

Riva
RESIDENZE
FORT LAUDERDALE

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



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Riva Residenze 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.

Born from the quiet, dedicated collaboration of an experienced luxury yacht designer—an architect steeped in waterfront luxury—and thoughtful developers, Riva Residenze is created through purposeful design, diverse expertise, and unwavering commitment to craft.



Artist's Conceptual Rendering
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AN ARCHITECTURAL LANDMARK

Designed to showcase 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 movement of water.

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

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

Smart package room with delivery notices

Custom Riva furniture crafted by Formitalia

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



Spacious, inviting ground floor lobby and bar set the stage
for intimate gatherings and meaningful conversations

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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 yachting luxury, interpreted in understated accents and a quiet, purposeful balance of lines and curves.



Welcoming Great Room for gathering and conversation

Artist's Conceptual Rendering
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RESIDENCES 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 fridge, and dishwasher

Spa-inspired primary baths with luxury Italian fixtures, freestanding soaking tub, and walk-in closet

Yacht-inspired curved walls 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



Modern, Italian-designed kitchen with
European countertops

UNPARALLELED AMENITIES

With over 20,000 SF of dedicated amenity space, each amenity at Riva Residenze is its own unique point of arrival, thoughtfully placed and 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

Resident's 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 6 private slips for accommodating yachts

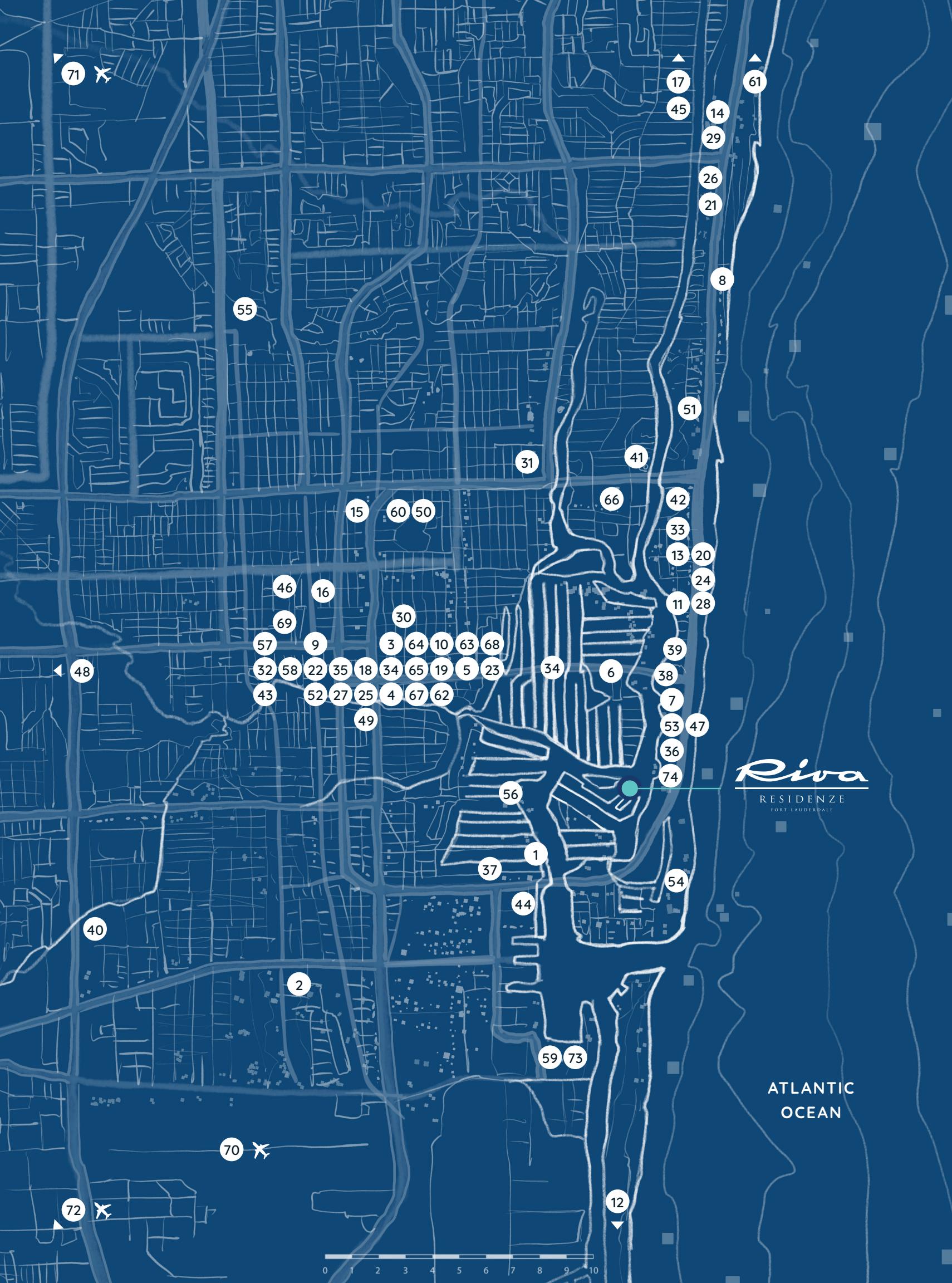
Spacious waterfront deck with outdoor seating, lounge chairs, and private dining



