



 14<sup>TH</sup> & OCEAN  
Luxury Townhouse Residences





The premier, “resort style” townhouse project on the corner of NE 14th street and Ocean Blvd in sunny, tropical, Pompano Beach, Florida.



## BEACH MODERN LIVING

The exclusive “resort style,” townhouse residence of 14th & Ocean (in the development stage) consists of 21 brand new, fee simple, luxury, townhouses (at the corner of NE 14th street and Ocean Blvd) and directly across the street from the Atlantic Ocean and 3.5 miles (5.6 kilometers) of white pristine beachfront.

Located in Pompano Beach, Florida 250 feet (76 meters) from beach access, the project offers a chic, contemporary design with each villa consisting of spacious 4 bedroom, 3.5 bathroom floor plans, large open kitchens, 2 car garages, open balconies, and private fenced in rear patios. Common areas include barbeque area, gym and sauna, heated resort style swimming pool, whirlpool and sundeck. The project is a few blocks north of the Atlantic Boulevard corridor, featuring dining, shopping, nightlife, and minutes away from Pompano’s newly redesigned Greg Norman golf course.





### COMMON AREA FEATURES

- Gym, Sauna
- Private, heated, swimming pool & Sundeck
- Whirlpool Spa
- Barbeque area
- Irrigation in common areas
- Steps to the beach
- Walking distance to area restaurants

### EXTERIOR FEATURES

- Chic & elegantly designed contemporary exterior
- Private open balconies
- Private open air terraces
- Lush tropical landscape

### INTERIOR FEATURES

- Dramatic 9.8' volume ceiling on the 2nd floor living room and kitchen area
- Pre-wired telephone outlets in all bedrooms and kitchen
- Pre-wired for cable TV in all bedrooms and living room
- Marble windows sills
- Fire sprinkler system and sonitoring unit in each building
- Electric smoke detectors with battery backup for safety
- Walk-in Closet in Master Bedroom
- Designer porcelain tile floors in foyer, kitchen, powder room and all baths (upgrades available)
- Luxurious wall-to-wall carpet in your choice of designers colors (upgrades available)
- Electric door chime
- 2 car garage
- Electric garage door opener
- Interior Design furniture package available (optional)

### KITCHEN & LAUNDRY FEATURES

- Complete kitchen appliance package
- Stainless steel frost free refrigerator/freezer with ice maker
- Deluxe stainless steel self-cleaning oven & range
- Deluxe stainless steel dishwasher
- Garbage disposal
- Stainless steel double sink
- Single lever faucet
- Modern Italian style cabinetry
- Granite countertops in your choice of colors
- Stand alone island with granite countertop
- Pre-wired and plumbed washer and dryer area

### BATHROOM FEATURES

- Designer vanity cabinets
- Porcelain tile in choice of colors
- Full mirrors over all vanity tops
- Decorative light fixtures above vanities
- Elongated water closets

### ENERGY & MONEY SAVING FEATURES

- Hurricane impact glass & insulated
- Low E windows
- High efficiency central air conditioning and heating system with thermostat
- Insulated ceilings and walls (where applicable)
- Energy saving hot water heater
- G.F.I. circuits for safety in kitchen and bathrooms
- Homebuyer's warranty

All dimensions, floor plans, features, and specifications are from the architects preliminary drawings and are subject to change without notice. Dimensions and area calculations are measured using the BOMA standard of measurements. The developer expressly reserves the right to make modifications and revisions at its sole discretion either required by local building codes or which seem desirable for the project. Artist renderings and floor plans shown herein show potential interior style and indicates scale, but furniture, fixtures, finishes and accessories are not included in the basic offering price unless specifically listed in the Features Section.





# DEVELOPMENT TEAM

## Adam Adache - Managing Partner

- Mr. Adache is a managing partner of Cavache Properties, LLC, and manages various aspects of the day to day operations of the company along with the other partners. More specifically he oversees the property selection, feasibility, investment analysis and due diligence of various properties and development sites and brings a wide range of construction, real estate brokerage, and development experience to the team.
- As a principal, Mr. Adache has been involved in the development, sales and marketing, and management on multiple commercial and residential real estate projects in Florida.
- Mr. Adache is also the President of Adache Real Estate, LLC, which is the sales and marketing arm for Cavache Properties and oversees a marketing network of buyers and investors in multiple countries. He is also an owner co-founder of Cavache, Inc., a dredging and land development contractor.
- Mr. Adache is a certified licensed General Contractor & a licensed Real Estate Broker in the State of Florida.

