



**COMPASSIONATE AND DISTINCTIVE
LIVING FOR TODAY'S SENIOR.**



YOUR PARTNER IN ASSISTED LIVING



BRINGING HARMONY TO ASSISTED LIVING.

Sonata Senior Living offers a different brand of senior living, founded on an unwavering commitment to customer service and resident choice.

Blending signature programming, cutting-edge technology, a commitment to compassionate care and our best-in-class customer service, this philosophy helps set Sonata communities apart by ensuring our residents receive the personalized attention you deserve in order to live life to the fullest – on your terms.

WELCOME TO SONATA VIERA

SONATA VIERA IS YOUR PARTNER IN ASSISTED LIVING

Introducing a nurturing, homelike community offering seniors worry-free and wellness-focused assisted living options, with an array of hospitality services and amenities.

Sonata Viera contains 84 spacious assisted living apartments among 63,000 square feet of well designed harmonious living space. Situated along the Space Coast in the Town of Viera, our community offers convenience and comfort with all the perks of Central Florida living.

Featuring an array of amenities, Sonata Viera offers delicious meals and snacks, activity areas, living room, arts and crafts studio, theatre and game room - just to name a few.

Sonata Senior Living welcomes you to experience the symphony of your life. Welcome to **Sonata Viera**.



3325 Breslay Drive
Melbourne, Florida 32940
(321) 735-8850

SONATAVIERA.COM



Assisted Living Facility License # 12361

CAMPUS PLAN LEVEL ONE



HAMPTON	STUDIO	437 SQ. FT.
NORMANDY	2/1	1011 SQ. FT.
WOODWIND	STUDIO	343-344 SQ. FT.
WOODWIND DELUXE	STUDIO	686 SQ. FT.
KERRINGTON	1/1	438 SQ. FT.
KERRINGTON DELUXE	1/1	463 SQ. FT.
BACK-OF-HOUSE		
ADMINISTRATION		
LAUNDRY		

A LOBBY
DINING ROOM
PRIVATE DINING
LOUNGE

B TV ROOM

C FITNESS CENTER

AUTOMATIC DOOR (HANDICAP)

PUBLIC RESTROOM

VISUALLY IMPAIRED

E ELEVATOR

CAMPUS PLAN LEVEL TWO



HAMPTON	STUDIO	437 SQ. FT.
ELLINGTON	1/1	576 SQ. FT.
NORMANDY	2/1	1011 SQ. FT.
WOODWIND	STUDIO	343-344 SQ. FT.
WOODWIND DELUXE	STUDIO	686 SQ. FT.
MADISON	STUDIO	317 SQ. FT.
KERRINGTON	1/1	438 SQ. FT.
KERRINGTON DELUXE	1/1	463 SQ. FT.
BACK-OF-HOUSE		
ADMINISTRATION		
LAUNDRY		

