

RIVA

PREVIEW





La Dolce Vita, Where the River Meets the Park.

RIVA



“Our family has been building homes and communities for over 100 years. That includes over \$500 million in Florida, from Sarasota to Palm Beach, and over \$150 million here in Ft. Lauderdale- most recently La Rive, on the river just south of here.

RIVA may be our most beautiful yet. Inspired by the city’s relaxed waterfront lifestyle, infused with contemporary Italian design, we think it reflects the best of both. And in this hideaway on the river, we were able to craft exactly what we wanted – an elegant, intimate waterfront home for only 100 fortunate owners. Welcome.” — Bradley Decklebaum, Premier Developers



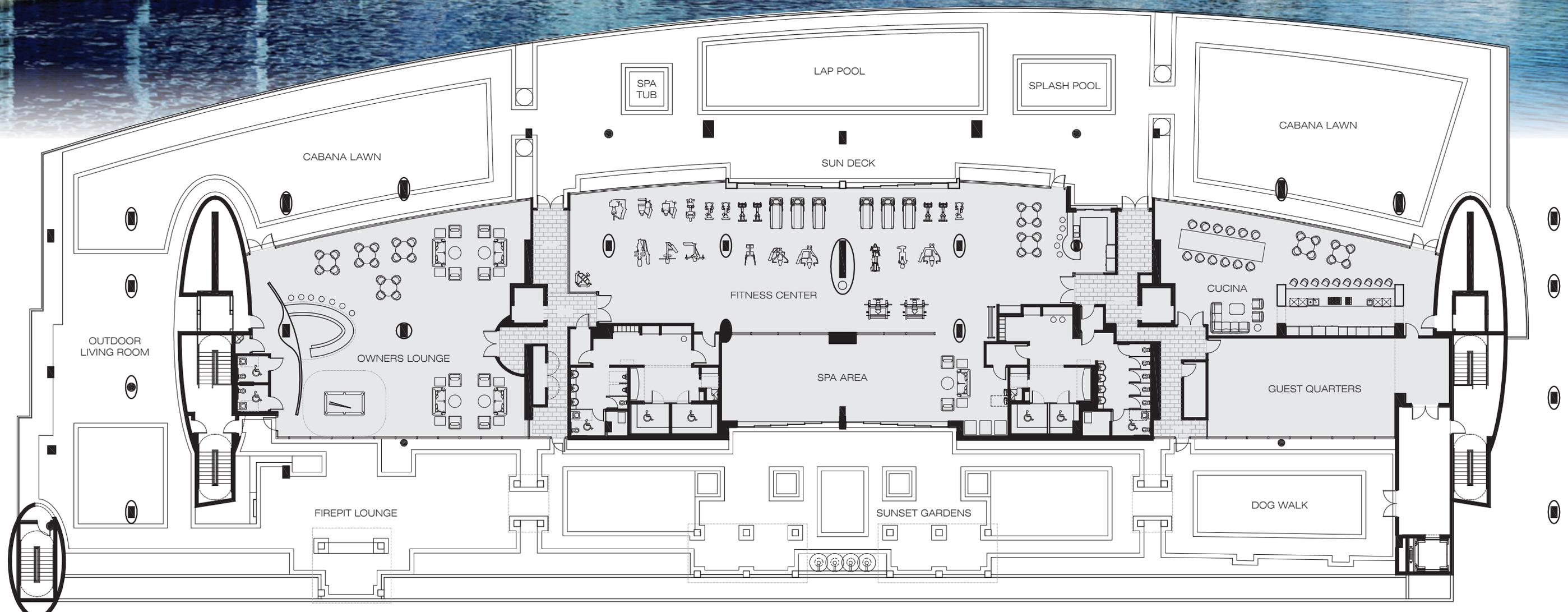
Looking south down Ft. Lauderdale's tranquil Middle River, RIVA (at right) overlooks the 20-acre George English Park to the ocean beyond. A private water taxi takes RIVA owners from their dock to the park, or to a quick stroll across Sunrise Boulevard to Galleria Mall.



Looking west, the towers of downtown Ft. Lauderdale and Las Olas Boulevard light up a sunset sky. The city has approved plans to raise the height of the Sunset Boulevard Bridge — great news for boaters.



Looking north up the broad Middle River, you can see why residents along its banks love it for kayaking, water-skiing and paddle boarding. But follow it to the south and you're soon among the famed waterways of Ft. Lauderdale and its riverside restaurants and clubs.



The 4th floor Club Deck, with its outdoor terraces, pools and ocean view cabanas. Nearly 400 feet long, the deck wraps around to the west side of the tower, enclosing a glass-walled indoor space that welcomes residents to their fitness center, spa, owners lounge and the unique "Cucina". At nearly 40,000 square feet, the Club is one of the largest indoor-outdoor condo amenities in South Florida.



The Residents Fitness Center is fully-equipped for cardio, aerobic and weight training; there are also yoga areas both indoors and out. The 60-foot lap pool overlooks the river, and is flanked by a sundeck and cabana lawns.



The Fitness Center includes over 7,000 square feet of training facilities, and is also home to a private spa treatment lounge.



