



LUXURY CONDOMINIUM RESIDENCES

FORT LAUDERDALE, FLORIDA

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The Project

30 Thirty North Ocean is a chic-urban, beach lifestyle condominium located in the upscale Lauderdale Beach neighborhood in Fort Lauderdale. A boutique, five story, luxury development, it consists of just 24 "penthouse style" condominium units, each with unique 3 bedroom and 3½ bathroom floor plans.

30 Thirty North Ocean offers the rare opportunity to live the "beach-side lifestyle" in an upscale single-family home community, with all the conveniences of luxury condominium living, yet at approximately half the price of this exclusive neighborhood's typical single family home.

The contemporary design, by award winning Adache Group Architects, boasts large open balconies for convenient outdoor living, over-sized open floor plans, private elevators opening directly to each unit, and two parking spaces per residence. Amenities include a heated resort-style swimming pool, whirlpool spa, sauna, and a fully equipped clubhouse with fitness center.

Within walking distance of dining, shopping, entertainment, marinas and more, 30 Thirty North Ocean is an ideal combination of oceanside serenity and metropolitan lifestyle.

Fort Lauderdale, Florida

Inspired by 165 miles of waterway, over 7 miles of blue wave beaches, and luxurious properties, Fort Lauderdale is known as the "Venice of America". Bordering the Atlantic Ocean it's just 23 miles (37km) north of Miami making it statistically part of the greater Miami metropolitan area.

Fort Lauderdale, the 8th largest city in Florida, attracts people from all over the globe to not only visit the yachting capital of the world, but to enjoy its year-round sunshine, upscale shopping, entertainment, sporting and thriving nightlife.

Whether you are here to stay or play the 4000+ restaurants, 63 golf courses, 12 shopping malls, 132 nightclubs, and 100 marinas holding over 45,000 resident yachts, Fort Lauderdale offers a lifestyle for all to enjoy.





The Neighborhood

With its private estates, sun kissed shores, secluded beach, and nearby boutique shops, Lauderdale Beach is one of the most prestigious beach-side neighborhoods in Fort Lauderdale. The ongoing investment and development is consistently setting new standards in both quality and prestige.

30 Thirty North Ocean Condominium is just 10 blocks north of the world famous Fort Lauderdale Beach, also known as "The Strip". From country clubs to the palm tree fringed beaches, this community has a lot to offer. Enjoy a wide array of cuisines, have a leisurely brunch at a sidewalk café, or sit along the Florida Intracoastal, with the pleasant interruption of the drawbridge unlocking to let through another multimillion-dollar yacht. Take a swing at the nearby 18-hole golf course, cycle to Las Olas Blvd, or bury your feet in the sand – your options are plentiful.





Fort Lauderdale
International Airport

Las Olas Blvd

Sunrise Blvd

Galleria Mall

Downtown

US1

Sawgrass Mills
Shopping Mall

Intracoastal
Waterway

Waterfront Dining
Precinct

Oakland Park
Blvd

Coral Ridge Country
Club Golf Course

Port Everglades

A1A

Local restaurant
district

Clubhouse & Pool

A development of substance deserves matching amenities, and 30 Thirty North Ocean does not disappoint. The two-level clubhouse, with its adjoining pool, adds to what the already spacious residences provide by extending the development to a level of amenity eclipsing many small resorts.

Key features include:

- A large heated pool
- Whirlpool spa with water feature
- Gazebo barbecue area
- Sun deck with lush landscaping
- Owners kitchen and bar in clubhouse
- Indoor fitness center overlooking pool
- Private sauna
- Wi-Fi in common areas





Heated swimming pool



Luxury recreational and lounge room



The clubhouse lounge with
pool table





3030 North Ocean's extensive fitness center

Residences

The residences of 30 Thirty North Ocean are the greatest feature of the development, each being two levels high and with private elevator access. They truly offer penthouse style and amenity, along with the convenience of a boutique exclusive community, without the usual penthouse price tag.

