

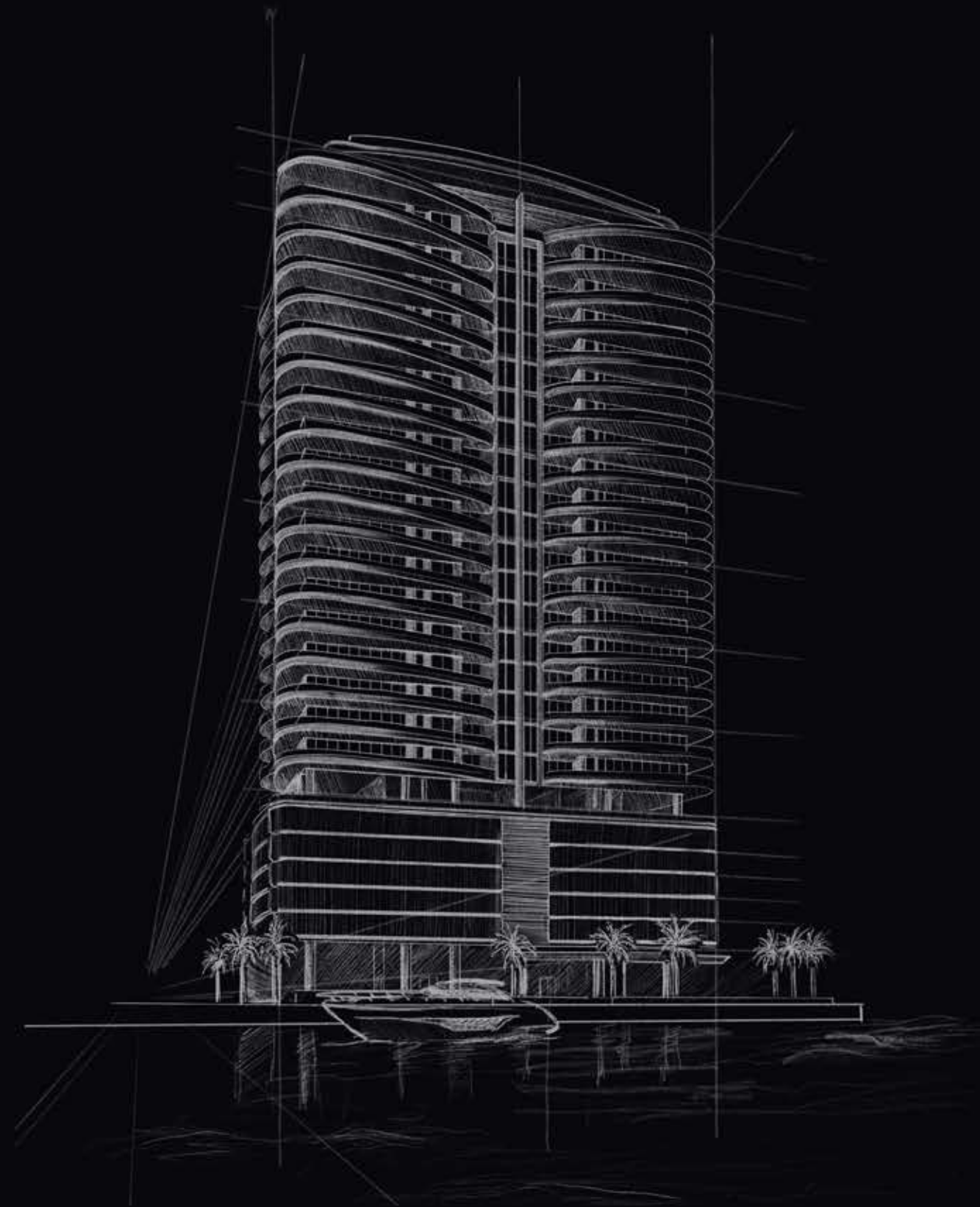


PURCHASER'S GUIDE



TO DRIVE A PAGANI IS  
TO FEEL THE THRILL OF  
FLIGHT, TO BE ENGULFED  
IN EVERY TWIST AND  
TURN, SURGE OF WIND,  
EACH JOYFUL SHIFT AND  
BOUNDLESS ASCENT.

