

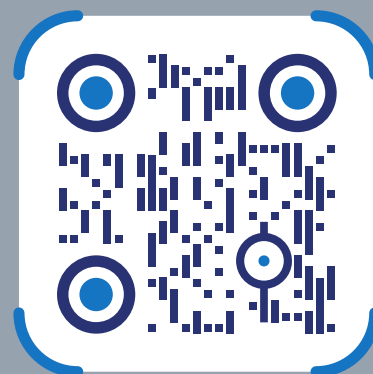


THE RITZ-CARLTON RESIDENCES

POMPANO BEACH



**OVDREAMS
REALTY**



Business Card

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Broker/owner

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AN OWNERS-ONLY LUXURY RESORT

Developed by Fortune International Group and Oak Capital, The Ritz-Carlton Residences, Pompano Beach are an unprecedented collection of magnificent luxury homes and amenities, with interiors and landscape concept design by Piero Lissoni®. Comprised of two striking shoreline towers designed by Luis Revuelta, situated on a sprawling property spanning the waterfronts—from Ocean to Intracoastal—The Ritz-Carlton Residences, Pompano Beach represent a singular offering, giving homeowners direct access to both a private Beach Club and private Yacht Club.

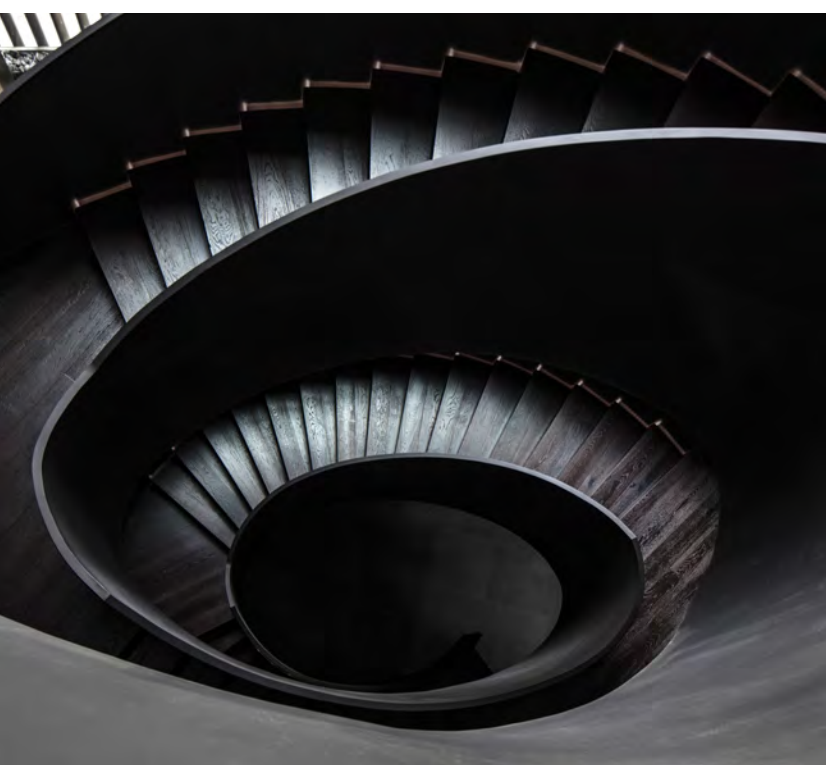
With a comprehensive array of extraordinary private amenities, staffed and serviced by the world's preeminent luxury flag, The Ritz-Carlton Residences, Pompano Beach offer a transformative lifestyle and incomparable experiences.



LEGENDARY LIVING

Meticulous, personalized service provided by exemplary staff adept at anticipating and fulfilling the expressed and inferred wishes and needs of residents, consistently exceeding expectations—this is what distinguishes The Ritz-Carlton experience globally and elevates The Ritz-Carlton Residences, Pompano Beach to a truly matchless offering.





LEGENDARY DESIGN

Since establishing his first multidisciplinary practice in Milan more than 35 years ago, Piero Lissoni has been at the forefront of top-echelon global contemporary design and architecture. Today, with studios on either side of the Atlantic, he is peerless in experience, influence and eminence. As much a fine artist as he is an architect and designer, Lissoni's holistic, contemplative, rigorous approach has placed him in a class of his own, and has earned him accolades and awards the world over as well as a sterling reputation for executing his craft at the highest level of sophistication and quality.





THE BEACH TOWER

SUNRISE TO SUNSET

Follow the sun—from the moment it rises above the vast horizon beyond your private Beach Club on the Atlantic, to the moment it sets warmly and dramatically in the western sky beyond your private Yacht Club on the Intracoastal. And, in the interim, enjoy an unparalleled quality of living within spaces thoughtfully designed for your curated lifestyle.





Soaring above the pristine white sands of Pompano Beach, The Beach Tower presides over a veritable playground of exquisite outdoor amenities, opening onto 250-linear feet of Atlantic shoreline.

A photograph of a beach at sunset. In the foreground, there are several lounge chairs with blue and white striped cushions on a wooden deck. The chairs are arranged in a semi-circle, facing the ocean. There are also some small lanterns on the deck. In the background, there are palm trees and the ocean under a sunset sky. The text "THE BEACH TOWER AMENITIES" is overlaid on the image in large, white, sans-serif capital letters.

THE BEACH TOWER AMENITIES

AMENITIES

BEACH LEVEL

- Restaurant bar & grill with indoor & outdoor seating areas
- Lounge area on the beach with chaise lounges
- Beach storage
- Food & beverage service
- Water sports
- Wellness programming

LOBBY LEVEL

- Drop-off & arrival experience with impressive porte-cochère
- Oceanfront lobby
- 24/7 valet service
- Reception & concierge desk
- Signature Lissoni® sculptural staircase
- Clubroom – multipurpose social event space with prep kitchen
- Library & breakfast room
- Business center on the 3rd floor
- Lounge areas
- Outdoor terraces
- Oceanfront fitness center with juice bar

RESORT DECK LEVEL

- Two oceanfront infinity pools, north pool with sunken lounge
- Private cabanas available for sale
- Private poolside cabanas available for day use
- Lounge area
- Food & beverage service
- Garden grounds include covered pavilion, bar & lounge area, BBQ & pizza oven area, fire pit, outdoor fitness area, meditation area and more
- Dog park

WELLNESS CENTER LEVEL

- Wellness concierge
- Juice & nutrition bar
- Treatment rooms
- Relaxation terrace
- Beauty salon & barbershop
- His & hers spa with locker rooms, showers, sauna, steam room, vitality pool and relaxation lounge
- Business center with private offices, conference room and coffee bar



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THE BEACH CLUB

Eat, drink, and relax at the private Beach Club, where Piero Lissoni's impeccably sophisticated design aesthetic deftly melds influences and sensibilities from South Florida, to the Riviera, to Southeast Asia and beyond—where the transition from indoor to outdoor and the connection between you and nature are seamless.

The Beach Club features a world-class bar & grill with indoor and outdoor seating, a sprawling open lounge area on the beach with Lissoni-designed chaise lounges, grand private beach cabanas, health & wellness programming and more.


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POMPANNO BEACH



POMPANNO BEACH
RESIDENCES
THE RITZ-CARLTON



RESIDENCE FEATURES

- 115 residences ranging from 1,309 sq ft to 4,850 sq ft
- 4 penthouses ranging from 5,405 sq ft to 6,824 sq ft
- Spacious floorplans boasting ocean, city and Intracoastal views
- All residences delivered fully-finished including flooring, kitchens & bathrooms
- Expansive terraces
- Private elevator lobby for each residence
- Service elevators
- Italian designed kitchens with top-of-the-line appliances
- Walk-in closets in all master bedrooms
- Laundry rooms with full-size washer and dryer
- Prewired for high-speed internet access and WiFi
- THG Paris bathroom faucets

THE MARINA TOWER

BEACH CLUB TO YACHT CLUB

The Ritz-Carlton Residences, Pompano Beach span an ocean-to-waterway property—providing access to a breadth and variety of transformative experiences unattainable elsewhere. The Marina Tower’s cascading, opulent amenities culminate at a private marina and lounge area, fire pit, a beautifully designed teak pier and private boat slips. From here, start your engines or set sail to explore and enjoy all the best that South Florida has to offer.

The Ritz-Carlton Residences, Pompano Beach feature a world-class marina and Yacht Club. Your Riva Aquarama will feel as at-home here as it would in Monaco, Capri or Saint-Tropez.





Homeowners at The Ritz-Carlton Residences, Pompano Beach are Yacht Club members, nautically connected to all of South Florida's greatest amenities and destinations accessible by vessel. From the piano bar in the grand, elegant club room, to the expansive sunset pool, to the dockside bar & lounge, memorable experiences await.

