

# Fort Lauderdale, Florida

Inspired by 165 miles of waterway, 300 miles of blue wave beaches, and luxurious properties, Fort Lauderdale is known as the “Venice of America”. Bordering the Atlantic Ocean it's just 23 miles (37km) north of Miami making it statistically part of the greater Miami metropolitan area.

Fort Lauderdale, the 8th largest city in Florida, attracts people from all over the globe to not only visit the yachting capital of the world, but to enjoy its year-round sunshine, upscale shopping, entertainment, sporting and thriving nightlife.

Whether you are here to stay or play the 4000+ restaurants, 63 golf courses, 12 shopping malls, 132 nightclubs, and 100 marinas holding over 45,000 resident yachts, Fort Lauderdale offers a lifestyle for all to enjoy.









## The Neighborhood

With its private estates, sun kissed shores, secluded beach, and nearby boutique shops, Lauderdale Beach is one of the most prestigious beach-side neighborhoods in Fort Lauderdale. The ongoing investment and development is consistently setting new standards in both quality and prestige.

30 Thirty North Ocean Condominium is just 10 blocks north of the world famous Fort Lauderdale Beach, also known as "The Strip". From country clubs to the palm tree fringed beaches, this community has a lot to offer. Enjoy a wide array of cuisines, have a leisurely brunch at a sidewalk café, or sit along the Florida Intracoastal, with the pleasant interruption of the drawbridge unlocking to let through another multimillion-dollar yacht. Take a swing at the nearby 18-hole golf course, cycle to Las Olas Blvd, or bury your feet in the sand – your options are plentiful.







Ft Lauderdale  
International Airport

Las Olas Blvd

Sunrise Blvd

Galleria Mall

Downtown

US1

Sawgrass Mills  
Shopping Mall

Intracoastal  
Waterway

Waterfront Dining  
Precinct

Oakland Park  
Blvd

Coral Ridge Country  
Club Golf Course

Port Everglades

A1A

Local restaurant  
district





## Clubhouse & Pool

A development of substance deserves matching amenities, and 30 Thirty North Ocean does not disappoint. The two-level clubhouse, with its adjoining pool, adds to what the already spacious residences provide by extending the development to a level of amenity eclipsing many small resorts.

Key features include:

- A large heated pool
- Whirlpool spa with water feature
- Gazebo barbeque area
- Sun deck with lush landscaping
- Owners kitchen and bar in clubhouse
- Indoor fitness center overlooking pool
- Private sauna
- Wi-Fi in common areas







Heated swimming pool



Luxury recreational and lounge room





The clubhouse lounge with pool table







30 Thirty's extensive fitness center





## Residences

The residences of 30 Thirty North Ocean are the greatest feature of the development, each being two levels high and with private elevator access. They truly offer penthouse style and amenity, along with the convenience of a boutique exclusive community, without the usual penthouse price tag.

With between 2,097 – 2,373 sqf (194.8 – 220.5m<sup>2</sup>) under AC and 2,482 – 3,147 sqf (230.6 – 292.4m<sup>2</sup>) total area plus two assigned parking spaces, these residences offer an expansive no-compromise condominium solution.

### Residence Features

- 3 bedroom 3 ½ bathroom residences (six floor plans to choose from)
- Private elevators
- Oversized balconies for comfortable outdoor living
- Balcony access through each bedroom
- Fire sprinkler system and monitoring unit in each building
- His and hers walk-in closets in master bedroom
- 2 assigned parking spaces
- Decorator ready.

### Kitchen Features

- Sub Zero Refrigerator
- Wolf transitional gas cooktop
- Wolf single oven
- Wolf Microwave
- Panel Ready dishwasher
- European style cabinetry
- Quartz countertops with under mount stainless steel sinks
- Contemporary plumbing fixtures
- Wine cooler









