



OCEANBLEAU



An aerial photograph of a coastal area. In the foreground, a modern, curved, multi-story building with glass balconies stands out. To its left is a road with a bridge crossing a waterway. Further back, there's a marina with many boats and a long pier extending into the ocean. The background shows a city skyline across the water under a clear blue sky.

Redefining Tranquility

Oceanbleau is an unprecedented residential masterpiece on charming Hollywood Beach. Driven by a desire to change the meaning of sophistication, this architectural endeavor offers a new interpretation of luxurious waterfront living.



Quiet Sophistication and Luxury

With the Atlantic Ocean to the East and the Intracoastal Waterway to the West, Oceanbleau is located in northern Hollywood Beach on A1A. Just minutes from both Fort Lauderdale-Hollywood International Airport and Miami International Airport, this seaside residence is removed from the daily bustle of the city, yet still within reach of its alluring dining, culture and entertainment options.

*Spacious Terraces
with Panoramic Views of
the Atlantic Ocean and
Intracoastal Waterway*



ARTISTIC RENDERING

North View



A Clear Vision From Any Angle

This iconic building boasts incomparable vistas from each of its modern palatial residences. With sweeping views of the Atlantic and the Intracoastal Waterway, this tower brings together master craftsmanship, modern flair and time-honored architectural excellence. Set against the tranquil backdrop of South Florida's bluest skies, Oceanbleau is destined to become the finest address on Hollywood Beach.

South View



You Have Arrived

Oceanbleau's grand arrival experience welcomes each resident and guest with an impressive circular driveway, a pristine marble lobby with exotic wood finishes, 24-hour security front desk, valet service, and a state-of-the-art security system.

*Make a Dramatic
First Impression*

ARTISTIC RENDERING

Sunrise Pool with Atlantic Ocean Views



A Celebration of Possibilities

Oceanbleau is a contemporary residential oasis offering sophisticated amenities, tranquil surroundings, and exciting nearby attractions. Just minutes from key attractions in Fort Lauderdale and Miami, Oceanbleau offers the benefits of both retreat and adventure. Bask in the sun, sail the Intracoastal waters, shop at world-famous luxury retailers, and explore a unique arts and cultural scene.



ARTISTIC RENDERING

*Sunset Pool
with Intracoastal
Waterway Views*



Stylishly Outfitted Club Room

Take a moment to relax in our deluxe residential club room, complete with intimate lighting, a caterer's kitchen, dining room, plush lounge seating area with audio/visual components, and bar area with wine feature.



Premium Features and Amenities

- Beach service complete with lounges, towels and umbrellas
- Serviced sunrise and sunset pools overlooking the ocean and Intracoastal Waterway
- Open-air poolside cabanas
- Interior cabanas available for purchase, complete with living area, kitchenette and full bathroom with shower
- Lavishly landscaped entrance, adorned with modern water features and ornate greenery
- Several water-front dining options steps away
- State-of-the-art fitness center, complete with separate aerobics studio
- Resort-style spa featuring men's and women's wet areas, dry and wet steam, massage room
- Social room with audio/visual entertainment technologies, bar and wine feature, and kitchen for private events
- Outdoor garden boasting BBQ and Dining accommodations
- Latest high-speed elevators
- Valet parking
- Private storage area for bicycles and water activity boards
- 24-hour front desk attendant
- Round-the-clock security
- Relaxation decks surround the wellness perimeter
- Marina in walking distance from Oceanbleau

*Steps away from the
marina and minutes from
Port Everglades inlet,
Oceanbleau's location is
every boater's paradise.*



Beach Service

Complete with lounges, towels and umbrellas



An Oceanside Sanctuary

Oceanbleau is a rare waterfront haven located on the South Florida coast. This idyllic community boasts unimpeded views of the Atlantic Ocean and Intracoastal Waterway as well as immediate access to 6-miles of white sandy beach.



ARTISTIC RENDERING

*An Unprecedented
Masterpiece*





*Extend Beyond
Your Reach*

Premier Residences with Dramatic Ocean Views

Designer-ready residences

Three, Four, and Five bedroom floor plans of 3,000 Sq. Ft., with combination units of 6,000 Sq. Ft.

