

LUXURY TOWNHOME DEVELOPMENT — FOR SALE

Riverside Pompano

3214 SE 11th Street, Pompano Beach, FL

4

Luxury Townhomes

3

Stories Each

2,886–3,166

SF Under Air

Approved

Sold with DRC Approval

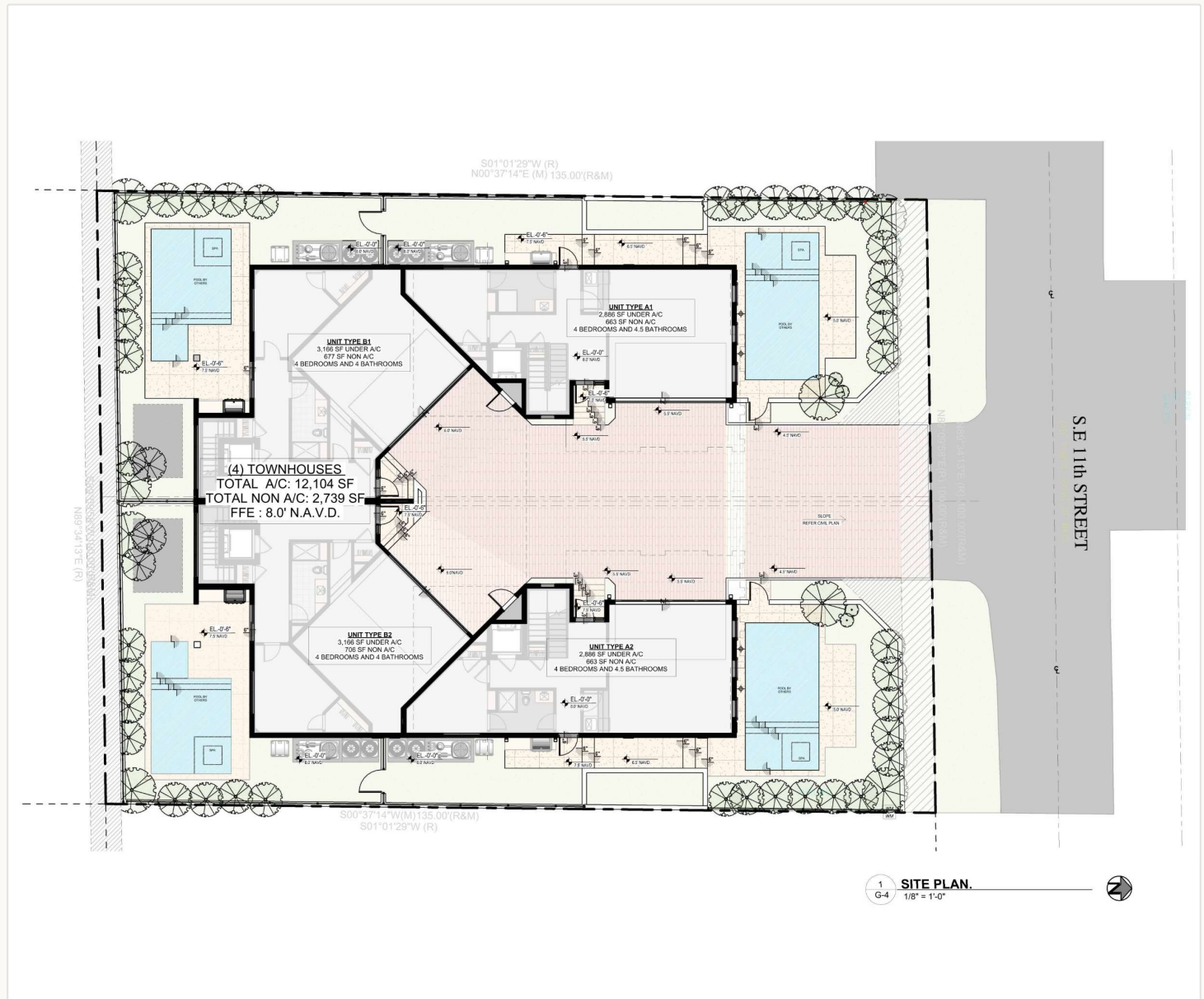
Riverside Pompano is a boutique collection of four super-luxury townhomes at 3214 SE 11th Street in Pompano Beach, Florida. Each three-story residence is designed with a private elevator, private pool, and rooftop terrace, positioned steps from public beach access along one of Broward County's most sought-after coastal corridors.

