



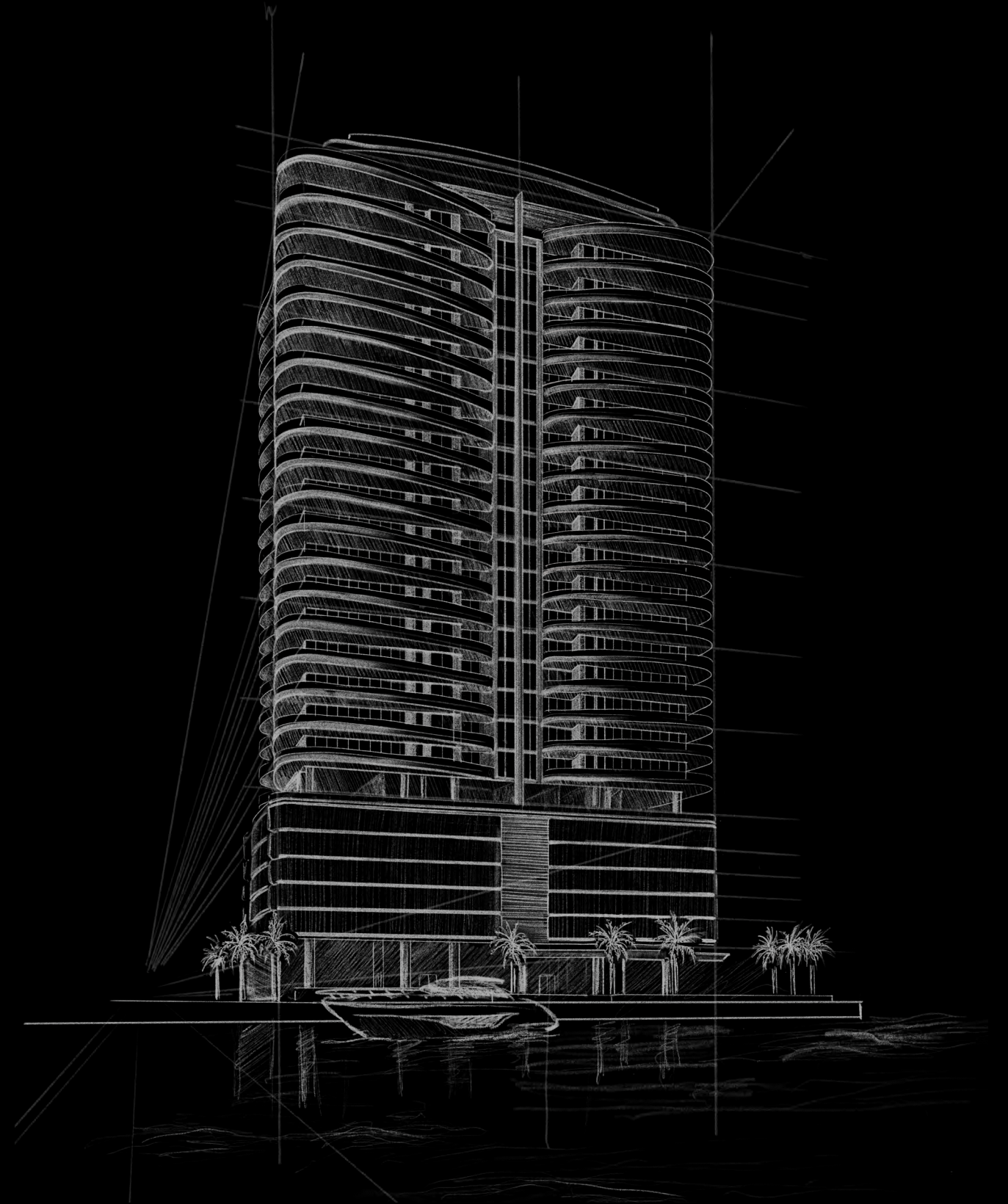
PURCHASER'S GUIDE



TO DRIVE A PAGANI IS  
TO FEEL THE THRILL OF  
FLIGHT, TO BE ENGULFED  
IN EVERY TWIST AND  
TURN, SURGE OF WIND,  
EACH JOYFUL SHIFT AND  
BOUNDLESS ASCENT.



