

*Riva*

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RESIDENZE

FORT LAUDERDALE

ALL THE SPLENDOR OF THE WATER,  
DESIGNED FOR A LIFE ON LAND

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ⓘ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

The technical name of the Condominium is Ocean Harbor Condominium.





Riva Residence represents a careful and thorough expression of unique luxury yacht design and understated modern style, envisioned in residences that mirror the singular beauty and tranquil rhythm of life on the water.







A LEGACY  
OF  
WATERFRONT  
LUXURY

Riva Residenze is a flawless blend of purposeful design, diverse expertise,  
and time-honored dedication to artistry and technique.





## UNWAVERING COMMITMENT TO CRAFT

Riva is a symbol of timeless elegance and unparalleled craftsmanship, renowned as one of the world's most iconic luxury boat brands. Founded in 1842 on the shores of Lake Iseo in Sarnico, Italy, Riva began as a small shipyard where Pietro Riva built and restored boats with meticulous attention to detail and artistry. Over time, the brand evolved, gaining a reputation for producing vessels of extraordinary quality

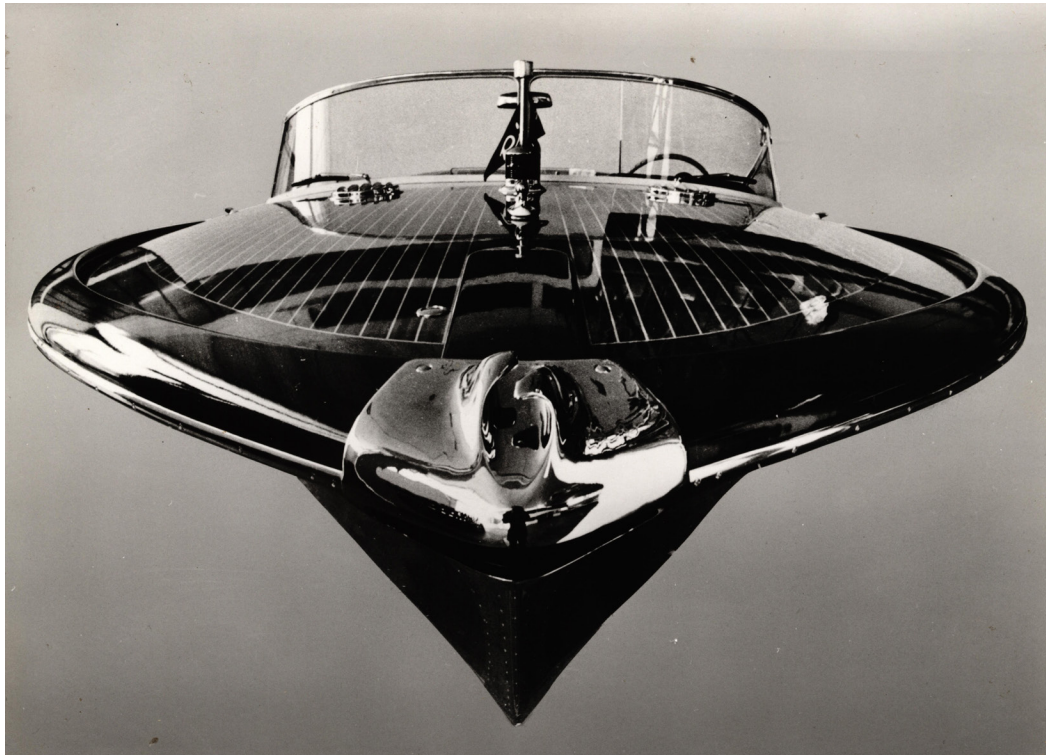
and style. In the 1950s and 60s, Riva rose to international fame under the leadership of Carlo Riva. His vision brought sleek design, polished mahogany, and gleaming chrome finishes to life, creating the legendary Aquarama — a boat that quickly became a symbol of the Italian Dolce Vita. Beloved by celebrities, royalty, and tastemakers, Riva boats became synonymous with glamour and luxury, gracing the waters of the

world's most exclusive destinations.

Today, Riva continues to blend tradition with innovation, crafting yachts that honor their heritage while pushing the boundaries of contemporary design and technology. Each vessel is a masterpiece, reflecting the brand's centuries of dedication to detail.



