



RIVA

"This is waterfront living... the way it was meant to be."
— *Tropic Magazine*



"RIVA is symbolic of a major transformation in the Galleria area."
— South Florida Business & Wealth Magazine



Where the city's most beautiful river and park meet two of the city's best shopping boulevards, you'll find stores like Neiman Marcus and Whole Foods, top-rated restaurants and theatres, elegant waterfront homes – and now, RIVA.

On the bank of the Middle River across from George English Park. A quick jaunt from Galleria Mall and a bike ride from the beach. Only 5 minutes from Las Olas and downtown. RIVA is at the heart of the intown neighborhood that is attracting more and more 5-star brands with a combination of city convenience and waterfront tranquility.

"Our waterfront lifestyle starts at our front door."



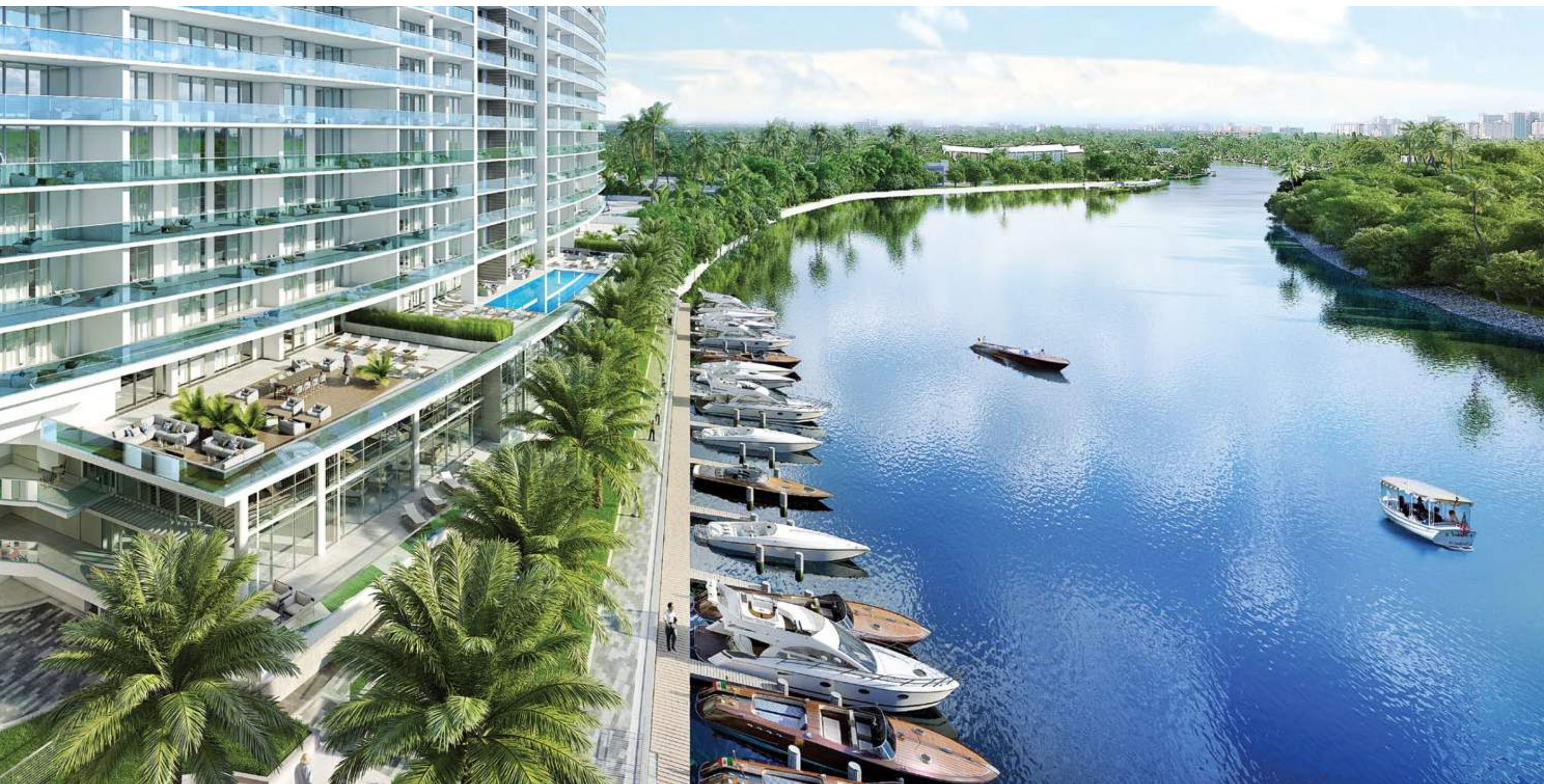
Set back off the main street, down a long palm-lined drive that leads right to the water, RIVA sits on its own 400 feet of riverfront park, with an owners' promenade and dock. The riverfront lobby takes you from the covered arrival court directly out to the water. Check with the concierge, stop for an espresso in the café, drop off your paddleboard at the watersports center, or even take your boat out from your own slip. Every RIVA resident enjoys a waterfront lifestyle, at home.

