



OCEANSIX

TERRACES

02  
The Terraces

16  
The Site

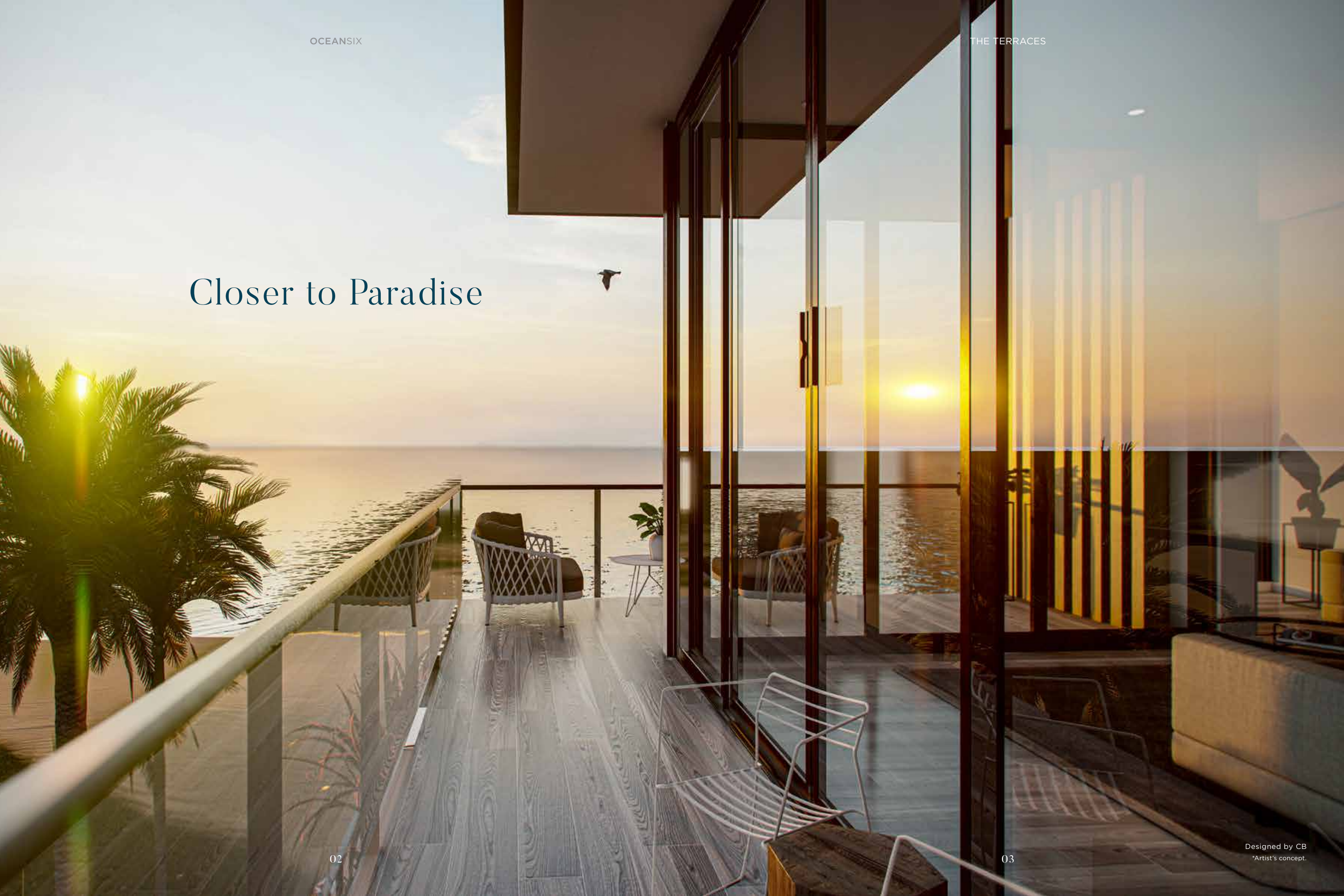
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# Closer to Paradise



# THE OCEANFRONT ELITE



Designed by CB  
Artist's concept

**Greenpark Group USA is proud to bring an entirely new standard of Ocean front living to the shores of Pompano Beach.**

Introducing Ocean Six Terraces, an exclusive release of six luxury townhomes in beautiful Pompano Beach, Florida. Architecturally mesmerizing and artfully designed, the sophisticated townhomes at Ocean Six Terraces are reshaping the idea of what it means to be an ocean front resident at Pompano Beach.



# BEACHSIDE OASIS

# Closer to Contemporary

Natural textures and neutral colors come together with the foundational design elements of line, shape and form to create expert contemporary designs with a laidback coastal influence. The opulence of each design comes through in the finishes, the features and the quality.

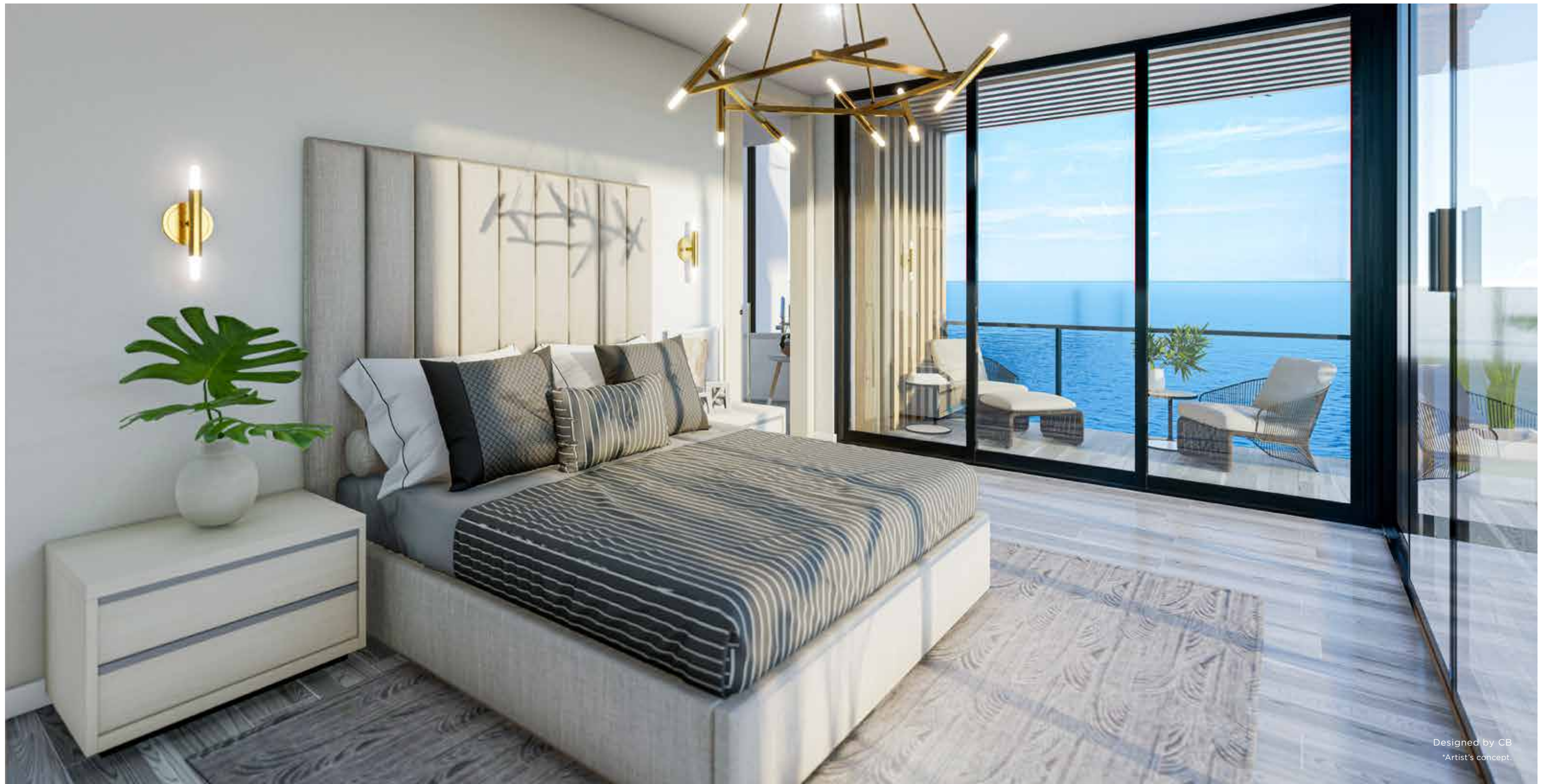
Designed by CB  
\*Artist's concept.



