



**koi**™

RESIDENCES & MARINA  
POMPANO BEACH FLORIDA





# WHO SAYS YOU CAN'T HAVE IT ALL?

Gain a new perspective on waterfront living with Koi Residences and Marina—a master-planned collection of waterfront villas, lofts, and condominium homes featuring resort-style amenities, all nestled within beautifully landscaped surroundings including parks, nature trails, and a 26-slip marina.



BROUGHT TO YOU BY:  
**INVESCA**

“A fusion of innovation, modern architecture, and a nautical lifestyle establish a harmonious sense of place throughout the community.”

-Luis Millon



# THE BEST OF FIT & FUN



ARTIST CONCEPTUAL RENDERING

KOI'S STATE OF THE ART FITNESS CENTER  
OVERLOOKING THE INFINITY EDGE POOL & MARINA



ARTIST CONCEPTUAL RENDERING





“A creative, design-conscious development that uniquely strives to enhance residents’ lifestyles.”

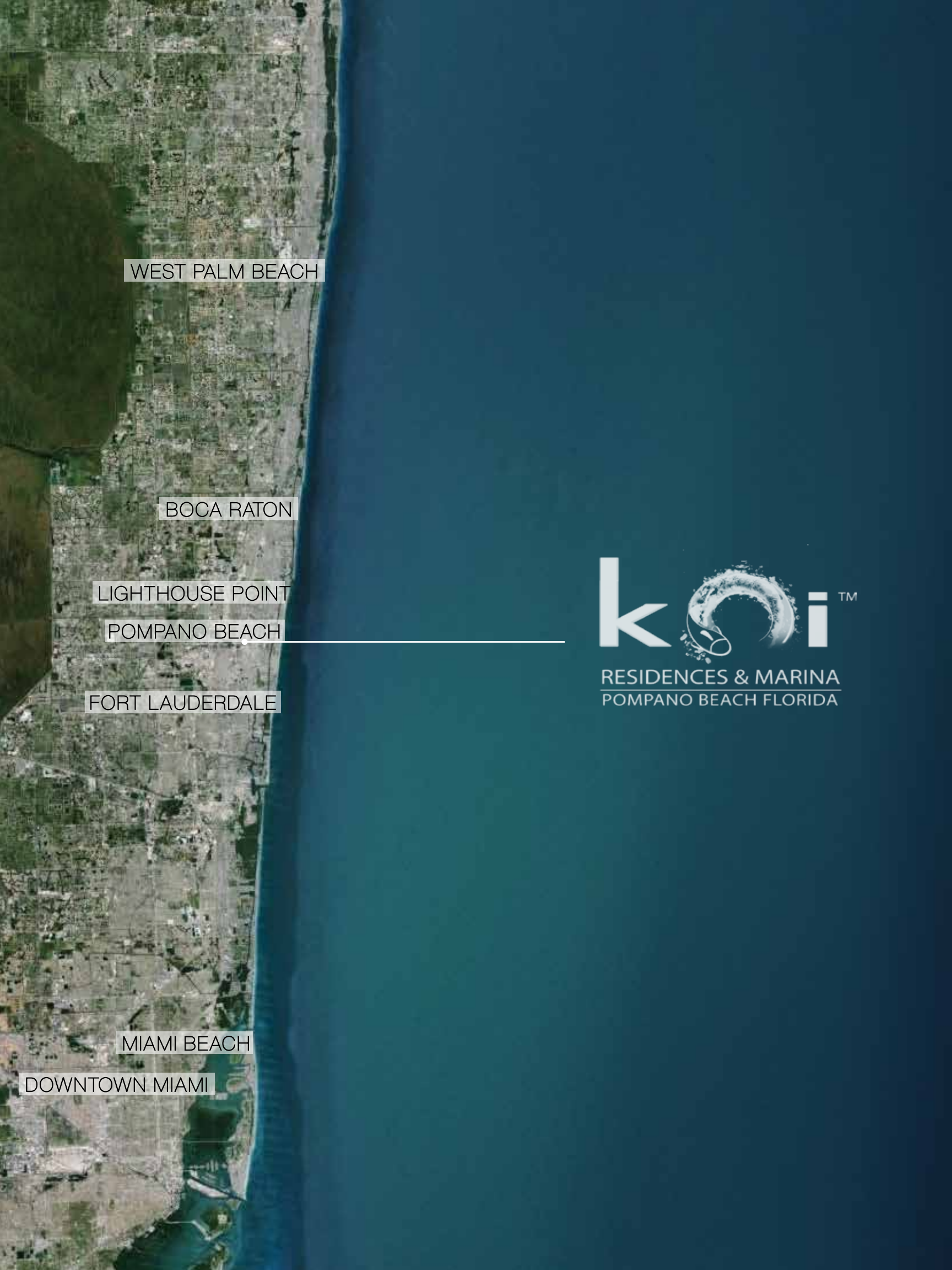
–Jason Shlansky



ARTIST CONCEPTUAL RENDERING



RESIDENCES & MARINA  
POMPANO BEACH FLORIDA



WEST PALM BEACH

BOCA RATON

LIGHTHOUSE POINT

POMPANO BEACH

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FORT LAUDERDALE

MIAMI BEACH

DOWNTOWN MIAMI

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# LIVE

Pompano Beach offers some of the most attractive beach and waterfront living in South Florida and is widely regarded as one of Florida's premier sport fishing destinations, as well as nautical and beach living communities.

Pompano Beach is also minutes away from the Hillsboro Inlet, the new Greg Norman Golf Course, fine dining, art galleries, shopping, casino, and much more !

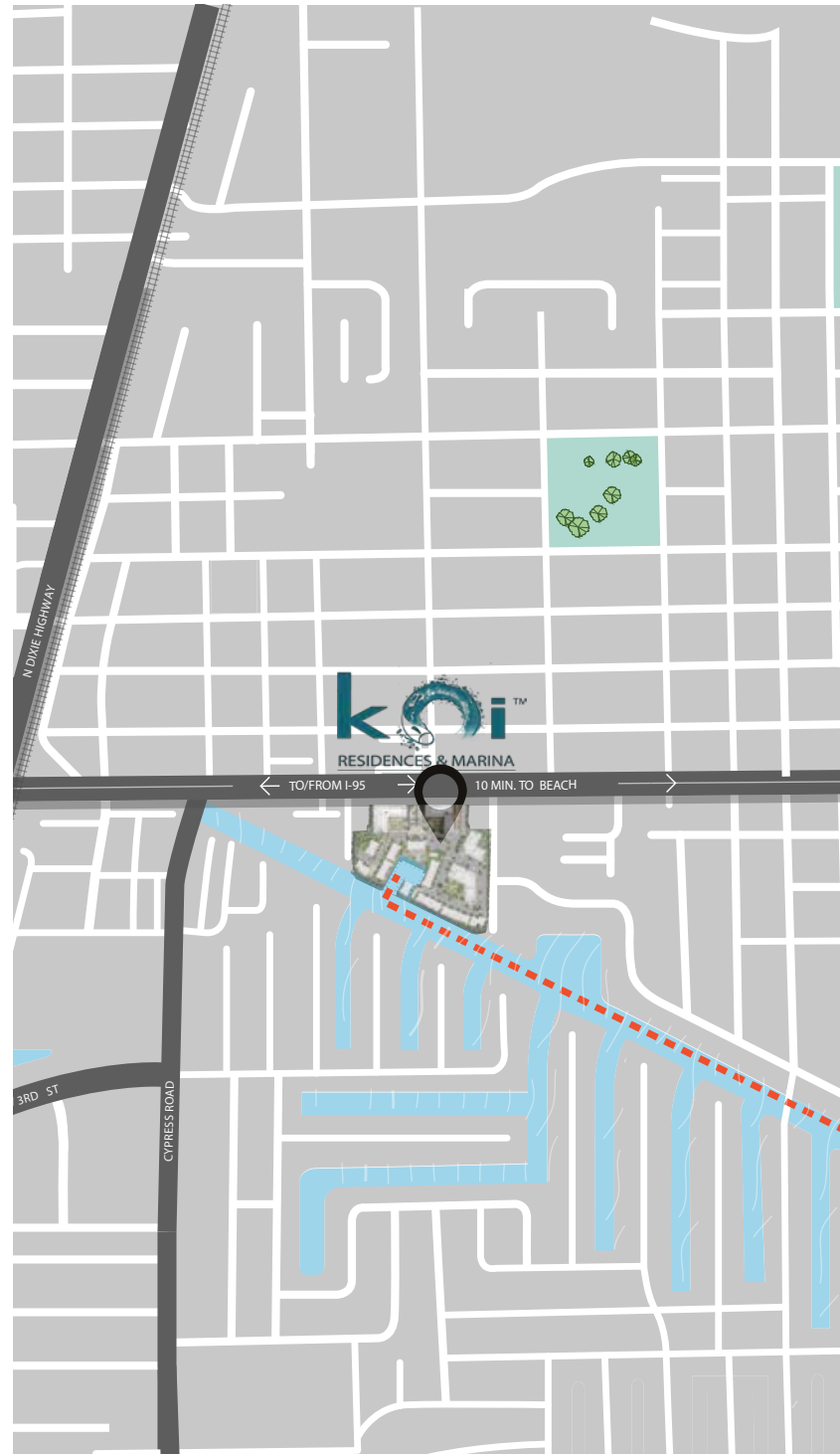
## POMPANO BEACH BY THE NUMBERS:

