

# PORTICO



YOU'VE ARRIVED

LUXURY APARTMENT RESIDENCES IN SUNRISE, FLORIDA

| A RICHMAN SIGNATURE PROPERTY



**WELCOME TO PORTICO**, South Florida's newest address for luxury apartment living. Brilliantly situated in the heart of Sunrise, just steps away from the popular Sawgrass Mills Mall with easy access to I-595, Portico is the newest addition to the Richman Signature Property collection. Within this gated property, residents will find a host of choices at their disposal. The nine spacious floor plans, ranging in size from 662 to over 1,420 square feet, encompass stylish urban lofts, one-, two- and three-bedroom designs. Upgraded finishes, from wood plank flooring to chef-style kitchens and elevated ceilings, are just some of the luxuries that can be found.

With the perfect home, comes the perfect mix of lifestyle amenities. Central to the layout of the community, residents can indulge in the features found in the nearly 10,000 square feet of amenities. The state-of-the-art fitness center includes a range of cardio equipment that feature 19" touchscreen tablets, complete strength training circuit and free weights. Scheduling is never an issue in our Yoga/Spin Studio with On-Demand classes. Love the outdoors? Take advantage of the Florida sun at our resort-style pool deck or bring your pooch over to the dog park for a run or for a walk around the lake. Resident events and clubs, on-site billiards and lounge and the media and gaming gallery round out our extensive offerings.





# COME HOME TO THE LIFESTYLE YOU DESERVE AT PORTICO.

## COMMUNITY FEATURES

- 9,400SF of Amenity Space
- Club Room with Sports Bar and Billiards
- Business Center and Conference Room
- Media and Gaming Room
- Meditation Room
- ¼ mile Lakeside Walking Path
- State-of-the-art Fitness Center
- Free Weights
- LifeFitness Cardio Equipment with Personal TVs
- Strength Training Equipment
- Yoga/Spin Studio with On-Demand Fitness Classes
- Resort-style Pool with Sun Deck, Private Cabanas, Spa and Lap Pool
- Summer Kitchen with BBQ Grills and Pavilion
- Fenced Dog Park with Agility Course
- Complimentary Wi-fi Hot Spots
- Resident Clubs
- Package Acceptance Services
- Gated and Controlled Entry Access
- National Green Building Standard – Silver Certification

## UPGRADED RESIDENCE FEATURES

- Urban lofts, one-, two- and three-bedroom floor plans
- Wood plank or ceramic tile flooring
- Generous walk-in closets
- Chef-style kitchens with stainless-steel appliances and upgraded cabinetry
- Quartz or granite countertops
- Full-size washer and dryer
- Private balconies or patios
- Elegant owner's suites with South Beach-style showers, double-sink vanities and quartz or granite countertops
- Parking Garage



SERVICE IS OUR SIGNATURE.

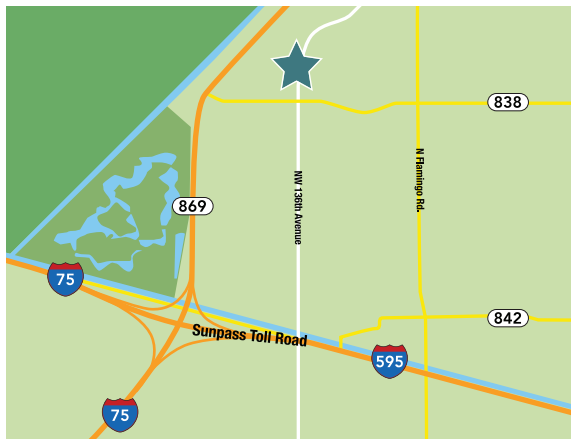
**Portico is part of the Richman Signature family of luxury apartment communities.**

At Richman Signature, we pride ourselves on providing remarkable living experiences to each and every one of our residents. For our teams this isn't just a goal, it's a promise. Our portfolio of properties are found in dynamic locations offering the best of city living and small town comforts while providing amenities designed with the resident in mind.

We ask ourselves, what can make busy lives easier and more enjoyable - then we create those services and amenities to do just that. However, offering beautiful, amenity-rich properties is only part of the story.

At each of our properties, every employee from our property managers and leasing agents to our maintenance teams and landscape crews is dedicated to putting the resident first. Providing superior first-class service is paramount. With programs in place like our 24/7 Emergency Maintenance Service, 30-day Love It Promise and our Resident for Life Benefits, Richman Signature is committed to making apartment living a remarkable experience every step of the way.

**Here, service is our signature.**



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