

For Sale by

**ARCSA** | **CAPITAL**  
INVERSIONES




Coming Soon – March 2026  
Offered at \$1,700,000

## AN INVITATION


— Coastal properties in this location are limited.


A fully reimagined residence on an oversized lot in a highly desirable Miami location.

 1601 Seabreeze Blvd  
Fort Lauderdale, FL  
33316

### Private Showings & Inquiries

Milagros M

 (645) 224-2088

 milagros.morano@arcsacapital.com

 arcsacapital.com

STEP INTO YOUR NEXT  
CHAPTER BY THE  
WATER.

# WHERE COASTAL LIVING MEETS EFFORTLESS LUXURY BRISE MARINE

A completely reimagined coastal retreat.

— 1601 Seabreeze Blvd Fort Lauderdale, FL 33316

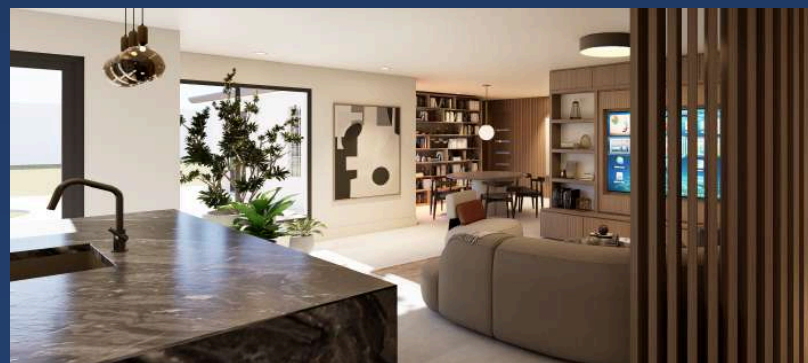
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# A NEW BEGINNING BY THE BEACH

— There is something transformative about living steps from the ocean. The air feels lighter. The mornings begin brighter. Life flows differently.

Located just moments from the shoreline of Fort Lauderdale Beach, this fully renovated single-family residence offers more than a home — it offers a lifestyle shaped by sun, sea breeze, and effortless elegance.



# COMPLETELY REIMAGINED. ENTIRELY BRAND NEW.

— This home has been fully transformed from top to bottom, creating a true turnkey experience with every element thoughtfully redesigned.

Highlights of the transformation include:

- ✔ New open-concept layout for seamless living & entertaining
- ✔ Brand-new gourmet kitchen with high-end finishes & modern appliances
- ✔ All-new flooring throughout
- ✔ Fully renovated contemporary bathrooms
- ✔ Custom closets for optimal storage & organization
- ✔ Fresh interior & exterior paint
- ✔ Renovated resort-style pool