AMENITIES

MARINA LEVEL

- Private marina with 13 boat slips designed for large vessels, for sale exclusively to owners
- One pick-up and drop-off boat slip
- Water sports area with storage
- Boardwalk along Intracoastal Waterway
- Bar & lounge dockside entertainment area
- Pet spa room

LOBBY LEVEL

- Drop-off & arrival experience with impressive porte-cochère
- Reception & concierge desk
- 24/7 valet service
- Signature Lissoni® sculptural staircase
- The Yacht Club – multipurpose social event space including piano bar
- Sundowners happy hour bar
- Fitness center
- Wellness center feature his and hers spa with locker rooms and showers, individual and couples treatment rooms, sauna and steam room, vitality pool, relaxation lounge, and outdoor terrace
- Kids & teens club room

SUNSET DECK LEVEL

- Sunset pool
- Lounge area
- Food & beverage service
- BBQ & outdoor dining pergola
- Bocce court
- Pickleball court
- Fire pit
- Dog park
- Wellness lawn
- Kids play area

ENTERTAINMENT LEVEL

- Game area with pool tables, poker and card tables
- Virtual golf simulator with lounge
- Wine bar & lounge with 20-foot wide TV screen
- Programming event space
- Reading lounge



THE MARINA TOWER AMENITIES



Transformative dockside and poolside experiences are within moments of one another across the sprawling outdoor spaces beyond The Marina Tower's western façade. Gorgeous, Lissoni-designed cabanas and chaises longues surround the vast, sumptuous pool and lushly-landscaped gardens.



THE YACHT CLUB

Lisoni designed The Yacht Club to take full advantage of the very special light and climate conditions throughout the South Florida days, nights and seasons along the Intracoastal Waterway. Exquisite materials and details finished in rich, warm tones within layered, open and airy spaces form a fantastic setting for owners and

their guests to enjoy the very best of times together. The Yacht Club features a world-class bar & grill with indoor and outdoor seating, dockside lounge area with food & beverage services and a private boardwalk with 14 owners-only slips suitable for large vessels.





RESIDENCE FEATURES

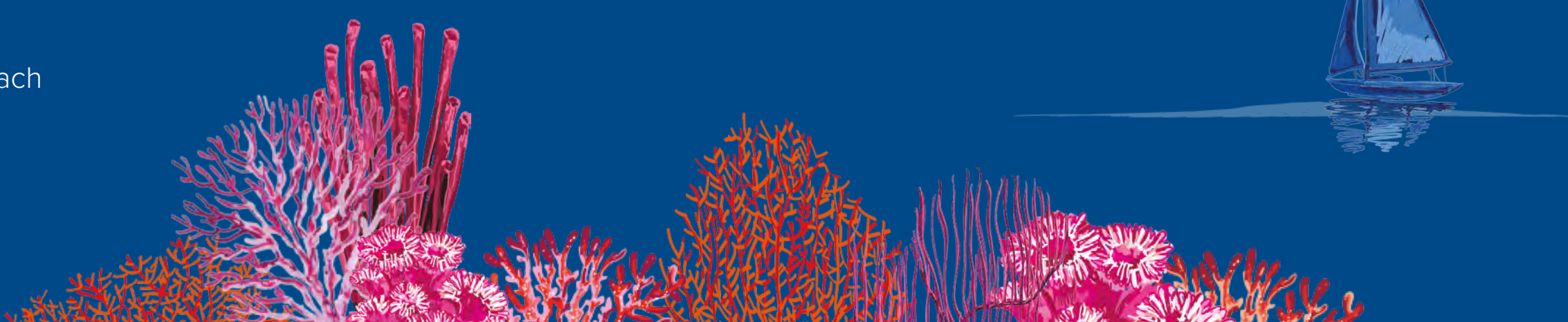
- 84 residences ranging from 898 sq ft to 2,074 sq ft
- 4 penthouses ranging from 2,084 sq ft to 3,947 sq ft
- Spacious floorplans boasting ocean, city and Intracoastal views
- All residences delivered fully-finished including flooring, kitchens & bathrooms
- Expansive terraces
- Service elevator
- Italian designed kitchens with top-of-the-line appliances
- Walk-in closets in all master bedrooms
- Laundry rooms with full-size washer and dryer
- Prewired for high-speed internet access and WiFi
- Service quarters in select residences
- THG Paris bathroom faucets



SOUTH FLORIDA METROPOLITAN AREA

In the heart of Florida's Gold Coast, Pompano Beach is "Florida's warmest welcome" boasting some of the warmest and clearest waters, welcoming sandy beaches, and calming breezes. It is centrally located between Palm Beach and Miami.

Pompano Beach is a vibrant, sophisticated, multidimensional destination with a three mile stretch of pristine shoreline, restored dunes and tree-shaded playgrounds. The city is known for its excellent boating and fishing, accentuated by an offshore living coral reef accessible to scuba divers and snorkelers. Pompano Beach is named for the Pompano, a species of inshore tropical game fish which swims abundantly in the areas' warm Atlantic Ocean.



TEAM



The exemplary team behind The Ritz-Carlton Residences, Pompano Beach—comprised of Fortune International Group, Oak Capital, Lissoni & Partners and Revuelta Architecture International—is one which is even greater than the sum of its parts. This wonderful synergy, along with a shared commitment to excellence, innovation and uncompromising quality, are what will make dreams come true for owners of the magnificent homes in this unrivaled collection.

FORTUNE INTERNATIONAL GROUP DEVELOPER, SALES & MARKETING

Synonymous with excellence, quality, customer service, and an unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales, and marketing since 1983. The company's prestigious portfolio includes many of the most prominent residential, mixed-use, condo-hotel, and office-condo projects in South Florida including Jade Signature, Jade Ocean, Jade Beach, Jade Residences at Brickell Bay, Auberge Beach Residences and Spa Fort Lauderdale, Hyde Resort & Residences Hollywood and The Ritz-Carlton Residences, Sunny Isles Beach, just to name a few.

Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world representing both its own projects and the exclusive sales and marketing of others throughout South Florida. With nearly 1,000 associates connected to South Florida, Buenos Aires, Hong Kong, Sao Paulo, Manhattan, Paris, and beyond, the company's ability to shape the industry is a driving force behind this landmark residential address.

OAK CAPITAL DEVELOPER

Oak Capital was founded on the principles of integrity and innovation. Committed to quality and excellence, Founder and CEO Ricardo Dunin possesses over 35 years of real estate development experience in South Florida and internationally.

As a founding partner at both Lionheart Capital and Flagler Group, Mr. Dunin oversaw all developments. At Lionheart, he completed The Ritz-Carlton Residences, Miami Beach, which sold out at over \$500MM, and The Ritz-Carlton Residences, Singer Island, which sold out at over \$300MM. Under his leadership, the Flagler Group developed the Mutiny and Sonesta Bayfront Hotels. Other high-profile projects include The Meridian in South Beach, and Le Sereno in St. Barth.



LISSONI®

INTERIOR DESIGNER & LANDSCAPE DESIGN

With offices in Milan and New York, Lissoni & Partners have a thirty-year history in developing international projects in the fields of architecture, landscape, interior, product and graphic design, as well as acting as art director for a range of prestigious companies. Led by Piero Lissoni, the practice combines a range of expertise with a tailored approach that sets it apart, establishing a stylistic code and a visual identity that are clearly and instantly recognizable. The works of the practice are inspired by a sense of rigor and simplicity and are characterized by a regard to detail, coherence and elegance with particular attention to proportion and harmony.

Piero Lissoni is creative director for Alpi, B&B Italia, Boffi, Living Divani, Lema, Lualdi, Porro and Sanlorenzo, for whom he also designs an extensive range of products. Recognized as one of the masters of contemporary design, he has worked with many international brands including Alessi, Antrax, Atlas Concorde, Bonacina1889, Cappellini, Cassina, Cotto, De Padova, Fantini, Flos, Glas Italia, Golran, Illy, Janus et Cie, Kartell, Kerakoll, KN Industrie, Knoll, Nerosicilia, Olivari, Salvatori, Tecno and Viccarbe. Organized around different fields of intervention, the practice comprises Lissoni Casal Ribeiro for masterplans, landscape design and architecture, Lissoni Associati for interior design, product design, art direction and fit-outs, and Lissoni Graphx for graphic design, visual communication and brand identity, while Lissoni New York develops architecture and interior design projects for the American continent.

REVUELTA ARCHITECTURE INTERNATIONAL

DESIGN ARCHITECT

Revuelta Architecture International is a full-service architecture and planning firm, headquartered in historic Coconut Grove, Florida. Principal Luis O. Revuelta has overseen the design and coordination of some of the most significant mixed-use, urban developments in South Florida and beyond. His philosophy was built upon steadfast commitment to design quality and balance, as well as attention to detail. It is these tenets which have been the cornerstone of Revuelta Architecture International's growth and success.