Riva is the world’s most famous shipyard, a legend of contemporary yachting, a recognized icon of fine Italian artistry, and an extraordinary story of unique savoir-faire since 1842.



Today, Riva is an global emblem of sophistication, elegance, and cutting-edge design.









Riva Residenze

# CRAFTED TO INSPIRE

Understated accents,  
a landmark evolution of the Riva brand.





Artist's Conceptual Rendering  
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# AN ARCHITECTURAL LANDMARK

Boasting expansive views of the ocean and the Intracoastal Waterway, Riva Residenze rises above the heart of Fort Lauderdale Beach, with a cascading architectural facade that mirrors the gentle movement of the waves.

## BUILDING FEATURES

36 two- to six-bedroom ultra-luxury residences and two full-floor penthouses

Grand lobby with direct views of the water

Luxury concierge services including dining reservations, travel, executive services, personal shopping, event planning, private transport, and custom requests

Curated art gallery and indoor garden

Valet and guest parking

Dedicated self-parking in private garage with electric vehicle charging stations

Resident-only access to beach club on the sands of Fort Lauderdale Beach

Smart package room with delivery notices

Custom Riva furnishings crafted by Formitalia

Yacht-inspired interior details designed by luxury yacht designer Giuseppina Arena





Artist's Conceptual Rendering  
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EXQUISITELY EVOCATIVE

The sensibility of yachting luxury, interpreted in understated accents and thoughtful lines and curves.

A grand arrival lobby sets a tone of elevated calm and effortless sophistication. Expansive floor-to-ceiling windows reveal captivating water views, bathing the space in natural light and creating a seamless connection to the outdoors.



Artist's Conceptual Rendering  
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A spacious, inviting ground floor lobby and bar set the stage for intimate gatherings and meaningful conversations.



# UNFORGETTABLE SPACES

Riva Residenze offers 36 two- to six-bedroom luxury residences with stunning oceanfront, marina, and city views. Here, home espouses the sensibility of the yachting lifestyle, interpreted in understated accents and a quiet, purposeful balance of lines and curves.



Welcoming living room for gathering and conversation.

Artist's Conceptual Rendering  
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## RESIDENCE FEATURES

- Breathtaking views of the oceanfront, marina, shoreline, and city lights
- Spacious outdoor terraces spanning up to 12-feet wide
- Private elevator foyers for each residence
- 10- to 11-foot ceiling heights
- Floor-to-ceiling windows
- Spacious living, dining, and gathering areas
- Italian-designed gourmet kitchen with European countertop
- Sub-Zero and Wolf appliance suite with concealed refrigerator and freezer, gas cooktop and ventilation, convection oven, steam oven, wine refrigeration, and dishwasher
- Spa-inspired primary baths with luxury Italian fixtures, freestanding soaking tub, and walk-in closet
- Yacht-inspired curved design and linear edging details
- Large format European stone flooring
- Laundry room with full-size washer and dryer
- Two exclusive five- to six-bedroom flow-through penthouses up to 8,878 interior SF, with panoramic views of the ocean and Intracoastal Waterway
- Expansive penthouse terraces feature 4,239 SF of outdoor space, including a private pool and fully equipped summer kitchen





Spacious interiors seamlessly blend dining, lounging, and entertaining—framed by uninterrupted views of the Atlantic.





Italian-crafted kitchen with minimalist lines and premium European surfaces—designed for the modern epicurean.

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Unwind in a meticulously designed primary bathroom with bespoke Italian finishes, deep soaking tub, and expansive vistas of Fort Lauderdale's waterways.



# UNPARALLELED AMENITIES

With over 20,000 SF of dedicated amenity space, each amenity at Riva Residenze is its own point of arrival, thoughtfully designed to create a sense of movement and balance that touches every sense. As with the streamlined, curved interiors of a yacht gliding through water, every space unfolds in a crescendo of experiences—a curated art gallery, a serene garden, a sunrise bar and lounge, a sunlit executive boardroom—all leading up to a tranquil sky lounge and sun deck.



Transformative sanctuary with heated spa, steam and sauna rooms, and bespoke treatments.