A BILLIARDS ROOM
CARDS ROOM

B SALON
STAFF AREA

C THEATRE ROOM

D ART ROOM

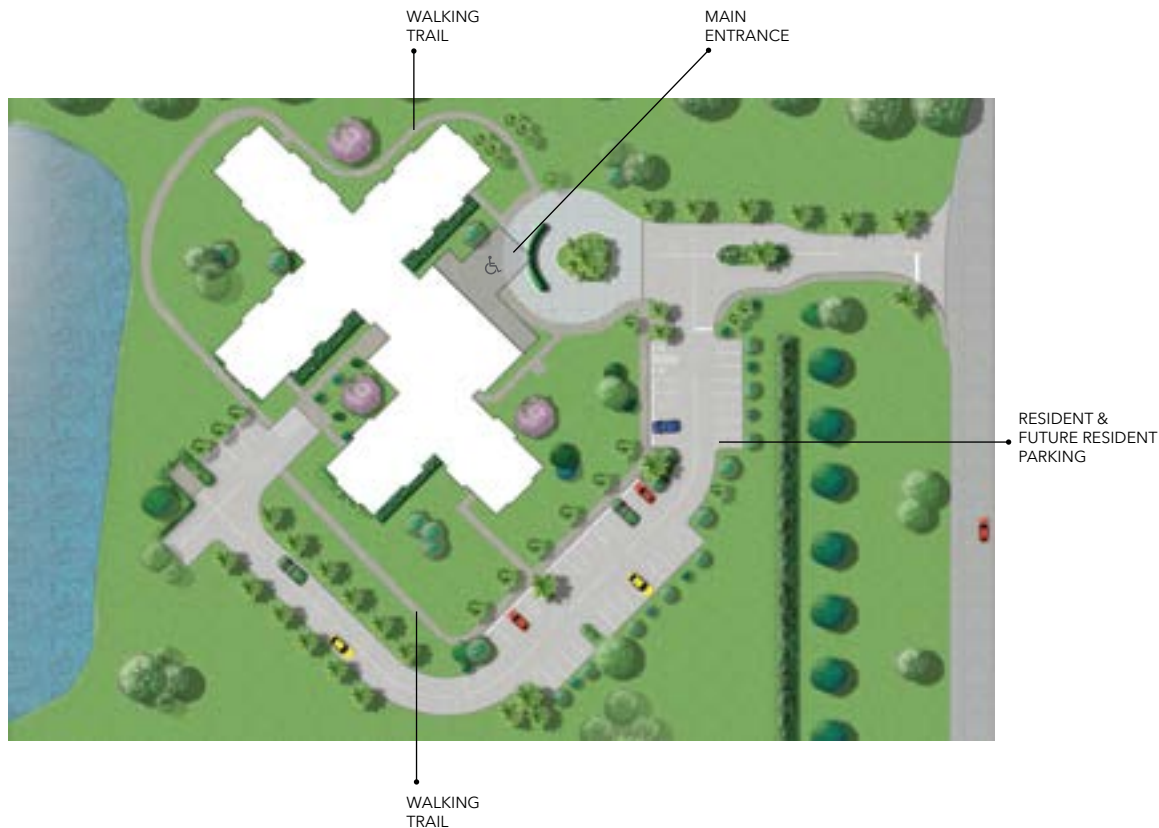
AUTOMATIC DOOR (HANDICAP)

VISUALLY IMPAIRED

PUBLIC RESTROOM

E ELEVATOR

SITE PLAN



In continuation of the **Sonata Viera** At Your Service™ and Live It Up™ programs, our location is unique to the Space Coast.

Sonata Viera is situated on Veteran Administration's property, and is adjacent to the Viera V.A. Outpatient Clinic. It is one of the only communities to offer distinctive assisted living, as well as independent and memory care in a "campus" setting in partnership with our Sonata East at Viera community, offering peace of mind with all levels of care.

SONATAVIERA.COM



Assisted Living Facility License # 12361

PRICING GUIDE

HARMONY ASSISTED LIVING

Unit Type		Non-Veteran Rate	Veteran Rate	Spouse of Veteran
Madison	317 sq. ft	\$4,275	\$3,850	\$4,060
Woodwind	343-344 sq. ft.	\$4,385	\$3,950	\$4,165
Hampton	437 sq. ft.	\$4,440	\$4,000	\$4,220
Kerrington 1/1	438 sq. ft.	\$5,230	\$4,700	\$4,970
Kerrington Deluxe	463 sq. ft	\$5,260	\$4,735	\$4,995
Ellington 1/1	576 sq. ft.	\$5,400	\$4,860	\$5,130
Woodwind Deluxe	686 sq. ft.	\$5,620	\$5,060	\$5,340
Normandy 2/2	1,011 sq.ft.	\$5,850	\$5,265	\$5,560

Revised: August 2021

PERSONAL CARE

LOC-1	\$300
LOC-2	\$600
LOC-3	\$900
LOC-4	\$1,200
LOC-5	\$1,500

Monthly Second person fee: \$1,000

COMMUNITY FEE

A one-time, non-refundable community fee* of \$3,000 will apply to each resident.

*Funding the maintenance of shared areas within the community, as well as capital improvements

HARMONY ASSISTED LIVING

NURTURING ENVIRONMENT JUST LIKE HOME.