Floor-to-ceiling glass throughout

10-foot ceiling heights, Penthouses with 12-foot heights

All residences feature private elevators

Panoramic views of the Atlantic Ocean and the Intracoastal Waterway



Master Bathroom with Water Views

European-design master bathroom, marble finishes

Designer fixtures and accessories by Grohe and other top-of-the-line brands

Most of the residences feature separate his and her master bathrooms

Separate spa tub and shower



ARTISTIC RENDERING

Unique Kitchen Features

Custom European Kitchens featuring chef island, integrated seating,
spacious storage and concealed cabinetry

Top-of-the-line appliances by Sub Zero, Miele and Wolf with concealed dishwasher, wine storage and stainless steel
under-mount sink

Lavish countertops and backsplashes



Next-Level Luxury Residences

Every one of Oceanbleau's designer-ready residences promises
all the comfort and style of premier luxury living

Master suite with separate sleeping and lounging areas

Expansive his and her walk-in closets

Expansive outdoor living spaces of more than 1,100 Sq. Ft.

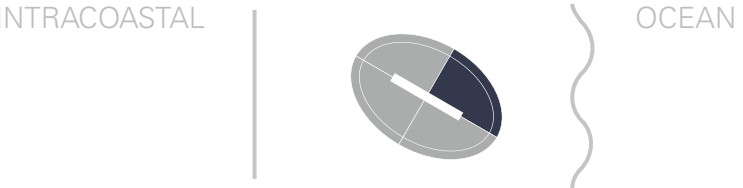
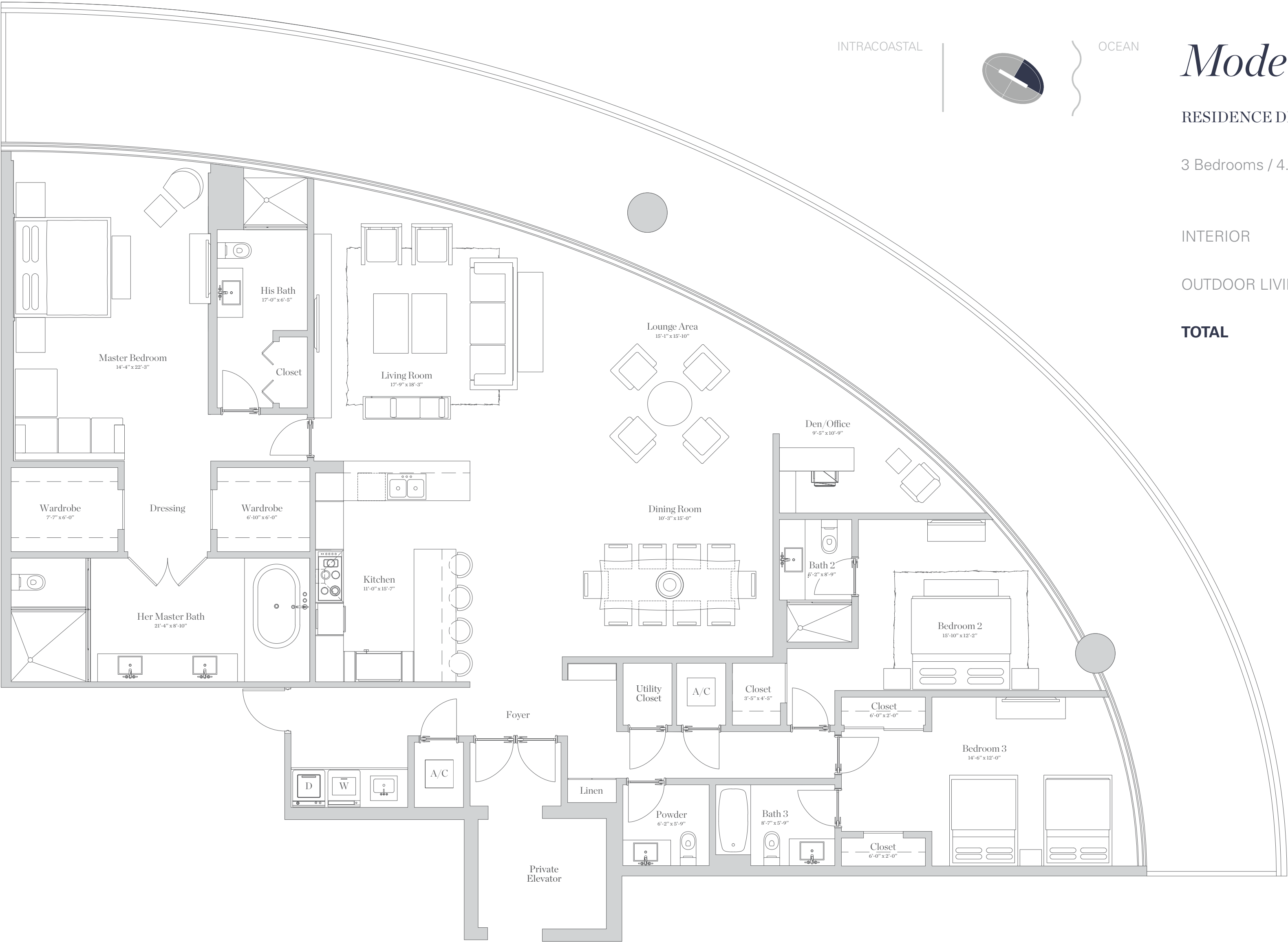
*Set Your Sights on
a New Horizon*



