







EXPECT MORE AT SONATA EAST AT VIERA.

Each day at **Sonata East at Viera** will bring a full array of cultural, social, and educational choices. Concierge-style independent living gives you access to a world of services, amenities, and conveniences right outside your door, including shopping less than two miles away!

Sonata emphasizes service excellence and safety as fundamental principles behind our approach to senior living. Delivering resort-style independent living, there's so much **more** to choose from at **Sonata East at Viera!**

DISTINCTIVE LIVING FOR TODAY'S SENIOR.

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

Blending signature programming, cuttingedge 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.



WE'RE ACTIVELY RAISING THE BAR IN SENIOR LIVING.

DISTINCTIVE.

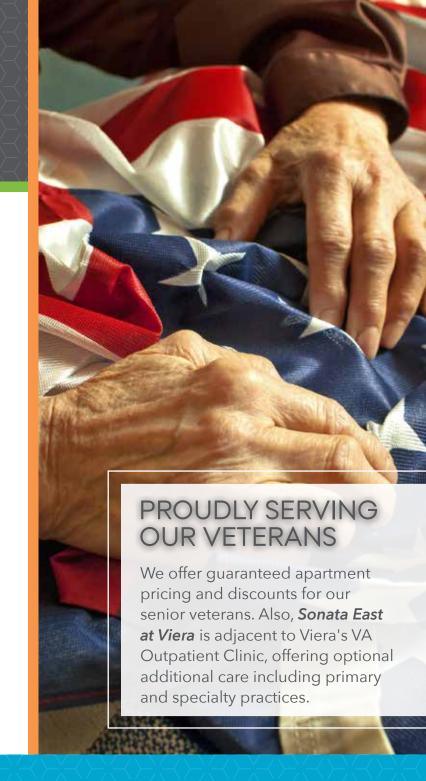
Combining innovation with peace-of-mind, **Sonata East at Viera** infuses exceptional customer service to deliver best-in-class independent living. Regardless of your lifestyle needs, all of our residents receive an experience that truly reflects our high worry-free approach to retirement.

ENLIVENING.

The wellness programs at **Sonata East at 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 East at Viera**.

ENGAGING.

At **Sonata East at 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 East at Viera**.



WELCOME TO SONATA EAST AT VIERA

SONATA EAST IS YOUR PARTNER IN RESORT-STYLE SENIOR LIVING

Introducing *Sonata East at Viera*, a resort-style independent living community offering seniors the latest innovative design, unparalleled services, and amenities. Compose your best life at *Sonata East at Viera* and *Expect More!*

Sonata East at Viera consists of 133,000 square feet of living space featuring a total of 118 apartments, dedicating 88 apartments for independent living and 30 for memory care residences. Both offer all-inclusive senior rental living.

Featuring an array of amenities, **Sonata East at Viera** offers a heated resort-style pool, fitness and wellness options, an array of recreational venues, and a wine bar - just to name a few.

Situated along the Space Coast in the town of Viera, this community is in close proximity to its sister property, Sonata Viera Assisted Living, and offers convenience and comfort with all the perks of Central Florida living.

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



RESORT-STYLE INDEPENDENT LIVING

4206 Breslay Drive Melbourne, Florida 32940 (**321) 341-9000**

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Assisted Living Facility License # 13655

PRICING OVERVIEW

ALL-INCLUSIVE LIVING

Experience **Sonata East at Viera** and you'll see how innovative technology integrates into beautifully appointed residences. We offer spacious apartments* with premium upgrades in a variety of floor plans with modern kitchens, private balconies and sunrooms, and built-in safety features. It's all part of our maintenance-free lifestyle that removes all the worry of homeownership.

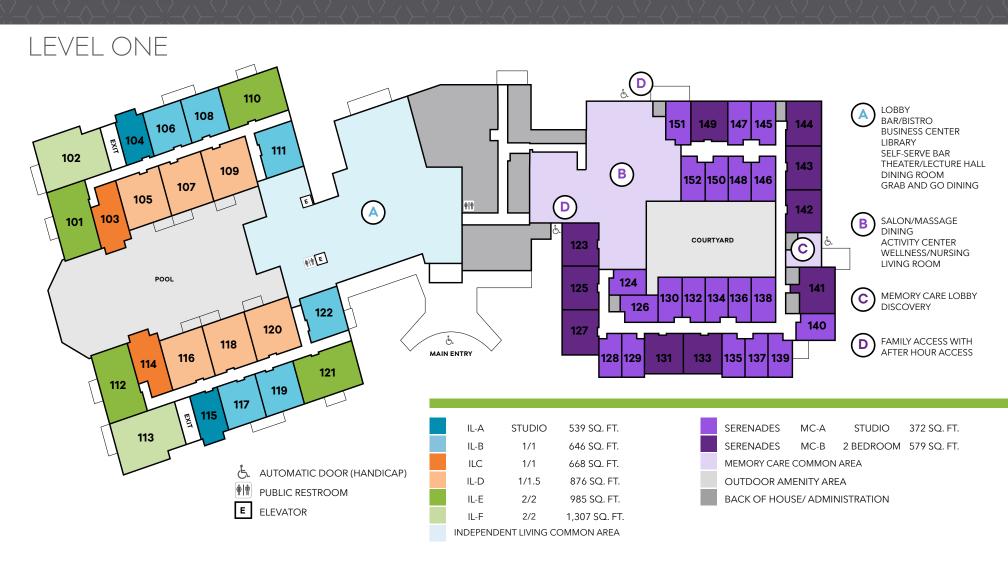
Our all-inclusive rates** include cable, phone and internet, any-time dining lunch or dinner and continental breakfast, housekeeping, chauffeured scheduled transportation, and lifestyle activities.

