



## RIVA FACT SHEET

DEVELOPER: *PREMIER DEVELOPERS*

ARCHITECT: *FALKANGER SNYDER MARTINEAU & YATES INC.*

LOCATION: 1180 N. FEDERAL HIGHWAY, FORT LAUDERDALE, FL. 33304

# OF STORIES: 15

UNIT MIX: 2 AND 3 BEDROOM RESIDENCES

# OF UNITS: 100

SF RANGE: 1,500 TO OVER 2,500

## BUILDING FEATURES & AMENITIES:

- 250-FOOT LUSHLY LANDSCAPED ENTRY DRIVE TO RIVERSIDE LOBBY
- SITE IS APPROXIMATELY 2 ACRES, ON WEST BANK OF THE MIDDLE RIVER, ACROSS FROM THE 20-ACRE GEORGE ENGLISH PARK, JUST NORTH OF SUNRISE BLVD AND GALLERIA MALL
- DRAMATIC 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 ALL PUBLIC AREAS

## RESIDENCE FEATURES:

- 15-STORY TOWER OFFERS OCEAN-TO-SUNSET VIEWS, OVERLOOKING THE WATERWAYS, BEACHES AND SKYLINE OF FORT LAUDERDALE; RESIDENCES ON FLOORS 5-14 PLUS PENT HOUSE 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, WITH DIMENSIONS UP TO 13 FEET DEEP AND 72 FEET LONG, OFFERING BOTH SUNRISE AND SUNSET VIEWS
- SUMMER KITCHEN IN OUTDOOR TERRACES, WITH BUILT-IN GRILL AND COUNTER/STORAGE
- RESIDENCES DELIVERED DECORATOR READY

## BATHS:

- CONTEMPORARY, SENSUAL “WET ROOM” DESIGN COMBINES SHOWER AND BATH IN LARGE STONE AND GLASS AMBIANCE
- BACK-LIGHTED VANITY MIRROR
- STONE COUNTERS WITH UNDER MOUNT SINKS
- PORCELAIN FLOORING
- IMPORTED ITALIAN-DESIGN CABINETRY

## KITCHENS:

- SUB-ZERO/WOLF PREMIUM APPLIANCE PACKAGE WITH GAS COOKTOP
- IMPORTED ITALIAN-DESIGN CABINETS
- STONE COUNTER WITH UNDER MOUNT SINKS

## THE RIVER CLUB:

- 4TH FLOOR ENCLAVE FEATURING FLOOR-TO-CEILING, AIR-CONDITIONED SPACES SURROUNDED BY A WRAP-AROUND OUTDOOR LANDSCAPED DECK
- A PRIVATE CLUB FOR RESIDENTS AND THEIR GUESTS, WITH RIVER, OCEAN AND CITY VIEWS
- THE WATER VIEW FITNESS CENTER, FULLY-EQUIPPED WITH CARDIO, AEROBIC, AND YOGA AREAS
- THE ELEGANT CLUB ROOM, A COCKTAIL LOUNGE AND PRIVATE PARTY ROOM OFFERING INDOOR AND OUTDOOR SEATING AND ESCAPES
- THE UNIQUE CUCINA, A GRAND EXHIBITION KITCHEN EQUIPPED TO HOST A DINING EXPERIENCE OF UP TO 25 GUESTS
- BORGHESE SPA, WITH TREATMENT ROOMS AND THE FAMED ITALIAN SPA PRODUCT LINE
- PRIVATE WINE LOCKERS
- THE RIVER'S EDGE POOL OVERLOOKING THE RIVER OFFERS A FULL-SIZE 65-FOOT LAP POOL WITH LOUNGING AREAS AND SPLASH POOLS
- CABANAS FOR RESIDENTS & GUESTS
- THE DOG WALK, A SPECIALLY BUILT SEQUESTERED WALKWAY FOR RESIDENTS AND THEIR PETS