Revuelta's creative range is reflected in a diverse portfolio of world-class developments including Santa Maria, Bristol, Grovenor House, Jade Brickell, Mint, Ivy, Wind, Neo Vertika, 900 Biscayne Bay, Epic Residences and Hotel, Le Parc at Brickell, Novotel Brickell, Brickell Flatiron, The Bath Club, Azure and Porto Vita.

TEAM

DEVELOPMENT TEAM

Fortune International Group
& Oak Capital

DESIGN ARCHITECT

Revuelta Architecture International

INTERIOR DESIGNER

Lissoni®

LANDSCAPE DESIGN

Concept Design by Lissoni®

SALES & MARKETING

Fortune Development Sales

BRANDING AND CREATIVE

DBOX

RENDERINGS

DBOX &
Berga & Gonzales



THE RITZ-CARLTON RESIDENCES

POMPANO BEACH

The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

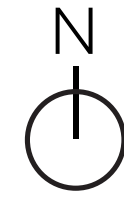
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 1380 Ocean Associates, LLC which has a right to use the trademark names and logos of Fortune International Group and Oak Capital. This is not an offer to sell, or solicitation of offers to buy, in states where such offer or solicitation cannot be made. The rendering contained herein is an artist impression, conceptual interpretation, proposed only and merely intended as illustration. No guarantee is made that the described features, services, amenities or facilities will be available or built. Developer reserves the right to make any modifications, revisions or withdrawals in its sole discretion and without prior notice. All improvements, design and construction are subject to first obtaining permits and approvals for same by the relevant authorities.



