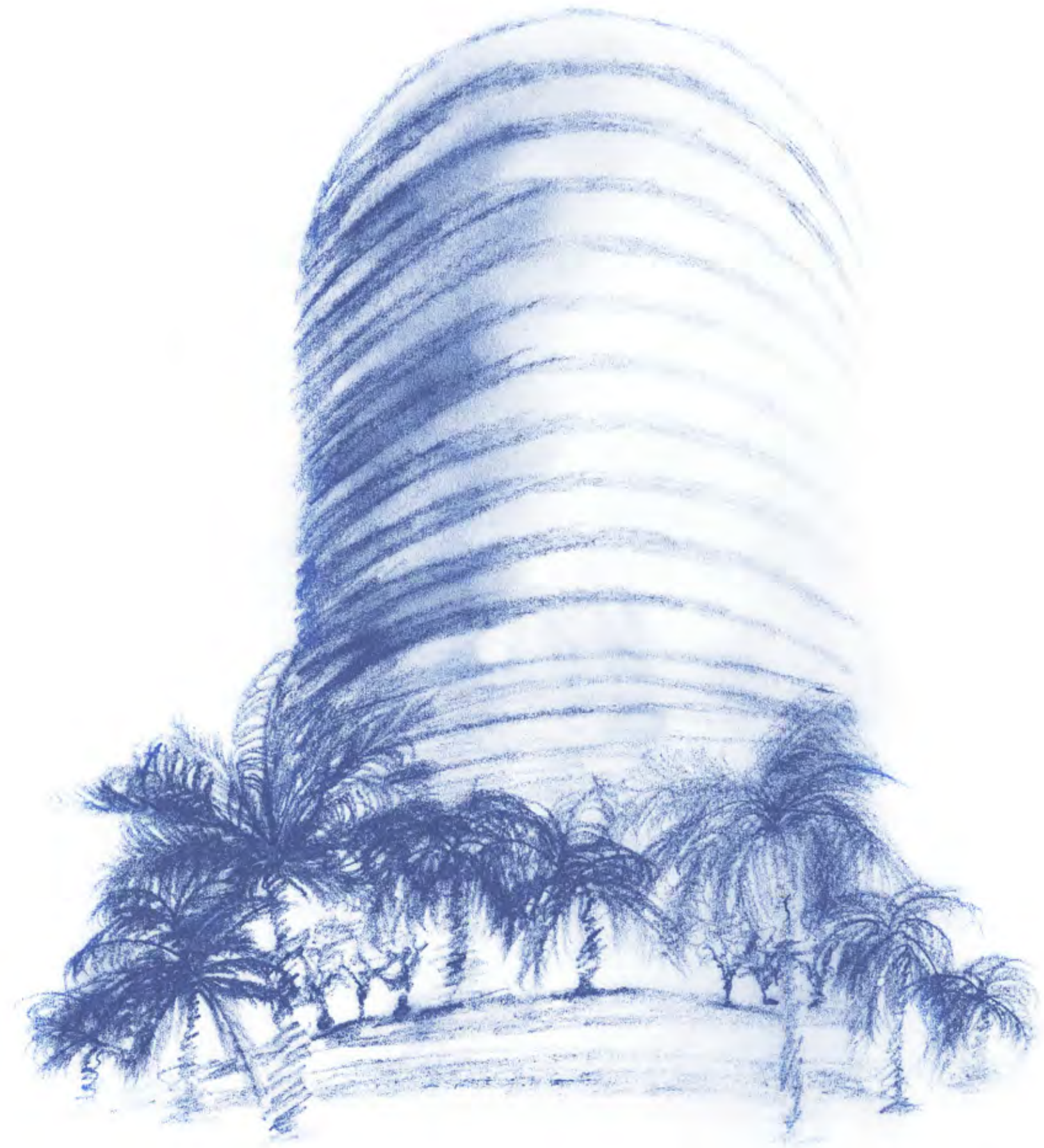




OCEANBLEAU



*An Address
of Distinction*

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.