With between 2,095 – 2,374 sqf (194.64 – 220.55 m²) enclosed and 2,497 – 3,144 sqf (231.98 – 292.09 m²) total area plus two assigned parking spaces, these residences offer an expansive no-compromise condominium solution.

Residence Features

- 3 bedroom 3 ½ bathroom residences (six floor plans to choose from)
- Private elevators
- Oversized balconies for comfortable outdoor living
- Balcony access through each bedroom
- Contemporary Linear shower drains
- Multi-zone, climate control AC system
- Prewired for Smart home technology
- Fire sprinkler system and monitoring unit in each building
- His and hers walk-in closets in master bedroom
- 2 assigned parking spaces
- Decorator ready.

Kitchen Features

- Sub-Zero Refrigerator
- Wolf transitional gas cooktop
- Wolf single oven
- Wolf Microwave oven
- Panel Ready dishwasher
- Italian cabinetry
- Stone countertops with under mount stainless steel sinks
- Contemporary plumbing fixtures
- Wine cooler



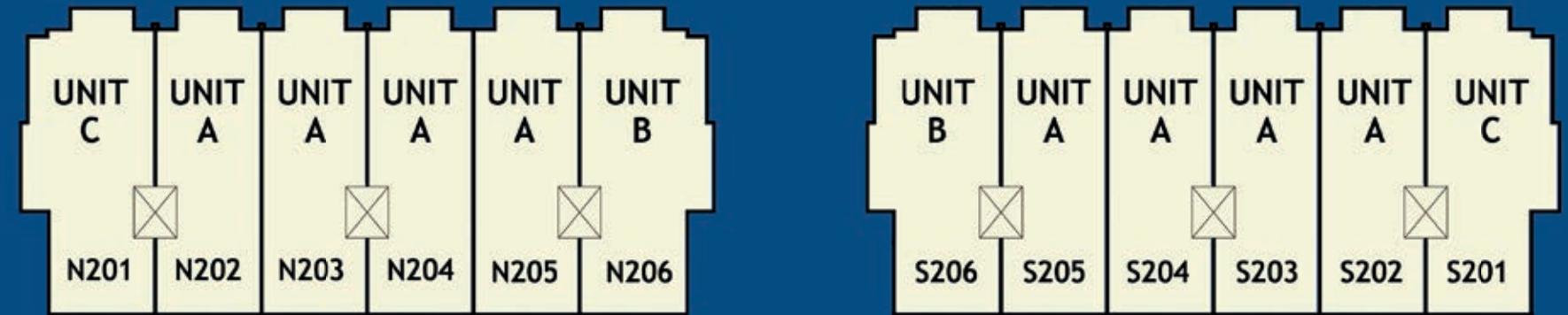






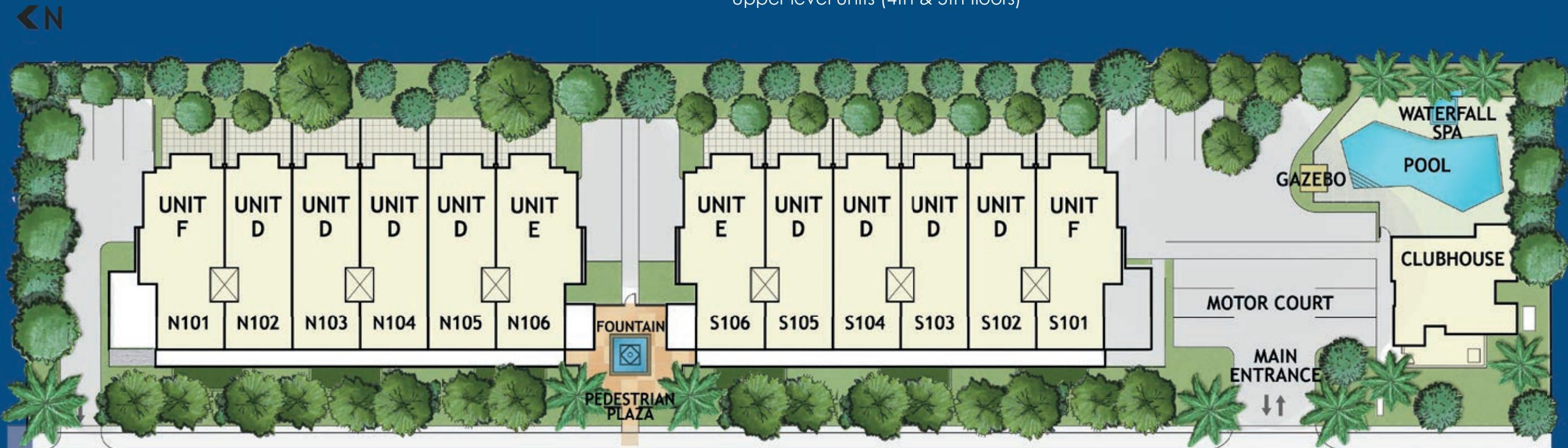


Unit layout plan



Building features

- 24 luxury condominium residences
- Chic elegantly designed contemporary exterior
- Neighborhood and project patrolled by private security
- Neighborhood beach access with private beach atmosphere
- Controlled building access
