



BUNGALOW
EAST

FT LAUDERDALE BEACH



A LIMITED COLLECTION OF
34-BOUTIQUE BEACH RESIDENCES



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.

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
 - Dedicated Beauty Salon for beach-ready style and sophistication
 - Tranquil Yoga Lawn & Movement Room
 - Rooftop Amenity Lounge for sunrise & sunset gatherings
 - Pet Spa with a Dog Run
 - Resident Library Lounge with Conference Center
 - Innovative Gaming & Entertainment Lounge
- Bistro and Boutique space within the Lobby for everyday convenience

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

A VISION OF STORIED BEACHSIDE LIVING BY

Development MERRIMAC VENTURES
Interiors ADRIANA HOYOS DESIGN STUDIO
Architecture SWEDROE ARCHITECTURE

530 BIRCH AVENUE



FT. LAUDERDALE BEACH





Artists conceptual rendering

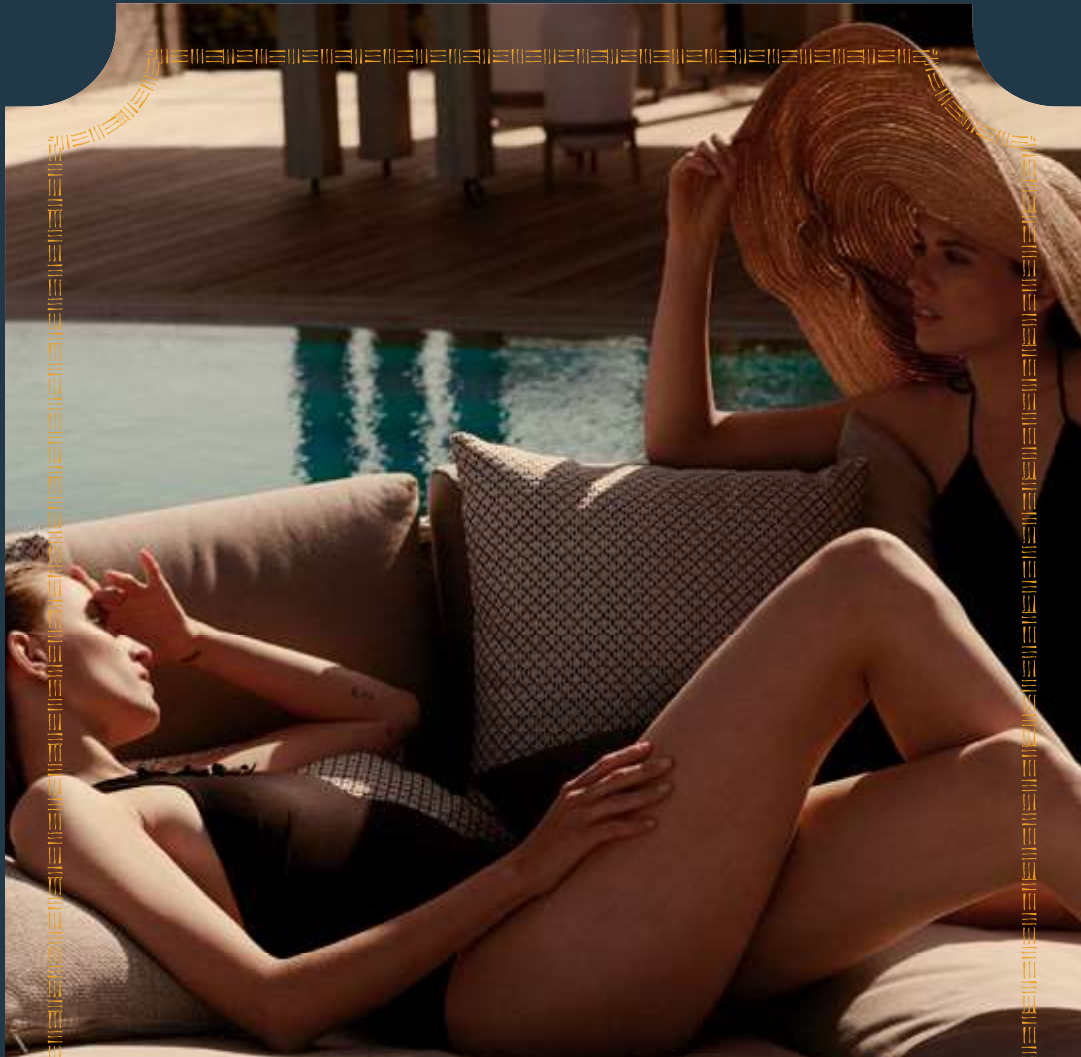


*A CURATED COMMUNITY INSPIRED BY
WATER, SAND & HERITAGE
IN THE HEART OF
FORT LAUDERDALE BEACH*

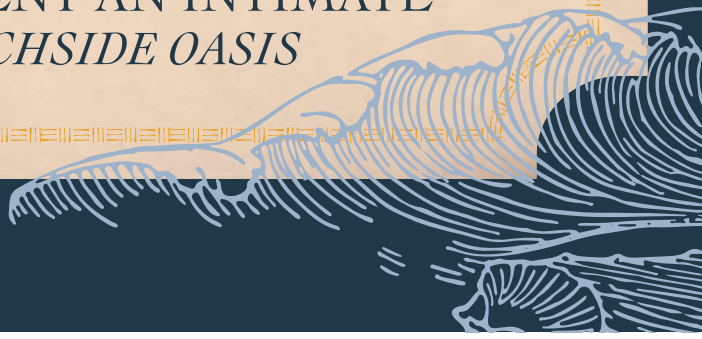
Bungalow East is what you imagine when dreaming of your perfect beach home. Unrivaled 3-to 4-bedroom and penthouse vertical homes with breathtaking water views, where a sense of community is encouraged, an enriched lifestyle of cultural and passionate experiences are shaped, and your day ignites with a breathtaking sunrise every morning.



POOL DECK Artists Conceptual Rendering



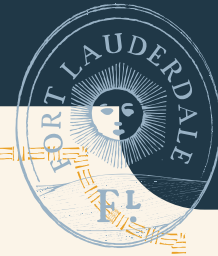
*A HARMONY OF DESIGN &
ENVIRONMENT, OF STYLE &
LAID-BACK ELEGANCE
TO PRESENT AN INTIMATE
BEACHSIDE OASIS*



