



Sonata East
at Viera




RESORT-STYLE INDEPENDENT LIVING

DISTINCTIVE LIVING FOR TODAY'S SENIOR.

Sonata East at Viera 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.





At **Sonata East at Viera**, we understand and celebrate the diverse interests of today's modern senior. We provide a variety of choices and countless ways to enjoy more of them - every day!

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!**

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***.

PROUDLY SERVING OUR VETERANS

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



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 East at Viera welcomes you to experience the symphony of your life.



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](#)

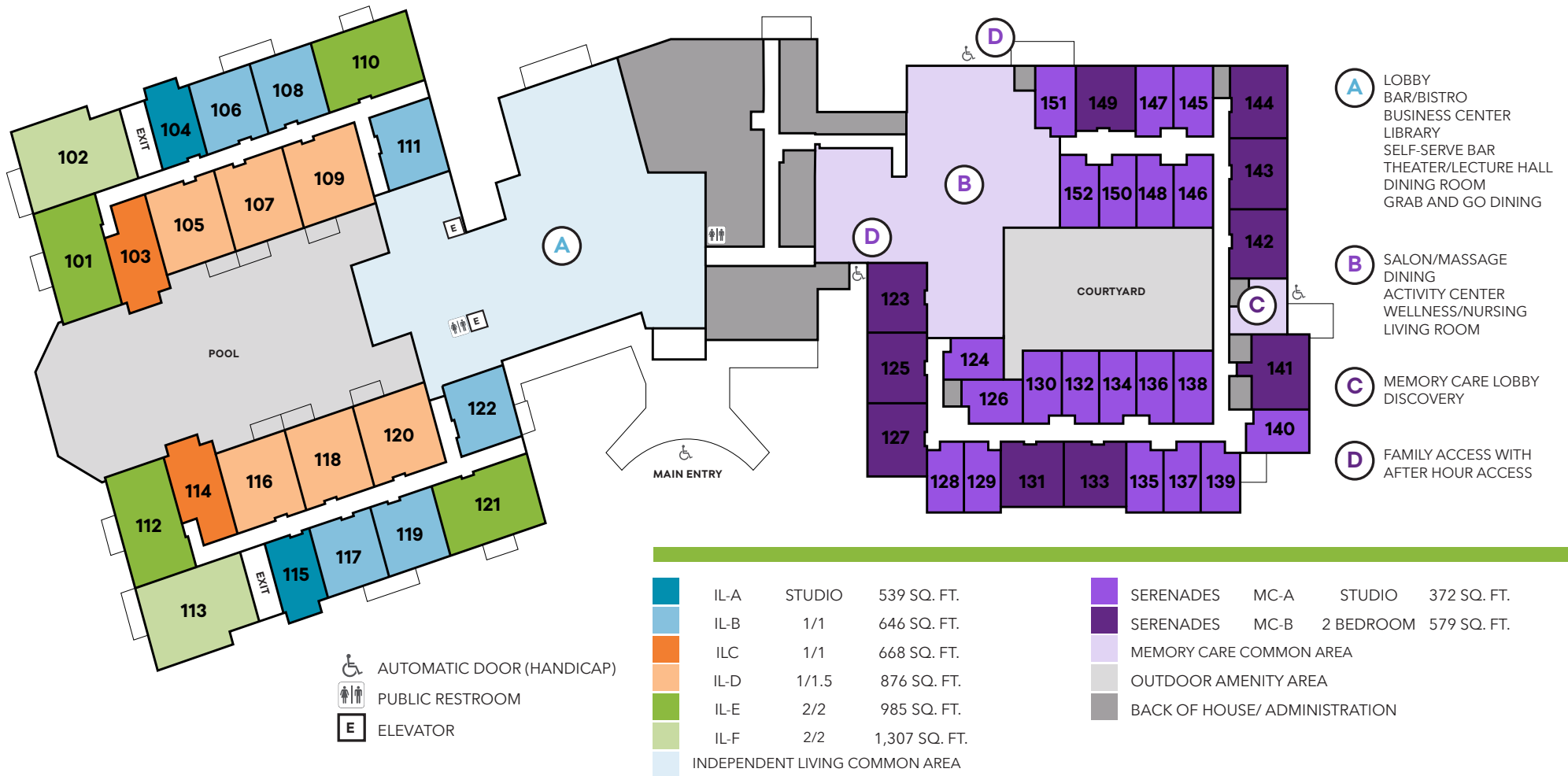
* Prices and floor plans may vary based on location and availability. A one-time, non-refundable Community Fee will apply to each apartment. Community Fees fund the maintenance of shared areas within the community, as well as capital improvements.

