



544MODERNO



MODERN TOWNHOMES IN THE HEART OF VICTORIA PARK

Nestled in the heart of downtown Fort Lauderdale, Victoria Park is a vibrant community that's evolving into the future while still retaining the charm of Old Florida. Located between the Isles of Las Olas / Intracoastal Waterway / Middle River and Federal Highway, stretching from Broward to Sunrise Boulevards, we're home to more than 10,000 diverse residents who enjoy living near the amenities of downtown, the shopping and fine dining of Las Olas, the artsy Flagler Village, and the sun, sand and surf of the world famous Fort Lauderdale strip -- all while enjoying a cozy residential neighborhood. If real estate is all about "location, location, location" -- we have it, have it, have it!

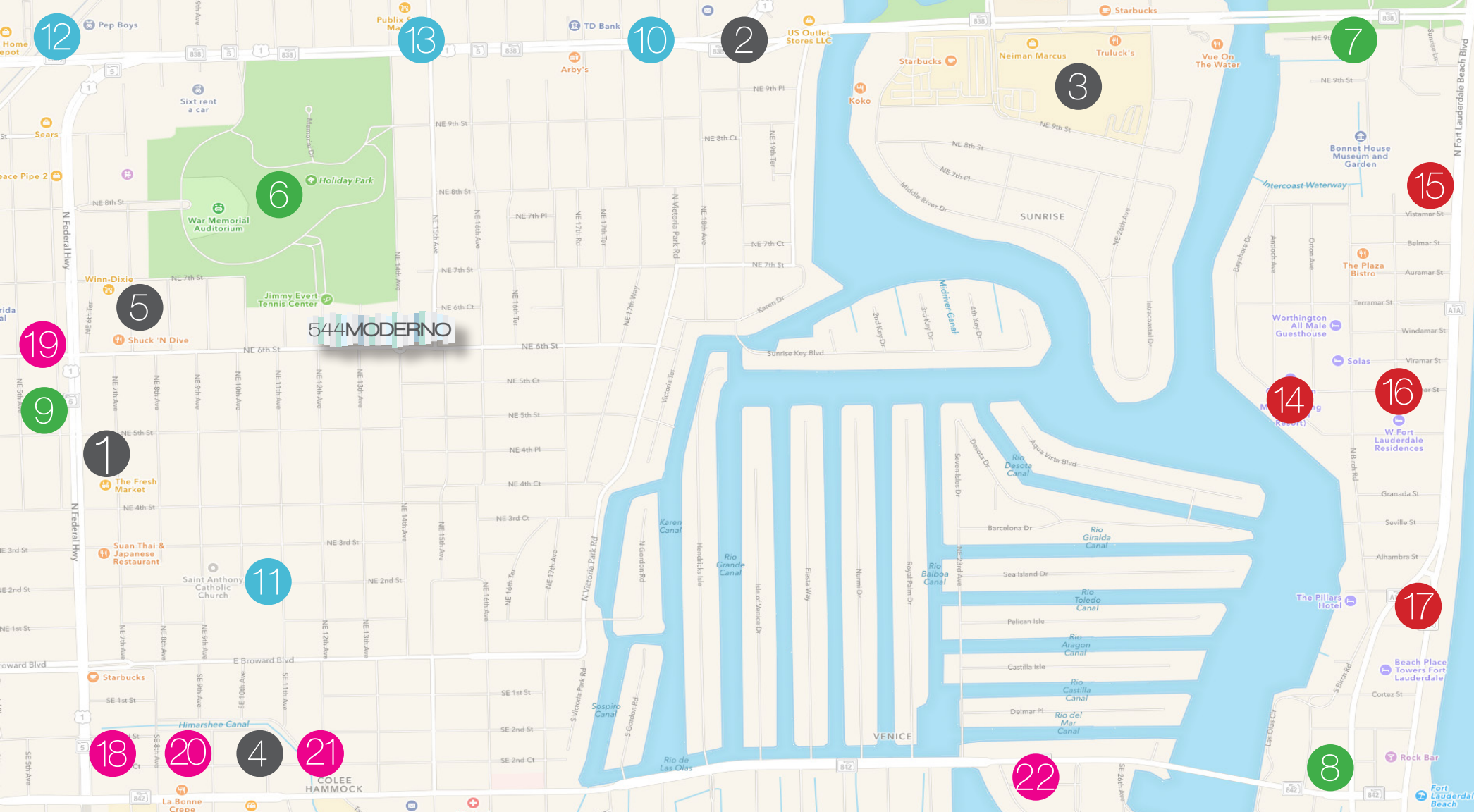
Victoria Park is home to some of the best schools in South Florida. And if community is all about people, we have a diverse and tolerant population pulling together to make our corner of paradise even better. Situated in the heart of Victoria Park.