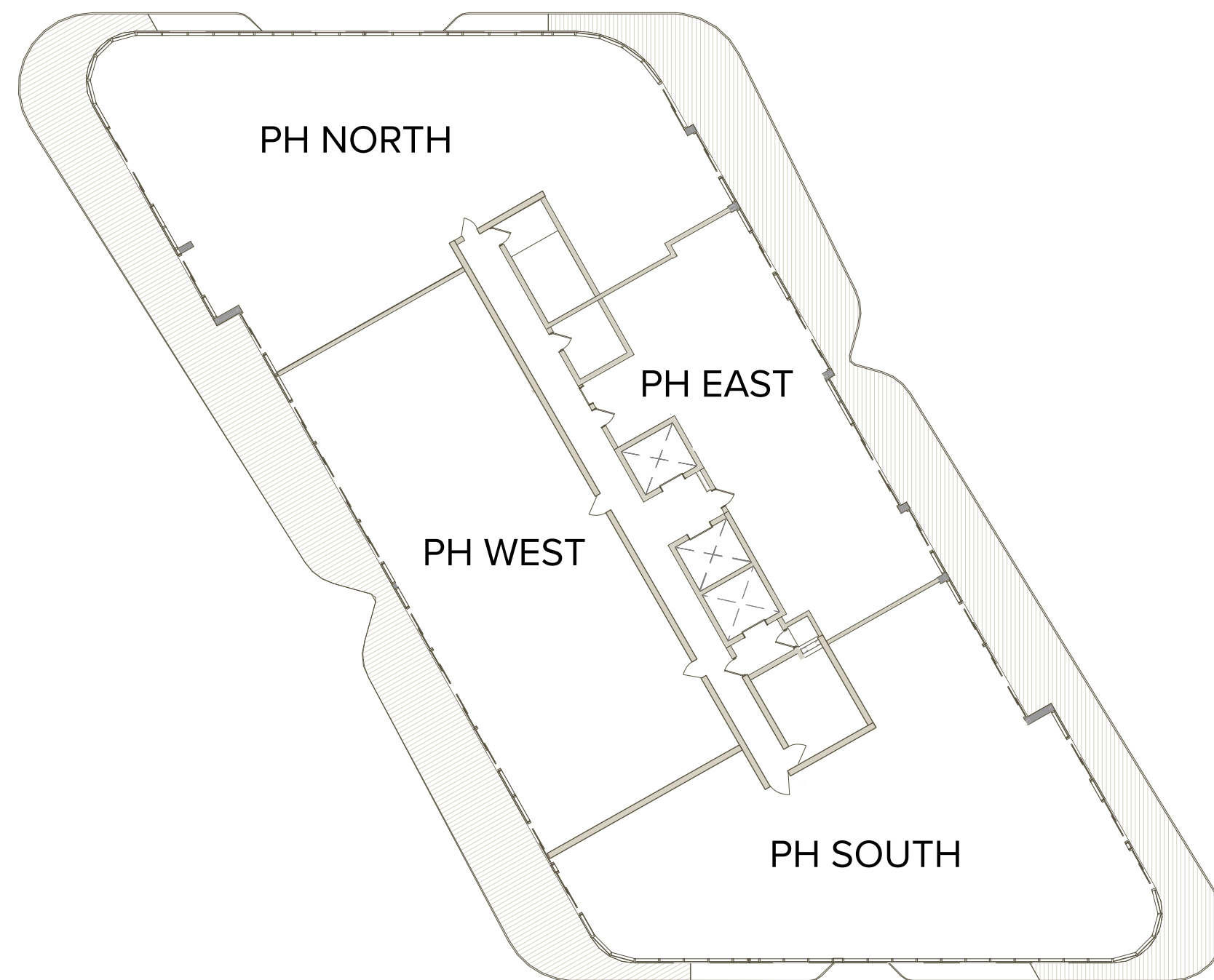


**THE RITZ-CARLTON
RESIDENCES**

POMPANO BEACH



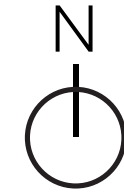
THE MARINA TOWER PENTHOUSE



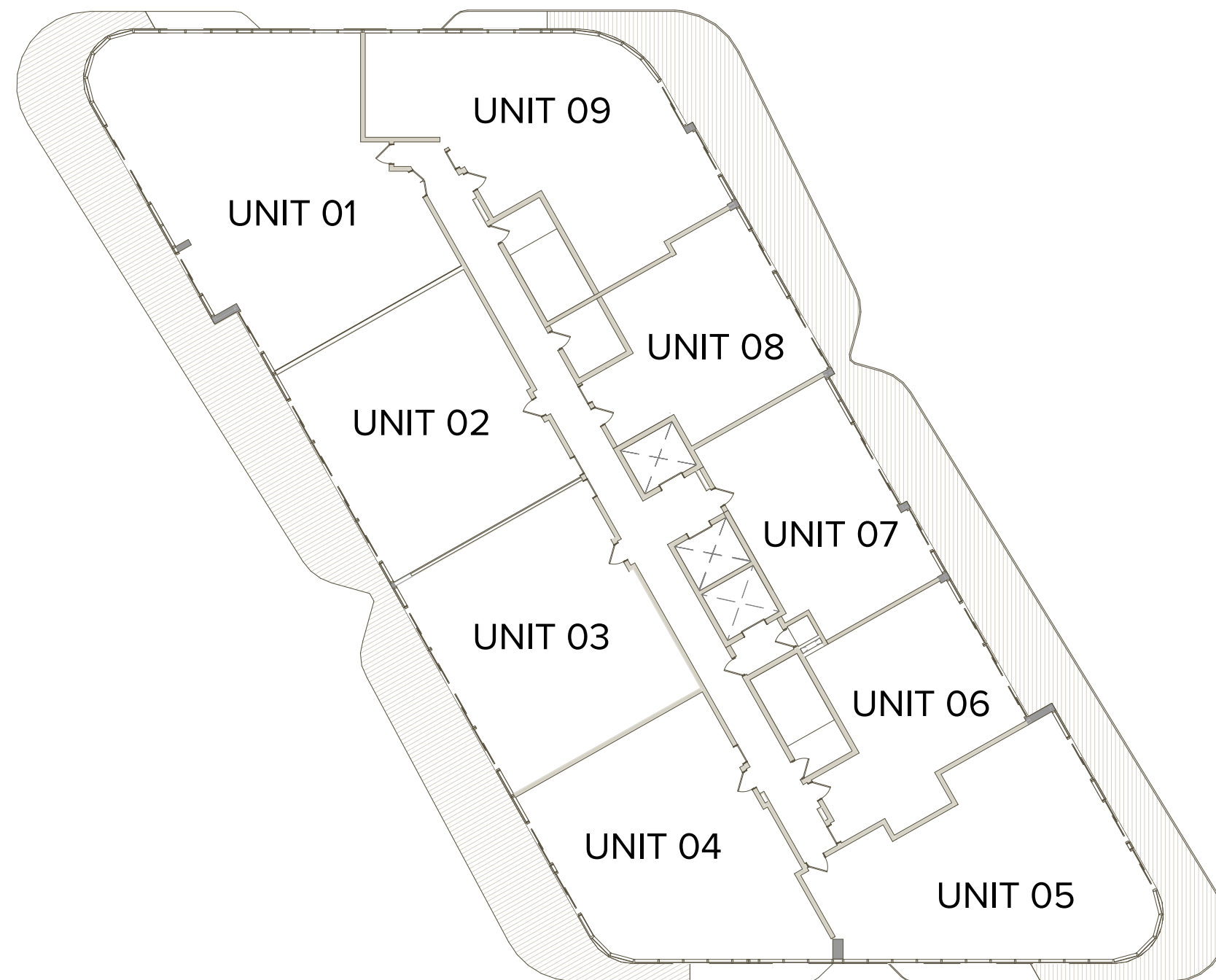


**THE RITZ-CARLTON
RESIDENCES**

POMPANO BEACH



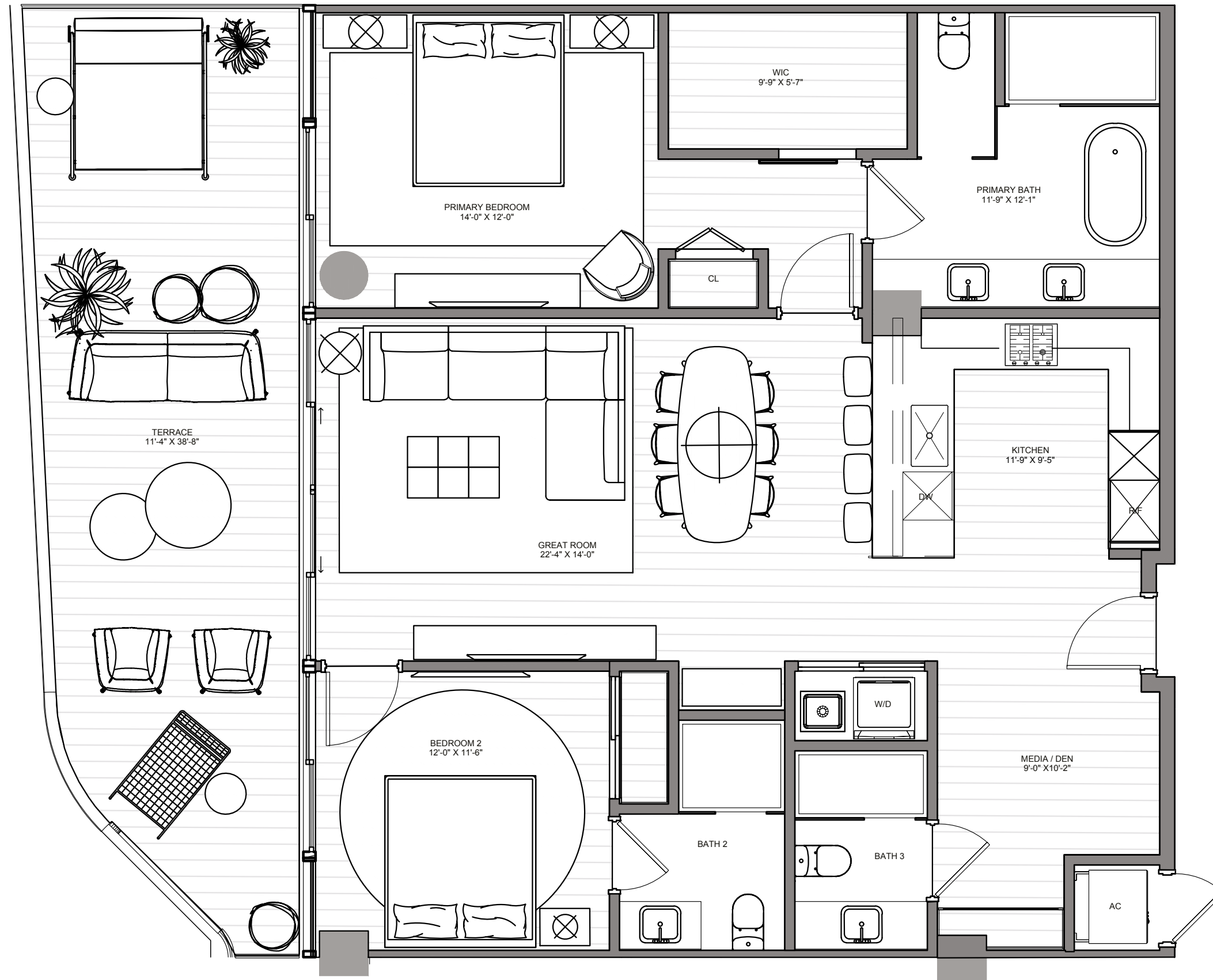
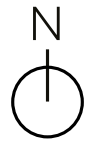
THE MARINA TOWER TYPICAL TIER





THE RITZ-CARLTON RESIDENCES

POMPANO BEACH



THE MARINA TOWER

MA-02 | LEVELS 04 - 12

2 Bedrooms | 3 Bathrooms | Den

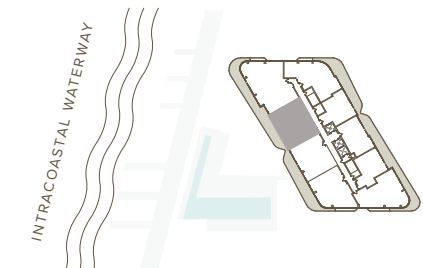
INTERIOR: 1,387 SF | 128.9 SM

EXTERIOR: 396 SF | 36.8 SM

TOTAL: 1,783 SF | 165.7 SM

FORTUNE INTERNATIONAL GROUP

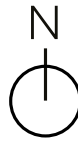
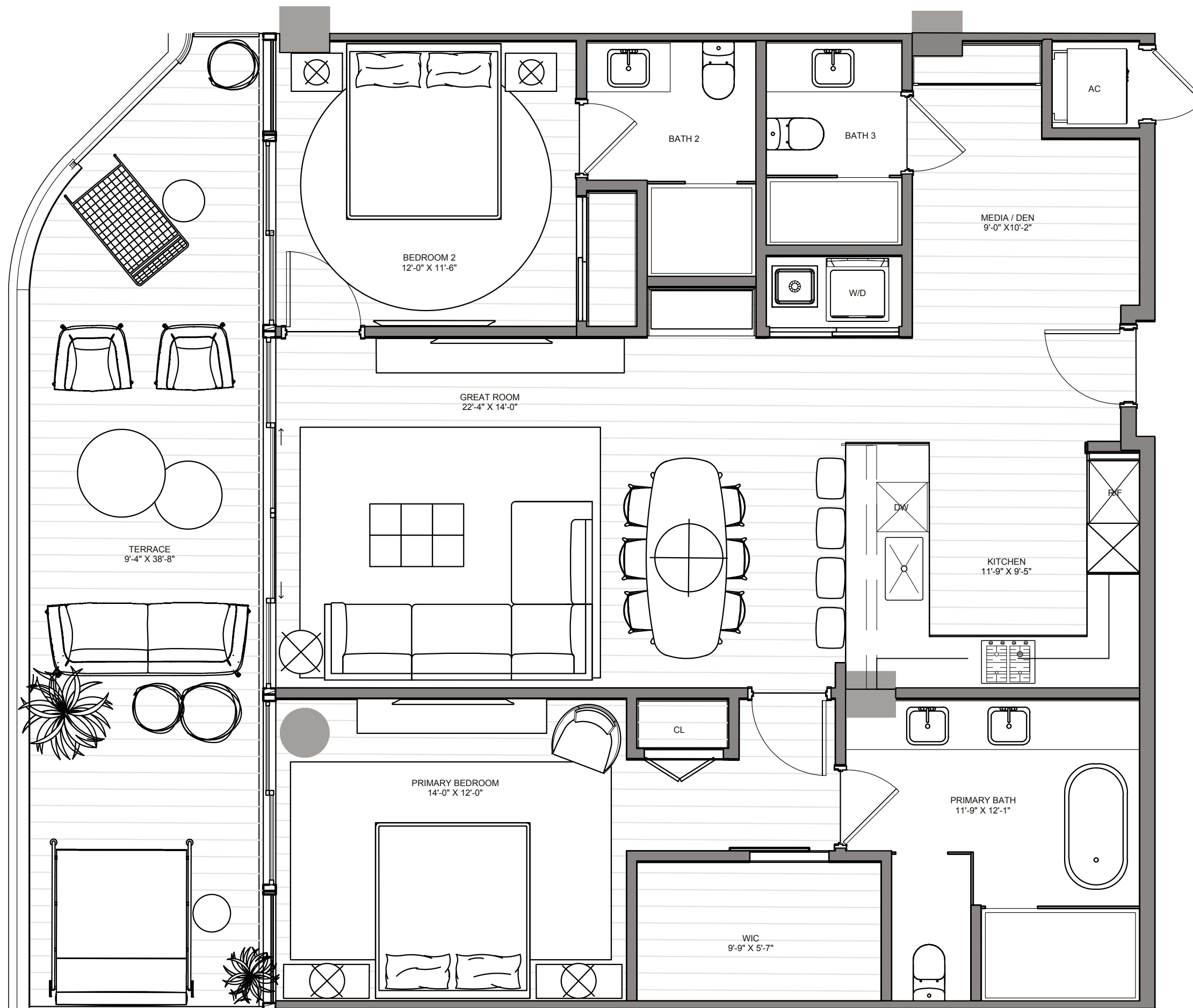
OAKCAPITAL





