



SANTA BARBARA
VILLAS



www.santabarbaravillas.net

SANTA BARBARA VILLAS
A TOWNHOUSE COMMUNITY IN POMPANO BEACH, FL

VACATION STYLE TOWNHOUSES

- ▶ The exclusive “resort style,” boutique townhouse residence of *Santa Barbara Villas* (in the development stage) consists of ten brand new, fee simple, luxury, townhouses at affordable prices.
- ▶ Located in the residential neighborhood of *Santa Barbara Estates*, in tropical Pompano Beach, Florida, the project offers an elegantly designed Mediterranean style, with each villa consisting of spacious 3 bedrooms, 2.5 bathroom floor plans, garages, and private fenced in rear terraces.

VACATION STYLE TOWNHOUSES

- ▶ *Santa Barbara Villas*, will feature a common resort style swimming pool along with a whirlpool spa and cabana.
- ▶ This prestigious secured gated community is located within the Pompano Beach Atlantic Boulevard and beach redevelopment corridor and just a few minutes to the beach and area restaurants.



SANTA BARBARA
VILLAS

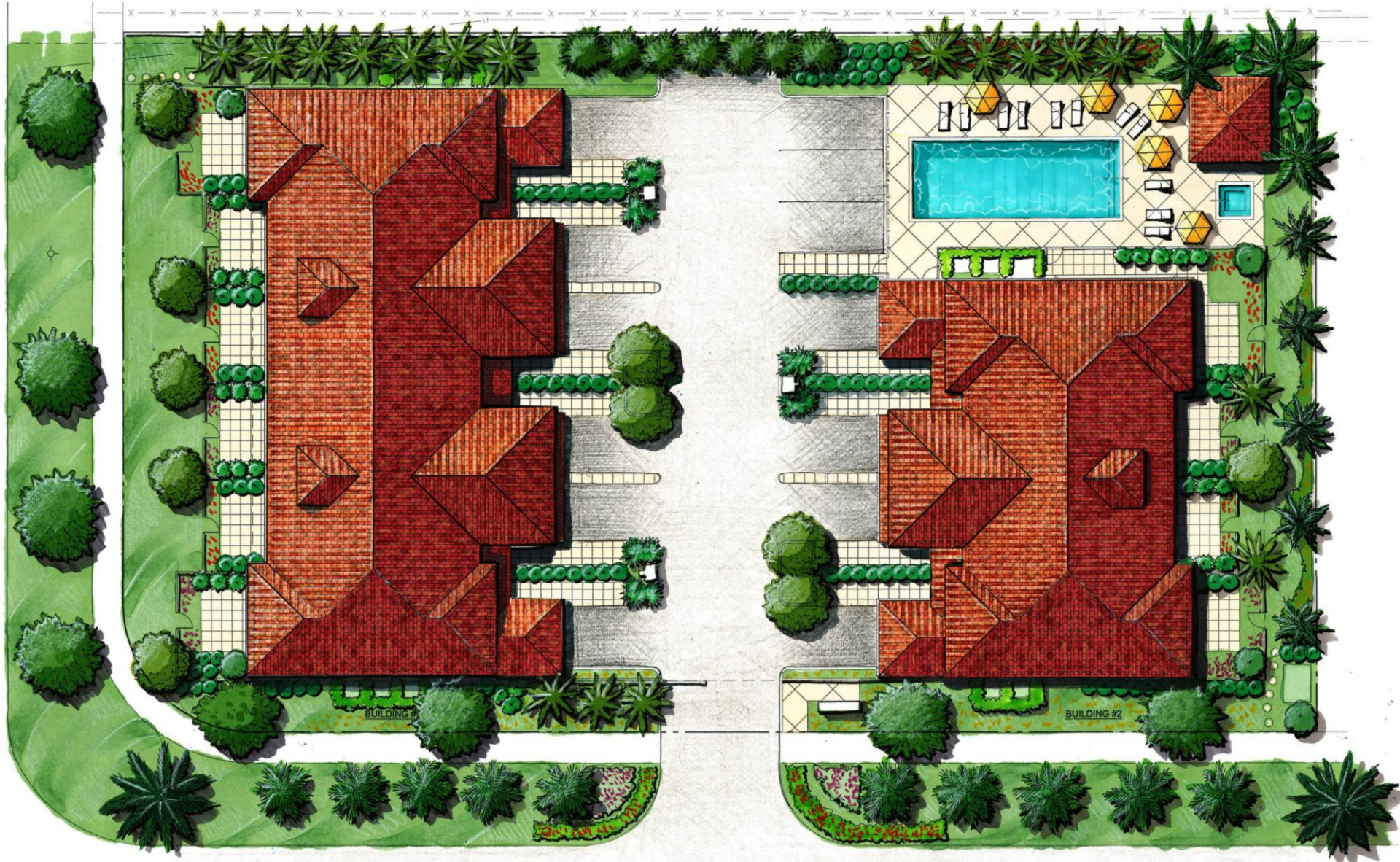
LOCATION, LOCATION, LOCATION

0.66 MILES FROM THE BEACH



**SANTA BARBARA
VILLAS**

SITE PLAN



SANTA BARBARA VILLAS



SANTA BARBARA VILLAS



SANTA BARBARA VILLAS





FEATURES & AMENITIES

COMMON FEATURES

- › Secured, gated community
- › Private swimming pool with cabana & BBQ area.
- › Whirlpool, Spa & sundeck
- › City water service
- › Irrigation in common areas
- › Walking distance to the beach area and restaurants

EXTERIOR FEATURES

- › Elegantly designed Mediterranean exterior
- › Steel raised panel front entry door with deadbolt lock
- › Terra cotta Spanish tile roofs
- › Private open air terraces
- › Lush tropical landscape

INTERIOR FEATURES

- › Dramatic 9' volume ceiling on the first floor
- › Pre-wired for telephone outlet in all bedrooms and kitchen

- › Pre-wired for cable TV in all bedrooms and living room
- › Decorative lighting fixture package in kitchen and dining room
