

# OCEANS VILLAS

BUILDING UNIQUE EXPERIENCES

Coral Ridge, Fort Lauderdale, Florida

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# ABOUT US

**Oceans Developers Group** is dedicated to transform the real estate landscape with a **focus on design excellence and superior quality**. Our vision is to be a benchmark in every project we operate, driven by a commitment to create homes that reflect the needs and aspirations of modern living.

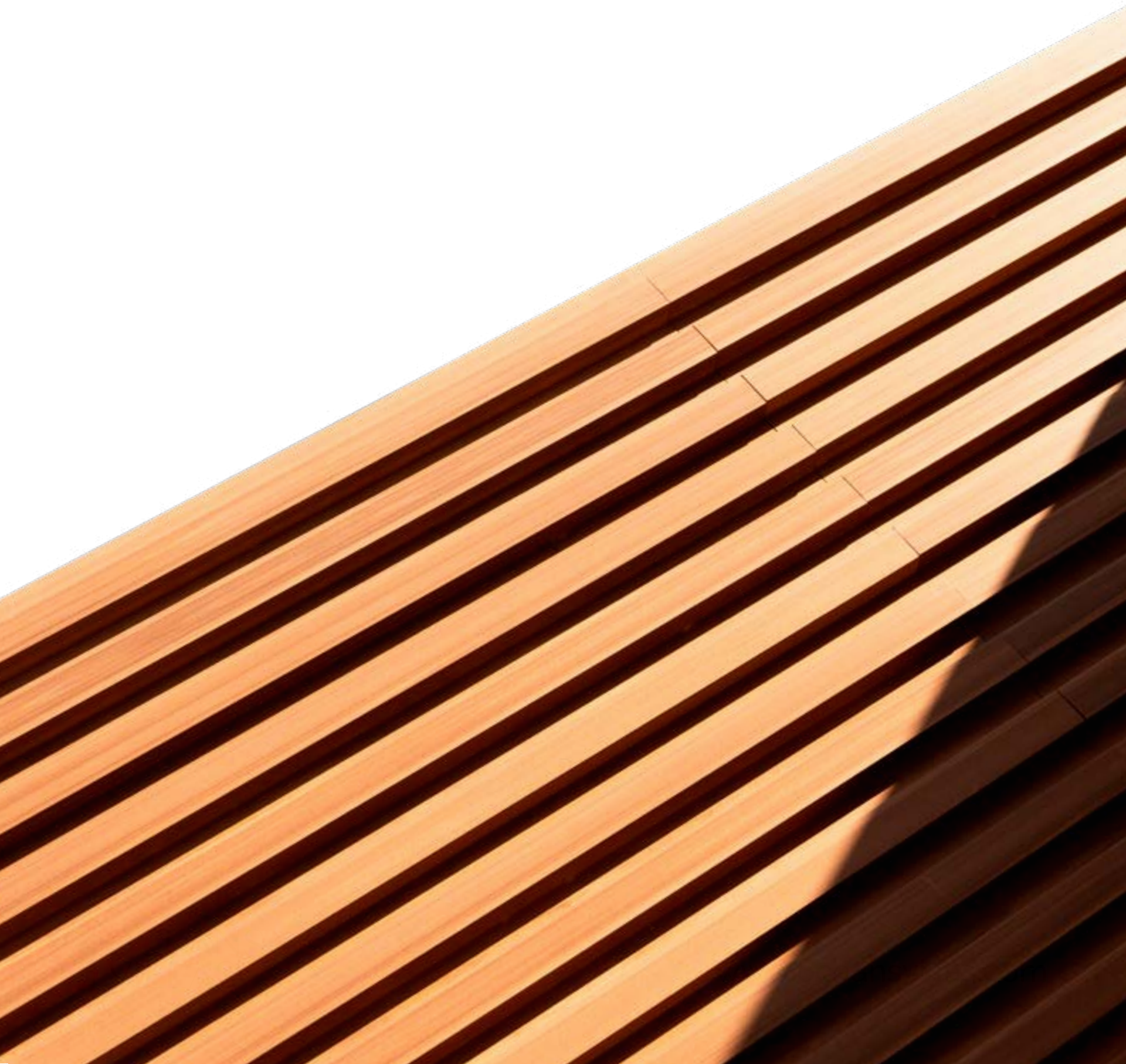
## OUR MISSION

To lead the way in real estate development through an unwavering focus on quality and innovative design. **We meticulously plan** every step of our projects, ensuring that no detail is overlooked, to deliver homes that are both beautiful and functional.



