



VACATION CONDOS IN SUNNY SOUTH FLORIDA STARTING AT \$254,900

ACQUA CAMINO CONDOMINIUM
1705 N. RIVERSIDE DR.
POMPANO BEACH, FL 33062

ACQUA CAMINO CONDOMINIUM*



*Images of the property before its rehab



THE PROPERTY

Hillsboro Inlet

Intracoastal Waterway

Atlantic Ocean



THE PROPERTY



THE PROPERTY

- ▶ The Acqua Camino Condominium is an 8-unit building fronting the Intracoastal Waterway in sunny Pompano Beach, just two blocks away from the white sand beaches of the Atlantic Ocean.
- ▶ Minutes away from dining, shopping, golf, marinas, casino, professional sport teams, entertainment and much more.



THE PROPERTY

- ▶ Acqua Camino Condominium consists of six 1 / 1 units, one 1 / 1 plus den unit, and one 2 / 2 unit.
- ▶ All units boast various views of the Intracoastal Waterway.
- ▶ The property will undergo upgrades and updates on all units and common areas.

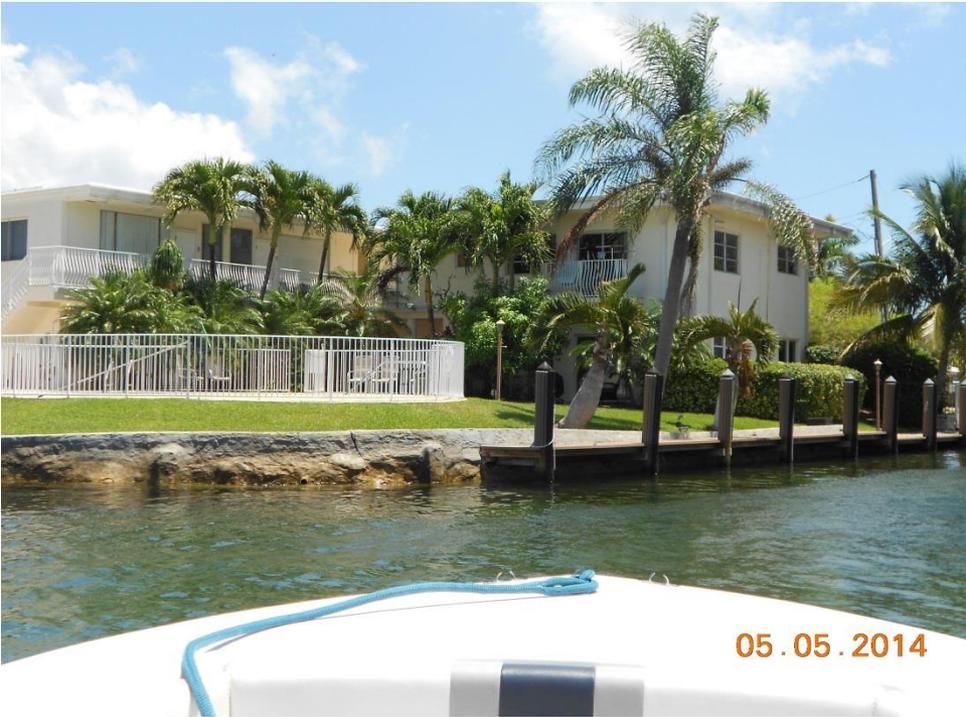


THE PROPERTY*



*Images of the property before its rehab

THE PROPERTY*



*Images of the property before its rehab

AMENITIES WILL INCLUDE:

- ▶ heated swimming pool facing the Intracoastal (heater to be added)
- ▶ an ample patio perfect for barbeques and small gatherings.
- ▶ docks spaces with no fixed bridges and a short five-minute ride to the Hillsboro Inlet's access to the Atlantic Ocean
- ▶ New dock spaces approved to be built in the upcoming months
- ▶ lush vegetation with palm trees, tropical plants and shrubs.
- ▶ magnificent views of the water from the units.
- ▶ on site laundry room



HEATED SWIMMING POOL*



*Images of the property before its rehab

PATIO & DOCKS*



05.05.2014

*Existing docks on the South Canal and new docks to be built along the Intracoastal Waterway side.



VIEW FROM THE POOL



RENDERINGS

Unit 1



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 indicated. All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.



RENDERINGS

Unit 2



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 indicated. All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.



RENDERINGS

Unit 5



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 indicated. All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.



RENDERINGS

Unit 8



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 indicated. All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.