ARTISTIC RENDERING

Floor Plans

Each of Oceanbleau's modern residences is a masterpiece of detail and design. Choose between our three expansive 3,000 Sq. Ft. floor plans, each with floor-to-ceiling, wraparound windows offering views of the water and over 1,100 Sq. Ft. of outdoor living space. Palatial 6,000 Sq. Ft. combination residences are also available. The master-planned design of each and every residence at Oceanbleau guarantees a next-level experience.



Model A

RESIDENCE DESCRIPTION

3 Bedrooms / 4.5 Bathrooms / Den-Office

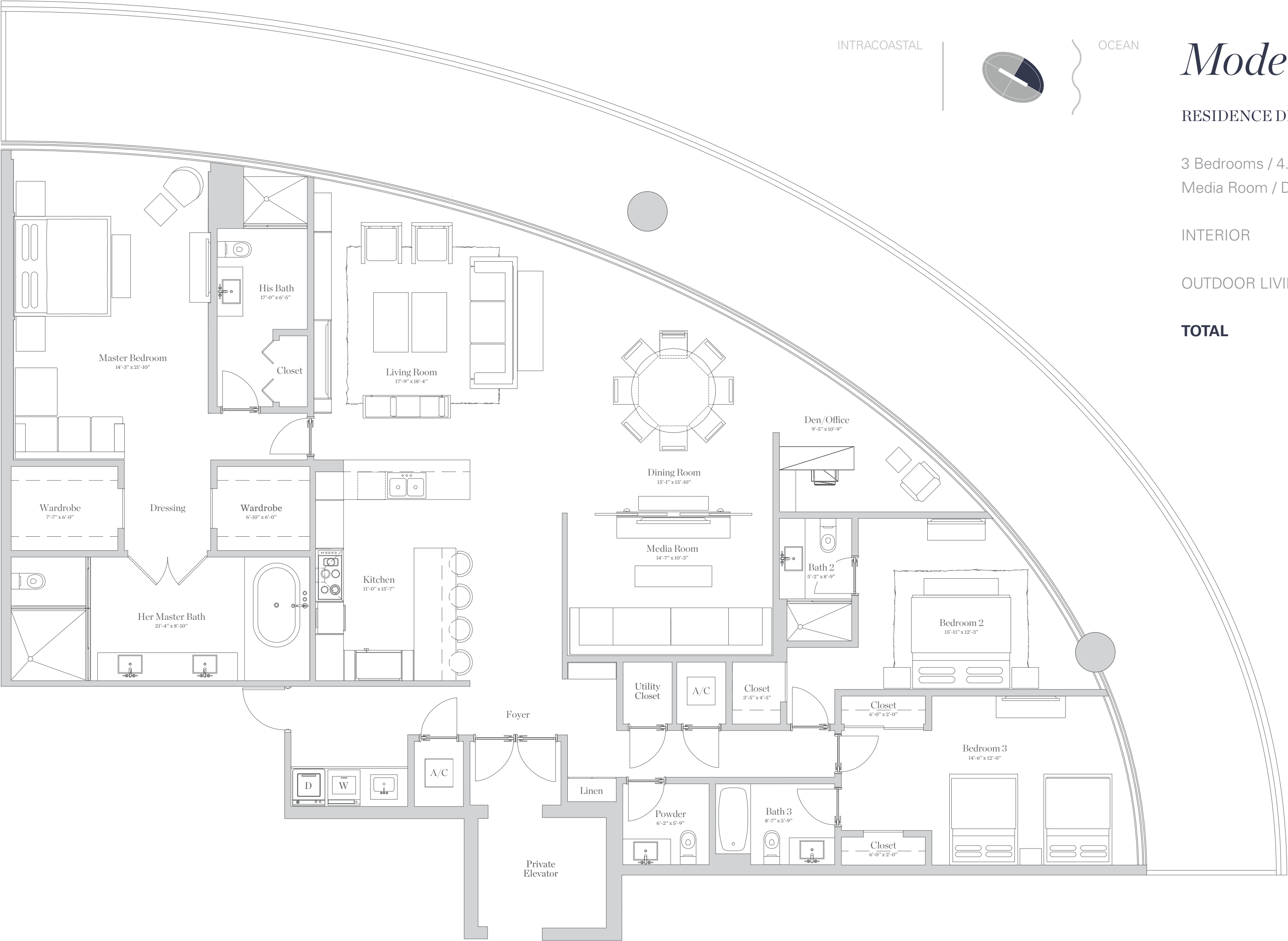
INTERIOR 3,000 Sq. Ft. - 278 Sq. M.

OUTDOOR LIVING 1,144 Sq. Ft. - 106 Sq. M.

TOTAL 4,144 Sq. Ft. - 384 Sq. M.