Dania Beach Blvd ↔

Dania Beach Access RD

Intracoastal

West Property Line



OCEANBLEAU

Renaissance

Renaissance

↔ N 4th Terrace

Balboa ST →

Atlantic Ocean

*Perfectly Situated Between
The Intracoastal Waterway
and The Atlantic Ocean*

North View



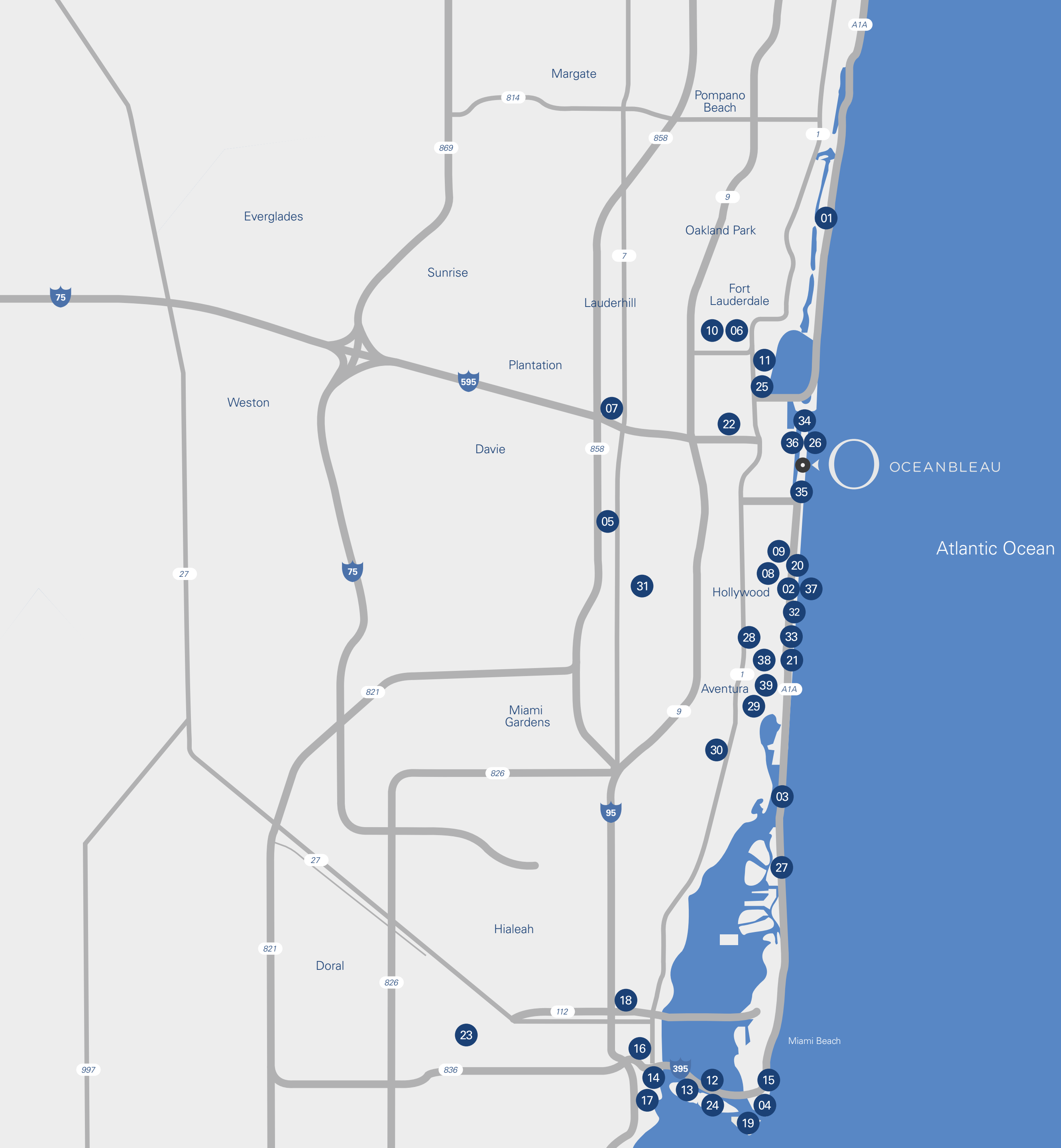
A Clear Vision From Any Angle

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



The Luxury of Location



BEACHES

- 01 Lauderdale by the Sea
- 02 Hollywood Beach Boardwalk
- 03 Sunny Isles Beach
- 04 South Beach

