



POMPANO BEACH
THE RESIDENCES

SEEK.
DISCOVER.
BELONG.

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

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



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

Private elevator entry to each residence

9.5 ft ceiling heights with floor-to-ceiling windows

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

Expansive, private outdoor balconies up to 8.5 ft deep

Italian kitchen cabinetry and natural stone countertops

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

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

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



FLOOR PLANS

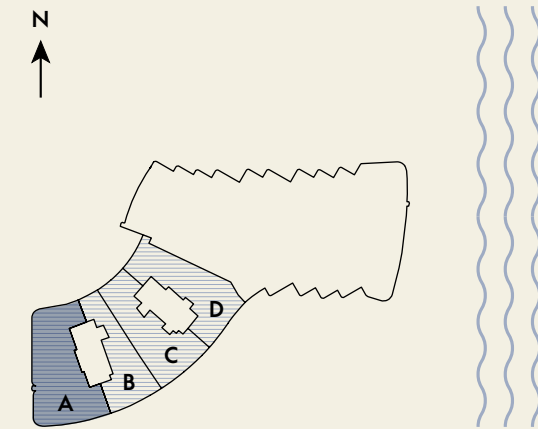
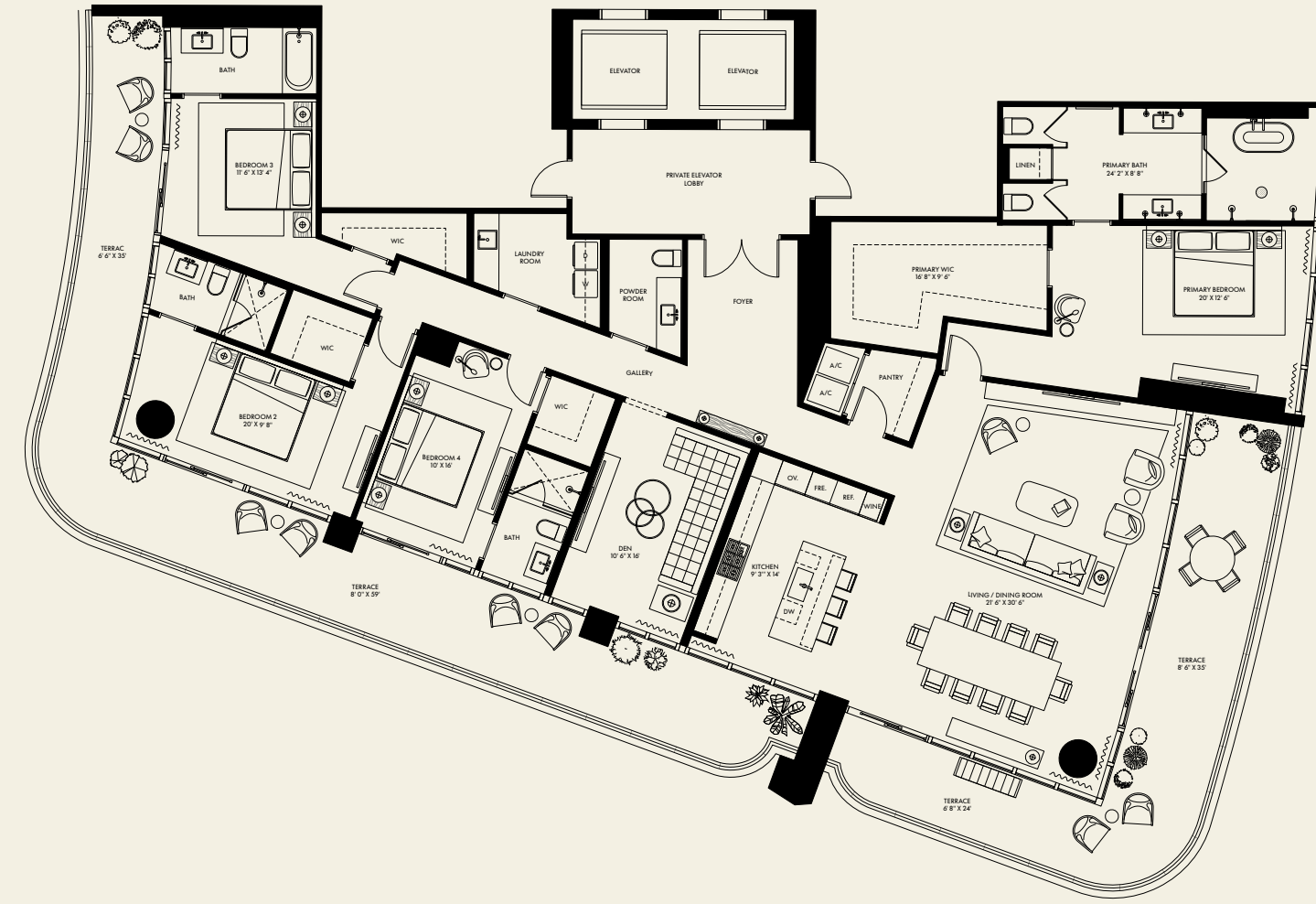
Open, flexible layouts featuring two- to four-bedroom homes ranging from 2,400 to 3,400 square feet, and penthouse residences.



