas High School  
Pine Crest School  
North Broward Preparatory School  
Cardinal Gibbons High School  
American Heritage Schools

### AIRPORTS

Pompano Beach Airpark  
Boca Raton Airport  
Palm Beach International Airport  
Fort Lauderdale International Airport

### HOUSES OF WORSHIP

St. Gabriel Catholic Church  
Christ Community Church  
Temple Sholom Pompano Beach



# VISIONARIES

## RELATED GROUP, DEVELOPER

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception over 40 years ago, the company has built, rehabilitated, and managed over 120,000 condominium, rental, and commercial units. The firm is one of the largest privately owned businesses in the United States with a development portfolio worth more than \$40 billion. Currently, Related Group has 90+ projects in varying phases of development. The company has earned international status for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers, and affordable properties—all built with the goal of positively impacting neighborhoods and improving quality of life across all demographics. Related Group has redefined real estate by diversifying both its products and its buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes. For more information, please visit [relatedgroup.com](http://relatedgroup.com).

## BH GROUP, DEVELOPER

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury projects throughout South Florida. BH has extensive experience in the acquisition, construction, design, capital structuring, and asset management of complex developments. For the last 20 years, BH Group has been involved in many large-scale real estate transactions and developments, utilizing strong relationships to provide investors with opportunities not otherwise available in the real estate market.

## KORA ARCHITECTS, DESIGN ARCHITECTURE

KORA Architecture is a design firm specializing in architecture, urban design, interior design, and product design, focused on delivering excellence at every scale. Our philosophy integrates functionality, context, materiality, and experience into a cohesive architectural vision. Creativity drives our design process and problem-solving approach, enabling us to meet and exceed client expectations on design. KORA's team, with experience from top-tier firms like Zaha Hadid Architects and MAD Architects, delivers iconic, award-winning projects worldwide, each tailored to its site and region for a distinctive and unparalleled vision.

## NICHOLS ARCHITECTS, ARCHITECTURE

Nichols Architects is a leading architectural firm known for its creative and context-sensitive design approach. Specializing in residential, commercial, and institutional projects, the firm emphasizes sustainability, functionality, and aesthetic excellence. Nichols Architects collaborates closely with clients and stakeholders to create spaces that are beautiful, practical, and environmentally responsible, making a lasting impact on the built environment.

## MEYER DAVIS, INTERIOR DESIGN

Meyer Davis is a multidisciplinary design studio founded by Will Meyer and Gray Davis. The award-winning firm has established itself at the forefront of high-end commercial and residential design practices throughout the U.S. and abroad through its work on private residences, hotel, restaurants, retail experiences, and workplace environments. Meyer Davis considers each new project an opportunity to bring a unique and powerful story to life. Playing with space, form, texture, and light, they develop a visual experience that aims to compel and inspire.

## ENEA LANDSCAPE ARCHITECTURE

Founded by renowned Swiss landscape architect Enzo Enea, Enea Landscape Architecture is an internationally renowned firm known for creating extraordinary outdoor environments. Enea brings over three decades of experience in blending art, nature, and architecture to craft timeless landscapes. Enea's diverse portfolio includes private residences, urban parks, luxury developments, hospitality projects, and public spaces. Their designs feature meticulously curated outdoor spaces that seamlessly integrate with the architecture. They use native plants, sculptural elements, and creative architectural solutions, ensuring aesthetic appeal and sustainability, all while respecting the genius loci of Pompano Beach. Whether it's tranquil courtyards, lush rooftop gardens, or sophisticated pool areas, Enea Landscape Architecture creates serene and inviting spaces for residents and guests to enjoy. Their designs elevate the living experience, offering a harmonious connection between nature and the built environment.



A NEW WAY OF LIFE IN POMPANO BEACH  
Artist's conceptual rendering

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This offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 20 N OCEAN CONDOMINIUM HOTEL, a Condominium within a portion of a building or within a multiple parcel building.