BEAUTY, FORM,  
SCULPTURE, AND  
BALANCE, AT HOME.



AN ELEVATED LIFESTYLE,  
QUINTESSENTIALLY PAGANI









ARTIST'S CONCEPTUAL RENDERING

## PROJECT OVERVIEW

# INTRODUCING THE FIRST-EVER PAGANI RESIDENCES

Grounded in a flawless balance of art and science, function and beauty—crafted beyond perfection, tuned in harmony with every custom detail. Pagani Residences is the first residential project in the world to be meticulously curated by Pagani Arte.

In collaboration with Pagani Arte, the residences reflect a rare level of exclusivity, individuality, and unending beauty. To live Pagani is to experience the rush of the ride every time you come home. All-consuming anticipation. Staggering exhilaration. The wildest expectations, exceeded. Nothing reveals your true self more than your home, as it reflects who you are, what you think, how you live.

The furnishings you choose to populate the spaces you live in are not just the expression of your aesthetic preference; they convey your idea of a well-defined lifestyle that embodies exclusivity, refined taste, and sophisticated craftsmanship.





PAGANI  
RESIDENCES





*“To deliver the Pagani experience means having the humility and empathy to hear people’s individual desires, and to express them through meticulously curated detail.”*

- HORACIO PAGANI

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## THE BUILDING

*Beauty. Excellence. Uniqueness.*

- The first-ever Pagani Residences, an unprecedented extension of the Pagani experience
- 28 stories with sweeping waterfront views on the rooftop
- 70, all-corner, two- to four-bedroom residences
- Corner-only residences, with only four per floor and large terraces ranging from 800 sq ft to 1,040 sq ft, seamlessly blending indoor and outdoor living spaces with panoramic sunrise-to-sunset views
- A limited collection of guest suites on the 8th floor
- 24/7 concierge and waterfront lobby
- Valet parking and porte cochère
- 240-foot boardwalk fronting Biscayne Bay
- Ensuite elevators
- Two service elevators
- Pre-wired with fiber optic high-speed WiFi



THE SERVICES

*A Level of Care That Does Not Always Fulfill  
Your Desires, Sometimes it Anticipates Them*

Concierge Services Available Upon Request\*

- Airline and private air reservations
- Airport and ground transportation arrangements
- Automobile rental reservations
- Car service reservations
- Restaurant reservations
- Spa and salon reservations
- Notary public services
- Pet grooming and boarding information
- Theater and entertainment information
- Personal training
- Wake-up calls
- Activity arrangements
- Golf tee-time reservations
- In-residence dining and catering
- Tour information and reservations
- Shopping information
- Ordering floral arrangements
- Shipping services
- Mail and package delivery
- Newspaper delivery
- Translation services

A la Carte Services

- Grocery shopping
- Personal shopping
- Travel and vacation planning
- Copy and print services
- Function and event planning
- Tailoring and alterations services
- Laundry / dry cleaning
- Car washing / detailing
- Owner absentee program
- Private day and evening boating
- Equipment rental arrangements
- Secretarial services
- Plant care maintenance
- Private chef
- Dog walking
- Nanny / childcare arrangements
- Arrival provisioning

THE AMENITIES

*A World of Unmatched Indulgences  
—Designed to Realize Every Dream*

Ground Floor

- Valet parking and porte-cochère
- 24/7 concierge and waterfront lobby
- Smart mail and package room
- Butler service for package delivery to residences
- Pet spa
- Private marina with boat slips and 240-foot boardwalk fronting Biscayne Bay
- 24/7 security attendants
- Private garages available for purchase
- Preferred parking and private lounge for Pagani automobile owners
- Bicycle storage facility
- Paddle board and kayak storage

Residents’ Lounge Level 8

- Private residents’ lounge
- Extensive co-working space with A/V capability
- Artfully designed children’s playroom
- Media room with custom built-in sound system
- Library
- Meditation garden

Waterfront Wellness Level 27

- State-of-the-art fitness center with advanced cardio training, dedicated Pilates and yoga studios
- Spa with stunning views, sauna and steam rooms, and private treatment rooms
- Restorative wellness lounge

Rooftop Pool and Sky Lounge

- Expansive rooftop pool with panoramic views, poolside cabanas, and hot and cold plunges
- Fully appointed summer kitchen



ARTIST'S CONCEPTUAL RENDERING

Sauna





Fitness Center









Rooftop Pool





Private Marina and Baywalk

ARTIST'S CONCEPTUAL RENDERING



BESPOKE RESIDENCES

BEAUTY,  
EXCELLENCE,  
UNIQUENESS

Grounded in a flawless balance of art and science, function and beauty—crafted beyond perfection, tuned in harmony with every custom detail.

