



OCEAN⁵⁸⁰
OPULENCE AWAITS



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Ocean580 redefines beachfront luxury living, nestled in the heart of Pompano Beach's most coveted location. With exclusive private beach access and breathtaking ocean views, these residences are designed for those who demand nothing less than the best. Here, excellence is the standard, and every detail reflects the pinnacle of sophistication.



Artist Conceptual Rendering

THE LOCATION

EXCEPTIONAL BEACHSIDE LIVING



This 17-unit boutique building is a rare gem, ideally situated on the ocean along serene Briny Avenue, providing breathtaking sunrise and sunset views from every residence. Its unique location and exceptional features make it truly unique in the neighborhood. With unparalleled luxury and exclusivity, it's the perfect choice for those seeking a lavish lifestyle.



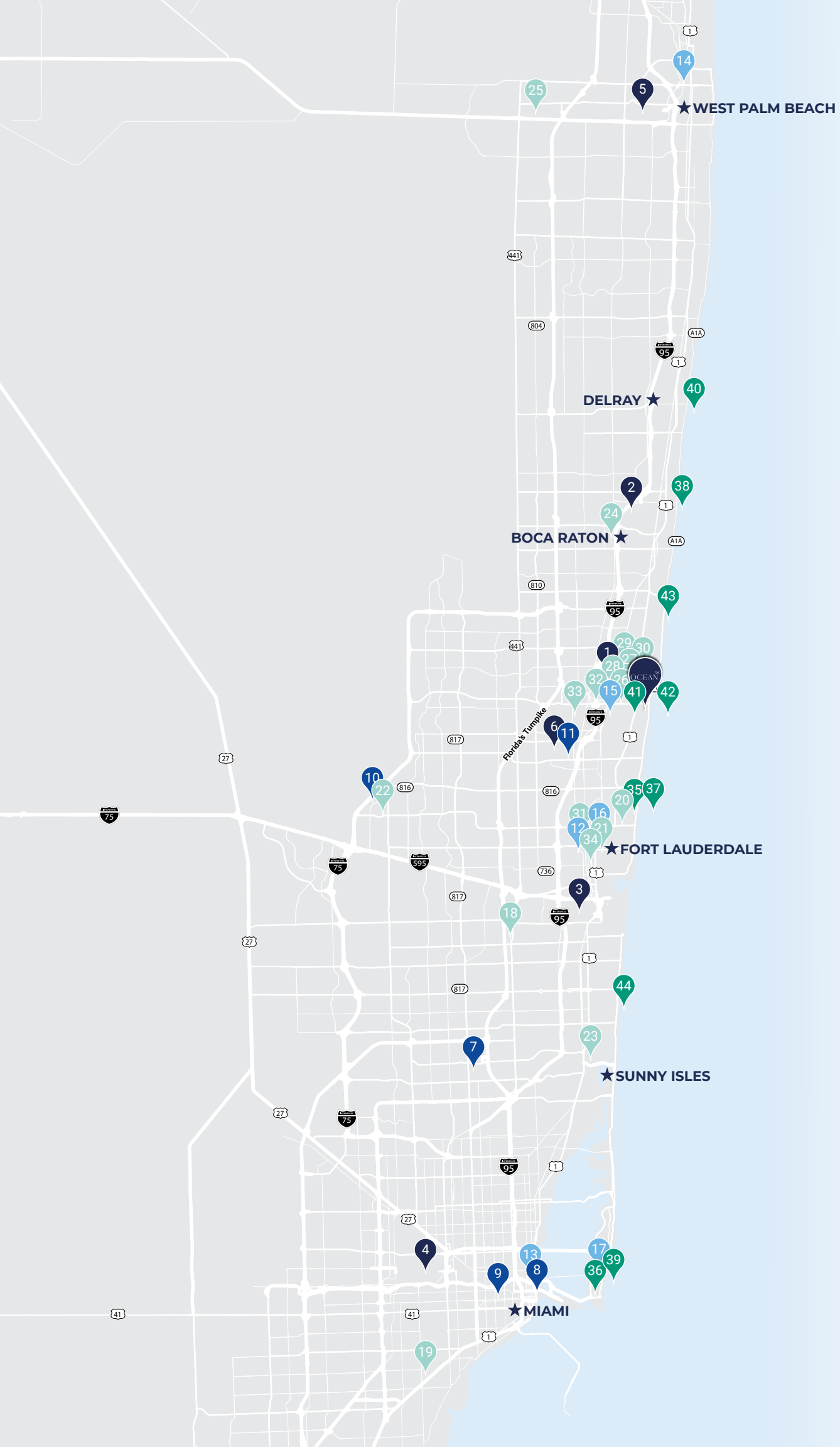
POMPANO BEACH



Indulge in Pompano Beach's renowned white sand beach every day. This part of South Florida offers a perfect blend of a relaxed beach atmosphere and vibrant urban culture.

Whether you are looking for high-end shopping, local food, nightlife, golfing, or museums, everything is easily accessible, with Fort Lauderdale & Boca Raton just a few miles away.





● AIRPORTS

- 1 Pompano Beach Airpark
- 2 Boca Raton Airport
- 3 Fort Lauderdale-Hollywood International Airport
- 4 Miami International Airport
- 5 Palm Beach International Airport
- 6 Fort Lauderdale Executive Airport

● PROFESSIONAL SPORTS