ATTRACTIONS

- 05 Seminole Hardrock Hotel and Casino
- 06 Museum of Art, Fort Lauderdale
- 07 Historic Stranahan House
- 08 Art and Culture Center of Hollywood
- 09 Anne Kolb Nature Center
- 10 Broward Center for the Performing Arts
- 11 Las Olas Blvd
- 12 Jungle Island
- 13 Miami Children's Art Museum
- 14 Perez Art Museum
- 15 Jackie Gleason Theatre
- 16 Adrienne Arsht Center
- 17 American Airlines Arena
- 18 Wynwood Arts District
- 19 Fisher Island
- 20 Jimmy Buffet's Margaritaville
- 21 Diplomat Resort

TRAVEL

- 22 FLL - Fort Lauderdale International Airport
- 23 MIA - Miami International Airport
- 24 Port of Miami
- 25 Port Everglades
- 26 City Marina

SHOPPING

- 27 Bal Harbour Shops
- 28 Hollywood Circle
- 29 Gulfstream Park
- 30 Aventura Mall

RESTAURANTS

- 31 Chocolada Bakery & Café
- 32 Sardelli
- 33 Hollywood Prime
- 34 Quarterdeck Grill
- 35 Jimbo's
- 36 Beach Bar and Grille
- 37 Billy's Stone Crab

GOLF COURSES

- 38 Diplomat Country Club
- 39 Turnberry Isle Country Club



*Oceanfront
Living*



A Multitude of Options

Hollywood Beach

Named one of America's best beach boardwalks, Hollywood Beach Boardwalk is a two-and-a-half mile pedestrian promenade stretched along the Atlantic between Fort Lauderdale and Miami.

South Beach Miami

Located between Biscayne Bay and the Atlantic Ocean, South Beach was the first part of Miami Beach to be developed, and is now a Picturesque stretch of coast along Ocean Drive. Although South Beach is a renowned party spot, it also offers memorable daytime activities. Surrounding the clear blue water and white sand of the beach are museums, shops, historic buildings, and Art Deco designs to delight the architect buff.

Bal Harbour Shops

Located at 700 Collins Avenue in Bal Harbour, this stylish open-air shopping center is internationally distinguished for its variety of luxury retail offerings. Owned by the Whitman family, this pristine shopping mall includes upscale brands such as Dolce & Gabbana, Chanel, Prada, Tory Burch and more.

Las Olas Boulevard

A bustling avenue between downtown Fort Lauderdale and the Atlantic Ocean, the sparkling lights of Las Olas invites leisurely strolls, shopping and dining amidst al fresco restaurants, art galleries and museums.





Billy's Stone Crab Restaurant

This famous dining location is known around the world as one of the best seafood restaurants/markets in the Ft. Lauderdale area. The two-story establishment boasts floor-to-ceiling windows with dramatic views of the Intracoastal Water Way, with remarkable sunsets and twinkling nighttime views of the city below.