Sonata Viera's Harmony Assisted Living neighborhoods offer places of friendship, vitality and support in a homelike and comfortable setting. It's senior living with the supportive care services you need to help you enjoy your days as you wish, safely and with as much independence as possible for as long as possible.

Harmony Assisted Living creates a healthy, fulfilling quality of life for our residents and peace of mind for their families through truly worry-free living that is customized specifically to your needs, interests and preferences. Our trained wellness and care staff, including 24-hour onsite licensed nursing, is dedicated to nurturing and enhancing overall physical, emotional and spiritual wellness in ways that are meaningful and fulfilling to each individual in our care. At Sonata Viera, you will have a personalized care plan, access to a host of convenient services, amenities, deliciously prepared meals each day, scheduled transportation, entertainment and so much more!



PASSION FOR PEOPLE AND PROGRAMMING

PERSON-DIRECTED CARE.

Reassuring people that they are cared for and respected as adult individuals is vital to their sense of belonging, confidence and happiness. One way we provide reassurance is through personalized care plans as well as consistent daily routines that residents can count on. Created with residents and their families, each individual's care plan and schedule are determined by his or her needs and lifelong preferences, not our staff's convenience.

PARTNERSHIP WITH FAMILIES.

Residents' families are our families, too. They count on us to provide support and education, include them in their loved one's care and welcome their involvement in daily activities. Our inviting homelike environments - complete with dining and gathering spaces, outdoor gardens and pathways, and library - encourage meaningful visits from family and friends of all ages.



Live It Up!™ nurtures the seven dimensions of wellness as identified by the International Council on Active Aging: Emotional, Intellectual, Physical, Vocational, Social, Spiritual and Environmental. We offer a variety of activities and social programs that allow residents many opportunities for engagement. These options provide a fulfilling lifestyle based on their preferences and interests resulting in an optimum quality of life.

SONATAVIERA.COM

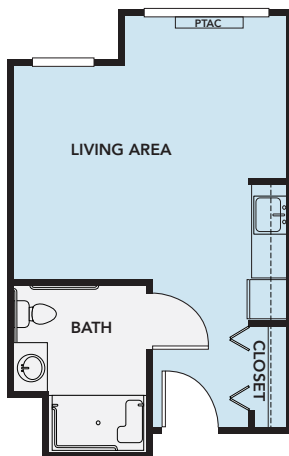


Assisted Living Facility License # 12361

FLOOR PLANS

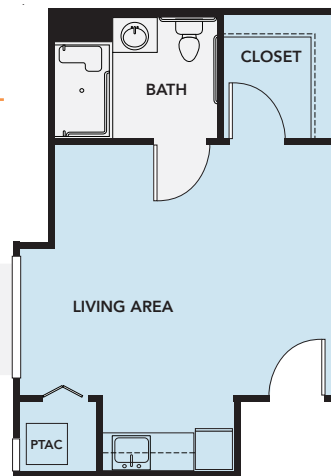
WOODWIND STUDIO

A1-1 (ADA) | 343-344 SQ. FT.



HAMPTON STUDIO

A3-2 (ADA) | 437 SQ. FT.



HARMONY ASSISTED LIVING

- Kitchenette with microwave, refrigerator and ample counter space
- Private accommodations
- Individually controlled heating and AC
- Emergency call system
- 24-hour nursing onsite
- 24-hour controlled access entry
- Weekly personal laundry service
- Wi-fi and cable included

FLOOR PLANS

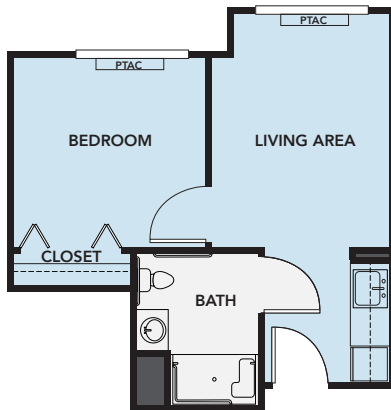


NORMANDY 2/2

C1-1 (ADA) | 1,011 SQ. FT.

