



3000 WATERSIDE



WELCOME



Artist Conceptual Rendering

# EMBRACE THE BEAUTY OF WATERFRONT LIVING



Step into a world of elevated luxury and effortless living at 3000 Waterside, Fort Lauderdale's most coveted waterfront residences. Located directly on the serene Intracoastal Waterway, this exclusive community of Sky Residences offers a rare opportunity to experience five-star amenities and spectacular views, all from the comfort of your own home.

Soak in the natural light and panoramic vistas through expansive floor-to-ceiling windows that seamlessly blend indoor elegance with the beauty of the outdoors. Whether you're relaxing, entertaining, or simply enjoying the view, every moment here is a celebration of refined living.



With its stunning contemporary design, tranquil surroundings, and resort-inspired amenities, 3000 Waterside sets a new standard for luxury waterfront living. Indulge in a lifestyle that has it all—where every day feels like a getaway. Welcome to a life redefined. Welcome to 3000 Waterside.



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CULTURE

# EXPERIENCE LIFE IN A COASTAL PARADISE



Nestled in the heart of South Florida, Fort Lauderdale offers the perfect blend of relaxed beach living and vibrant urban energy. Charming neighborhoods like Coral Ridge, home to 3000 Waterside, are set between sparkling waterways and lush landscapes. With its prime Intracoastal location along Oakland Park Boulevard, you're just blocks from pristine beaches and bustling marinas.

Everything you need is within reach—world-class shopping, lively nightlife, scenic golf courses, and renowned museums. Experience the best of both worlds, where coastal tranquility meets dynamic city life.

