



OCEAN<sup>580</sup>  
OPULENCE AWAITS



# OPULENCE AWAITS

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, this residence is designed for those who demand nothing less than the best. Here, excellence is the standard, and every detail reflects the pinnacle of sophistication.







## THE LOCATION

# EXCEPTIONAL 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.



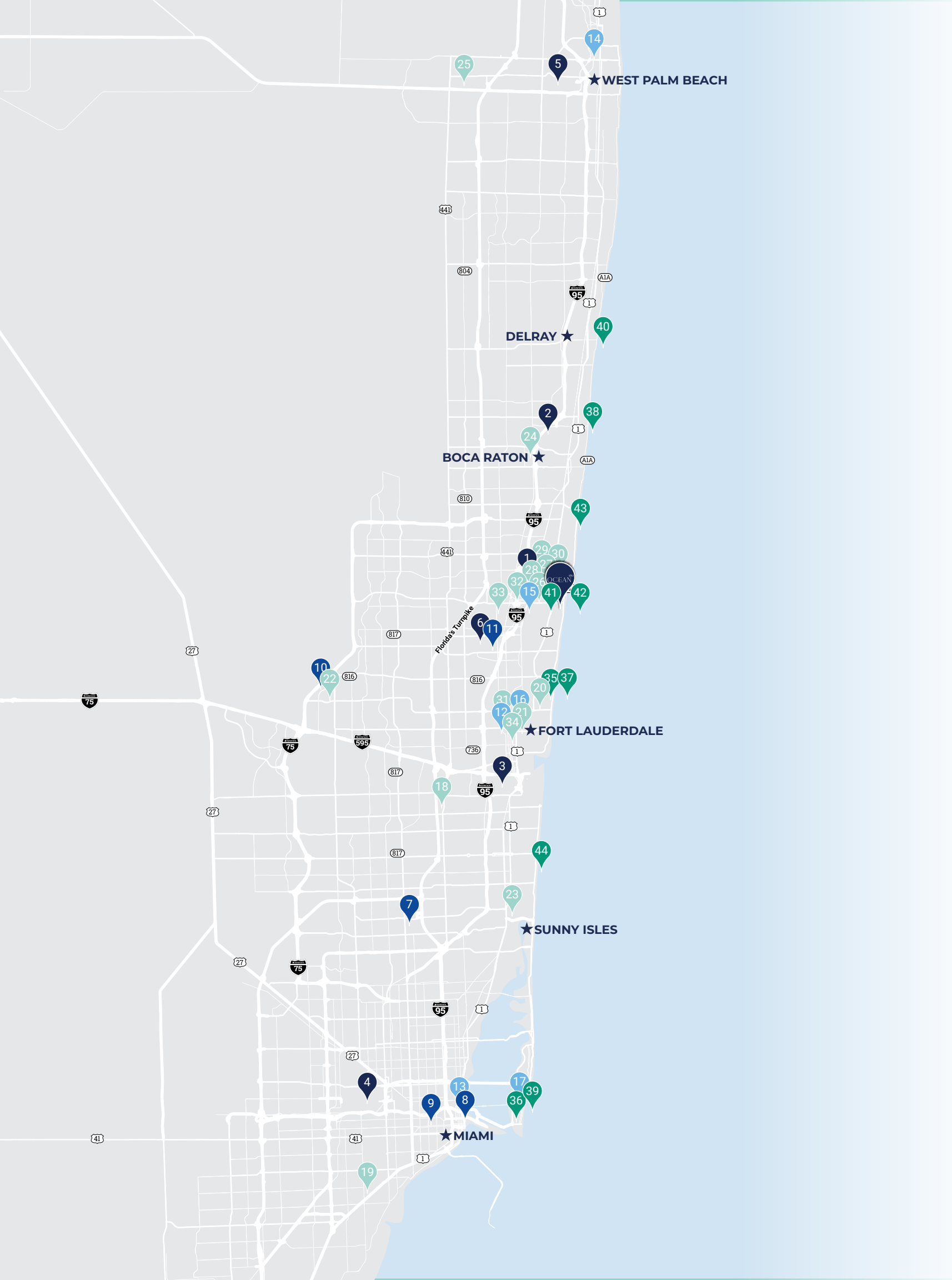


# BEACH LIVING



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

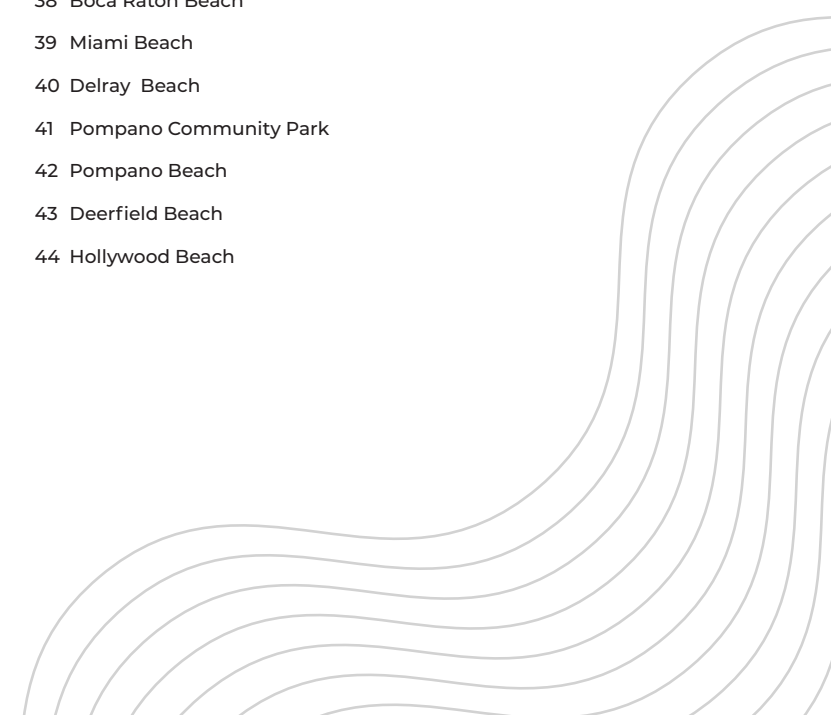
### ENTERTAINMENT & SHOPPING

- 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







**BUILDING  
AMENITIES**

*Artist Conceptual Rendering*

Oceanview Lobby





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.



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Oceanview Lobby



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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.





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Entertain guests in the ocean-view party room equipped with a warming kitchen, or relax in the entertainment lounge featuring a chic billiards room.



Oceanview Party Room



Oceanview Fitness Center



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





East Roof Terrace - Penthouse Only  
West Roof Terrace - Available to all residents

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









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Living Room

EXPERIENCE LUXURY  
LIVING AT ITS FINEST  
WITH THESE OPULENT  
RESIDENCES





## RESIDENCE FEATURES

Each luxurious residence features four or five bedrooms plus a den, along with a private elevator entry foyer and wrap-around corner terraces that offer stunning views of both sunrise and sunset. Floor-to-ceiling impact windows and sliding glass doors fill the space with natural light, while expansive glass-framed balconies showcase breathtaking ocean vistas. These homes also come equipped with future smart home technology capabilities for modern living.







Gourmet Kitchen

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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.



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.







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Bathroom



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 light, a fully enclosed walk-in shower, and private water closets.