- 7 Hard Rock Stadium
- 8 Kaseya Center
- 9 LoanDepot Park
- 10 Amerant Bank Arena
- 11 Chase Stadium

● THEATER

- 12 Broward Center for the Performing Arts
- 13 Adrienne Arsht Center for the Performing Arts of Miami
- 14 Raymond F. Kravis Center for the Performing Arts
- 15 Pompano Beach Cultural Center
- 16 The Parker
- 17 The Fillmore Miami Beach Jackie Gleason Theater

● ENTERTAINMENT & SHOPPING

- 18 Seminole Hard Rock Hotel & Casino Hollywood
- 19 Watsco Center
- 20 The Galleria at Fort Lauderdale
- 21 Riverwalk Fort Lauderdale
- 22 Sawgrass Mills

23 Aventura Mall

- 24 Town Center at Boca Raton
- 25 iTHINK Financial Amphitheatre
- 26 Pompano Beach Amphitheater
- 27 Pompano Beach Tennis Center
- 28 Pompano Beach Aquatics Center
- 29 Pompano Beach Sand and Spurs Equestrian Park
- 30 Pompano Beach Golf Course
- 31 Museum of Discovery and Science
- 32 Old Town Pompano
- 33 The Pomp
- 34 Las Olas Riverfront

● PARKS & BEACHES

- 35 Hugh Taylor Birch State Park
- 36 South Beach
- 37 Fort Lauderdale Beach
- 38 Boca Raton Beach
- 39 Miami Beach
- 40 Delray Beach
- 41 Pompano Community Park
- 42 Pompano Beach
- 43 Deerfield Beach
- 44 Hollywood Beach





Oceanview Lobby

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BUILDING AMENITIES

DESIGNED FOR BODY,
MIND, AND SOUL



From the tree-lined porte-cochère, you're welcomed into a designer-inspired lobby with picturesque ocean views. Enjoy unparalleled convenience and comfort with 24-hour valet and concierge services and professional on-site management.