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# NEVER CHECK-OUT

The Ocean Six Terraces provide the convenience and luxury of a 5-star resort in your own home. Each home includes a private elevator, private pool and cabana area with the ocean just outside your door. Entertain, relax and dine on your private rooftop oasis that offers stunning ocean view sunrises and sunsets. Enjoy an elevated lifestyle at Ocean Six Terraces and never check-out of magnificence.



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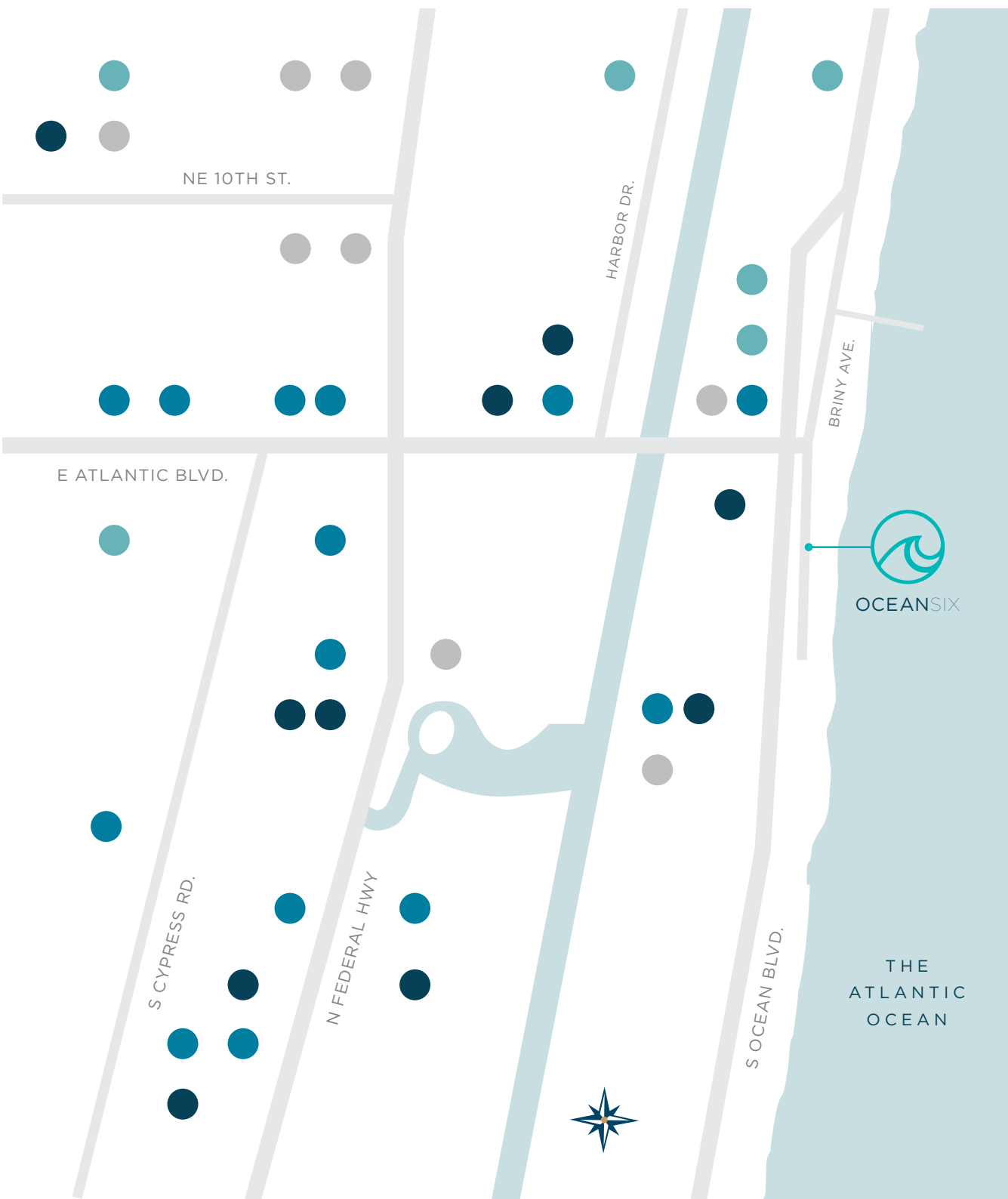
## Closer to Comfort

Each space has been designed with two things in mind: splendor and simplicity. The ocean is not just a beautiful view through your window – it flows through every aspect of the design itself. The softened edges, open spaces and elegant lines not only help achieve a fresh look and feel, but they also help create a bright and comfortable living environment.



# CLOSER TO LUXURY





- Shopping
- Dining
- Entertainment
- Recreation

# CLOSER TO CULTURE



Pompano Beach is vibrant, lively, tranquil and upscale. In close proximity to all major airports, including Fort Lauderdale, Miami, West Palm Beach, and a number of executive airports, Pompano Beach has made a name for itself as a hub for luxury. Enjoy choice dining, high-end shopping, idyllic scenery and an exciting night life. Whether you're in the mood for a stroll along the boardwalk or a relaxing dinner on the town, the culture that ripples through Pompano Beach will surely elevate your experience.

