



OCEAN<sup>580</sup>  
OPULENCE AWAITS



FACT SHEET

## ALL RESIDENCES FEATURES

**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
- His & her vanities with quartz tops
- Mirrors with built-in light in all bathrooms
- Fully enclosed with a rain and hand held shower heads
- Private water closets

## BUILDING AMENITIES

- Exclusive oceanfront location
- 3,135 SF landscaped rooftop for all residents on the 11th floor with outdoor kitchen, fire pits 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 with warming kitchen
- All floors 2' x 4' porcelain tiles inside the units and common areas
- Chic billiard room
- 24-hour concierge & valet services
- EV chargers available for an additional fee
- Parcel room



## RESIDENCES OVERVIEW

### UNIT 201 North side of building

- 3,688 SF
- 3,863 SF terrace
- 7,551 SF total area
- 4 bedroom
- 4.5 bath
- Den

### UNIT 202 South side of building

- 3,831 SF
- 1,925 SF terrace
- 5,756 SF total area
- 4 bedroom
- 4.5 bath
- Den

## UNITS - FLOORS 3 THROUGH 8

### 01 North Side Units

- 3,688 SF
- 966 SF terrace
- 4,654 SF total area
- 4 bedroom
- 4.5 bath
- Den

### 02 South Side Units

- 3,831 SF
- 934 SF terrace
- 4,765 SF total area
- 4 bedroom
- 4.5 bath
- Den

## 9TH FLOOR 2 JR / SUB PENTHOUSE

### 901 North Side of Building

- 3,965 SF
- 632 SF terrace
- 4,597 SF total area
- 4 bedroom
- 4.5 bath
- Den

### 902 South Side of Building

- 4,493 SF
- 647 SF terrace
- 5,140 SF total area
- 4 bedroom
- 4.5 bath
- Den

## 10TH FLOOR PENTHOUSE

- 8,872 SF
- 1,707 SF terrace
- 3,325 SF roof terrace across the entire building on the east side - penthouse only
- 13,904 SF total area
- 5 bedroom
- 6.5 bath
- Office

*3,135 SF roof terrace across the entire building on the west side - available to all residents*

DEVELOPED BY:

# CLARIDGE HOMES



**BILL MALHOTRA**  
PRESIDENT & FOUNDER

**CLARIDGE ICON**  
OTTAWA, CANADA



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.



## Ocean580 Residences

580 Briny Ave, Pompano Beach, Florida 33062

DEVELOPER:  
SALES & MARKETING:



ARCHITECT:

INTERIORS:

**MANHAS DESIGN**

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.

