

*THE  
RIDER*®

94 NE 29TH STREET, MIAMI, FL 33137

FUNDAMENTALS

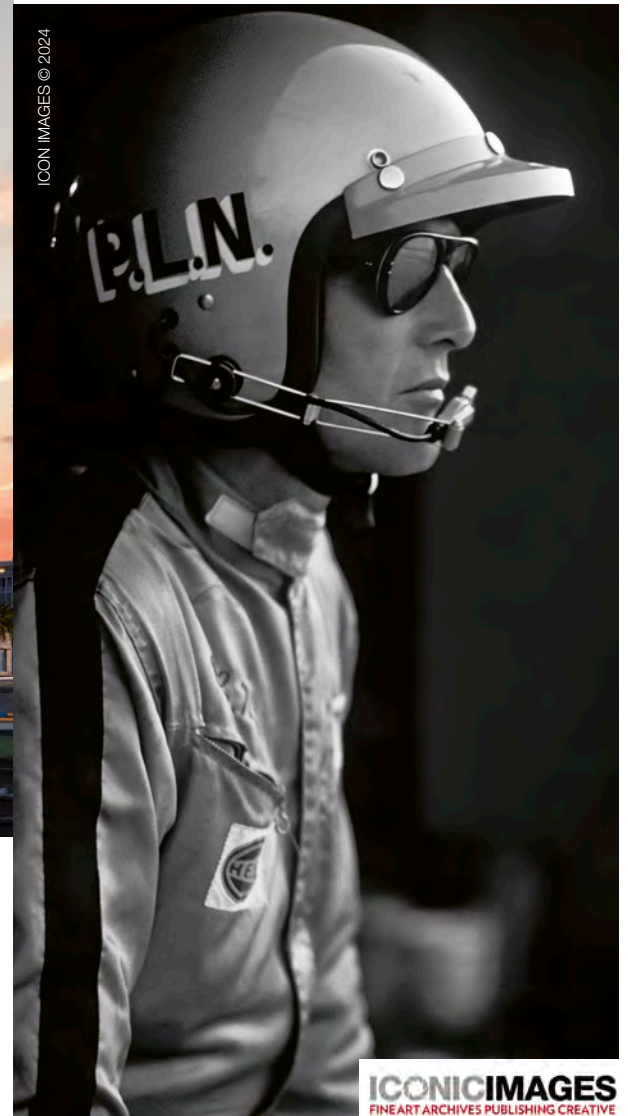
# TRENDSETTERS & PIONEERS WELCOME

*The beating heart of Miami's cultural revolution is now at the center of The Rider. These bold new residences are perfectly nestled between Miami Midtown, East Edgewater, Design District and Wynwoo.. Like never before, residences here exemplify artful living and make authenticity and style*

**ONE.**



**RIDER  
RESIDENCES**





# THE RIDER®

## THE NEIGHBORHOOD

*The Pulse of Miami*

Located at the crossroads of Midtown, Design District, Edgewater and Wynwood, the Rider is destined to be a beacon of what's to come in Miami. You'll love the eclectic mix of restaurants, trendy shops, cutting-edge developments, and captivating art galleries and your neighborhood has established itself as the pinnacle of Miami's new art culture. Your home is located in the fastest growing part of the city and no surprise - you'll find all the trendsetters and pioneers here drawn to the energy, creativity, and limitless possibilities. Get ready to immerse yourself in the heart of Miami's most desirable place to live and stay.

## RESIDENTIAL FEATURES

*By Creators, For Creators*

- Fully Furnished and Finished Residences
- Spectacular Kitchen for your Soire with Bertazzoni Premium Appliances
- SMART Lock Keyless Entry
- OLED Smart Screen with Apps
- Dekton Countertops Throughout Kitchen and Bathrooms.
- Porcelanosa Plumbing Fixtures
- High Efficiency Washer & Dryer
- Private Balconies in Most Residences
- Pre-Wired for Internet and Cable for Maximum Performance.
- Water Views from Some Residences
- SMART Sensors for Lights, Water and AC

## THE AMENITIES

*The Talk of the Town*

- "X Marks the Spot" Port Cochere Sculpture
- Epic lobby adorned with fine art and even Motorcycles
- Rooftop Lounge and Bar with Lush Gardens
- "Ready Set Cafe" for your on-the-go Life
- Fitness and Longevity (RESET) with Weights, Cold Plunge Garden, Infrared Saunas, Hammam and Massage Room, The Mirror, Peloton Cycles and Technogym Equipment
- A Resident Lounge (VINYL) with Billiards Table, Theater Screen and DJ Turntable Ensemble.
- Rooftop Resort Styled Pool Area
- Motorcycle and Electric Bike Ride Share
- Roaming Art Gallery
- Social Media Creation Corners (BTS) with Pro Lighting and Wifi available throughout property.