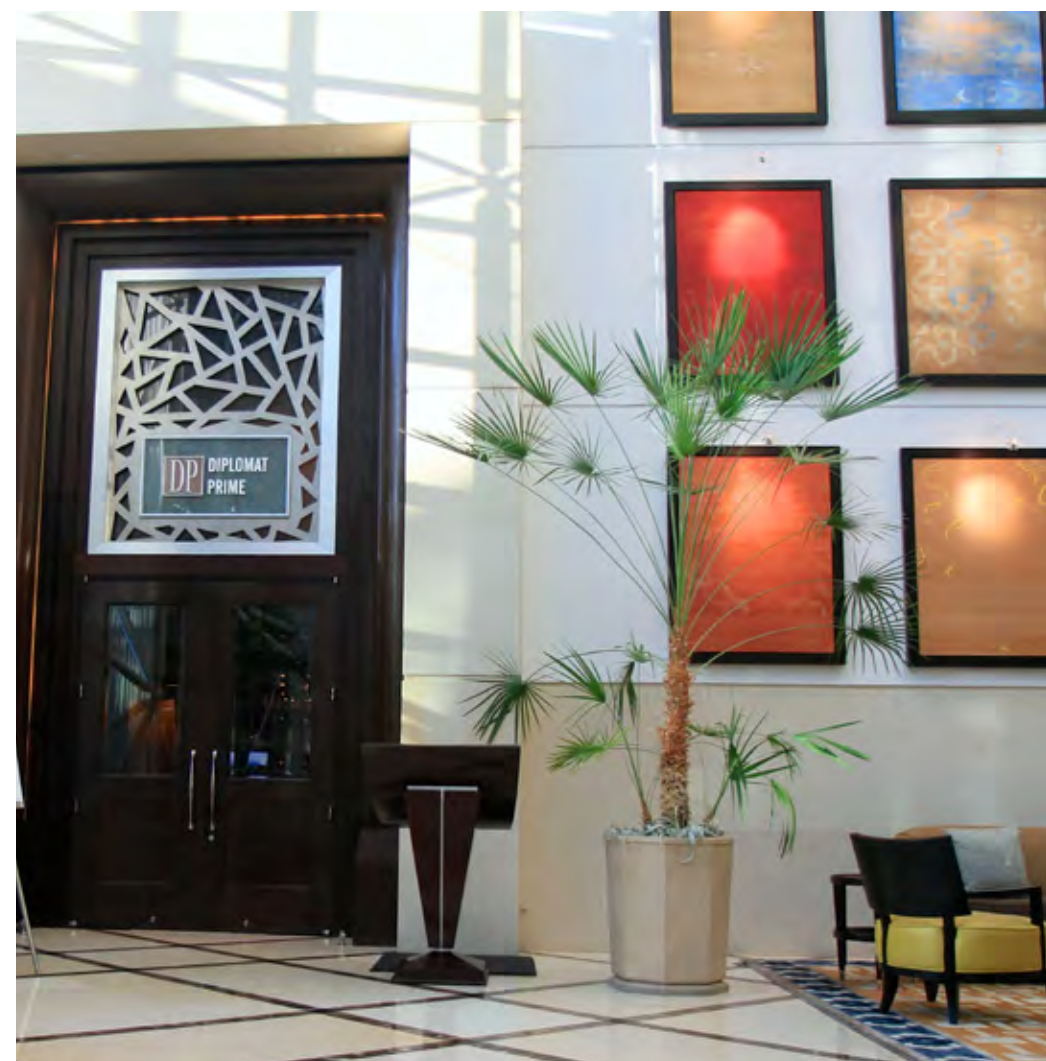


Perez Art Museum

Showcasing international art from the 20th and 21st centuries, this state-of-the-art facility is located in Downtown Miami's Museum Park along Biscayne Bay. The museum features an assortment of gallery spaces and a popular waterfront restaurant.

Hollywood Prime

Located in the prestigious Diplomat Resort and Spa, Hollywood Prime serves up some of the finest steak and seafood in South Florida. Enjoy the restaurant's classy and comfortable environment while perusing their list of excellent wines and enjoying ample portions of the most quality and flavor-filled entrees in Hollywood Beach.



Gulfstream Park

One of the most important venues for horse racing in the U.S., Gulfstream Park is a landmark located between Fort Lauderdale and Miami. The newly completed state-of-the-art Clubhouse and casino offer guests more than just racing, boasting South Florida's finest poker room, slot gaming machines, and dining and entertainment.

Museum of Art Fort Lauderdale

A cultural hub located between Miami and Palm Beach, the MOAFL's distinctive Modernist building houses permanent collections of more than 6,000 works, including post-war, avant-garde, and a collection of works by Latin American artists. The museum also celebrates photography art year-round through its Foto Fort Lauderdale program.