BEAUTY, FORM,  
SCULPTURE, AND  
BALANCE, AT HOME.





AN ELEVATED LIFESTYLE,  
QUINTESSENTIALLY PAGANI



## PROJECT OVERVIEW

# INTRODUCING THE FIRST-EVER PAGANI RESIDENCES

Grounded in a flawless balance of art and science, function and beauty—crafted beyond perfection, tuned in harmony with every custom detail. The Pagani Residences is the first residential project in the world to be meticulously curated by Pagani—down to the smallest detail.

In collaboration with Pagani Arte, the residences reflect a rare level of exclusivity, individuality, and unending beauty. To live Pagani is to experience the rush of the ride every time you come home. All-consuming anticipation. Staggering exhilaration. The wildest expectations, exceeded. Nothing reveals your true self more than your home, as it reflects who you are, what you think, how you live.

The furnishings you choose to populate the spaces you live in are not just the expression of your aesthetic preference; they convey your idea of a well-defined lifestyle, one that, for Pagani, embodies exclusivity, refined taste, and sophisticated craftsmanship.



PAGANI  
RESIDENCES



Lobby

ARTIST'S CONCEPTUAL RENDERING

*“To deliver the Pagani experience means having the humility and empathy to hear people’s individual desires, and to express them through meticulously curated detail.”*

- HORACIO PAGANI

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## THE BUILDING

*Beauty. Excellence. Uniqueness.*

- The first-ever Pagani Residences, an unprecedented extension of the Pagani experience
- 28 stories with sweeping waterfront views
- 70, all-corner, two- to four-bedroom residences
- Corner-only residences, with only four per floor and large terraces ranging from 800 sq ft to 1,040 sq ft, seamlessly blending indoor and outdoor living spaces with panoramic sunrise-to-sunset views
- A limited collection of guest suites on the 8th floor
- 24/7 concierge and waterfront lobby
- Valet parking and porte cochère
- 240-foot boardwalk fronting Biscayne Bay
- Ensuite elevators
- Two service elevators
- Pre-wired with fiber optic high-speed WiFi

## THE SERVICES

*A Level of Care That Does not Always Fulfill  
Your Desires, Sometimes It Anticipates Them*

### Concierge Services Available Upon Request\*

- Airline and private air reservations
- Airport and ground transportation arrangements
- Automobile rental reservations
- Car service reservations
- Restaurant reservations
- Spa and salon reservations
- Notary public services
- Pet grooming and boarding information
- Theater and entertainment information
- Personal training
- Wake-up calls
- Activity arrangements
- Golf tee-time reservations
- In-residence dining and catering
- Tour information and reservations
- Shopping information
- Ordering floral arrangements
- Shipping services
- Mail and package delivery
- Newspaper delivery
- Translation services

### A La Carte Services

- Grocery shopping
- Personal shopping
- Travel and vacation planning
- Copy and print services
- Function and event planning
- Tailoring and alterations services
- Laundry / dry cleaning
- Car washing / detailing
- Owner absentee program
- Private day and evening boating
- Equipment rental arrangements
- Secretarial services
- Plant care maintenance
- Private chef
- Dog walking
- Nanny / childcare arrangements
- Arrival provisioning

## THE AMENITIES

*A World of Unmatched Indulgences  
—Designed to Realize Every Dream*

### Ground Floor

- Valet parking and porte-cochère
- 24/7 concierge and waterfront lobby
- Smart mail and package room
- Butler service for package delivery to residences
- Pet spa
- Private marina with boat slips and 240-foot boardwalk fronting Biscayne Bay
- 24/7 security attendants
- Private garages available for purchase
- Preferred parking and private lounge for Pagani automobile owners
- Bicycle storage facility
- Paddle board and kayak storage

### Residents' Lounge Level 8

- Private residents lounge
- Extensive co-working space with A/V capability
- Artfully designed children's playroom
- Media room with custom built-in sound system

### Waterfront Wellness Level 27

- State-of-the-art fitness center with advanced cardio training, dedicated Pilates and yoga studios
- Spa with stunning views, sauna and steam rooms, and private treatment rooms
- Restorative wellness lounge

### Rooftop Pool and Sky Lounge

- Expansive rooftop pool with panoramic views, poolside cabanas, and hot and cold plunges
- Fully appointed summer kitchen
- Chef's grilling station



Sauna







BESPOKE RESIDENCES

BEAUTY,  
EXCELLENCE,  
UNIQUENESS

Grounded in a flawless balance of art and science, function and beauty—crafted beyond perfection, tuned in harmony with every custom detail.