UPGRADES

All Units and common areas will be updated and upgraded in order to offer the best environment for vacation condos in a quaint resort-style atmosphere.



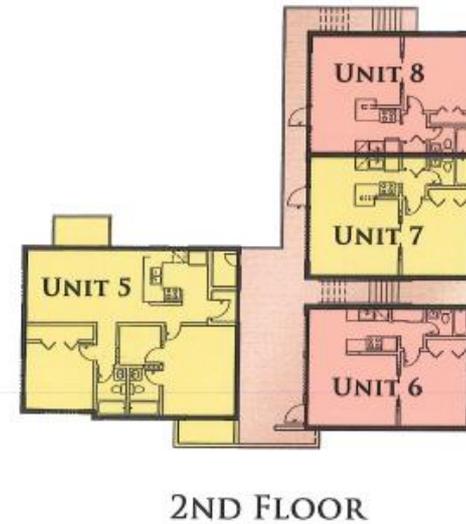
UPGRADES

- ▶ Most units have or will have the following:
 - Upgraded kitchens with new cabinets, appliances and countertops
 - Updated bathrooms
 - New tile floors throughout
 - Updated AC units
 - New hurricane impact glass windows and sliders
 - New paint throughout
 - New electric panels
 - Boat docks

- ▶ **Disclaimer** – For exact upgrades that have been done or will be done on a specific unit please contact the seller. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.



UNIT REFERENCE PLAN



UNIT #1

RESERVED

Sq. Ft	595
M ²	55.40
Bedrooms	1
Bathrooms	1
Dock	1

All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. Furniture is not included. Dimensions and area calculations are approximate. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.



UNIT #2

Sq. Ft	866
M ²	80.63
Bedrooms	1 + den
Bathrooms	1
Dock	1



All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. Furniture is not included. Dimensions and area calculations are approximate. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

UNIT #3

Sq. Ft	497
M ²	46.27
Bedrooms	1
Bathrooms	1



All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. Furniture is not included. Dimensions and area calculations are approximate. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

UNIT #4

RESERVED

Sq. Ft	502
M ²	46.74
Bedrooms	1
Bathrooms	1



All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. Furniture is not included. Dimensions and area calculations are approximate. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

UNIT #5

Sq. Ft	865
M ²	80.54
Bedrooms	2
Bathrooms	2
Dock	1



All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. Furniture is not included. Dimensions and area calculations are approximate. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

UNIT #6

Sq. Ft	502
M ²	46.74
Bedrooms	1
Bathrooms	1
Dock	1

All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. Furniture is not included. Dimensions and area calculations are approximate. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.



UNIT #7

RESERVED

Sq. Ft	497
M ²	46.27
Bedrooms	1
Bathrooms	1
Dock	1



All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. Furniture is not included. Dimensions and area calculations are approximate. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

UNIT #8

RESERVED

Sq. Ft	502
M ²	46.74
Bedrooms	1
Bathrooms	1
Dock	1



All dimensions, floor plans, features, upgrades, and specifications are from the preliminary design drawings and are subject to change without notice. Furniture is not included. Dimensions and area calculations are approximate. The seller expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

VACATION RENTAL OPPORTUNITY

- ▶ Acqua Camino offers an attractive opportunity for buyers and investors that do not plan to occupy their unit on a full time basis.
- ▶ On top of the building amenities, Acqua Camino Condominium Association will allow short term rentals and its location two blocks from private access to the beach offers a resort like atmosphere with the following options to buyers:
 - Use your unit when you want and generate income by renting it when you are not.
 - Short term rental allowed, which is rare for condos in this area.
 - Access to professional vacation rental management companies that provide a worry-free experience to owners.



PRIVATE BEACH ACCESS

As part of the exclusive Hillsboro Shores Home Owners Association, Acqua Camino shares two private gated beach accesses. Closest one is located within a 3 to 4 minute walk (440 yds/400 mts).



POMPANO BEACH, FL

- ▶ Is a city in Broward County, within the Greater Miami Metropolitan Area, South Florida, bordering the Atlantic Ocean.
- ▶ It is located 10 miles from Downtown Ft. Lauderdale and 35 miles from Downtown Miami.
- ▶ It features 3.5 miles (5.6 km) of white, pristine beachfront on top of multiple parks, shopping, dining sporting and entertainment options.



