



RIO VISTA • RIVERMALK  
SIXTH  
& RIO  
LAS OLAS







THE INTERSECTION OF  
URBAN & OASIS









A new level of luxury on the New River. An elevated standard for effortless living in Downtown Fort Lauderdale. Sixth&Rio is at the intersection of it all.



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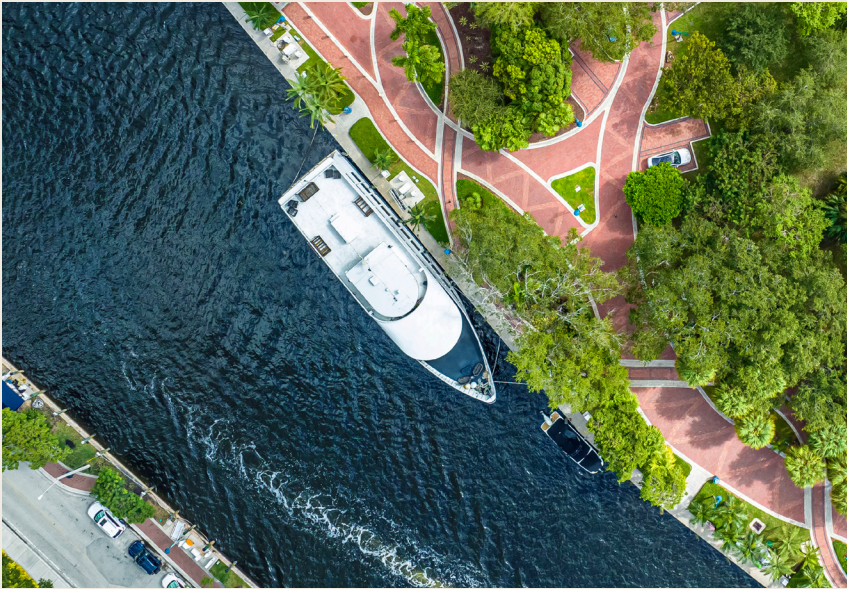




# CITY & SERENE

Indulge in the tranquility of Rio Vista. Revel in the excitement of Riverwalk. Live it up on Las Olas. Days of boutique shopping and museum hopping. Nights of theatre and fine dining. Weekends on pristine beaches and translucent waters, basking in the year-round beauty of South Florida.













RESIDENT CLUBROOM



## L A I D - B A C K & L A V I S H



Wake up to inspiring river views. Enjoy mornings in the adjacent Smoker Family Park. Take the Water Taxi across the river for an afternoon of fun walking the city. Then return home for an evening of comfort in your primary suite overlooking the glimmering skyline.

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Boutique-sized  
condominium.  
High-rise-level  
amenities.



From the sophisticated fitness center and rooftop resort-style pool to the resident clubroom with a pool table and meeting spaces, this eight-story oasis offers unparalleled amenities for a condominium of only 100 exclusive residences.

Common areas and amenities designed by IDDI have an Art Deco meets French Nouveau feel and are surrounded by natural views of the park and river.



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SKY TERRACE WITH INFINITY-EDGE POOL









## Intimate Spaces & Extravagant Details

Exclusivity maintains privacy, while cultivating an ambiance of serenity throughout all amenity areas. Opulent finishes and elegant décor flow throughout, creating warm textures and comforting shades that make every room feel like home.

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# CONTEMPORARY & CLASSIC



Designed as a portal between the neighborhoods, park, and riverfront. The building's curvilinear facade undulates with the river's bends. Floor-to-ceiling glass showcases picturesque river and city views. While natural light bathes the open living room, chef-caliber kitchen, spacious primary suite, and spa-inspired bath.

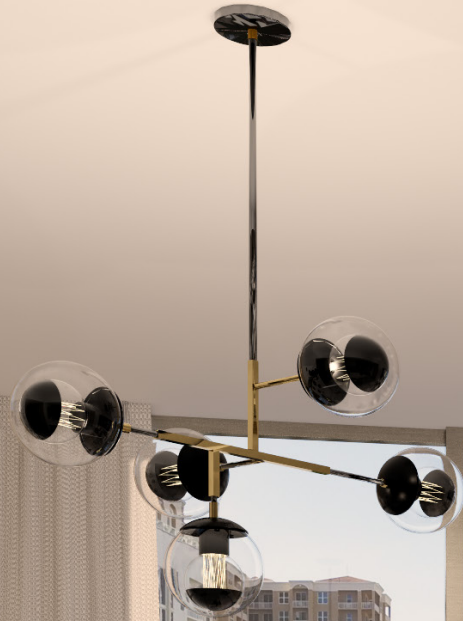
Residences designed by Interiors by Steven G offer a rich and textural aesthetic, for elegant, effortless and elevated living.

The Design Team at  
*Interiors* by *STEVEN G. INC.*  
Interior Design

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## The Sponsor

# OCEANLAND

OceanLand is a family-owned and operated business that was founded in 1990 by Jean Francois Roy. Throughout more than 30 years in South Florida, OceanLand has built a reputation for creating exceptional developments in highly desirable locations. Recognized as specialists in South Florida's waterfront market, OceanLand has created some of the most desirable condominiums in the region.



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The Condominium is located in close proximity to, but not strictly within, Rio Vista, according to the publicly available boundary map of Fort Lauderdale neighborhood civic associations. The Condominium is located within the boundary of the Downtown Fort Lauderdale Civic Association.

This Condominium is being developed by the Developer, 501 Aviva Owner, LLC, a Florida limited liability company. Neither Ocean Land Investments, Inc. ("Ocean Land") nor Jean Francois Roy ("JFR") are the Developer. Developer has a limited right to use the trademarked names and logos of Ocean Land and/or JFR, and its or their associated marks, variations, logos and stylized forms of same pursuant to a license and marketing agreement with Ocean Land and JFR. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by either Ocean Land or JFR and Buyer agrees to look solely to Developer (and not to either Ocean Land or JFR and/or any of its or their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

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EQUAL HOUSING  
OPPORTUNITY





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