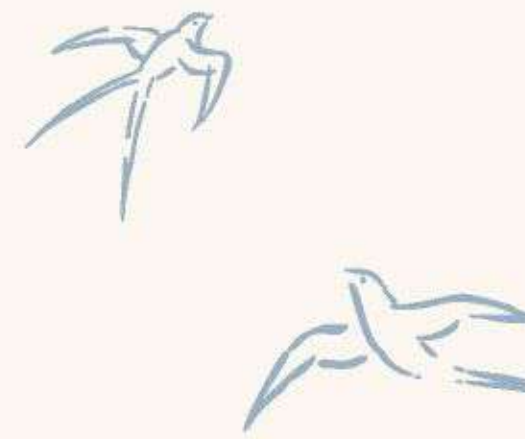




BUNGALOW

EAST

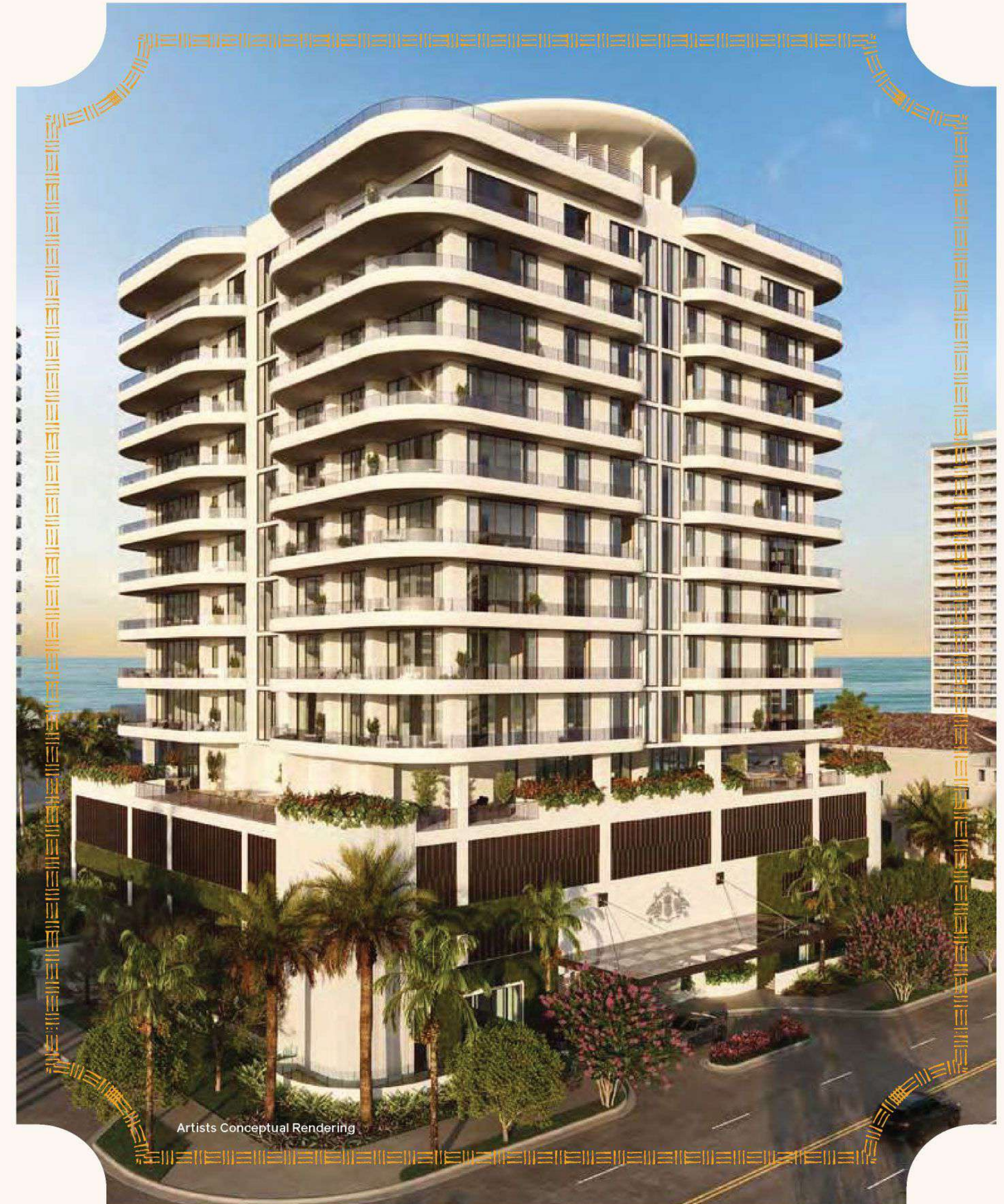
FT LAUDERDALE BEACH



WE ARE PLEASED TO INTRODUCE BUNGALOW EAST

*A 14-STORY VERTICAL COMMUNITY
FEATURING A LIMITED &
EXCLUSIVE COLLECTION OF
34-BOUTIQUE RESIDENCES*

Bungalow East is what you imagine when dreaming of your perfect beach home. Unrivalled 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.



Artists Conceptual Rendering

A dark blue background featuring a stylized palm tree on the left and two birds in flight on the right. A decorative gold border with a repeating geometric pattern frames the entire image.

FORT LAUDERDALE *BEACH*



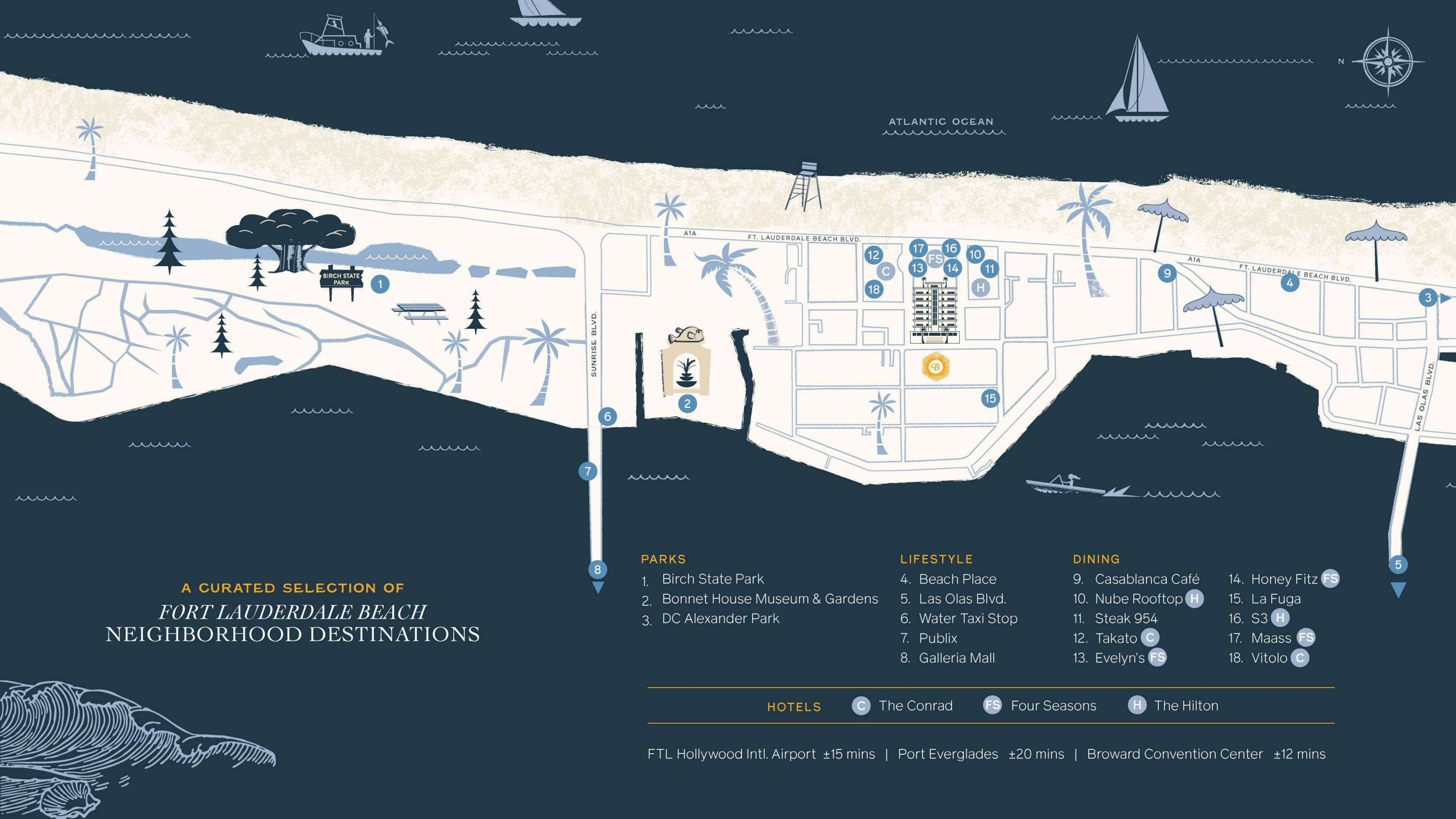
NEIGHBORHOOD



BUNGALOW

EAST

FT LAUDERDALE BEACH



ATLANTIC OCEAN



BIRCH STATE PARK

FT. LAUDERDALE BEACH BLVD.

FT. LAUDERDALE BEACH BLVD.

LAS OLAS BLVD.

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

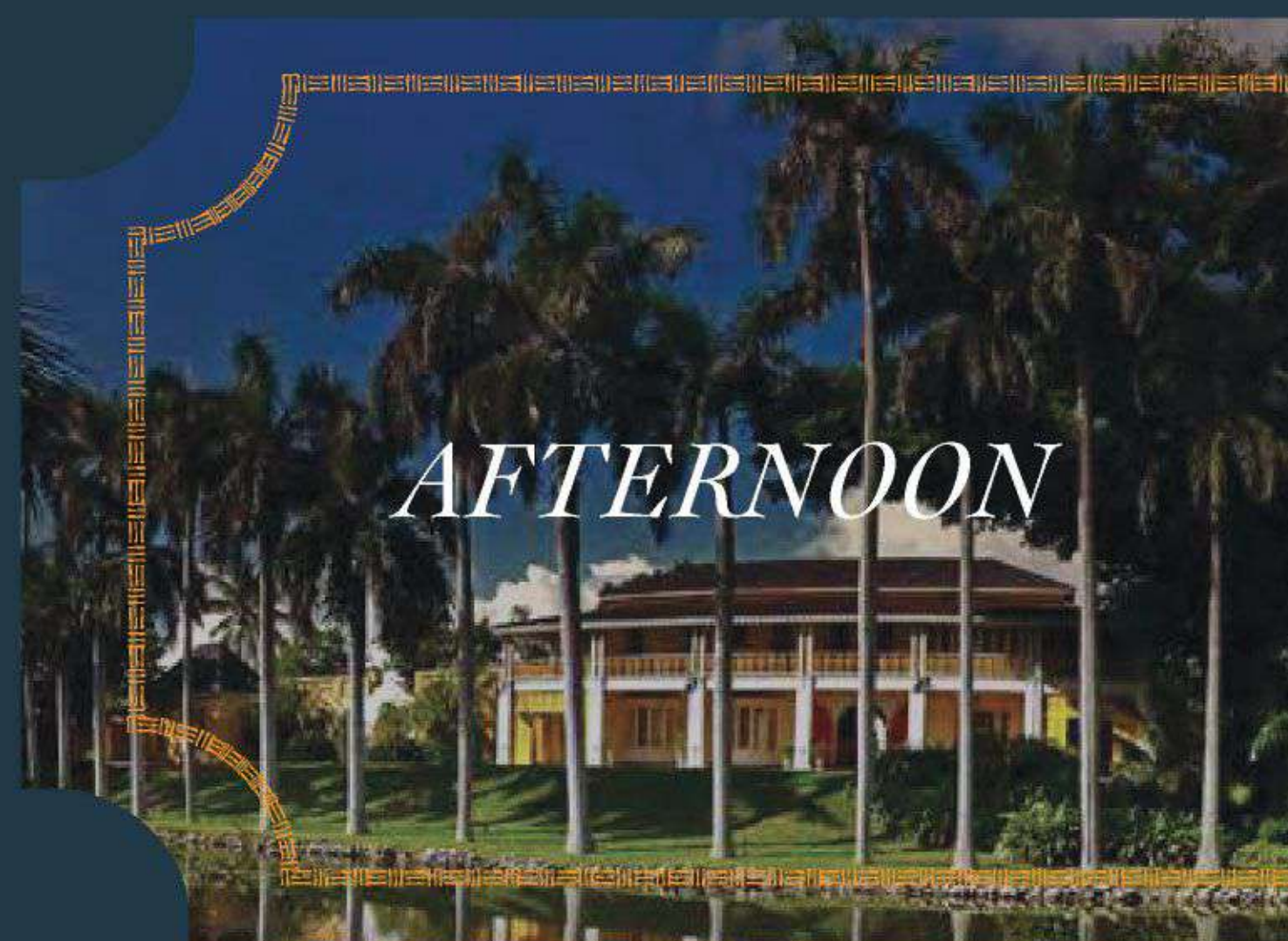


BUNGALOW EAST IS THE PINNACLE OF EXCEPTIONAL BEACH LIVING

Perfectly situated in the heart of North Beach Village where everyday luxuries and conveniences are within walking distance. A lifestyle shaped by its environment for residents to connect with the best of Fort Lauderdale Beach from sunrise to sunset and every moment in between.