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## SERVICES AND AMENITIES

Sky Deck with sweeping views of the ocean and Intracoastal Waterway

75-foot pool with private relaxation sunbeds and sun space

Gourmet chef's kitchen and dining room

Sun Deck with resort-style pool and Jacuzzi, private cabanas, and sophisticated seating

Poolside summer kitchen with bar for outdoor dining

Residents' salon with library, private cinema, wine room, and media room with golf simulator

State-of-the-art Technogym fitness center with advanced cardio, weight training, and cycling

Dedicated yoga and Pilates studio

Wellness center with world-class heated spa, steam room, sauna, and restoration & treatment lounge

Personal spa suite for custom services

Cabin suites inspired by the staterooms of iconic yachts—reserved for friends and family of Riva Residenze residents

In-house marina with six yacht slips

Spacious waterfront deck with outdoor seating, lounge chairs, and private dining





Technogym-outfitted fitness center with advanced cardio, weight training, and cycling.

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The Neighborhood

AN EXCLUSIVE  
ENCLAVE

Riva Residenze connects residents to the best of South Florida—translucent turquoise waters, thriving arts and culture, championship-level golf, global city energy, and among the world’s most beautiful beaches.





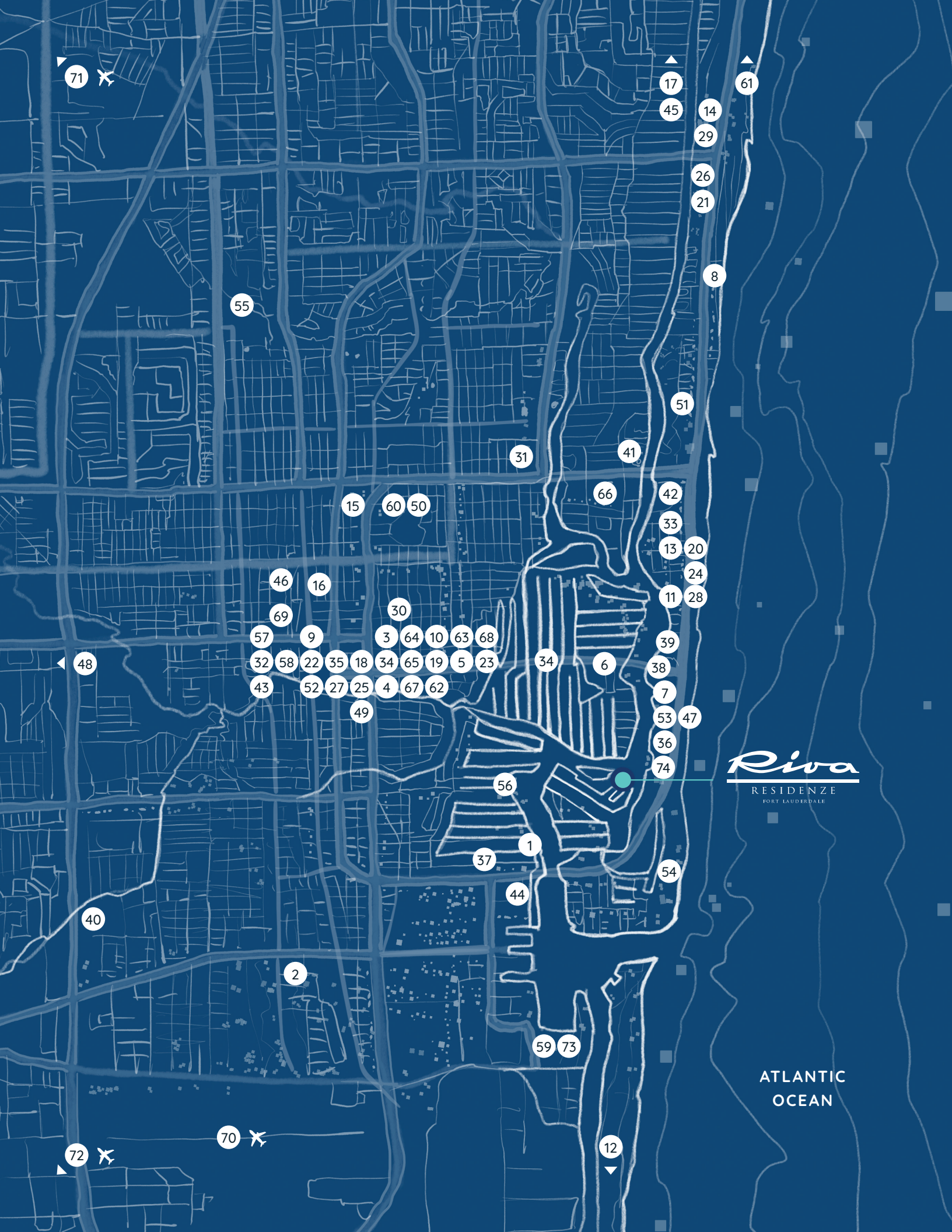
# *Riva*

RESIDENZE

FORT LAUDERDALE

Riva Residence is nestled between the ocean and the harbor, with unrivaled access to the water, and breathtaking views of the Atlantic, Intracoastal Waterway, and cityscape.





THE FINEST LOCATION ON LAND

Riva Residence Fort Lauderdale is moments from cultural venues, high-end shopping, parks, and world-class dining, placing residents at heart of South Florida's most coveted destinations.

RESTAURANTS

- 1 15th Street Fisheries
- 2 Anthony's Runway 84
- 3 Big City Tavern
- 4 Boathouse at the Riverside
- 5 Casa Sensei
- 6 Chima Steakhouse
- 7 Coconuts
- 8 DUNE by Laurent Tourondel
- 9 Eddie V's Prime Seafood
