

**Developer:** Premier Developers

**Architect:** Falkanger Snyder Martineau & Yates Inc.

**Location:** 1180 N. Federal Highway, Fort Lauderdale, FL. 33304

**Unit Mix:** 2-to-3 bedroom residences

### 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 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, 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
- Select residences delivered fully finished

### BATH

- Contemporary, sensual "wet room" design combines shower and bath in large stone and glass ambiance
- Back-lighted vanity mirror
- Stone counters with undermount sinks
- Porcelain flooring
- Imported italian-design cabinetry

### KITCHEN

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

### 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 walkway for residents and their pets