*Sculptural, evocative spaces that create an even, rhythmic pace. Shapes and patterns inspired and transformed into a higher state of form and function—the artistry of lived human experience.*

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RESIDENCES FEATURES

*Undivided Attention to Detail*

- All-corner, two- to four-bedroom residences ranging from 2,000 sq ft to over 3,000 sq ft
- Entirely bespoke, fully finished residences, unique in every detail
- 11-foot ceilings in all residences
- Ensuite elevators
- Spacious terraces in all residences
- Exquisite primary bedroom suites with walk-in closets
- Italian-designed kitchens with 10-foot kitchen islands in all residences and equipped with Gaggenau appliance suite
- Ensuite bathrooms with extraordinary bay views
- Walk-in laundry rooms with full-size washer and dryer
- Selection of curated finishes available (flooring / kitchen cabinets and countertops / bathroom counters / closets)

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PENTHOUSE FEATURES

*A Higher State of Living*

- Grand two-story penthouses with soaring 13-foot ceiling height, ranging from 4,843 sq ft to 5,669 sq ft
- Expansive oversized terraces up to 4,400 sq ft with sunrise-to-sunset views
- Exquisite primary bedroom suites with expansive, double walk-in closets
- Italian-designed kitchens with 10-foot kitchen islands in all residences and equipped with Gaggenau appliance suite
- Laundry rooms with full-size washer and dryer
- Fully customizable

**PH Rooftop Level**

- 360° rooftop with sunrise-to-sunset views
- Luxurious private pool with hot tub / jacuzzi
- Meticulously appointed summer kitchen
- Indoor / outdoor living space
- Selection of curated finishes available (flooring / kitchen cabinets and countertops / bathroom counters / closets)





Living Room





Primary Bedroom



THE NEIGHBORHOOD

# EXCLUSIVE. DISCREET. TRANQUIL.

North Bay Village, an enclave of security and privacy, offers some of the most amazing views in all of Miami. Surrounded by large bodies of water, North Bay Village offers breathtaking panoramas from east to west. North Bay Village is for those who enjoy the journey as much as the destination.











## NEIGHBORHOODS

- 1 Bal Harbour
- 2 Downtown Miami
- 3 Faena Arts District
- 4 Fisher Island
- 5 Miami Beach
- 6 Miami Design District
- 7 Miami Shores
- 8 North Bay Village
- 9 North Miami
- 10 Sunny Isles Beach
- 11 Surfside
- 12 Venetian Islands
- 13 Wynwood Art District

## SHOPPING

- 14 Aventura Mall
- 15 Bal Harbour Shops
- 16 Brickell City Centre
- 17 Lincoln Road Mall

## SOCIAL CLUBS

- 18 Casa Tua
- 19 Fontainebleau Resort
- 20 Four Seasons Hotel at The Surf Club
- 21 Soho Beach House
- 22 The Concours Club
- 23 The Miami Beach EDITION
- 24 The Setai Miami Beach
- 25 The Standard Hotel & Spa

## MARINAS

- 26 Haulover Marine Center
- 27 Mega Yacht Marina
- 28 North Beach Marina (Dry Dock)
- 29 Pelican Harbor Marina

## MUSEUMS/ENTERTAINMENT

- 30 Adrienne Arsht Center for the Performing Arts
- 31 Kaseya Center
- 32 Miami Beach Convention Center
- 33 Miami Children's Museum
- 34 Phillip & Patricia Frost Museum of Science
- 35 Pérez Art Museum Miami (PAMM)
- 36 The Bass Museum of Art

## GOLF COURSES

- 37 Indian Creek Country Club
- 38 La Gorce Country Club
- 39 Miami Beach Golf Club
- 40 Normandy Shores Golf Course

## AIRPORTS &amp; PORTS

- 41 Miami International Airport
- 42 Miami-Opa Locka Executive Airport
- 43 PortMiami



# THE TEAM

## A Revolutionary Collaboration

A visionary team carefully curated for the close-knit global community with the world’s highest standards.