# The Floor Plans



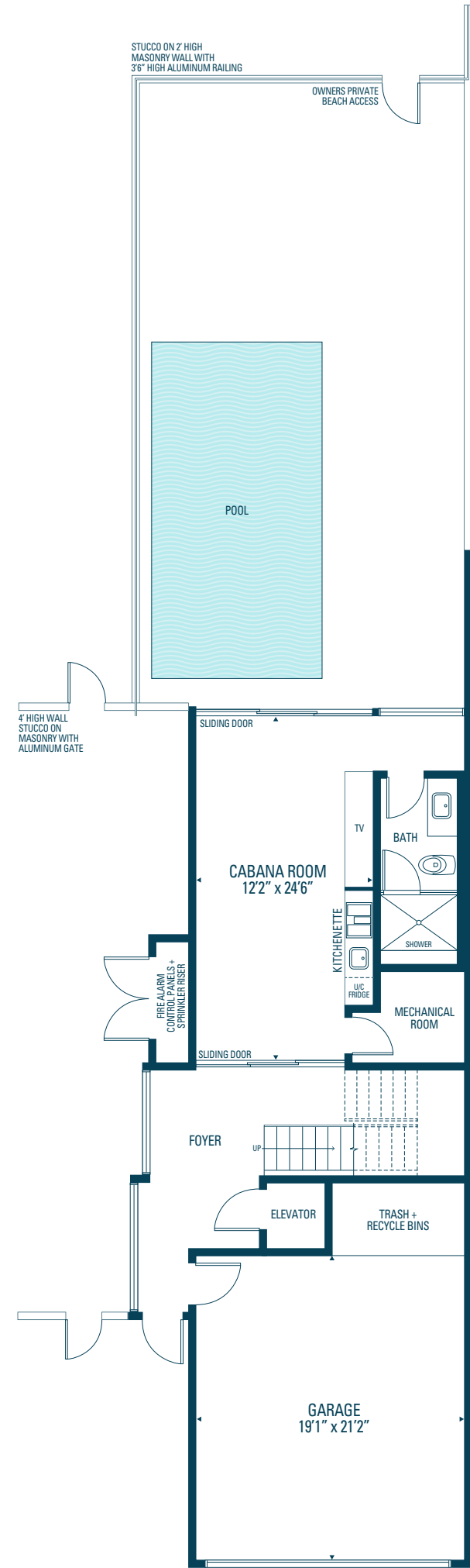
NORTH END UNIT

3,389 sq. ft.

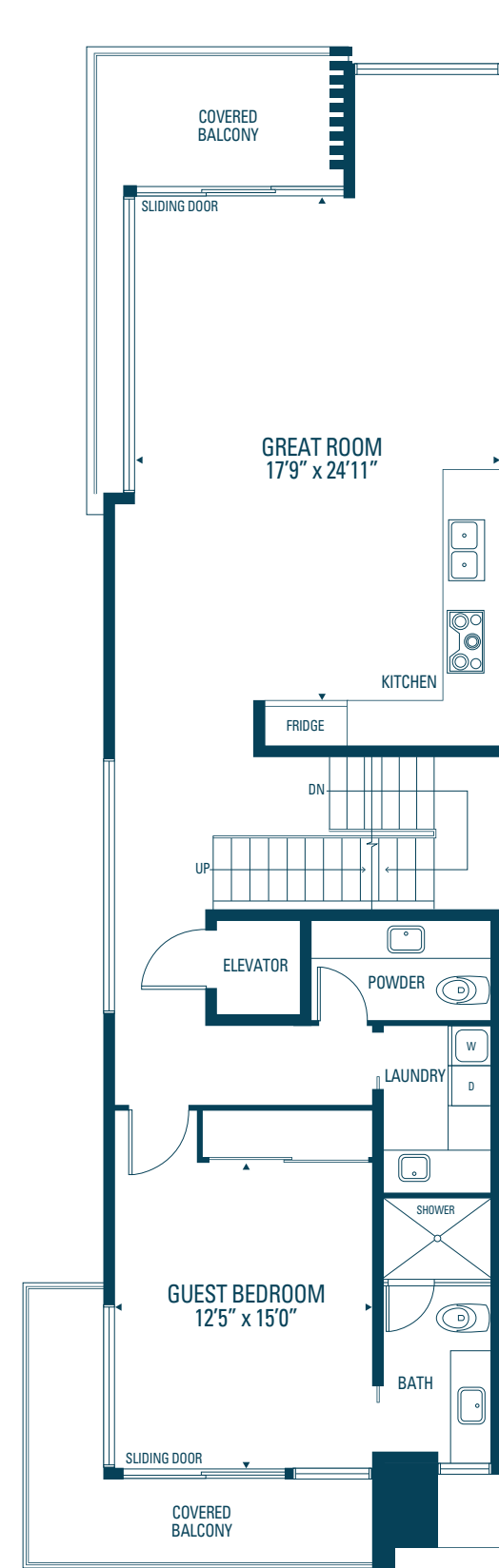
OCEAN  
ONE

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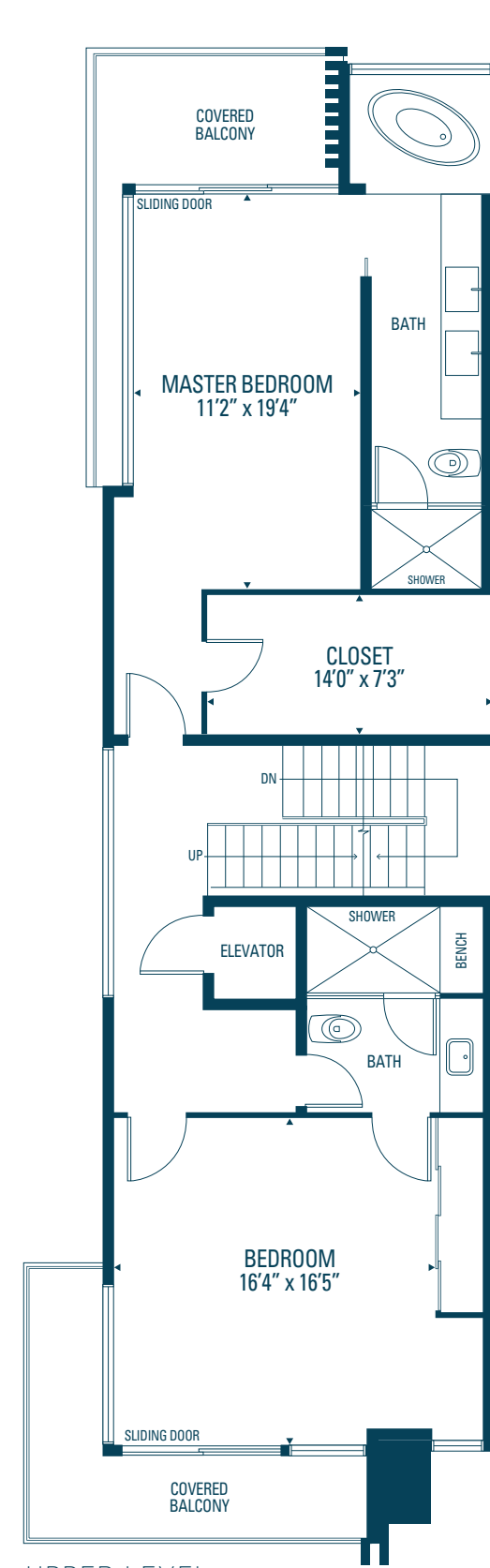
OCEAN ONE  
3,389 sq. ft.