- Fully approved with advanced Architectural & Civil Drawings
- Four residences, three stories each
- Private elevators in every unit
- Private pools and rooftop terraces
- Two-car garages
- Steps from public beach access



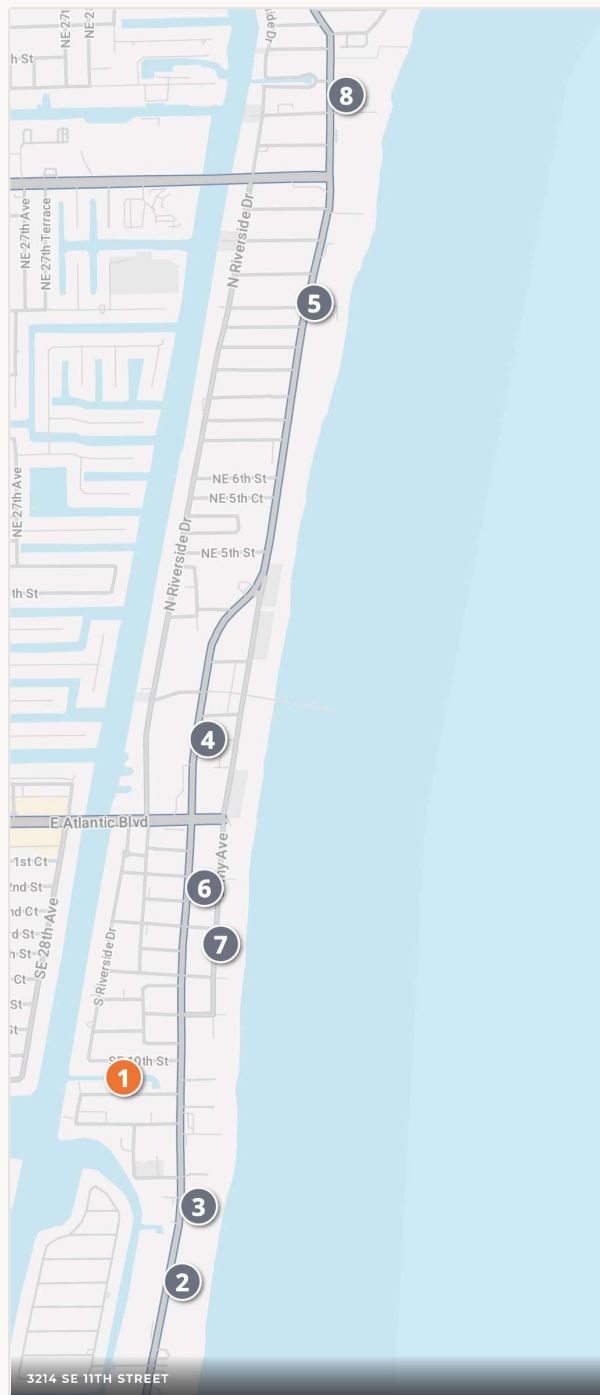
SITE PLAN

Sold with DRC approval and advanced architectural and civil drawings.



LOCATION

Positioned at the center of Pompano Beach's next wave of oceanfront development.



NEARBY CONDO DEVELOPMENTS

1 Riverside Pompano — Subject Site
3214 SE 11th Street

- 2 Ritz-Carlton Residences**
1380 South Ocean Blvd — 205 residences, two towers
- 3 Waldorf Astoria Residences**
1350 South Ocean Blvd — 92 residences, 28 stories
- 4 W Pompano Hotel & Residences**
20 North Ocean Blvd — 77 condos from \$3.4M
- 5 Casamar Pompano Beach**
900 North Ocean Blvd — 118 residences, completed
- 6 Salato Pompano Beach**
305 Briny Ave — 40 residences, completed
- 7 Ocean580**
580 Briny Ave — 17 residences from \$4.4M
- 8 Armani/Casa Residences**
1550 North Ocean Blvd — 28 residences from \$5M

PROJECT NAME	PRICING (\$/SF)
Ritz-Carlton Residences	\$1,400 – \$1,850
Waldorf Astoria Residences	\$1,400 – \$1,500
W Pompano Hotel & Residences	\$1,250 – \$1,450
Casamar Pompano Beach	\$1,100 – \$1,300
Salato Pompano Beach	\$1,200 – \$1,500
Armani/Casa Residences	\$1,500 – \$1,600
Ocean850	\$1,300 – \$1,350

UNIT MIX

Two floor plans, four residences

RESIDENCE	UNITS	SF UNDER AIR	BEDS / BATHS	STORIES
Residence A	2	3,166	4 / 4	3
Residence B	2	2,886	4 / 4.5	3

HIGHLIGHTS

- Sold with DRC approval
- Private elevators in every residence
- Private pools
- Rooftop terraces
- Two-car garages
- Steps from public beach access



CONTACT

Michael Lewin
DIRECTOR OF BROKERAGE
561-236-5391
MLewin@GoKatalyst.com

Adam Steinlauf
SENIOR ASSOCIATE
954-830-1389
AdamS@GoKatalyst.com