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

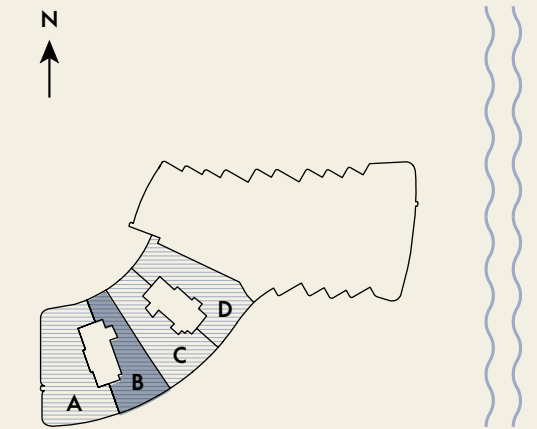
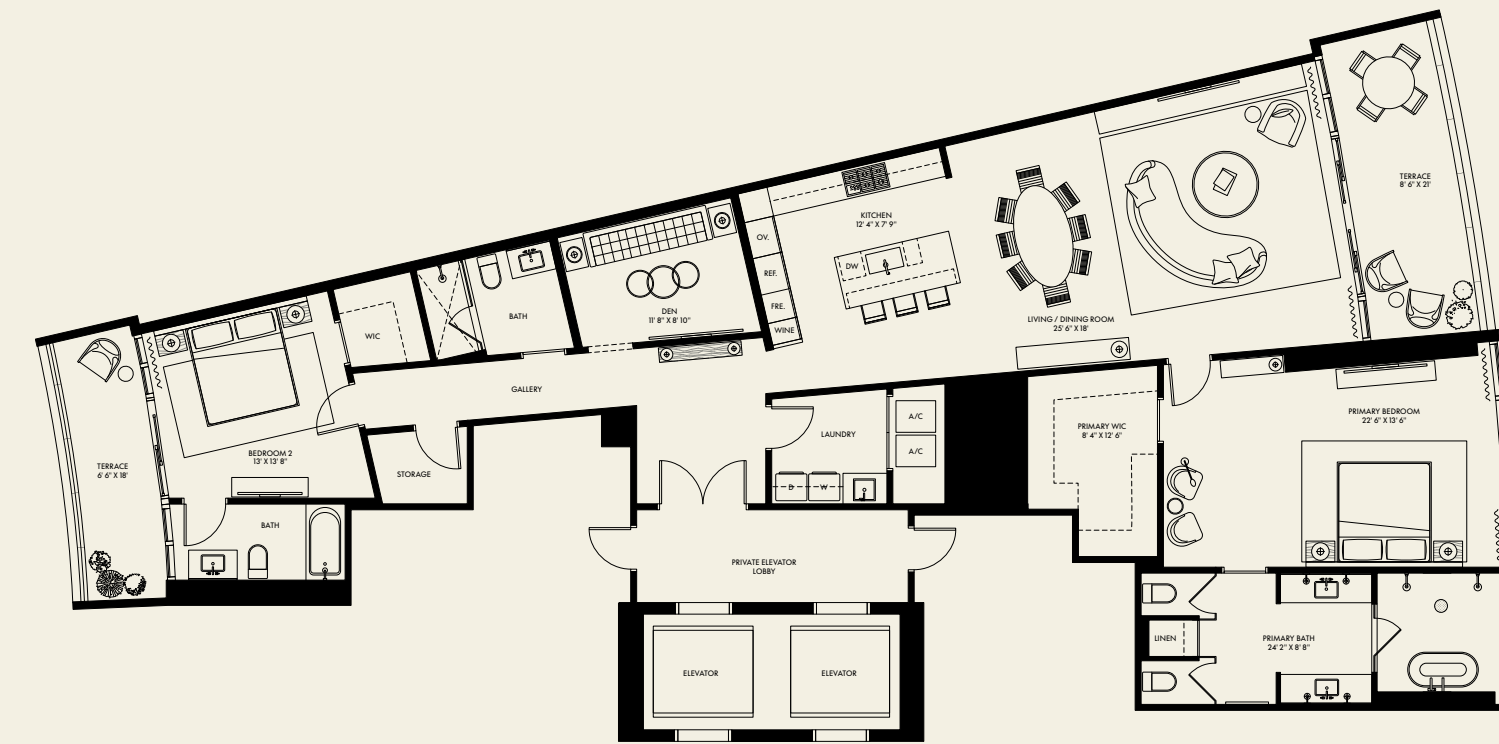
RESIDENCE A

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



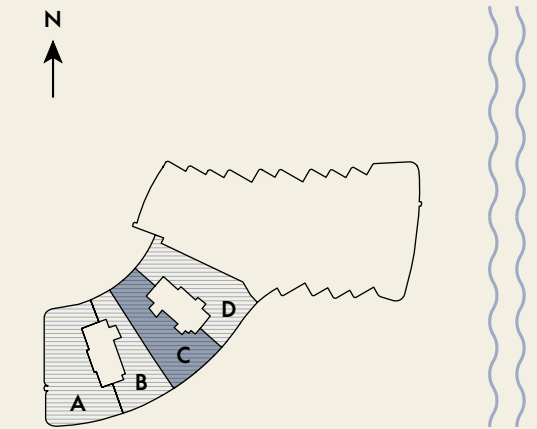
RESIDENCE B

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



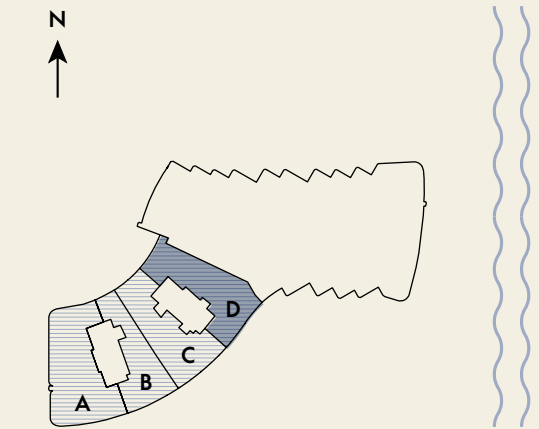
RESIDENCE C

| | |
|----------|----------|
| 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 |



THE SUITES

W Pompano Beach features fully furnished studios and one- and two-bedroom suites ranging from 580 to 1,860 square feet, and WOW Suites. Interiors by Meyer Davis are designed in a fresh neutral palette, evoking warm, sandy shores, rich marine blues, and sunset corals. The Suites are light-filled and open, thoughtfully curated with soft organic textures and materials, offering breathtaking ocean views.

SUITE FEATURES

9.5 ft ceiling heights with floor-to-ceiling windows

Stunning views of the ocean and Intracoastal Waterway

Expansive private outdoor balconies

Italian kitchen cabinetry

Bosch kitchen appliance package* including:

- 30" Full-height refrigerator/freezer
- 24" Induction cooktop
- 24" Speed oven
- 24" Dishwasher

*Studio and one-bedroom suites

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

Elegant powder room*

Inviting and spacious den*

Pre-wired high-speed fiber optic WiFi

Laundry available in each suite

Fully furnished and finished

* In select suites



ITALIAN KITCHEN WITH STUNNING OCEAN VIEWS
Artist's conceptual rendering



STREAMLINED AND REFINED—A SPA-INSPIRED BATHROOM
Artist's conceptual rendering



OPEN, LIGHT-FILLED SUITES—FRESH AND CLEAN-LINED
Artist's conceptual rendering

Gaze out and exhale.



RISE TO THE SUN AND TAKE IN THE LIGHT—SERENITY IN EVERY SUITE
Artist's conceptual rendering