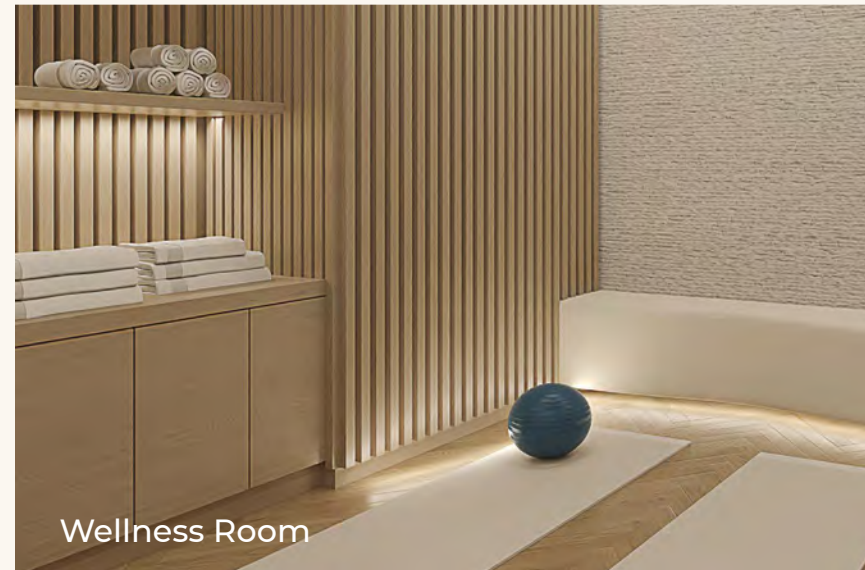
Relax on the expansive sundeck with an outdoor kitchen and dining area. Take a dip in the beachside pool with spa, and listen to the waves roll in as you unwind on private loungers on your private beach on the ocean.



Front Desk Oceanview Lobby
Artist Conceptual Rendering



Oceanview Fitness Center



Wellness Room

The state-of-the-art fitness center overlooks the ocean making it ideal for those who embrace an active lifestyle.



Oceanview Party Room

Entertain guests in the ocean-view party room, or unwind in the stylish entertainment lounge.



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Breathtaking ocean views stretch for miles from the rooftop lounge, which features loungers with umbrellas, a spa, and outdoor kitchen and dining areas.

SOUTH ROOF TERRACE
Penthouse Only

NORTH ROOF TERRACE
Available to all residents



UNWIND IN
ELEVATED
COMFORT

RESIDENCE FEATURES

ELEGANCE IN EVERY CORNER



Each luxurious residence features three bedrooms plus a den, with a private elevator entry foyer and expansive east- and west-facing terraces that capture both sunrise and sunset views. Floor-to-ceiling impact windows and sliding glass doors fill the space with natural light, while glass-framed balconies showcase breathtaking ocean vistas. These homes also offer future-ready smart home technology for modern living.





The heart of your home is the designer gourmet kitchen, featuring custom cabinetry and stunning quartz countertops. It includes a fully integrated Miele appliance package with a refrigerator and freezer, convection & steam ovens, 5-zone induction cooktop, dishwasher, a dual-zone wine cooler, and a built-in coffee system, making it perfect for both everyday cooking and entertaining.



Primary Bedroom

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The sophisticated primary suite is ideal for beginning and ending your day. Complete with customizable walk-in closets and stunning sunrise ocean views, this space will quickly become your private sanctuary.



EXPERIENCE MODERN LUXURY
AND OCEAN VIEWS





Primary Bathroom

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Your ensuite bathroom is a true sanctuary, featuring a premium designer freestanding bathtub and floor-to-ceiling porcelain-clad walls complemented by tile flooring. Enjoy the luxury of his and her vanities with quartz countertops, mirrors with built-in lighting, a walk-in shower with frameless glass enclosure, and a private water closet.

RESIDENCES OVERVIEW

This 17-unit, 10-story boutique building is a rare gem, ideally situated on serene Briny Avenue, providing breathtaking sunrise and sunset views from every residence.