3 Bedrooms



3 Bathrooms

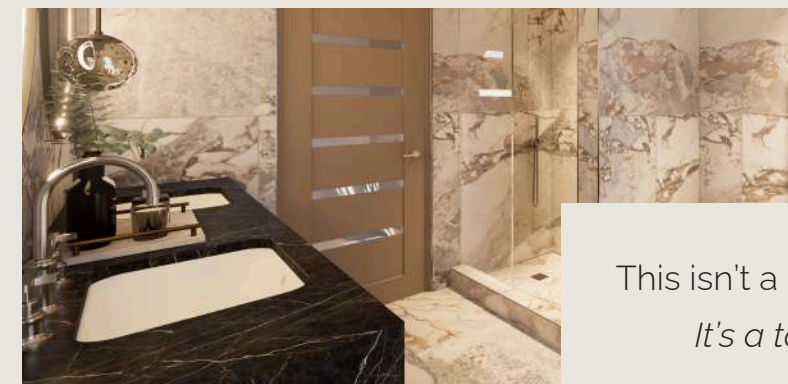


2,436 Sq Ft  
living space

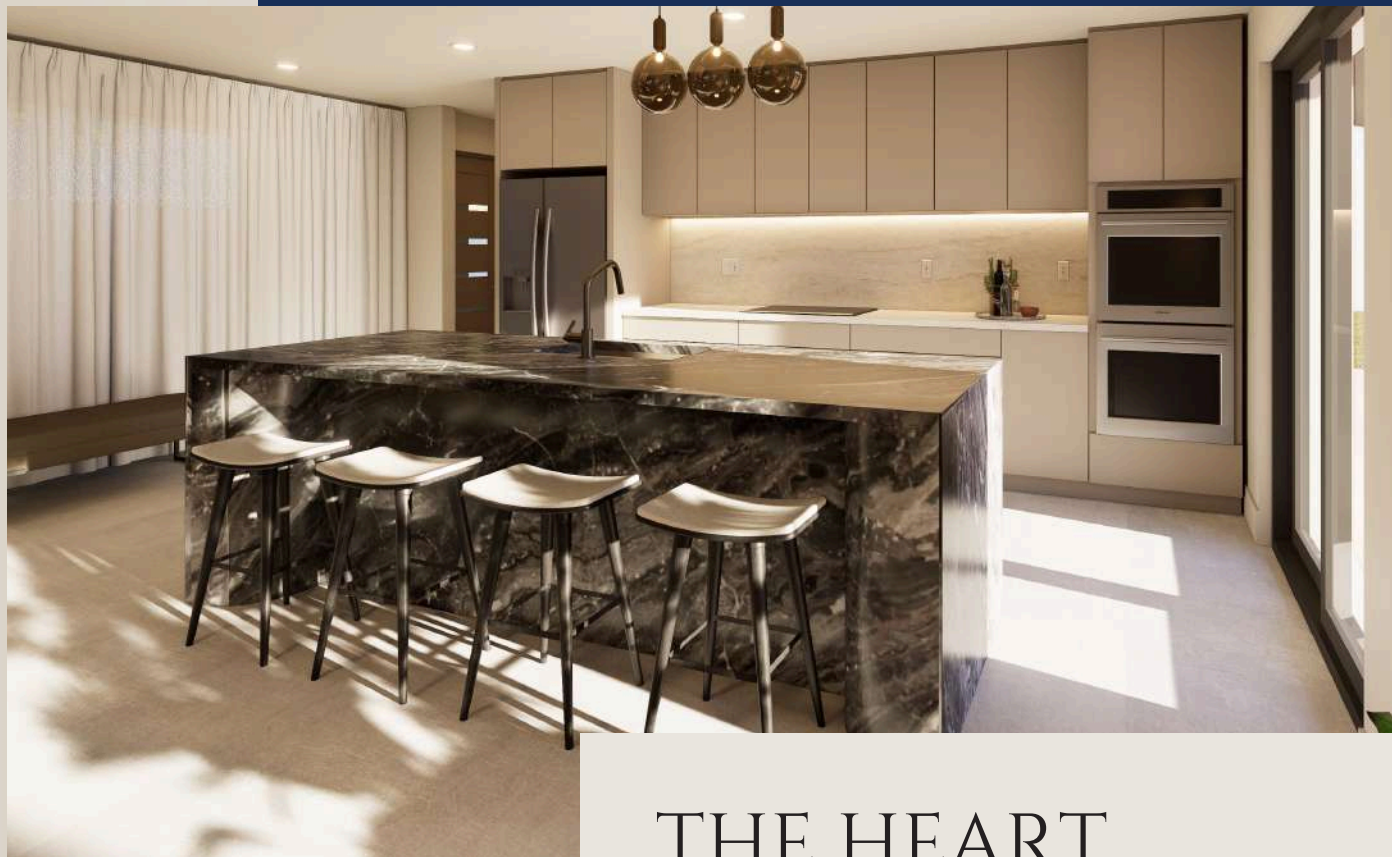


14,195 Sq Ft  
lot

A rare opportunity to experience coastal living without compromise.



This isn't a renovation.  
*It's a total reinvention.*



## THE HEART OF THE HOME

— At the center of Brise Marine lies a stunning open-concept kitchen designed for both daily comfort and sophisticated entertaining.

Featuring:

- ✔ High-end modern appliances
- ✔ Designer finishes
- ✔ Elegant cabinetry
- ✔ Expansive prep space