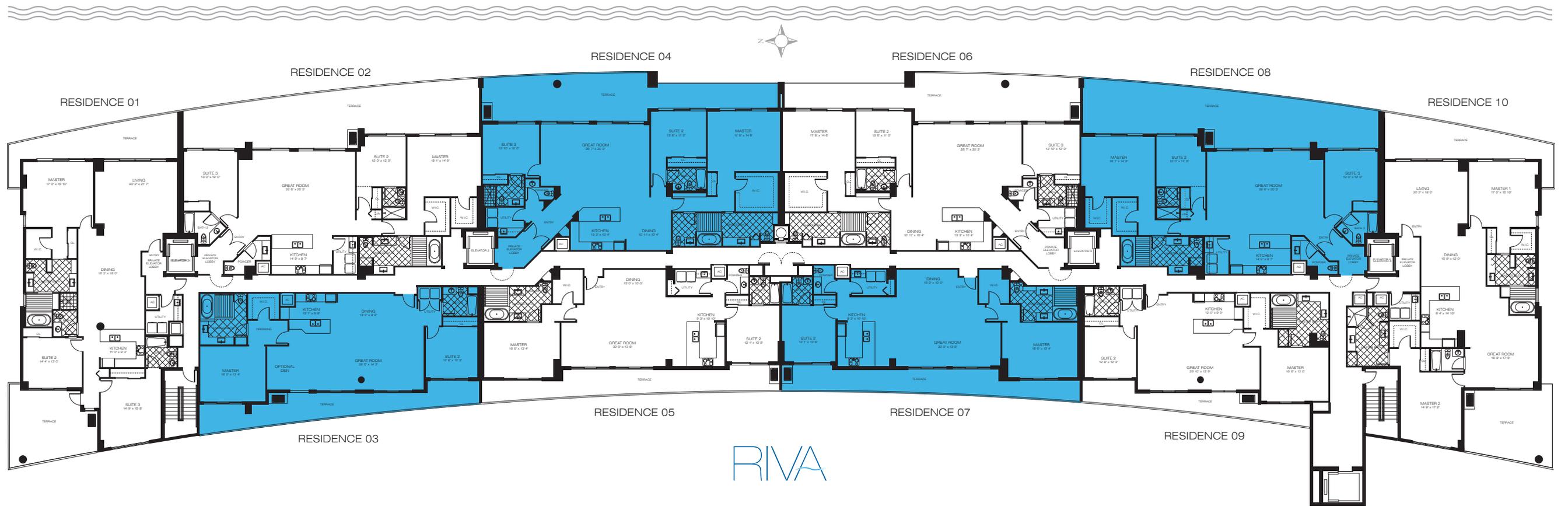
The Owners Lounge is a 4,000 square foot private retreat that opens up to the ocean-view cabana lawn, the outdoor living room and the firepit lounge. Perfect for parties and special events, it is a posh social center worthy of a 5-star hotel.



The “Cucina” is an ocean-view expression of the idea that “the kitchen is the heart of every party.” So RIVA owners will have their own 2,000 square foot professionally-equipped kitchen and dining room to host 20 good friends at a chef-prepared banquet, or a rollicking “everyone cooks” dinner party that will become a RIVA signature.



Riva was created with only 100 exquisitely designed, exceptionally large residences, all featuring extraordinary panoramic terraces. There are 8 penthouses. Plus 2 custom-design homes on lower floors. Upper floors 5-14 each have 10 residences, for a total of 90, as follows:





Model 10
 2 Bedrooms, 3 Baths (Double Master)
 A.C. Living Space 2,523 SF
 Terraces 733 SF
 Total Living Space 3,250 SF

Model 08
 3 Bedrooms, 3.5 Baths
 A.C. Living Space 2,233 SF
 Terrace 907 SF
 Total Living Space 3,140 SF

Model 06
 3 Bedrooms, 3.5 Baths
 A.C. Living Space 2,418 SF
 Terrace 691 SF
 Total Living Space 3,109 SF

Model 04
 3 Bedrooms, 3.5 Baths
 A.C. Living Space 2,418 SF
 Terrace 691 SF
 Total Living Space 3,109 SF

Model 02
 3 Bedrooms, 3 Baths
 A.C. Living Space 2,224 SF
 Terrace 907 SF
 Total Living Space 3,136 SF

Model 01
 3 Bedrooms, 3 Baths
 A.C. Living Space 2,365 SF
 Terraces 712 SF
 Total Living Space 3,007 SF



Model 01
 3 Bedrooms, 3 Baths
 A.C. Living Space
 Terraces
 Total Living Space

2,365 SF
 712 SF
 3,007 SF

Model 03
 2 Bedrooms, 2 Baths
 A.C. Living Space
 Terrace
 Total Living Space

1,738 SF
 400 SF
 2,138 SF

Model 05
 2 Bedrooms, 2.5 Baths
 A.C. Living Space
 Terrace
 Total Living Space

1,780 SF
 411 SF
 2,191 SF

Model 07
 2 Bedrooms, 2.5 Baths
 A.C. Living Space
 Terrace
 Total Living Space

1,780 SF
 411 SF
 2,191 SF

Model 09
 2 Bedrooms, 2 Baths
 A.C. Living Space
 Terrace
 Total Living Space

1,538 SF
 292 SF
 1,830 SF

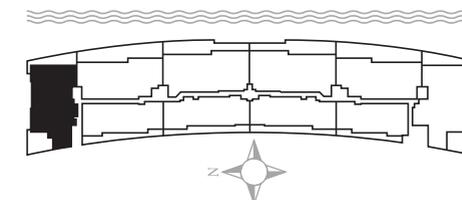
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 2 Bedrooms, 3 Baths (Double Master)
 A.C. Living Space
 Terraces
 Total Living Space