- Controlled access to common area gardens throughout





Entry Level



Bedroom Level

Type A plan

3 Bedroom
3.5 Bathroom

8 Units in total

| | | |
|----------------|---------|-----------------------|
| Entry level | 1025 sf | 95.23 m ² |
| Bedroom level | 1072 sf | 99.59 m ² |
| Total enclosed | 2097 sf | 194.82 m ² |
| Balconies | 385 sf | 35.77 m ² |

All dimensions, features, and specifications are from architects preliminary plans and are subject to change without notice. Dimensions and area calculations are measured using the BOMA standard of measurement. The developer reserves the right to make modifications and revisions at his sole discretion either required by local building codes or which are deemed desirable for the project. Artist renderings and floor plans shown herein show potential style and indicates scale, but furniture, fixtures, and finishes are not included in the offering price unless specifically listed in the features section.

Total gross area 2482 sf 230.59 m²



Entry Level

Type B plan

3 Bedroom
3.5 Bathrooms

2 Units in total



Bedroom Level

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| | | |
|----------------|---------|-----------------------|
| Entry level | 1095 sf | 101.73 m ² |
| Bedroom level | 1150 sf | 106.84 m ² |
| Total enclosed | 2245 sf | 208.57 m ² |
| Balconies | 599 sf | 55.65 m ² |