**Additional meals and housekeeping, upgraded cable or internet services are available for an additional charge.



CAMPUS PLAN


















LEVEL ONE



CAMPUS PLAN LEVEL FOUR



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 | | |
|  | ELEVATOR | | |
|  | PUBLIC RESTROOM | | |
|  | LOBBY | | |
|  | A1 SPA/SALON | | |
|  | A2 FITNESS ROOM | | |
|  | LOBBY | | |
|  | B1 ROOFTOP TERRACE | | |
|  | B2 GAME/CLUB ROOM
WINE BAR | | |
|  | LOBBY | | |
|  | C1 STUDIO ART &
ACTIVITY ROOM | | |

SITE PLAN



OUTDOOR LEISURE

freedom-of-choice relaxation and activities

- 1 TERRACE WITH FIRE PITS
- 2 OUTDOOR DINING
- 3 BOCCE BALL
- 4 PAVILION
- 5 FISHING POND
- 6 DOG PARK
- 7 HEATED POOL



AUTOMATIC DOOR/HANDICAP

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

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FLOOR PLANS - INDEPENDENT LIVING

VIERA STUDIO

IL-A | 539 SQ. FT.



- 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
- Real-time location tracking

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FLOOR PLANS



VIERA 1/1

IL-B | 646 SQ. FT.



VIERA 1/1

IL-C | 668 SQ. FT.



VIERA 1/1

IL-D | 876 SQ. FT.

Additional floor plan layouts are available. For more information, please consult our sales center.
*Exterior patio door on first floor units only.

FLOOR PLANS - INDEPENDENT LIVING



VIERA 2/2
IL-E | 985 SQ. FT.



VIERA 2/2
IL-F | 1307 SQ. FT.

Additional floor plan layouts are available. For more information, please consult our sales center.
*Exterior patio door on first floor units only

FLOOR PLANS - SERENADES MEMORY CARE

SERENADES TWO BEDROOM

MC-A | 579 SQ. FT.



SERENADES STUDIO

MC-B | 372 SQ. FT.



- 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



 Sonata East
at Viera

EXPECT MORE.

Every aspect of ***Sonata East at Viera*** is designed with the sophisticated senior in mind. As an 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

- Shaded parking*
- Veteran's discounts
- Charging stations for electric vehicles and golf carts
- Move-in coordination services
- Chauffeured transportation via town car or bus
- Conveniently located elevators
- First floor apartments with direct access to exterior - perfect for those with pets!

MORE FOR YOUR WELL-BEING

- On-site physician services
- 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

*Shaded parking available at an additional charge



SONATA INDEPENDENT LIVING

raises the bar in senior living with a vibrant lifestyle and personalized services that can be fully customized to create the engaging, worry-free retirement you've always dreamed of living.

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

MORE FOR YOUR SAFETY

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



SAFETY CODE OF ETHICS

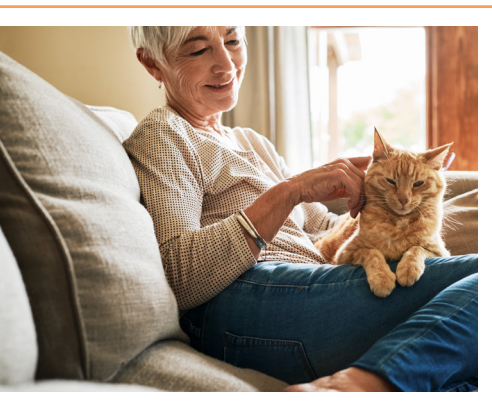
Safety is more than a priority, it is one of our community's core values. Our community proudly deliver state-of-the-art security and community features and are committed to safety, now more than ever.

