

SIXTH  
& RIO

GOLD FOIL EMBOSS

HTX12  
& RIO  
SIXTH  
OIR8

DEBOSS

WATERFRONT  
& PARKSIDE





## LIVE AT THE HUB OF EVERYTHING

Due to its unique mix of vibrant city life, stunning natural beauty, and relaxed coastal atmosphere, Fort Lauderdale is one of South Florida's premier destinations. Pristine beaches, excellent marinas, and world-class boating make this city a paradise for outdoor enthusiasts. Its expansive network of canals and waterways has earned it the nickname "The Venice of America." The main artery of these is the New River, which divides the excitement of downtown from the serenity of Rio Vista, one of the area's most sought after neighborhoods. At this intersection of urban and oasis, you'll find Sixth&Rio.





## A NEW LEVEL OF LUXURY ON THE NEW RIVER.

Comprising only 94 residences, Sixth&Rio is the pinnacle of luxury living on the New River. Blending high-rise amenities with a serene resort feel, you have the best of both worlds at your whim. Situated near the tranquil Rio Vista, vibrant Riverwalk, eclectic Las Olas, and exciting Downtown Fort Lauderdale, a diverse world of wonder is right in your backyard. Sixth&Rio puts you at the intersection of it all.





## ARCHITECTURE MEETS NATURE

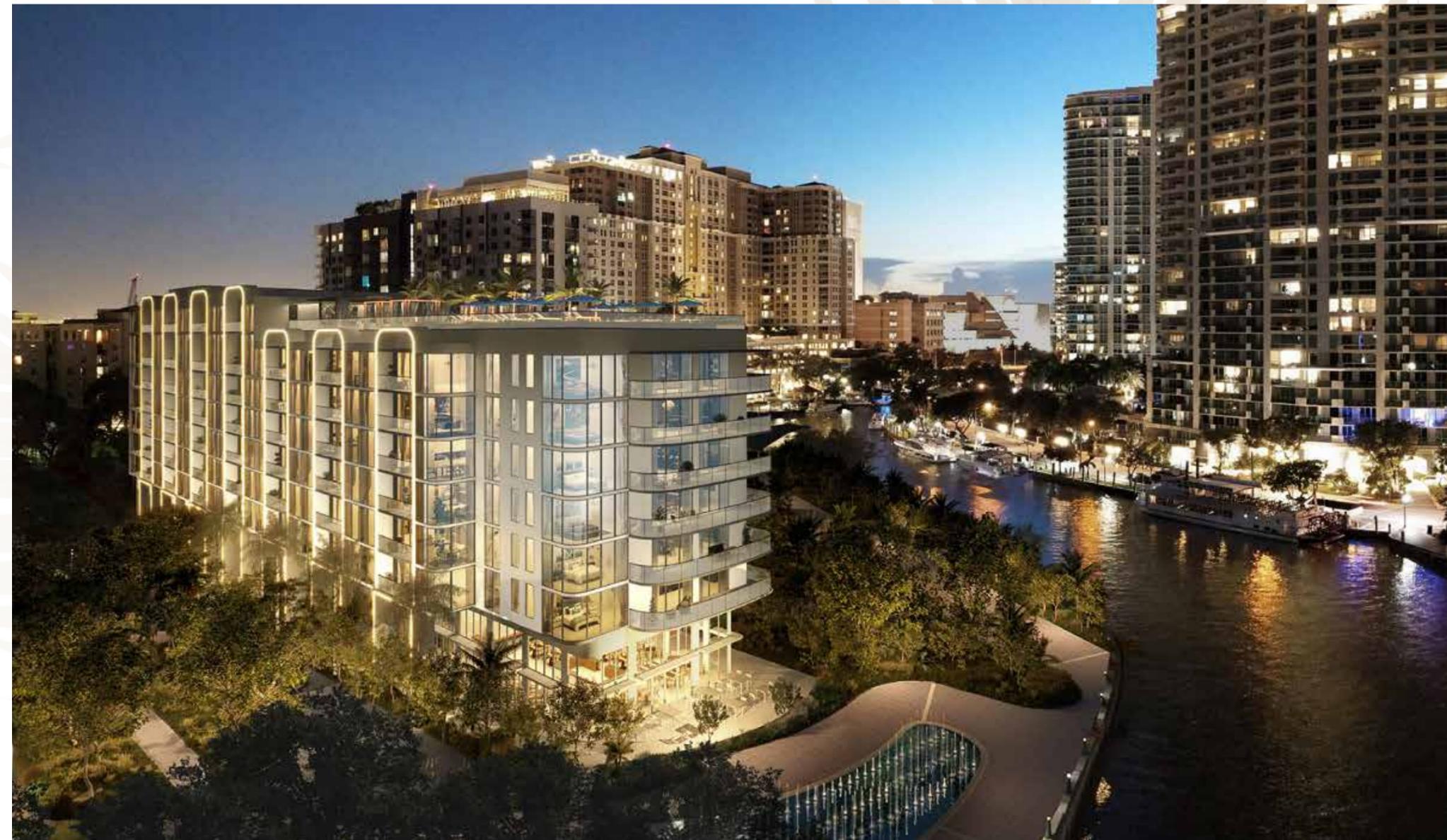
Inspired by its riverfront location, Sixth&Rio incorporates and complements the best of its idyllic setting. The building's undulating facade is a nod to the river's bend, while creating opportunities for inspiring views. Outdoors are welcomed in, through balconies and floor-to-ceiling glass designed to maximize natural light. Experience a seamless blend of interiors and exteriors, as you explore a wondrous world of elegance.