- Breathtaking sunrise ocean and sunset city views
- Expansive private balconies
- 2' x 4' porcelain tile
- Private elevator entry foyer
- Smart Home technology capabilities

KITCHENS

- Designer Gourmet kitchen with custom cabinetry
- Quartz countertops
- Fully integrated Miele™ appliance packages including
 - MasterCool™ refrigerator & freezer units
 - 30" Convection Oven
 - 30" Compact Combi-Steam Oven XL
 - 36", 5-zone induction cooktop
 - Fully integrated dishwasher
 - Dual-zone wine cooler
 - Built-in coffee machine

PRIMARY BATHROOMS

- Freestanding designer-inspired bathtub
- Floor to ceiling 2'x4' porcelain clad walls and tile flooring
- Dual vanity with quartz tops
- Mirrors with built-in light in all bathrooms
- Walk-in shower with frameless glass enclosure, rain and hand-held shower heads
- Private water closets

BUILDING AMENITIES

- Exclusive oceanfront location
- 3,304 SF landscaped rooftop for all residents on the 11th floor with outdoor kitchen, fire pit and spa
- Beachside pool deck with spa, & outdoor kitchen
- Private beach with loungers
- On-site management
- Ocean-view, state-of-the-art fitness center
- Resident party room
- All floors 2' x 4' porcelain tiles inside the units and common areas
- 24-hour concierge & valet services
- EV chargers available for an additional fee
- Parcel room
- Dog park



UNITS - FLOOR 2

UNIT 201 NORTH SIDE OF BUILDING

- 3,238 SF
- 1,548 SF terrace
- 4,786 SF total area
- 3 bedroom
- 3.5 bath
- Den

UNIT 202 SOUTH SIDE OF BUILDING

- 3,238 SF
- 1,413 SF terrace
- 4,651 SF total area
- 3 bedroom
- 3.5 bath
- Den

UNITS - FLOORS 3 THROUGH 9

01 NORTH SIDE UNITS

- 3,238 SF
- 671 SF terrace
- 3,909 SF total area
- 3 bedroom
- 3.5 bath
- Den

02 SOUTH SIDE UNITS

- 3,238 SF
- 671 SF terrace
- 3,909 SF total area
- 3 bedroom
- 3.5 bath
- Den

10TH FLOOR PENTHOUSE

- 6,680 SF
- 1,342 SF terrace
- 3,304 SF roof terrace across the entire building on the south side - penthouse only
- 11,326 SF total area
- 5 bedroom
- 6.5 bath

3,304 SF roof terrace across the entire building on the north side - available to all residents