All stated dimensions and square footages are approximate and subject to change. Ceiling heights are subject to change and actual clearance from finished floor to finished ceiling will typically be less than stated. The design elements and fixtures presented may vary from the initial concepts to the final construction. The images and portrayals used in this brochure are conceptual and should not be relied upon as definitive representations of the 20 N OCEAN CONDOMINIUM HOTEL, a Condominium within a portion of a building or within a multiple parcel building project's exterior or interior. All plans and designs are subject to obtaining the necessary permits and approvals, which may cause Developer to modify the initial design proposals. Accordingly, Developer explicitly reserves the right to make changes as it sees fit. For a detailed list of what is included with each unit, please refer to your Purchase Agreement and the Developer's Prospectus for the Condominium. The lifestyle images in this brochure may be illustrative and taken on-site to convey the intended ambiance rather than the actual condominium or views from any unit. These images are meant to illustrate the proposed lifestyle and not to be indicative of actual owners, guests, experiences or views.

# W

## POMPANO BEACH

THE RESIDENCES

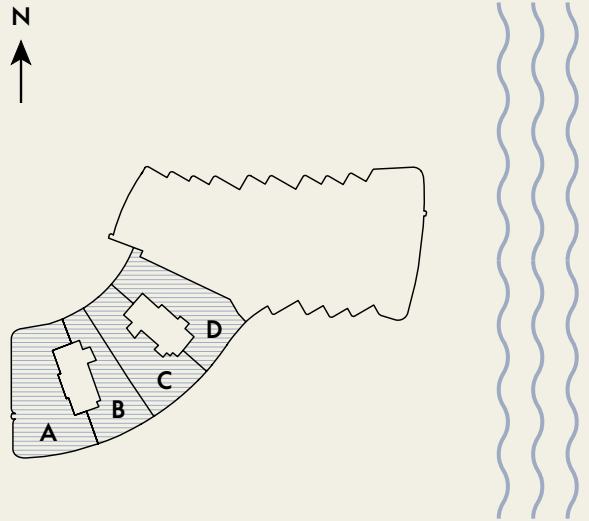
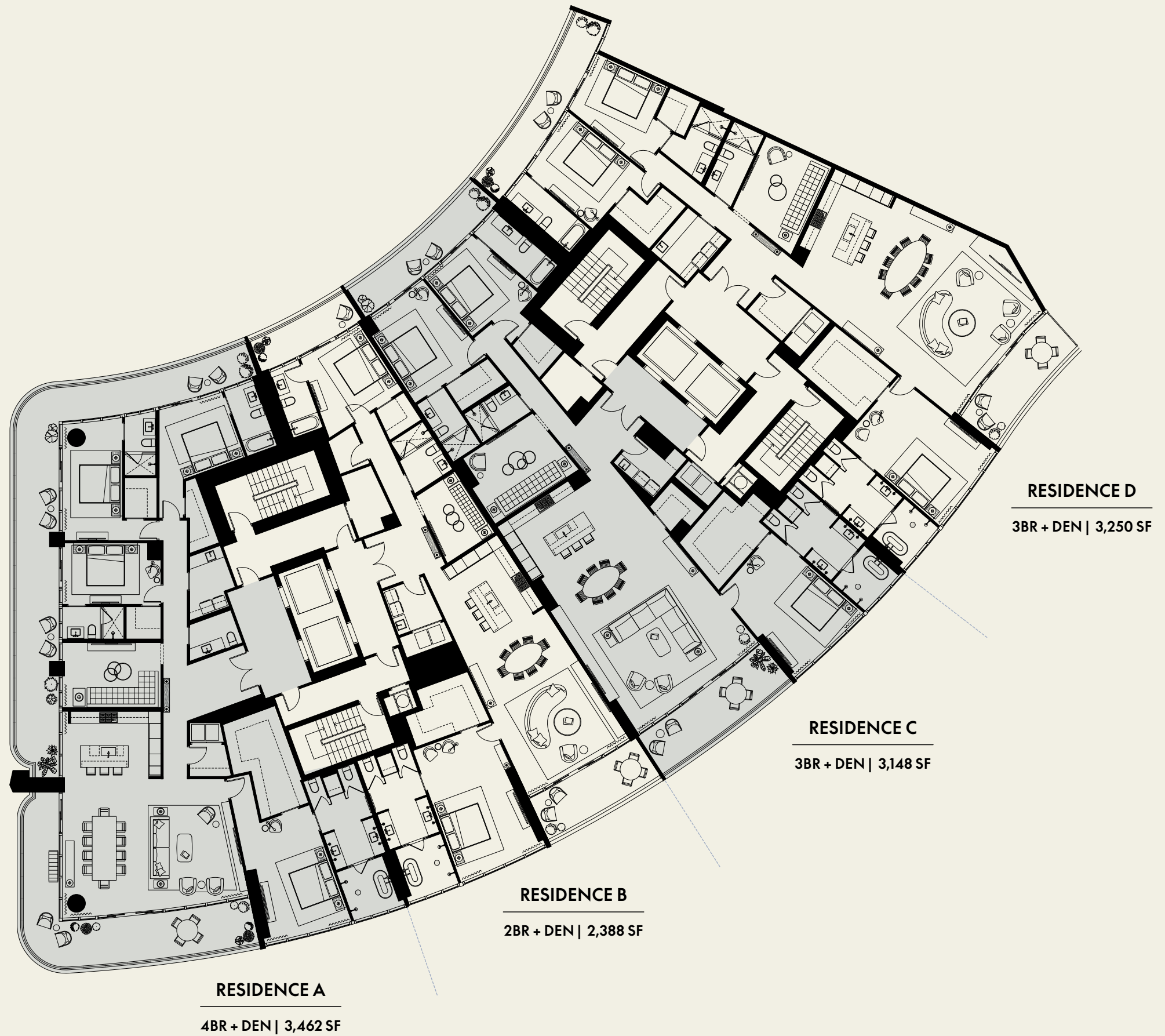
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Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other common elements or shared facilities without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "3" to the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings, lighting, landscaping and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement. All dimensions and square footages are approximate and may vary with actual construction.