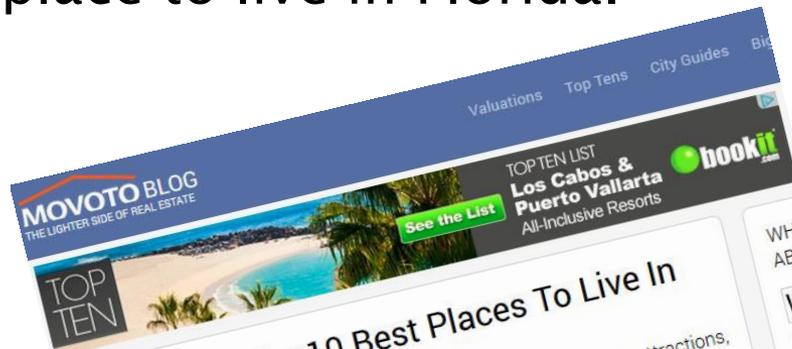
POMPANO BEACH, FL

- ▶ 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

- ▶ In May 2014 Movoto.com, one of the most trusted names in Real Estate, ranked Pompano Beach as the 4th best place to live in Florida.

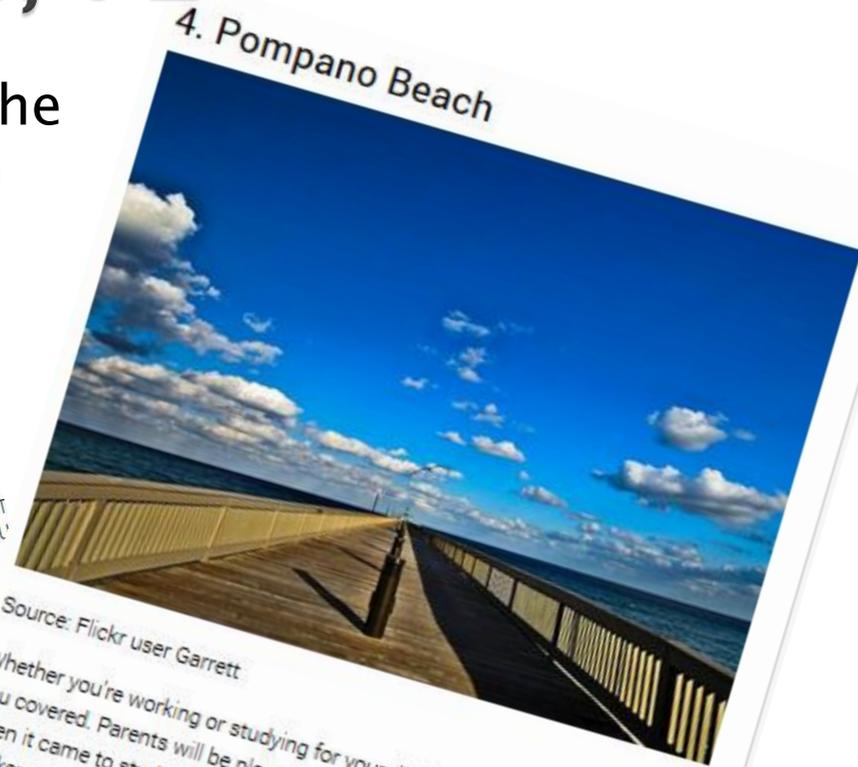


These Are The 10 Best Places To Live In Florida

From the Everglades to Disney World, Florida has some awesome attractions, but which place to live there is the fairest of them all?

TOP TEN

1. City of Coral Springs
2. City of Deerfield Beach
3. City of Winter Park
4. City of Pompano Beach
5. City of Gainesville
5. City of Cape Coral
5. Town of Jupiter
8. Town of Davie
9. City of Coconut Creek
10. City of Weston



WHAT ABOUT

Source: Flickr user Garrett

Whether you're working or studying for your diploma, Pompano Beach has you covered. Parents will be pleased to see that Pompano Beach placed third when it came to student-teacher ratio, with 14 students to every teacher. Workers, on the other hand, will be pleased to see that the city ranked fifth when it came to employment and that the commute ranking wasn't too bad, either.

The other area this city excelled in was amenities, where it ranked 18th. The wide spectrum of amenities includes Pompano Beach Golf course, the Curtain Call Playhouse, and more. If you're the festival type, this place has a little of everything, including the Pompano Beach Seafood Festival, the St. Patrick's Irish Festival, the St. Coleman's Italian Festival, a Holiday Boat Parade, and a Holiday Yuletide Parade. Basically, there's something for this 100,154 population city.