THE RITZ-CARLTON RESIDENCES

POMPANO BEACH



THE MARINA TOWER

MA-03 | LEVELS 04 - 12

2 Bedrooms | 3 Bathrooms | Den

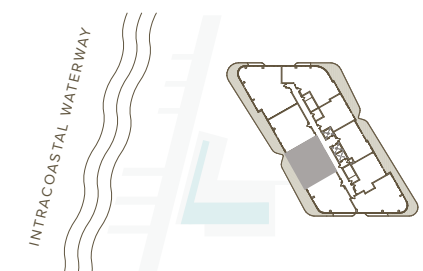
INTERIOR: 1,389 SF | 129 SM

EXTERIOR: 363 SF | 33.7 SM

TOTAL: 1,752 SF | 162.7 SM

FORTUNE INTERNATIONAL GROUP

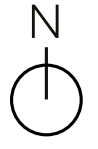
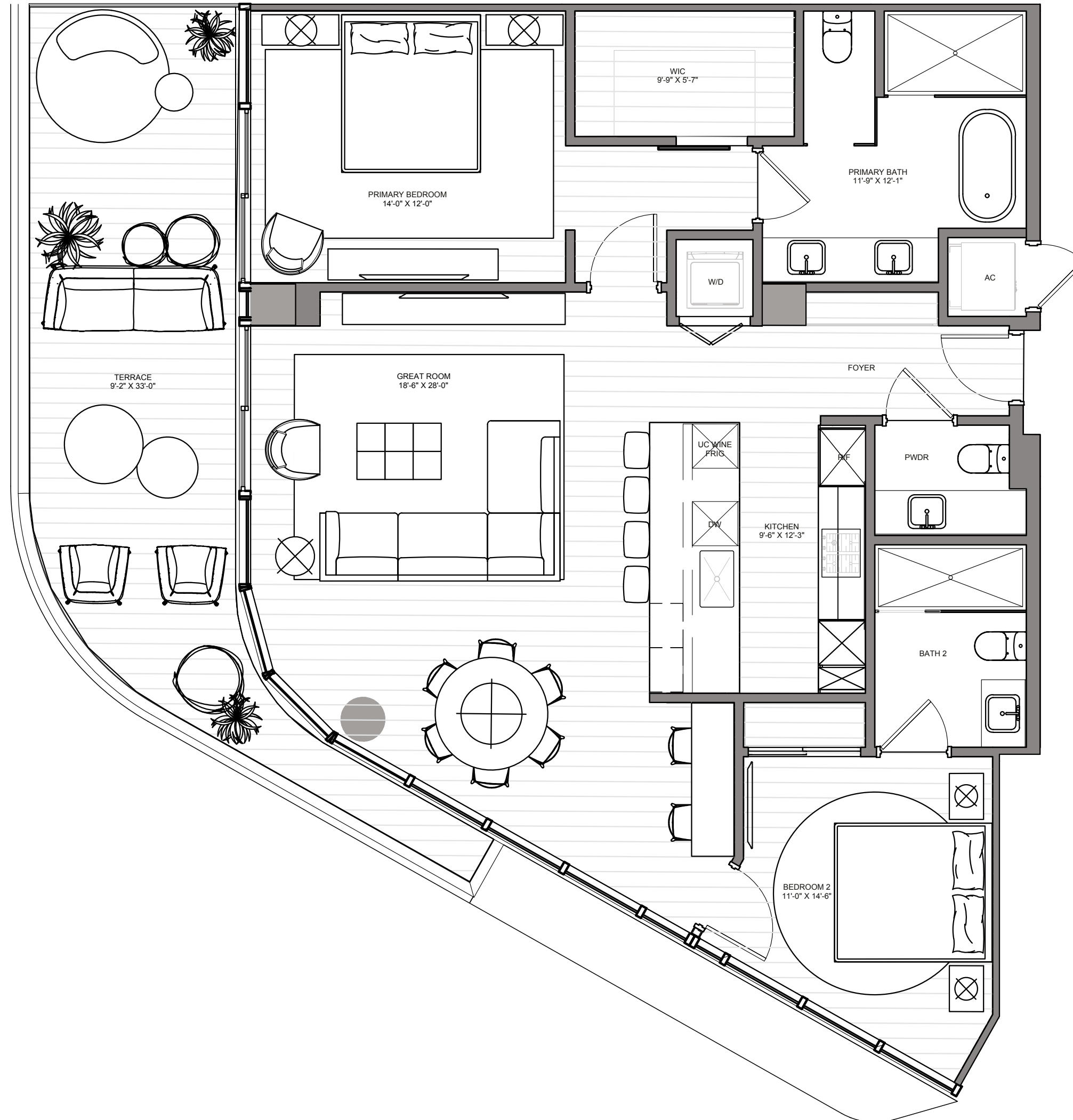
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THE RITZ-CARLTON RESIDENCES

POMPANO BEACH



THE MARINA TOWER

MA-04 | LEVELS 03 - 12

2 Bedrooms | 2.5 Bathrooms

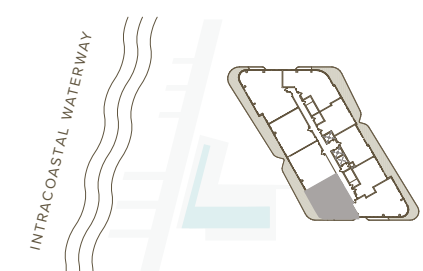
INTERIOR: 1,414 SF | 131.4 SM

EXTERIOR: 347 SF | 32.2 SM

TOTAL: 1,761 SF | 163.6 SM

FORTUNE
INTERNATIONAL
GROUP

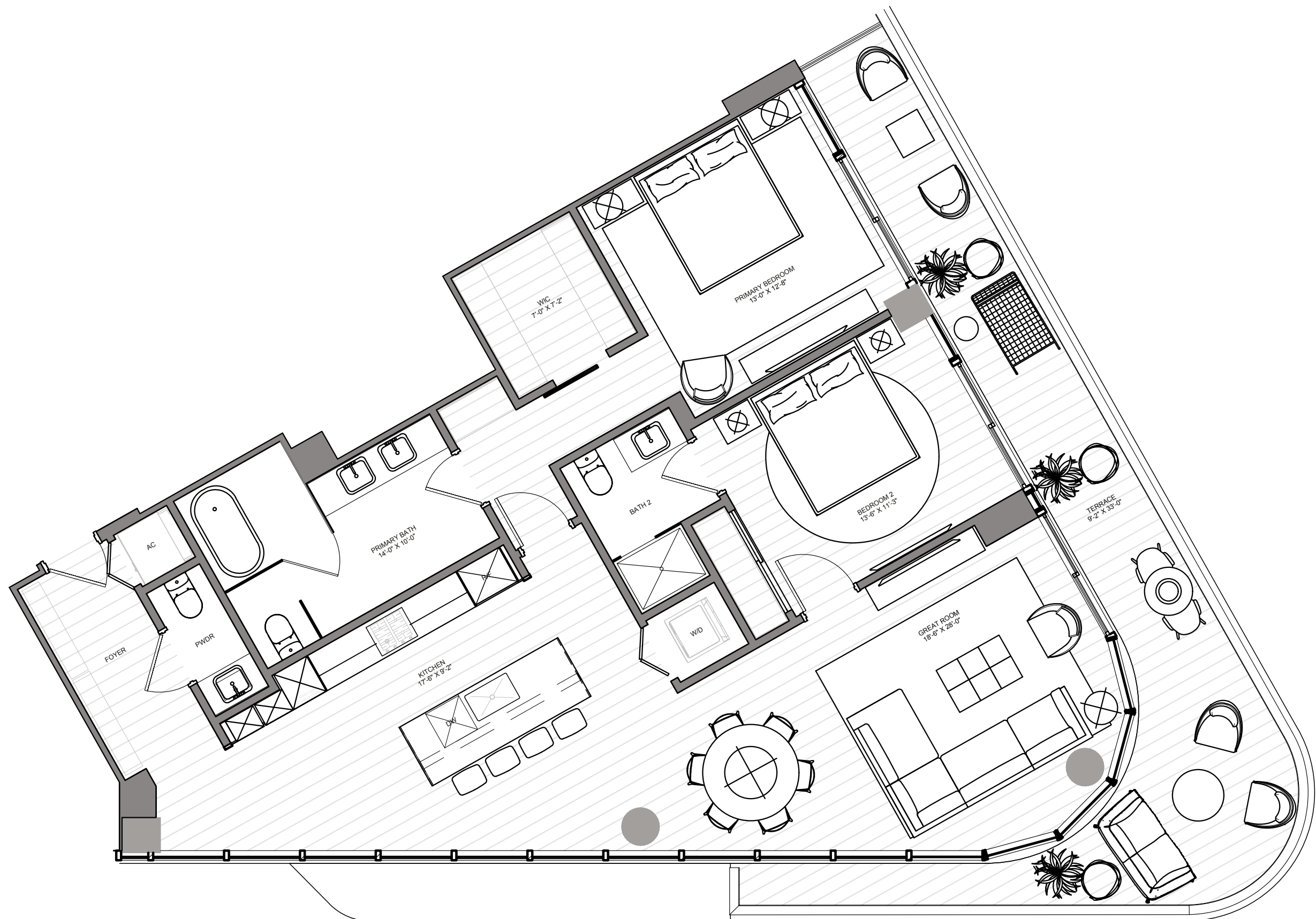
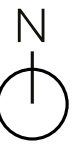
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THE RITZ-CARLTON RESIDENCES