You Have Arrived

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

*Make a Dramatic
First Impression*

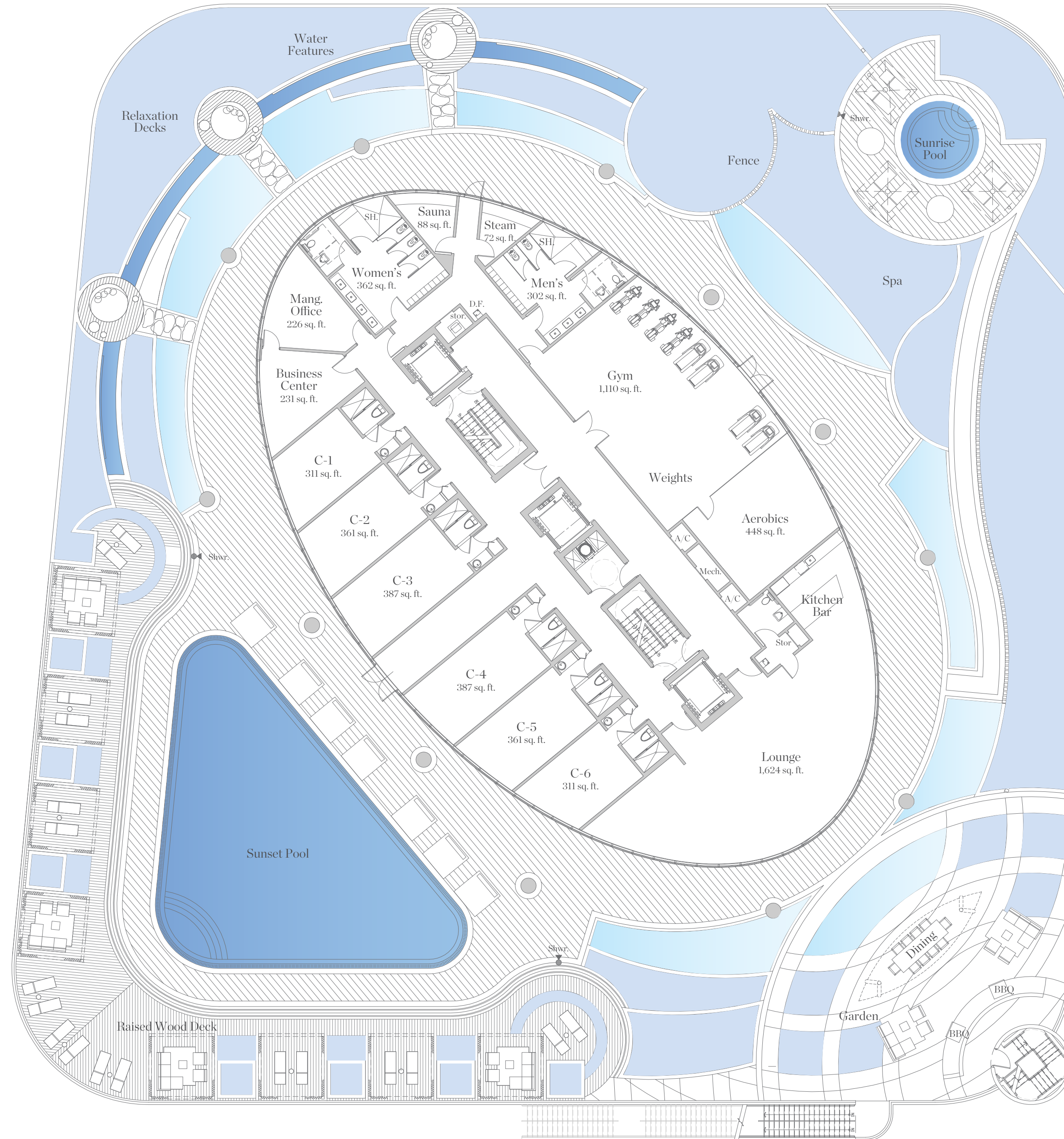


Premium Features and Amenities

- Beach Service complete with lounges, towels and umbrellas
- Serviced sunrise and sunset pools overlooking the ocean and Intracoastal
- Open-air poolside cabanas
- Poolside 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

Amenities Plan

West Property Line



East Property Line

*Sunset Pool
with Intracoastal
Waterway Views*



*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 the many offerings of 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.

*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





*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



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.