FLOOR PLANS

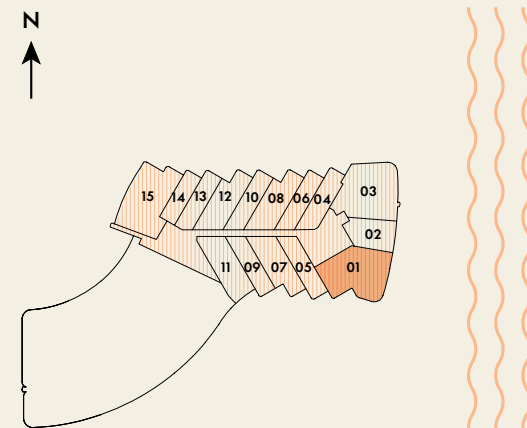
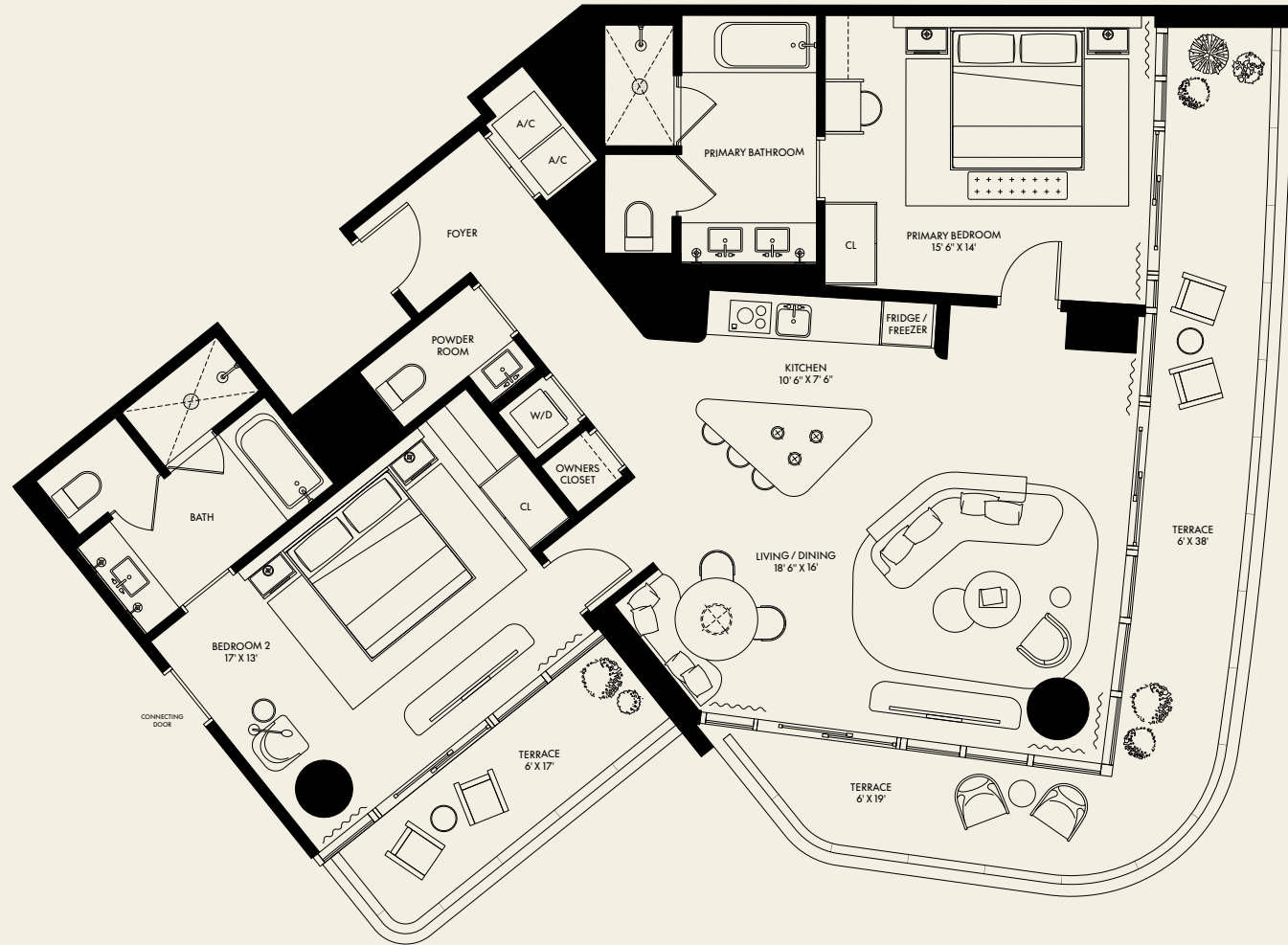
Spacious, flexible layouts featuring fully furnished studios and one- and two-bedroom suites ranging from 580 to 1,860 square feet, and WOW Suites.



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

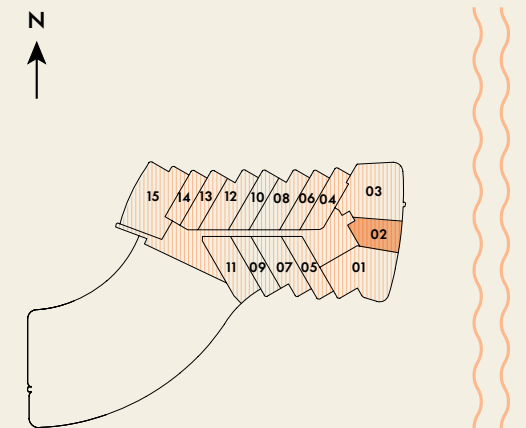
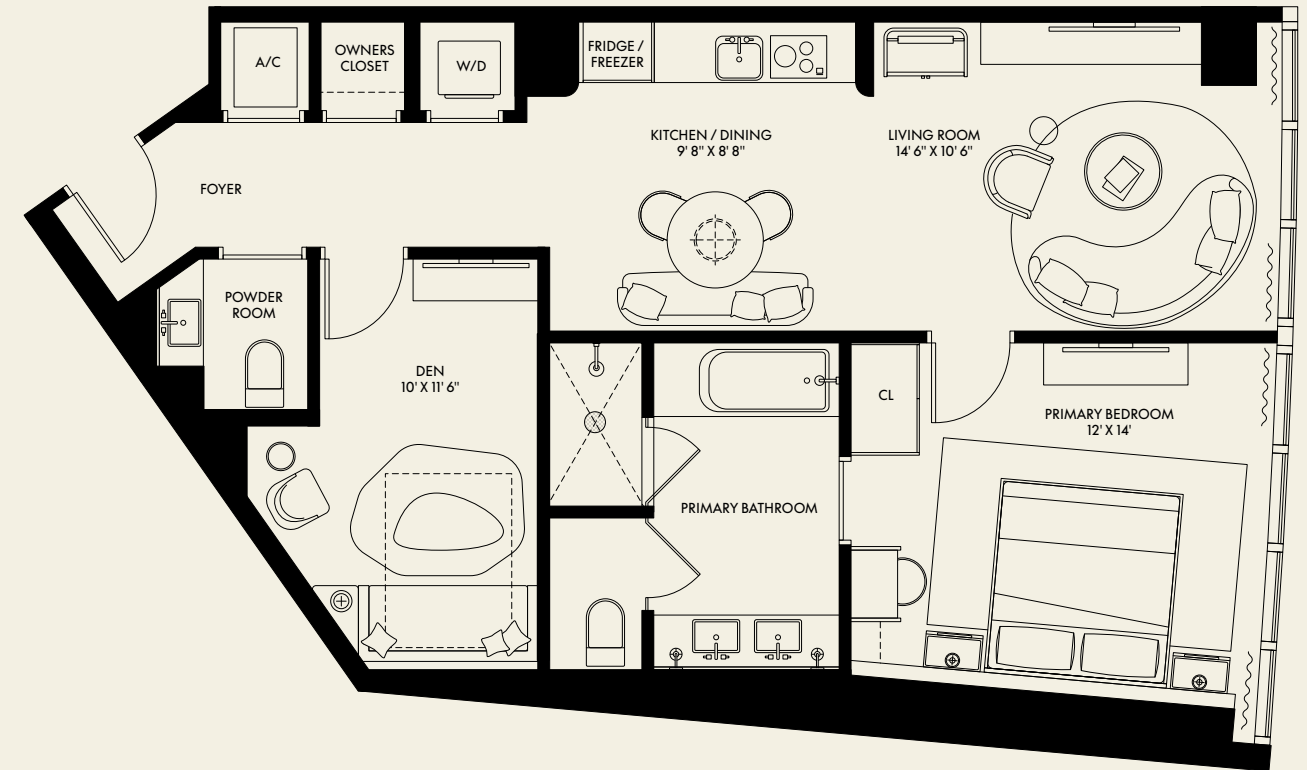
SUITE 01