SIGNATURE LIFESTYLE

At **Sonata East at Viera**, we're known for service excellence.



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 fine 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

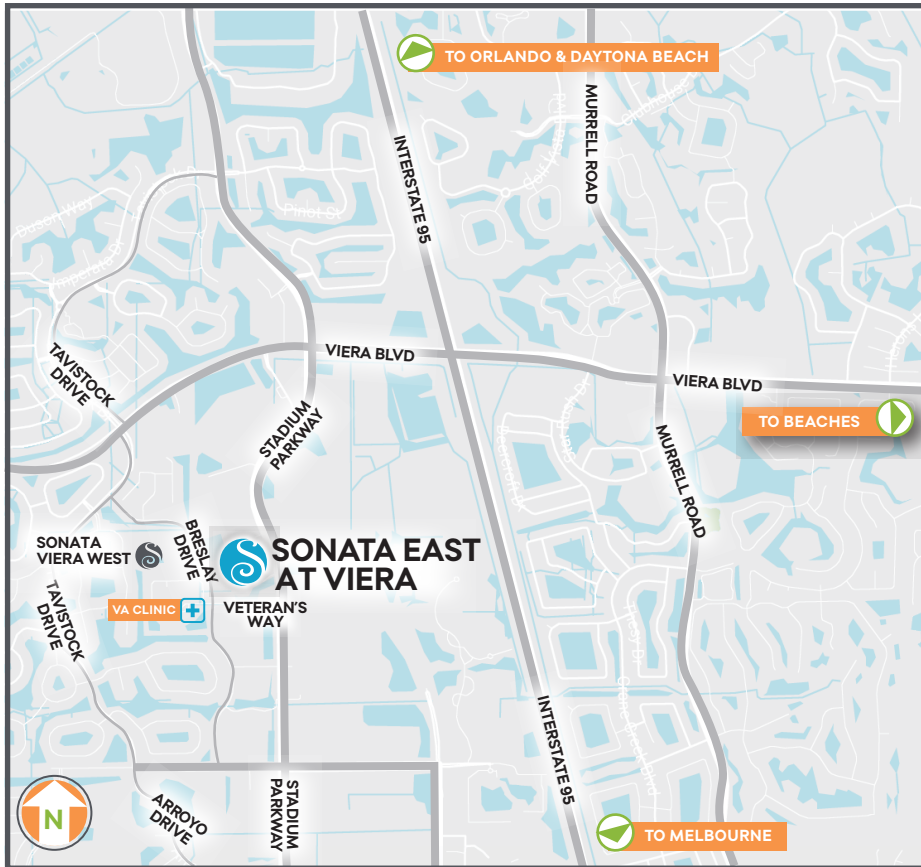
Designed for the discerning senior in mind, our four-story community boasts masonry construction and the latest innovative technology.

- Lecture hall with built-in assistive listening system
- Internal digital signage located throughout the community, and accessible via every resident's television
- Community wide emergency announcement system
- Wireless E-call system with automated check in

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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.

Sonata East *at Viera*

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 Melbourne, Florida 32940
(321) 341-9000

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PROGRAMMING WITH PURPOSE.

Our trademarked wellness philosophy focuses on empowering a way of life that ensures your body is active, your relationships are strong, your mind is challenged and your spiritual needs are met. By focusing on the Four Components of Wellness, this philosophy offers programs that emphasize your **physical, social, intellectual** and **spiritual** dimensions to help you thrive and assist you in achieving your personal goals. Customized, one-on-one programs provide meaningful opportunities to help you build relationships with others and grow connections through positive social environments.