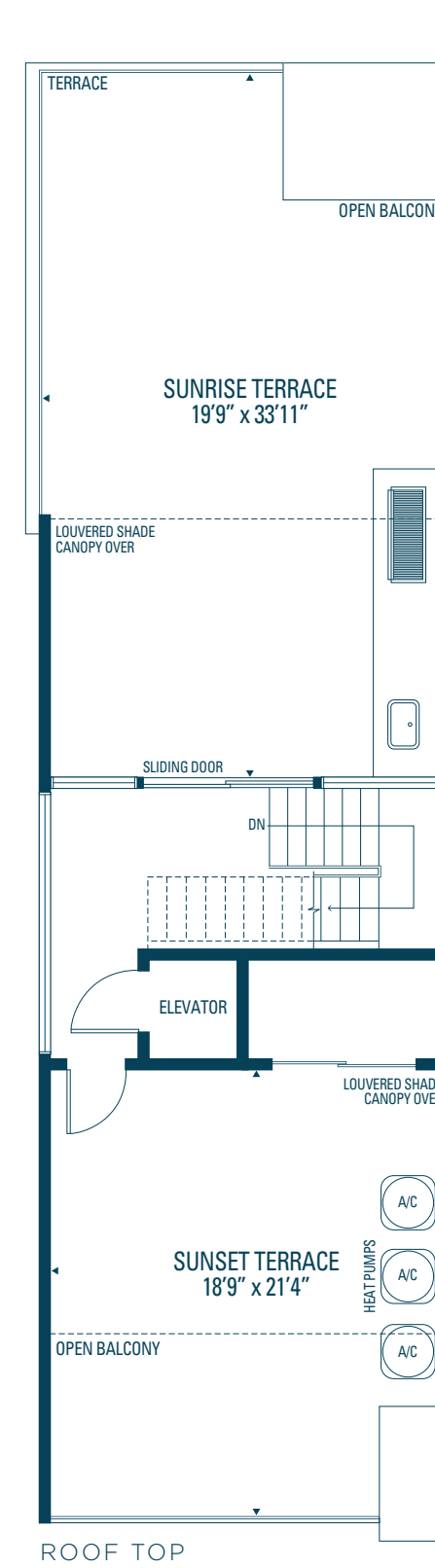
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. Furniture and furnishings not included. E. & O. E. May 2020