POMPANO BEACH



THE MARINA TOWER

MA-05 | LEVELS 03 - 12

2 Bedrooms | 2.5 Bathrooms

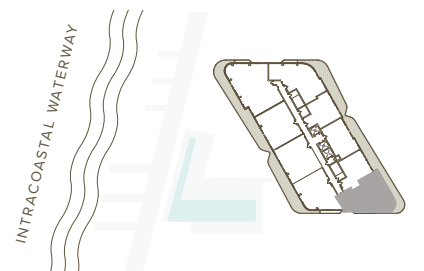
INTERIOR: 1,492 SF | 138.6 SM

EXTERIOR: 397 SF | 36.9 SM

TOTAL: 1,889 SF | 175.5 SM

FORTUNE
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GROUP

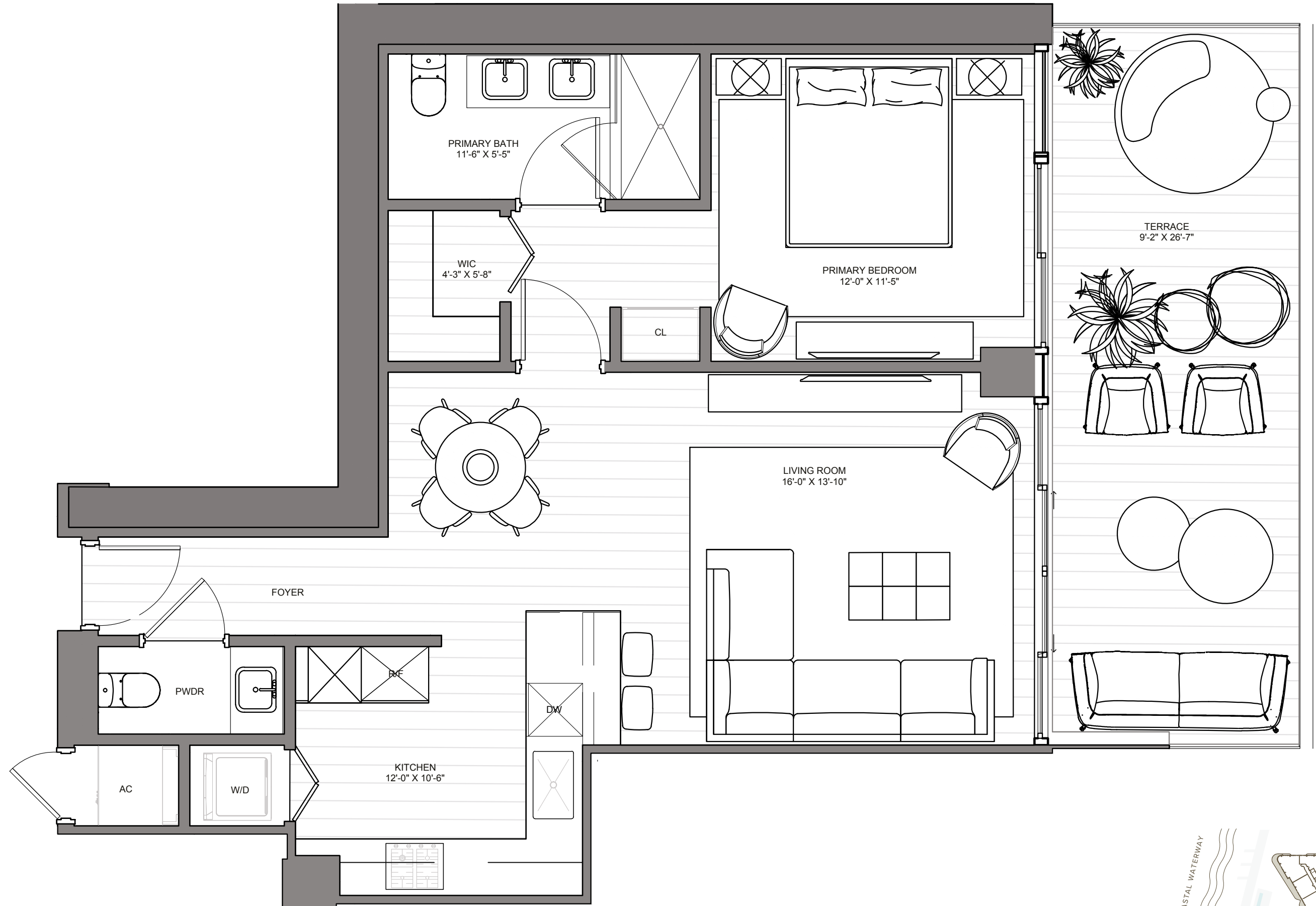
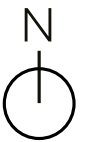
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THE RITZ-CARLTON RESIDENCES

POMPANO BEACH



THE MARINA TOWER

MA-06 | LEVELS 03 - 12

1 Bedroom | 1.5 Bathrooms

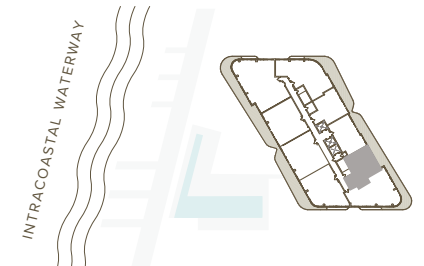
INTERIOR: 906 SF | 84.2 SM

EXTERIOR: 263 SF | 24.4 SM

TOTAL: 1,169 SF | 108.6 SM

FORTUNE INTERNATIONAL GROUP

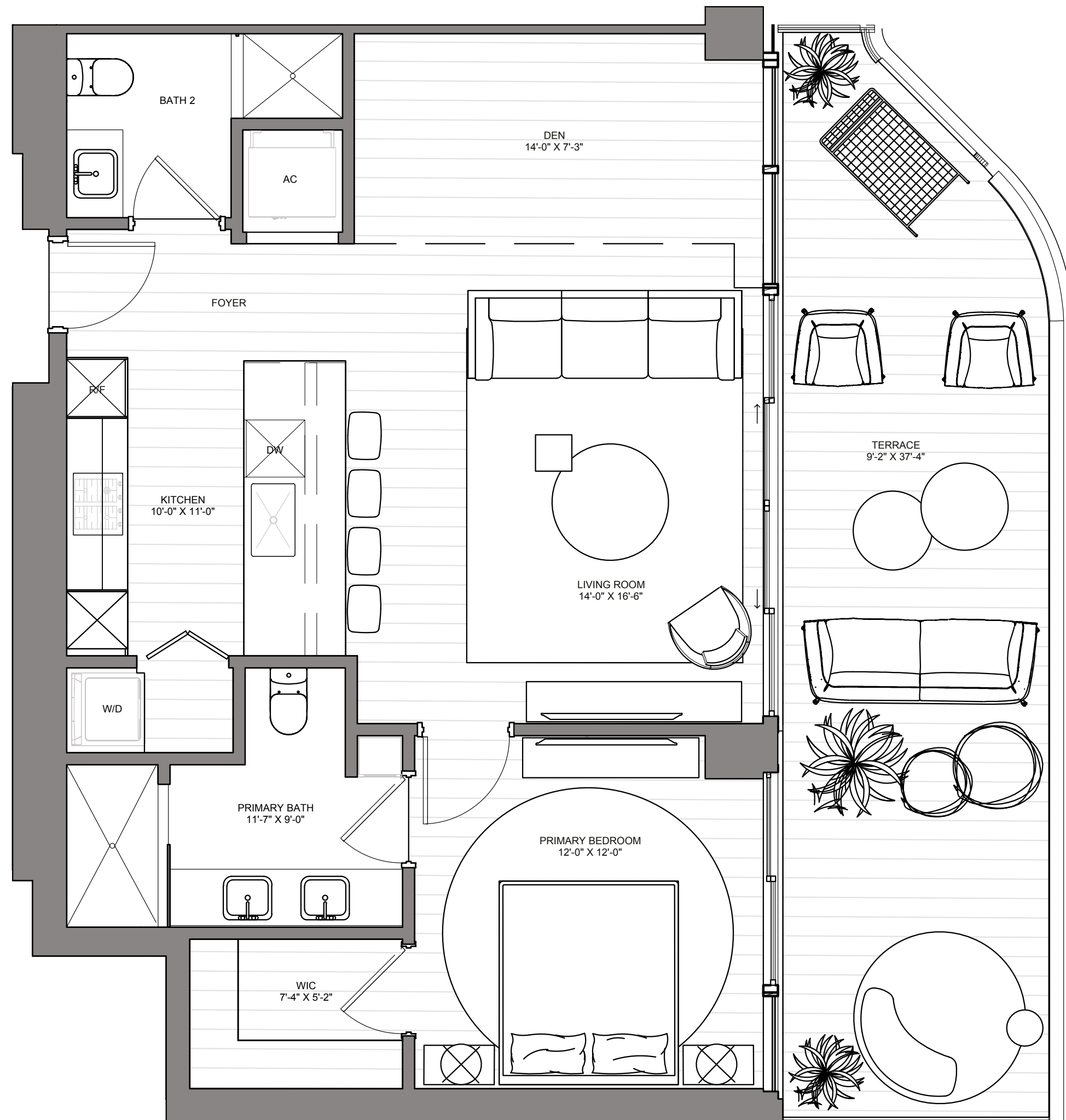
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THE RITZ-CARLTON RESIDENCES