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



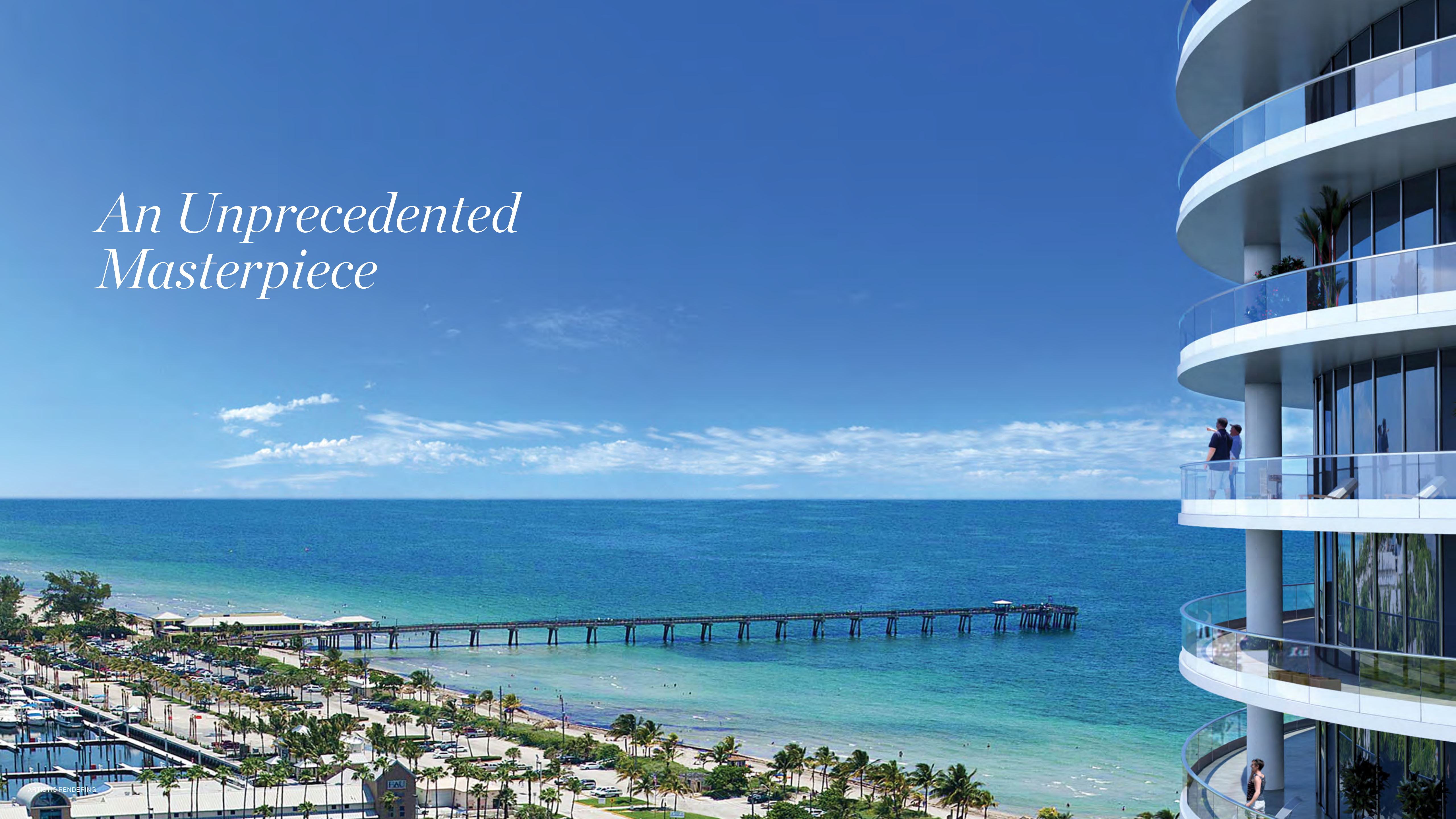
Stylishly Outfitted Club Room

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





*An Unprecedented
Masterpiece*



*Set Your Sights on
a New Horizon*



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.

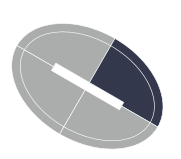


Floor Plans

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



INTRACOASTAL



OCEAN

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.



Model B

RESIDENCE DESCRIPTION

3 Bedrooms / 4.5 Bathrooms /
Media Room / Den-Office

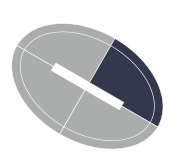
INTERIOR	3,000 Sq. Ft. - 278 Sq. M.
OUTDOOR LIVING	1,144 Sq. Ft. - 106 Sq. M.
TOTAL	4,144 Sq. Ft. - 384 Sq. M.



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.



INTRACOASTAL



OCEAN

Model C

RESIDENCE DESCRIPTION

4 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.

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



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. Sieger. 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. 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.

INTERIOR DESIGN

Fanny Haim & Associates

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.

SALES TEAM

BH3 Realty

BH3 Realty is a boutique development sales company that operates the sales and marketing for all BH3 projects and developer clients. Our unmatched expertise in efficiently handling all facets of a client's integrated strategy from inception through closings makes BH3 Realty the premier choice for third party clients. Offering precise marketing and sales services, we ensure success while obtaining maximum price points. Through its vast network, BH3 Realty is able to offer a dynamic array of horizontally integrated services from marketing, sales and project finance to full business plan implementation. BH3 Realty is led by Michael Neumann, an accomplished sales director in the luxury residential sector with over 25 years experience. Prior to joining BH3, he was an instrumental figure behind approximately 50 properties; where under his management, sales exceeded \$3billion with more than 5,000 residences sold. Since joining BH3, Michael has successfully executed on sales in excess of \$500 million.



The Latest Interpretation of Comfort

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