OCEAN ONE

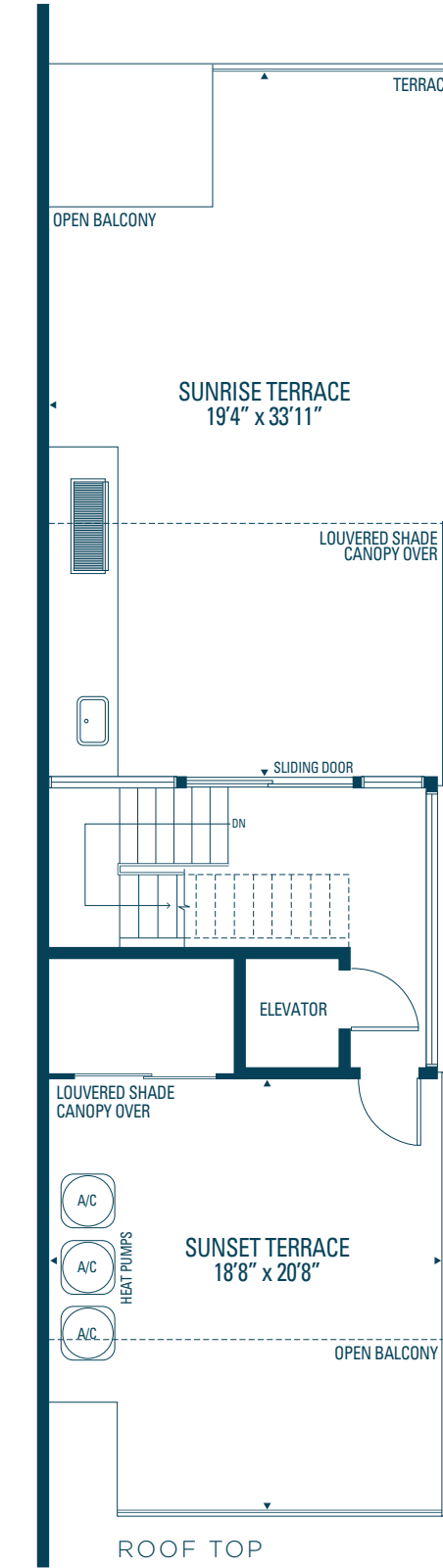
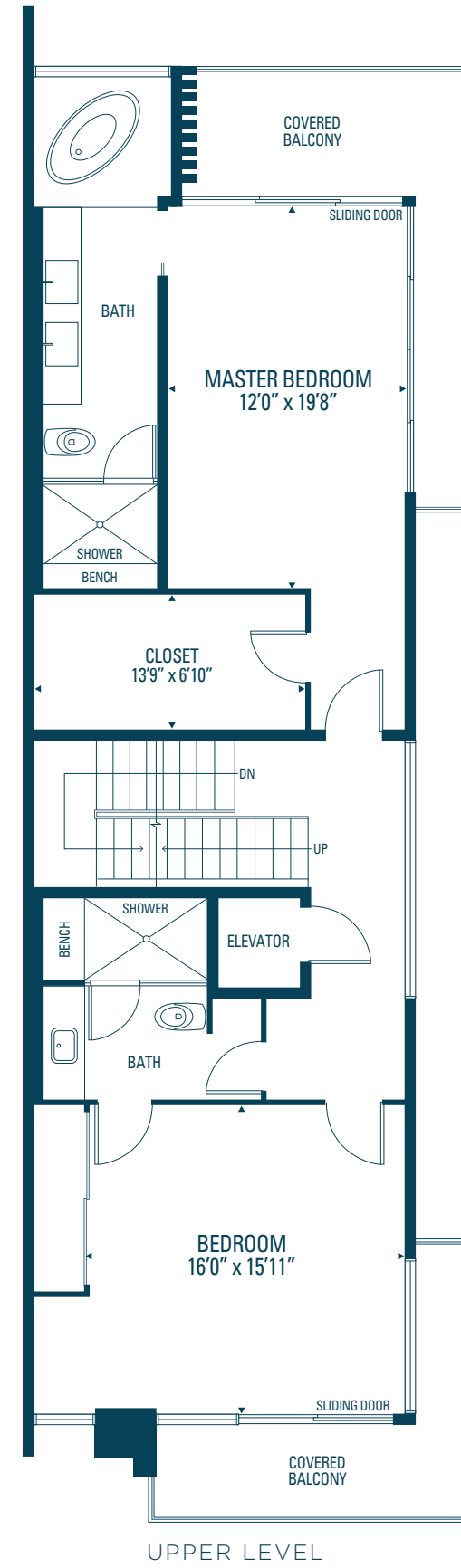
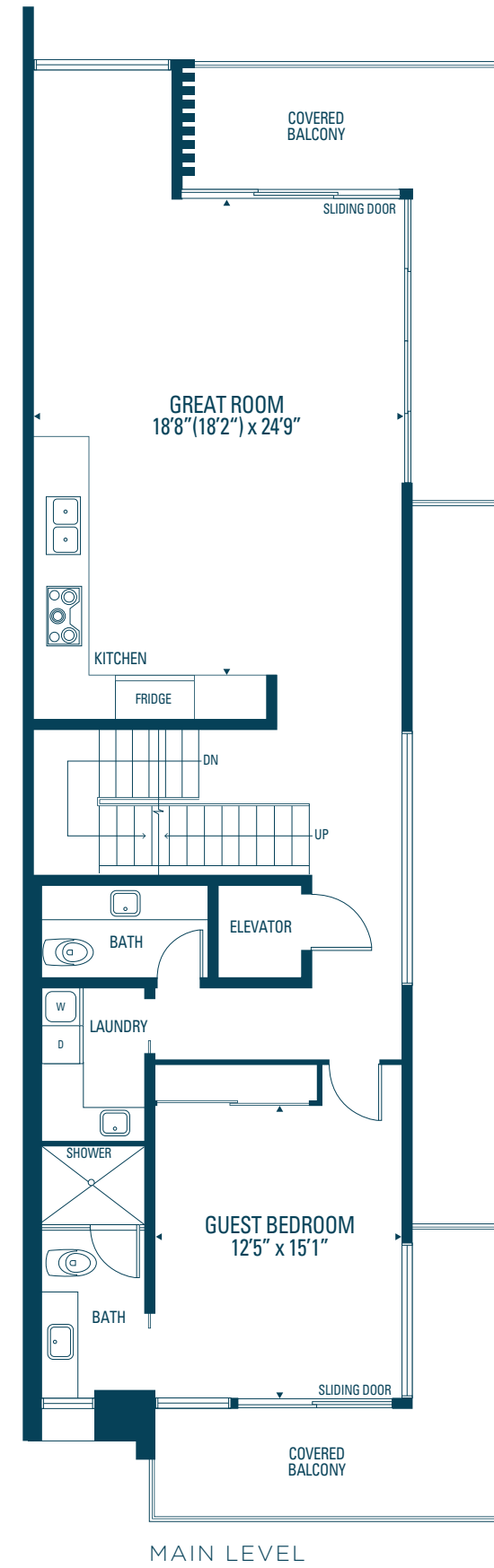
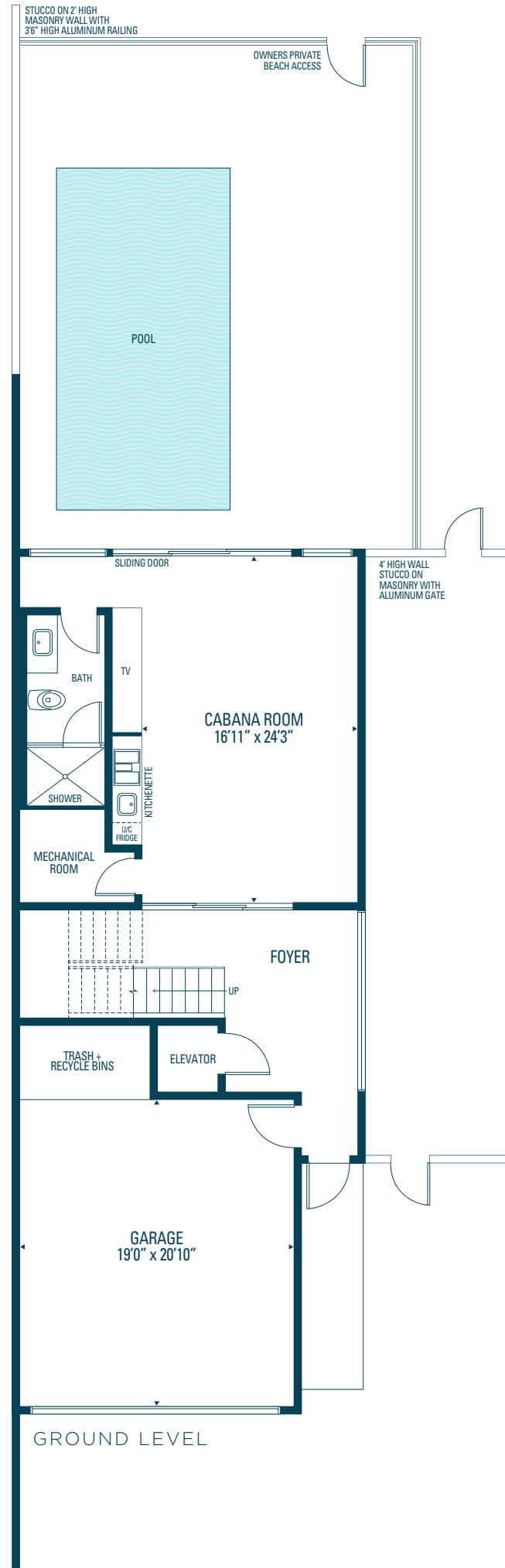
SOUTH END UNIT

3,472 sq. ft.

