

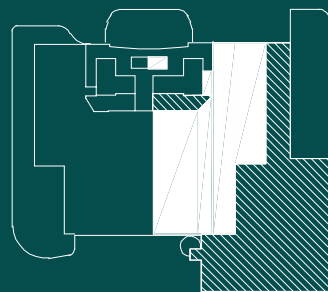


OCEAN⁵⁸⁰
OPULENCE AWAITS



UNIT 201

BRINY AVE.



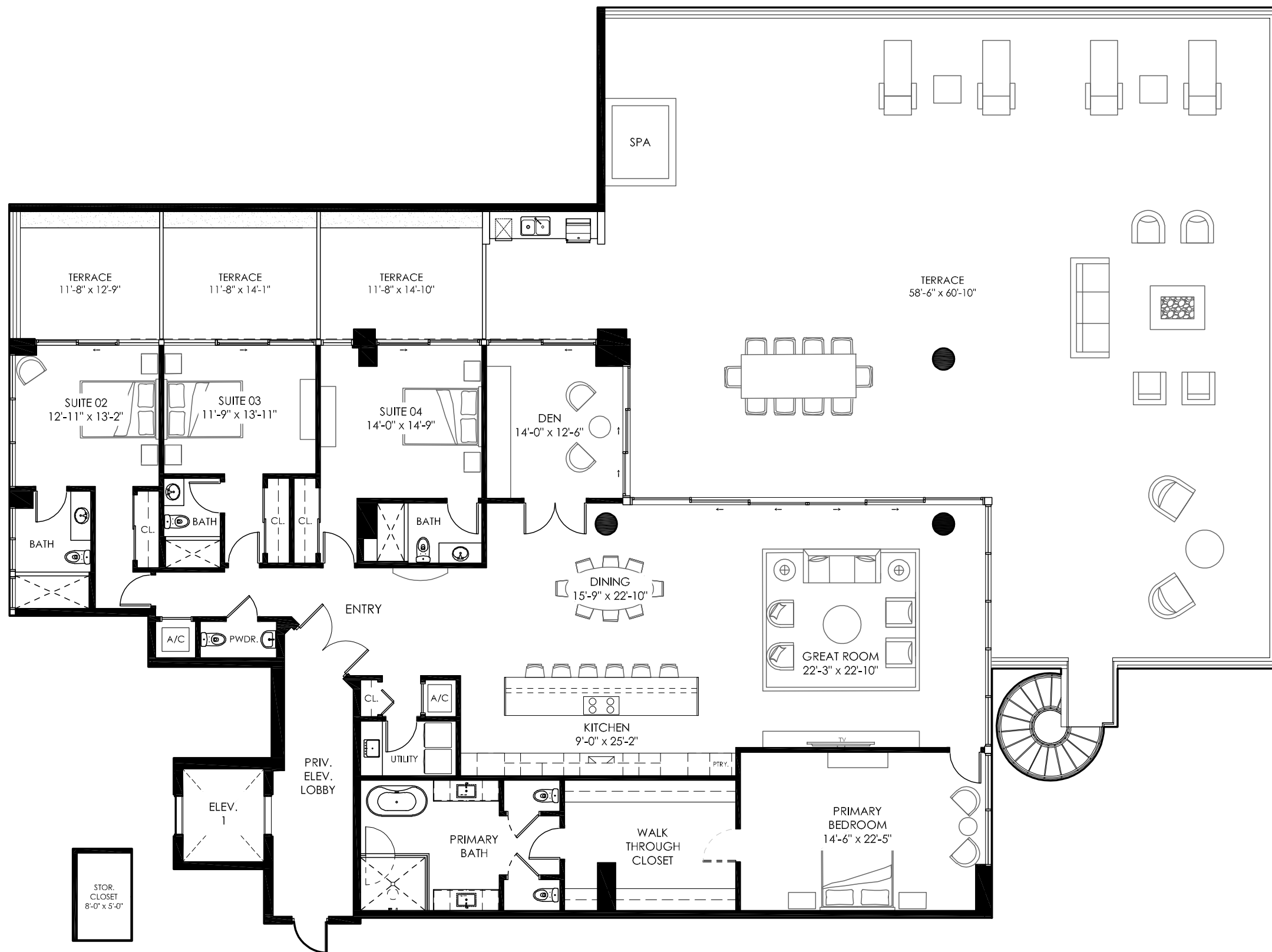
OCEAN

UNIT 201

**4 Bedroom
4 1/2 Bath
Den**

3,688 SF interior
3,863 SF terrace
7,551 SF total area

580
OCEAN
OPULENCE AWAITS



OCEAN⁵⁸⁰

OPULENCE AWAITS

Ocean580 Sales Gallery
101 S Ocean Blvd.
Pompano Beach, Florida 33062

Ocean580 Residences
580 Briny Avenue
Pompano Beach, Florida 33062

DEVELOPER:
SALES & MARKETING:



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.