| | |
|----------|----------|
| BEDROOM | 2 |
| BATHROOM | 2.5 |
| INTERIOR | 1,568 SF |
| BALCONY | 440 SF |
| TOTAL | 2,008 SF |



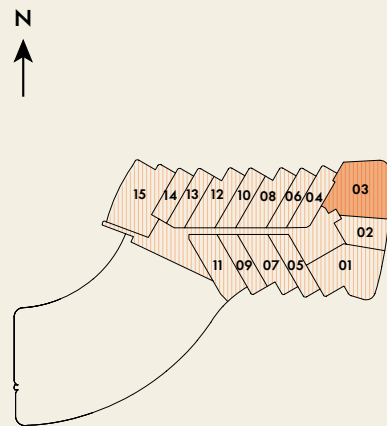
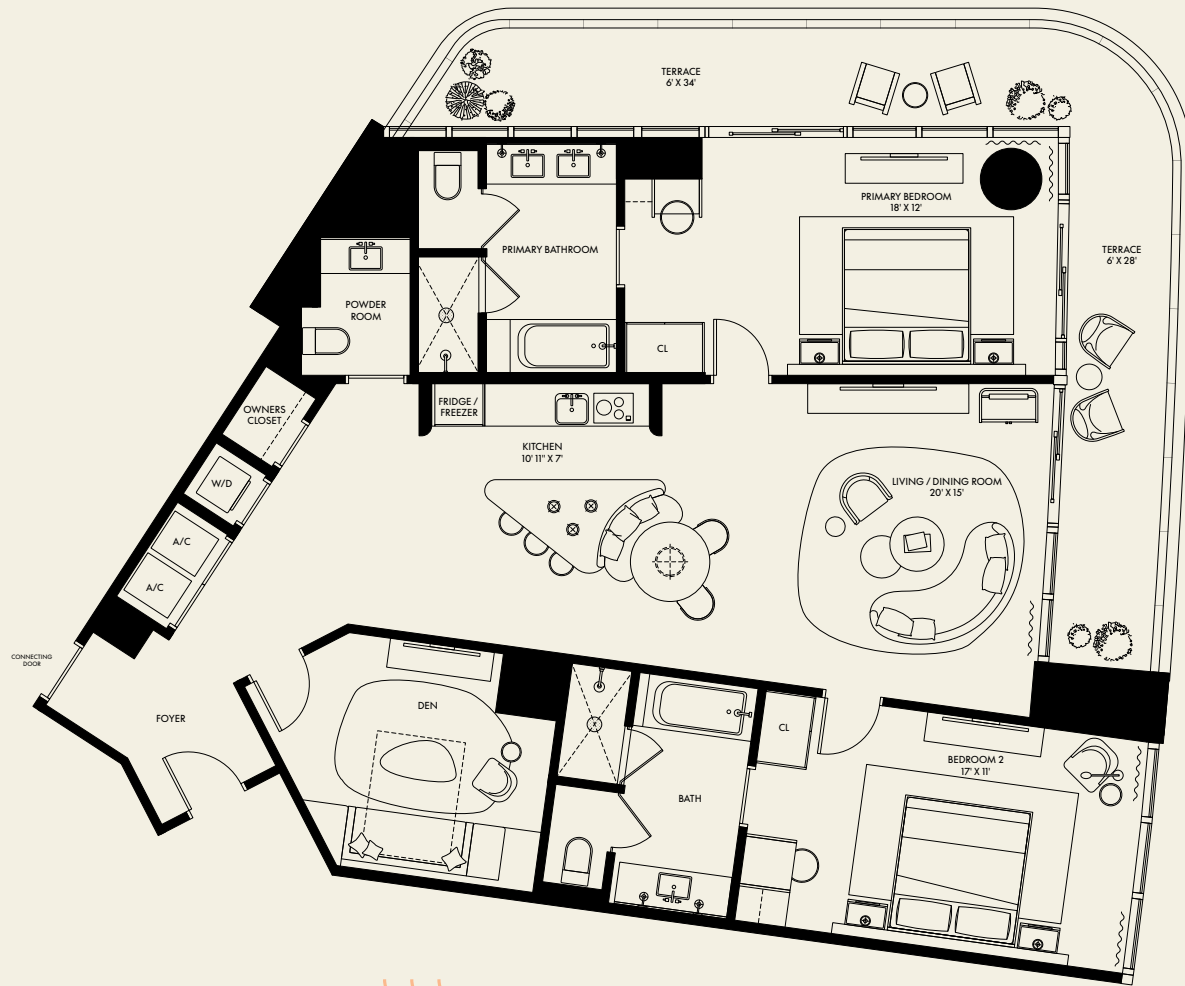
SUITE 02

| | |
|----------|--------|
| BEDROOM | 1 |
| BATHROOM | 1.5 |
| INTERIOR | 994 SF |
| BALCONY | -- |
| TOTAL | 994 SF |



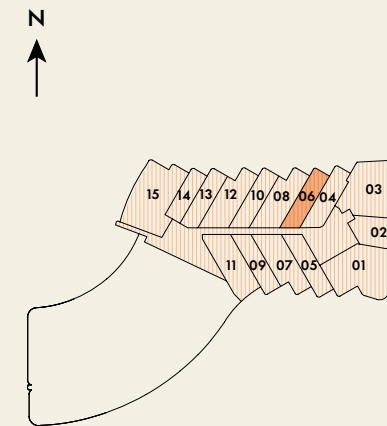
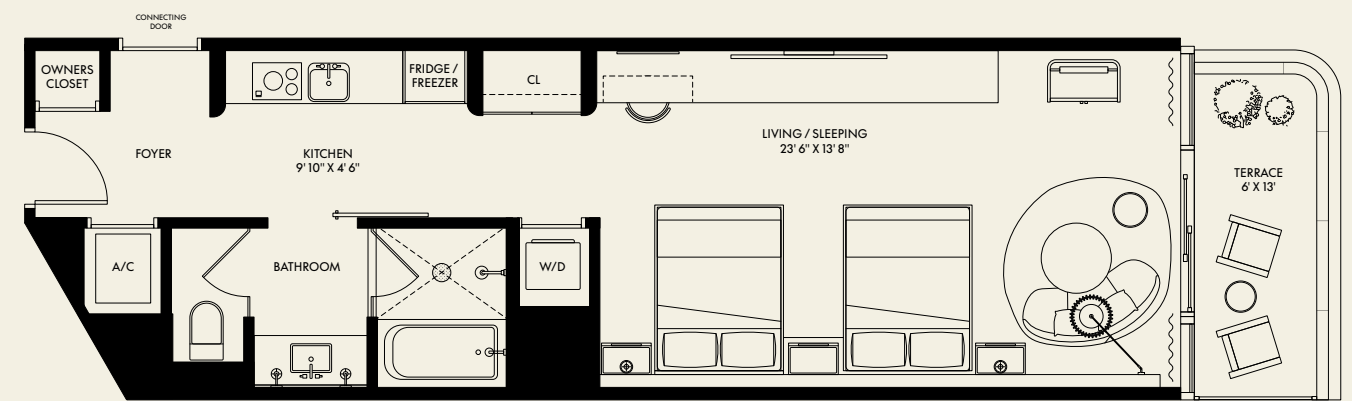
SUITE 03