- › Marble windows sills
- › Electric smoked detectors with battery backup for safety
- › White ventilated shelving in all closets
- › Walk-in Closet in Master Bedroom*
- › Luxurious wall-to-wall carpet in your choice of designers colors
- › Electric door chime
- › Electric garage door opener
- › Designer ceramic tile floors in foyer, kitchen, powder room and all baths
- › Knockdown texturing on ceiling and walls
- › Interior Design furniture package available (optional)

KITCHEN AND LAUNDRY FEATURES

- › Complete Appliance Package
- › 18 cu. Ft. frost free refrigerator/freezer with ice maker
- › Deluxe 30" self-cleaning oven and range
- › Deluxe dishwasher
- › Garbage disposal
- › Stainless steel double sink

- › Single lever faucet
- › Abundant custom and crafted cabinets
- › Granite countertops and backsplash in your choice of designer colors
- › Pre-wired and plumbed washer and dryer area

BATHROOM FEATURES

- › Designer vanity cabinets
- › Ceramic tile in choice of colors
- › Single-lever faucet
- › Medicine cabinets
- › Full mirrors over all vanity tops
- › Decorative light fixtures above vanities
- › Elongated water closets

ENERGY AND MONEY SAVING FEATURES

- › 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 bedrooms in B units

TOWNHOUSE A (6 UNITS)



SANTA BARBARA
VILLAS

GROUND LEVEL

Townhouse A	SF	M ²
First Floor	624	58.1
Second Floor	859	80.0
Total AC	1483	138.1
Covered Entry	38	3.5
Garage	279	26.0
Total	1,800	167.6

TOWNHOUSE A (6 UNITS)



SANTA BARBARA
VILLAS

SECOND LEVEL

All dimensions, floor plans, features and specifications are from the architect's preliminary drawings and are subject to change without notice. Furniture is not included and some floor plans may be reversed. Dimensions and area calculations are measured using the BOMA standards of measurement. The developer expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

TOWNHOUSE B (3 UNITS)