## SERVICES

*More Like a Boutique Hotel*

- 24 Hour Valet Service Complimentary for Owners
- 24 Hour Hotel Type Front Counter and Service
- SMART FOB Security
- Property Management for Continuity and Cleanliness
- Owner Management Office M-F
- Hospitality Style Check-In

## BUILDING FEATURES

*Artistic and Certified Chic*

- 146 Influential Residences
- Short-Term Allowed with Optional Management by Third Party
- 11,200 SF Ground Floor and Rooftop Retail
- 85 Yards from Scheduled Train Station
- Windstorm Impact Glass Throughout
- Vaulted Ceilings in Lobby with Custom Motorcycle Bookcase
- Surround Sound Available Throughout
- Collectible Art Collection
- Pet Friendly and "Doggy-Style" Pet Spa
- Optimum Location in Miami
- Electric Vehicle Charging Stations
- Water and Air Wellness Filtration

## RIDER "LINK"

*Connected to the World and You*

Experience the future of home sharing with our "Rider Link" app. Access home sharing platforms, schedule property utilization, monetize your residence and even manage maintenance from anywhere. Control your property's destiny with ease, maximizing its potential and simplifying your life. The Rider embraces the power of technology in new ways.

ALL SERVICES, AMENITIES AND FEATURES INCLUDED HEREIN ARE PROPOSED BY THE DEVELOPER BUT MAY BE CHANGED WITHOUT NOTICE.

\*ARTIST CONCEPTUAL RENDERING. MAY BE CHANGED WITHOUT NOTICE.

# THE RIDER® TEAM



## RILEA GROUP

*Developer*

Founded in 1981, Rilea Group has been at the forefront of Miami's real estate development landscape, leaving an indelible mark through iconic buildings like J.P. Morgan's headquarters at 1450 Brickell. With a legacy spanning over four decades, our mission is unwavering: to be a beacon of innovation, progress, and community enrichment in the world of real estate development.

Our enduring mission is to shape urban landscapes, enrich lives, provide financial return for our partners and leave a lasting legacy of excellence in real estate development.

[www.RileaGroup.com](http://www.RileaGroup.com)



## DEFORMA STUDIO

*Architect*

Deforma Studio is a boutique architecture and interior design practice based in Miami FL. The firm is known for creating powerful, comfortable and pragmatic spaces. Designs ultimately focus on the positive human experience in relation to the surrounding built and natural environments.

We are committed to new explorations of space along with new creative approaches to problem solving and aesthetics. With over 35 years of combined experience, the Studio offers a wide range of comprehensive design services including architecture, interiors, planning and graphic design.

[www.DeFormaStudio.com](http://www.DeFormaStudio.com)



## RADYCA

*Interior Design*

Miami-based group of architects and designers with over 20 years of experience in the industry.

RADYCA has built a portfolio of diverse projects that convey a refined and sophisticated definition of luxury, from super-yachts to high-rise buildings.

RADYCA's mission is to deliver a hands-on, tailored experience that adds value to real estate and other investments through the use of timeless, high-end design.

[www.Radyca.com](http://www.Radyca.com)



## CERVERA

*Real Estate Sales*

Cervera Real Estate is a South Florida based family owned and operated real estate company. For nearly a half-century they have transformed the South Florida landscape and taught the industry that personalized customer service ensures the satisfaction of clients. A far reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of our clients and partners.

[www.Cervera.com](http://www.Cervera.com)





CIPRÉS

CERVERA®  
REAL ESTATE • 1969

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus.

All features, specifications, designers, architects, consultants, brands and others matters of detail are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the residences or offerings available at the condominium and/or to the residents of the condominium. The Developer expressly reserves the right to make modifications, revisions, omissions and changes without notice. Certain features may not be included with all units and may require separate club memberships and/or access agreements. Square footages and ceiling heights are all subject to change. Developer makes no representations regarding views from any particular unit. Your purchase agreement will detail items included with the Unit. Certain areas of the project that are described herein are intended to be owned by third-parties and there is no guarantee that they will be operational as described herein, or the duration of such operations. All pricing is subject to change without notice. Short term rentals of units require each owner to obtain a certificate of use from the applicable governing agency and are otherwise subject to issuance at the discretion of the City of Miami Beach and applicable laws. While short term rentals are permitted as of the date hereof, there is no guarantee that this will always be the case. The project graphics, renderings and text provided herein 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.