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

Artist's Conceptual Rendering
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Riva
RESIDENZE
FORT LAUDERDALE



THE FINEST LOCATION ON LAND

Riva Residenze Fort Lauderdale is perfectly nestled between the ocean and the harbor, offering unparalleled access to the water and a lifestyle of effortless luxury.

Just moments from cultural venues, high-end shopping, parks, and world-class dining, it places you at the 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 Giftshop
- 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

THE TEAM

A unique collective of a world-renowned architect, a luxury yacht designer, and developers with time-tested leadership, exceptional know-how, and extensive experience. Riva Residenze is founded on purposeful design, diverse expertise, and unwavering commitment to craft.

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

ARQUITECTONICAGEO

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

This project brings Riva's signature Italian elegance to an exclusive residential setting, with high-end furnishings created exclusively for the project, seen nowhere else in the world. Enriched by Formitalia's over 60 years of expertise in luxury furniture, guided by the Overi family, the pieces showcase the refined craftsmanship of Riva in a home setting.

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 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.



RivaResidenze.com

+1 954 237 4799

Sales Gallery & Property Address
3013 | 3019 Harbor Drive
Fort Lauderdale, FL 33316

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The Brand Owner is not the Developer and there is no guarantee that the Condominium will always be known as Riva Residenze and no party may rely on any such guarantee. GCF Development, Vertical Developments and WellDuo ("Named Parties") are not the project developer. Any and all development sketches and/or representations shall be developed by Developer and not by Named Parties or Brand Owner and any purchase agreement to look solely to Developer (and not to Named Parties and/or the Brand Owner or any of its officers or principals) with respect to the sale and all rights, obligations, representations and/or disclaimers of the Condominium and warranties and covenants contained in the Condominium. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than the exact exterior and interior of the Condominium. The developer reserves the right to make changes in the Unit's layout, dimensions and square footage. The developer reserves the right to make changes in the Unit's layout, dimensions and square footage or ceiling heights are appropriate and may vary with actual construction. Additional, ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceiling panels and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. There may be finishes available to purchase as an upgrade to your Unit. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. The beach club referenced in this brochure is not located onsite at the Condominium. It is to be located off site and is anticipated to be provided through a separate agreement with a third party and may for a limited term. The Marina is not a part of the Condominium Property. The development of the Marina is subject to obtaining requisite approvals and permits from appropriate governmental authorities. No assurances is given as to whether or not such approvals will be obtained to develop the Marina. Neighborhood restaurants, shopping and other amenities mentioned herein are off site and not controlled by the Developer. They are not accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or closures of same. The photographs, renderings and/or provided materials are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

Waterfront Residences,
Yachting Elegance