# THE LOCATION

Located in **Coral Ridge**, Fort Lauderdale, Middle River offers luxury and calm. Just minutes from Palm Aire Country Club and Isle of Capri Casino, enjoy top-notch schools, beaches, parks, and shopping. Live in a green, noise-free environment perfect for outdoor activities.





OCEANS  
VILLAS

1810 Middle  
River Dr.





*The images are for illustrative purpose only. Furnishings are not included.*

With **4.569 SF** of living space and a total of **5.258 SF**, this villa includes a garage convertible into a gym, a modern kitchen, a living room and dining room, a heated pool with a complete barbecue setup, and a master suite with a double walk-in closet. Perfect for enriching **your daily life with luxury and functionality.**

Living Area  
**4.569 SF**

Total Area  
**5.258 SF**

5 Bedrooms  
6 Bathrooms



# PLANT CHARACTERISTICS

## GROUND FLOOR



2/3 Cars Garage indoor  
(with possibility of gym)



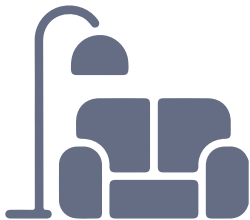
2 Cars  
Outdoor Garage



Kitchen



Bar



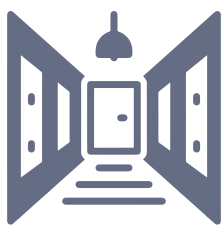
Living Room



Dining Room



Powder Room



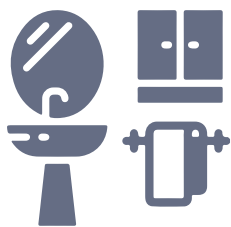
Foyer



Heated Pool



Full Barbecue



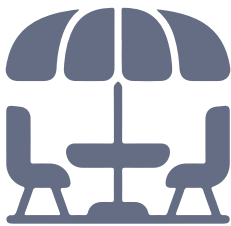
Bathroom



Bedroom or desk  
with full bathroom &  
compartments



Pantry



Outdoor Living Room  
under roof









# SECOND FLOOR



1 Master Suite with balcony and double dressing room



3 Suite Bedrooms (2 of them with balcony)



Laundry Room



DEN







A modern two-story house at dusk. The house has a light-colored exterior and a dark balcony railing. Large windows are visible on the ground floor, and a balcony with a glass railing is on the upper floor. The sky is a deep blue with some clouds.

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VILLAS

1812 Middle  
River Dr.

A modern two-story house at dusk. The house has a light-colored exterior and a dark balcony railing. Large windows are visible on the ground floor, and a balcony with a glass railing is on the upper floor. The sky is a deep blue with some clouds.



*The images are for illustrative purpose only. Furnishings are not included.*

This villa offers **3.250 SF** of living space and a total of **5.764 SF**, featuring a garage for five vehicles, a modern kitchen, a bright living-dining room, a private pool, and a rooftop with a grill and space for a jacuzzi. Perfect for **unforgettable nights** under the stars.

Living Area  
**3.250 SF**

Total Area  
**5.764 SF**

5 Bedrooms  
4 Bathrooms - 2 Half Baths



# PLANT CHARACTERISTICS

## GROUND FLOOR



2 Cars Indoor Garage



4 or 5 Cars  
Outdoor Garage



Kitchen



Bar



Dining Room



Laundry Room





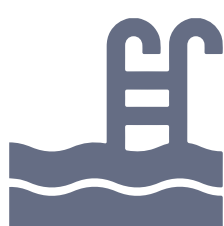
Pantry



Foyer



Powder Room



Pool

“DESIGN THAT LIVES  
WITH YOU”