## AN EVOLUTION OF LOCAL FLAVOR

Drawing influences from the French Art Nouveau style and Art Deco lines that are prevalent throughout Fort Lauderdale, this contemporary design celebrates the location and orientation of Sixth&Rio. This inspiration flows throughout each room of every residence, creating an elevated, cohesive atmosphere.





## ACCESS IT ALL

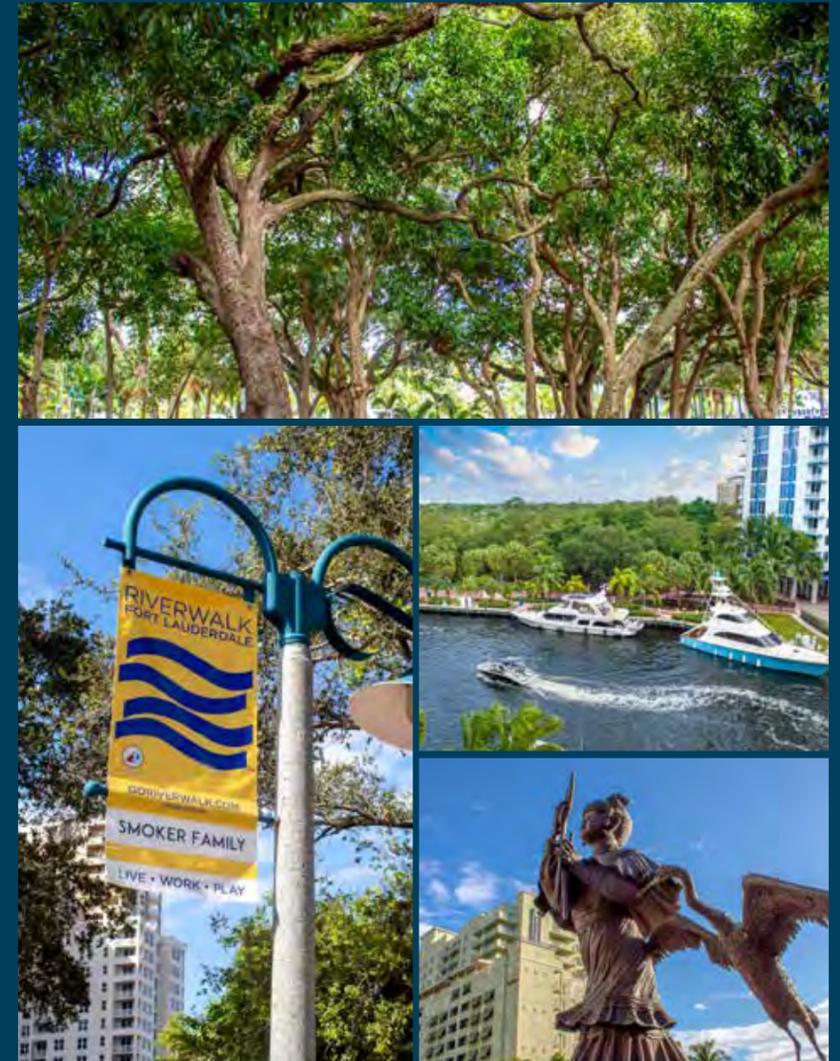
Curating a car-free lifestyle, Sixth&Rio is situated along miles of walking paths, bike trails, and electric scooter routes. A Water Trolley dock is conveniently located just steps from the building, offering quick, easy, and complementary access to Las Olas and Downtown Fort Lauderdale. Explore the endless things to do throughout the city, all without driving.