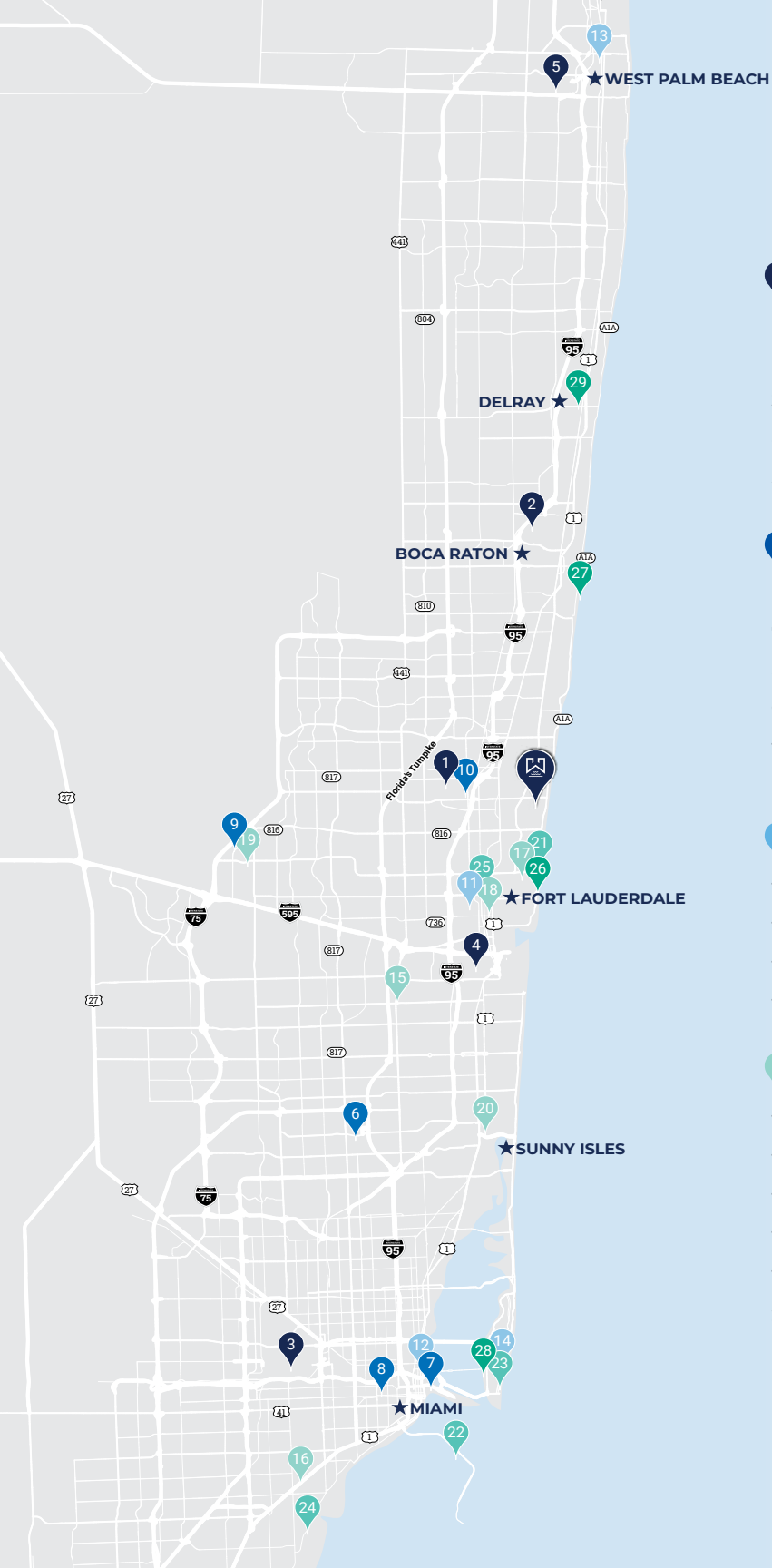


Hop on the Brightline and reach downtown Miami in only 30 minutes, or set off on a deep-sea fishing excursion from Fort Lauderdale's waterways. The city's scenic canals and pedestrian-friendly streets offer the perfect backdrop for jogging, cycling, and outdoor activities, with

year-round sunshine to keep you active and engaged. Plus, with Fort Lauderdale-Hollywood International Airport just 10 miles away, jetting off to your next adventure is always within easy reach.



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### AIRPORTS

- 1 Fort Lauderdale Executive
- 2 Boca Executive
- 3 Miami International
- 4 Fort Lauderdale International
- 5 Palm Beach International

### PROFESSIONAL SPORTS

- 6 Miami Dolphins Football | Hard Rock Stadium
- 7 Miami Heat Basketball | Kaseya Arena
- 8 Miami Marlins Baseball | LoanDepot Park
- 9 Florida Panthers Hockey | Amerant Bank Arena
- 10 Miami Strikers Soccer | Inter-Miami Soccer at DRV PNK Stadium

### THEATER

- 11 Broward Center for the Performing Arts
- 12 Adrienne Arsht Center for the Performing Arts of Miami
- 13 Kravis Center, West Palm Beach
- 14 The Fillmore Miami Beach at Jackie Gleason Theater

### ENTERTAINMENT & SHOPPING

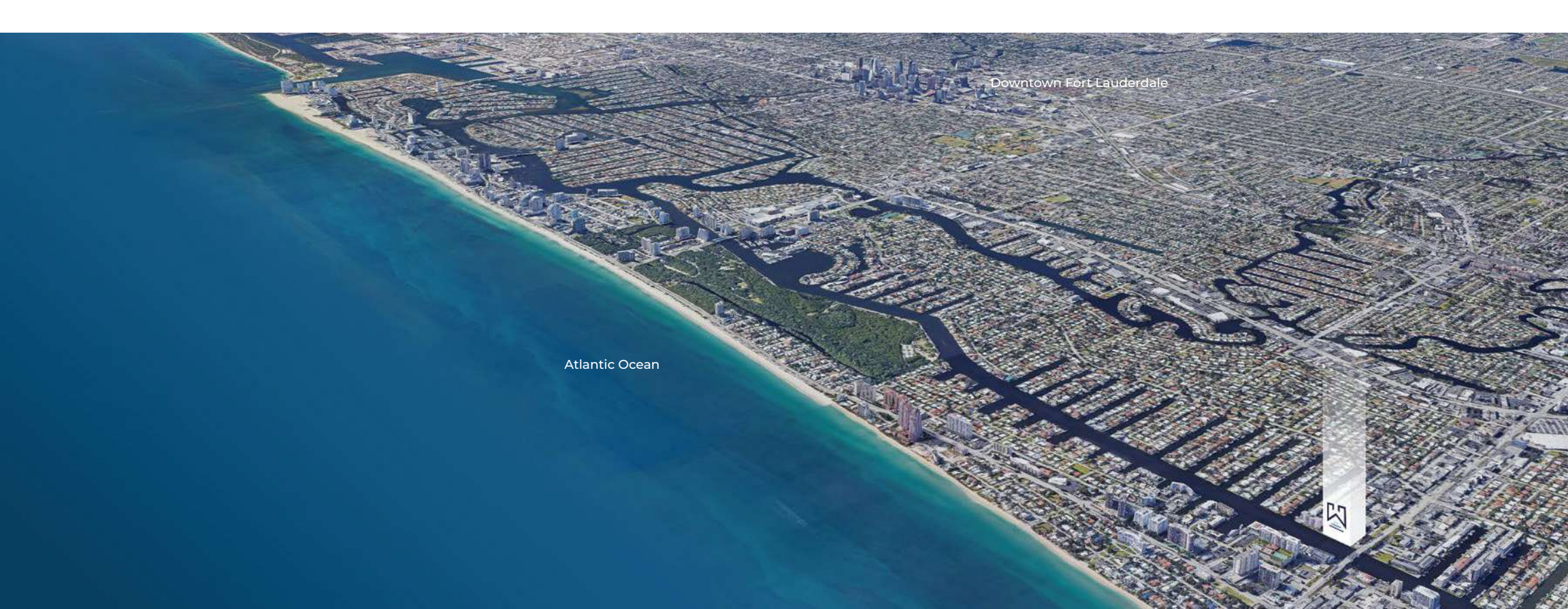
- 15 Seminole Hard Rock Hotel & Casino, Hollywood
- 16 Bank United Center
- 17 Galleria Mall
- 18 Las Olas Riverfront
- 19 Sawgrass Mills Mall
- 20 Aventura Mall