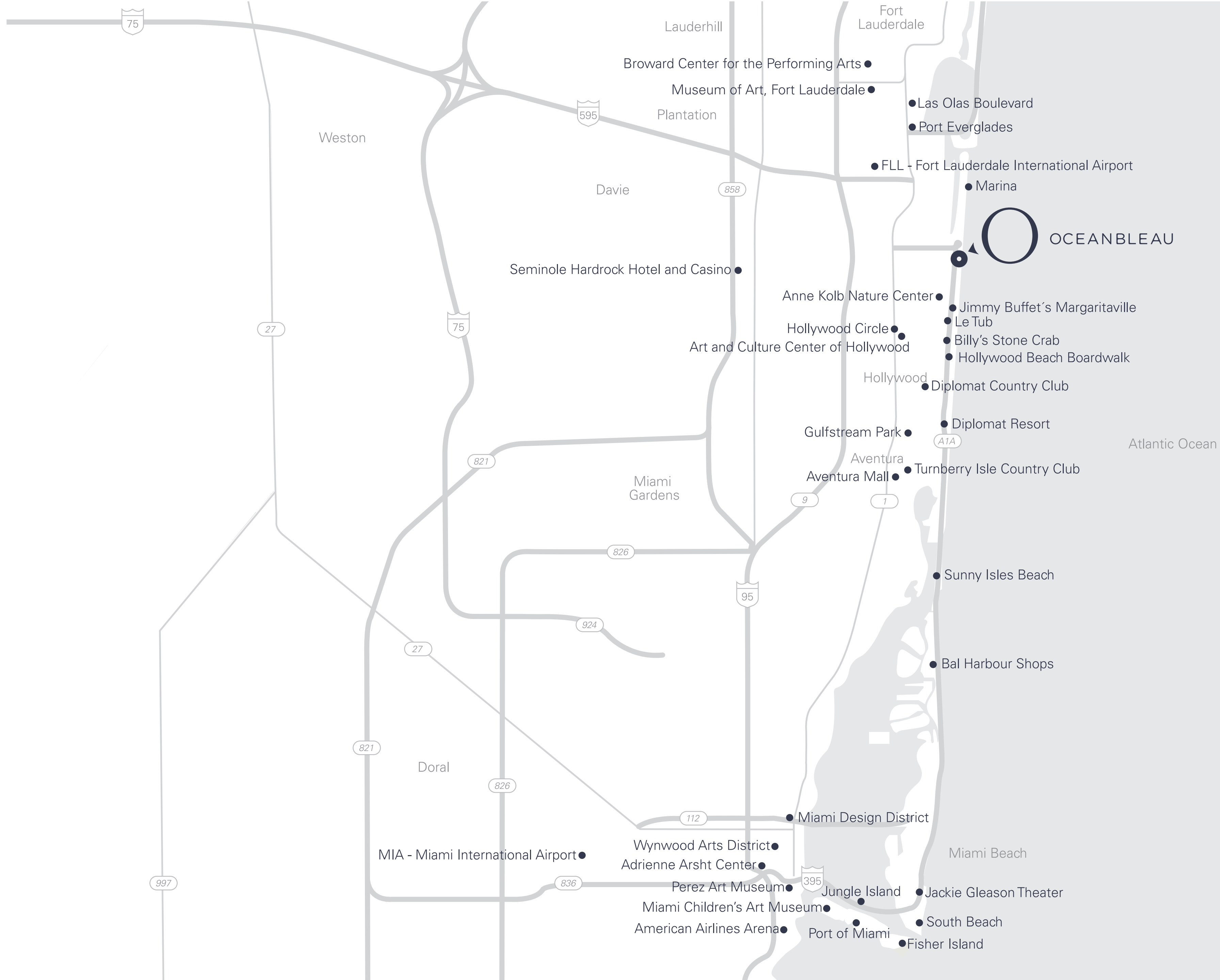
STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE, AND ALL FLOOR PLANS ARE SUBJECT TO CHANGE.



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*The Luxury
of Location*



*Oceanfront
Living*



A Collection of Creative Visions

DEVELOPER	Maxwelle Real Estate Group	Maxwelle Real Estate Group is a privately owned and fully integrated real estate company based in Aventura, Florida. With more than 20 years of experience in real estate development, acquisitions, investment/finance, construction and asset repositioning, the company owns and operates a portfolio of more than a million square feet of commercial and hospitality assets. Led by Ryan Weisfisch, Maxwelle and its executive team have successfully completed ground-up multifamily and residential projects in South Florida, New Jersey and New York City. Fifteen-year South Florida real estate veteran, Ryan Mendell joins Maxwelle on the Oceanbleau development team.
ARCHITECT	Sieger Suarez Architectural Partnership	Sieger Suarez Architectural Partnership enjoys a distinguished 42-year reputation for design-forward, quality architecture. Owned and managed by Charles M. Sieger and José J. Suarez, the firm has received a multitude of awards in addition to peer and community recognition for its outstanding work over the decades. Recent projects include Apogee, St Regis and Porsche Design Tower. The firm has a wide spectrum of project experience in luxury high-rise residential, hotels, retail, mixed use and religious buildings, resulting in an excess of twenty billion dollars of construction.
LANDSCAPE ARCHITECT	EGS2 Corporation	Suarez Architectural Partnership has expanded to include William A. Eager of EGS2 Corporation, a landscape architectural division, making them one of the most comprehensive firms in the Southeastern United States.
INTERIOR DESIGN	Fanny Haim & Associates Inc	Fanny Haim & Associates is an award-winning interior design firm owned and managed by Fanny Haim, whose fine arts education, multicultural background, and extensive international experience as exhibitor in major galleries and museums have paved the way for the company's many achievements, including notable distinction in the II Biennale of Arts in Chile. Fanny Haim's sketches and drawings are part of exclusive private collections worldwide. Her artistic expertise has been successfully applied into award-winning interior designs around the globe.



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