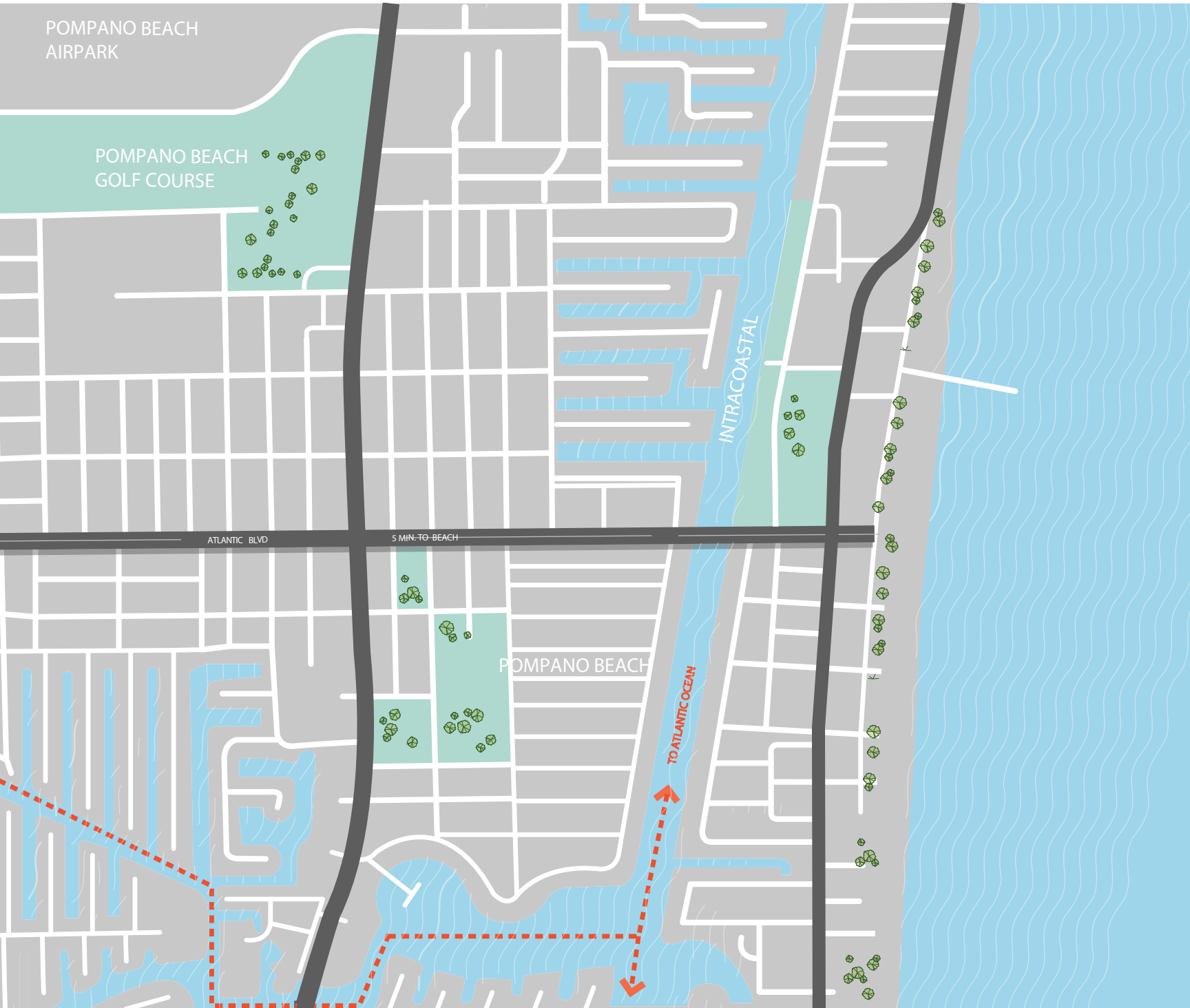
- Koi is situated a mere 1.7 miles from the sand.
- 3.5 miles (5.6 km) of white, pristine beachfront, multiple parks, golf courses, shopping, dining, sporting and entertainment.
- Less than 5 miles from Lighthouse Point.
- 10 miles (16km) from Downtown & Ft. Lauderdale beach.
- 35 miles (56km) from Downtown Miami.