POMPANO BEACH, FL

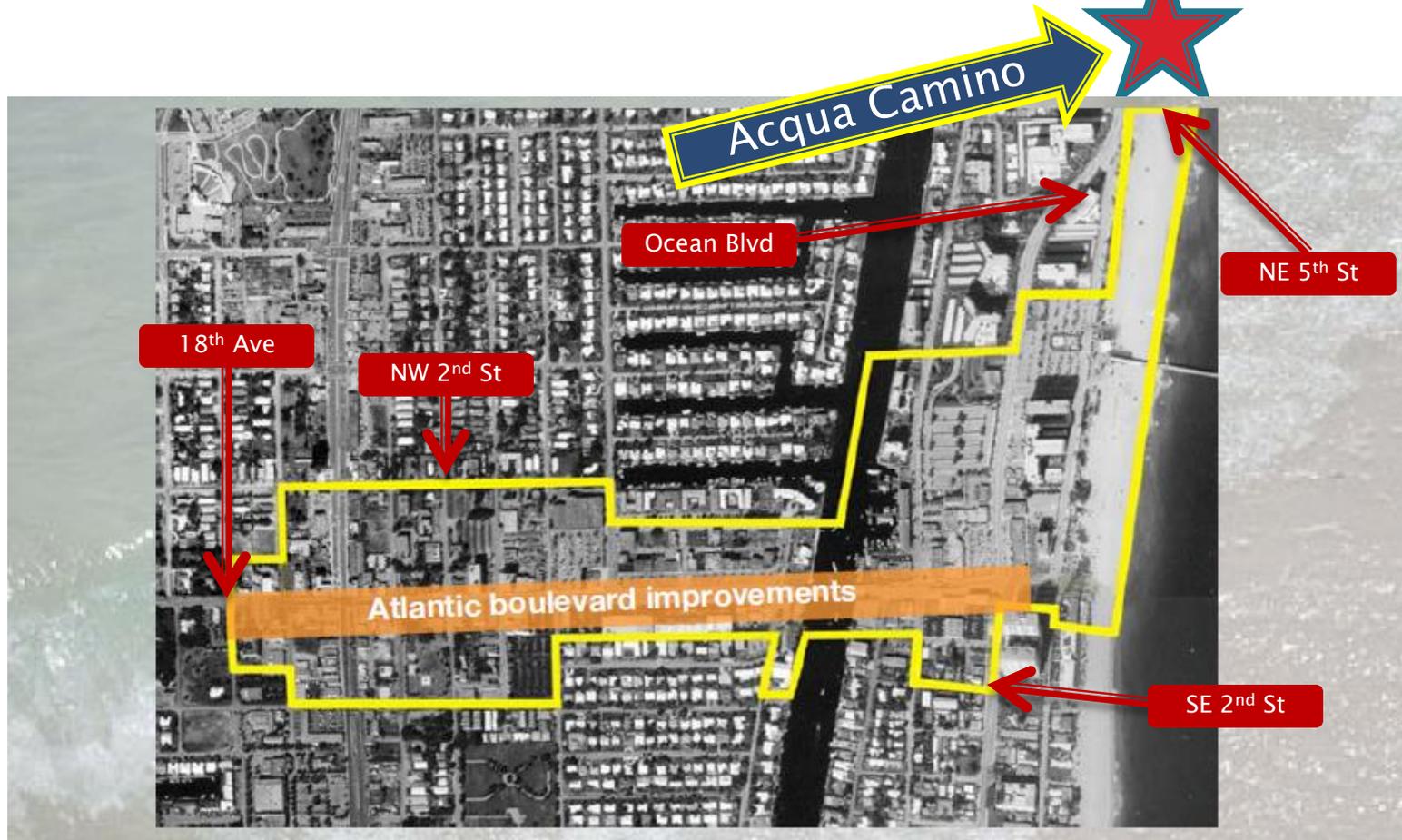
- ▶ The list of entertainment options and things to do in Pompano Beach and its close-by areas, is endless: sports, beaches, concerts, arts, gaming, dining, shopping, etc.