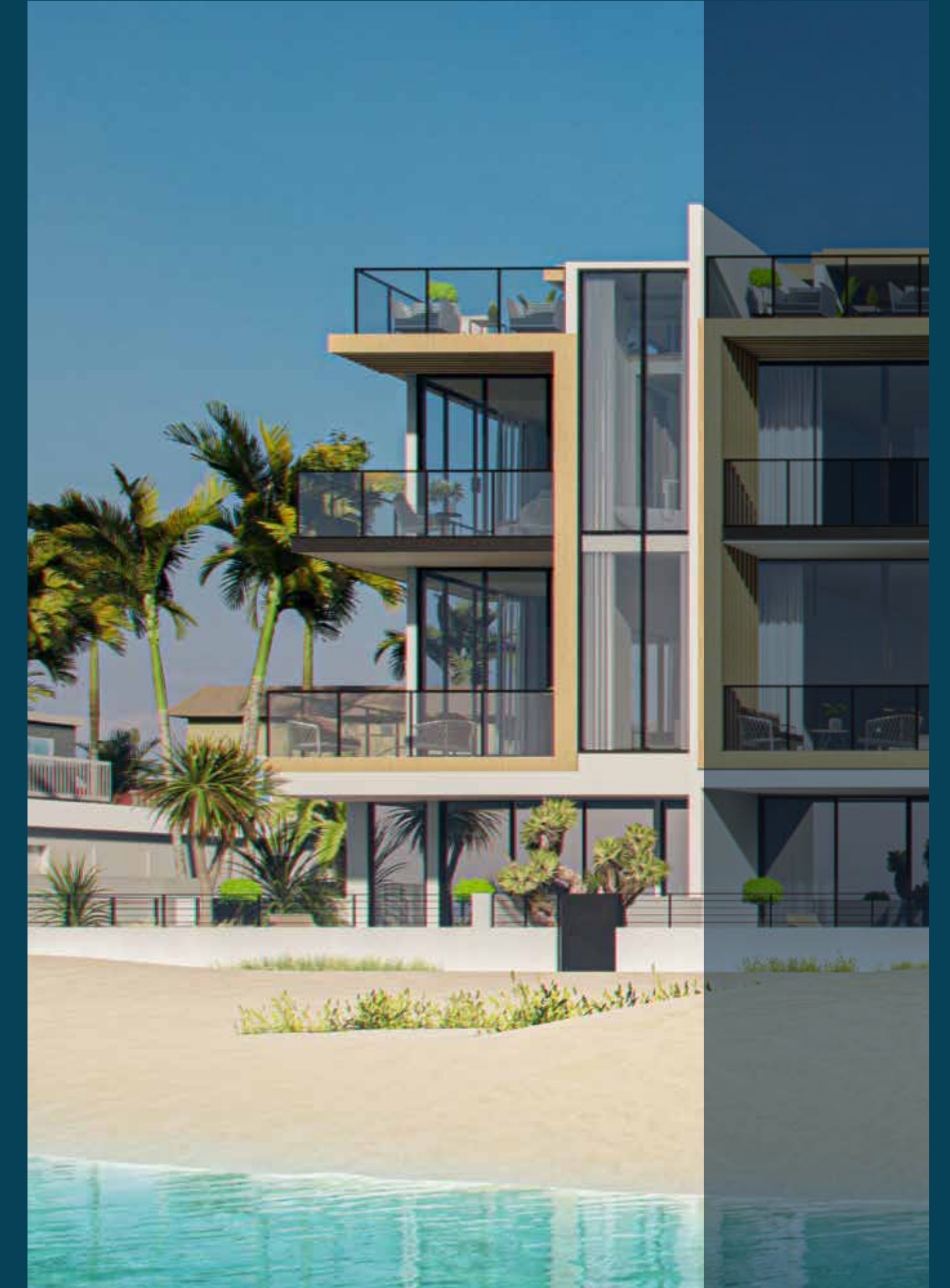
# OCEAN TWO

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OCEAN TWO  
3,472 sq. ft.