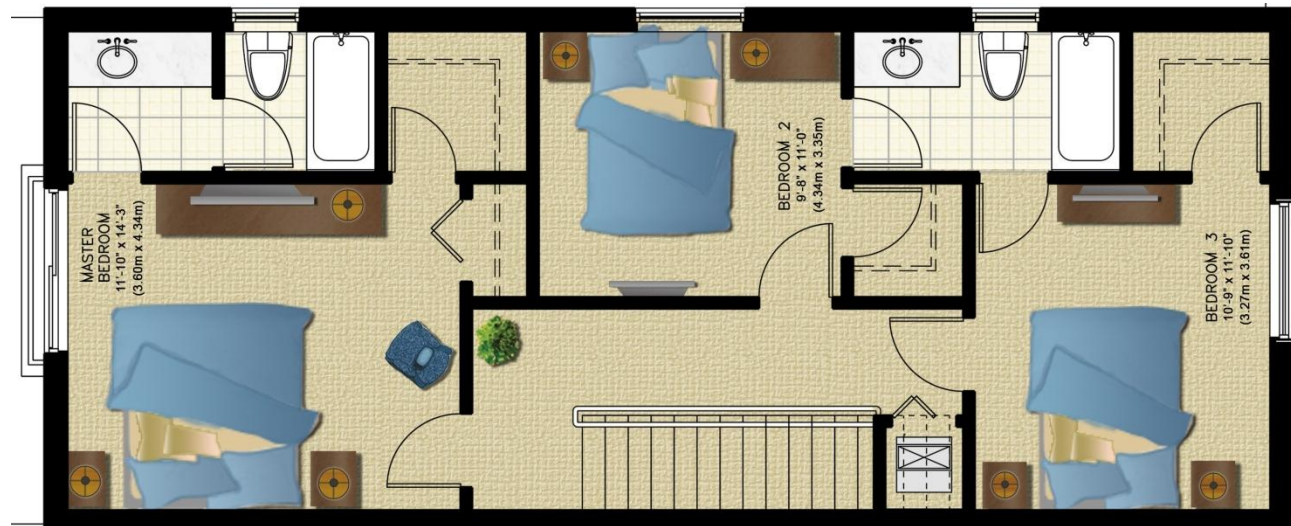


SANTA BARBARA
VILLAS

GROUND LEVEL

Townhome A	SF	M ²
First Floor	704	65.5
Second Floor	849	79.0
Total AC	1553	144.5
Covered Entry	38	3.5
Garage	287	26.7
Total	1878	174.7

TOWNHOUSE B (3 UNITS)



SANTA BARBARA
VILLAS

SECOND LEVEL

All dimensions, floor plans, features and specifications are from the architect's preliminary drawings and are subject to change without notice. Furniture is not included and some floor plans may be reversed. Dimensions and area calculations are measured using the BOMA standards of measurement. The developer expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

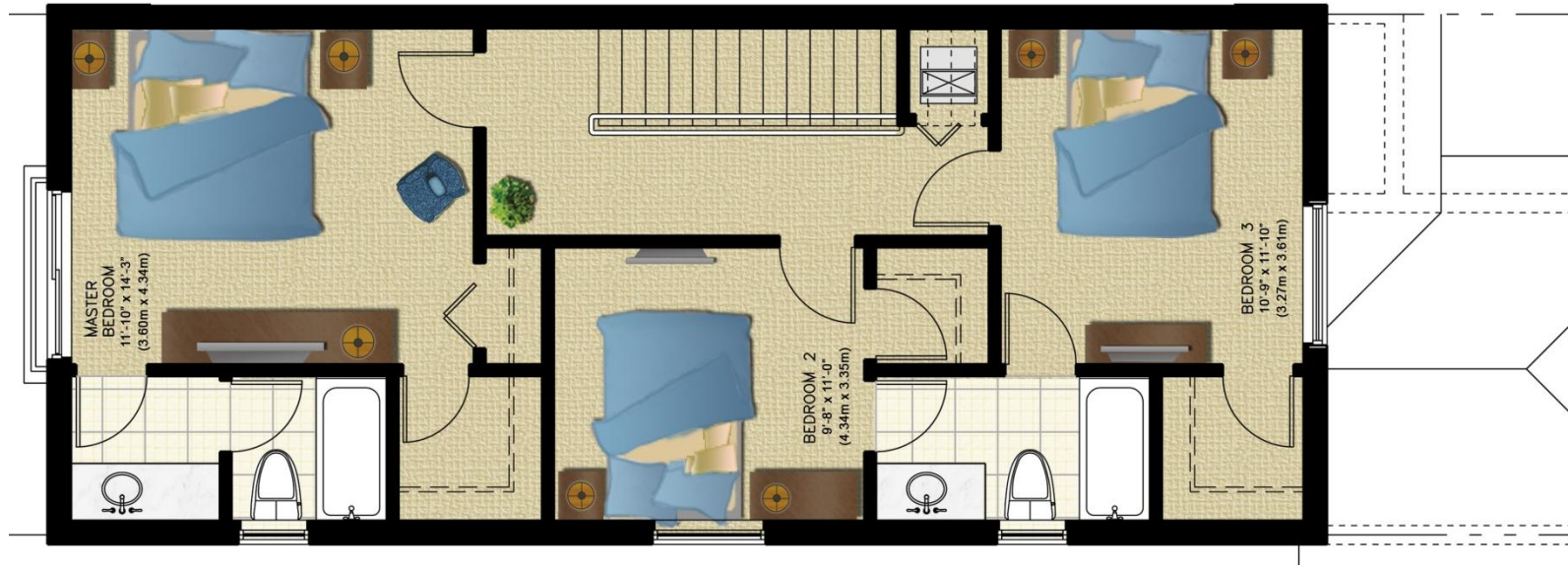
TOWNHOUSE B1 (1 UNIT)