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# LEVEL 4—21

FLOOR PLATES



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# W

## POMPANO BEACH

THE RESIDENCES



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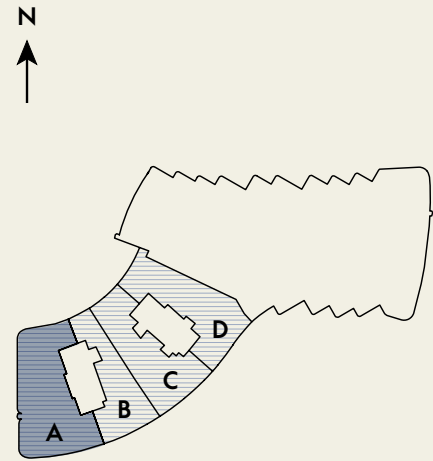
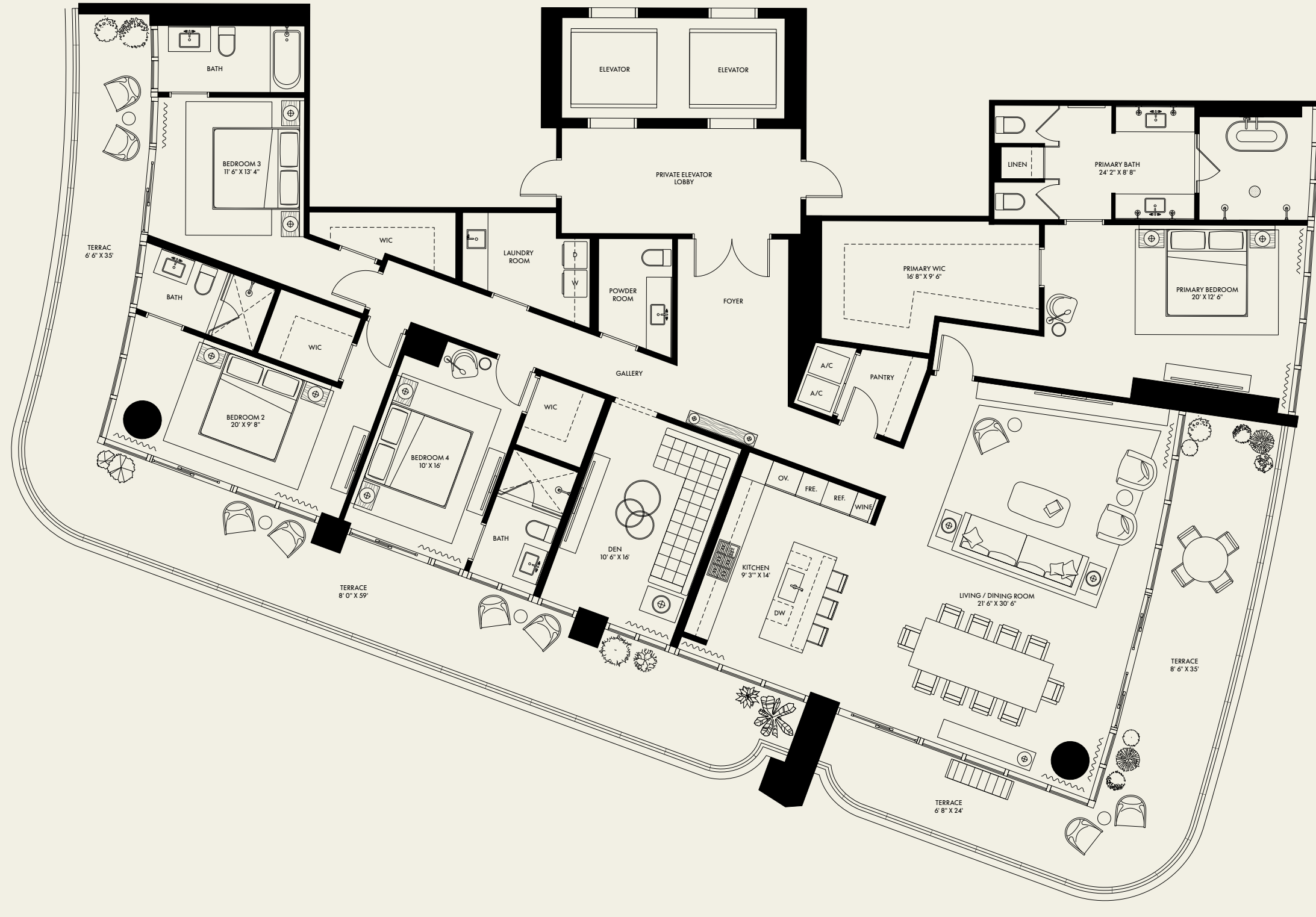
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# RESIDENCE A