2,523 SF
 733 SF
 3,250 SF

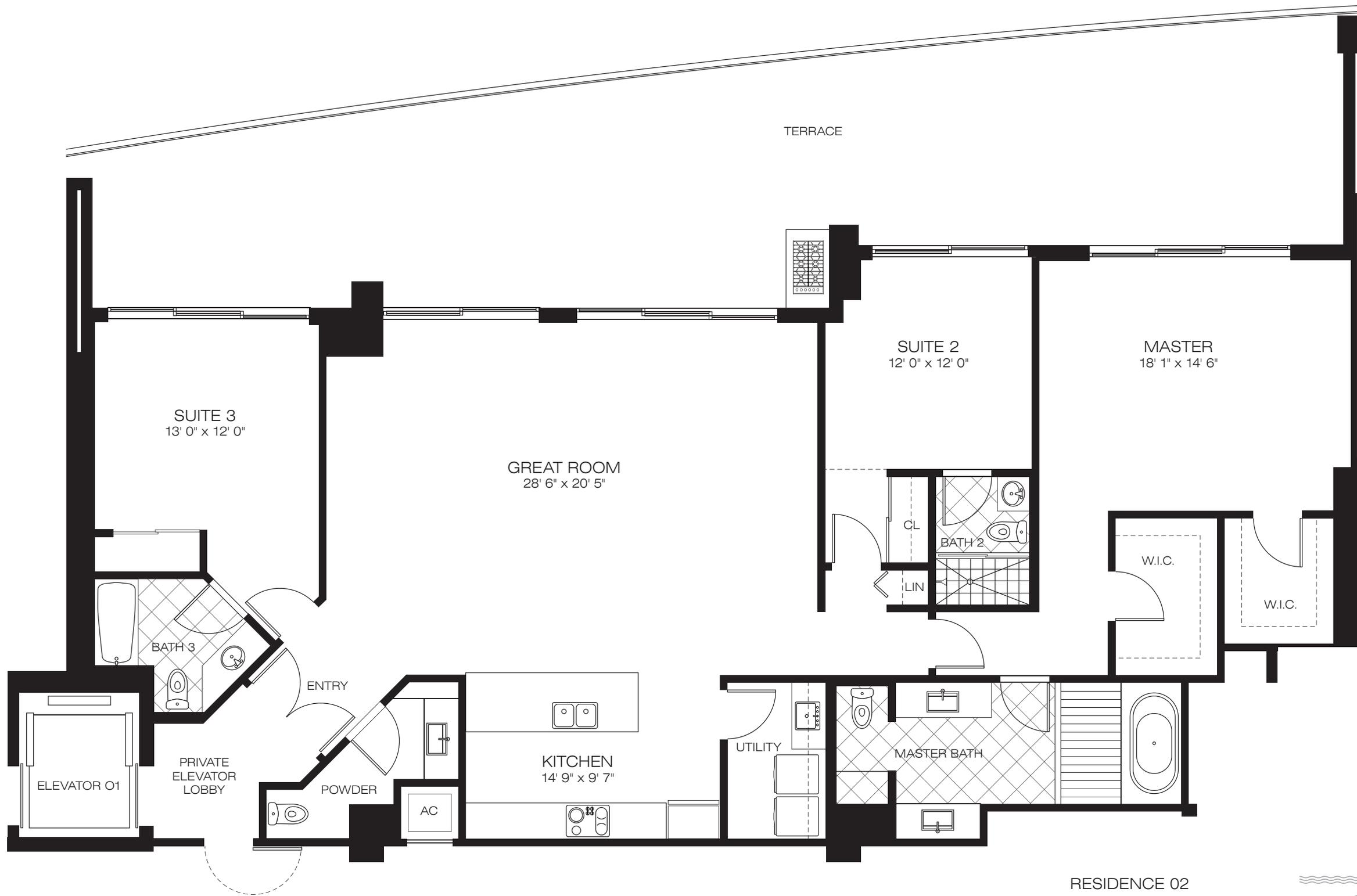


RESIDENCE 01

3 Bedrooms 3 Baths
 A.C. Living Space 2,365 SF
 Terrace 712 SF
 Total Living Space 3,077 SF

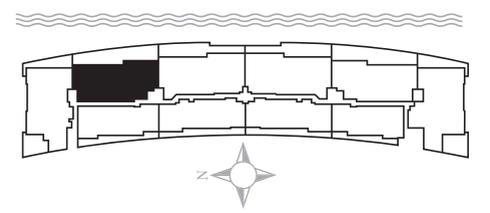


Unit Dimensions and Square Footages. There are two generally accepted methods of measuring the boundaries of units in residential condominiums. The first method is based on the description of the boundaries of the Unit, as set forth in the Declaration of Condominium, and generally only includes the airspace with the Unit (the "Engineering Method"). The other method, which is customarily used in sales brochures, generally measures the Unit to the outside finished surface of exterior walls and to the centerline of interior demising walls, includes portions of the adjacent Common Elements of the Condominium (the "Architectural Method"). The estimated square footage of the Unit, as determined under the Architectural Method, will be greater than the estimated square footage as determined under the Engineering Method. The Architectural Method is generally used in sales materials and may be provided to allow a prospective buyer to compare the Unit with units in other condominium projects that utilize this method of measurement.