- Sunrise paddleboarding or swim in the Atlantic
- Oceanfront breakfast at Steak954
- Jog the beach followed by an Italian espresso at La Fuga
- Visit The Four Seasons for a rejuvenating spa treatment
- Wander the banyans within Birch State Park



- Stroll to lunch at any of your favorite local restaurants
- Meet friends at Bonnett House Museum & Gardens
- Set sail on your private yacht and enjoy the Intracoastal
- Dock along Las Olas and shop the many boutiques



- Evelyn's serves an inspired dining experience
- Late night cocktails overlooking the city at Nube Rooftop
- A barefoot, full moon walk along the shoreline



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	±4,000SF		372 M ²

PROPERTY

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

A VISION OF *STORIED BEACHSIDE* LIVING BY

Development	MERRIMAC VENTURES
Interiors	ADRIANA HOYOS DESIGN STUDIO
Architecture	SWEDROE ARCHITECTURE
Exclusive Sales & Marketing	ONEWORLD PROPERTIES™

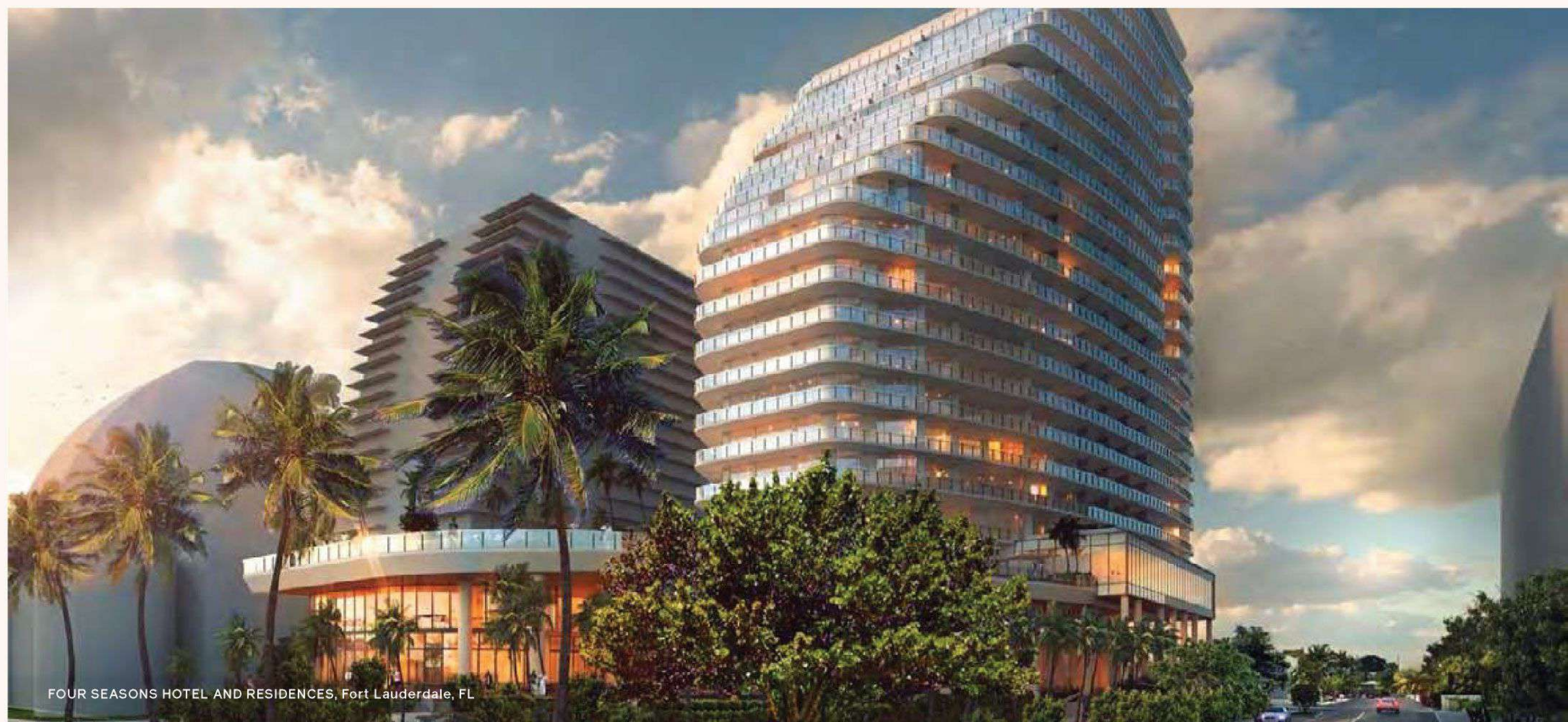


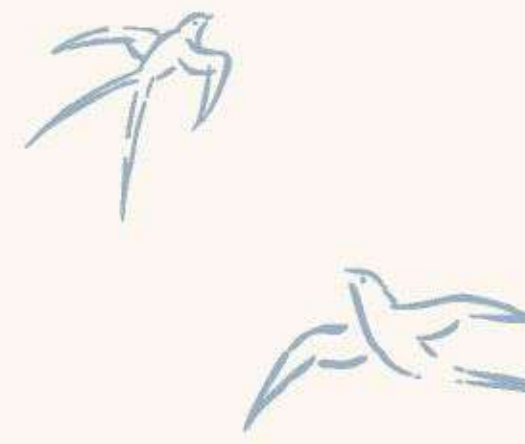
DEVELOPER

MERRIMAC VENTURES

Merrimac Ventures is a South Florida-based family owned and operated real estate investment and development company focused on transforming communities. Over 35 years ago, the firm's impact on Fort Lauderdale Beach took shape when the Motwani family acquired a string of motels along the oceanfront, with a vision of transforming it into a luxury resort destination. Today, the locations of these properties are home to luxury hotels & condos including the Four Seasons Hotel and Residences, the Conrad Hotel, The Gale Boutique Hotel and Residences, and Paramount Fort Lauderdale.

"Fort Lauderdale Beach's transformation has been extraordinary – the result of many years of careful, thoughtful development, planning, and public investment in the community, which our family has spearheaded over the last three decades since we've owned the site," said Dev Motwani, Co-Managing Partner of Merrimac Ventures. "While we've completed several luxury developments in the area over the years, we've always felt that this property – and its proximity within North Beach Village – was unique and intentionally waited until we found the right vision for this specific location."





MERRIMAC VENTURES BRINGS MORE THAN JUST BUILDINGS TO LIFE, THEY SHAPE COMMUNITIES

- \$3B+ in Completed Real Estate Projects
- \$3.7B+ Active Pipeline
- 4,000+ Residential & Hotel Units Developed or in Progress
- 40+ Years of Family-Led Development in Fort Lauderdale
- Deep local roots with national reach and world-class partners

LOCALLY ROOTED, NATIONALLY RESPECTED

- Trusted by city officials, partners, and buyers for over four decades

LEGACY OF LEADERSHIP

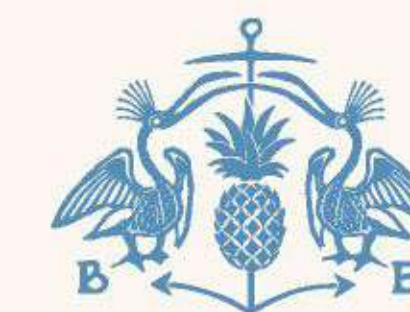
- Family-owned and operated with deep ties to Fort Lauderdale's growth

COMMITMENT TO QUALITY

- High-end design, premium amenities, and enduring value in every project

THE Merrimac APARTMENT HOTEL





ICONIC DEVELOPMENTS BY MERRIMAC VENTURES

Delivering premier real estate with precision, scale, and long-term value.

FOUR SEASONS HOTEL & RESIDENCES, FORT LAUDERDALE

- 148-room five-star hotel + 83 luxury residences
- First Four Seasons in Fort Lauderdale

PARAMOUNT FORT LAUDERDALE BEACH

- 95 luxury oceanfront condos
- Redefined beachfront living with full resort amenities

MIAMI WORLD CENTER

- 27-acre, \$4B+ mixed-use urban core (with partners)
- One of the largest private developments in the U.S.

GALE BOUTIQUE HOTEL & RESIDENCES

- 92-key boutique hotel + 129 branded residences
- Historic preservation meets modern design

WALDORF ASTORIA RESIDENCES POMPAÑO BEACH

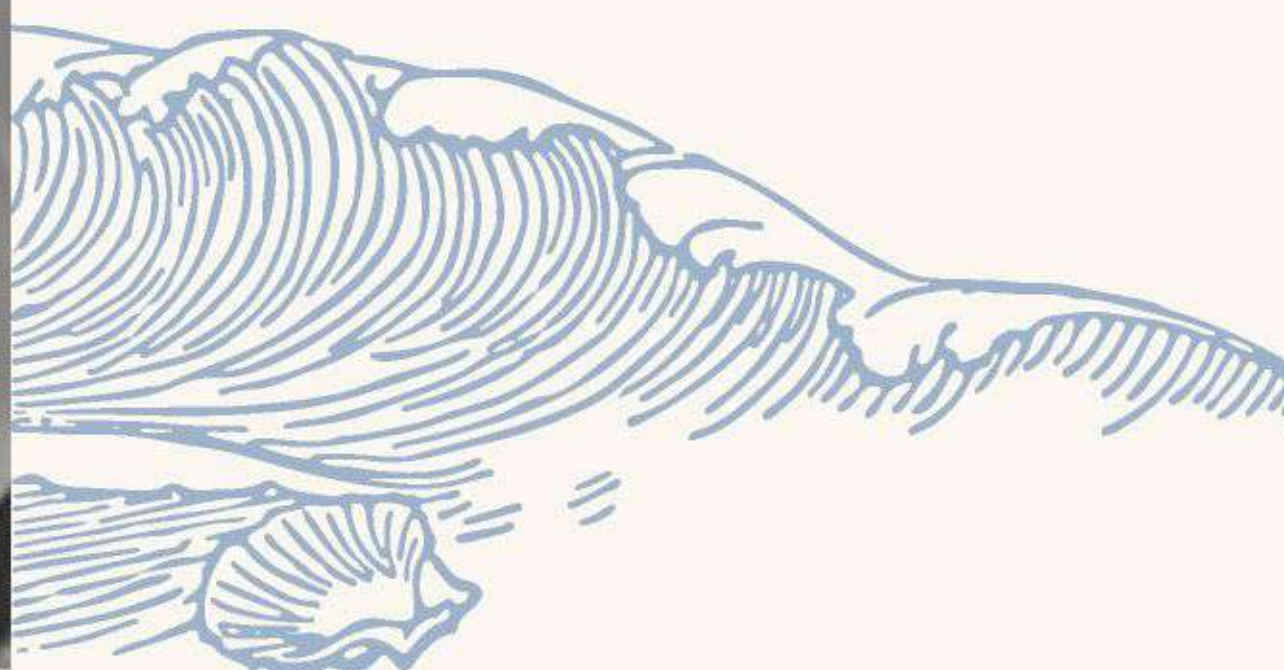
- 92 oceanfront residences (in partnership with Related Group)
- Luxury meets legacy with world-class architecture and design