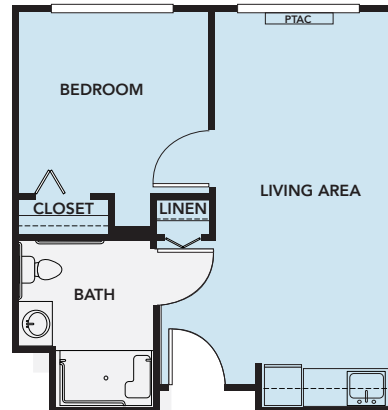
DELUXE KERRINGTON 1/1

B3-2 (ADA) | 463 SQ. FT.



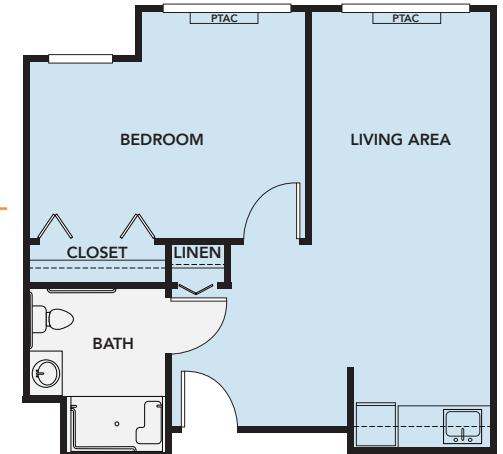
KERRINGTON 1/1

B1-2 (ADA) | 438 SQ. FT.



ELLINGTON 1/1

B5 (ADA) | 576 SQ. FT.



SERVICES & AMENITIES

FOR YOUR LEISURE

ENGAGING. A diverse selection of supervised cultural, social, fitness, and educational activities provides endless opportunities.

- Chef-inspired dining offering breakfast, lunch, dinner and snacks
- Arts & crafts studio
- Bistro
- Living room and library
- Theatre
- Full service hair salon
- Game room
- Fitness/therapy room
- Chauffered transportation

FOR YOUR CONVENIENCE

COMPASSIONATE. A place of friendship, vitality and support offering the perfect blend of comfort and care.

- Spacious and ADA accessible apartments
- Wellness center with access to medical services including physical, speech and occupational therapy
- Personal care assistance
- Medication management
- Visiting physicians
- Mobility and transportation assistance
- Weekly housekeeping, personal laundry and standard maintenance



HARMONY ASSISTED LIVING

is worry-free assisted living enhanced by the supportive care services you need to enable you to enjoy your days as you wish with as much independence and freedom as possible.

SAFETY & WELLNESS

FOR YOUR WELL-BEING & SAFETY

INNOVATIVE. A culture driven by superior service and personalized, supportive care allows you to live life to the fullest, guided by leading technologies that enhance safety.

- Sonata Senior Living's signature **LiveItUp™** wellness programming for the mind, body and spirit
- Controlled building access
- 24-hour staffing
- 24-hour licensed nurse on site
- Emergency generator
- Emergency call system



WE'RE ACTIVELY RAISING THE BAR IN SENIOR LIVING.

DISTINCTIVE.

Combining innovation with peace-of-mind, **Sonata Viera** infuses exceptional programming and service to deliver best-in-class Harmony Assisted Living. Regardless of your lifestyle needs, all of our residents receive an experience that truly reflects our high standards of care and service.

ENLIVENING.

The wellness programs at **Sonata Viera** are designed to stimulate your physical, spiritual, social and intellectual well-being while accentuating your freedom and independence. Fitness classes, nutritional counseling and educational seminars are all part of your well-rounded wellness goals at **Sonata Viera**.

ENGAGING.

At **Sonata Viera**, you'll find a sanctuary of comfort and relaxation with a variety of ways to engage your lifestyle. Amid well-appointed residences within a sophisticated senior community, you choose the conveniences and activities for your unique lifestyle at **Sonata Viera**.

PROUDLY SERVING OUR VETERANS

We offer guaranteed apartment pricing and discounts for our senior veterans. Also, **Sonata Viera** is adjacent to Viera's VA Outpatient Clinic, offering optional additional care including primary and specialty practices.