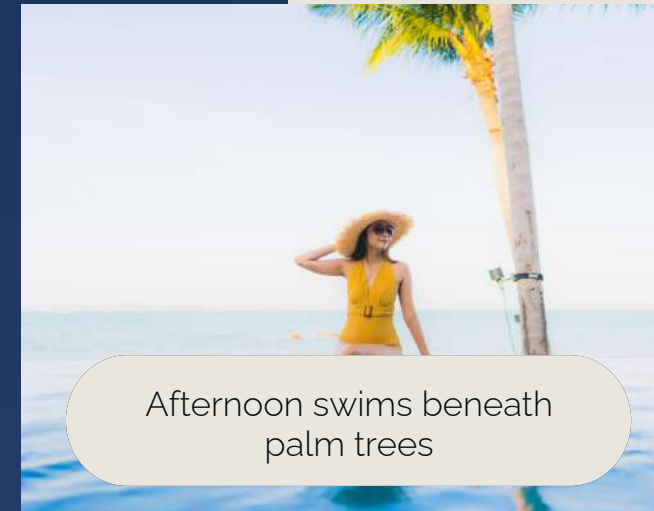


— The seamless flow into the living and dining areas creates an inviting atmosphere filled with *natural light* — perfect for hosting, relaxing, and creating unforgettable momRents.

## PRIVATE RESORT-STYLE LIVING

— Step outside and discover your own private coastal sanctuary.

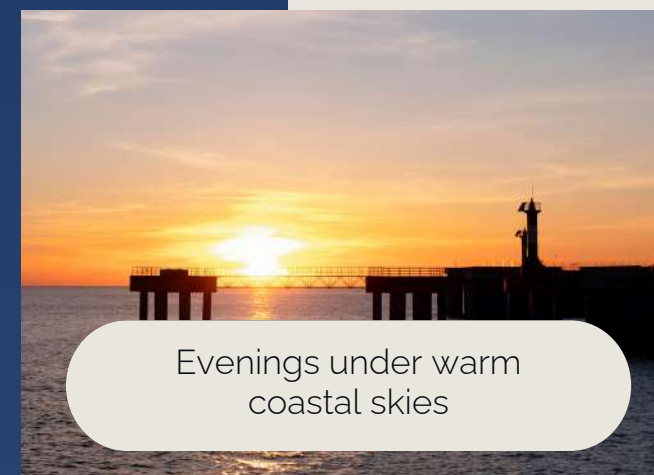
The renovated pool and expansive backyard create a resort-inspired environment designed for relaxation and entertaining.



Afternoon swims beneath palm trees



Weekend gatherings with friends



Evenings under warm coastal skies



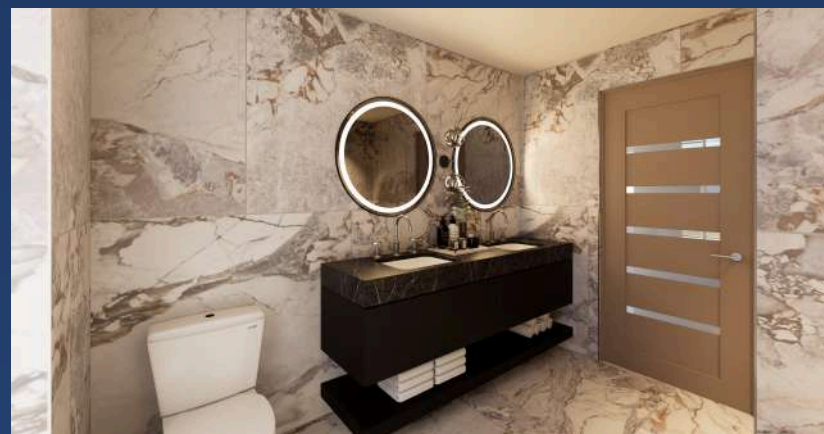
Quiet mornings with coffee by the pool

Here, outdoor living *becomes an everyday luxury.*

# LOCATION: THE BEST OF FORT LAUDERDALE

— Living here places you at the center of one of South Florida's most desirable coastal neighborhoods.

- ✔ Just steps from Fort Lauderdale Beach
- ✔ Minutes from Las Olas Boulevard
- ✔ Close to marinas & yacht-filled waterways
- ✔ Near Port Everglades
- ✔ Easy access to Fort Lauderdale Hollywood International Airport



Known as the “Venice of America,” Fort Lauderdale offers a unique blend of beach lifestyle, boating culture, fine dining, and vibrant nightlife — all within reach.

Live where every day feels like a vacation.



# LIFESTYLE & LONG- TERM VALUE

— Beyond its beauty, this residence offers exceptional investment potential.

A fully renovated property in a highly sought after coastal enclave provides:



Strong long-term appreciation potential



Prime location desirability



Turnkey convenience



Luxury lifestyle appeal