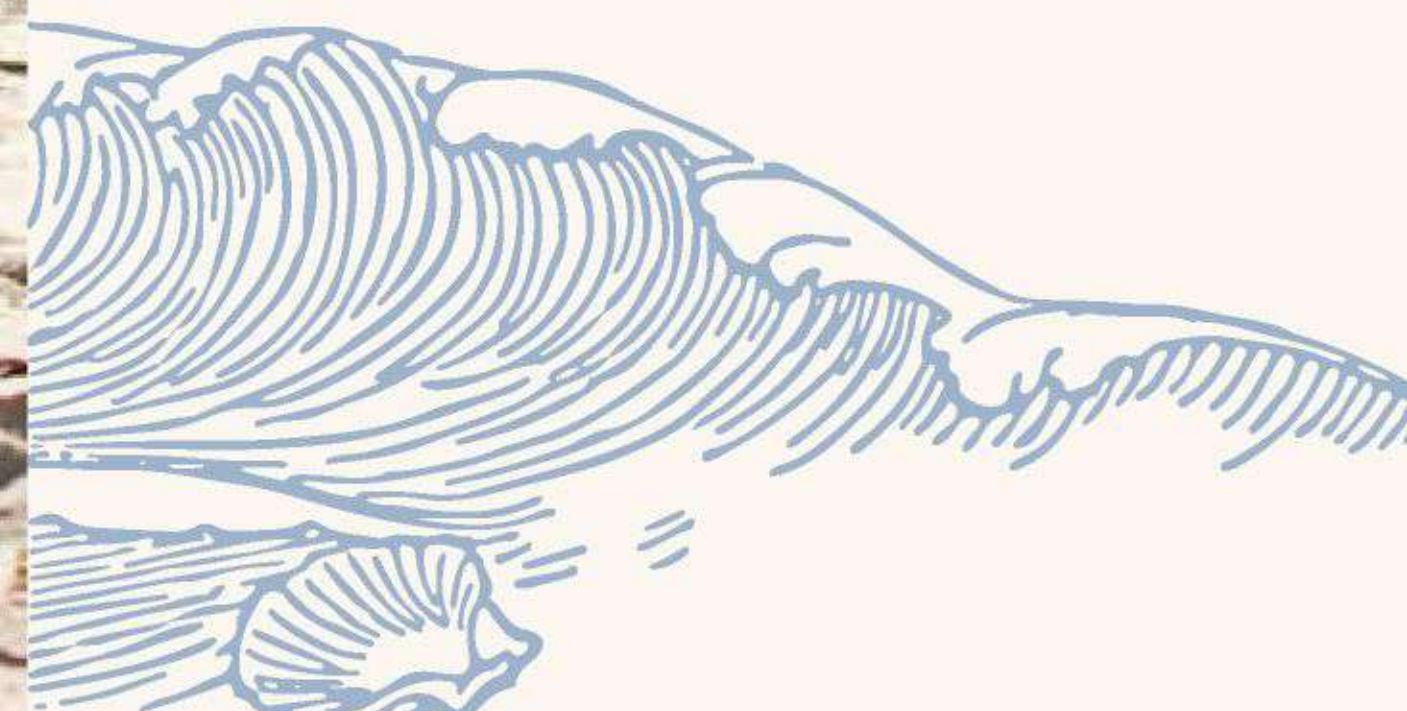


BUNGALOW EAST PAINTS A *CONTEMPORARY PORTRAIT OF* FORT LAUDERDALE BEACH LIVING, *STORIED BY ITS RICH &* TEXTURED HERITAGE

*A Walkable Beachside Community
Head Over Heels for Fort Lauderdale Beach*

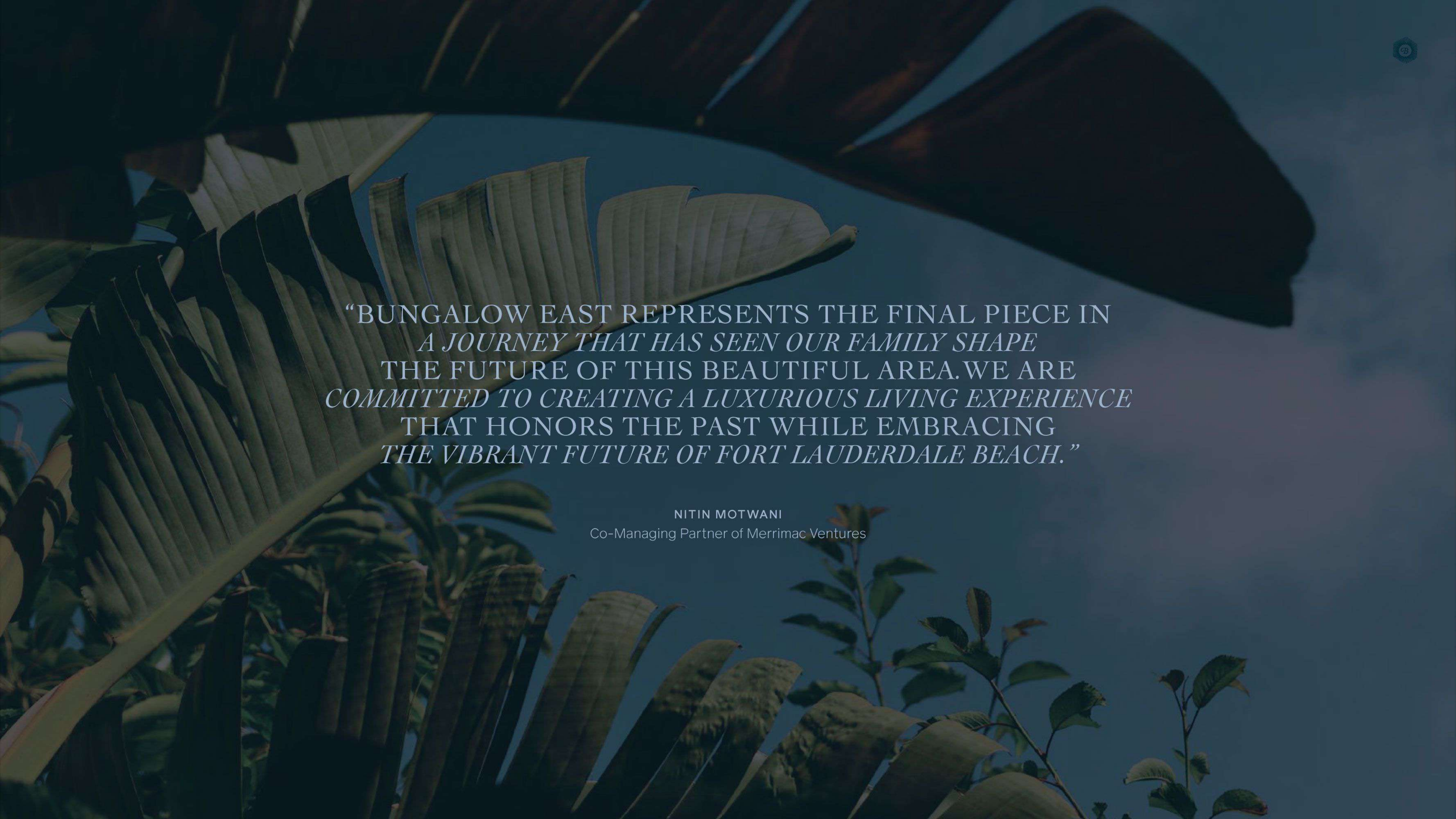
Bungalow East is a luxury, resort-style waterfront residence framed by the Atlantic and Intracoastal, tucked within the quaint and historic community of North Beach Village. This desirable central location connects residents to prime dining, boutique shoppes, iconic cultural and outdoor destinations, while steps from the shore.





A 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.



“BUNGALOW EAST REPRESENTS THE FINAL PIECE IN
A JOURNEY THAT HAS SEEN OUR FAMILY SHAPE
THE FUTURE OF THIS BEAUTIFUL AREA. WE ARE
COMMITTED TO CREATING A LUXURIOUS LIVING EXPERIENCE
THAT HONORS THE PAST WHILE EMBRACING
THE VIBRANT FUTURE OF FORT LAUDERDALE BEACH.”

NITIN MOTWANI

Co-Managing Partner of Merrimac Ventures

A COLLECTION OF EXCLUSIVE
EXPERIENCES & SERVICES



LIFESTYLE AMENITIES



BESPOKE AMENITIES *& ENRICHING SERVICES*

LIFESTYLE AMENITIES

- Entry lobby and reception
 - 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, & 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

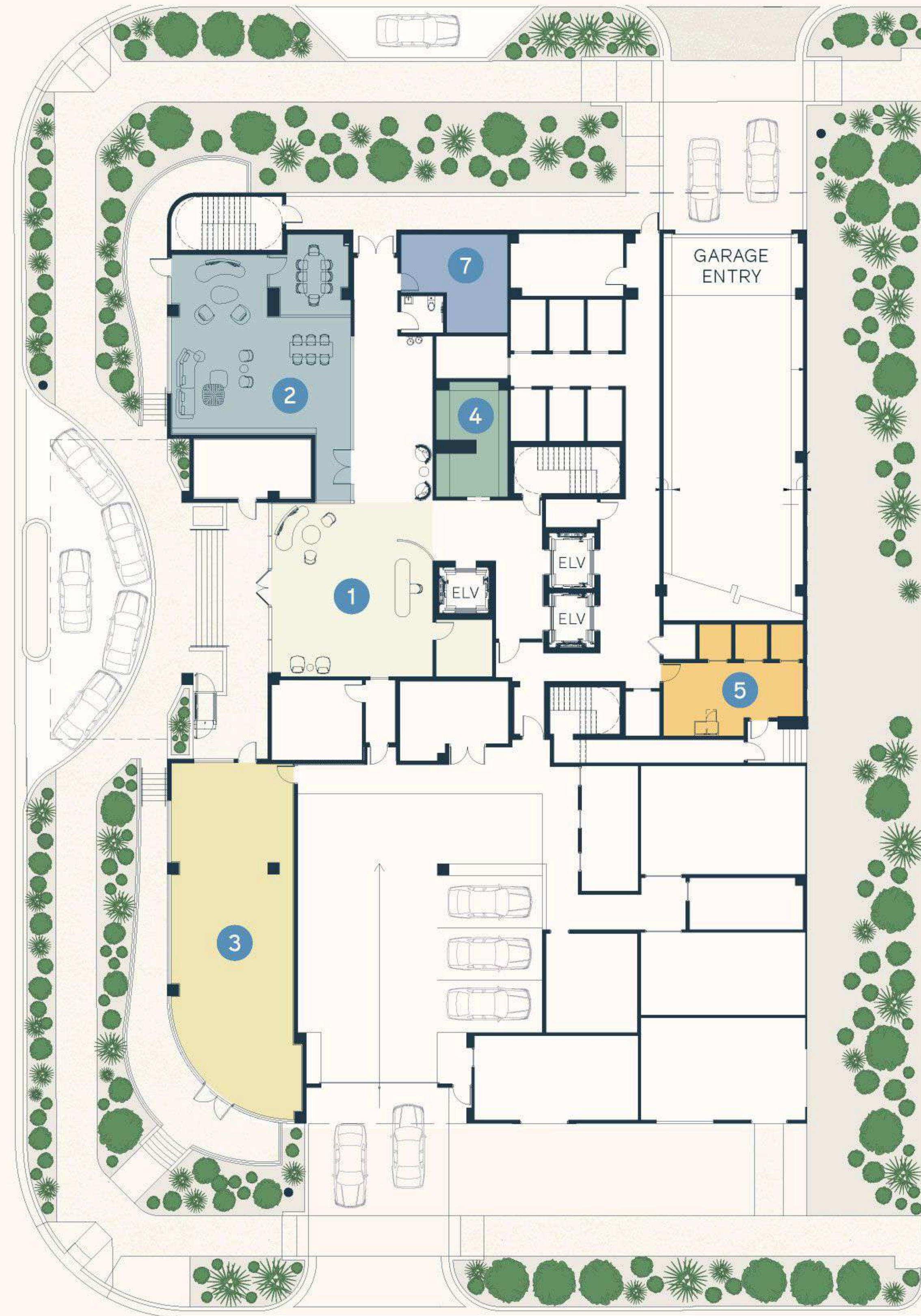
- Yacht Club Membership with access to world-class fleet of yachts
- Conrad Hilton Fort Lauderdale Beach Club Membership, providing beach service and access to hotel amenities