# SECOND FLOOR



1 Master Suite with balcony



1 Bedroom Suite



2 Bedroom + 1 Bathroom



DEN

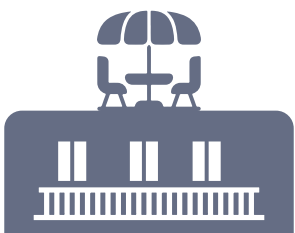




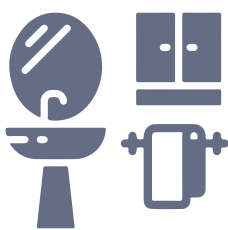
# ROOFTOP



Rooftop with Full Barbecue



Rooftop Lounge



Bathroom



Installation for future Jacuzzi and shower room







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VILLAS

1814 Middle  
River Dr.



*The images are for illustrative purpose only. Furnishings are not included.*

With **2.610 SF** of living space and a total of **4.852 SF**, this villa features a garage for five vehicles, a modern kitchen, a bright living-dining room, a private pool, and a rooftop with a grill and space for a jacuzzi. Perfect for **unforgettable nights** under the stars.

Living Area  
**2.610 SF**

Total Area  
**4.852 SF**

---

3 Bedrooms  
3 Bathrooms - 2 Half Baths



# PLANT CHARACTERISTICS

## GROUND FLOOR



2 Cars Indoor Garage



2 or 3 Cars  
Outdoor Garage



Kitchen



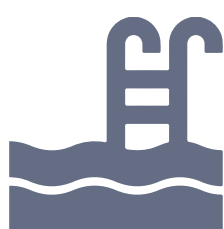
Bar



Dining Room



Powder Room



Pool



Foyer





# SECOND FLOOR



1 Master Suite with balcony



2 Suite Bedrooms



Laundry Room

“SPACES THAT TELL  
YOUR STORY”

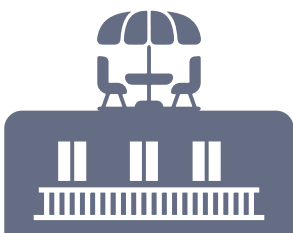




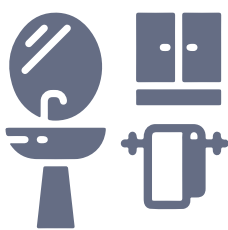
# ROOFTOP



Rooftop with Full Barbecue



Rooftop Lounge



Bathroom



Installation for future Jacuzzi and shower room







OCEANS  
VILLAS

1816 Middle  
River Dr.





*The images are for illustrative purpose only. Furnishings are not included.*

This villa offers **3.063 SF** of living space and a total of **4.039 SF**, featuring a garage for five vehicles, a modern kitchen, a bright living-dining room, a private pool, and a rooftop with a grill and space for a jacuzzi. Perfect for **unforgettable nights** under the stars.

Living Area  
**3.063 SF**

Total Area  
**4.039 SF**

4 Bedrooms  
4.5 Bathrooms



# PLANT CHARACTERISTICS

## GROUND FLOOR



2 Cars Indoor Garage



2 Cars  
Outdoor Garage



Kitchen



Bar



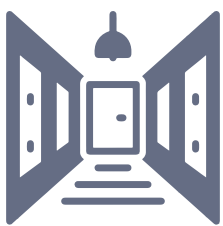
Dining Room



Powder Room



Full Barbecue



Foyer



Laundry Room



Heated Pool

“ELEGANCE IN  
EVERY CORNER”









# SECOND FLOOR



1 Master Suite with balcony



3 Suite Bedroom (2 of them with balcony)



DEN

“LIVE THE EXTRAORDINARY”





OCEANS  
VILLAS

1818 Middle  
River Dr.





*The images are for illustrative purpose only. Furnishings are not included.*

With **2.978 SF** of living space and a total of **3.916 SF**, this villa offers features a garage for five vehicles, a modern kitchen, a bright living-dining room, a private pool, and a rooftop with a grill and space for a jacuzzi. Perfect for **unforgettable nights** under the stars.