## THE FUTURE IS UNDERWAY:


Pompano Beach has been featured in CNN, Money and the Wall Street Journal as one of the top vacation home markets. The city's redevelopment agency (CRA) is currently under construction with the redevelopment of east Atlantic Boulevard and its nearby beaches.

This construction and redevelopment is creating walks and gathering spaces for pedestrians and cyclists, as well as beach- oriented retail outlets and entertainment venues, , which promotes a classy on-street café atmosphere, with wide sidewalks for outside dining





# POMPANO BEACH



# 'INDULGE IN THE ESSENCE OF WATERFRONT LIVING'

Koi embraces the true essence of its waterfront location with an energetic infinity-edge pool overlooking the 26-slip full-service marina.

Enjoy a day on the water or relax by the pool, where you can experience the thoughtfully appointed relaxation deck, private cabanas, tanning lawns, wet bar, and lounge.





# IN THE CITY OR THE OCEAN

Having unlimited ocean access and being only minutes from some of South Florida's most beautiful beaches, every day is an invitation to revel in the beauty of sun, sand, and total relaxation.

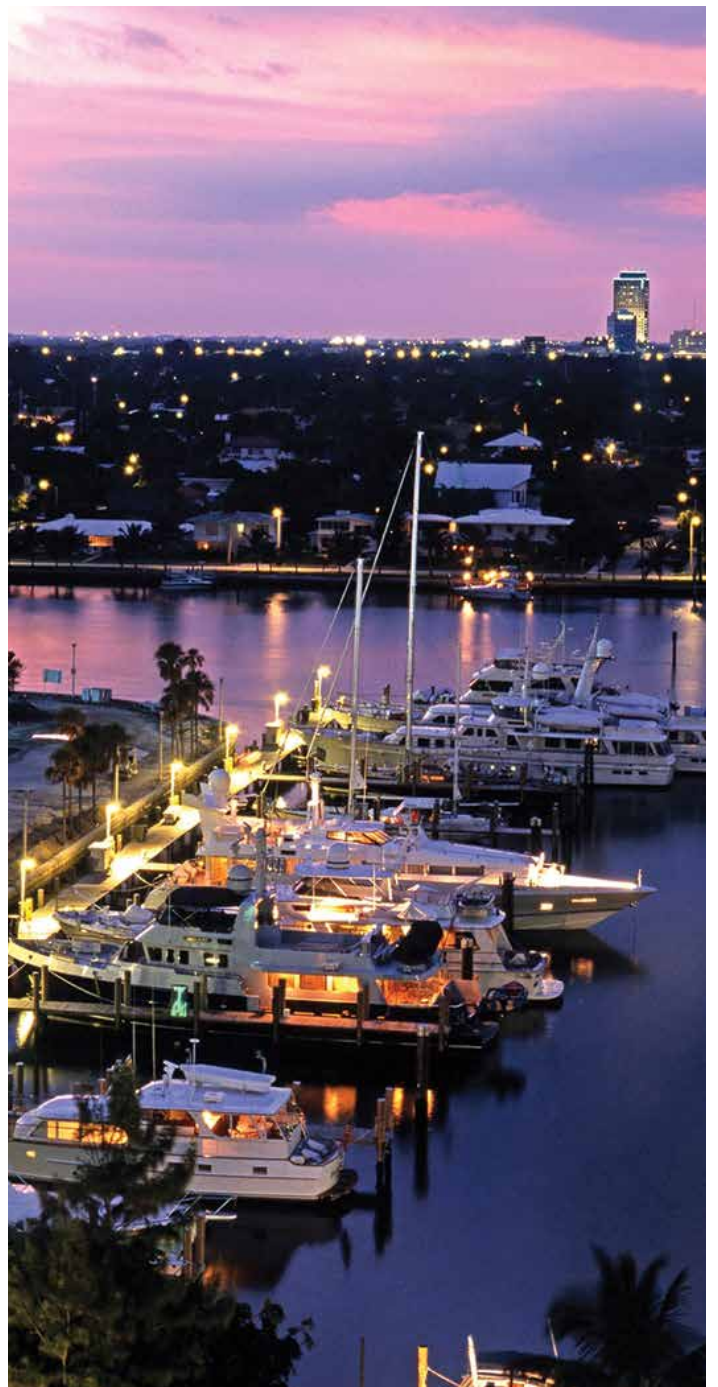
With world-class shopping, culinary arts, local farmer's markets, water activities, and expeditions, you'll never have a lack of options for your daytime adventure.