POMPANO REDEVELOPMENT

- ▶ Pompano Beach is currently in the middle of a redevelopment process of its beachfront area, which promises to further enhance the beach, shopping and dining areas within the next few years.
- ▶ The East 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

THE POMPANO REDEVELOPMENT



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

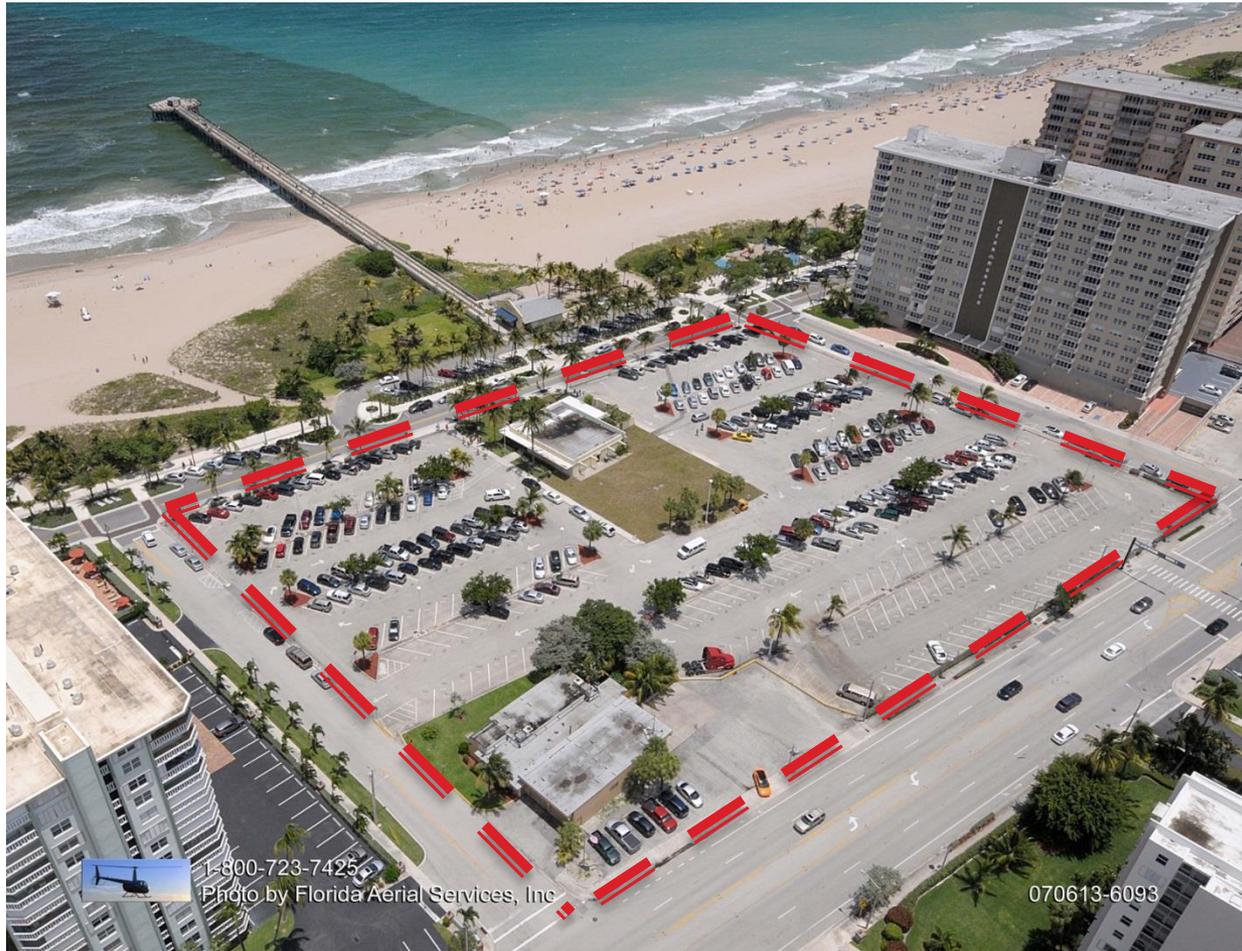


POMPANO BEACH FISHING VILLAGE

- ▶ Is an approved mixed use project (currently in the development stages) located on six oceanfront acres at the foot of the Pompano Beach pier.
- ▶ Plans for the development include retail, restaurants and a hotel, making the area an epicenter for the surrounding beach community.



POMPANO BEACH FISHING VILLAGE



1-800-723-7425
Photo by Florida Aerial Services, Inc

070613-6093



CONTACT



**280 NW 12 AVE
POMPANO BEACH, FL 33069**

**Adam D. Adache
Exclusive Listing Broker**

 - 954-566-7400

Fax – 954-943-8550

 - sales@adachere.com

www.adacheRE.com