| | |
|----------|----------|
| BEDROOM | 2 |
| BATHROOM | 2.5 |
| INTERIOR | 1,815 SF |
| BALCONY | 370 SF |
| TOTAL | 2,185 SF |



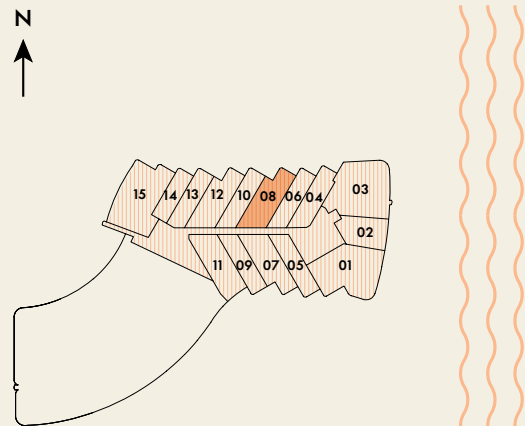
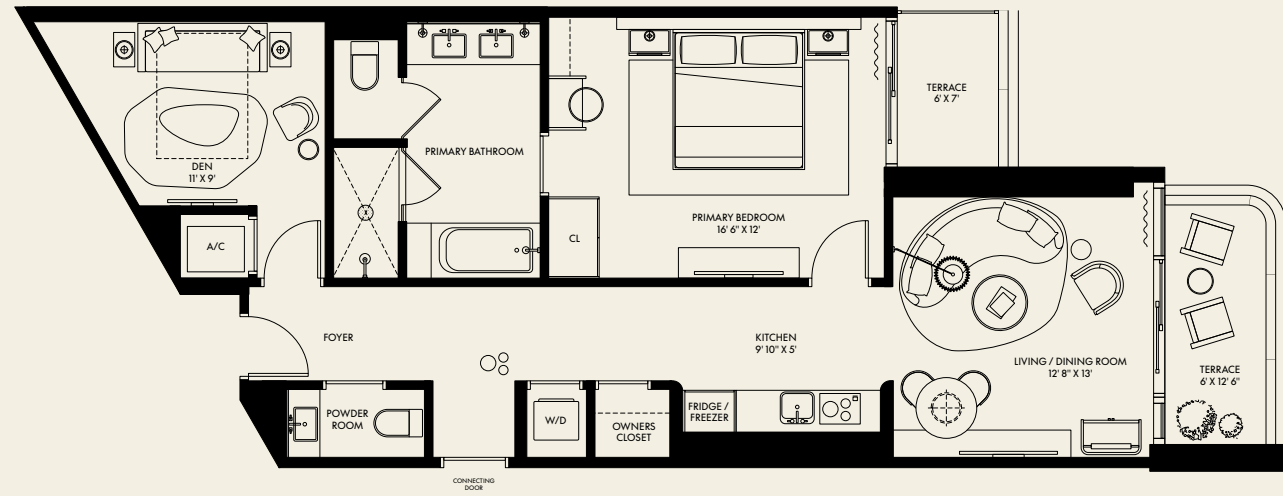
SUITE 06

| | |
|----------|--------|
| BEDROOM | STUDIO |
| BATHROOM | 1 |
| INTERIOR | 696 SF |
| BALCONY | 70 SF |
| TOTAL | 766 SF |



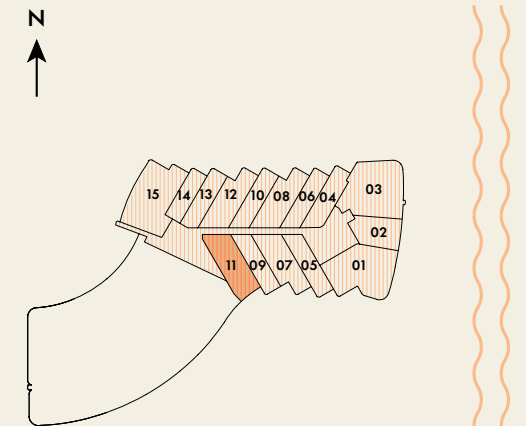
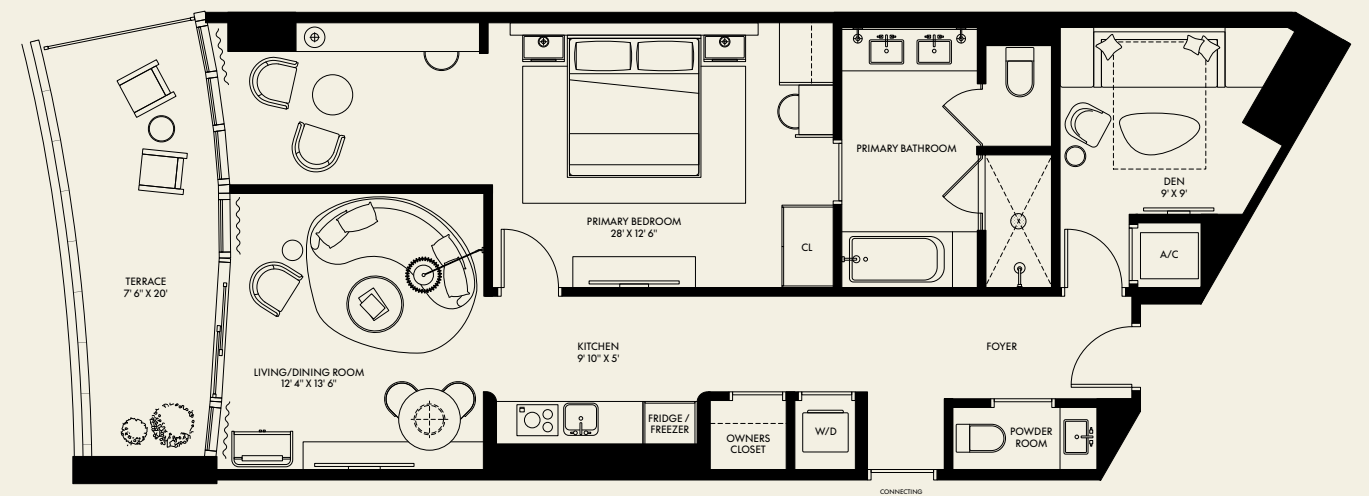
SUITE 08

| | |
|----------|----------|
| BEDROOM | 1 |
| BATHROOM | 1.5 |
| INTERIOR | 1,024 SF |
| BALCONY | 110 SF |
| TOTAL | 1,134 SF |