## Anthony Cavo - Managing Partner

- Mr. Cavo is a managing member of Cavache Properties, LLC, and along with the other partners, manages the day to day operations of the company. More specifically, overseeing the site selection, construction due diligence, estimating, construction cost analysis, and project feasibility.
- Years of experience and generations of knowledge provide a back bone of preparedness and problem solving expertise to each and every project.
- Mr. Cavo has had over 20 years of involvement in residential and commercial real estate, land development as well as road construction and utility installation. His hands on expertise include the project management of over 100 employees on various jobsites bringing invaluable experience to the team.
- In addition Mr. Cavo is an Owner and co-founder of Cavache, Inc., a dredging and land development contractor that has site developed over 2,000 acres of land throughout the State of Florida. Mr. Cavo is a Contractor and active real estate Investor.

# CAVACHE PROPERTIES

Cavache Properties LLC is a real estate development and Investment company based in Fort Lauderdale, Florida. The company is comprised of well known, seasoned management, board members, and investors who have collectively developed over \$2.5 Billion Dollars in commercial and residential real estate, representing over 5,000 units and millions of square feet of office and retail space. The team consists of developers, architects, general contractors, land development contractors, real estate brokers and investment professionals.

[cavacheproperties.com](http://cavacheproperties.com)

# ADACHE GROUP ARCHITECTS

The award winning firm of Adache Group Architects has had a national and global reputation for over four decades as a leading international architectural firm specialized in creating luxury multifamily residential projects, hotels, and resorts located in dozens of states, in over forty-five countries, and on five continents.

Recipient of dozens of design awards for design excellence, the Adache team are veterans in converting Creativity and Functionalism to innovative results, and has been continually published over the years as one of the nation's leading architects and design firms in several publications.

Headquartered in Ft Lauderdale, Florida, along with several strategic alliances worldwide, Adache Group and their international network are proud of their past accomplishments, resulting in hundreds of projects consisting of tens of thousands of residential, resort, and hotel units.

[adache.com](http://adache.com)

## Daniel E. Adache - Managing Director

- Mr. Adache has been chairman of the award winning Adache Group Architects since its inception in 1969, having been involved in the design of over 20,000 multi-family units.
- In his entrepreneurial spirit, brings a broad range of value from his years of experience, not only as an architect but as a successful real estate developer and general contractor, as well.
- As a co founder of Colonial Development Group, Inc., and Hospitality Development Group, Adache through his real estate development companies has developed townhomes and single-family homes as well as nearly 4,000 hospitality and condominium units, totaling over \$1 Billion Dollars.
- Mr. Adache's involvement and responsibilities with Cavache Properties include, but not limited to: project feasibility, design quality assessment, risk management, and budget analysis.

## REPRESENTATIVE PROJECTS



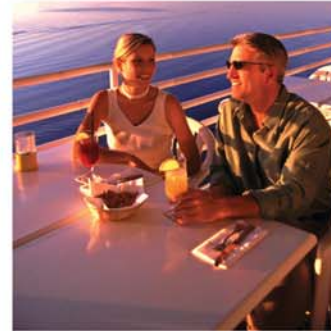




The South Florida city of Pompano Beach is located 10 miles (16km) from Downtown Ft. Lauderdale and 35 miles (56km) from Downtown Miami. It features 3.5 miles (5.6 km) of white, pristine beachfront along with multiple parks, golf courses, shopping, dining, and sporting and entertainment options. The city has been featured in CNN, Money and the Wall Street Journal as one of the top vacation home markets. The city's redevelopment agency is currently under construction with the redevelopment of east Atlantic Boulevard, and it's nearby beaches. The construction and redevelopment are creating pedestrian gathering spaces, expanding walks for pedestrians and cyclists, building new beach oriented retail outlets, widening sidewalks for outside dining, promoting a classy on-street café atmosphere, creating more entertainment venues and creating an overall festive environment in the area. For further information on Pompano Beach, visit [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov).