FROM DAY...

... TO NIGHT.





South Florida is home to one of the most exciting and event-rich cultures in the world, including nightlife that is second to none.

Being less than 15 minutes from Hard Rock Casino and downtown Ft. Lauderdale and its beaches—and less than 30 minutes from the world-famous Miami Beach—you'll have a world of entertainment at your fingertips when planning your next night out.

# INFINITE SEA.

# INFINITE OCEAN.

Experience nautical freedom and  
the remarkable advantage of  
having your boat just steps away  
from your front door.

**THIS IS NOT A SPORT;  
THIS IS YOUR NEW LIFESTYLE.**





**THE BEST OF BOTH.**



Pompano Beach's reputation as a world-class fishing destination doesn't stop there.

Take in the entire ocean. There are yacht charters, deep-sea fishing expeditions, water sports, waterfront dining, and traveling opportunities.



# THE ULTIMATE



**FISHING  
DESTINATION.**

NATURE INFUSED.



# MARINA

Koi Residences and Marina features a first class, 26-slip marina. Enjoy ocean access at your leisure any time, day or night.



# NATURE

Koi Residences and Marina is home to one of the largest and last remaining mangrove preservation in South Florida. Rather than destroy these rare and historic trees that are home to such wildlife as manatees and tropical birds, Koi was designed to preserve and showcase their natural beauty. The mangroves create a powerful central presence, casting their energy and beauty throughout the entire property. Koi leads by example, demonstrating how nature and modern development can coincide in complete harmony.



# BEACH

South Florida's world-famous beaches are all minutes away. Less than five minutes away, you'll find the City of Pompano Beach's new and improved beach walk along with interactive attractions for kids and families alike. With commencement of the city's pier redevelopment, you'll be less than two miles from the new shopping, dining, and ocean-side entertainment that are sure to delight our community.



# FAMILY

Koi Residences and Marina takes great pride in embracing the fusion of amenity-rich living with family-focused community. Broward County is home to many highly rated public, private, and magnet schools. Koi Residences and Marina is also only minutes away from NSU, FAU, FIU, and the University of Miami—just to name a few. With the proximity of great schools, an abundance of parks, and kid-friendly attractions, Koi offers the perfect platform for your family to grow and enjoy life together.



# GOLF

World-class golfing, anyone? Play where the pros play at top-ranked Breakers, Turnberry Isle, or Doral. In addition to being minutes away from some of the most elite courses in the country, you can enjoy three local, City of Pompano Beach golf courses less than 10 minutes away from Koi Residences and Marina.



# ENTERTAINMENT



Relax, get social, explore, and more at Koi residences and Marina. Whether it's under the shade of a cabana overlooking the pool and Marina or out experiencing all that South Florida living has to offer, you'll be in the center of it all at Koi Residences and Marina.