Total gross area 2844 sf 264.22 m²



Entry Level

Type C plan

3 Bedroom
3.5 Bathrooms

2 Units in total

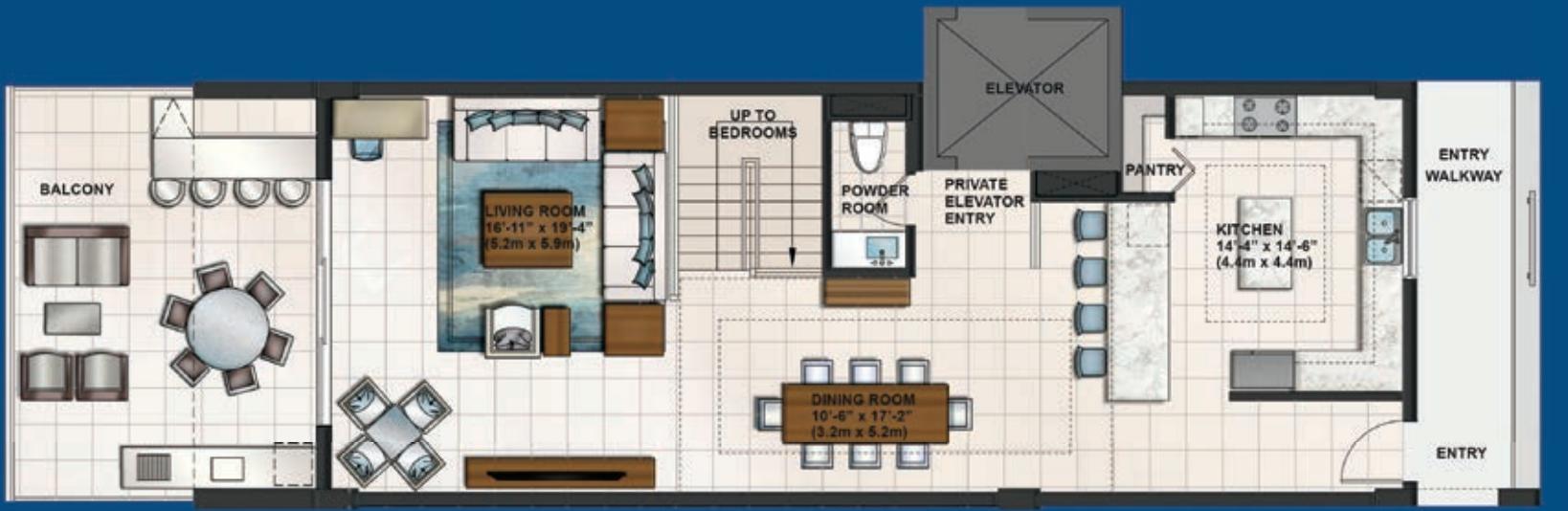


Bedroom Level

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| | | |
|----------------|---------|-----------------------|
| Entry level | 1091 sf | 101.36 m ² |
| Bedroom level | 1218 sf | 113.16 m ² |
| Total enclosed | 2309 sf | 214.51 m ² |
| Balconies | 599 sf | 55.65 m ² |

Total gross area 2908 sf 270.16 m²



Entry Level

Type D plan

3 Bedroom
3.5 Bathrooms

8 Units in total



Bedroom Level

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| | | |
|----------------|---------|-----------------------|
| Entry level | 1070 sf | 99.41 m ² |
| Bedroom level | 1070 sf | 99.41 m ² |
| Total enclosed | 2140 sf | 198.81 m ² |
| Balconies | 523 sf | 48.59 m ² |

Total gross area 2663 sf 247.40 m²



Entry Level

Type E plan

3 Bedroom
3.5 Bathrooms

2 Units in total



Bedroom Level

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| | | |
|------------------|---------|-----------------------|
| Entry level | 1153 sf | 107.12 m ² |
| Bedroom level | 1153 sf | 107.12 m ² |
| Total enclosed | 2306 sf | 214.23 m ² |
| Balconies | 790 sf | 73.39 m ² |
| Total gross area | 3096 sf | 287.63 m ² |



Entry Level

Type F plan

3 Bedroom
3.5 Bathrooms

2 Units in total



Bedroom Level

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| | | |
|----------------|---------|-----------------------|
| Entry level | 1151 sf | 106.93 m ² |
| Bedroom level | 1222 sf | 113.53 m ² |
| Total enclosed | 2373 sf | 220.46 m ² |
| Balconies | 774 sf | 71.91 m ² |

Total gross area 3147 sf 292.37 m²

The Club at Harbor Beach

Chances are, if you're living in, or moving to Fort Lauderdale, you appreciate, and possibly demand, a high standard of living. The Club at Harbor Beach, part of the Harbor Beach Marriott Resort and Spa, just a short drive down the A1A, provides 30 Thirty North Ocean Condominium owners a membership to Fort Lauderdale's premier beach and spa private membership club¹. It lifts the extensive offerings of 30 Thirty North Ocean to an exclusive level of amenity, recreation, fitness and personal pampering that is certain to impress the most discerning residents.

Use "The Club" as your private escape, work up a sweat, chill out, get together with friends and family, or even discuss business in a setting that is immaculate and appealing. You get preferred access and appointments to the facilities and spa, a 20% discount in the five restaurants and bars, and preferred access to select golf courses and other Marriott clubs.

Take advantage of the tennis courts or work out at the world-class 24-hour fitness center with daily classes featuring spinning, yoga and much more. When you're done, or if it's just more your pace, the European style spa offers you priority for a wide range of treatments to unwind, beautify and relax.