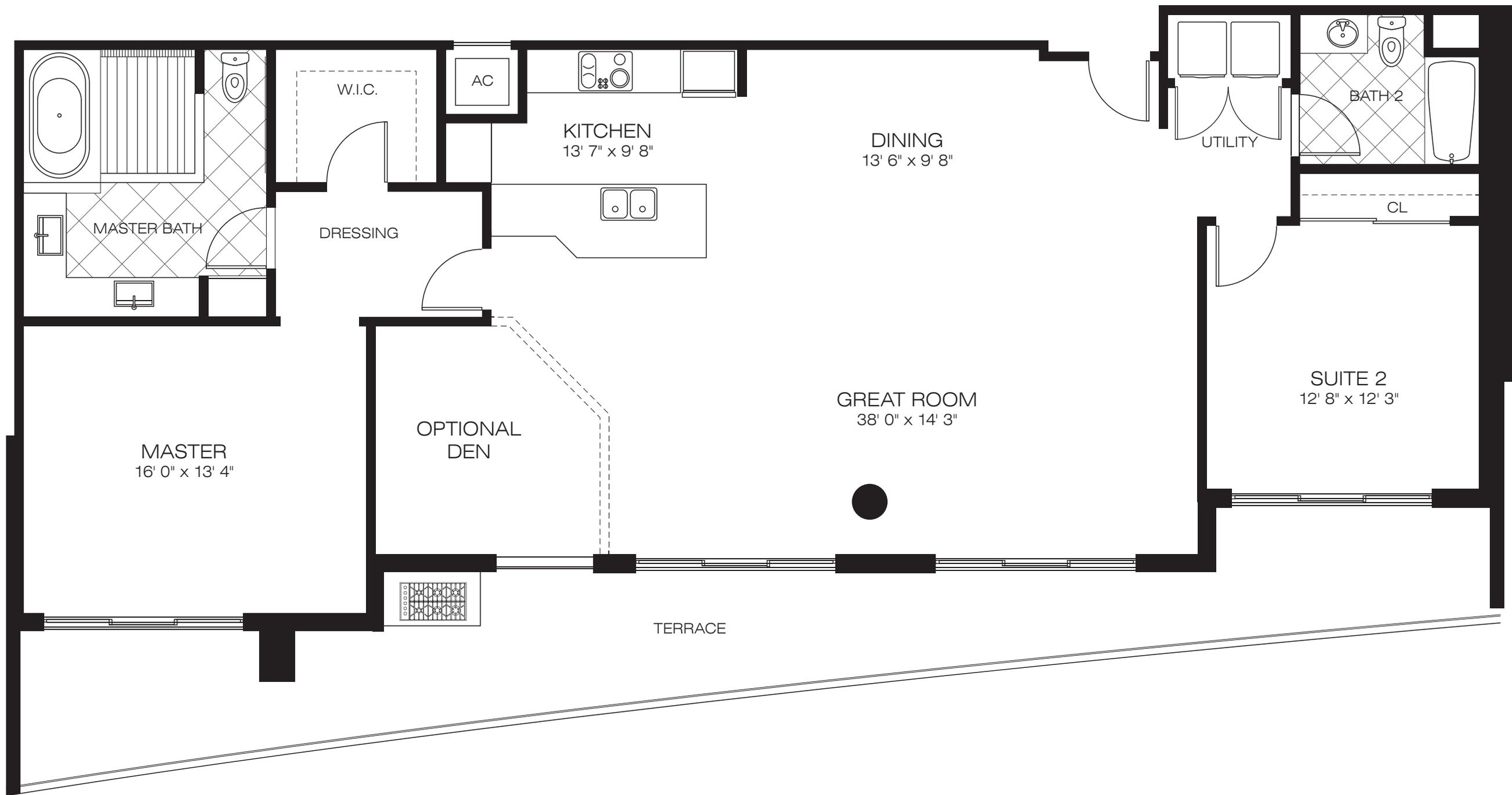


RESIDENCE 02

3 Bedrooms 3½ Baths
 A.C. Living Space 2,224 SF
 Terrace 907 SF
 Total Living Space 3,131 SF



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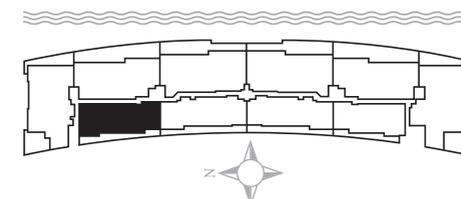
RESIDENCE 03