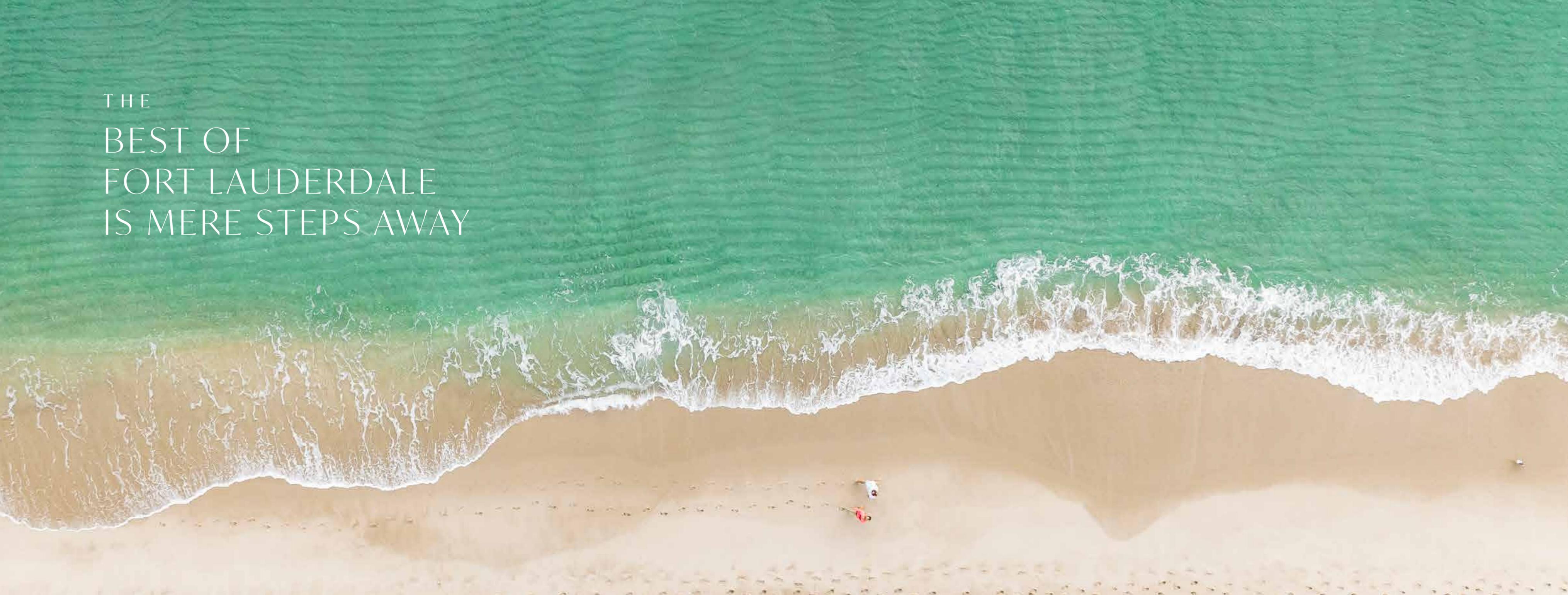
THE  
EXCITEMENT  
OF LAS OLAS  
& DOWNTOWN  
FORT LAUDERDALE

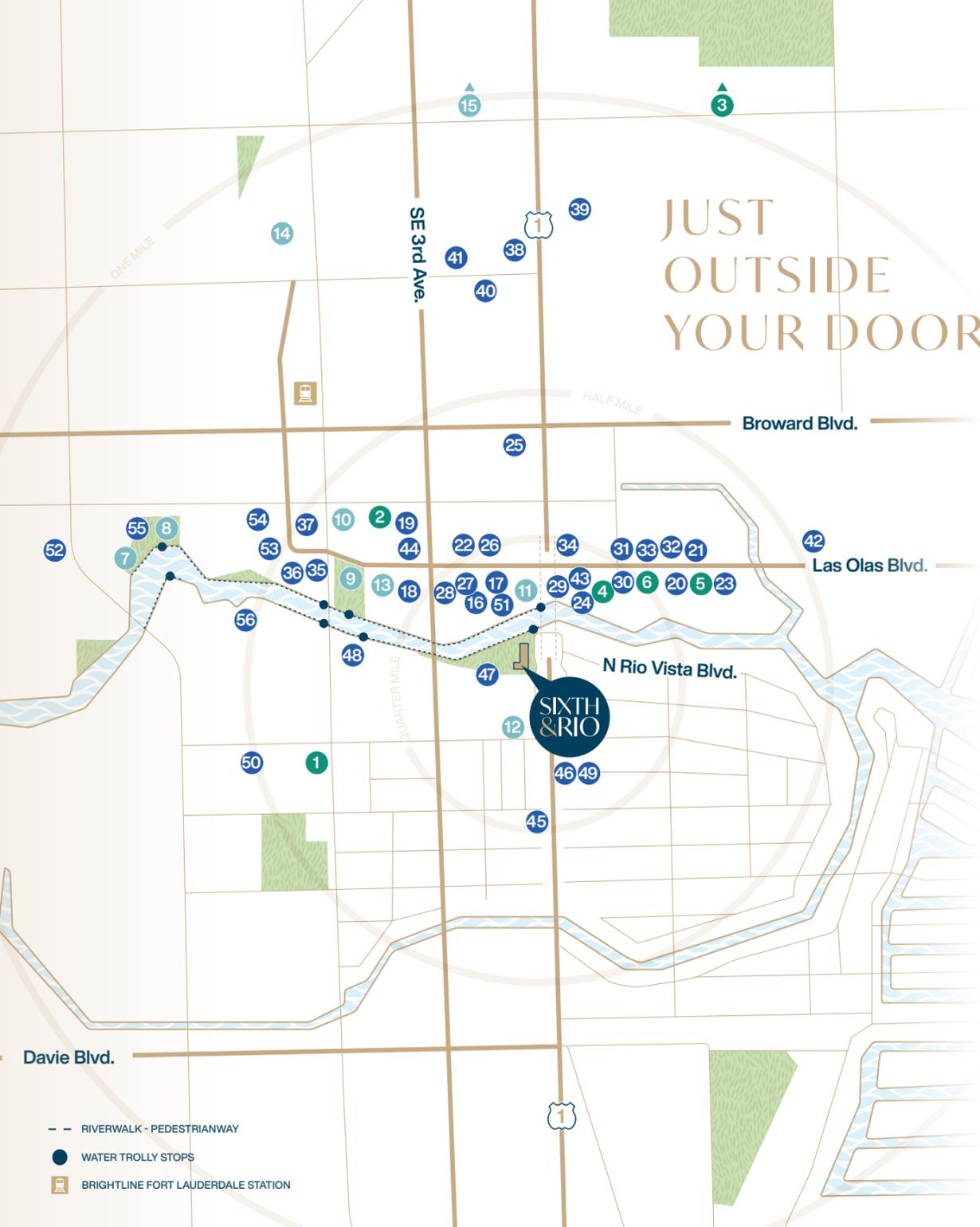


THE  
TRANQUILITY  
OF RIO VISTA  
& RIVERWALK



THE  
BEST OF  
FORT LAUDERDALE  
IS MERE STEPS AWAY





### SHOPPING

1. Publix
2. Publix Greenwise Downtown
3. The Fresh Market
4. Tommy Bahama
5. Lululemon
6. Lily Pulitzer

### ARTS & CULTURE

7. Broward Center for the Performing Arts
8. Museum of Discovery and Science
9. NSU Museum of Art Fort Lauderdale
10. Broward County Public Library
11. Stranahan House Museum
12. Savor Cinema
13. Broward College
14. FatVillage Arts District
15. Wilton Manors