DEVELOPED BY

CLARIDGE HOMES

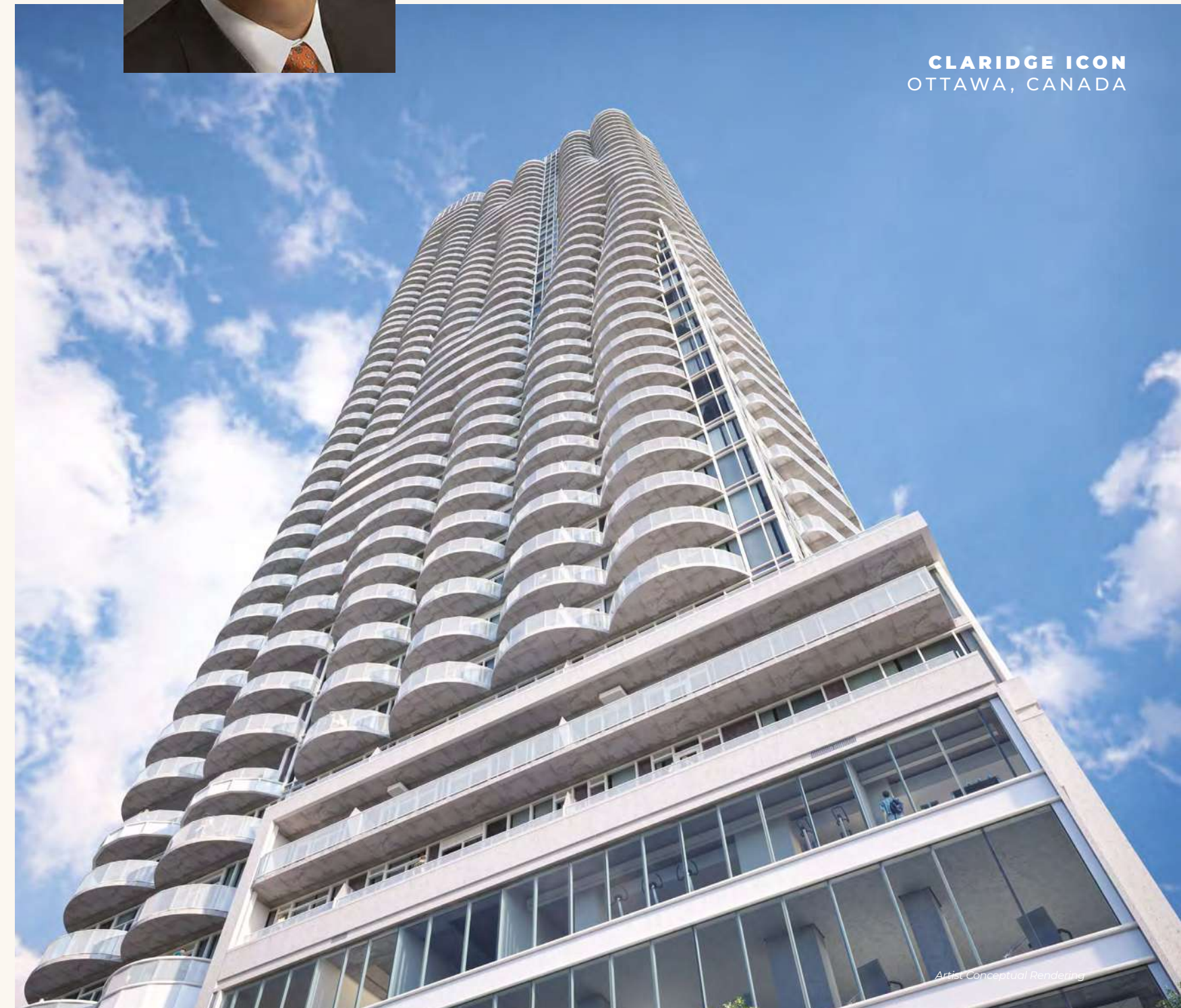
Claridge Homes is an award-winning international property developer. Founded in 1986, Claridge has completed nearly 100 projects ranging from boutique hotels, luxurious condo projects, housing communities and retirement communities. Almost 20,000 families have chosen Claridge to build their dream home.

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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CREATED BY EXPERTS