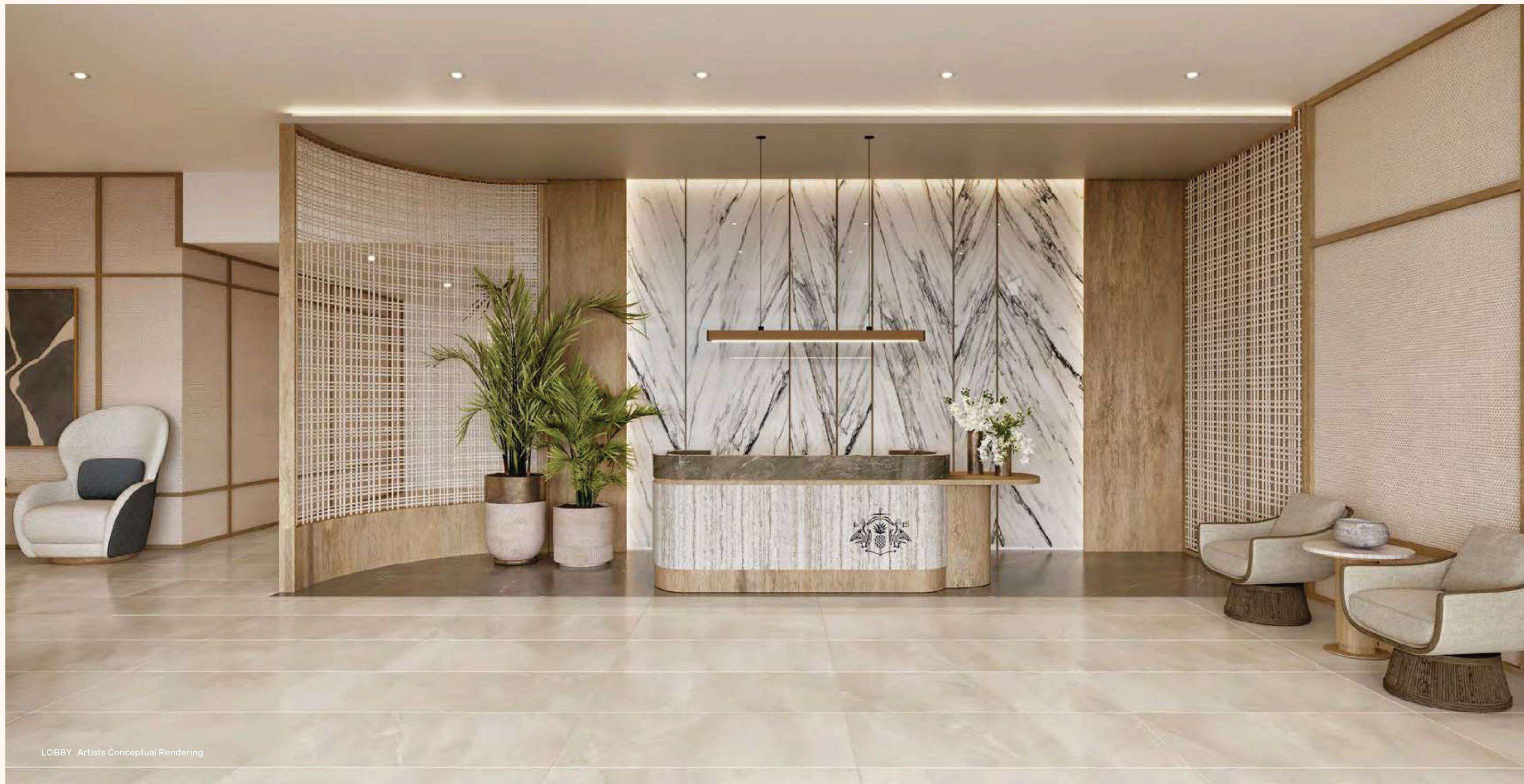




GROUND FLOOR *FLOORPLATE*

1. Entry Lobby & Reception
2. Conference & Library Room
3. Coffee, Bistro & Wine Bar
4. Mail & Package Room
5. Dog Spa
6. Pet Run
7. Management Office





LOBBY Artists Conceptual Rendering



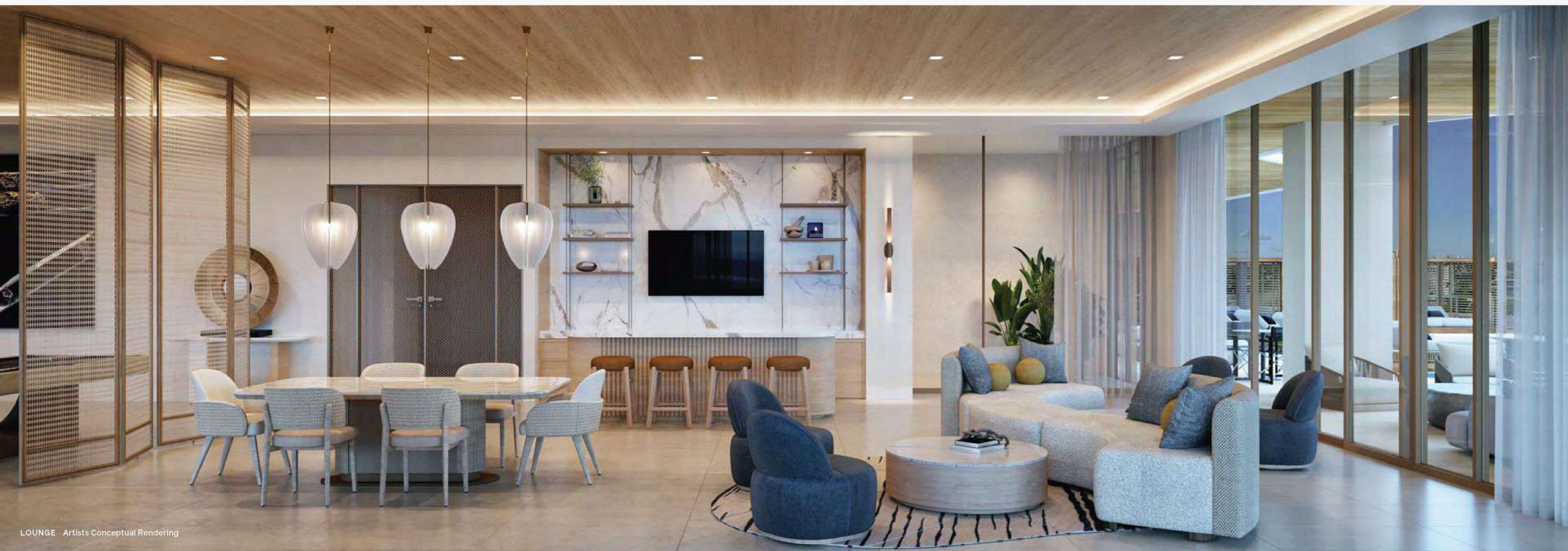


4TH FLOOR AMENITY *FLOORPLATE*

1. Owners Lounge
 2. Sunset Lounge
 3. Pool Deck
 4. Swimming Pool
 5. Cabanas
 6. Jacuzzi
 7. Fitness Center
 8. Movement Studio
 9. Yoga Deck
 10. Relaxation Area
- WELLNESS CENTER**
11. Steam & Sauna Room
 12. Treatment Room
 13. Hair Salon
 14. Cold Plunge







LOUNGE Artists Conceptual Rendering

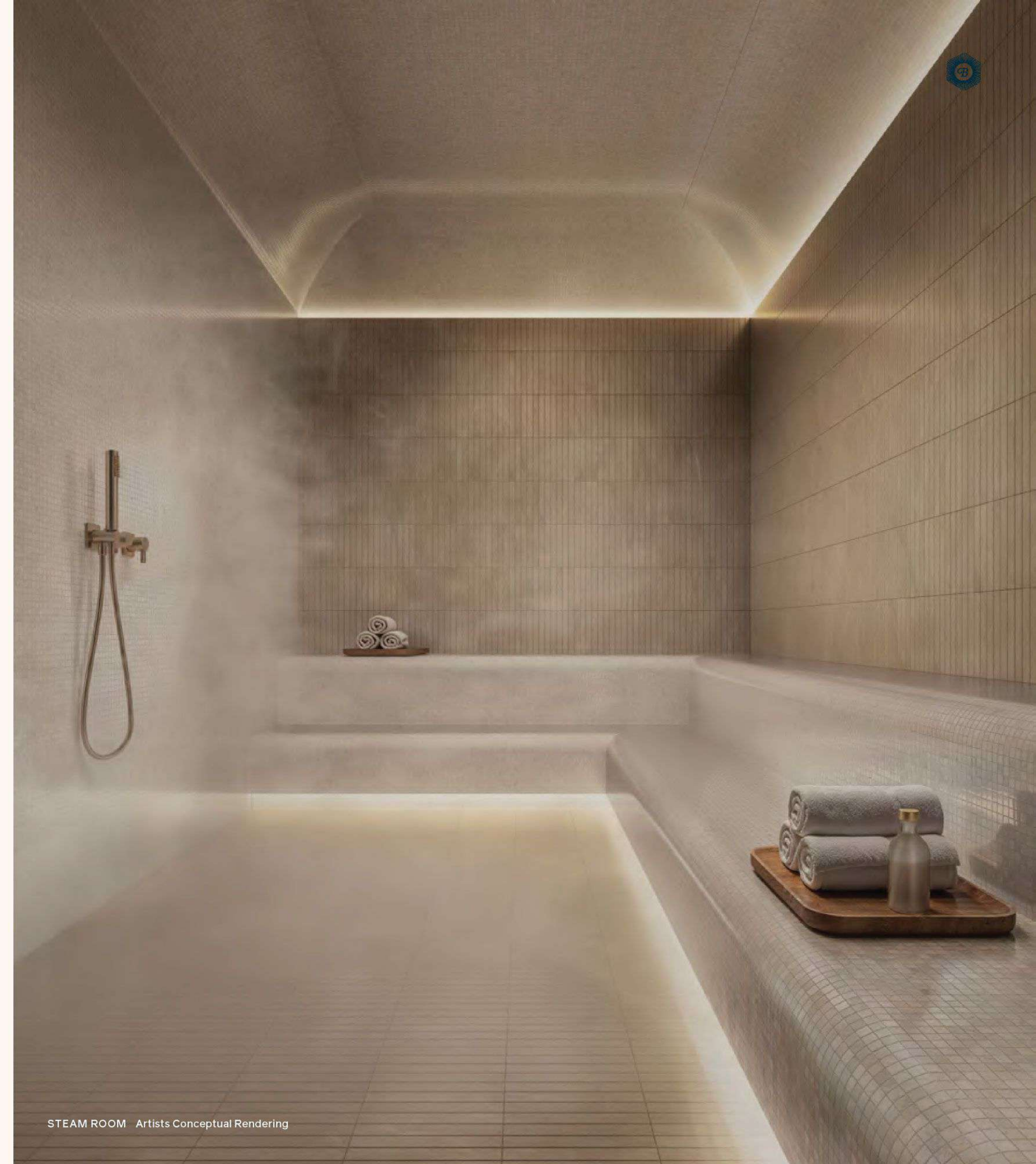


OUTDOOR LOUNGE & FIRE PIT Artists Conceptual Rendering





PLUNGE POOL Artists Conceptual Rendering



STEAM ROOM Artists Conceptual Rendering



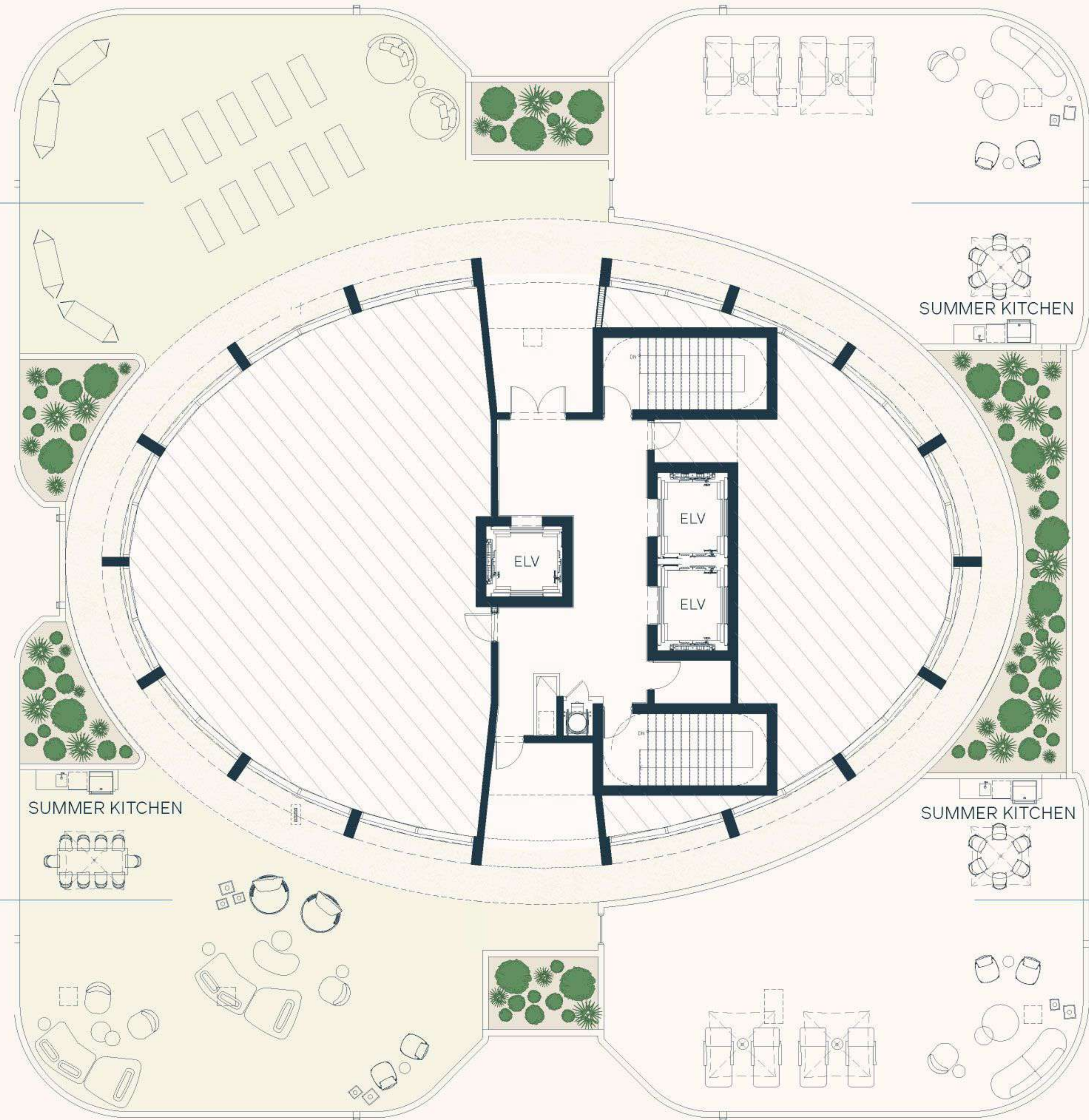


ROOFTOP FLOORPLATE



SUN TERRACE

SUNSET TERRACE
WITH SUMMER KITCHEN



PENTHOUSE A
PRIVATE TERRACE

1,509 SF | 140 M²

PENTHOUSE B
PRIVATE TERRACE

1,538 SF | 143 M²





ROOFTOP LOUNGE Artists Conceptual Rendering

YOUR BOUTIQUE
BEACHSIDE BUNGALOW AWAITS



RESIDENCES



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

Luxury interiors are designed by [Adriana Hoyos Design Studio](#) with architecture by [Swedroe Architecture](#) to reflect a cultured beachside estate with an enriched sense of place.