¹ See disclaimer



The Team

Cavache Properties

Cavache Properties LLC is a real estate development and investment company based in Fort Lauderdale Florida. The company is comprised of well known, seasoned management, board members, and investors who have collectively developed over \$2.5 Billion in commercial and residential real estate, representing over 5,000 units and millions of square feet of office and retail space.

The team consists of developers, architects, general contractors, land development contractors, real estate brokers and investment professionals.

Adache Group Architects

The award winning firm Adache Group Architects has had a national and global reputation for over four decades as a leading international architectural firm specialized in creating luxury multifamily residential projects, hotels and resorts located in dozens of states, in over 45 countries and on five continents.

Headquartered in Fort Lauderdale, Florida, along with several strategic alliances worldwide, Adache Group and their international network are proud of their past accomplishments resulting in hundreds of projects consisting of tens of thousands of residential, resort and hotel units.

Daniel E. Adache Managing Director

Mr. Adache has been chairman of the award-winning Adache Group Architects since its inception in 1969, having been involved in the design of over 20,000 multi-family units.

In his entrepreneurial spirit, brings a broad range of value from his years of experience, not only as an architect but as a successful real estate developer and general contractor. As a real estate developer, Adache has often been referred to as the developer's architect.

As a co-founder and principal of the Adache Group Architects, Colonial Development Group Inc., and Hospitality Development Group, Adache through his real estate development companies has developed townhomes and single-family homes as well as nearly 4,000 hospitality and condominium units, totaling over \$1 Billion Dollars.

Adam Adache Managing Partner

Mr. Adache is a managing partner of Cavache Properties LLC and manages various aspects of the day to day operations of the company. More specifically he oversees each development from the conceptual stage to sales and marketing and construction. His duties also include investment analysis and due diligence of various properties and development sites. He brings a wide range of construction, real estate brokerage, and development experience to the team.

As a principal, Mr. Adache has been involved in the development, sales and marketing, and management on multiple commercial and residential real estate projects in Florida. He is also the Managing Partner of Adache Real Estate LLC, which is the sales and marketing arm for Cavache Properties and oversees a marketing network of buyers and investors in multiple countries.

Mr. Adache is a certified licensed General Contractor and a licensed Real Estate Broker in the State of Florida.

Anthony Cavo Managing Partner

Mr. Cavo is a managing member of Cavache Properties LLC, and along with the other partners, manages the day to day operations of the company. More specifically, overseeing the site selection, construction due diligence, estimating, construction cost analysis, and project feasibility.

Mr. Cavo has had over 20 years of involvement in residential and commercial real estate, land development as well as road construction and utility installation. His hands on expertise include the project management of over 100 employees on various jobsites bringing invaluable experience to the team.

In addition Mr. Cavo is an Owner and co-founder of Cavache, Inc. a dredging and land development contractor that has site developed over 2,000 acres of land throughout the State of Florida. Mr. Cavo is a Contractor and active real estate Investor.

Disclaimer



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.

Conditions and expenses related to membership in The Club at Harbor Beach remain subject to change without notice. The annual cost of membership in The Club shall be the sole responsibility of the Condominium Association which is run by the unit owners as members. The conditions and expenses of membership in The Club are subject to annual review and renewal by both the Condominium Association and The Club. Developer makes no representation or warranties of any kind regarding the ongoing use or membership in The Club nor of any conditions or expenses related thereto. Developer reserves the right to change any and all such conditions and expenses as the Developer deems best for the Condominium in the Developer's sole and absolute discretion.

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Whilst the publisher has no reason to believe that any information contained within is inaccurate, there is no guarantee to the accuracy, adequacy or completeness of such

information. Prospective purchasers must make further inquiries.

If you are interested in this property you should seek confirmation from the developer regarding the accuracy or currency of any information herein.

This book may have been prepared before the completion of design and construction of the property and also the securing of all necessary approvals (such as approval of final Development Applications). All descriptions, dimensions, fittings, features, finishes, specifications and other details or inclusions regarding this property were either believed to be correct at the time of inclusion herein or else intended as a guide only.

None of the proposed facilities, services and amenities referred to in this publication are guaranteed to be available or provided and are subject to change without notice.

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