### PARKS & ATTRACTIONS

- 21 Hugh Birch State Park
- 22 Miami Seaquarium
- 23 South Beach
- 24 Fairchild Botanical Gardens
- 25 Museum of Discovery & Science

### BEACHES

- 26 Fort Lauderdale
- 27 Boca Raton
- 28 Miami
- 29 Delray



Downtown Fort Lauderdale

Atlantic Ocean



# DISTINCTIVELY CRAFTED RESIDENCES



Many of the residences at 3000 Waterside feature expansive floor plans that include a spacious den or media room, with floor-to-ceiling impact windows and sliding glass doors designed to flood the space with natural light. Each residence is further enhanced by large glass balconies and terraces that offer stunning views of the Intracoastal Waterway, the Atlantic Ocean, and the iconic Fort Lauderdale skyline.

Inside, you'll find chic, large-format porcelain tile flooring throughout, creating a sleek and modern feel. The residences also offer generously sized laundry rooms and closets, equipped with energy-efficient Electrolux washers and dryers.

Each residence comes with one storage unit, and one dedicated parking space is included, with additional spaces available for purchase. For added convenience, electric vehicle charging wiring is available as an upgrade. Penthouse units over 1,693 square feet come with two parking spaces, ensuring ample room for you and your guests.



UNIT 1210



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UNIT 1403



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UNIT 1407



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AMENITIES



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# DESIGNED FOR LIVING



3000 Waterside, a sanctuary inspired by the world's most luxurious five-star resorts, offers a collection of amenities designed to fulfill every indulgence. Dive into the expansive, resort-style pool. Stay active in the state-of-the-art fitness center or find tranquility in the luxurious spa. Host guests in the elegant billiards room, or simply relax in the waterfront lobby lounge, watching yachts drift along the Intracoastal Waterway. Enjoy gourmet dining indoors or alfresco at the on-site restaurant. Every detail at 3000 Waterside is crafted to elevate your lifestyle.



## ROOF DECK



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At 3000 Waterside, every detail is designed with your lifestyle in mind. Whether you're entertaining guests in the barbecue courtyard, hosting an event in the private kitchen, or enjoying a night out in the party room, the possibilities for creating unforgettable memories are endless. Relax, recharge, and experience the true meaning of refined living.

The expansive waterfront pool deck, offering sweeping views of the Intracoastal, invites you to unwind by the resort-style pool and spa.

Above it all, the 19th-floor rooftop spans 8,500 square feet of beautifully landscaped space, delivering panoramic views and the perfect setting for both relaxation and socializing. With a hot tub, two outdoor bars, and two fire pits, it's an ideal place to gather or escape. At 3000 Waterside, every day is an invitation to indulge in the best of life.

## A M E N I T I E S

- Waterfront Pool Deck with Intracoastal views, resort-style pool and spa, and barbecue courtyard
- Waterside Restaurant offering gourmet cuisine, 4,600 sq. ft. of indoor/outdoor dining, plus valet parking for restaurant guests
- State-of-the-Art Fitness & Wellness Center with a yoga studio, spa oasis and treatment room
- 129 Sky Residences in an 18-story tower, featuring large balconies and terraces (including penthouses on the top 4 floors)
- Boat Docks: Up to 13 docks available for purchase by condo owners (at developer's discretion), plus 1 dock for restaurant guest pick-up/drop-off
- 24/7 Concierge Services with white-glove service in the lobby
- Lush Landscaping with accent lighting, creating a private oasis
- 19th-Floor Roof Deck: 8,500 sq. ft. of space, hot tub, two outdoor bars, two fire pits, and panoramic views
- Luxury Lobby: Double-height, fully furnished spaces designed by Manhas Design, overlooking the Intracoastal Waterway
- Private Party Room with bar, pool views, and warming kitchen for gatherings
- Deluxe Billiards Room for entertainment on the main level
- Guest Suites: Two available for rent by condo owners for a daily fee