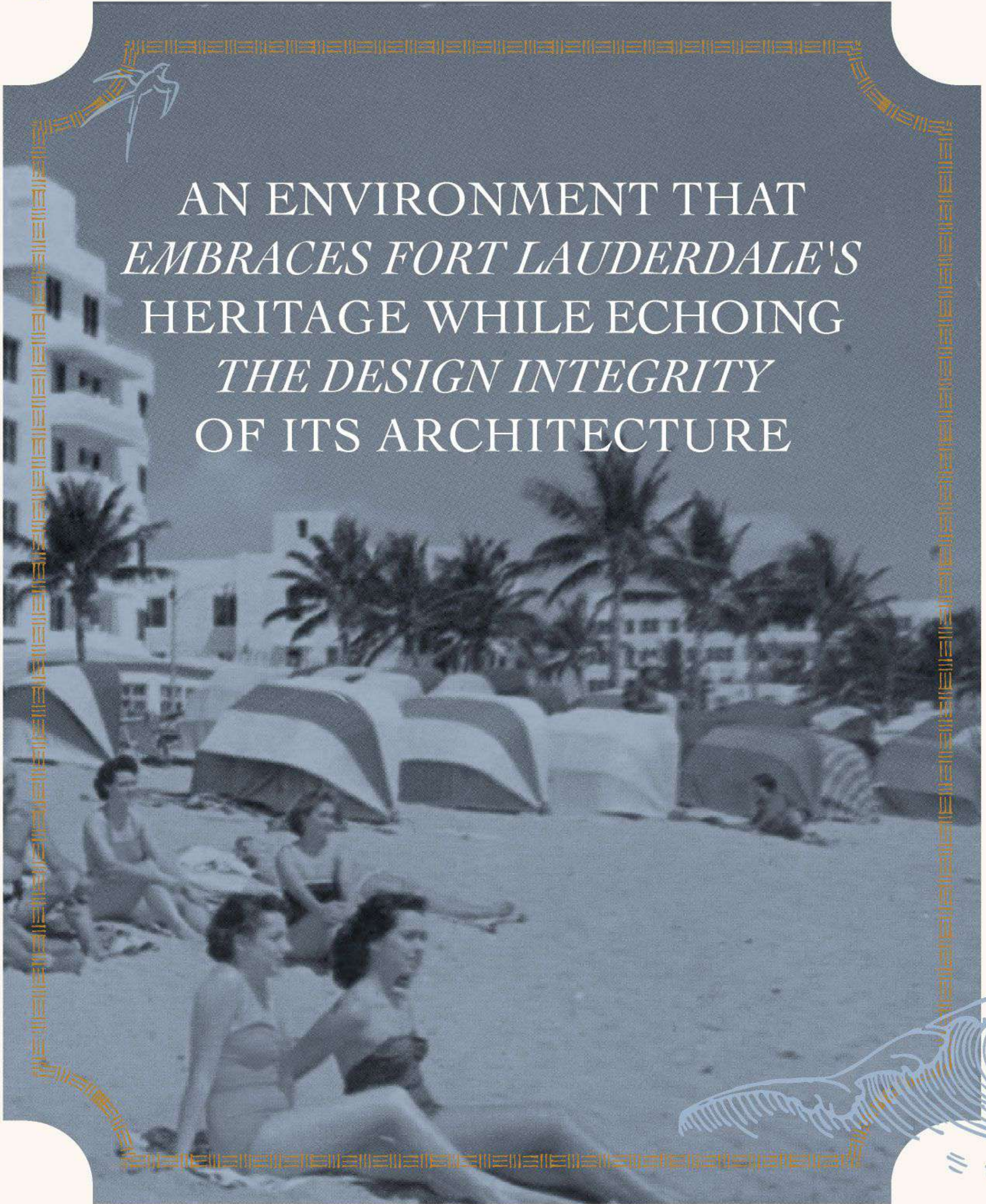
RESIDENTIAL FEATURES

- 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

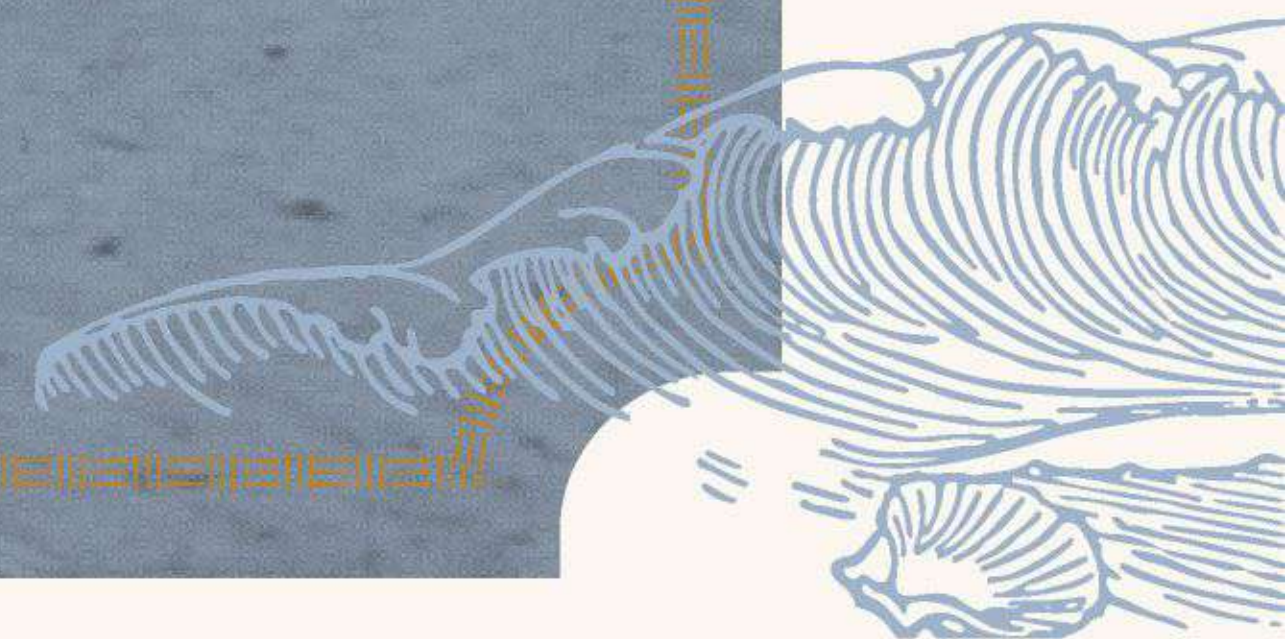




RESIDENCE TERRACE Artists Conceptual Rendering



AN ENVIRONMENT THAT
EMBRACES FORT LAUDERDALE'S
HERITAGE WHILE ECHOING
THE DESIGN INTEGRITY
OF ITS ARCHITECTURE





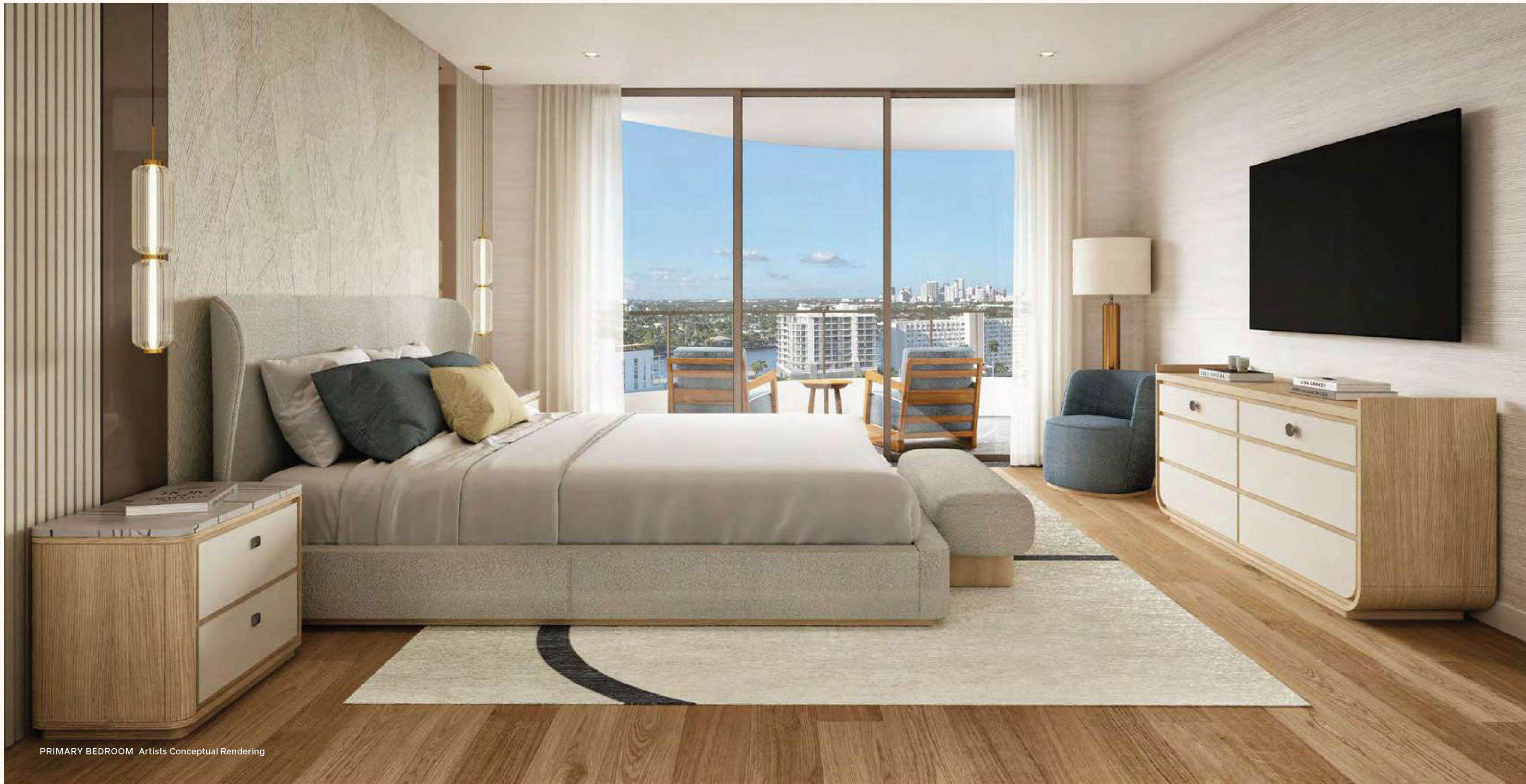
KITCHEN Artists Conceptual Rendering



KITCHEN Artists Conceptual Rendering



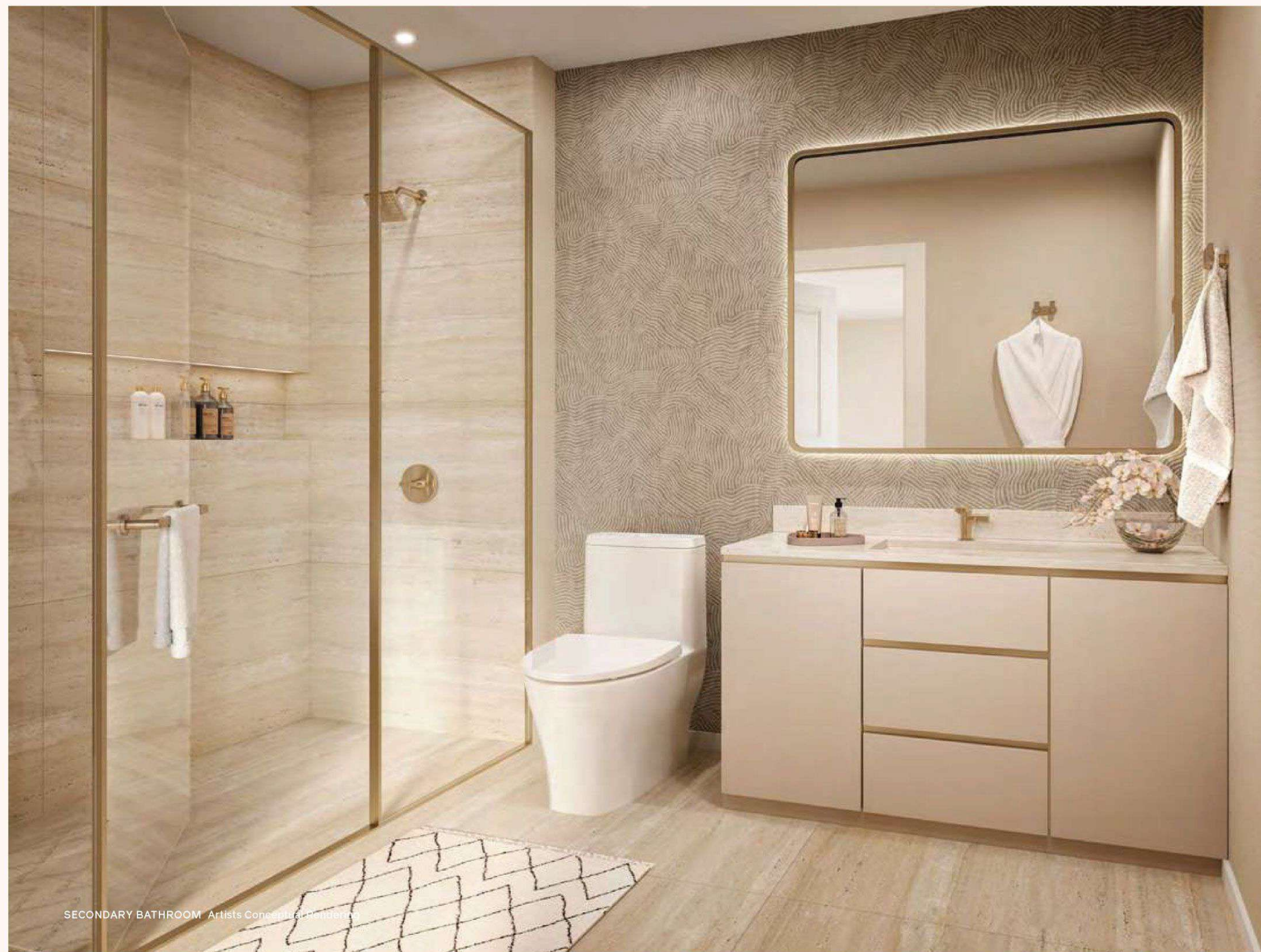
GREAT ROOM Artists Conceptual Rendering



PRIMARY BEDROOM Artists Conceptual Rendering

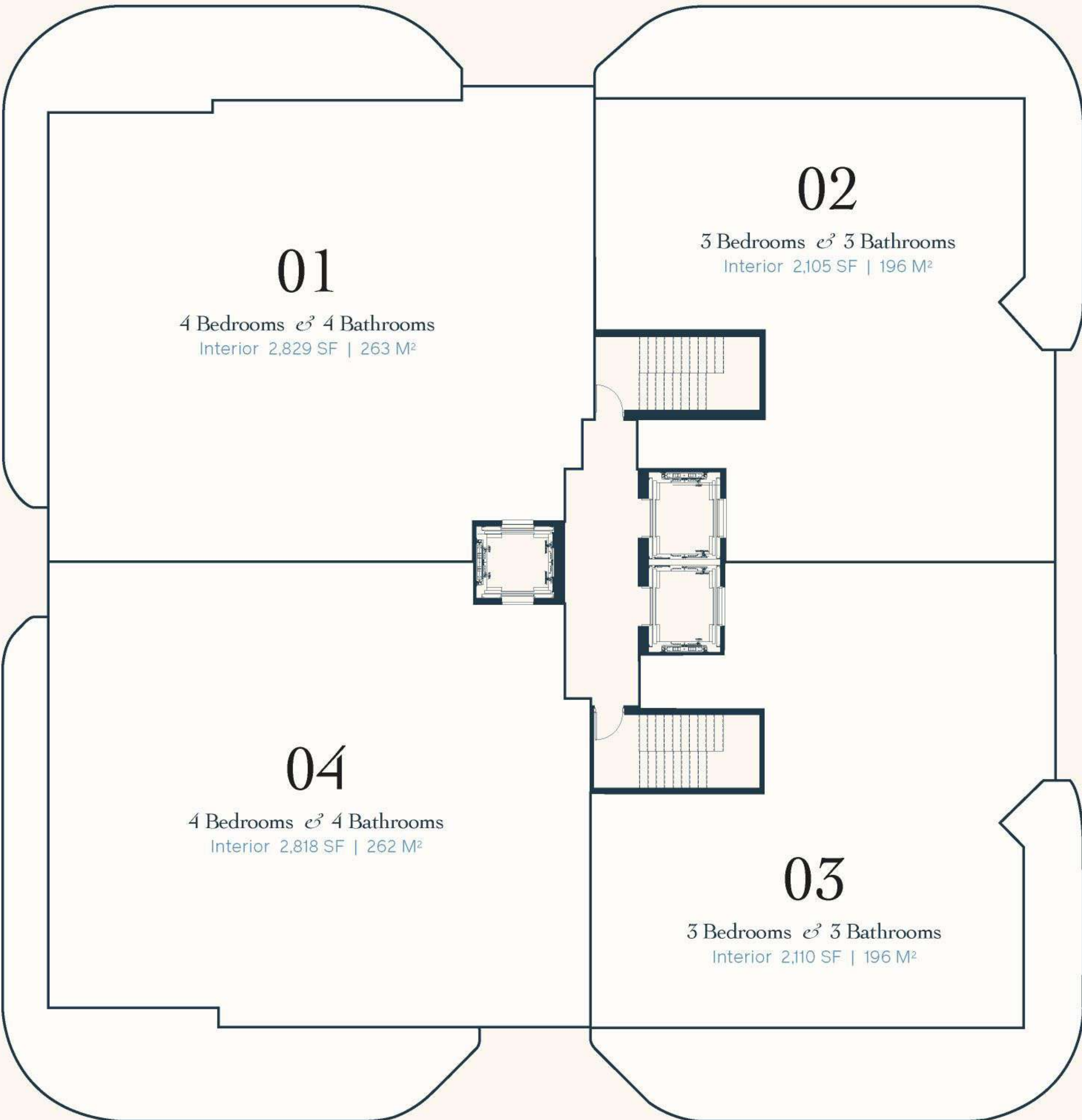


PRIMARY BATHROOM Artists Conceptual Rendering





RESIDENCE
FLOORPLATE





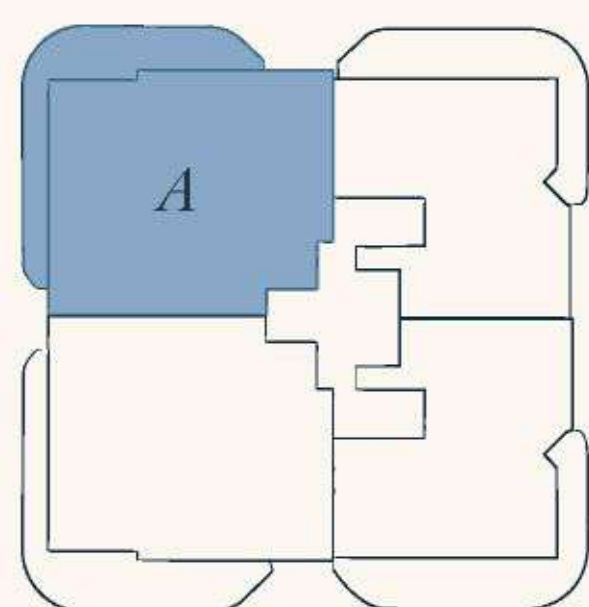
RESIDENCE A

4 Bedrooms & 4 Bathrooms

Interior 2,829 SF | 263 M²

Exterior 691 SF | 64 M²

Total 3,526 SF | 327 M²