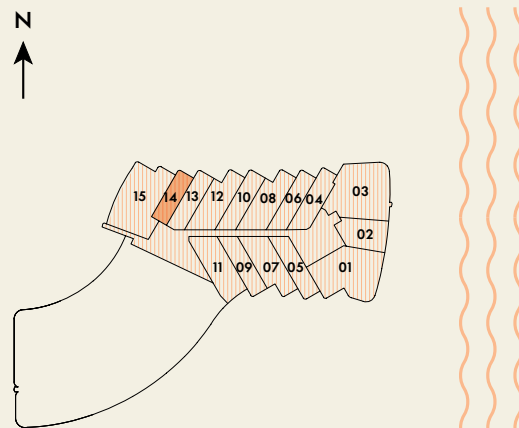
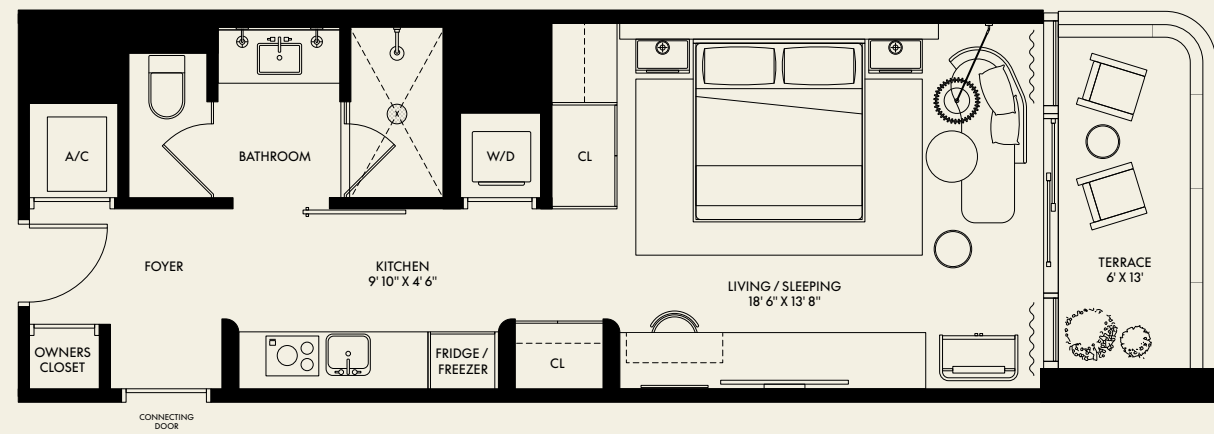
SUITE 11

| | |
|----------|----------|
| BEDROOM | 1 |
| BATHROOM | 1.5 |
| INTERIOR | 1,118 SF |
| BALCONY | 150 SF |
| TOTAL | 1,268 SF |



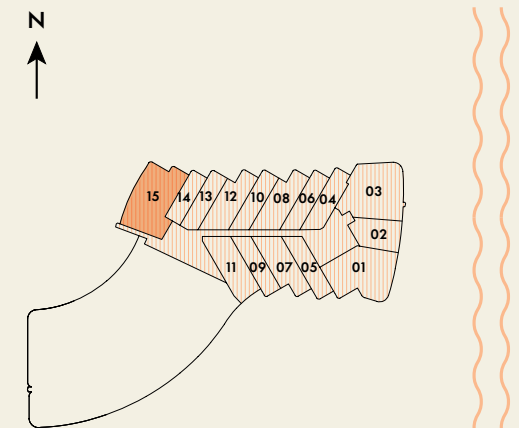
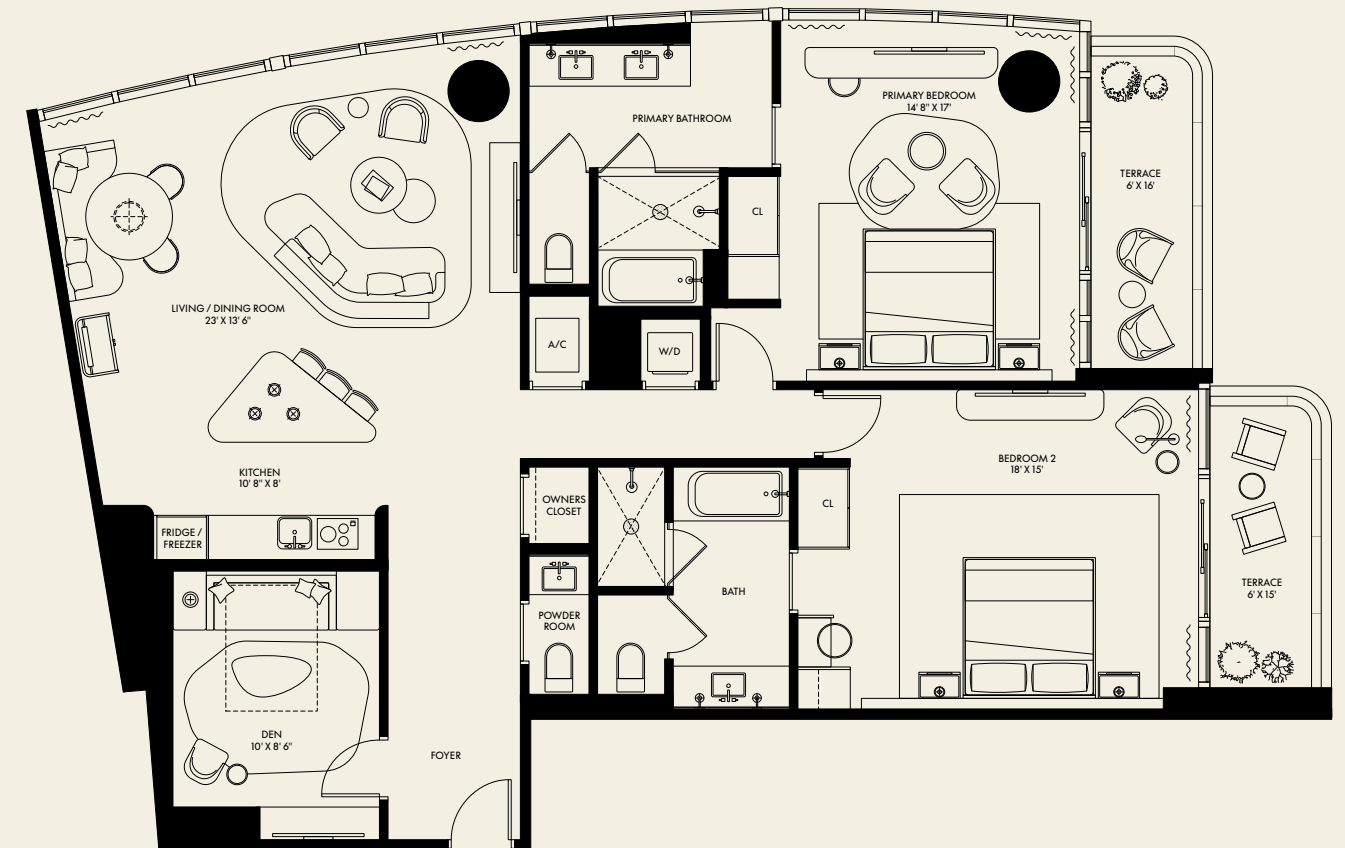
SUITE 14