Living Area  
**2.978 SF**

Total Area  
**3.916 SF**

---

4 Bedrooms  
4.5 Bathrooms

# PLANT CHARACTERISTICS

## GROUND FLOOR



2 Cars Indoor Garage



2 Cars  
Outdoor Garage



Kitchen



Bar



Dining Room



Powder Room





Full Barbecue



Foyer



Heated Pool









# SECOND FLOOR



1 Master Suite with balcony



3 Suite Bedroom (2 of them with balcony)



Laundry Room

“QUALITY THAT YOU FEEL”









OCEANS  
VILLAS

2431 NE  
18th St.





*The images are for illustrative purpose only. Furnishings are not included.*

This villa offers **2.687 SF** of living space and a total of **4.287 SF**, featuring a garage for four vehicles, a modern kitchen, a bright living-dining room, a private pool, and a rooftop with a grill and space for a jacuzzi. Perfect for **unforgettable nights** under the stars.

Living Area  
**2.687 SF**

Total Area  
**4.287SF**

4 Bedrooms  
4.5 Bathrooms



# PLANT CHARACTERISTICS

## GROUND FLOOR



2 Cars Indoor Garage



2 Cars  
Outdoor Garage



Kitchen



Bar



Dining Room



Powder Room

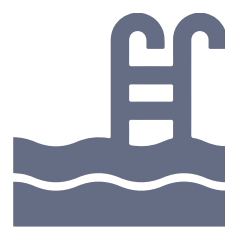




Laundry Room



Foyer



Pool









# SECOND FLOOR



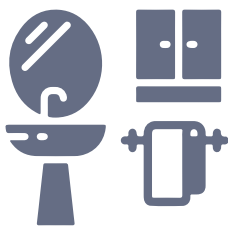
1 Master Suite with balcony



1 Suite Bedroom



2 Bedrooms



Bathroom

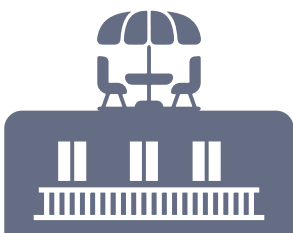