### Lifestyle Brand: Pagani

Pagani is more than an automaker; it is a lifestyle. Founded in 1992 by Argentine-Italian visionary Horacio Pagani, inspired by the relentless pursuit of automotive excellence, Pagani carries the spirit of forward motion into every aspect of its brand. Headquartered in Italy near the heart of the country’s legendary “Motor Valley,” Pagani embodies the region’s rich heritage of high-performance design and undivided attention to detail. Pagani’s commitment to carbon fiber craftsmanship and integration of the newest technology translates to breathtakingly beautiful, highly optimized vehicles—reflecting the advanced fusion of art and science that remains a core principle of the Pagani brand.

### Developer: Riviera Horizons

Riviera Horizons is a multi-faceted developer and real estate firm dedicated to curating exceptional living and investment opportunities for discerning global clients. Led by founder and CEO Mikael Hamaoui, Riviera Horizons develops spaces that cultivate connections and foster communities where individuals thrive. The firm remains committed to bringing each client’s aspirations to life across luxury residential condominiums, high-profile commercial ventures, and more.

### Lifestyle Brand: Pagani Arte

Pagani Arte originates from the creative need to expand the Pagani experience from the automotive world into new horizons in interior design, embracing a multitude of fields, from furniture to aviation to advanced engineering and design projects. Its bespoke creations strive to achieve the perfect balance between functionality, aesthetics, craftsmanship, and technical innovation. The company’s philosophy is rooted in the ideal of Leonardo da Vinci, who stated that Art and Science are two disciplines that can walk hand in hand.

### Architecture: Revuelta Architecture International

Revuelta Architecture International, led by AIA and Principal Luis O. Revuelta, is a full-service architecture and planning firm that oversees the design and coordination of among the most significant mixed-use and urban developments in the area. The Revuelta philosophy is built upon three pillars: steadfast commitment to design quality and balance, attention to detail, and punctual, on-budget delivery. These tenets, along with an industry-leading team of designers, architects, engineers, artists, and builders, remain the cornerstone of Revuelta Architecture International’s growth and success.

### Interior Design: A++

A++ human sustainable architecture is the internationally recognised studio through which A++ GROUP communicates its work. The A++ philosophy: WE ARE HUMAN. Our mission: HUMAN SUSTAINABLE ARCHITECTURE. We are committed to the design of our living spaces as a meaningful representation of our individuality: how we live is a sign of how we think, feel, and imagine the world. By relating design to these individual points of view, A++ considers not only style, taste and curation, but also the deeply personal connection to the space, community, and natural environment.

### Landscape Architect: L&ND

L&ND is a full-service environmental planning, landscape architecture, exterior living, and design practice focused on creating bespoke outdoor environments for boutique hotels, private residences, luxury resorts and condominiums, mixed-use and commercial projects, and more. We evaluate each piece of land through a dedicated process of deep analysis and study that considers the environmental, geographic, cultural, social, historic, and economic factors unique to each project and client. We are dedicated to working in the most challenging and interesting environments, at any scale, across the world, and continue to evolve our globally recognized portfolio of award-winning design solutions. The firm’s association with top local and national developers has resulted in the successful evolution of functionally sound and aesthetically significant projects in South Florida and beyond.

### Project Management: Fortis Design + Build

Fortis Design + Build, led by Principals David Polinsky and Andrew Lenahan, is a vertically integrated development firm creating award-winning mixed-use projects within the urban core. We provide pre-construction development services, construction management, general contracting, design-build consultation services, and private equity options. By combining extensive in-house expertise across design, development, and construction, we enable innovative, cost-effective architectural and programming solutions, with a focus on thoughtful design, cultural context, individual creativity, and community enrichment.





Developed by **RIVIERA  
HORIZONS**

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