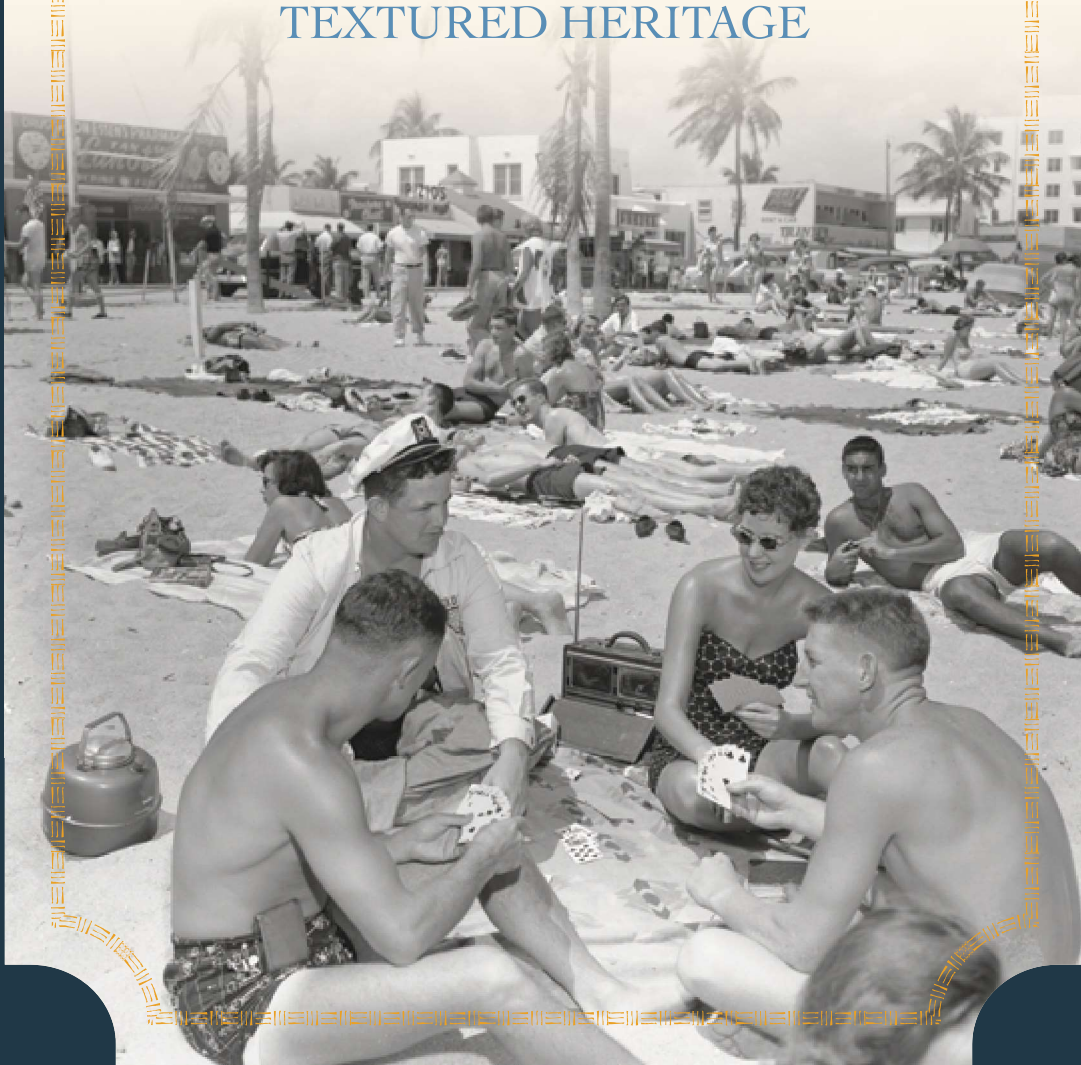


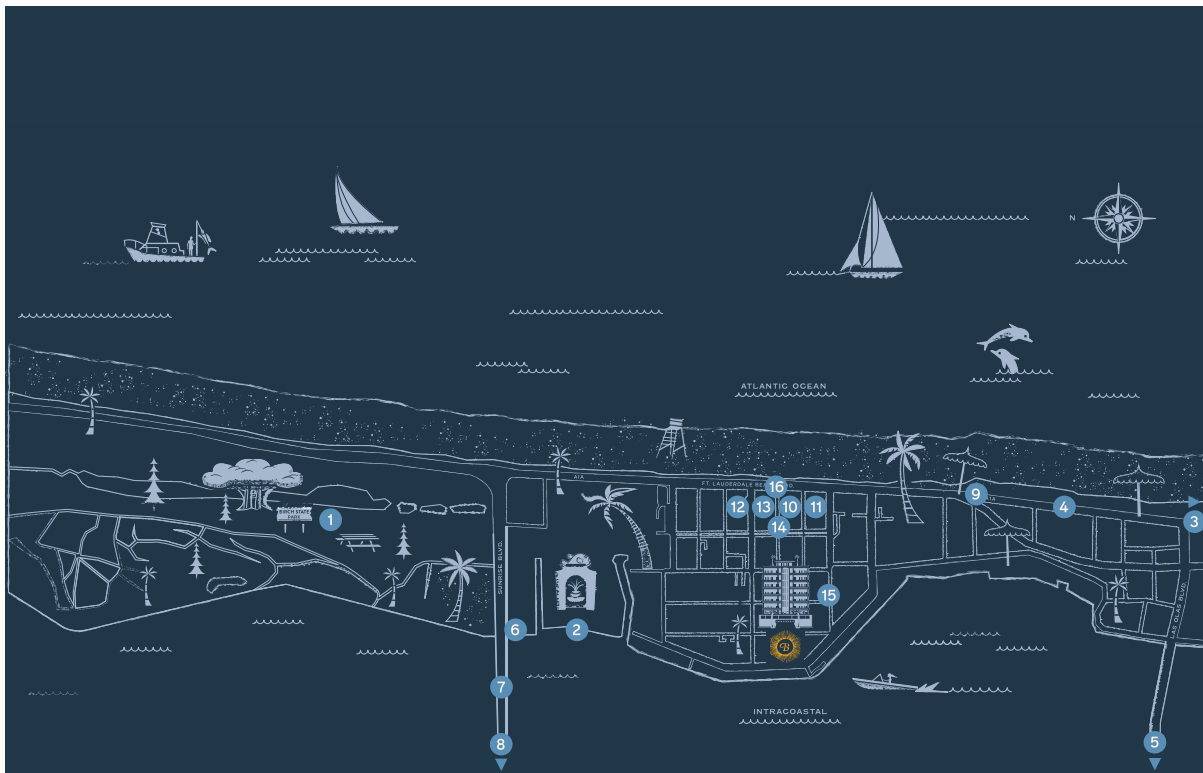
RESIDENTIAL FEATURES

- 34-Boutique Beachside Residences Featuring 3 to 4 Bedrooms & Penthouses
 - Breathtaking Views of the Ocean & Intracoastal
 - Private Residence Elevators & Foyers
 - Sprawling 10' Ceilings for Spacious Environments
 - Top-tier Gas Appliance Suite by Sub-Zero Wolf
 - 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 once block from the Beach



BUNGALOW EAST PAINTS A
CONTEMPORARY PORTRAIT OF
FORT LAUDERDALE BEACH LIVING,
STORIED BY ITS RICH &
TEXTURED HERITAGE





A Walkable Beachside Community Head Over Heels for Fort Lauderdale Beach

Bungalow East is a luxury, resort-style waterfront residence framed by the Atlantic and Intracoastal, tucked within the quaint and historic community of North Beach Village.

This desirable central location connects residents to prime dining, boutique shoppes, iconic cultural and outdoor destinations, while steps from the shore.

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
11. Steak 954
12. Takato
13. Evelyn's
14. Honey Fitz
15. La Fuga
16. S3


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



BUNGALOW
EAST
FT LAUDERDALE BEACH

DISCOVER YOUR BEACHSIDE OASIS

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

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