3000Waterside, Ft. Lauderdale, FL
Artist Conceptual Rendering

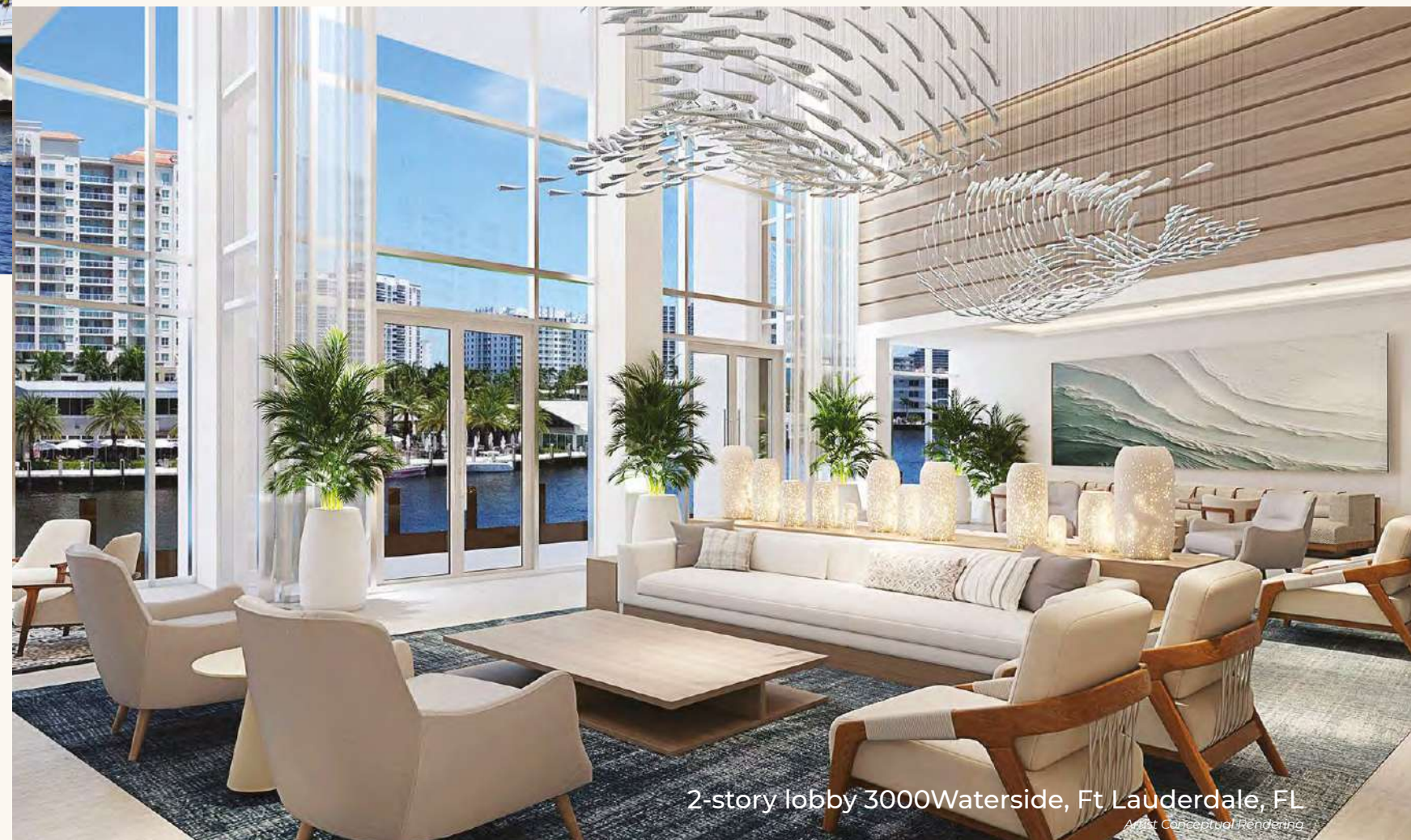
ARCHITECT

FSMY
ARCHITECTS + PLANNERS

FSMY is a full-service architectural firm that provides a wide variety of 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 details to provide an invaluable level of quality with fewer challenges.

INTERIORS MANHAS DESIGN

Recognized as a leader in luxury hospitality design, Manhas Design creates spaces that are memorable and timeless. With two decades of award-winning design experience, their team includes a network of expert artisans with impeccable craftsmanship allowing them to develop original designs with the greatest attention to detail. Founder and principal, Pam Manhas, leads the team's creative direction. Her commitment to excellence has earned her recognition and accolades in the design community. With an impressive portfolio of over 300 projects, Manhas Design believes in creating "Identity By Design." This approach transcends stylistic trends and signature styles to nurture the project's uniqueness and individual identity. The result is captivating spaces with innovative aesthetics.



2-story lobby 3000Waterside, Ft. Lauderdale, FL
Artist Conceptual Rendering



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OPULENCE AWAITS

DEVELOPER, SALES & MARKETING:



FIND YOUR PERFECT HAVEN.

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 OCEAN 580 CONDOMINIUM, WHICH IS MEASURED USING INTERIOR MEASUREMENTS.



EQUAL HOUSING
OPPORTUNITY