THE DIMENSIONS STATED FOR THIS FLOOR PLAN ARE APPROXIMATE BECAUSE THERE ARE VARIOUS RECOGNIZED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF A UNIT. THE SQUARE FOOTAGE STATED HERE IS CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DEMISING WALLS WITHOUT DEDUCTIONS FOR CUTOUTS, CURVES, OR ARCHITECTURAL FEATURES. THIS METHOD TYPICALLY RESULTS IN QUOTED DIMENSIONS GREATER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING OTHER ACCEPTED METHODS. THE DEFINITION OF "UNIT" AND THE CALCULATION METHOD TO BE RELIED UPON IS SET FORTH BY THE DEVELOPER IN DEVELOPER'S PROSPECTUS WHICH METHOD MAY RESULT IN A SQUARE FOOTAGE CALCULATION LESS THAN THE RESULT OF THE CALCULATION METHOD USED HERE. CONSULT THE DEVELOPER'S PROSPECTUS TO LEARN WHAT IS INCLUDED WITH UNIT PURCHASE AND TO UNDERSTAND UNIT DIMENSIONS.



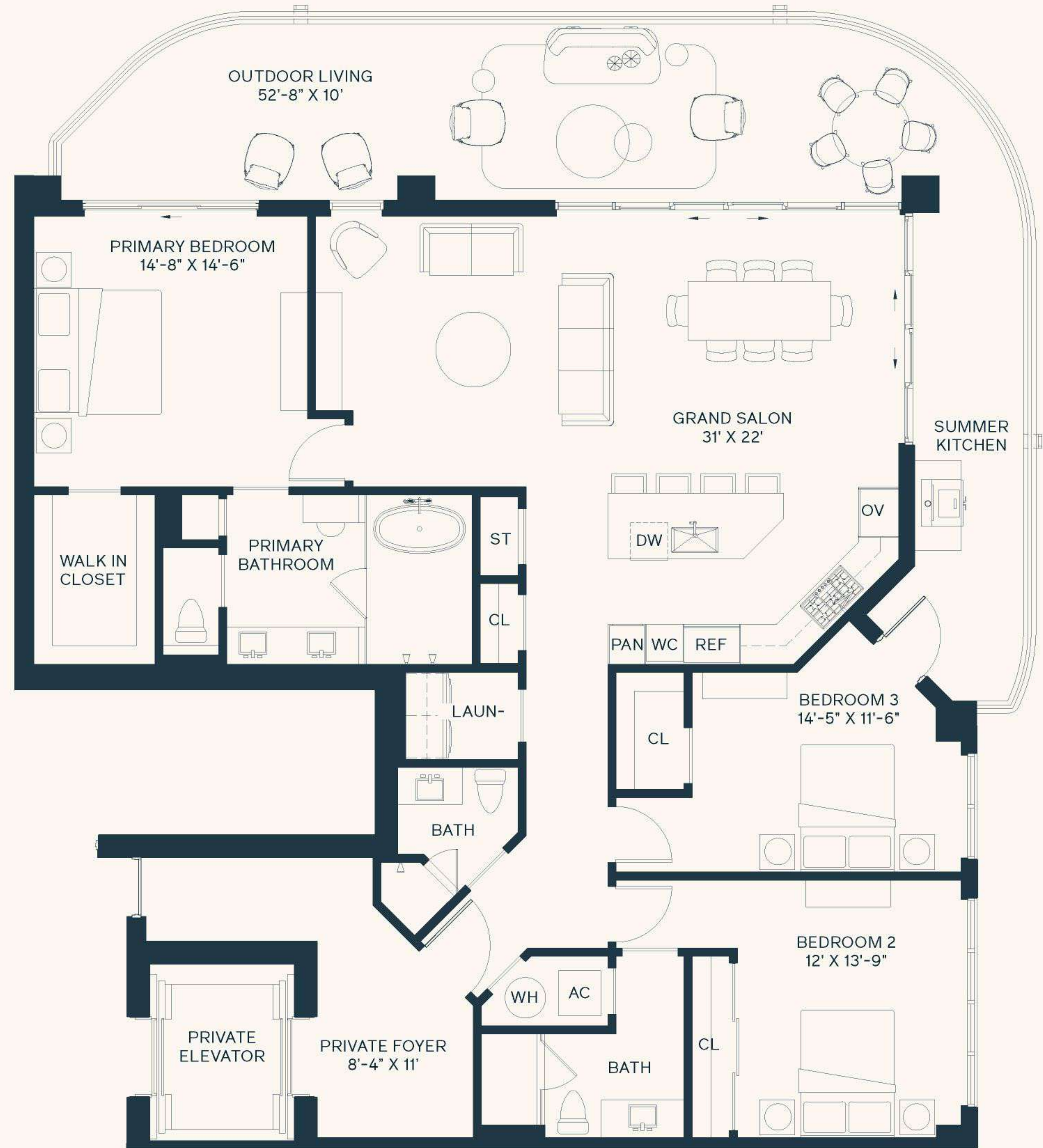
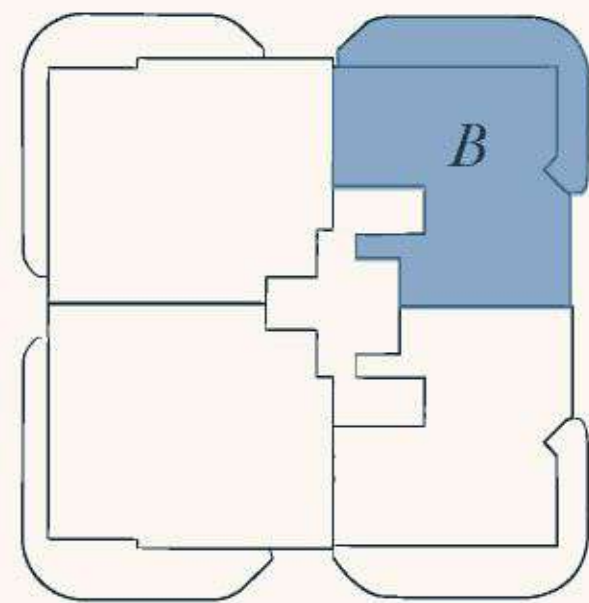
RESIDENCE *B*

