

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

OPULENCE AWAITS



FACT SHEET

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.



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
- 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