2 Bedrooms 2 Baths

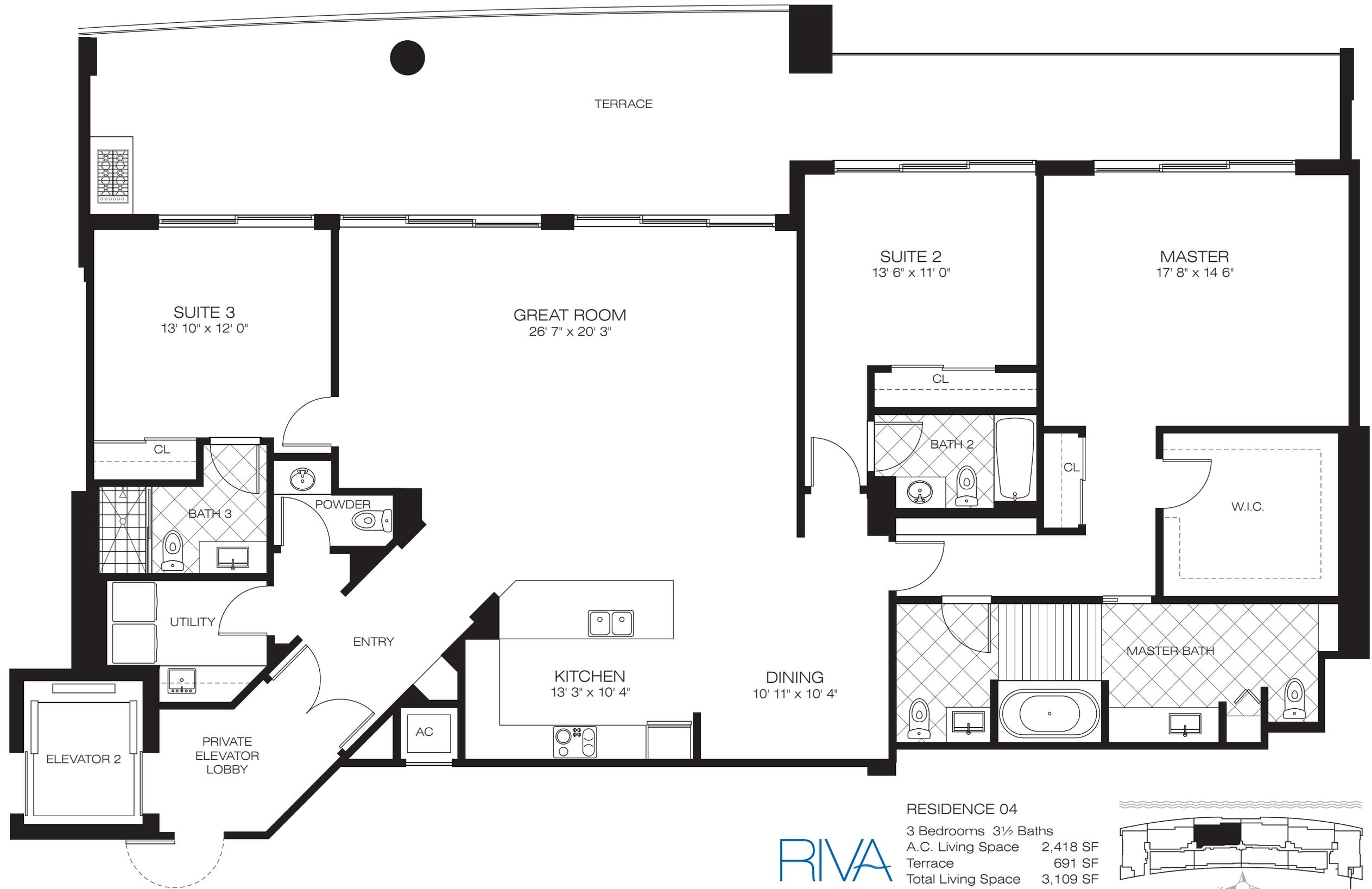
A.C. Living Space 1,738 SF

Terrace 400 SF

Total Living Space 2,138 SF

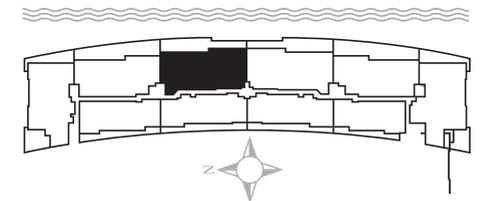


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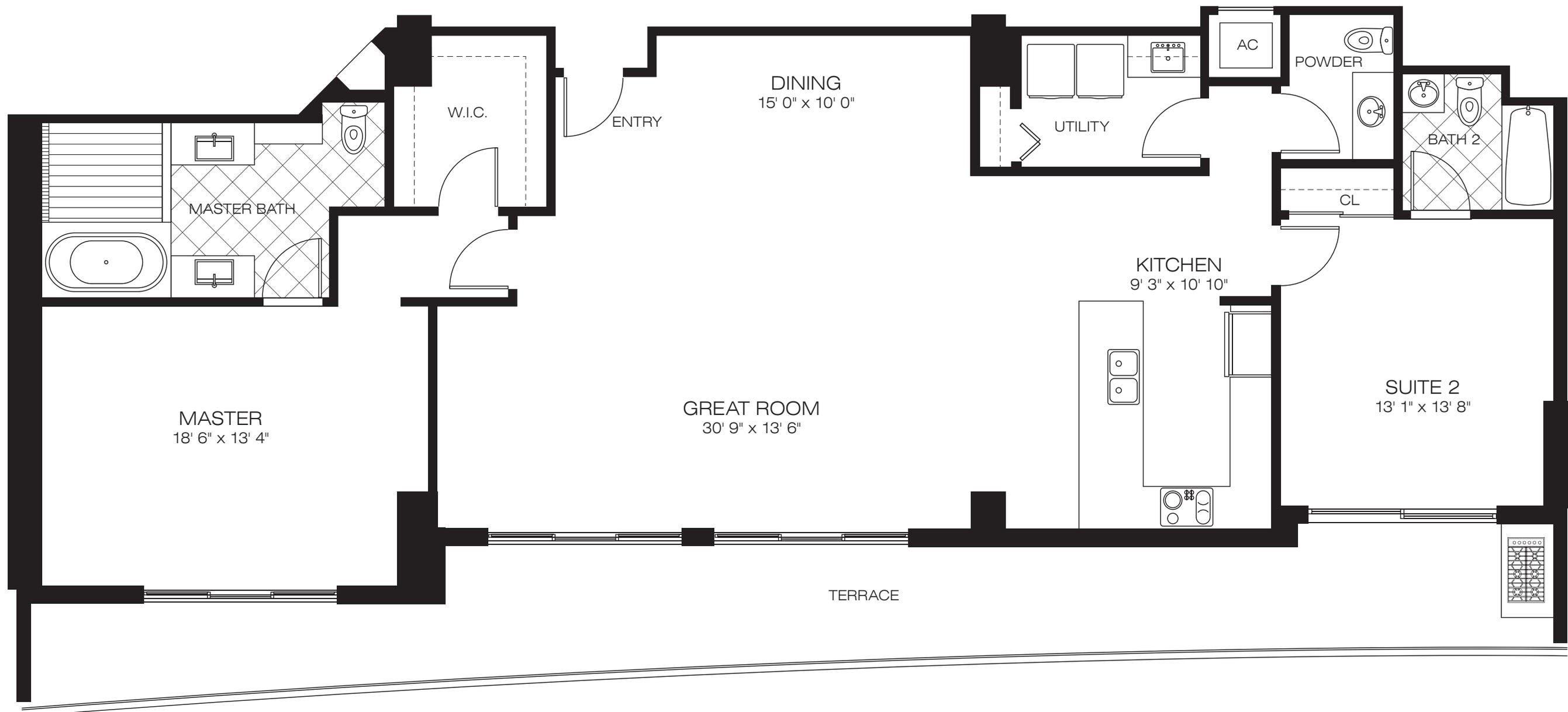


RESIDENCE 04

3 Bedrooms	3½ Baths
A.C. Living Space	2,418 SF
Terrace	691 SF
Total Living Space	3,109 SF

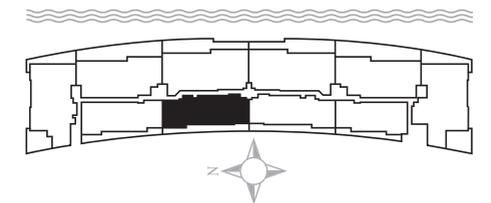


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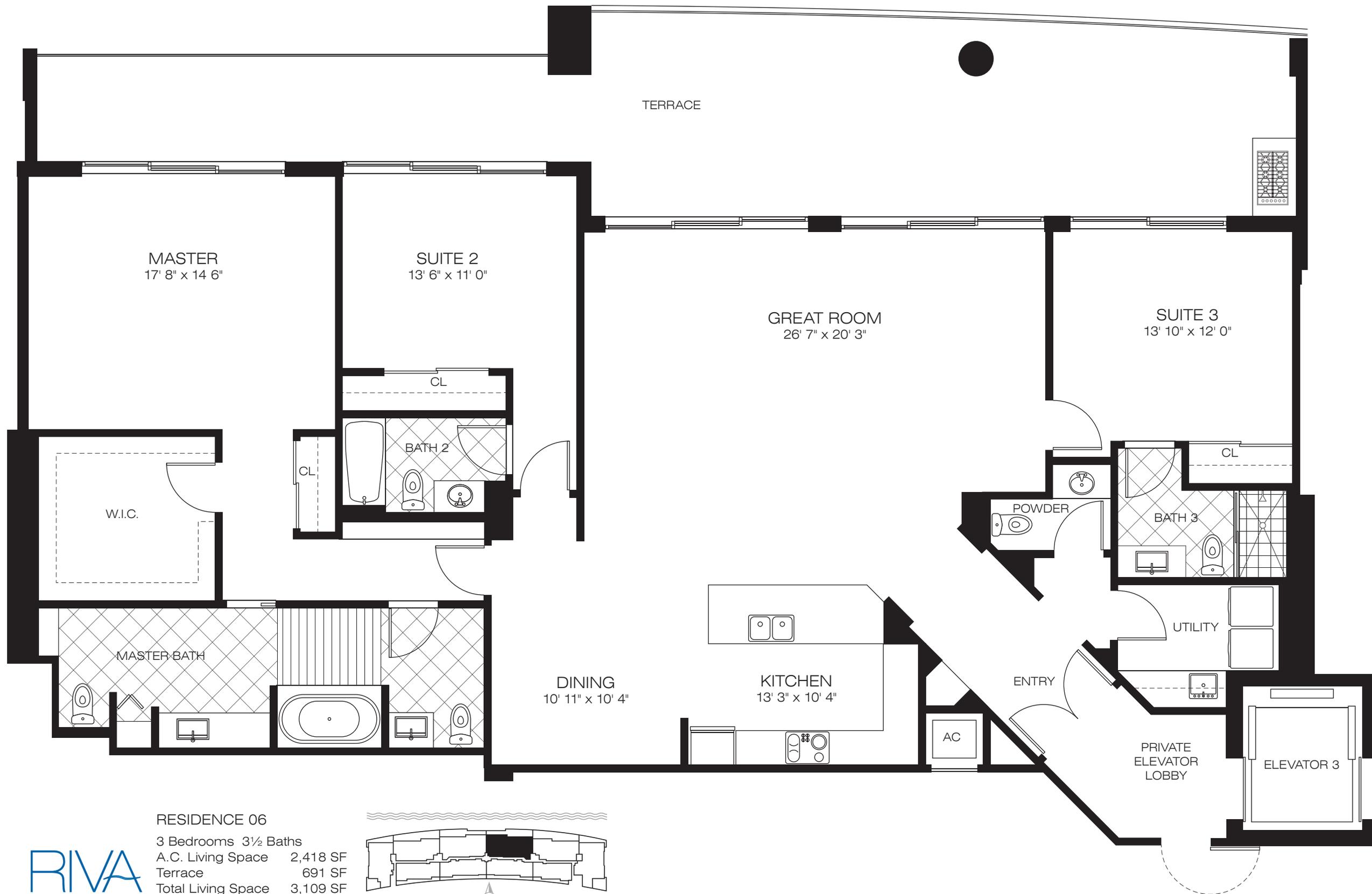