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OCEAN TWO



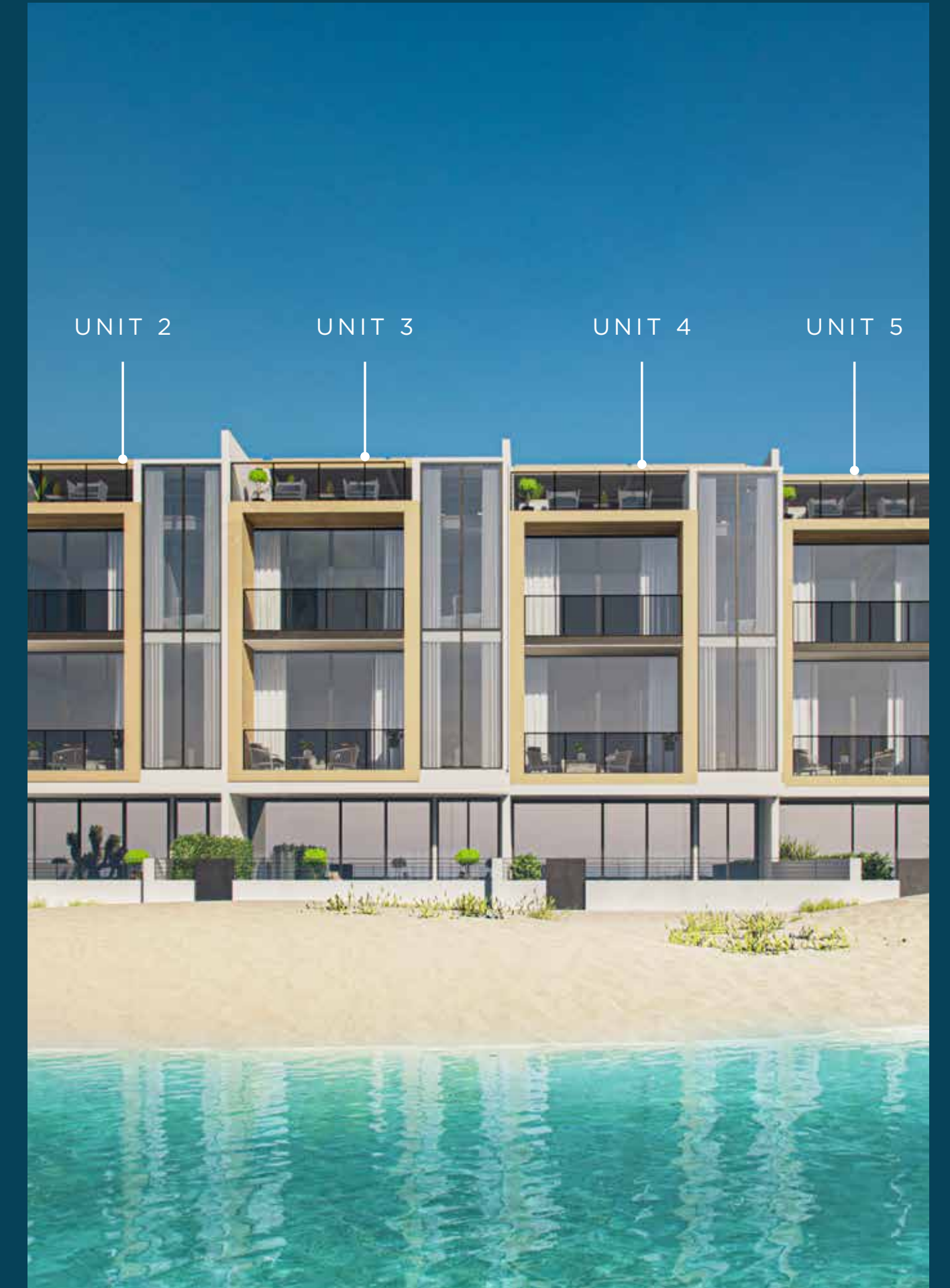
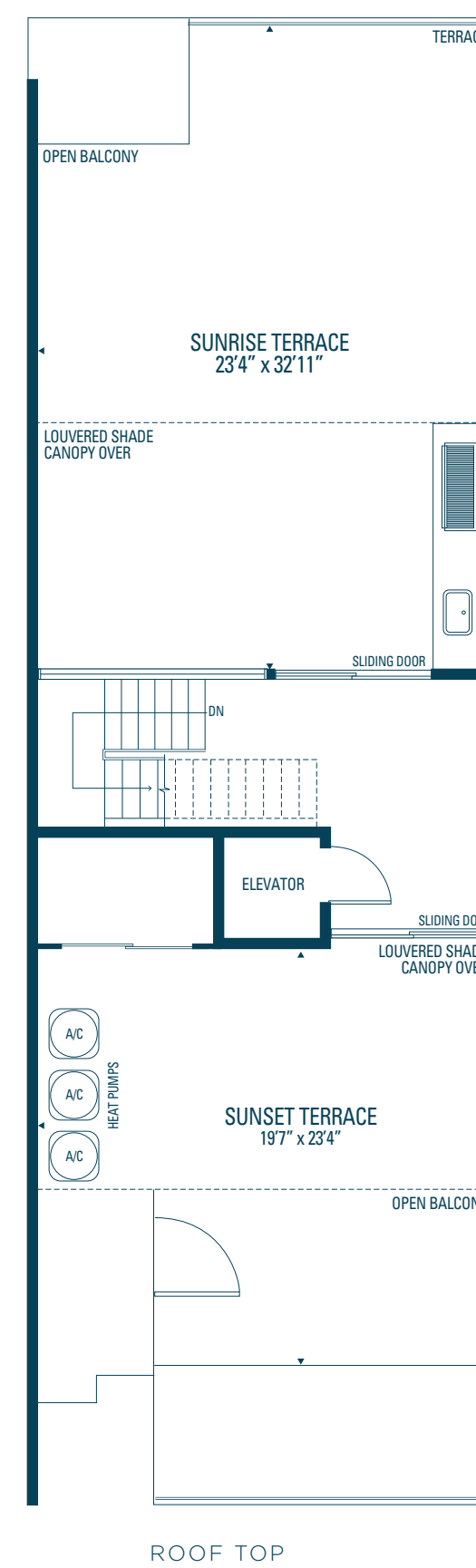
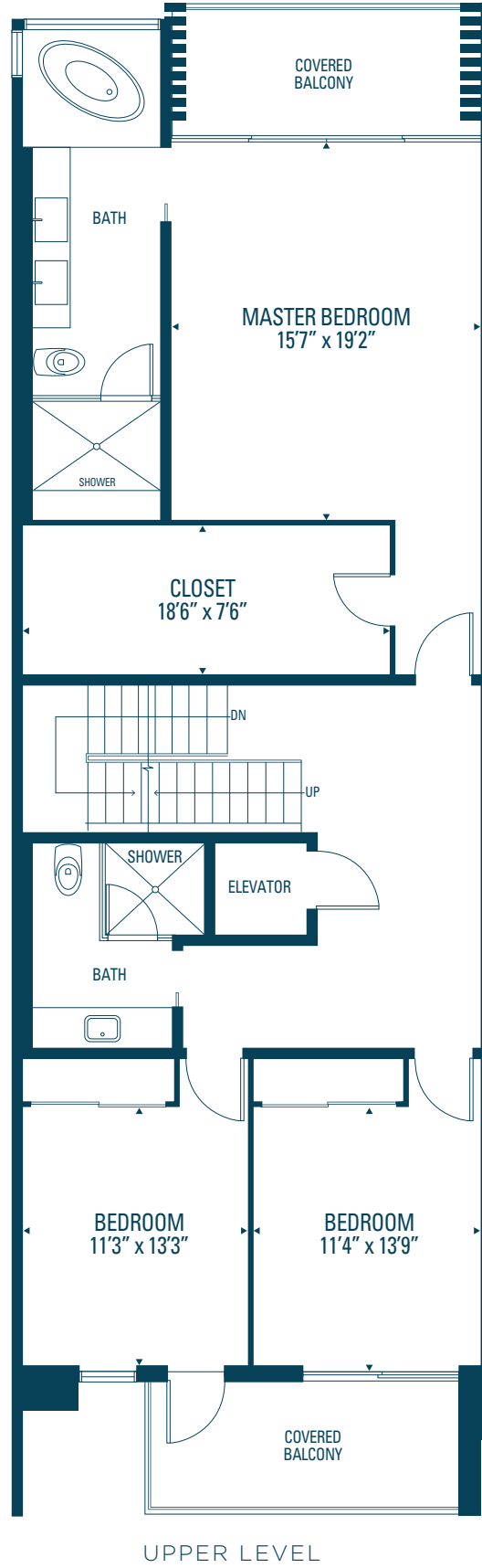
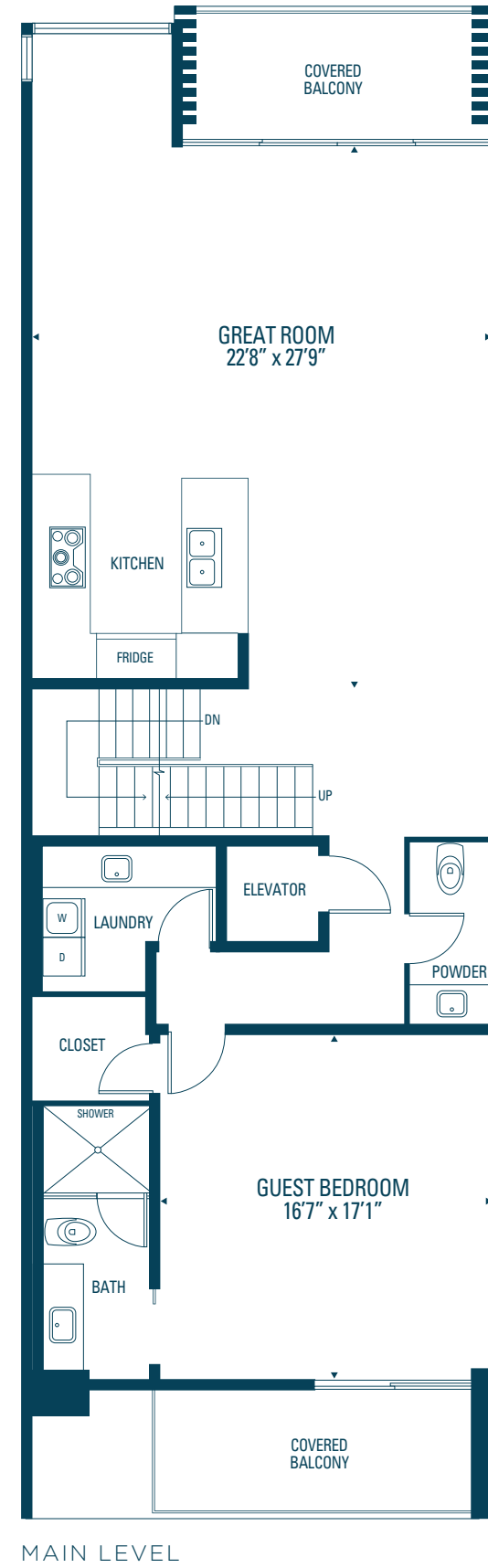
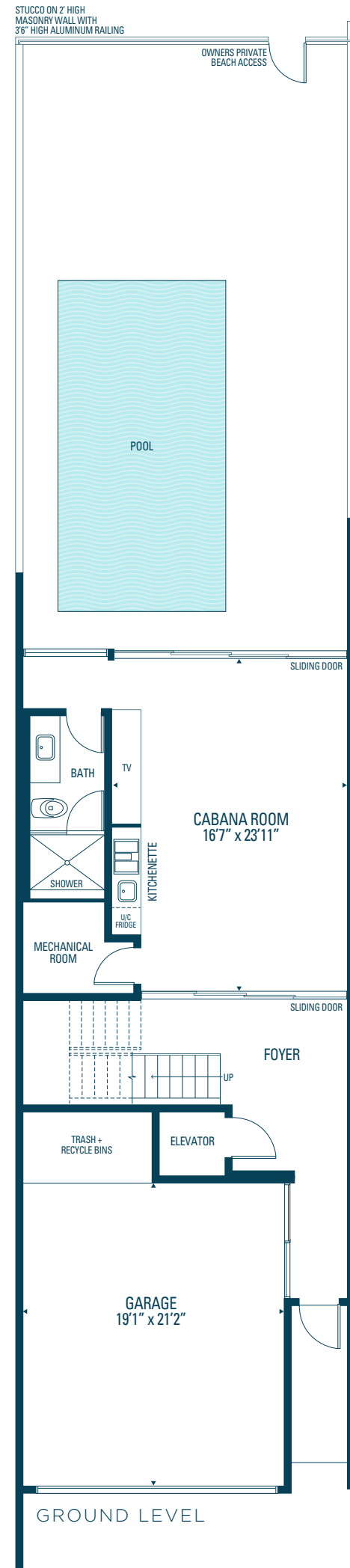
UNITS 2, 3, 4, 5

