





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 ²
4 BEDROOM 4 BATH ESTATES	±2,800 SF 260 M ²
4 - 5 BEDROOM PENTHOUSES	±4,000 SF 372 M ²

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

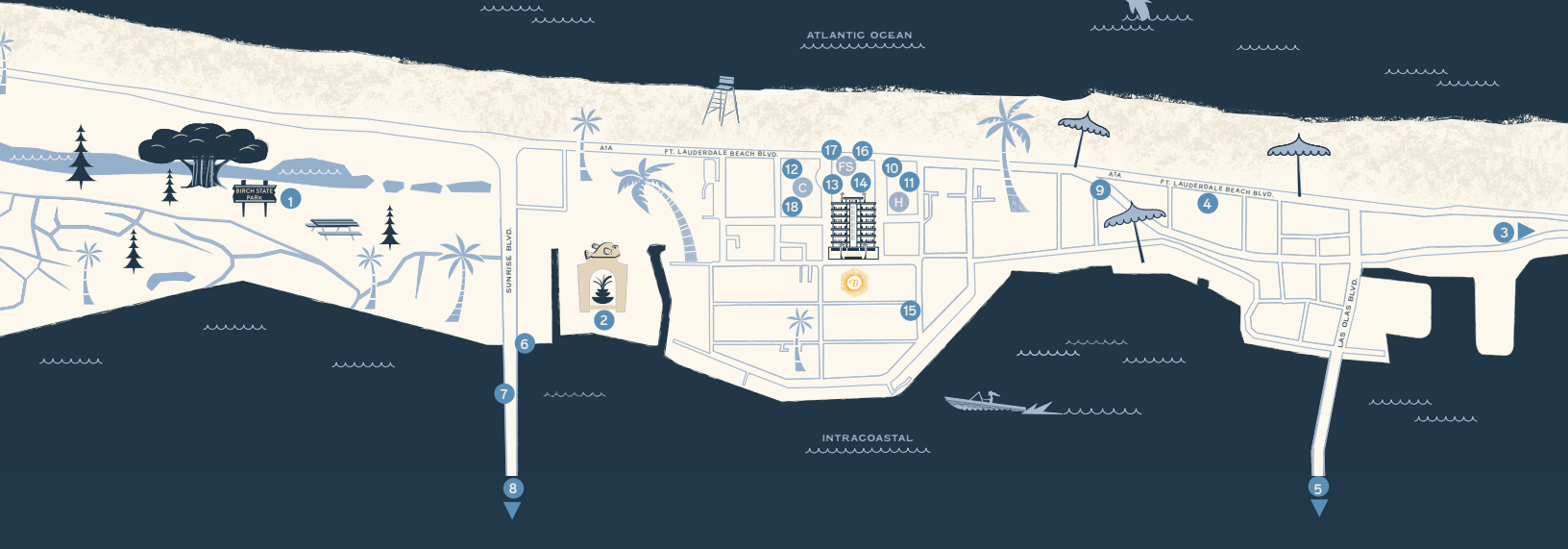
*A LIMITED COLLECTION OF 34-BOUTIQUE BEACHSIDE RESIDENCES
WITHIN A 14-STORY VERTICAL COMMUNITY IN
NORTH BEACH VILLAGE ON FORT LAUDERDALE BEACH*



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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 ^H
11. Steak 954
12. Takato ^C
13. Evelyn's ^{FS}
14. Honey Fitz ^{FS}
15. La Fuga
16. S3 ^H
17. Maass ^{FS}
18. Vitolo ^C

HOTELS

^C = The Conrad

^{FS} = Four Seasons

^H = The Hilton

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



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