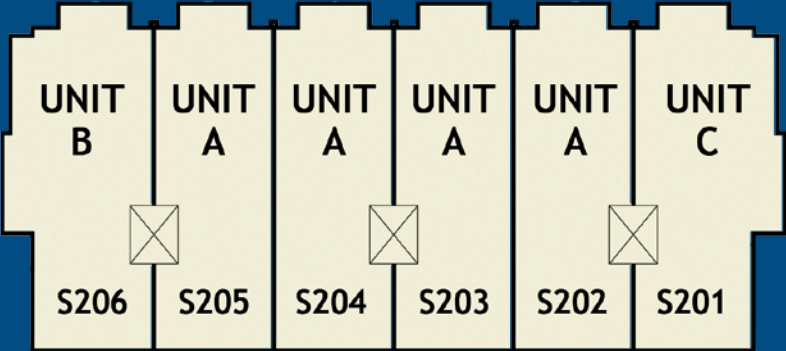
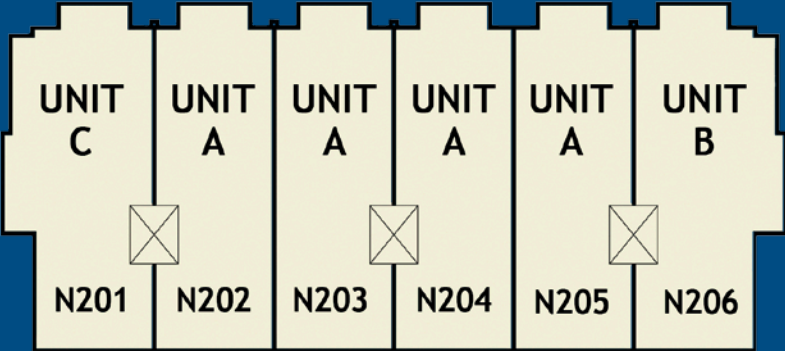








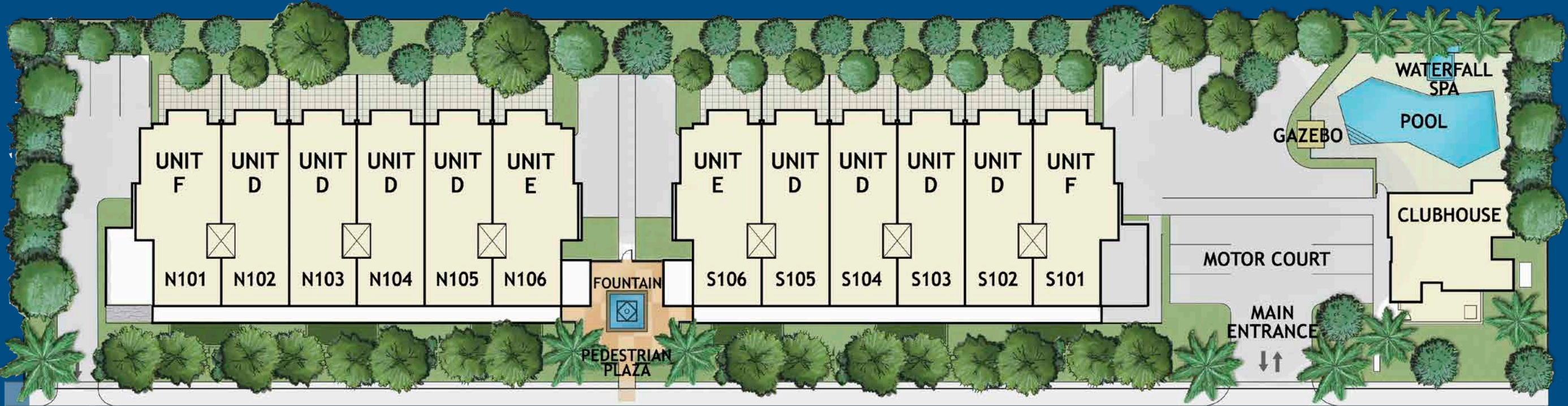
# Unit layout plan



Upper level units (4th & 5th floors)

## Building features

- 24 luxury condominium residences
- Chic elegantly designed contemporary exterior
- Neighborhood and project patrolled by private security
- Neighborhood beach access with private beach atmosphere
- Secured building access
- Secured common area gardens throughout