4,048 sq. ft.

# OCEAN THREE

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OCEAN THREE  
4,048 sq. ft.



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# Features and Finishes

## EXTERIOR

- Luxurious landscaping featuring beautiful trees, shrubs and plants throughout.
- Rooftop Terrace with covered canopy and outdoor kitchen equipped with a gas grill, sink and under cabinet fridge.
- Stone pavers on driveways.
- Private double car garage with either an integrated man door or sliding doors.
- Finished floors on all exterior balconies.
- Private pool with porcelain pavers and exterior planters as per plan.

## DOORS AND WINDOWS

- Glass sliding doors system leading from your indoor cabana to the pool deck.
- Energy-efficient, impact-resistant windows and sliding glass doors built to meet the latest hurricane safety requirements.
- Glass balcony railings.

## LUXURIOUS INTERIORS

- 9' ceiling height on the ground floor and 10'-6" on the main floor and 9'-6" on the second floor.
- Smooth finishes on all ceilings.
- Oversized contemporary baseboards and casings throughout.
- Smooth finish custom 8' high doors on main and second floor and 7' on the ground floor.
- Premium door handles and hinges in polished chrome.
- Ground floor interior Cabana equipped with 3-piece bath and kitchen with beverage fridge.
- Master Bedroom walk-in closet organizer.
- Private elevator serving every floor from the ground floor to the roof top terrace.

- Open riser staircase with glass railings.
- Each bedroom with private balcony as per plan.
- Guest suite on main level with private ensuite bath.
- Laundry rooms equipped with washer and dryer, sink and cabinetry.

## FLOORING

- Imported large format porcelain tiles in matte or polished finish on all areas as per plan.

## KITCHEN

- Italian styled cabinetry.
- Chef inspired appliance package including a built in fridge/freezer, 36" cooktop with canopy style hood fan, wall oven and speed oven and integrated dishwasher.
- Premium stainless-steel sink with stainless pull out faucet.
- Quartz countertops.

## BATHROOMS

- Mold & moisture resistant drywall in all bathrooms.
- Premium plumbing fixtures and polished chrome faucets.
- Quartz countertops on all vanities.
- Mirrors above all vanities.
- Imported large format porcelain tiles in matte or polished finish on all areas as per plan with mosaic tiles on all shower floors.
- Deep acrylic stand-alone soaker tubs in Master Ensuite bath.
- All showers to be curb less with frameless glass shower enclosure with glass door.



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## COMFORT AND PEACE OF MIND

- Complete central vacuum system.
- Complete heating and central air conditioning.
- Audio system complete with speakers in Kitchen, Cabana and Roof Top Terrace.
- Automated home alarm system.
- All areas pre-wired for future automation and add ons.
- Landscaping irrigation system.

## ELECTRICAL FEATURES

- Combination of LED potlights as per plan and ceiling and wall mounted light fixtures throughout.
- Electric garage door openers with remote control and keypad.
- 300-amp electrical service.

Please note: Features, finishes specifications and choice of Vendor's samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colors / materials from Vendor's samples, as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated.

In an effort to continuously improve its product, the Vendor reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans, square footages and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Vendor.

Variation from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. In the event of any inconsistencies between Schedule "D" and Schedule "A" in respect of ceiling height, the ceiling height noted in Schedule "A" prevails.

May 2020 E. & O. E



# CHANGING THE STORY

Since its inception in 1967, Greenpark Group has been focused on conceptualizing and delivering quality real estate projects across an array of areas and communities. Greenpark Group has gained a wealth of knowledge and expertise as well as a reputation for excellence in both design and construction. Over 75,000 families have chosen Greenpark Group for their most important investment. That's more than just a number - it is a statement of trust from each of those homebuyers who have chosen Greenpark Group to deliver the quality home they demand, and the quality lifestyle they desire.



OCEANSIX

# Elevated Living

[GREENPARKGROUPUSA.COM](http://GREENPARKGROUPUSA.COM)