





# BUNGALOW

EAST

FT LAUDERDALE BEACH



POOL DECK Artists Conceptual Rendering

## A CONTEMPORARY VISION OF *FORT LAUDERDALE BEACH LIVING*

Exclusive beachside estates effortlessly shape an intimate oasis to call home. Where a sense of community encourages an enriched lifestyle of cultural and passionate experiences within a harmony of design and environment, style and laid-back elegance.

### PROPERTY

530 N. BIRCH ROAD, FT. LAUDERDALE, FL 33304

### RESIDENCES

3 BEDROOM   3 BATH ESTATES	±2,100 SF   195 M <sup>2</sup>
4 BEDROOM   4 BATH ESTATES	±2,800 SF   260 M <sup>2</sup>
4 - 5 BEDROOM PENTHOUSES	±4,000 SF   372 M <sup>2</sup>

### A VISION OF STORIED BEACHSIDE LIVING BY

Development MERRIMAC VENTURES  
Interiors ADRIANA HOYOS DESIGN STUDIO  
Architecture SWEDROE ARCHITECTURE

A Limited Collection of 34-Boutique Beach Residences Starting at \$2M



#### LIFESTYLE AMENITIES

- Expansive resort-style Pool Deck with curated lounge seating and Jacuzzi
- Contemporary Fitness Center featuring premium training equipment
- Wellness Spa with Massage Treatment Rooms, Sauna, Steam Room, and Cold Plunge
- Beauty Salon for beach-ready style & sophistication
- Tranquil Yoga Lawn & Movement Room
- Rooftop Amenity Lounge for sunrise & sunset gatherings
- Pet Spa with a Dog Run
- Resident Private Lounge with Private Conference Room
- Innovative Gaming & Entertainment Lounge
- Bistro and Boutique space within Lobby

#### PREMIERE RESIDENT MEMBERSHIPS

- Yacht Club Membership with access to world-class fleet of yachts
- Conrad Hilton Fort Lauderdale Beach Club Membership, providing beach service and access to hotel amenities

#### RESIDENTIAL FEATURES

- 34-boutique beachside estates featuring 3 to 4 bedrooms & penthouses
- Breathtaking views of the ocean & intracoastal
- Private residence elevators & foyers
- Sprawling 10' ceilings for spacious environments
- Top-tier appliance suite by Sub-Zero Wolf including gas cooktop
- Custom European-inspired chef's kitchen by Italkraft
- Floor-to-ceiling, impact resistant glass doors & windows
- Expansive 12' outdoor terraces with summer kitchens
- Waterfront community in North Beach Village
- Walkable lifestyle one block from the Beach

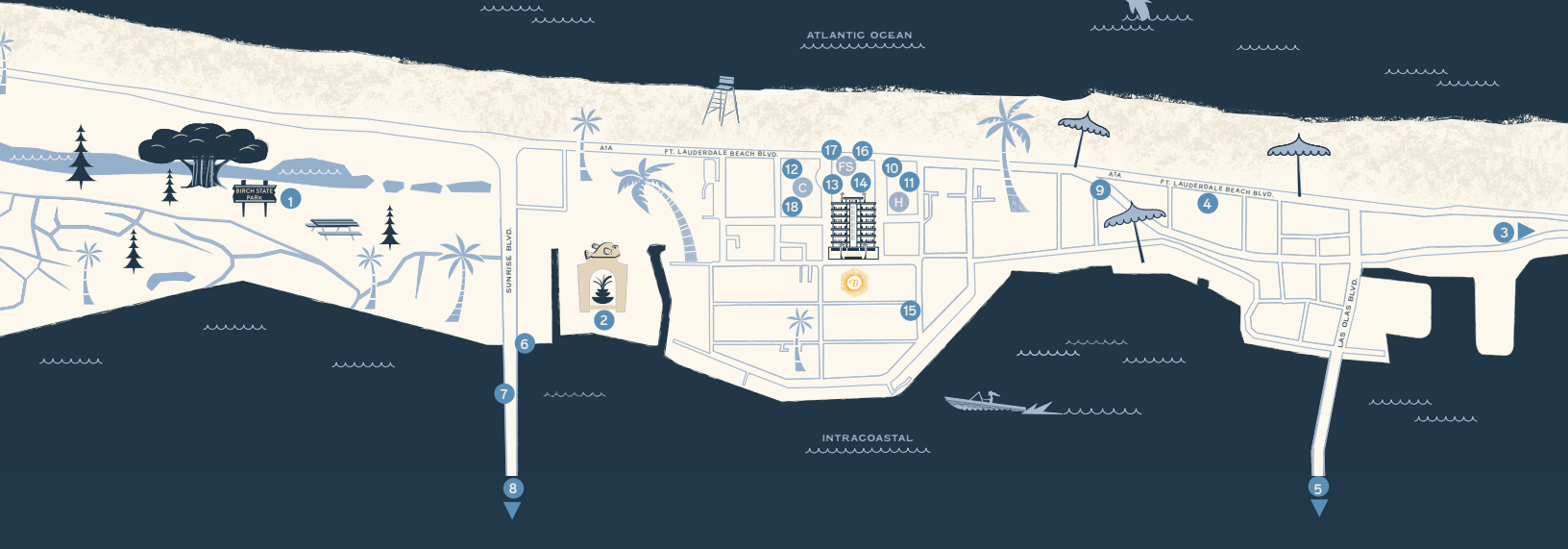
*A LIMITED COLLECTION OF 34-BOUTIQUE BEACHSIDE RESIDENCES  
WITHIN A 14-STORY VERTICAL COMMUNITY IN  
NORTH BEACH VILLAGE ON FORT LAUDERDALE BEACH*



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## A CURATED SELECTION OF FORT LAUDERDALE BEACH NEIGHBORHOOD DESTINATIONS

### PARKS

- 1. Birch State Park
- 2. Bonnet House Museum & Gardens
- 3. DC Alexander Park

### LIFESTYLE

- 4. Beach Place
- 5. Las Olas Blvd.
- 6. Water Taxi Stop
- 7. Publix
- 8. Galleria Mall

### DINING

- 9. Casablanca Café
- 10. Nube Rooftop <sup>H</sup>
- 11. Steak 954
- 12. Takato <sup>C</sup>
- 13. Evelyn's <sup>FS</sup>
- 14. Honey Fitz <sup>FS</sup>
- 15. La Fuga
- 16. S3 <sup>H</sup>
- 17. Maass <sup>FS</sup>
- 18. Vitolo <sup>C</sup>

### HOTELS

<sup>C</sup> = The Conrad   <sup>FS</sup> = Four Seasons   <sup>H</sup> = The Hilton

FTL Hollywood Intl. Airport ±15 mins | Port Everglades ±20 mins | Broward Convention Center ±12 mins



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