*Sculptural, evocative spaces that create an even, rhythmic pace. Shapes and patterns inspired and transformed into a higher state of form and function — the artistry of lived human experience.*

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RESIDENCES FEATURES

*Undivided Attention to Detail*

- All-corner, two- to four-bedroom residences ranging from 2,000 sq ft to over 3,000 sq ft
- Entirely bespoke, fully finished residences, unique in every detail
- 11-foot ceilings in all residences
- Ensuite elevators
- Spacious terraces in all residences
- Exquisite primary bedroom suites with walk-in closets
- Italian-designed kitchens with 10-foot kitchen islands in all residences
- Ensuite bathrooms with extraordinary bay views
- Walk-in laundry rooms with full size washer and dryer
- Selection of curated finishes available (flooring / kitchen cabinets and countertops / bathroom counters / closets)

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PENTHOUSE FEATURES

*A Higher State of Living*

- Grand two-story penthouses with soaring 13-foot ceiling height, ranging from 4,843 sq ft to 5,669 sq ft
- Expansive oversized terraces up to 4,400 sq ft with sunrise-to-sunset views
- Exquisite primary bedroom suites with expansive, double walk-in closets
- Italian-designed kitchens with 10-foot kitchen islands
- Laundry rooms with full size washer and dryer
- Fully customizable

**PH Rooftop Level**

- 360° rooftop with sunrise-to-sunset views
- Luxurious private pool with hot tub / jacuzzi
- Meticulously appointed summer kitchen
- Indoor / outdoor living space
- Selection of curated finishes available (flooring / kitchen cabinets and countertops / bathroom counters / closets)

THE NEIGHBORHOOD

EXCLUSIVE.  
DISCREET.  
TRANQUIL.

North Bay Village, an enclave of security and privacy, offers some of the most amazing views in all of Miami. Surrounded by large bodies of water, North Bay Village offers breathtaking panoramas from east to west. North Bay Village is for those who enjoy the quick journey as much as the destination.



ARTIST'S CONCEPTUAL RENDERING

# THE TEAM

## A Revolutionary Collaboration

A visionary team carefully curated for the close-knit global community with the world's highest standards.

### **Developer:** Riviera Horizons

Riviera Horizons is a multi-faceted real estate firm, led by founder and CEO Mikael Hamaoui. As an enhanced brokerage and development firm, Riviera Horizons is dedicated to curating exceptional living and investment opportunities for our discerning clientele. With years of experience and a deep understanding of the evolving trends in the luxury real estate market, we are dedicated to delivering unparalleled quality and value to our clients. At the heart of Riviera Horizons lies a vision to connect the well-connected. We believe in creating spaces that transcend mere structures, fostering connections and communities where individuals thrive. Whether it's crafting breathtaking residential condominiums or facilitating lucrative commercial ventures, we aim to bridge aspirations with possibilities.

### **Architecture:** Revuelta Architecture International

Luis O. Revuelta, AIA, principal at Revuelta Architecture International, P.A., began his career in 1972 and received his bachelor's degree in architecture from the University of Miami. He has since overseen the design and coordination of some of the most significant mixed-use, urban developments in the area. His passion for sketching skylines at early age came to fruition as his exquisitely designed buildings have enhanced and defined Miami's own skyline. As principal in charge of design, his philosophy was built upon three pillars: steadfast commitment to providing clients with design quality and balance, attention to detail, and on-time /on-budget delivery. It is these tenets that have been the cornerstone of Revuelta Architecture International's growth and success. Revuelta Architecture International, P.A., is a full-service architecture and planning firm, headquartered in historic Coconut Grove, Fl. The firm's association with top local and national developers has resulted in the successful evolution of functionally sound and aesthetically significant projects in South Florida and beyond.