GROUND LEVEL

Townhome A	SF	M ²
First Floor	704	65.5
Second Floor	849	79.0
Total AC	1553	144.5
Covered Entry	38	3.5
Garage	281	26.2
Total	1872	174.2

TOWNHOUSE B1 (1 UNIT)

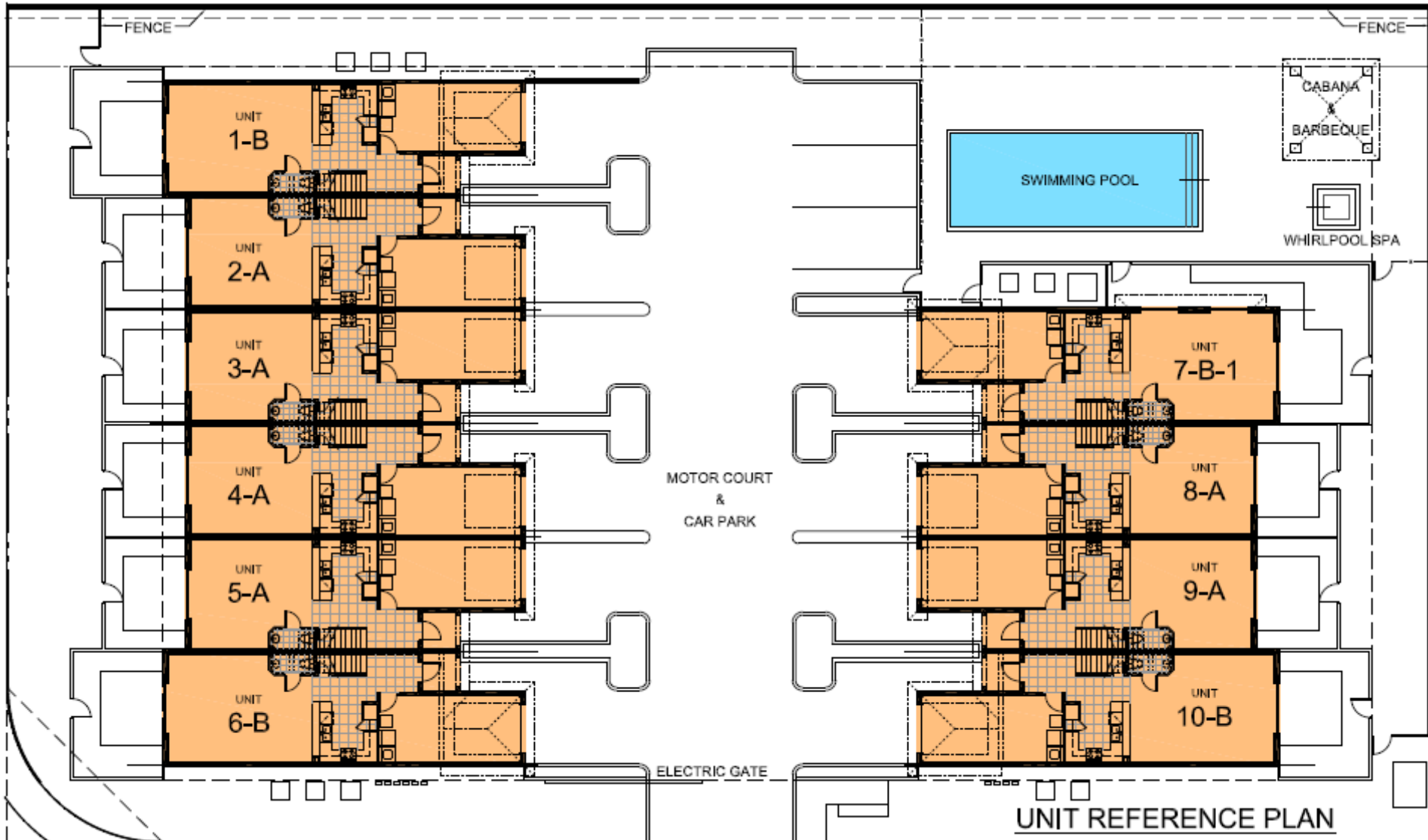


SANTA BARBARA
VILLAS


SECOND LEVEL

All dimensions, floor plans, features and specifications are from the architect's preliminary drawings and are subject to change without notice. Furniture is not included and some floor plans may be reversed. Dimensions and area calculations are measured using the BOMA standards of measurement. The developer expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

