

The background of the image is a deep blue, monochromatic photograph. The left side shows the gentle ripples of water, while the right side features a close-up of a lotus leaf, its surface glistening with numerous water droplets. The leaf's intricate vein structure and several large, dark, oval-shaped holes are visible. Centered over this background is a circular logo. The logo consists of the text 'RIO VISTA' at the top, 'LAS OLAS' at the bottom, and 'SIXTH & RIO' in the middle. The words 'RIO VISTA' and 'LAS OLAS' are in a light blue, sans-serif font, following the curve of the circle. The words 'SIXTH & RIO' are in a larger, white, serif font, with the ampersand '&' in a gold color. Two small gold dots separate the top and bottom text on the left and right sides of the circle.

RIO VISTA • RIVERWALK
SIXTH
& RIO
• LAS OLAS •



THE INTERSECTION OF
URBAN & OASIS

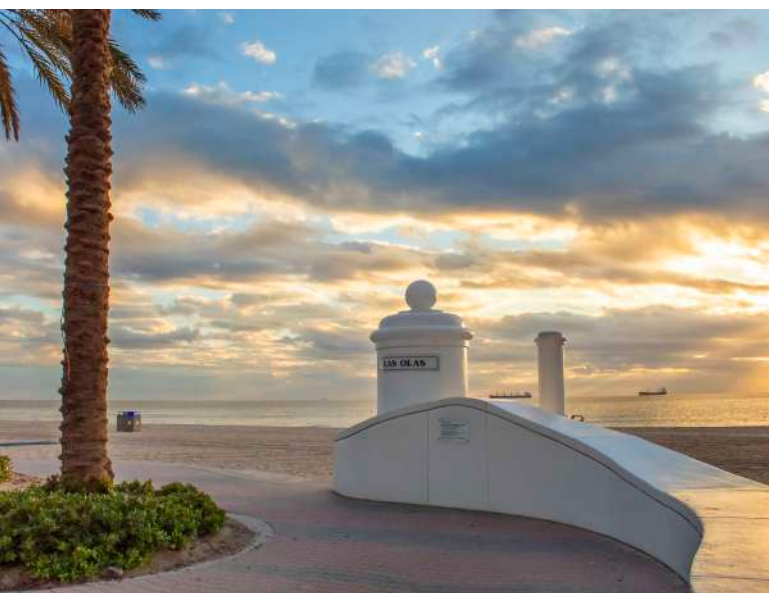
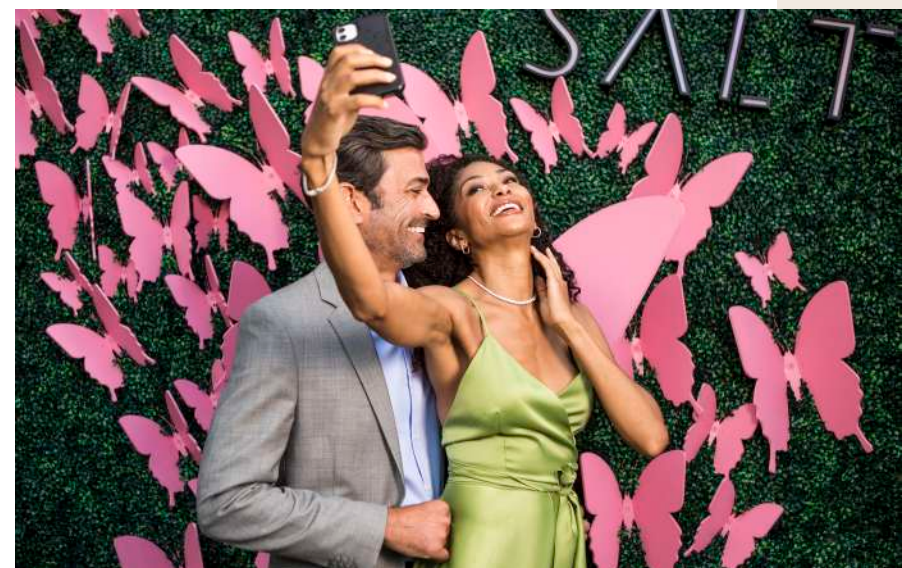




A new level of
luxury on the
New River.
An elevated
standard for
effortless living
in Downtown
Fort Lauderdale.
Sixth&Rio is at the
intersection of it all.



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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.

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Equal Housing Opportunity



SIXTHANDRIO.COM

BUILDING ADDRESS 501 Southeast Sixth Avenue, Fort. Lauderdale, FL 33301

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The Design Team at



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