REFER TO OUR PRICING GUIDE FOR SPECIFIC PRICING

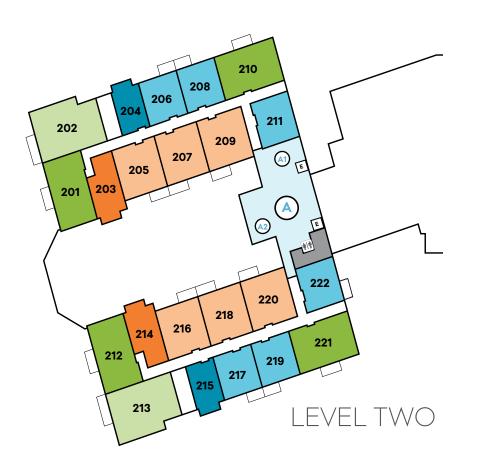
- * Prices and floor plans may vary based on location and availability. A one-time, non-refundable Community Fee will apply to each apartment. Community Fees fund the maintenance of shared areas within the community, as well as capital improvements.
- **Additional meals and housekeeping, upgraded cable or internet services are available for an additional charge.

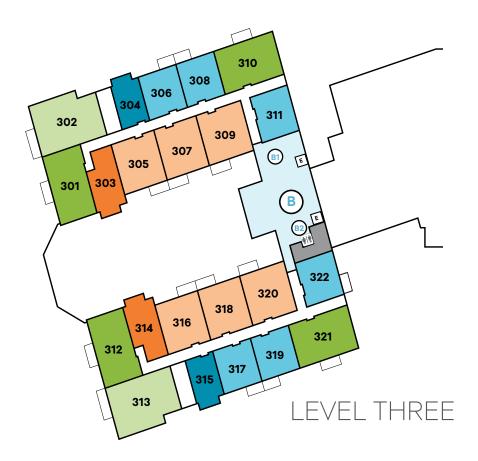


CAMPUS PLAN



CAMPUS PLAN LEVEL TWO AND THREE





CAMPUS PLAN LEVEL FOUR



IL-A	STUDIO	539 SQ. FT.
IL-B	1/1	646 SQ. FT.
IL-C	1/1	668 SQ. FT.
IL-D	1/1.5	876 SQ. FT.
IL-E	2/2	985 SQ. FT.
IL-F	2/2	1,307 SQ. FT.
INDEPENDENT LIVING COMMON AREA		







LOBBY

A1 SPA/SALON

A2 FITNESS ROOM



ORRY

B1 ROOFTOP TERRACE

B2 GAME/CLUB ROOM WINE BAR



LOBBY

C1 STUDIO ART &
ACTIVITY ROOM





In continuation of the **Sonata East at Viera** At Your ServiceSM and Live It UpSM programs, our site plan is highlighted with the numerous resort-style amenities our residents will enjoy.



OUTDOOR LEISURE

freedom-of-choice relaxation and activities

- TERRACE WITH FIRE PITS
- OUTDOOR DINING
- BOCCE BALL
- PAVILION
- 6 FISHING POND
- O DOG PARK
- HEATED POOL
- 5. AUTOMATIC DOOR/HANDICAP

* FOR A FULL LIST OF AMENITIES, PLEASE VIEW OUR CAMPUS PLANS.

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VIERA STUDIO IL-A | 539 SQ FT.





INDEPENDENT LIVING

- Deluxe kitchen with smooth top range, built-in microwave, garbage disposal, dishwasher, and refrigerator with ice maker
- Washer/dryer
- Pompeii quartz countertops
- Individually controlled heating and AC
- Walk-in shower
- Ceiling fans
- Walk-in closets | Bathroom linen
- Space saving pocket doors
- Faux wood blinds throughout
- 10 ft. ceilings
- Sunroom or balcony in all units
- All utilities including Wi-fi, cable and phone included
- 24-hour controlled access entry
- Integrated smoke detectors
- Emergency call system with automated check-in system

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IL-B | 646 SQ FT.



IL-C | 668 SQ FT.



IL-D | 876 SQ FT.



IL-E | 985 SQ FT.



IL-F | 1307 SQ FT.

SERENADES TWO BEDROOM MC-A | 579 SQ FT.