3 Bedrooms & 3 Bathrooms

Interior 2,105 SF | 196 M²

Exterior 652 SF | 61 M²

Total 2,757 SF | 256 M²



◆ THE DIMENSIONS STATED FOR THIS FLOOR PLAN ARE APPROXIMATE BECAUSE THERE ARE VARIOUS RECOGNIZED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF A UNIT. THE SQUARE FOOTAGE STATED HERE IS CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DEMISING WALLS WITHOUT DEDUCTIONS FOR CUTOUTS, CURVES, OR ARCHITECTURAL FEATURES. THIS METHOD TYPICALLY RESULTS IN QUOTED DIMENSIONS GREATER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING OTHER ACCEPTED METHODS. THE DEFINITION OF "UNIT" AND THE CALCULATION METHOD TO BE RELIED UPON IS SET FORTH BY THE DEVELOPER IN DEVELOPER'S PROSPECTUS WHICH METHOD MAY RESULT IN A SQUARE FOOTAGE CALCULATION LESS THAN THE RESULT OF THE CALCULATION METHOD USED HERE. CONSULT THE DEVELOPER/ PROSPECTUS TO LEARN WHAT IS INCLUDED WITH UNIT PURCHASE AND TO UNDERSTAND UNIT DIMENSIONS.



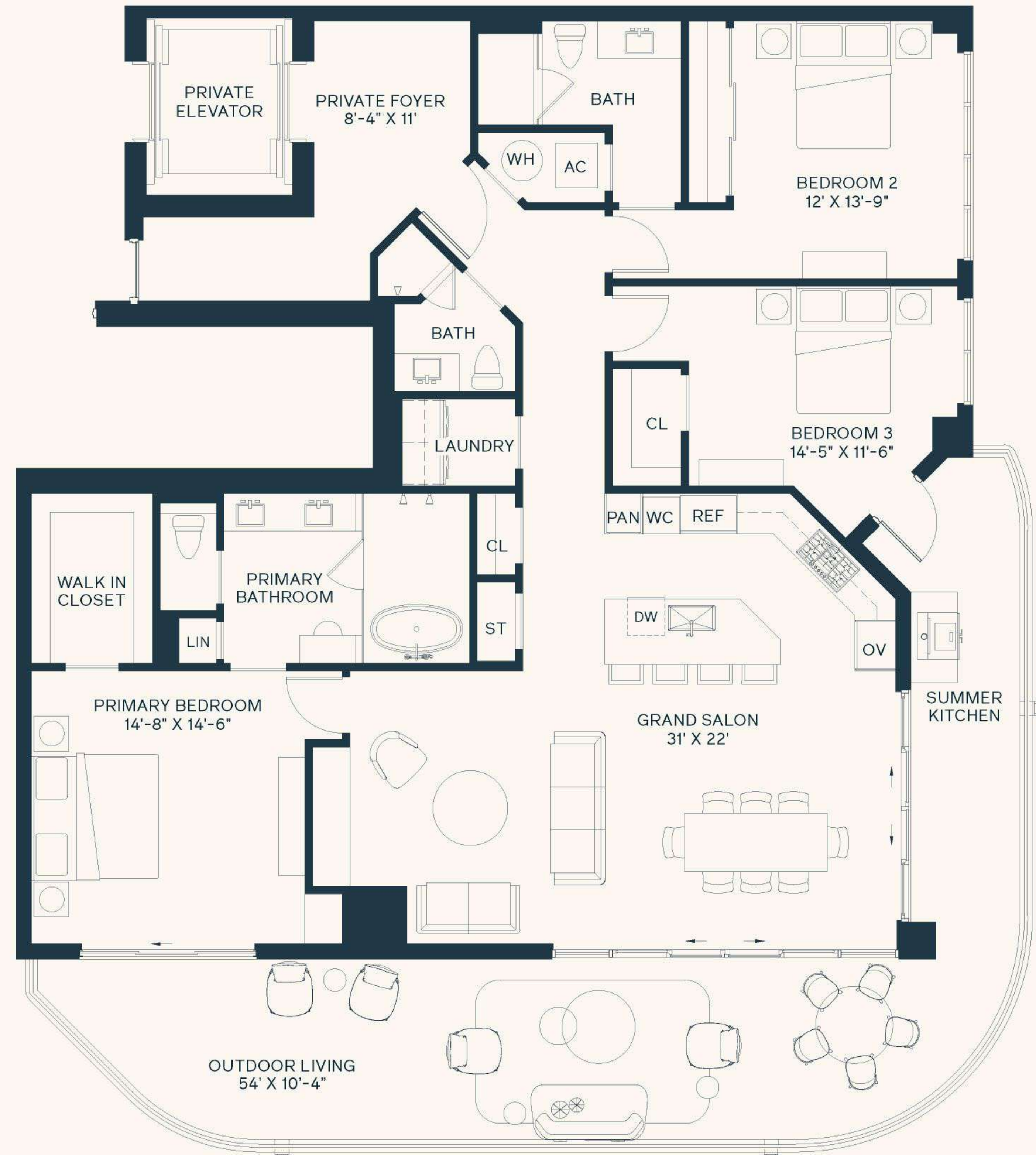
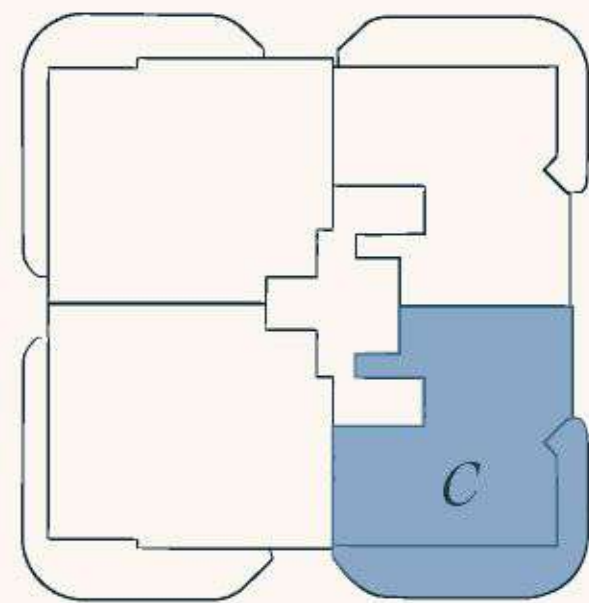
RESIDENCE C

3 Bedrooms & 3 Bathrooms

Interior 2,110 SF | 196 M²

Exterior 662 SF | 61 M²

Total 2,772 SF | 258 M²



THE DIMENSIONS STATED FOR THIS FLOOR PLAN ARE APPROXIMATE BECAUSE THERE ARE VARIOUS RECOGNIZED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF A UNIT. THE SQUARE FOOTAGE STATED HERE IS CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DEMISING WALLS WITHOUT DEDUCTIONS FOR CUTOUTS, CURVES, OR ARCHITECTURAL FEATURES. THIS METHOD TYPICALLY RESULTS IN QUOTED DIMENSIONS GREATER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING OTHER ACCEPTED METHODS. THE DEFINITION OF "UNIT" AND THE CALCULATION METHOD TO BE RELIED UPON IS SET FORTH BY THE DEVELOPER IN DEVELOPER'S PROSPECTUS WHICH METHOD MAY RESULT IN A SQUARE FOOTAGE CALCULATION LESS THAN THE RESULT OF THE CALCULATION METHOD USED HERE. CONSULT THE DEVELOPER'S PROSPECTUS TO LEARN WHAT IS INCLUDED WITH UNIT PURCHASE AND TO UNDERSTAND UNIT DIMENSIONS.



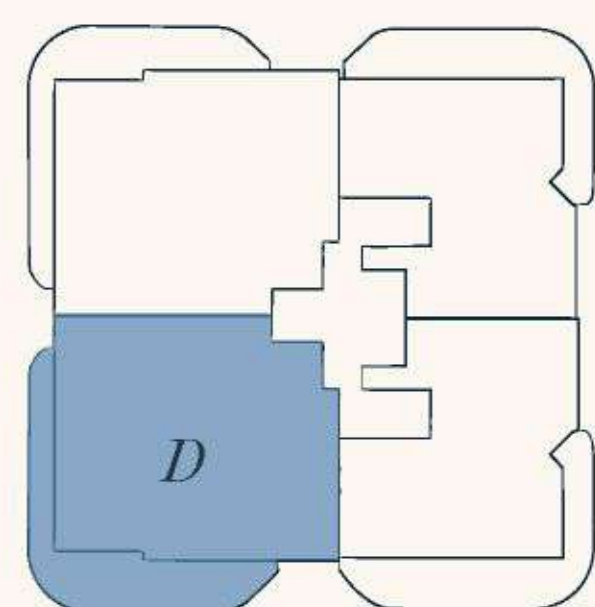
RESIDENCE *D*

4 Bedrooms & 4 Bathrooms

Interior 2,818 SF | 262 M²

Exterior 721 SF | 67 M²

Total 3,539 SF | 329 M²



THE DIMENSIONS STATED FOR THIS FLOOR PLAN ARE APPROXIMATE BECAUSE THERE ARE VARIOUS RECOGNIZED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF A UNIT. THE SQUARE FOOTAGE STATED HERE IS CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DEMISING WALLS WITHOUT DEDUCTIONS FOR CUTOUTS, CURVES, OR ARCHITECTURAL FEATURES. THIS METHOD TYPICALLY RESULTS IN QUOTED DIMENSIONS GREATER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING OTHER ACCEPTED METHODS. THE DEFINITION OF "UNIT" AND THE CALCULATION METHOD TO BE RELIED UPON IS SET FORTH BY THE DEVELOPER IN DEVELOPER'S PROSPECTUS WHICH METHOD MAY RESULT IN A SQUARE FOOTAGE CALCULATION LESS THAN THE RESULT OF THE CALCULATION METHOD USED HERE. CONSULT THE DEVELOPER'S PROSPECTUS TO LEARN WHAT IS INCLUDED WITH UNIT PURCHASE AND TO UNDERSTAND UNIT DIMENSIONS.