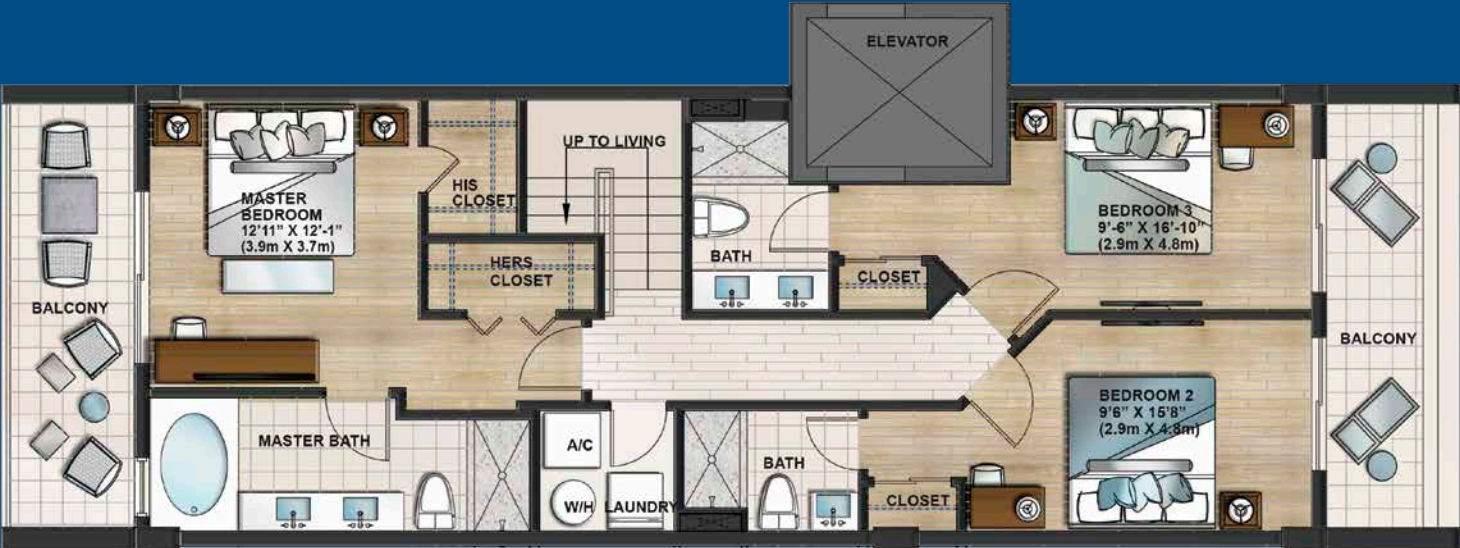


Lower level units (2nd & 3rd floors)





Entry Level



Bedroom Level

# Type A plan

3 Bedroom  
3.5 Bathrooms

8 Units in total

Entry level	1025 sf	95.2 m <sup>2</sup>
Bedroom level	1072 sf	99.6 m <sup>2</sup>
Total enclosed	2097 sf	194.8 m <sup>2</sup>
Balconies	385 sf	35.8 m <sup>2</sup>

**Total gross area 2482 sf 230.6 m<sup>2</sup>**

All dimensions, features, and specifications are from architects preliminary plans and are subject to change without notice. Dimensions and area calculations are measured using the BOMA standard of measurement. The developer reserves the right to make modifications and revisions at his sole discretion either required by local building codes or which are deemed desirable for the project. Artist renderings and floor plans shown herein show potential style and indicates scale, but furniture, fixtures, and finishes are not included in the offering price unless specifically listed in the features section.





Entry Level



Bedroom Level

Type B plan

3 Bedroom  
3.5 Bathrooms

2 Units in total

Entry level	1095 sf	101.7 m <sup>2</sup>
Bedroom level	1150 sf	106.8 m <sup>2</sup>
Total enclosed	2245 sf	208.6 m <sup>2</sup>
Balconies	599 sf	55.6 m <sup>2</sup>