## RESIDENCE A

BEDROOM	4 + DEN
BATHROOM	4.5
INTERIOR	3,462 SF
BALCONY	1,150 SF
TOTAL	4,612 SF



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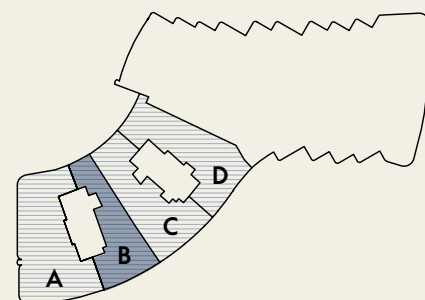
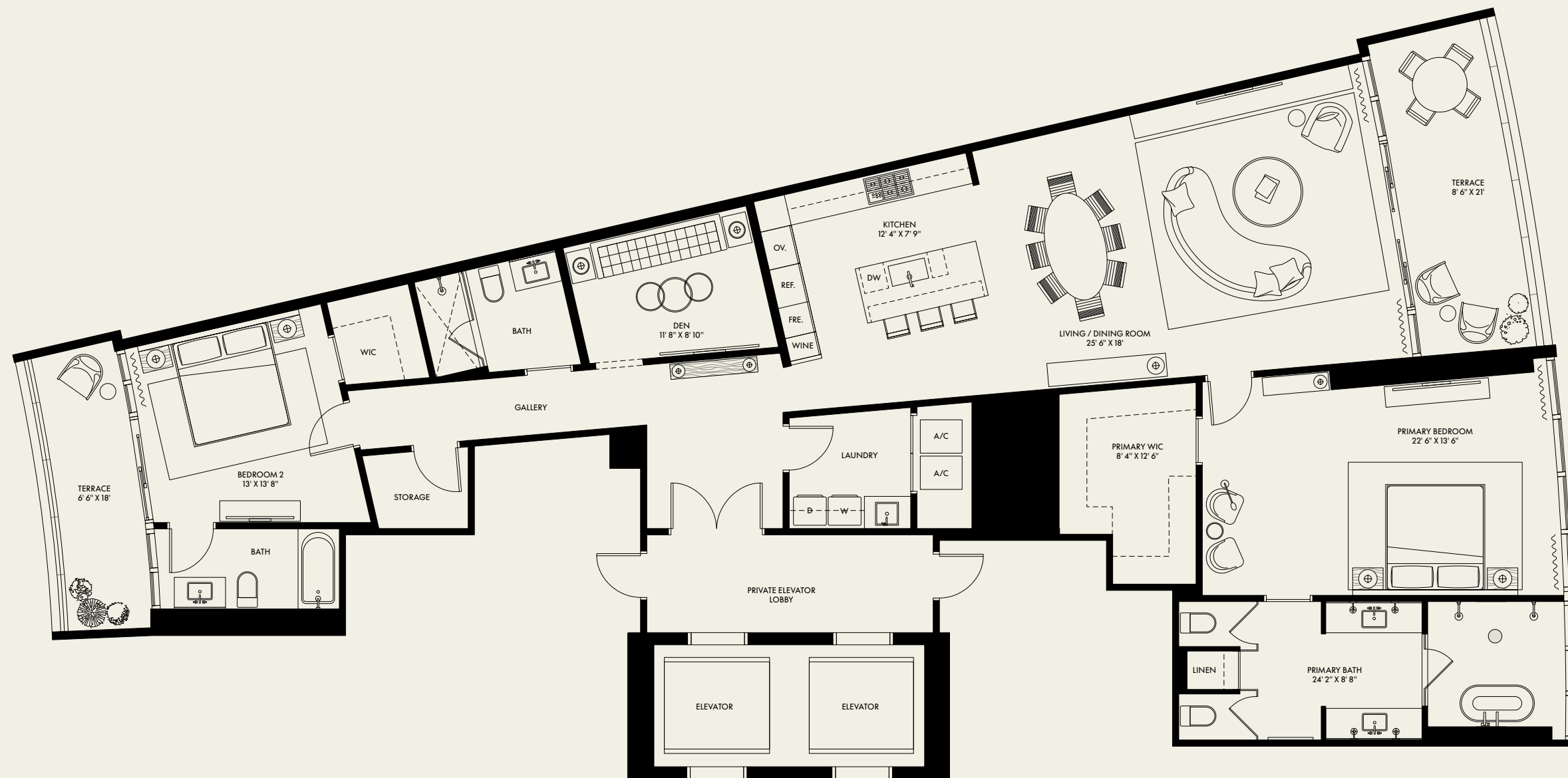
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# RESIDENCE B

## RESIDENCE B

BEDROOM	2 + DEN
BATHROOM	3
INTERIOR	2,388 SF
BALCONY	290 SF
TOTAL	2,678 SF



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# W

## POMPANO BEACH

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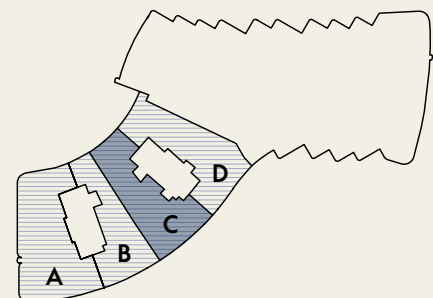
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# RESIDENCE C

## RESIDENCE C

BEDROOM	3 + DEN
BATHROOM	4
INTERIOR	3,148 SF
BALCONY	400 SF
TOTAL	3,548 SF



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# W

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# RESIDENCE D

## RESIDENCE D

BEDROOM	3 + DEN
BATHROOM	4
INTERIOR	3,250 SF
BALCONY	390 SF
TOTAL	3,640 SF



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