RESIDENCE 05

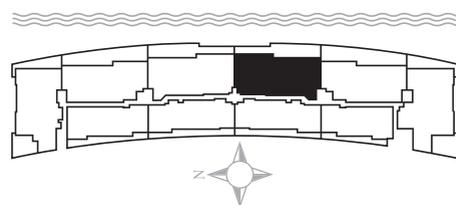
2 Bedrooms	2 1/2 Baths
A.C. Living Space	1,780 SF
Terrace	411 SF
Total Living Space	2,191 SF



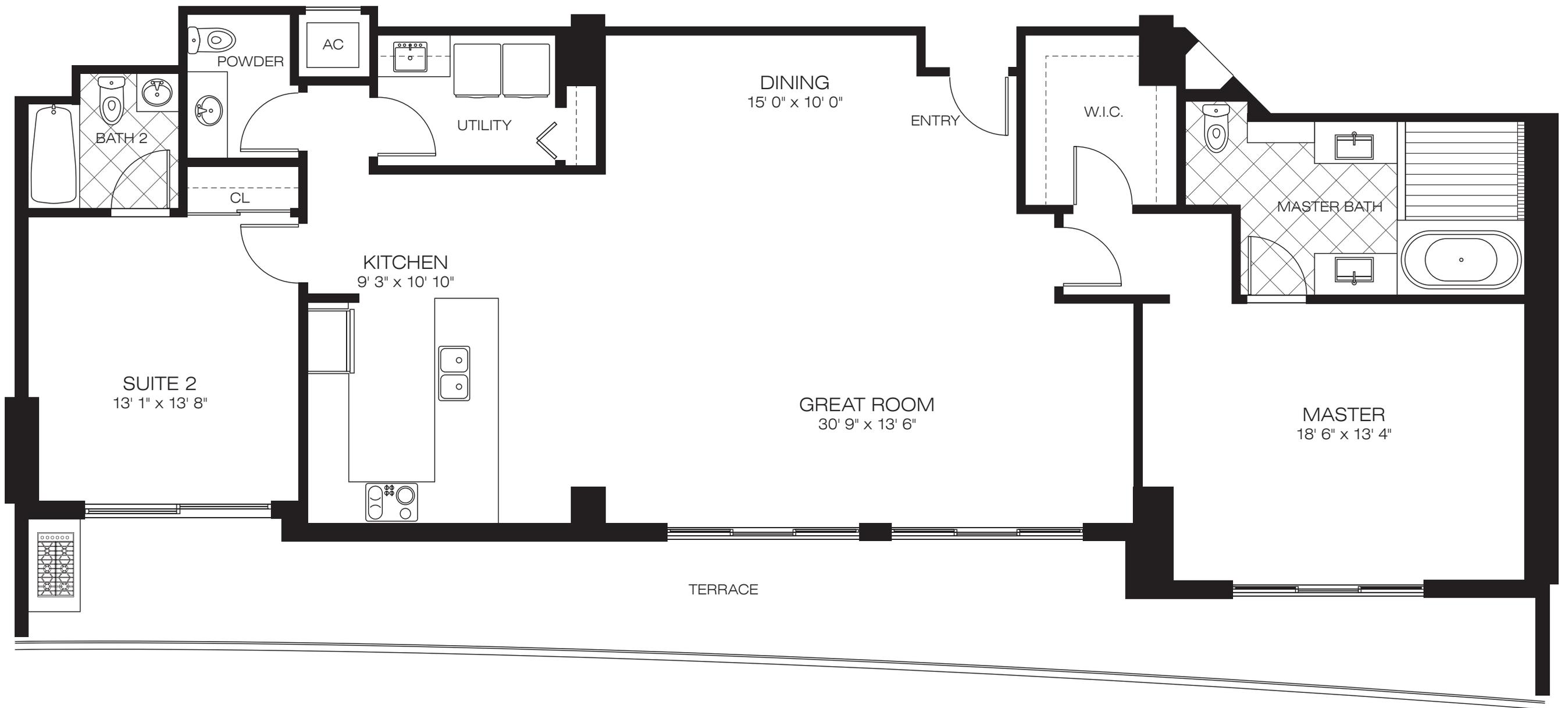
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RESIDENCE 06
 3 Bedrooms 3½ Baths
 A.C. Living Space 2,418 SF
 Terrace 691 SF
 Total Living Space 3,109 SF