AMENITIES





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FITNESS CENTER

UNIT 901



# SEAMLESS LUXURY, UNMATCHED ELEGANCE

Step into your own personal sanctuary at 3000 Waterside, where sophisticated design and thoughtful craftsmanship create an atmosphere of refined splendor. The elegant Sky Residences are designed to maximize space and light, offering breathtaking views from floor-to-ceiling windows that overlook the Intracoastal Waterway, the shimmering downtown skyline, and the Atlantic Ocean.

The gourmet kitchens are a true epicurean's dream, featuring stunning quartz countertops and a sleek wine chiller to showcase your finest vintages. Every detail, from oversized porcelain tiles to European-style cabinetry, has been carefully chosen to elevate your living experience. The waterfront setting enhances the beauty of each room, providing an unparalleled backdrop for your modern lifestyle.

At 3000 Waterside, you'll experience a lifestyle defined by exceptional design, unmatched luxury, and the natural beauty of your surroundings—truly an oasis like no other.



DEVELOPED BY

# CLARIDGE HOMES

Claridge Homes is an award-winning international property developer. Founded in 1986, Claridge has completed nearly 100 projects ranging from boutique hotels, luxurious condo projects, housing communities and retirement communities. Almost 20,000 families have chosen Claridge to build their dream home.

Bill Malhotra founded Claridge in Canada and continues to build innovative developments focused on innovation and luxury in Canada and the United States. Bill has been recognized with numerous awards and honors, including being added to the Forbes World Billionaires list in 2024. More recently, Bill is making headlines as part of the new ownership group of the Ottawa Senators NHL hockey team.



**BILL MALHOTRA**  
PRESIDENT & FOUNDER



**CLARIDGE ICON**  
OTTAWA, CANADA



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**OCEAN 580**  
POMPANO BEACH, FLORIDA

# CREATED BY EXPERTS

## ARCHITECT



FSMY is a full-service architectural firm that provides various design services. Since 1977 they have been producing an extensive portfolio of designs that range from commercial, residential, medical, educational, financial, and industrial projects. More than 95% of work is either repeat or referral. FSMY recruits and maintains the best young talent, and couples them with the vast experience of its principals to provide innovative, sustainable designs anchored in pragmatic values. Deep history allows our knowledge base of codes, programs, and detail to provide an invaluable level of quality with fewer challenges.

## INTERIOR

# MANHAS DESIGN

With “Identity by Design” as their mantra, Manhas creates interiors that reflect each individual project’s identity through design. This approach transcends stylistic trends and provides clients with designs that are timeless yet innovative. Manhas is committed to providing the finest service and personalized attention from conception through completion. Their extensive experience in the commercial design industry has allowed them to establish a wealth of resources and an expert team of consultants. Manhas believes that sustainable design is smart design, and when properly executed, “green” design methods not only benefit the planet but also provide direct savings to clients throughout the project’s life cycle.

### DEVELOPED BY:



### MARKETING + SALES:



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. SKETCHES AND ILLUSTRATIONS ARE ARTIST’S RENDERINGS. DETAILS AND FIELD VARIATIONS ARE SUBJECT TO CHANGE. ALL DIMENSIONS ARE APPROXIMATE, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

THERE ARE VARIOUS METHODS FOR CALCULATING THE TOTAL SQUARE FOOTAGE OF A CONDOMINIUM UNIT, AND DEPENDING ON THE METHOD OF CALCULATION, THE QUOTED SQUARE FOOTAGE OF A CONDOMINIUM UNIT MAY VARY BY MORE THAN A NOMINAL AMOUNT. THE DIMENSIONS STATED IN THIS BROCHURE ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, ARE LARGER THAN THE DIMENSIONS OF THE “UNIT” AS DEFINED IN THE DECLARATION OF CONDOMINIUM FOR 3000 WATERSIDE CONDOMINIUM, WHICH IS MEASURED USING INTERIOR MEASUREMENTS.



# DISCOVER YOUR IDEAL RETREAT



3000 WATERSIDE





# 3 0 0 0 W A T E R S I D E

## SALES GALLERY

2844 East Oakland Park Boulevard,  
Fort Lauderdale, Florida 33306

## SITE ADDRESS

3000 East Oakland Park Boulevard,  
Fort Lauderdale, Florida 33306