SERENADES STUDIO MC-B | 372 SQ FT.



SERENADES MEMORY CARE ASSISTED LIVING

- Wireless check-in system
- Pompeii quartz countertops
- Individually controlled heating and AC
- Walk-in shower
- Lockable storage closets
- Bathroom linen closets
- Space saving pocket doors
- Faux wood blinds throughout
- 10 ft. ceilings
- Ceiling fans
- All utilities including Wi-fi, cable and phone included
- 24-hour controlled access entry
- Integrated smoke detectors
- Amber night lighting
- Keyless unit entry with proximity bracelets

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SERVICES & AMENITIES



EXPECT MORE.

Every aspect of *Sonata East at Viera* is designed with the sophisticated senior in mind. At Sonata Senior Living's most innovative resort-style independent living community, you can expect more from best-in-class senior living!

Enjoy *more* innovation, *more* amenities, and *more* safety and security with an unparalleled community design and engagement offerings. All this and *more*, including highly competitive monthly rates and veteran discounts!

INDEPENDENT LIVING

MORE FOR YOUR **CONVENIENCE**

- Guest suites
- Covered parking*
- Veteran's discounts
- Golf cart rental and charging stations
- Move-in coordination services
- Chauffeured transportation via town car or bus
- Multiple conveniently located elevators
- First floor apartments with direct access to exterior perfect for those with pets!
- Community partner discounts
- Community TV channel with live streaming of community events and important announcements

MORF FOR YOUR WELL-BEING

- On-site physician services
- Walking path, dog park, bocce ball, and fishing spot-pier
- Fitness center and individual/group fitness offerings
- A multitude of social, spiritual, and cultural programs
- Club and game room
- Theatre and art studio
- Priority access to on campus assisted living and memory care

*covered parking available at an additional charge



EXPECT MORE

FOR YOUR **DINING PLEASURE**

- Cuisine prepared by executive chef, utilizing locally sourced products
- Open dining schedule with true anytime seating
- Meal plans offering one to two, or three meals daily
- Mediterranean, gluten-free, plant-based, and no added sugar/low carb menu options
- Private dining room with event catering available
- Elegant champagne Sunday jazz brunch
- Social 321 full-bar with value priced drinks and hors d'oeuvres
- Wine bar with roof top terrace overlooking the pool
- Picnic area

MORE FOR YOUR **SAFETY**

- Touch-free automatic door openers in public areas
- Touch-free public bathrooms
- Wireless E-call system with automated check in (pendants available)
- EPA approved sanitation systems
- Access control system
- Security cameras throughout
- Overnight security personnel



SIGNATURE LIFESTYLE



Sonata East at Viera fuses exceptional service and first-class amenities of a luxury resort with security and peace-of-mind of retirement living. Enjoy the spacious and well-appointed interiors of our thoughtfully designed apartments, indulge in our fined dining, and feel pampered by our trained staff. At **Sonata East at Viera**, expect MORE in senior living.



Sonata East at Viera is a pet-friendly community! We understand your furry friends are like family and we welcome them with open arms.



INNOVATION AND TECHNOLOGY

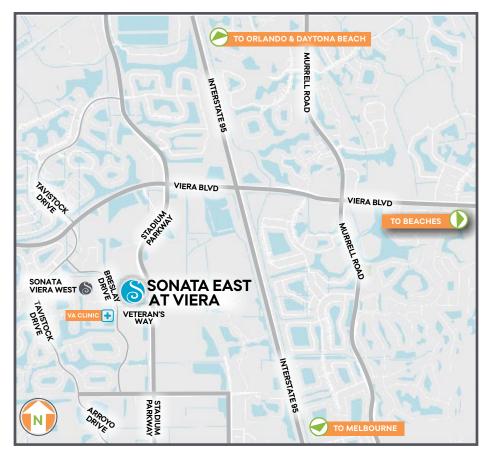
Designed for the discerning senior in mind, our four-story community boasts masonry construction and the latest innovative technology.

- Lecture hall with built-in assistive listening system
- In-room, live streaming of emergency announcements
- Internal digital signage located throughout the community, and accessible via every resident's television
- In-room, live streaming of lecture hall/theater performances & events

Future enhancements to include:

- Family engagement app
- Resident access card used for all internal charges (bar, spa, etc.) through our in-house POS system
- Interactive engagement platform allowing resident access/sign up for activities, trips, and events; request services, communicate with family and friends, and more!

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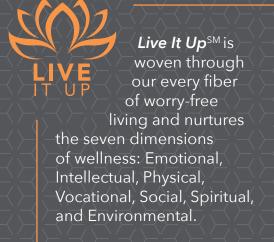
Located near the town of Viera in Melbourne, Florida, Sonata East at Viera is adjacent to Sonata Viera and the V.A. Clinic, and just a short drive from Melbourne International Airport, Central Florida attractions, and the Space Coast.



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PROGRAMMING WITH PURPOSE.



At Your ServiceSM 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.