### **Landscaping:** L&ND

L&ND is a full-service environmental planning, landscape architecture, exterior living, and design practice focused on creating bespoke outdoor environments for boutique hotels, private residences, luxury resorts and condominiums, mixed-use and commercial, ecological projects, urban zones, and public open spaces. Our work is realized through a dedicated process of deep analysis and site-specific study that considers the rich context of environmental, geographic, cultural, social, historic, and economic factors unique to each project and client. L&ND is committed to working with clients in the most challenging and interesting environments, at any scale, across the world. Our design and development process is driven by restorative, inventive, beautiful, and profitable solutions that reveal authentic and indelible identities for the exterior environment. With +75 projects completed both domestically and abroad, L&ND has established an internationally recognized portfolio of award-winning and high-quality design solutions. L&ND has a comprehensive team of technical and creative talent with rich experience in sustainable design, geography, architecture, technical drafting, conservation, ethnography, the arts, and interior/ exterior design that is matched by a breadth of global expertise in business and linguistic assets. Our staff has completed design projects in Panama, Australia, Costa Rica, Kuwait, United Arab Emirates, China, Sri Lanka, Ecuador, Puerto Rico, Bahamas, Turkey, Mexico, St. Kitts & Nevis, with special emphasis in Miami and broader South Florida.

### **Project Management:** Fortis Design + Build

Fortis Design + Build is a vertically integrated development firm founded in 2015 to create award winning mixed-used projects within the urban core. We act as fee-based developers providing pre-construction development services, construction management, general contracting, design-build consultation services, and private equity options. By combining in-house expertise in design, development, and construction, we enable creative architectural and programming solutions with value pricing. Fortis Development Group manages the entire process to client /partner specifications from pre-construction through final delivery and turn-over of the finished building. Our affiliated general contractor, First Florida Constructors, is involved from concept stage onward, to help ensure accurate cost estimation, scheduling, design-for-constructability and design-for-maintainability. The major design specialties as well as key sub-contractors are also brought into the design phase of the project at an early stage to help ensure these goals are continuously monitored and met. The principals, David Polinsky and Andrew Lenahan, have completed a wide variety of new construction and adaptive re-use projects in South Florida. With a focus on innovative design and quality construction, Fortis builds better projects that respond to the surrounding cultural context, inspire the creativity of their occupants, and contribute to the development of thriving communities.

### **Interior Design:** A++

A++ human sustainable architecture is the internationally recognised studio through which A++ GROUP communicates its work. "WE ARE HUMAN" is the philosophy of A++. "HUMAN SUSTAINABLE ARCHITECTURE" is its mission. Therefore, A++'s approach is inspired by man and his main activities, such as socialising or living. These fundamental aspects of human living will be transposed to the physical space, thinking of the built as an indispensable tool to reach the condition of well-being. In other words, the design of our lived space is significant because it is a representation of our subjectivity: how we live is a sign of how we think, feel, and imagine the world. By relating design to the human being, A++ accepts a challenge other than that of a comfortable spatial arrangement; it goes beyond thinking of interior space as a matter of taste and decoration. The interior becomes a matter of representation: it is a model of our subjective life that in turn allows us to better understand the world we live in. The architecture behind each realization of A++ is studied with the client and for the client, and it is characterized by an innovative design, able to meet the aesthetic and functional needs of anyone, anywhere in the world. Each project is designed to fit in a sustainable way in the context of reference, to match the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character and that is what makes each realization so unique.

### **Sales & Marketing:** Fortune Development Sales

Fortune Development Sales division, led by Edgardo Defortuna, is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having sold more than 31,000 units and currently representing some of South Florida's most successful projects, such as Cipriani Residences, Missoni Baia, Una Residences, 2000 Ocean, Monaco Yacht Club & Residences, One Park Tower, Baccarat, and Casa Bella Residences, among others. Synonymous with excellence, quality, customer service, and unwavering commitment to the highest standards of luxury, Fortune has been a recognized leader in development, sales, and marketing since 1983. The firm's real estate brokerage division, Fortune Christie's International Real Estate, is the exclusive Christie's affiliate in Miami-Dade and Broward counties. Fortune International Group has 21 offices around the world with over 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida, to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris. The company's current development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences, Sunny Isles Beach, and Auberge Beach Residences & Spa Fort Lauderdale.