UNIT REFERENCE PLAN



THE NEIGHBORHOOD

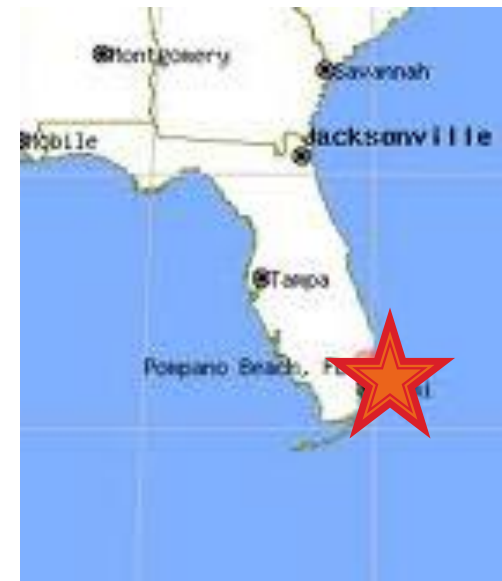
- ▶ Santa Barbara Estates is located in Pompano Beach just off of Lake Santa Barbara and the Intracoastal Waterway.
 - ▶ It is within walking distance to the Atlantic Ocean which makes it ideal for beach lovers and vacationers. It is minutes away from fine dining, beautiful golf courses, dry dock boat storage, art galleries, shopping, and entertainment venues.
 - ▶ Santa Barbara is located in the East Atlantic Boulevard corridor which is Pompano's gateway to the Atlantic Ocean. The development site is one of few locations in the neighborhood zoned for multifamily townhouse development. The majority of the neighborhood only permits and consists of single family homes.
- 

NEIGHBORHOOD CURRENT PRICING

- ▶ Current entry level pricing of existing single family homes in the neighborhood in good, “move in” condition typically start around \$350,000 and go up to over \$4 million.
- ▶ Homes in the lower price range are older and typically built in the 1960’s and 1970’s.
- ▶ Currently there are only 2 newly constructed single family homes in the neighborhood and 2 under construction. The two homes recently built dry lots are between \$829–\$849,000. The two under construction are on the water and are over \$ 1.5 million for the smaller one and over \$3 million for the larger home.

POMPANO BEACH, FL

- ▶ Is a city in Broward County, in the South East coast of Florida, along the coast of the Atlantic Ocean.
- ▶ It is located 10 miles from Downtown Ft. Lauderdale and 35 miles from Downtown Miami.
- ▶ It features 3.5 miles (5.8 km) of white, pristine beachfront on top of multiple parks, shopping, dining sporting and entertainment options.



POMPANO BEACH, FL

- ▶ The city has been listed as one of the top real estate markets, being featured in *CNN*, *Money* and the *Wall Street Journal* as one of the country's top vacation home markets.



POMPANO BEACH, FL

- ▶ The list of entertainment options and things to do in Pompano Beach and its close-by areas, is endless: Sports, beaches, concerts, arts, dining, shopping, etc.



POMPANO REDEVELOPMENT

- ▶ Pompano Beach is currently in the middle of a redevelopment process of its once neglected beachfront area, which promises to reinvent the city within the next few years.
 - ▶ The Pompano Beach Community Redevelopment Agency (CRA) has been established to head the project.
 - ▶ The epicenter of this visionary project is Atlantic Boulevard, which is Pompano Beach's main thoroughfare and gateway to the Atlantic Ocean
- 

REDEVELOPMENT AREA



CRA
POMPAÑO BEACH

SANTA BARBARA VILLAS



ATLANTIC BOULEVARD

The CRA is currently at work on:

- creating pedestrian gathering spaces
- expanding walks for pedestrians and cyclists
- Building new beach oriented retail outlets
- widening sidewalks for outside dining
- promoting classy on-street café atmosphere
- creating entertainment venues
- creating a festive environment



TO PURCHASE YOUR TOWNHOUSE

The payment schedule of your future vacation home in tropical Pompano Beach, Florida, is the following:

Santa Barbara Villas	
\$5000	at reservation
20%	at contract time (with reservation deposit credited towards it)
30%	at foundation (start of construction)
50%	due at closing (3 rd party financing available to qualified buyers)



SANTA BARBARA
VILLAS



SANTA BARBARA
VILLAS

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 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.