"Guests will admire our ocean views, but we love the city lights."



RIVA's curvilinear design, running parallel to the river, creates panoramic, unobstructed views from everyone's balconies. To the east, over the river and parks, lies the blue horizon of the Atlantic Ocean. To the west are the endless sunset skies that turn to a curtain of twinkling city lights as night falls.

"They've created a waterfront lifestyle you cannot duplicate."



RIVA's riverfront is our own landscaped park and promenade, overlooking the residents' boat slips. Here's where you can launch your paddleboard or kayak, or hop on the RIVA water taxi for a quick trip across to the tennis courts, for shopping at Galleria Mall, or for a sunset cruise to Las Olas.

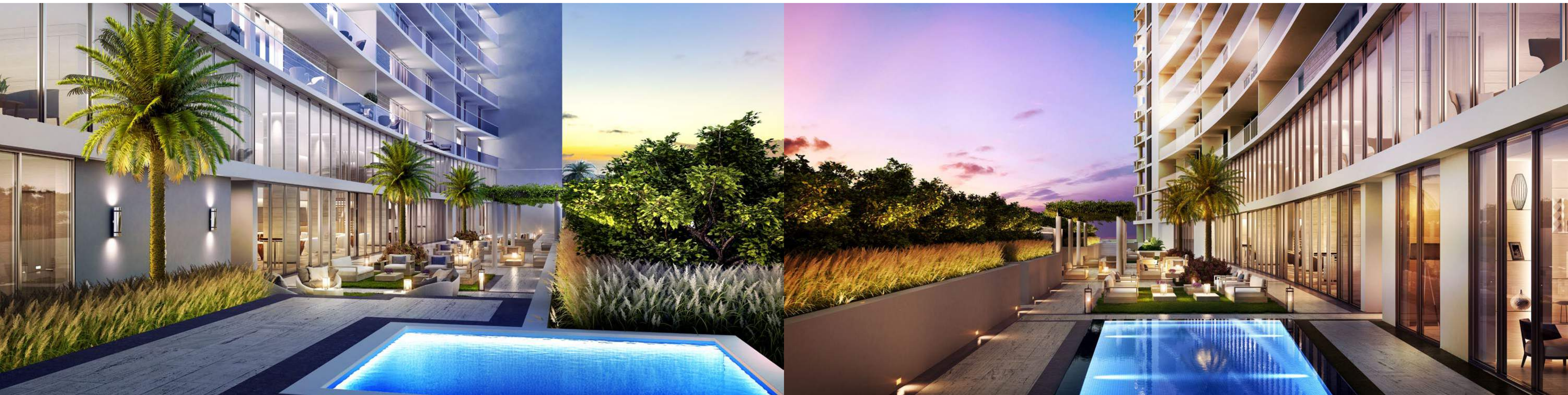
Step off your elevator and enter the residents-only River Club, where the waterview fitness center opens onto the sun deck and 65-foot lap pool.

"They've created a waterfront lifestyle you cannot duplicate."



The River Club extends through both the 4th and 5th floors with the two-story owners' lounge and wine cellar, complemented by the one-of-a-kind Cucina – a dinner party kitchen for you and 20 friends.

"They've created a waterfront lifestyle you cannot duplicate."



The River Club includes both morning and afternoon sun decks. At the north end of the afternoon deck is the residents' spa and yoga lawn. At the south end are the guest cabanas and reflecting pool. In between is the cocktail lounge and deck.

"RIVA's design delivers all the room for true indoor-outdoor living."



RIVA is built to extend your indoor living space and create real opportunities to enjoy the outdoors – right out your door. Whether it's a dinner party for 12 under the stars, or a Sunday brunch on the terrace for 20, RIVA's extraordinarily large balconies – with summer kitchens – give you the outdoor living and panoramic views that everyone in Florida wants.

"It's the kind of space that inspires a decorator."



Great Rooms 30 feet wide. Floor-to-ceiling glass 9 feet high. Dinner party-sized dining room. Multiple seating areas. Master suites with dressing areas. Kitchens with large islands. Every residence at RIVA will surprise you with extra space and possibilities.

"It feels more like a house than a condo" is a reaction we often hear. That's because RIVA's two-bedroom residences average over 2,000 square feet of living space, and our three bedrooms over 3,000 square feet. We even have two-story penthouses with rooftop terraces of more than 2,400 square feet, plus room for a pool.

"The rooms flow so well, you really feel the volume and light."



Every room has walls of glass with brilliant day and night views. The open kitchen plans reflect contemporary design and emphasis on a Great Room opening onto outdoor living.

Sunrise and Sunset Terraces are both combined in some RIVA models, where residences extend all the way through the building, with views to both the ocean and the city.