POMPANO BEACH



THE MARINA TOWER

MA-07 | LEVELS 04 - 12

1 Bedroom | 2 Bathrooms | Den

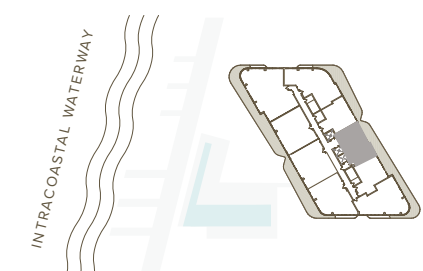
INTERIOR: 960 SF | 89.2 SM

EXTERIOR: 350 SF | 32.5 SM

TOTAL: 1,310 SF | 121.7 SM

FORTUNE
INTERNATIONAL
GROUP

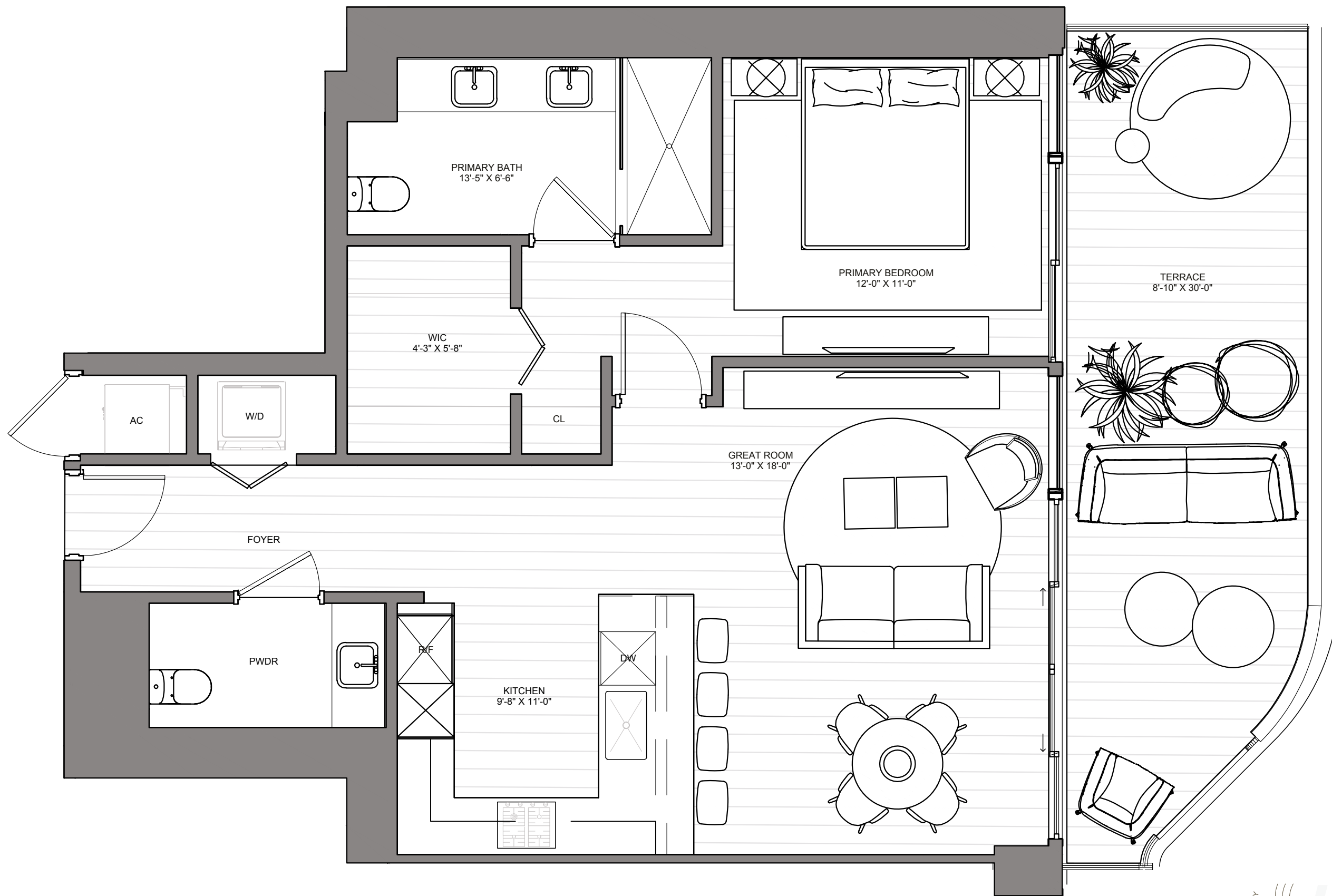
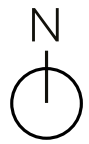
OAKCAPITAL