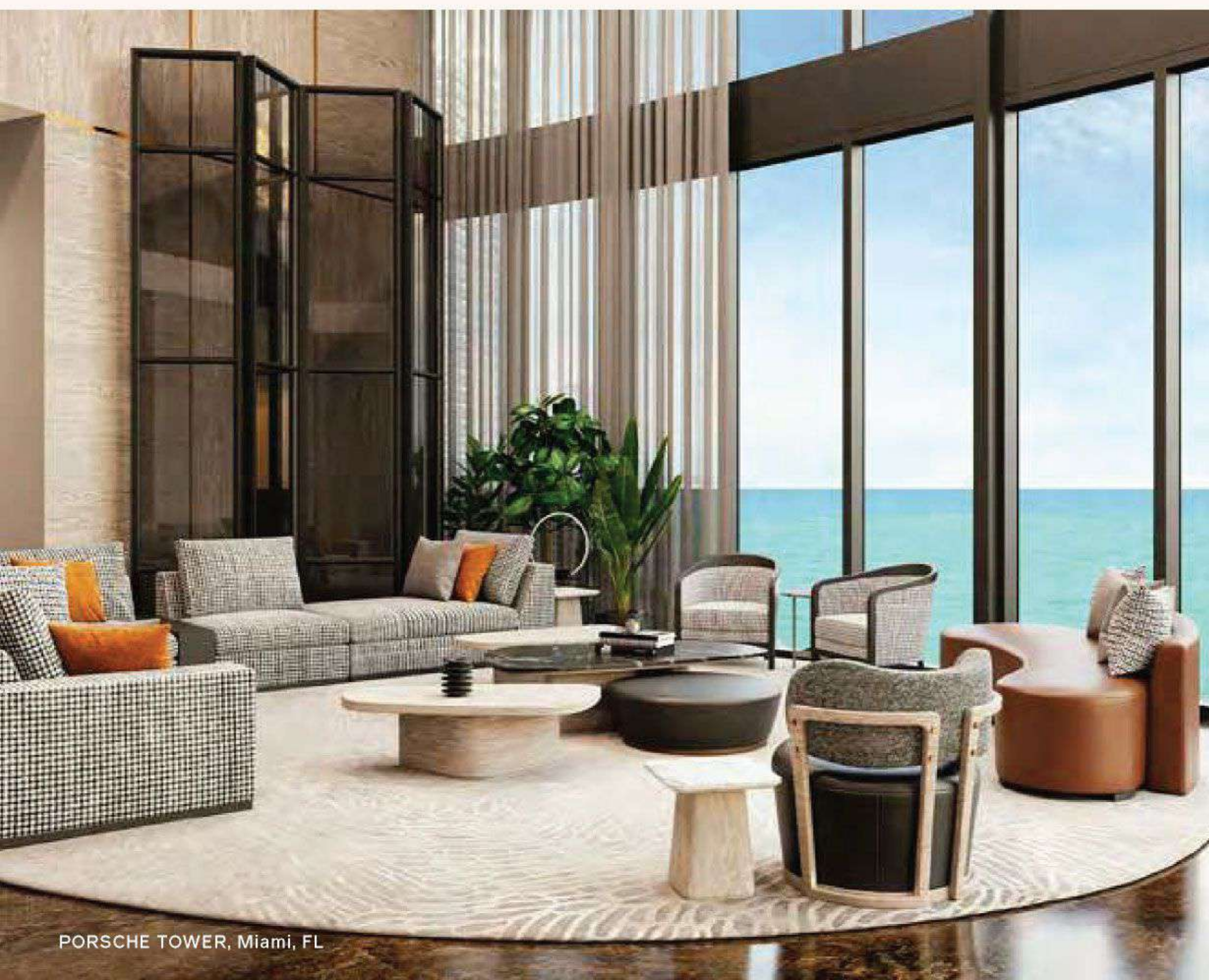
A VISION OF STORIED
BEACHSIDE LIVING



THE TEAM



PINECREST RESIDENCE, Pinecrest, FL



PORSCHE TOWER, Miami, FL



INTERIOR DESIGN

ADRIANA HOYOS DESIGN STUDIO

Adriana Hoyos Design Studio (AHDS) is a boutique interior design firm creating timeless, sophisticated, and functional designs with more than 25 years of experience. AHDS has designed and executed around 2500 projects worldwide.

Our work has been in the renowned buildings as Residences by Armani Casa, Porsche Tower, Vanderbilt Mansion, The Ritz Carlton Residences, Paramount Miami World Center, Trump Tower among other iconic buildings. Our projects have been recognized and awarded by IIDA, AD, SKYTRAX, Priority Pass, iDOGI, Americas Property Awards.

AHDS has specialize in interior design, interior architecture, custom millwork design, decoration, and styling. We have earned a remarkable reputation for our unique designs in luxury residences, hotels, airports and high - end commercial spaces.

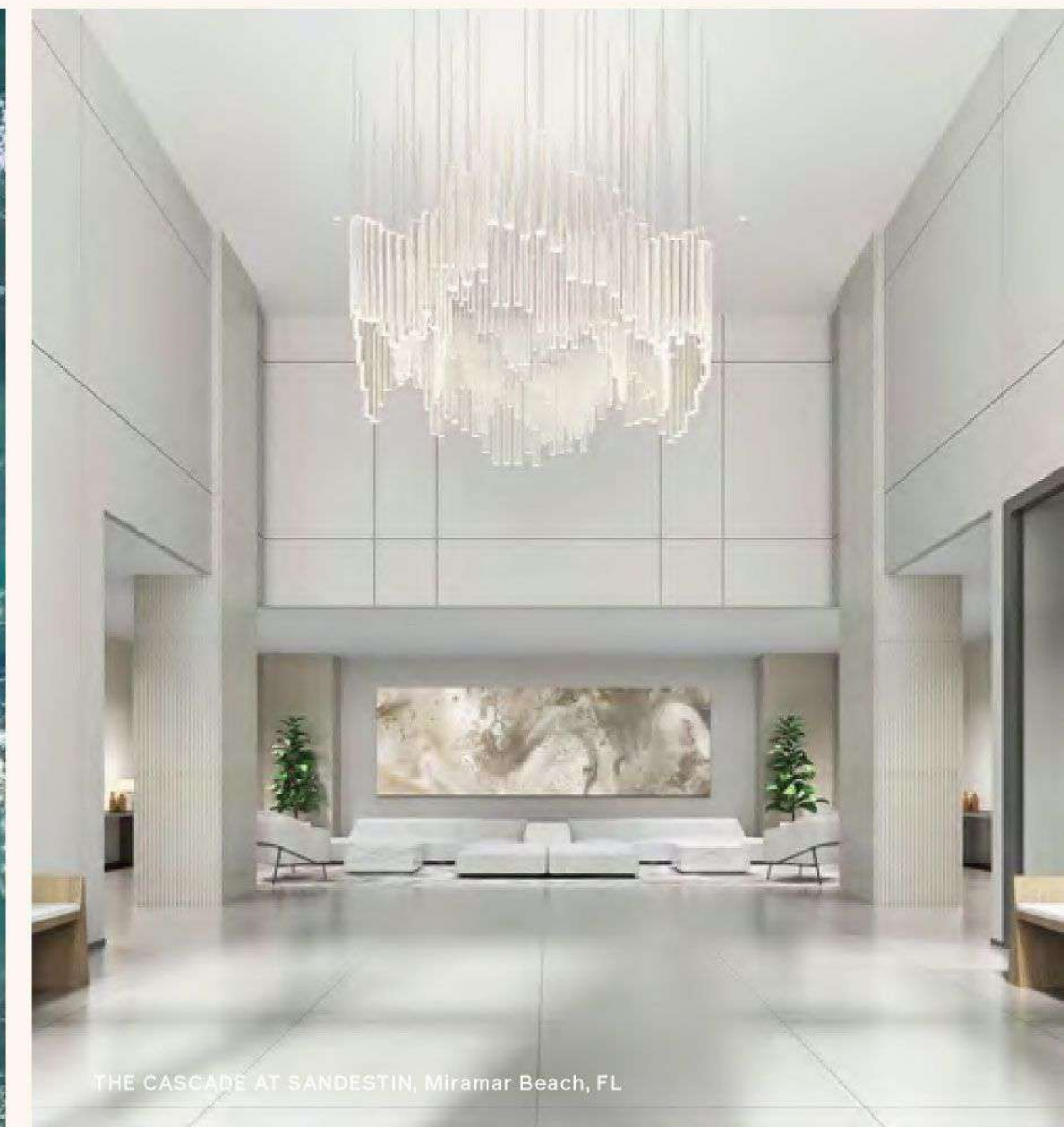
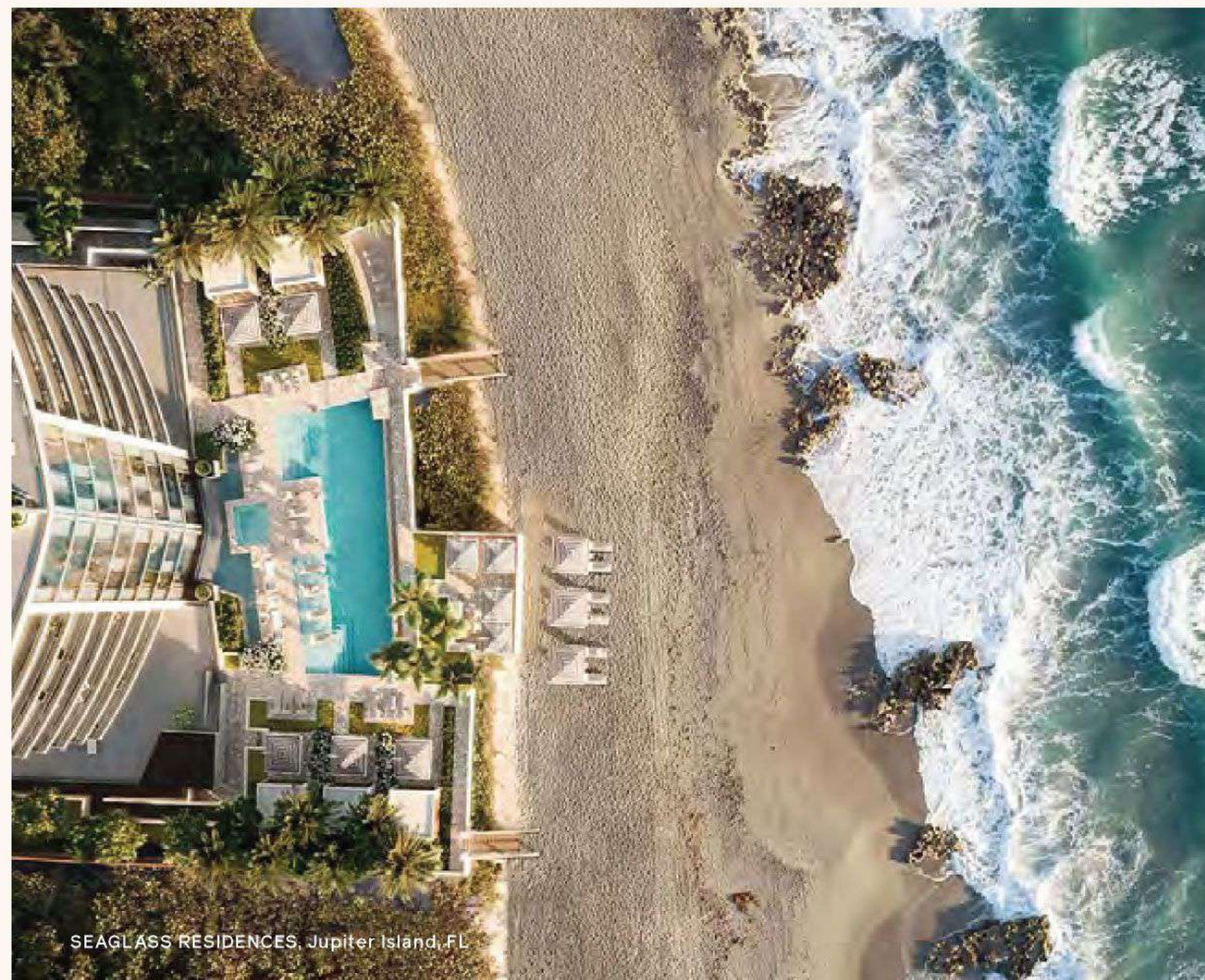
ARCHITECT

SWEDROE ARCHITECTURE

Swedroe Architecture is a full service architectural design firm, providing creative design solutions for its clients' needs since 1974. The firm has designed and master planned numerous successful high-rise condominiums, mixed-use resorts, commercial and retail projects throughout the United States and abroad.

A leader in the field of multi-family residential architecture, Swedroe Architecture, specializes in high-rise condominium living within the coastal urban environment. By consistently designing highly efficient, cost-effective buildings with comfort and view oriented innovations as well as striking, modern architecture, the firm has gained international recognition in its specialty. To date, the firm has completed over 130 condominium projects, many of which are luxury high-rise towers.

As founding partner Robert Swedroe says, "Although we always emphasize technical innovative and project cost-efficiency, business integrity and the human element of what we do are also paramount."





JEM PRIVATE RESIDENCES, Miami, FL



600 MIAMI WORLDCENTER, Miami, FL



PARAMOUNT Fort Lauderdale Beach, FL

EXCLUSIVE SALES AND MARKETING

ONEWORLD PROPERTIES™

OneWorld Properties™ led by Peggy Olin, is a Florida-based full-service real estate brokerage firm offering elite services for luxury properties as well as integrated sales and marketing for residential development condominium projects. With over 20 years of experience, OneWorld Properties is an international leader in luxury real estate marketing and sales reaching markets in Asia, Europe and South America through their knowledgeable and multilingual staff.

The company was founded in 2009 and since then has worked along some of the most prestigious U.S. developers topping over \$5 Billion in residential sales and over 5,500 units sold representing some of South Florida's top developments including JEM Miami Worldcenter, Flow House Miami, 2200 Brickell, Sixth & Rio, Cove Miami, HUB Miami, Palma Miami Beach, 600 Miami Worldcenter, 501 First, 100 Las Olas, PARAMOUNT Fort Lauderdale Beach, PARAMOUNT Miami Worldcenter, YOTELPAD Miami, Legacy Hotel and Residences, and The Crosby Miami Worldcenter. Nationally, the OneWorld Properties™ brand is also recognized for their work in New York, Los Angeles, Houston and Atlanta with offices in Fort Lauderdale, Miami, Shanghai, Beijing and Shenzhen.



BUNGALOW

EAST
FT LAUDERDALE BEACH





BUNGALOW

EAST

FT LAUDERDALE BEACH

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