"Every residence is positioned to maximize the panoramic, unobstructed views."



RIVA's unique design is horizontal, not vertical, and stretches north to south along the bank of the river. So homes with terraces on the east are greeted by sunrise over the ocean, and homes with terraces on the west watch the golden sunset over the city.

"RIVA was designed to be an elegant, sophisticated home on the water."

— Jiro Yates, architect



RIVA's developer told their architect to design fewer, larger residences, and dedicate more space to more amenities, for a smaller number of residents. So the ground floor has a large, covered arrival court and a 60-foot-wide, two-story lobby. Plus a café and watersports club. Most of the 4th and 5th floors are dedicated to the residents' River Club, with the lap pool and sun deck, gym and spa, two-story lounge, wine room and guest cabanas. All to be shared by only 100 residences.

"The only penthouses with two horizons, two terraces and two floors."



RIVA's penthouses are what you expect a penthouse to be. Not just the top floor, but the top two floors. All of them. So you get two huge terraces, and both ocean and city views. With two floors, you also get your own elevator – a glass-enclosed pneumatic one that lifts you slowly and tranquilly. Total indoor-outdoor living space runs from over 5,000 to more than 7,000 square feet. There's nothing like these eight penthouses anywhere in Fort Lauderdale.

"We made luxury our standard feature."

— Bradley Deckelbaum, developer



RESIDENCE FEATURES

- 15-story tower offers ocean-to-sunset views, overlooking the waterways, beaches and the city; residences on floors 5-14 plus penthouse levels
- Private elevator access
- 9' ceiling heights
- Tinted, energy-efficient, impact-resistant windows and glass doors
- Pre-wired for high-speed internet, cable tv and data/voice
- Energy-efficient air heating and cooling system
- Exceptionally large and livable outdoor terraces, deeper and wider with dimensions up to 13 feet deep and 72 feet long
- "Summer Kitchen" on outdoor terraces, with built-in grill and counter/storage
- Finished "decorator ready"

BATHS

- Contemporary, sensual "wet room" design with separate rain shower and bath in large stone and glass area
- Lighted vanity mirror
- Stone counters with undermount sinks
- Porcelain flooring

KITCHENS

- Imported Italian-design cabinetry
- Stone counter with undermount sinks
- Sub-Zero/Wolf premium appliance package with gas cooktop

BUILDING FEATURES

- 250-foot landscaped entry drive to riverside lobby
- Porte cochere entry with fountain and valet service
- 60-foot wide, glass-walled, river-view lobby with reception/security desk, attended 24/7
- Lobby-level cafe overlooking river
- 400-foot landscaped park along the bank of the river, with seating, gardens and walkway
- Private boat slips and dock for residents, accommodating boats up to 30 feet
- Recreation dock for kayakers and paddle boarders, on-site watersports club with rentals
- "The RIVA Water Taxi", a private residents' boat service to take you across the river for tennis in the park, lunch at Galleria, or a sunset cruise
- Reserved garage parking
- Wifi in public areas

THE RIVER CLUB

- A private club for residents, featuring floor-through, glass-walled, air-conditioned facilities opening on to a outdoor deck over the river
- The Fitness Center, fully-equipped with cardio and aerobic areas, as well as yoga
- The Club Room, a cocktail lounge and private party room offering indoor and outdoor seating and escapes
- The Cucina, a grand exhibition kitchen, dining and party experience where you and 20 friends can prepare your own feast, or bring in a 5-star chef
- Private wine lockers and tasting room
- The River's Edge Pool, a full-size lap pool which overlooks the river
- Cabanas for residents & guests
- The Borghese Spa, featuring the deluxe Italian line of products in all treatment rooms
- The Dog Walk, a specially built sequestered walkway for a quick dog visit without leaving the building



*"Our family has been doing this
for 100 years."*

Bradley Deckelbaum is the 4th generation of a family of developers who collectively have been developing residential, commercial and retail properties for over 100 years.

The family business started when Bradley's great grandfather Louis arrived in the United States in the early 1900's, and began building homes and small apartment buildings in Staten Island. He relocated to Montreal during the depression where he developed a reputation as a "hands on" builder known for quality and integrity.

In 1946, Louis' son Moe joined the business, which grew to include high-rise apartment buildings and large-scale commercial and industrial complexes. In 1971, Moe's son Gordon joined the family business, now focused almost entirely on residential development.

In the late 1970's Gordon and Moe relocated to South Florida, where they directed their efforts to the luxury condominium market, building a reputation always focused on how the purchaser lives in the community, the building and his own private home.

After several years at a New York law firm, Gordon's son Bradley joined in 2002, adding a sensitivity to a broader market and new dimensions to the development concepts.

In Florida, the family has now developed over 2000 homes and condominiums with a value in excess of \$800 million.

PREMIER DEVELOPERS



Opening Fall 2016

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Fort Lauderdale's most beautiful waterfront residence.

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