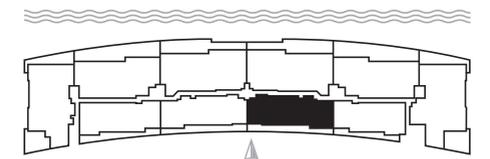


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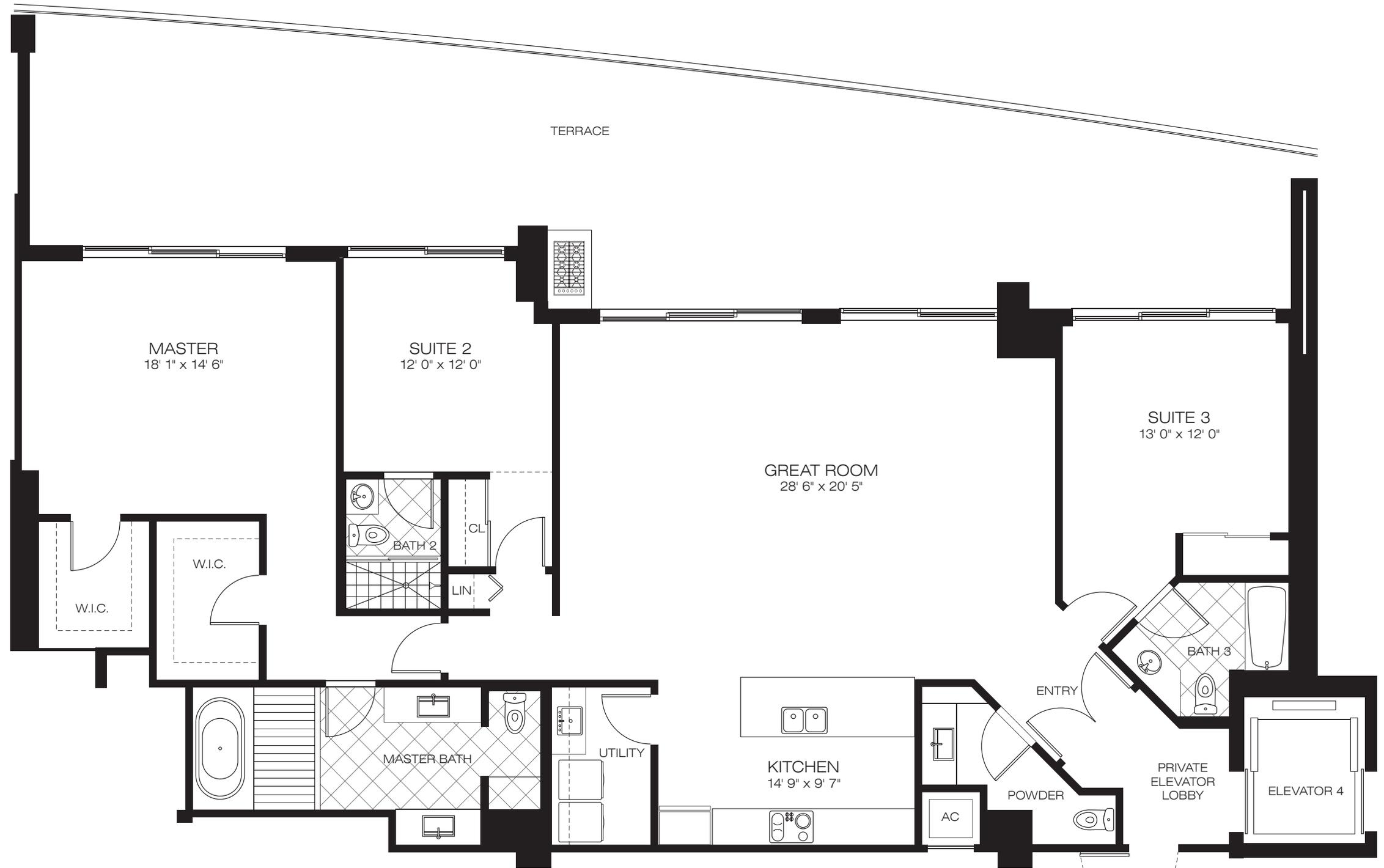


RESIDENCE 07

2 Bedrooms	2 1/2 Baths
A.C. Living Space	1,780 SF
Terrace	411 SF
Total Living Space	2,191 SF



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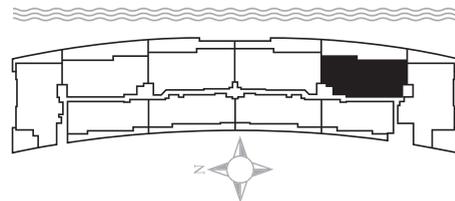
RESIDENCE 08