### DINING

16. Timpanos
17. SALT7
18. Eddie V's
19. Fogo De Chao
20. Caffe Europa
21. Ann's Florist and Coffee Bar
22. YOLO Restaurant
23. Louie Bossi's Ristorante Bar Pizzeria
24. Boathouse At The Riverside
25. Mortons Steakhouse
26. Del Frisco's Grille
27. Lobster Bar Sea Grille
28. Starbucks
29. The Cheesecake Factory
30. Tommy Bahama Marlin Bar
31. Kilwins Chocolates
32. Vinos Wine Bar
33. El Camino
34. Big City Tavern
35. Rivertail by José Mendin
36. The Wharf
37. Rooftop
38. Rhythm & Vine
39. Doc B's
40. Top Hat
41. Mr. 01 Pizza
42. Rocco's Tacos Tequila Bar
43. Wild Sea Las Olas
44. Moxie's Fort Lauderdale
45. Phat Boy Sushi
46. Canyon
47. Masa & More
48. The Historic Downtowner
49. Val+tino
50. Tarpon River Brewing Company
51. Sushi by Bou
52. The Chimney House
53. The House on the River
54. Pizza Craft
55. Marti's New River Bistro
56. Pirate Republic Seafood Restaurant





INFINITY POOL

## AN ENVIABLE COLLECTION OF AMENITIES

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Blending boutique-size with high-rise style amenities, Sixth&Rio is the pinnacle of uncompromising luxury living. Live like you have the world to yourself with expansive amenity spaces and minimal neighbors to share them with. Experience a lifestyle where privacy and indulgence meet in perfect harmony.





INFINITY POOL

## THE AMENITIES

### WATERFRONT ROOFTOP

- Infinity Pool
- Hot Tub
- Private Cabanas
- Al Fresco Dining
- Summer Kitchen
- Skyview Bar

### RIVERWALK & PARK LEVEL

- Waterfront Access
- Breezeway to Riverwalk & Park
- State-of-the-Art Fitness Center
- Rio Room & Riverwalk Terrace
- Coffee & Wine Lounge
- Modern Co-Working Lounge

## THE BUILDING

- Double-Height Lobby
- Front Desk Concierge
- 24/7 Security
- Mail Room
- Bike Storage
- Above-ground parking with Electric vehicle charging capability





## A GATEWAY TO THE PARK & RIVERWALK

At ground level, a breezeway provides residents with direct access to Smoker Family Park and Riverwalk. Shaded by majestic oaks and bordered by three-square-miles of walking paths along the riverbanks, this connection immerses residents in the area's natural environment.

Coworking spaces and conference rooms create a focused work environment separate from the living area, helping residents stay productive and maintain a clear distinction between work and personal life.





COFFEE & WINE LOUNGE

## AN EXTENSION OF HOME

The Coffee & Wine lounge, like many of the amenity spaces, is thoughtfully designed as an extension of your home—a comfortable setting to gather with friends or entertain guests in style.





## AN UNPARALLELED FITNESS EXPERIENCE

Sixth&Rio features an expansive, state-of-the-art fitness center that, along with the nearby park and scenic riverbank walking and jogging paths, offers an unparalleled setting for staying fit.



STATE-OF-THE-ART-FITNESS CENTER



RIO ROOM & RIVERWALK TERRACE



## THE ULTIMATE SOCIAL HUB

The Rio Room is a vibrant social hub, offering a variety of opportunities to connect and unwind. With games, a pool table, cozy lounge areas, and both indoor and outdoor seating, this amenity provides a stunning riverfront setting for gatherings and mingling.



INFINITY  
POOL

## AN ELEVATED OASIS

Perched on the 8th floor, the sky deck offers a luxurious retreat with an infinity edge pool, hot tub, and private cabanas.

Overlooking the serene river and the dazzling downtown skyline, this elevated oasis combines breathtaking views with sophisticated relaxation.