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# RESIDENCE OVERVIEW



## UNIT 201 NORTH

- 3,688 SF interior
- 3,863 SF terrace
- 7,551 SF total area
- 4 bedrooms
- 4.5 baths
- Den
- Ceiling height 9'

## UNIT 202 SOUTH

- 3,831 SF interior
- 1,925 SF terrace
- 5,756 SF total area
- 4 bedrooms
- 4.5 baths
- Den
- Ceiling height 9'

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## FLOORS 3 THROUGH 8



### 01 NORTH UNITS

- 3,688 SF interior
- 966 SF terrace
- 4,654 SF total area
- 4 bedrooms
- 4.5 baths
- Den
- Ceiling height 9'

### 02 SOUTH UNITS

- 3,831 SF interior
- 934 SF terrace
- 4,765 SF total area
- 4 bedrooms
- 4.5 baths
- Den
- Ceiling height 9'

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## PENTHOUSES



### 901 SUB-PENTHOUSE NORTH

- 3,965 SF interior
- 632 SF terrace
- 4,597 SF total area
- 4 bedrooms
- 4.5 baths
- Den
- Ceiling height 10'

### 902 SUB-PENTHOUSE SOUTH

- 4,493 SF interior
- 647 SF terrace
- 5,140 SF total area
- 4 bedrooms
- 4.5 baths
- Den
- Ceiling height 10'

### 10TH FLOOR PENTHOUSE

- 8,872 SF interior
- 1,707 SF terrace
- 3,325 SF roof terrace across the entire building on the east side
- 13,904 SF total area
- 5 bedrooms
- 6.5 baths
- Office
- Ceiling height 11'





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.

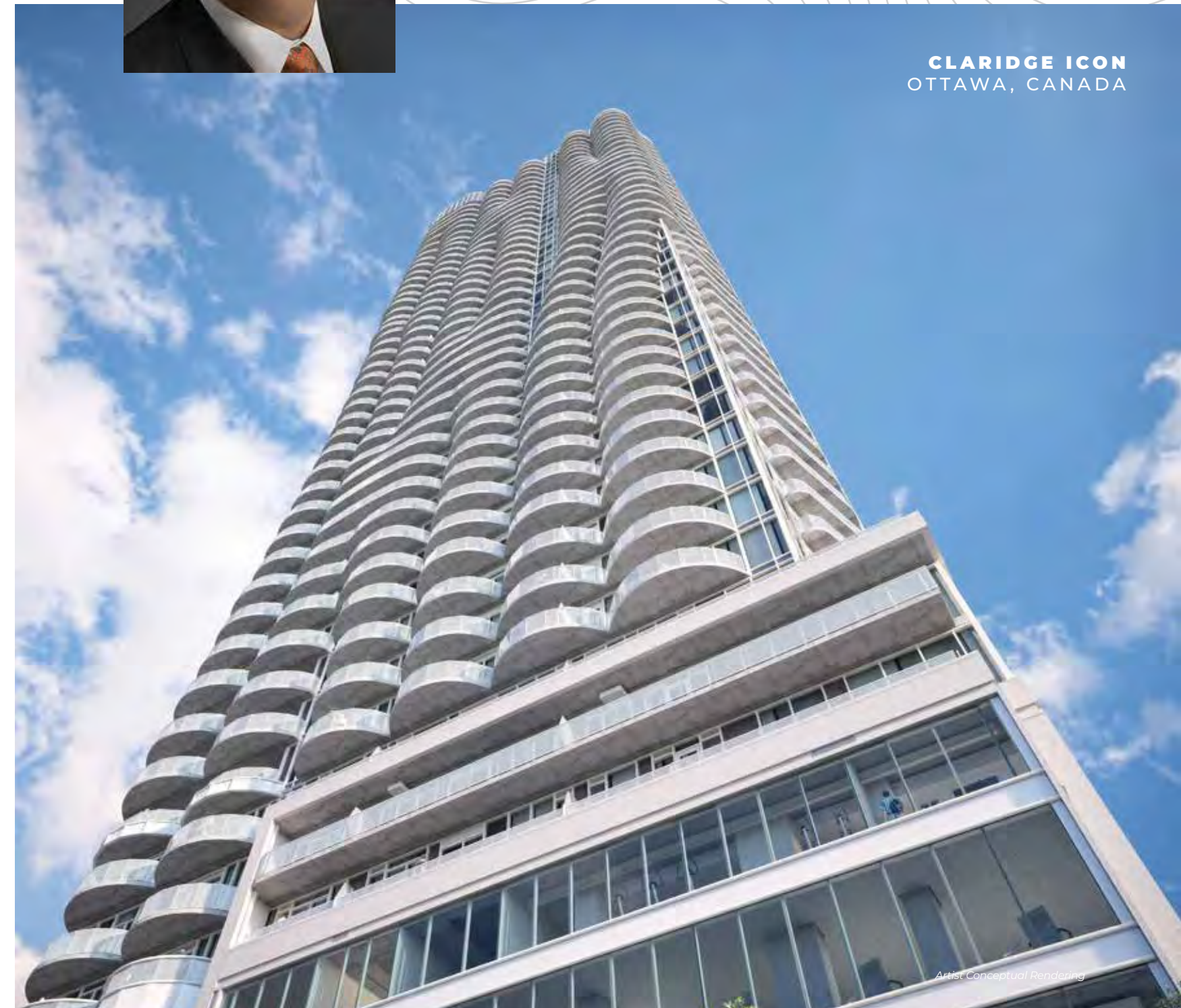
Bill Malhotra founded Claridge in Canada and continues to build innovative developments focused on innovation and luxury in Canada and the United States. Bill has been recognized with numerous awards and honors, including being added to the Forbes World Billionaires list in 2024. More recently, Bill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