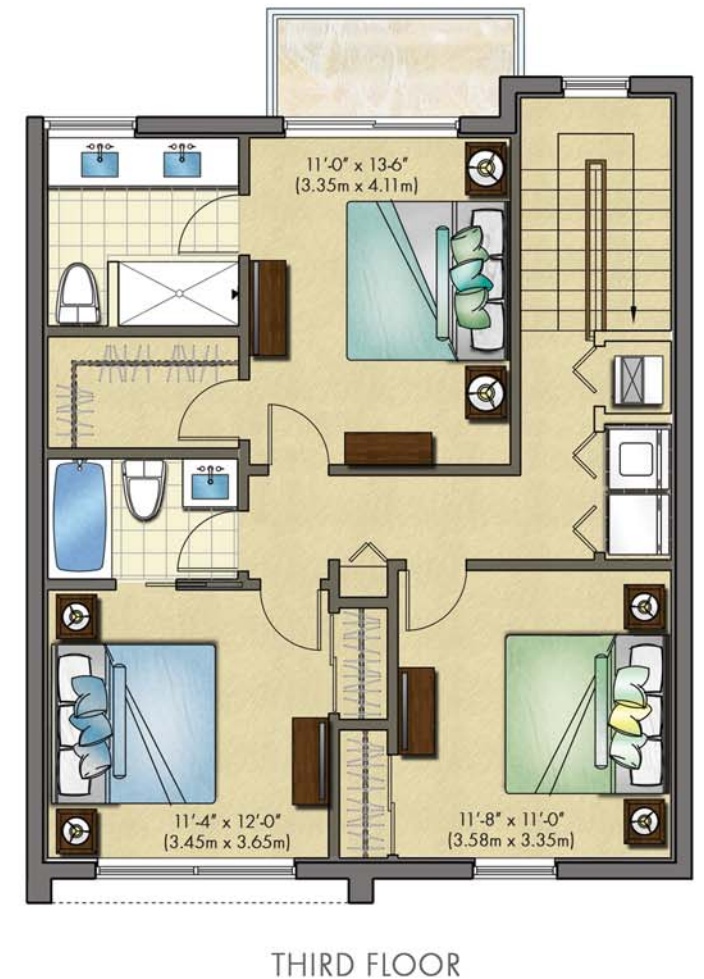
14th & Ocean is located in tropical Pompano Beach, Florida, directly across the street from the beach in the neighborhood of Pompano by The Sea. The neighborhood offers some of the most attractive beach and waterfront facilities in South Florida and is ideal for beach lovers, boaters and vacationers alike. Pompano by The Sea is minutes away from the newly re-designed Greg Norman Golf Course, dry dock boat storage, the Hillsboro Inlet (connecting the Intracoastal Waterway to the Atlantic Ocean) , marinas, fine dining, art galleries, shopping, casino & racetrack and other entertainment venues. The development site is 250 feet (76 meters) from beach access and across the street from the new Marriot Beach Resort and Spa. For more information on Pompano Beach, visit [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov).





# UNIT B

(10 UNITS)	SQ FEET	SQ METERS
Ground Floor	371 sq. ft.	34.46 m <sup>2</sup>
Second Floor	862 sq. ft.	80.08 m <sup>2</sup>
Third Floor	862 sq. ft.	80.08 m <sup>2</sup>
Total A/C Area	2,095 sq. ft.	194.62 m <sup>2</sup>
Garage	458 sq. ft.	42.55 m <sup>2</sup>
Covered Entry	31sq. ft.	2.88 m <sup>2</sup>
<b>TOTAL</b>	<b>2,584 sq. ft.</b>	<b>240.04 m<sup>2</sup></b>