**Total gross area 2844 sf 264.2 m<sup>2</sup>**

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Entry Level



Bedroom Level

# Type C plan

3 Bedroom  
3.5 Bathrooms

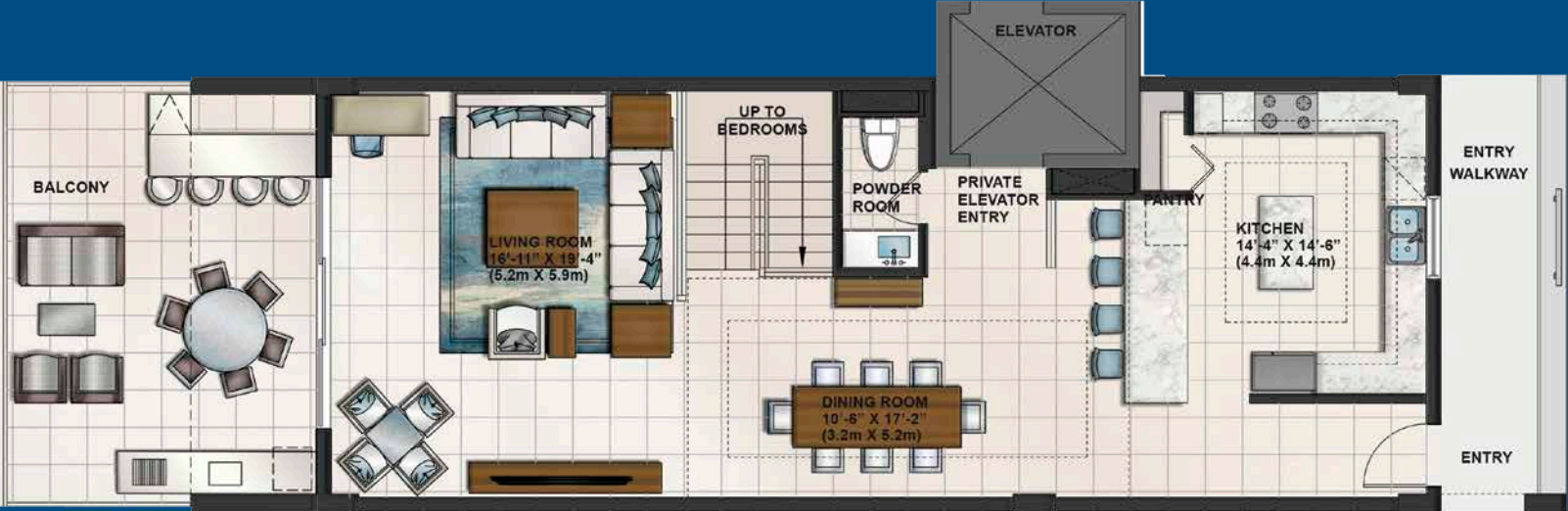
2 Units in total

Entry level	1091 sf	101.4 m <sup>2</sup>
Bedroom level	1218 sf	113.2 m <sup>2</sup>
Total enclosed	2309 sf	270.2 m <sup>2</sup>
Balconies	599 sf	55.6 m <sup>2</sup>

**Total gross area 2908 sf 325.8 m<sup>2</sup>**

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Entry Level



Bedroom Level

Type D plan

3 Bedroom  
3.5 Bathrooms

8 Units in total

Entry level	1070 sf	99.4 m <sup>2</sup>
Bedroom level	1070 sf	99.4 m <sup>2</sup>
Total enclosed	2140 sf	198.8 m <sup>2</sup>
Balconies	523 sf	48.6 m <sup>2</sup>

**Total gross area 2663 sf 247.4 m<sup>2</sup>**

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Entry Level



Bedroom Level

# Type E plan

3 Bedroom  
3.5 Bathrooms

2 Units in total

Entry level	1153 sf	107.1 m <sup>2</sup>
Bedroom level	1153 sf	107.1 m <sup>2</sup>
Total enclosed	2306 sf	214.2 m <sup>2</sup>
Balconies	790 sf	73.4 m <sup>2</sup>

Total gross area 3096 sf 287.6 m<sup>2</sup>

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Entry Level



Bedroom Level

# Type F plan

3 Bedroom  
3.5 Bathrooms

2 Units in total

Entry level	1151 sf	106.9 m <sup>2</sup>
Bedroom level	1222 sf	113.5 m <sup>2</sup>
Total enclosed	2373 sf	220.5 m <sup>2</sup>
Balconies	774 sf	71.9 m <sup>2</sup>

Total gross area 3147 sf 292.4 m<sup>2</sup>

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