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MINUTES TO THE
BEACH AND
LAS OLAS BOULEVARD

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SHOPPING

- 01 The Fresh Market
- 02 Trader Joe's
- 03 Galleria Mall
- 04 Las Olas Boulevard
- 05 Victoria Park Shopping Center

PARKS AND ARTS

- 06 Holiday Park Social Center
- 07 Hugh Taylor Birch State Park
- 08 Fort Lauderdale Beach Park
- 09 F.A.T Village Arts District

UNIVERSITIES AND SCHOOLS

- 10 Nova Southeastern University
- 11 Virginia Shuman Young Elementary School
- 12 North Side Elementary School
- 13 Fort Lauderdale High School

HOTELS AND RESIDENCE

- 14 Gale Boutique Hotel and Residences
- 15 Paramount Fort Lauderdale
- 16 W Fort Lauderdale
- 17 The Ritz-Carlton

BARS AND RESTAURANTS

- 18 American Social
- 19 Rhythm & Vine
- 20 YOLO
- 21 Louie Bossi's
- 22 Chima Brazilian



SOPHISTICATED LIVING



NB Design - Nataly Broman International designer Nataly Broman produced a very sophisticated modern look for 601 Moderno inspired by European architecture. Nataly has extensive international experience in design projects all over the world in places such as Moscow, Tel Aviv, Monaco, Cape Cod, Istanbul and Miami.

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Nestled in the heart of Victoria Park, 544 Moderno sets a new standard for sophisticated living. Situated on a corner, round-about lot comprising over 2,800 (+/-) SF of interior living space, this 2-story, 3-bedroom + den, 2.5-bath residence offers the highest grade of finishes throughout. Its open concept design affords 11' ceilings, custom-made Italian kitchen cabinetry, quartz counters, "Waterfall" kitchen island and high-end built-in stainless appliances.

Exposed-concrete floors on its ground level and wood floors on its second floor with a custom floating staircase lead up to its enormous master bedroom. The exterior amenities include Prodemia wood panels, 3 private balconies, sliding doors and outdoor BBQ area. Two-car garage, custom 9' low-E windows and smart energy efficient system with recessed LED lights complete this offering.



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RESIDENCE FEATURES

- Two exclusive 2,800 SF (+/-) 3 Bed + Den / 2.5 Bath townhomes with 11 foot ceilings
- Situated in the heart of Victoria Park, which is home to some of the best schools in Florida
- Walking distance to Holiday Park, Las Olas Boulevard, The Fresh Market, and Flagler Village
- Outdoor BBQ Area
- 2-Car Garage
- Electric Shades
- Prodema Exterior Wood Panels
- Custom 9' Low-E windows

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RESIDENCE FEATURES

- Euro-style kitchen cabinetry with quartz countertops and a “waterfall” kitchen island
- Ultramodern stainless steel built-in kitchen appliances
- Open-concept kitchen-dinning experience with access to outdoor area
- LED recessed lighting

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RESIDENCE A - NORTH UNIT

FIRST FLOOR

3 BEDROOMS + DEN/STUDIO | 2.5 BATHS

LIVING AREA: 2,354

GARAGE: 435

TOTAL SQ FT: 2,789



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RESIDENCE A - NORTH UNIT

SECOND FLOOR

3 BEDROOMS + DEN/STUDIO | 2.5 BATHS

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RESIDENCE B - NORTH UNIT

FIRST FLOOR

3 BEDROOMS + DEN/STUDIO | 2.5 BATHS

LIVING AREA: 2,378

GARAGE: 439

TOTAL SQ FT: 2,817



RESIDENCE B - NORTH UNIT

SECOND FLOOR

3 BEDROOMS + DEN/STUDIO | 2.5 BATHS

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