**BILL MALHOTRA**  
PRESIDENT & FOUNDER

**THE  
TEAM**

**CLARIDGE ICON**  
OTTAWA, CANADA



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# CREATED BY EXPERTS



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.

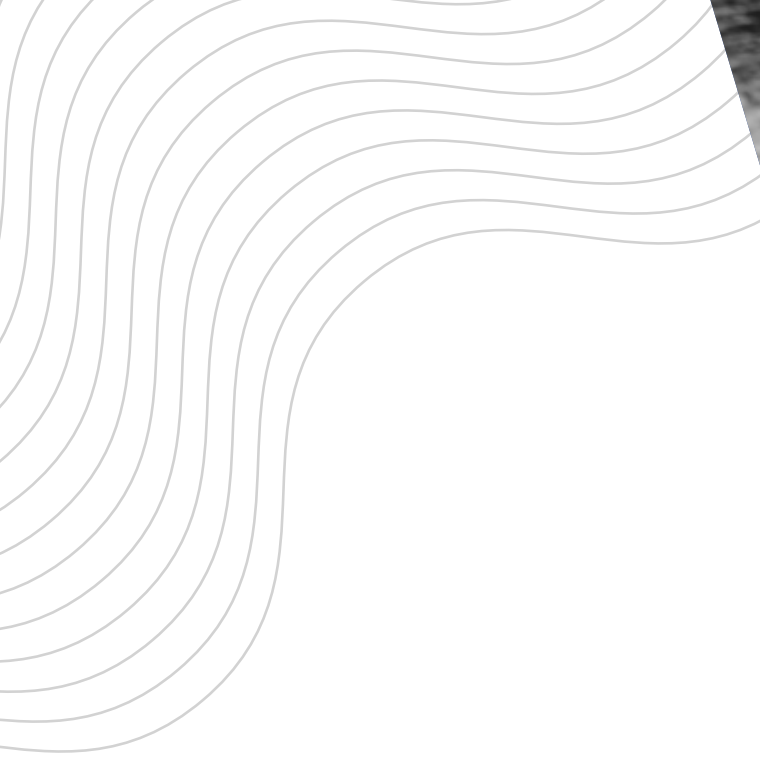


## INTERIORS MANHAS DESIGN

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.







DEVELOPER:







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FIND YOUR  
PERFECT HAVEN.  
CONTACT US TODAY.

**Ocean580 Residences**

580 Briny Ave, Pompano Beach, Florida 33062

**(305) 494-1767**