ARTIST CONCEPT RENDERING

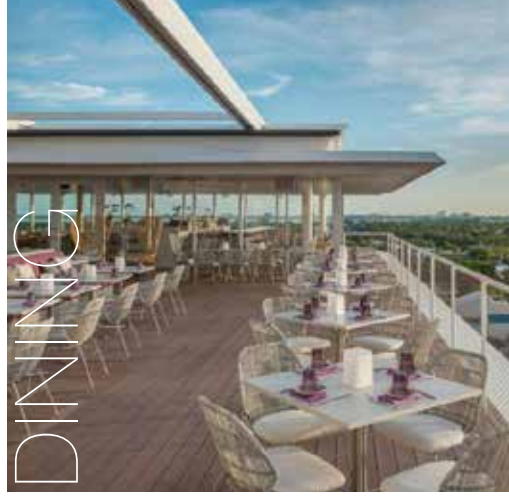
- FITNESS 01
- SWIMMING 02
- NATURE TRAILS 03
- LIVING 04
- MARINA 05
- DINING 06
- RUNNING 07
- DOG PARK 08



FITNESS



LIVING



DINING



SWIMMING



MARINA



RUNNING



NATURE



ZEN PARK



COMMUNITY



DOG PARK



ARTIST CONCEPTUAL RENDERING





## **KOI LIFESTYLE**

Koi Residences and Marina offers a stunning, master-planned community that is surrounded by a 26-slip marina, preserved nature trails, lushly landscaped parks, and open areas. Koi is conveniently located minutes away from shopping, dining, and all of the entertainment and luxuries South Florida is known for.

## **CLUBHOUSE FEATURES**

Grand themed entry, billiards, a cyber café, a conference and meeting room, social gathering areas, and a full fitness center—all overlooking the pool and marina.

## **POOL-SIDE FEATURES**

Infinity-edge pool, beach volleyball, BBQ area, cabanas, tanning lawns, wet bar, and Zen garden.

## **COMMUNITY FEATURES**

Prestigious entry features landscaping and gated access.  
Pedestrian-friendly neighborhood design.

Fitness trails with workout stations  
Murphy's dog park, dedicated to man's best friend.

Pedestrian-friendly gated access for extra security.

Private, lushly landscaped parks and children's playground.

Brick paver-accented roadways, parking areas, and community walkways.

Design and construction in accordance with the highest standards including high-speed-wind-resistive windows and doors for your protection.



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# WELCOME HOME





ARTIST CONCEPTUAL RENDERING

# LOVE YOUR SPACE



You choose your finishes—hardwood cabinetry, designer appliances, and custom finishes, or not; you decide. Only YOU can define the space you love.



ARTIST CONCEPTUAL RENDERING



# RONIN



## 3 STORY VILLAS

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls, and, in fact, vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - the sq. ft. for both three- and four-story villa units. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Copyright 2015. Invesca Development Group. All rights reserved.



LEVEL 2



LEVEL 3



3 BED

3.5 BATH

AC AREA  
TERRACE

2080 S.F.  
286 S.F.

TOTAL

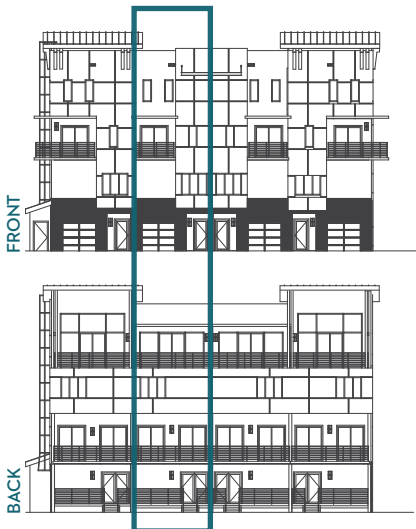
2366 S.F

# K A E L

LEVEL 1



LEVEL 2



3 BED

2.5 BATH

AC AREA  
TERRACE

2868 S.F.  
404 S.F.

TOTAL

3272 S.F.

**LEVEL 3**



**LEVEL 4**



# 4 STORY VILLAS

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls, and, in fact, vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - the sq. ft. for both three- and four-story villa units. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Copyright 2015. Invesca Development Group. All Rights Reserved.

LIVE EXCEPTIONALLY,



ARTIST CONCEPTUAL RENDERING