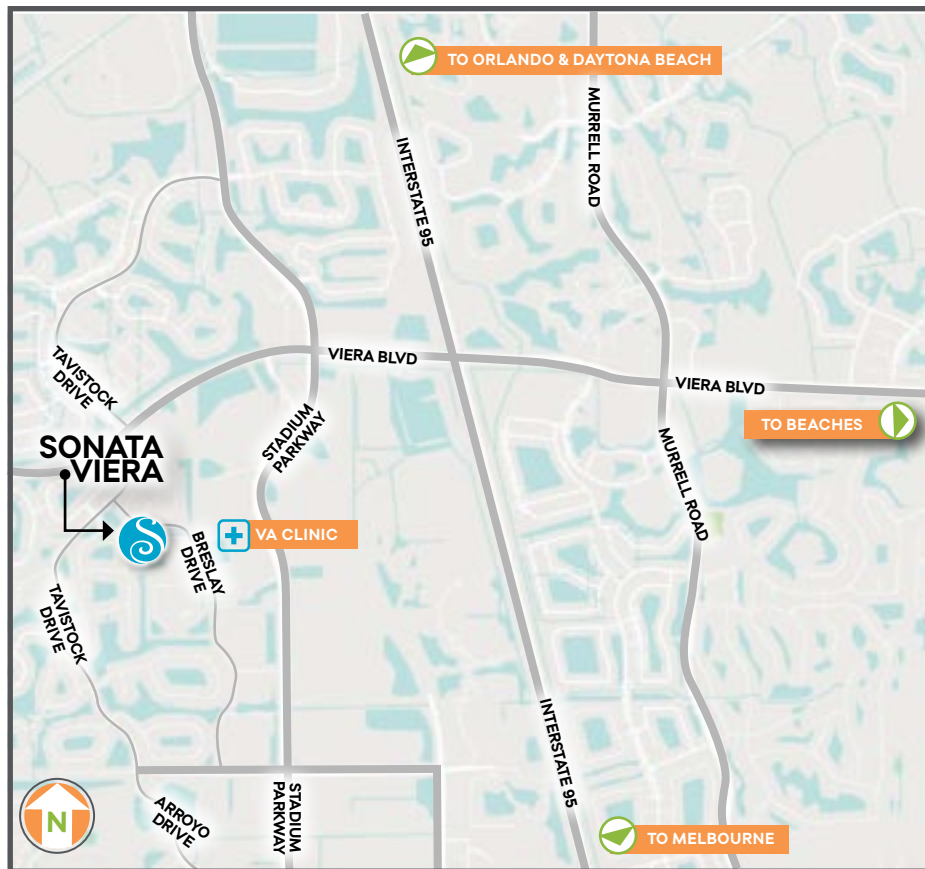




OUR PASSION IS PEOPLE.

Everyone who lives at **Sonata Viera** has led a unique life and experienced special moments worth remembering. That's why we've redefined the care we provide to seniors, focusing on a single purpose of helping our residents feel as much like themselves as possible. Truly valuing each resident's abilities and fostering meaningful living is what makes our nurturing and homelike community so special.

From our top-notch programming and superior amenities to our safety features and kind and compassionate team of caregivers, **Sonata Viera** has everything you or your loved one needs to feel safe, happy and right at home.



Located near the town of Viera in Melbourne, Florida, Sonata Viera is adjacent to the V.A. Clinic and just a short drive from Orlando International Airport, Central Florida attractions and the Space Coast.



3325 Breslay Drive
Melbourne, Florida 32940
(321) 735-8850

Assisted Living Facility License # 12361

PROGRAMMING FOR OPTIMAL QUALITY OF LIFE.



Live It Up™ is woven through our every fiber of worry-free living and nurtures the seven dimensions of wellness: Emotional, Intellectual, Physical, Vocational, Social, Spiritual and Environmental.

At Your Service™ is an attitude, philosophy and a commitment to delivering an unmatched level of service and hospitality with dignity and respect. Exceeding your expectations while making your life more fulfilling is our main priority.

