

## A New Standard of Coastal Ownership

### Luxury Living. Designed for Airbnb.

Introducing one of the first luxury townhome communities in Seaside Heights that is Airbnb-friendly and intentionally positioned for short-term rental ownership.

Wake to the rhythm of the Atlantic. Step outside to the iconic Seaside Heights Boardwalk. Return home to rooftop sunsets and hospitality-level design.

500 Ocean blends elevated coastal architecture with modern hosting potential—creating a rare opportunity to own a residence designed for both personal enjoyment and premium Airbnb performance.

**This is not simply a beach home.  
This is a strategic coastal asset.**

## Own the Shore. Share the Experience.

Morning beach walks. Rooftop evenings. Summer energy at your doorstep.

At 500 Ocean, you can enjoy the Jersey Shore on your terms, living here when you choose, hosting when you prefer, and building equity in a supply-constrained coastal market.

With only ten residences available, this luxury Airbnb-friendly community represents an early opportunity in a new chapter of Jersey Shore ownership.

500 Ocean has partnered with Airbnb, making it the first townhome residences in New Jersey and the first for-sale property in New Jersey to use Airbnb-friendly Tools. What that means is owners can host their homes on Airbnb and the HOA leverages the Airbnb tools to help maintain a quality hosting experience.\*

500 Ocean is unique: a boutique collection of luxury townhomes available for purchase as short-term rental eligible properties.

**Limited availability.  
Secure your place by the shore.**

Visit [500ocean.net](https://500ocean.net)  
for private tours & availability.

**500 OCEAN TERRACE, SEASIDE HEIGHTS, NJ**

\*Hosting is subject to local laws and other restrictions.

All renderings, floor plans and 3D images are for illustration purposes only and are for the convenience of reference only. They should not be relied upon as representations, expressed or implied, of the final product. All depictions of appliances, cabinets, plumbing and electrical fixtures, equipment, countertops and other matters of detail are conceptual and are not necessarily included as a standard feature in each unit. Any dimensions depicted are approximate and can vary based on actual field conditions. The developer is not responsible for any errors or omissions in its interpretative effort. See a sales person for details.



# 500 OCEAN



OCEANSIDE TOWNHOMES  
IN SEASIDE HEIGHTS





Morning Sunrises  
Rooftop Sunsets  
Seasonal Income



## Elevated Coastal Living That Performs

Each four-bedroom, 4.5-bath residence balances beauty with function.

- Dual primary suites for multi-family stays
- Open-concept living spaces filled with natural light
- Gourmet kitchens made for gathering
- Private balconies on three levels
- Expansive rooftop deck designed for sunset entertaining
- Two-car garage with EV-ready capability
- Smart home technology for seamless remote management
- 5-year tax abatement enhancing ownership economics

Spacious layouts and rooftop entertaining spaces create memorable guest experiences that drive five-star reviews and repeat bookings while maintaining true luxury residential comfort.

## Limited. Distinctive. Forward-Thinking.

### Only 10 Residences

True ocean-proximity luxury is rare. True flexibility is even rarer. This boutique collection of ten architecturally refined townhomes is intentionally positioned for buyers who want both personal escape and short-term rental opportunity.

- New-construction luxury steps from the beach
- Designed with Airbnb hosting flexibility in mind
- Ideal for personal use, seasonal retreat, or premium rental income
- Located in a destination with consistent tourism demand

In a market traditionally defined by aging shore homes, 500 Ocean introduces a more modern ownership model.

## Location That Drives Lifestyle and Demand

Seaside Heights continues to be known as a vibrant family-friendly vacation destination.

- Situated just steps away from the iconic Seaside Heights beach & boardwalk
- Walk to dining, nightlife and local festivals
- Convenient for NYC, Philadelphia and Northern New Jersey vacationers

This popular beachfront town continues to see reinvestment and consistent demand for well-located luxury properties with rental potential and long-term appreciation.

*Walkability supports occupancy.*

*Destination status supports pricing.*

*Scarcity supports long-term appreciation.*