- 10 El Camino Fort Lauderdale
- 11 El Vez Fort Lauderdale
- 12 ETARU restaurant
- 13 Evelyn's
- 14 Greek Islands Taverna
- 15 Heritage
- 16 Holly Blue
- 17 Kaluz Restaurant
- 18 Lobster Bar Sea Grille
- 19 Louie Bossi's Ristorante Bar Pizzeria
- 20 MAASS Restaurant at The Four Seasons
- 21 Mastro's Ocean Club
- 22 Moxies Fort Lauderdale Restaurant
- 23 Rocco's Tacos & Tequila Bar
- 24 S3 (Sun Surf Sand)
- 25 SALT7
- 26 Shooters Waterfront
- 27 Sky Thai Sushi
- 28 Steak 954
- 29 Thasos
- 30 The Katherine Restaurant
- 31 Theos Estiatorio
- 32 The Wharf Fort Lauderdale
- 33 Truluck's Ocean's Finest Seafood & Crab
- 34 Wild Sea Las Olas
- 35 YOLO Restaurant

MARINAS

- 36 Bahia Mar Yachting Center
- 37 Boathouse Yacht Marina
- 38 Hall of Fame Marina
- 39 Las Olas Marina
- 40 Safe Harbor Lauderdale Marine Center
- 41 Sunrise Harbor Marina

ENTERTAINMENT

- 42 Bonnet House Museum & Gardens
- 43 Broward Center for the Performing Arts
- 44 Broward County Convention Center
- 45 Coral Ridge Country Club
- 46 FATVillage Arts District
- 47 Fort Lauderdale Aquatic Center
- 48 Fort Lauderdale Country Club
- 49 Historic Stranahan House Museum
- 50 Holiday Park
- 51 Hugh Taylor Birch State Park
- 52 Huizenga Plaza
- 53 International Swimming Hall of Fame
- 54 Lago Mar Beach Resort & Club
- 55 Lauderdale Tennis Club
- 56 Lauderdale Yacht Club
- 57 Museum of Discovery and Science
- 58 NSU Art Museum Fort Lauderdale
- 59 Port Everglades
- 60 The Parker

SHOPPING

- 61 Andre Dupree Designer Handbag Consignment
- 62 Ann's Florist and Coffee Bar
- 63 Carroll's Jewelers
- 64 J.McLaughlin
- 65 Maus & Hoffman
- 66 The Galleria at Fort Lauderdale
- 67 Unique Treasures
- 68 Warby Parker Las Olas Blvd

TRANSPORTATION

- 69 Brightline Fort Lauderdale Station
- 70 Fort Lauderdale-Hollywood International Airport
- 71 Fort Lauderdale Executive Airport
- 72 Miami International Airport
- 73 Port Everglades (Port of Fort Lauderdale)
- 74 Water Taxi Stop





# AN UNPRECEDENTED COLLABORATION

A shared vision of purposeful design, multidisciplinary expertise,  
and constant dedication.