| | |
|----------|--------|
| BEDROOM | STUDIO |
| BATHROOM | 1 |
| INTERIOR | 578 SF |
| BALCONY | 70 SF |
| TOTAL | 648 SF |



SUITE 15

| | |
|----------|----------|
| BEDROOM | 2 |
| BATHROOM | 2.5 |
| INTERIOR | 1,922 SF |
| BALCONY | 180 SF |
| TOTAL | 2,102 SF |



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

Dedicated lobby and reception

Bellman services

24-hour attended lobby and valet

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

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

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

WET® Pool Deck Bar & Restaurant

FIT® Gym and yoga studio

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

Game lounge with F1 racing and world-class multisport simulator

ADDED EXCLUSIVELY FOR OWNERS OF THE RESIDENCES

Private resident-only lobby

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

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

Owner's Club Lounge

Business center and meeting rooms

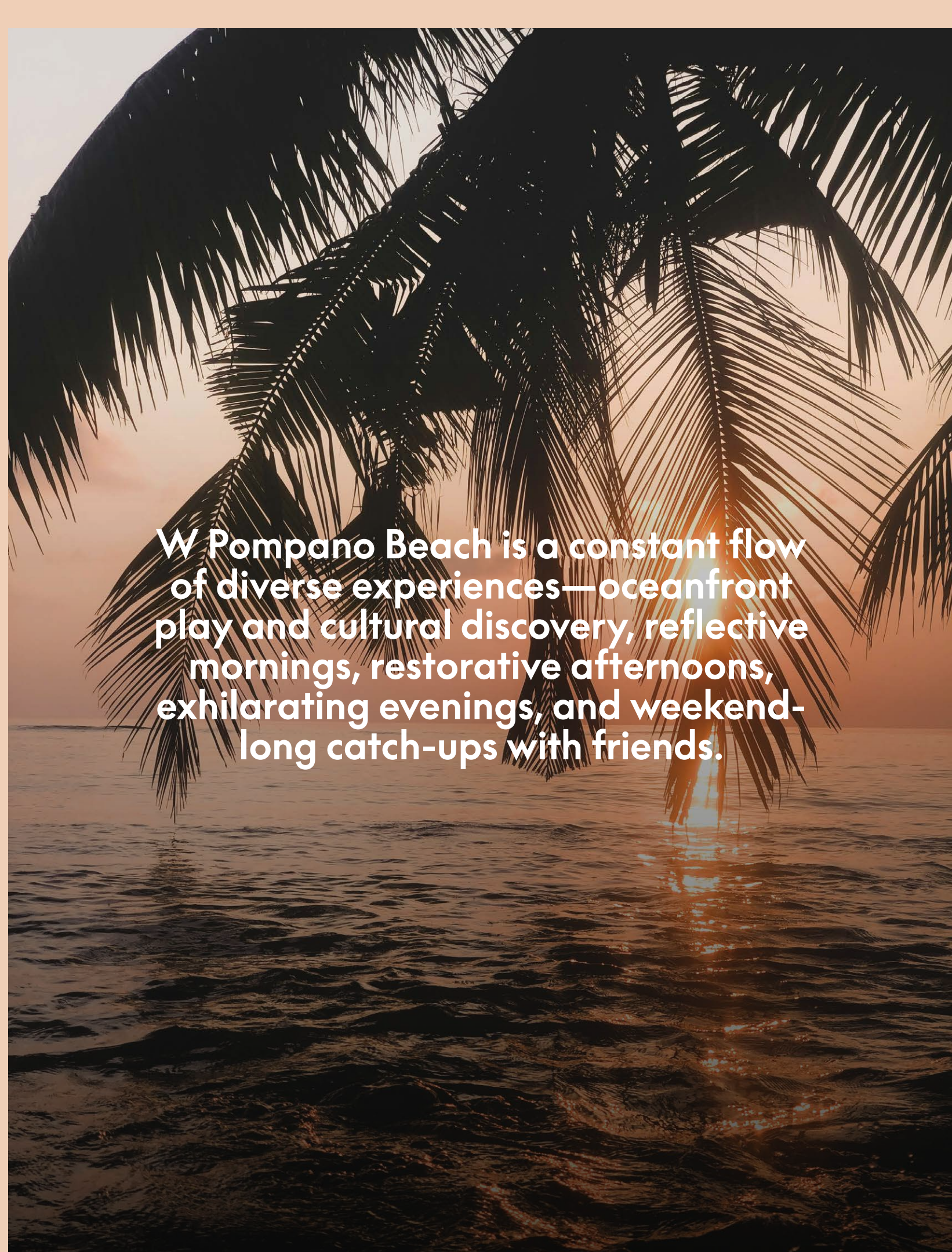
Great Room with individual wine storage

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

- 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

- 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

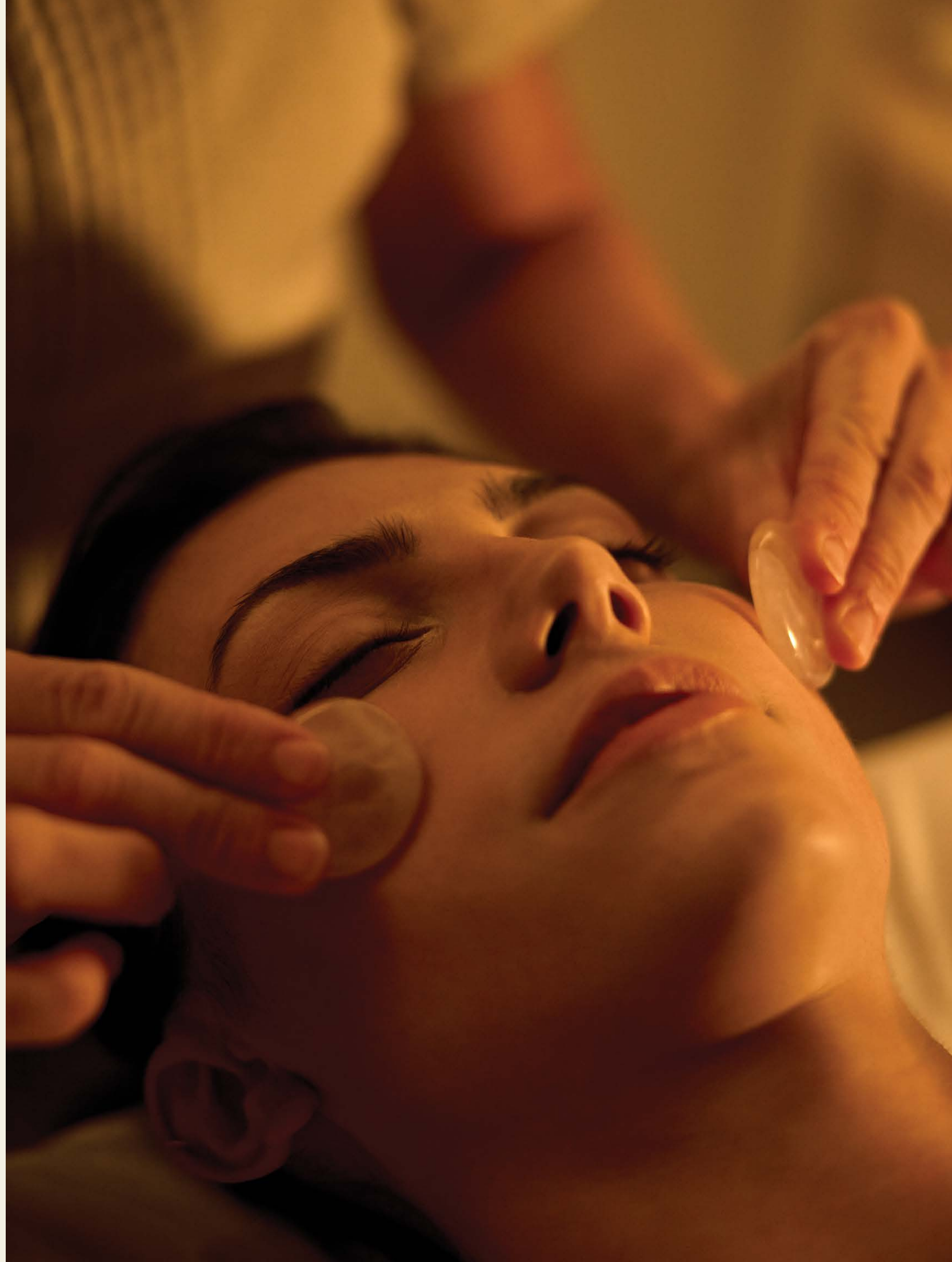
À LA CARTE HOUSEKEEPING SERVICES

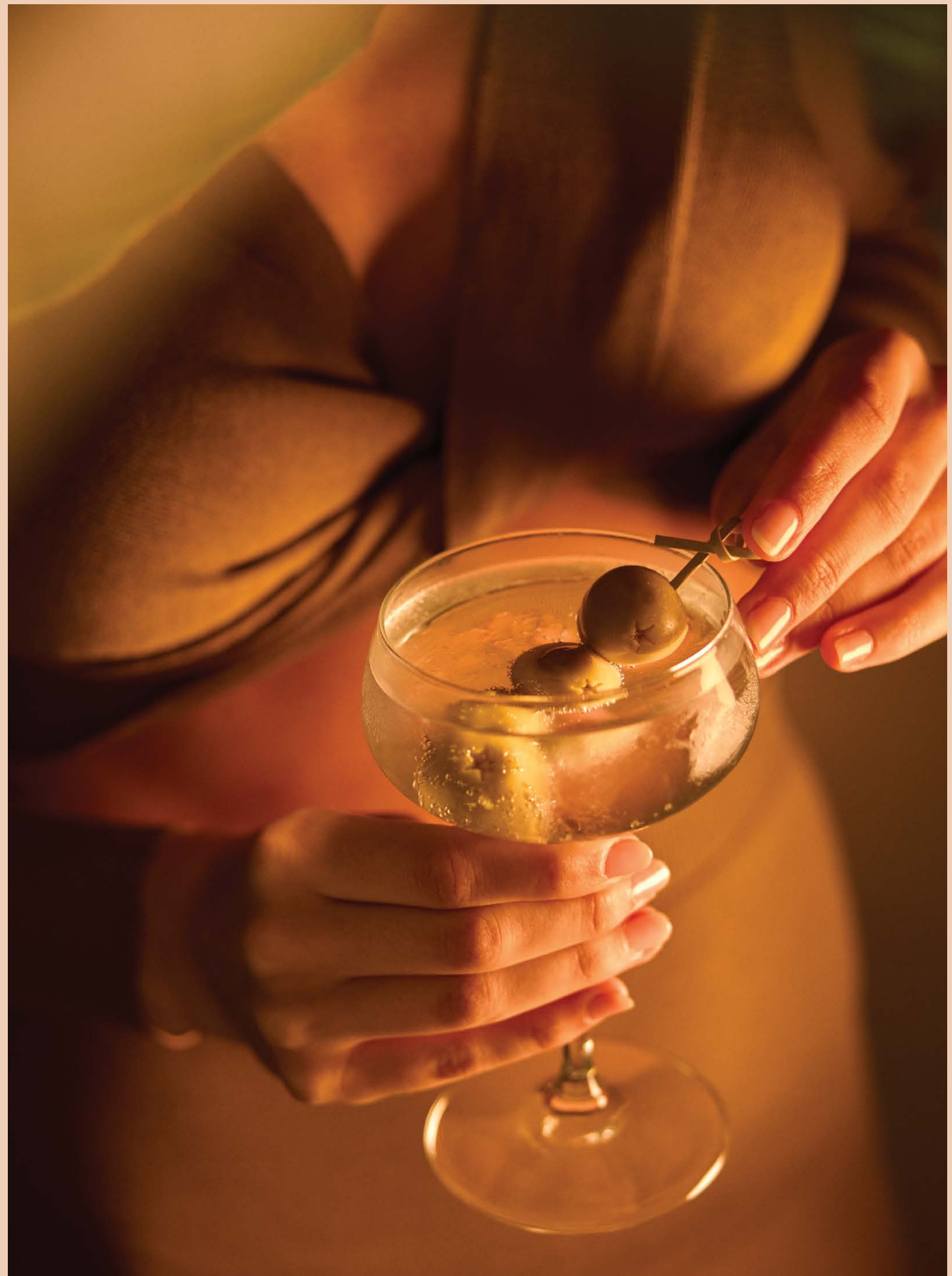
- Vacuum/Mop Floors
- Clean Mirrors
- Dust Interiors
- Clean Oven/Cooktop
- Change Bedding
- Clean Refrigerator
- Wash Dishes
- Clean Balcony

À LA CARTE ENGINEERING SERVICES

- 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 wHotelthystore.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





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.

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.

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