THE RITZ-CARLTON RESIDENCES

POMPANO BEACH



THE MARINA TOWER

MA-08 | LEVELS 04 - 12

1 Bedroom | 1.5 Bathrooms

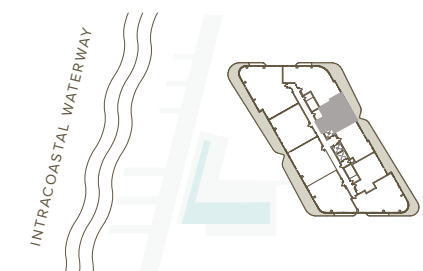
INTERIOR: 985 SF | 91.5 SM

EXTERIOR: 283 SF | 26.3 SM

TOTAL: 1,268 SF | 117.8 SM

FORTUNE INTERNATIONAL GROUP

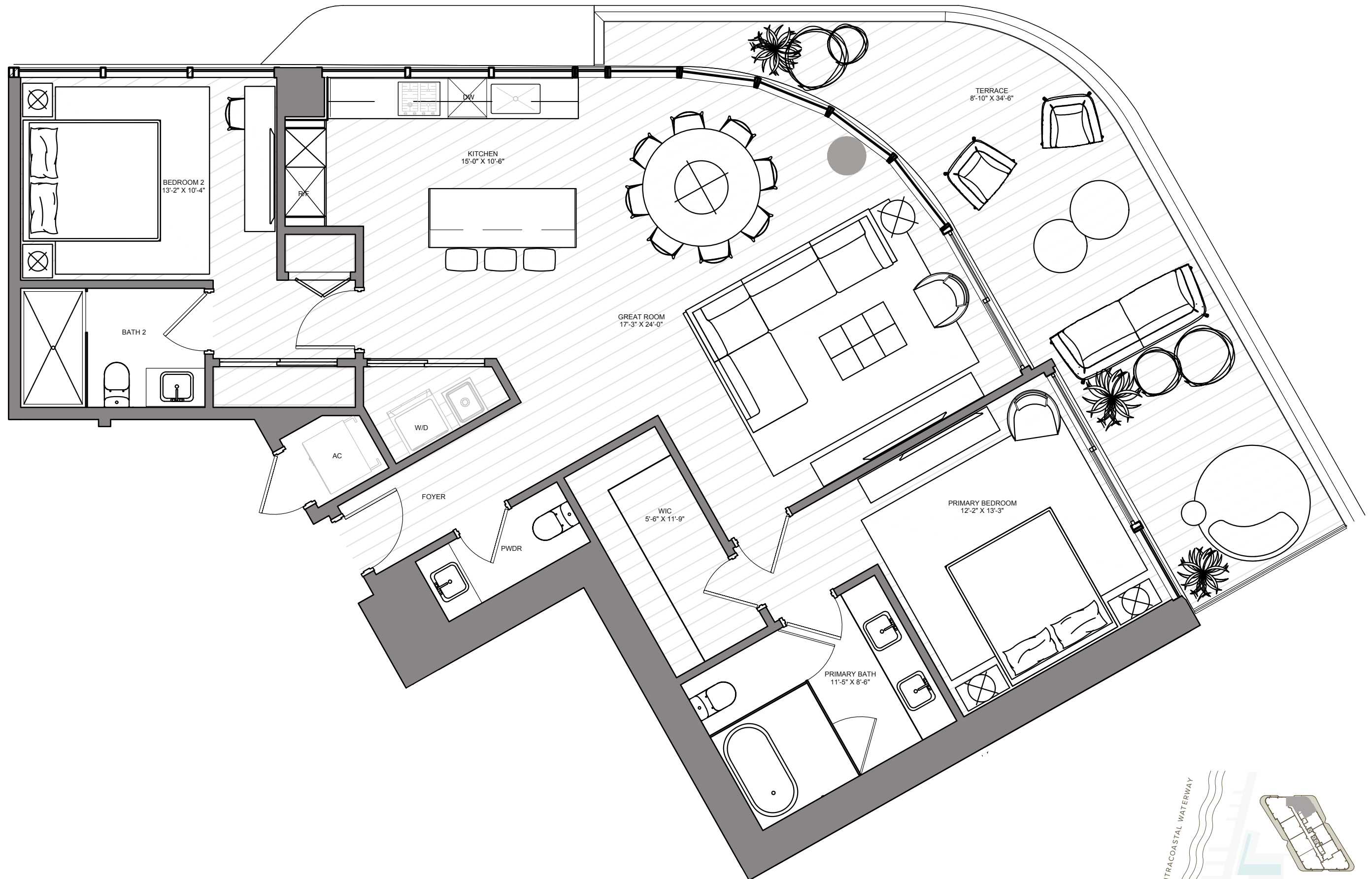
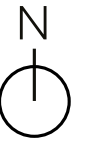
OAKCAPITAL





THE RITZ-CARLTON RESIDENCES

POMPANO BEACH



THE MARINA TOWER

MA-09 | LEVELS 04 - 12

2 Bedrooms | 2.5 Bathrooms

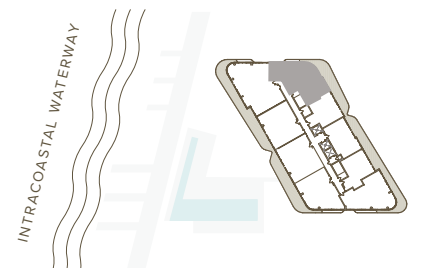
INTERIOR: 1,486 SF | 138.1 SM

EXTERIOR: 394 SF | 36.6 SM

TOTAL: 1,880 SF | 174.7 SM

FORTUNE INTERNATIONAL GROUP

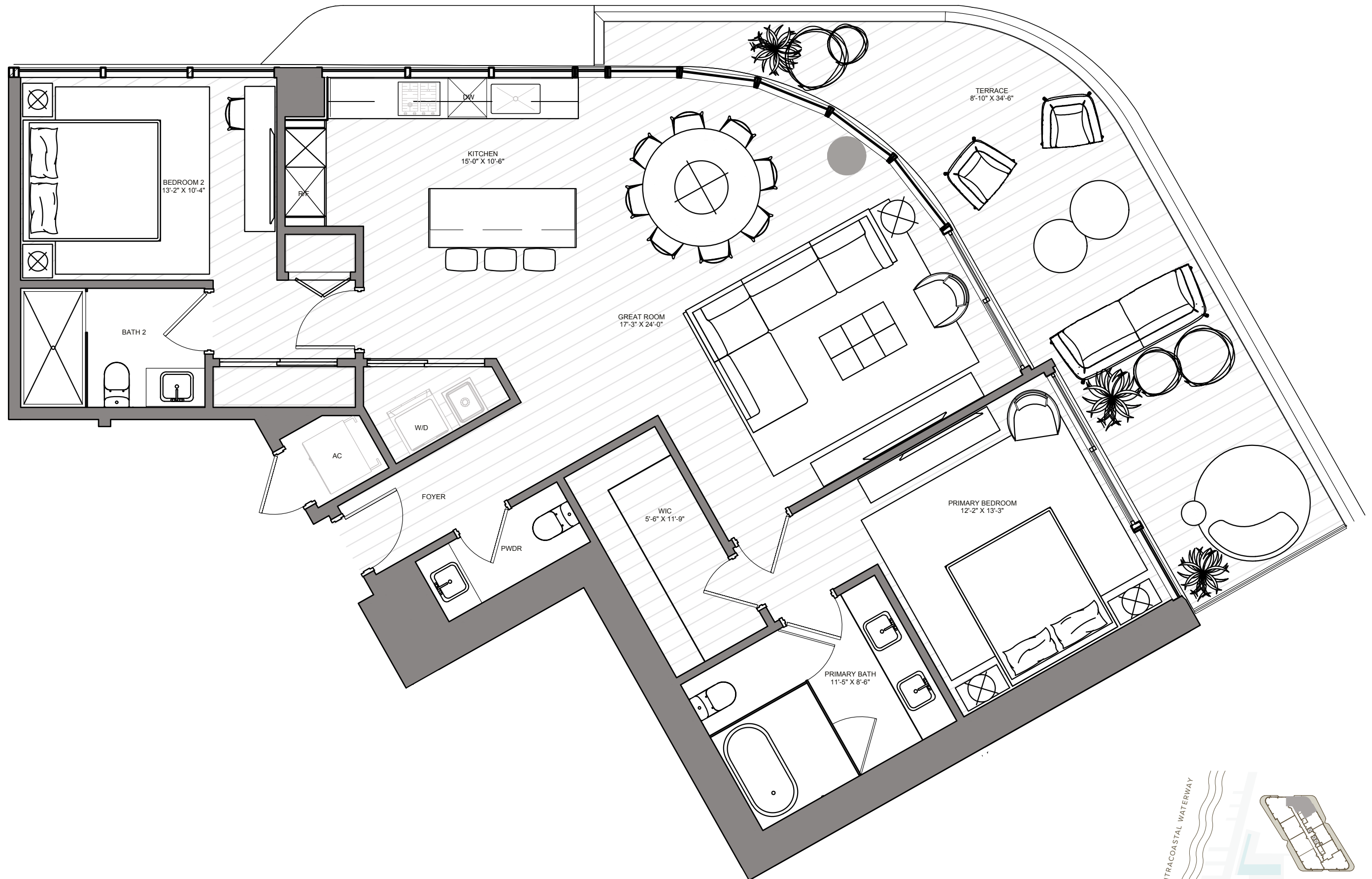
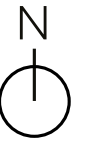
OAKCAPITAL





THE RITZ-CARLTON RESIDENCES

POMPANO BEACH



THE MARINA TOWER

MA-09 | LEVELS 04 - 12

2 Bedrooms | 2.5 Bathrooms

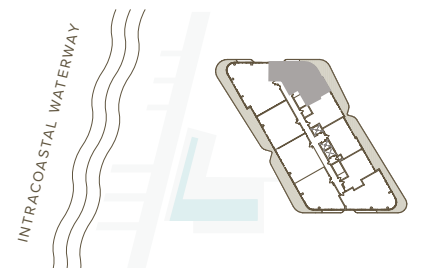
INTERIOR: 1,486 SF | 138.1 SM

EXTERIOR: 394 SF | 36.6 SM

TOTAL: 1,880 SF | 174.7 SM

FORTUNE
INTERNATIONAL
GROUP

OAKCAPITAL






FORTUNE
INTERNATIONAL
— GROUP —
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1380 S. Ocean Boulevard, Pompano Beach, FL 33062



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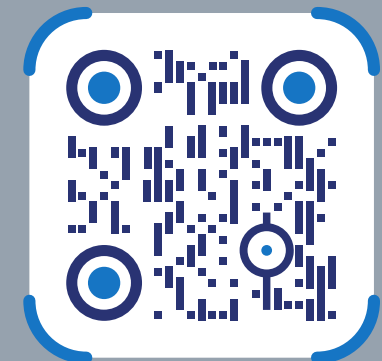
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