## SOPHISTICATED & ENCHANTING

The rooftop level, also features an alfresco dining area, a summer kitchen, and a skyview bar, all designed to enhance outdoor living. With the shimmering city lights as a backdrop and refreshing tropical breezes in the air, this space offers the perfect setting for everything from intimate dinners to lively gatherings.



ROOFTOP SUMMER KITCHEN

# THE RESIDENCES

- Waterfront, Designer-Ready Spaces with Picturesque River and City Views
- 9- or 14-Foot Ceilings In All Living Spaces
- Floor-To-Ceiling Impact Glass Windows and Sliding Glass Balcony Doors
- Large-Format Porcelain Tile Flooring (Two Options)
- Fully Tiled Balconies Featuring Glass Railings
- Custom Italian Kitchens Designed by Italkraft with a mixture of Light Oak and White Lacquer Cabinets and White Quartz Countertops
- Innovative Household Appliances from Subzero & Wolf with Induction Stovetops
- Wine Storage in Select Units
- Swiss-Made Kitchen Sink & Faucet by Franke
- Luxury Primary Bathrooms Featuring Porcelain Tile on Walls and Floors, Glass-Enclosed Showers and Delta and Brizo Fixtures
- Spacious Closets
- Dedicated In-Unit Laundry featuring Full-Sized Washer and Dryer by Samsung





## ELEVATING EVERYDAY LIVING BY DESIGN

Sixth&Rio residences feature open-concept dining rooms, living rooms, and kitchens that face the expansive floor-to-ceiling windows. Sunlight pours in, illuminating the rich finishes and highlighting the flow between spaces. The views serve as a dynamic backdrop, making everyday moments truly extraordinary.





RITZ-CARLTON RESIDENCES SINGER ISLAND, PALM BEACH, FL



201 NORTH FEDERAL, FORT LAUDERDALE, FL



AQUABLU, FORT LAUDERDALE, FL



RIVERWALK RESIDENCES OF LAS OLAS, FORT LAUDERDALE, FL

DEVELOPER

### OCEAN LAND INVESTMENTS, INC

Ocean Land Investments, Inc. is a family-owned business dedicated to creating exceptional developments in highly desirable locations. With over 30 years of experience in South Florida, the company has built an enviable record of success and an unmatched reputation for integrity. Known for assembling an outstanding portfolio of quality properties, Ocean Land Investments is regarded as a specialist in South Florida's highly sought-after waterfront market.

ARCHITECT

### FSMY

FSMY is a full-service architectural firm offering a diverse range of design services. Since 1977, the firm has built an extensive portfolio encompassing commercial, residential, medical, educational, financial, and industrial projects. Notably, over 95% of FSMY's work comes from repeat clients or referrals. By recruiting and retaining top young talent and combining it with the deep expertise of its principals, FSMY delivers innovative, sustainable designs rooted in practical, value-driven solutions.

DESIGN TEAM

### AM STUDIO

AM Studio's core mission is to enhance the human experience of built space. The firm blends raw and natural materials to create refined, immersive environments. Believing that design succeeds when ideas and forms evolve collaboratively, AM Studio takes an agile, adaptive approach to every project rather than adhering to a fixed style, as good design transcends stylistic boundaries. Their interdisciplinary team—comprising architects, interior designers, and industrial designers—ensures a harmonious integration of architecture and interiors. specialist in South Florida's highly sought-after waterfront market.

INTERIOR DESIGN

### IDDI

ID & Design International (IDDI), established in 2006, is a premier design firm recognized for its innovative environmental designs in retail and hospitality. With a diverse, handpicked team of creative professionals, IDDI curates unique spaces for both domestic and international clients. Their distinctive style, combined with a commitment to maintaining strong client relationships, has earned them global recognition as industry leaders.

SALES & MARKETING

### ONEWORLD PROPERTIES

OneWorld Properties has surpassed \$5 billion in residential sales, successfully closing more than 5,500 units. With over 20 years of experience, the team has established a commanding presence in both domestic and international markets, selling to buyers from over 20 major U.S. cities and 60 countries worldwide. The company sets itself apart by partnering with leading U.S. developers of luxury condominium buildings. As a full-service real estate firm, OneWorld Properties also specializes in representing buyers and sellers of high-end luxury properties throughout South Florida and internationally.

# THE TEAM

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