# THE TEAM

## ARCHITECTURE

### ARQUITECTONICA

Since its inception in 1977, the award-winning Arquitectonica received nearly instantaneous acclaim, equating the firm’s bold modernism with a renaissance in Miami’s urban landscape. Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. With offices in Miami, New York, Los Angeles, West Palm Beach, Paris, Hong Kong, Shanghai, Manila, Lima, and São Paulo, Arquitectonica is a major presence on the international stage.

## LANDSCAPE ARCHITECTURE

### ARQUITECTONICA GEO

Founded in 2005, ArquitectonicaGEO is an award-winning design studio specializing in landscape architecture, planning, and urban design. ArquitectonicaGEO, led by Laurinda H. Spear and Margarita Blanco, has elevated the conversation about the important role landscape architecture plays—as well as the contributions it can make—in the face of climate change and sea level rise.

## INTERIOR DESIGN

### GIUSEPPINA ARENA

With over 25 years in architecture and interior design, Giuseppina Arena has crafted projects across Europe, Asia, North America, and South America. She earned a Bachelor’s in Architecture and a Master’s in Yacht Design from the University of Florence. Specializing in the maritime industry, she has contributed to major cruise lines and private yachts worldwide. Expanding her expertise to residential projects, she brings a distinctive Italian touch to every space. Based in Miami, her firm works internationally on residential and yacht projects, tailoring each design to reflect individuality, comfort, and a seamless sense of belonging.

## BRANDED FURNISHINGS

### FORMITALIA GROUP

Founded by Graziano Overi in 1968, the first FORMITALIA Luxury Collection was launched in 1991 with the Boutique Collection designed by Paolo Gucci. Since then the brand has been producing exclusive collections made in Italy blending design, precious materials, and innovation. Formitalia brings Riva’s signature Italian elegance to an exclusive residential setting with high-end furnishings created exclusively for the project and seen no where else in the world. Enriched by Formitalia’s over 60 years of expertise in luxury furniture and guided by the Overi family, the pieces showcase the refined craftsmanship of Riva in a home setting.

A unique partnership of world-renowned architecture, luxury yacht design, and inimitable savoir-faire, alongside developers with time-tested leadership, exceptional know-how, and extensive experience. Riva Residenze is founded on purposeful design, diverse expertise, and an unwavering commitment to craft.

## DEVELOPMENT

### WELLDUŌ

WellDuō is a South Florida development and investment partnership led by industry veteran Eduardo Pelaez Romer. With premier assets, the portfolio includes residential, multifamily, office, hospitality, retail, and industrial in some of the most coveted neighborhoods including Miami Design District, Miami Beach, Wynwood, Fort Lauderdale, and Pompano Beach. Landmark projects include Mirai in the Miami Design District, designed by the renowned Kengo Kuma, and the expansion project of an FBO at FXE airport in Broward.

### VERTICAL DEVELOPMENTS

Vertical Developments is an integrated South Florida-based developer led by Fernando de Nuñez and backed by Peruvian Development VyV Grupo Inmobiliario. With a portfolio of \$1.8 billion and 2,285 units in the pipeline, Vertical Developments is building on a track record of excellence in the luxury market with a focus on boutique branded condominiums.

### GCF DEVELOPMENT

GCF Development, led by Peter Jago, has a remarkable record exceeding \$6 billion in real estate developments across the United States and abroad. The firm’s excellence shines through its portfolio of over 30 residential high-rises, mixed-use developments, and luxury resort hotels.

## SALES AND MARKETING

### FORTUNE DEVELOPMENT SALES

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida’s most successful projects. Led by visionary founder Edgardo Defortuna, Fortune has 21 offices around the world with over 1,000 associates and a worldwide brokerage network, reaching prospective buyers in markets as diverse as South Florida, Manhattan, Buenos Aires, São Paulo, Hong Kong, and Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales, and marketing since 1983.