3 Bedrooms 3½ Baths

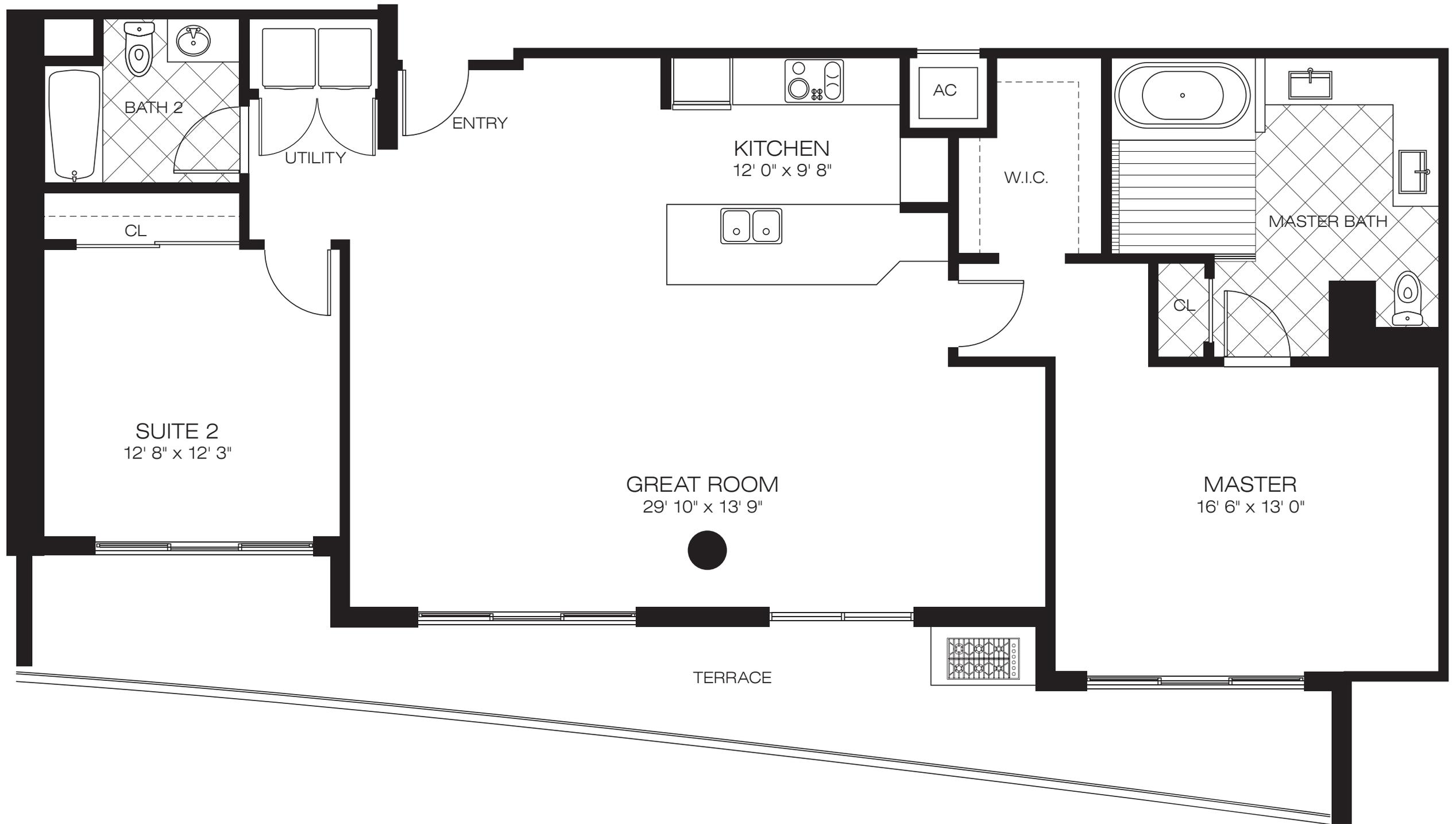
A.C. Living Space 2,233 SF

Terrace 907 SF

Total Living Space 3,140 SF



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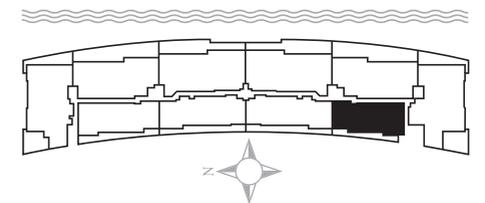
RESIDENCE 09

2 Bedrooms 2 Baths

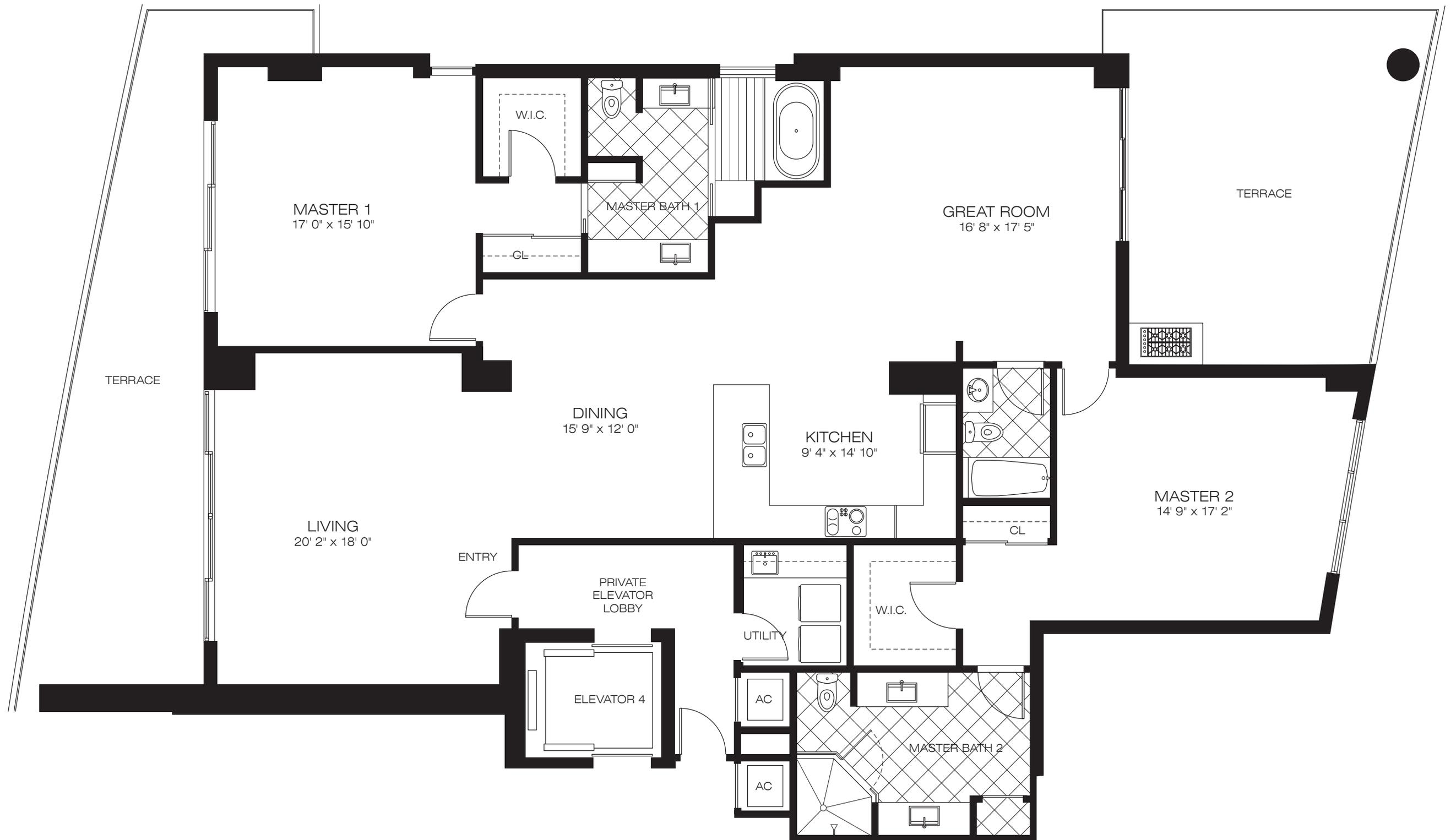
A.C. Living Space 1,538 SF

Terrace 292 SF

Total Living Space 1,830 SF



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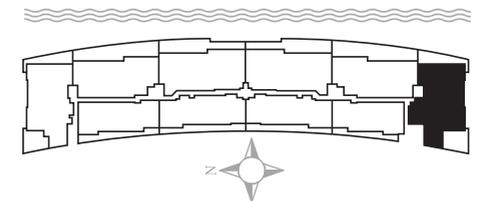


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RESIDENCE 10

2 Bedrooms	3 Baths	
A.C. Living Space		2,523 SF
Terrace		733 SF
Total Living Space		3,250 SF





We are pledged to the letter and spirit of the U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. Oral representation cannot be relied upon as correctly stating representations of the developer. For correct representations make reference to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer. Obtain the property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. All features, dimensions, drawings, graphic material, pictures, conceptual renderings, plans and specifications are not necessarily an accurate depiction and are subject to change without notice, and Developer expressly reserves the right to make modifications. All prices are subject to change without notice. All improvements, design, and construction are subject to first obtaining appropriate permits and approvals. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such cannot be made.

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