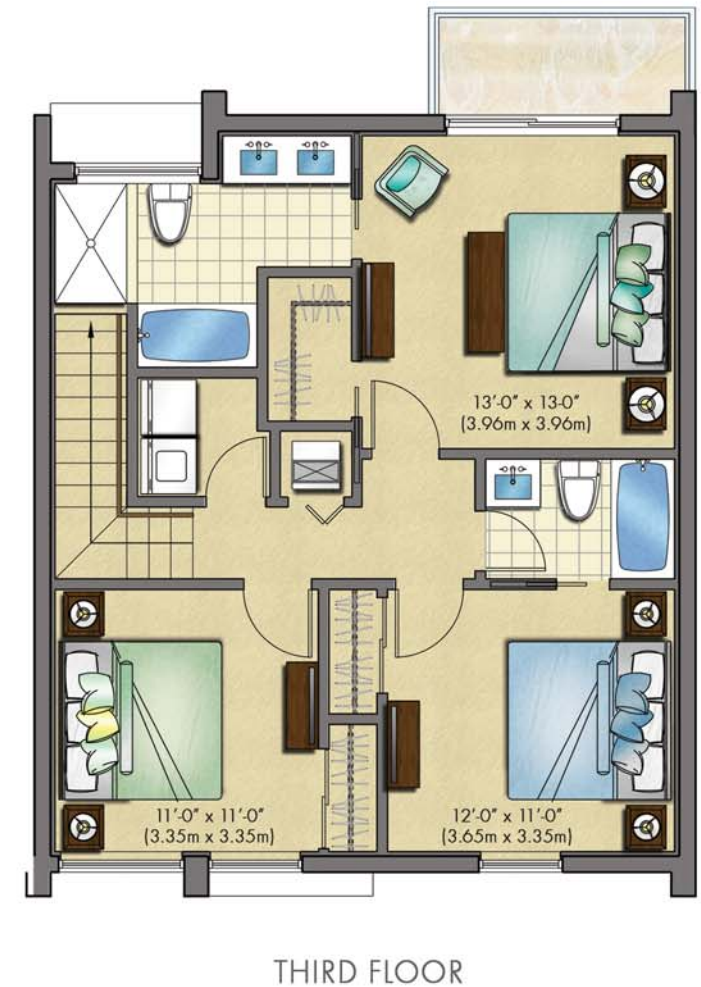
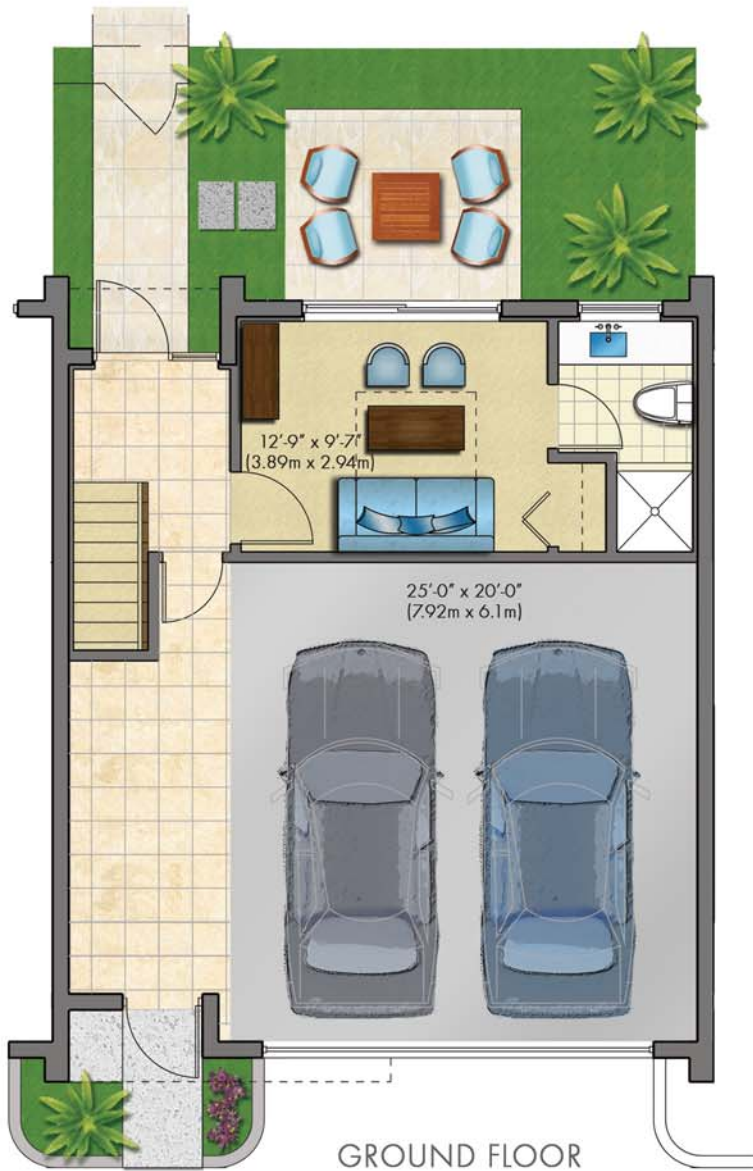
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## UNIT A / A1

(10 UNITS)	SQ FEET	SQ METERS
Ground Floor	290 sq. ft.	26.94 m <sup>2</sup>
Second Floor	836 sq. ft.	77.67 m <sup>2</sup>
Third Floor	836 sq. ft.	77.67 m <sup>2</sup>
Total A/C Area	1,962 sq. ft.	182.28 m <sup>2</sup>
Garage	528 sq. ft.	49.05 m <sup>2</sup>
Covered Entry	42 sq. ft.	3.9 m <sup>2</sup>
<b>TOTAL</b>	<b>2,532 sq. ft.</b>	<b>235.23 m<sup>2</sup></b>







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at N.E. 14th Street & Ocean Blvd  
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[www.14thandOcean.com](http://www.14thandOcean.com) | 954-566-7400

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