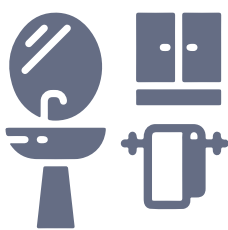
# ROOFTOP



Rooftop with Full Barbecue



Rooftop Lounge



Bathroom

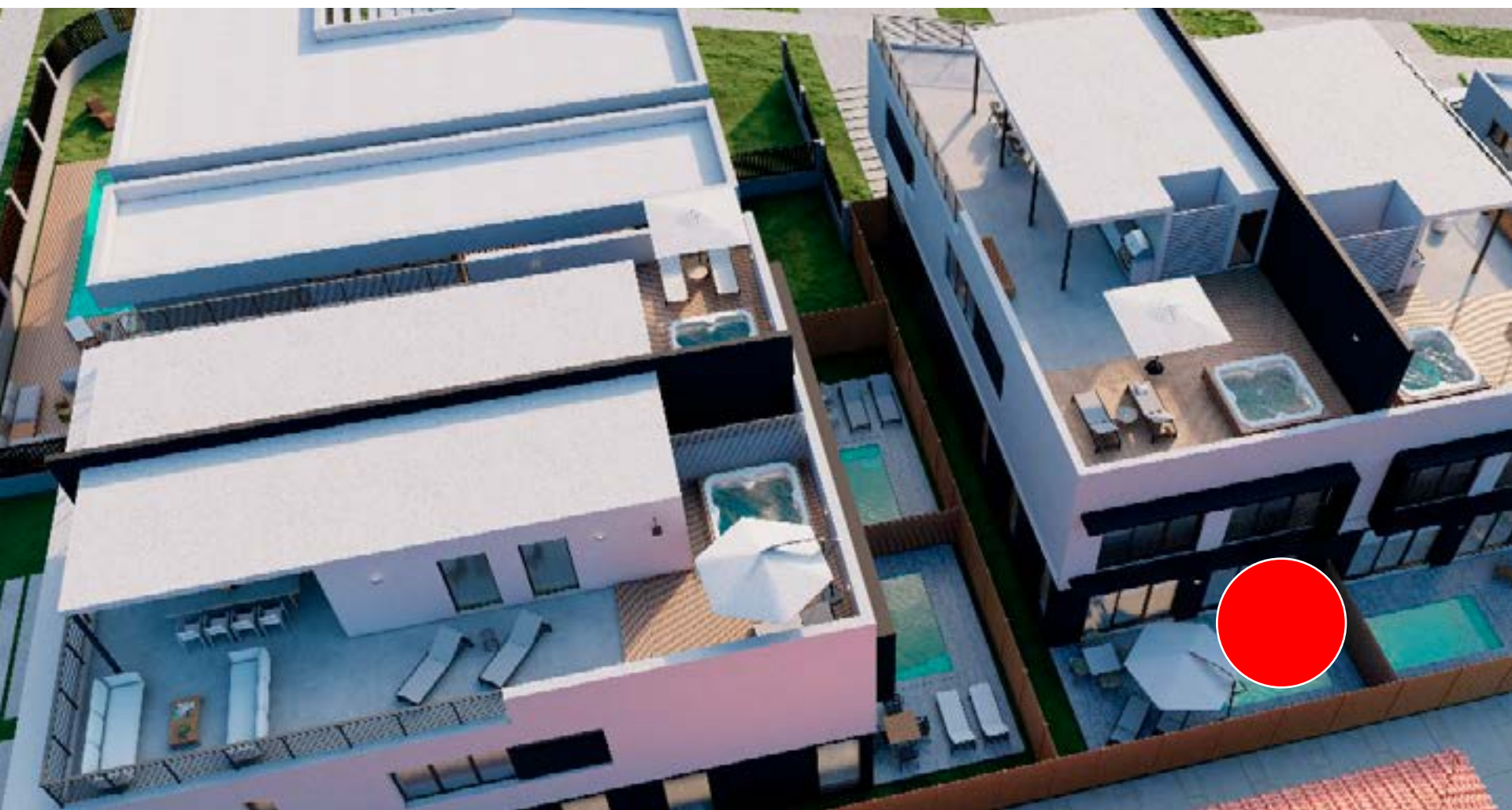


Installation for future Jacuzzi and shower room



DEN









OCEANS  
VILLAS

2435 NE  
18th St.







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With **2.687 SF** of living space and a total of **4.287 SF**, this villa features a garage for four vehicles, a modern kitchen, a bright living-dining room, a private pool, and a rooftop with a grill and space for a jacuzzi. Perfect for **unforgettable nights** under the stars.

Living Area  
**2.687 SF**

Total Area  
**4.287 SF**

4 Bedrooms  
4.5 Bathrooms



# PLANT CHARACTERISTICS

## GROUND FLOOR



2 Cars Indoor Garage



2 Cars  
Outdoor Garage



Kitchen



Bar



Dining Room



Powder Room

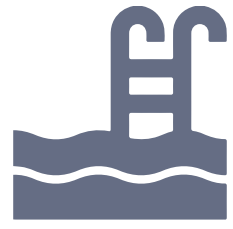




Laundry Room



Foyer



Pool







# SECOND FLOOR



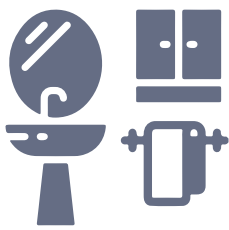
1 Master Suite with balcony



1 Suite Bedroom



2 Bedrooms



Bathroom



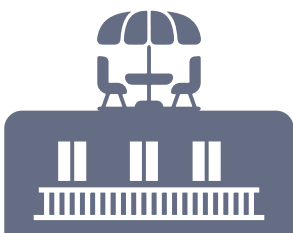




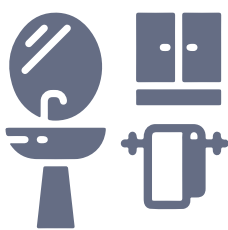
# ROOFTOP



Rooftop with Full Barbecue



Rooftop Lounge



Bathroom



Installation for future Jacuzzi and shower room



DEN









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