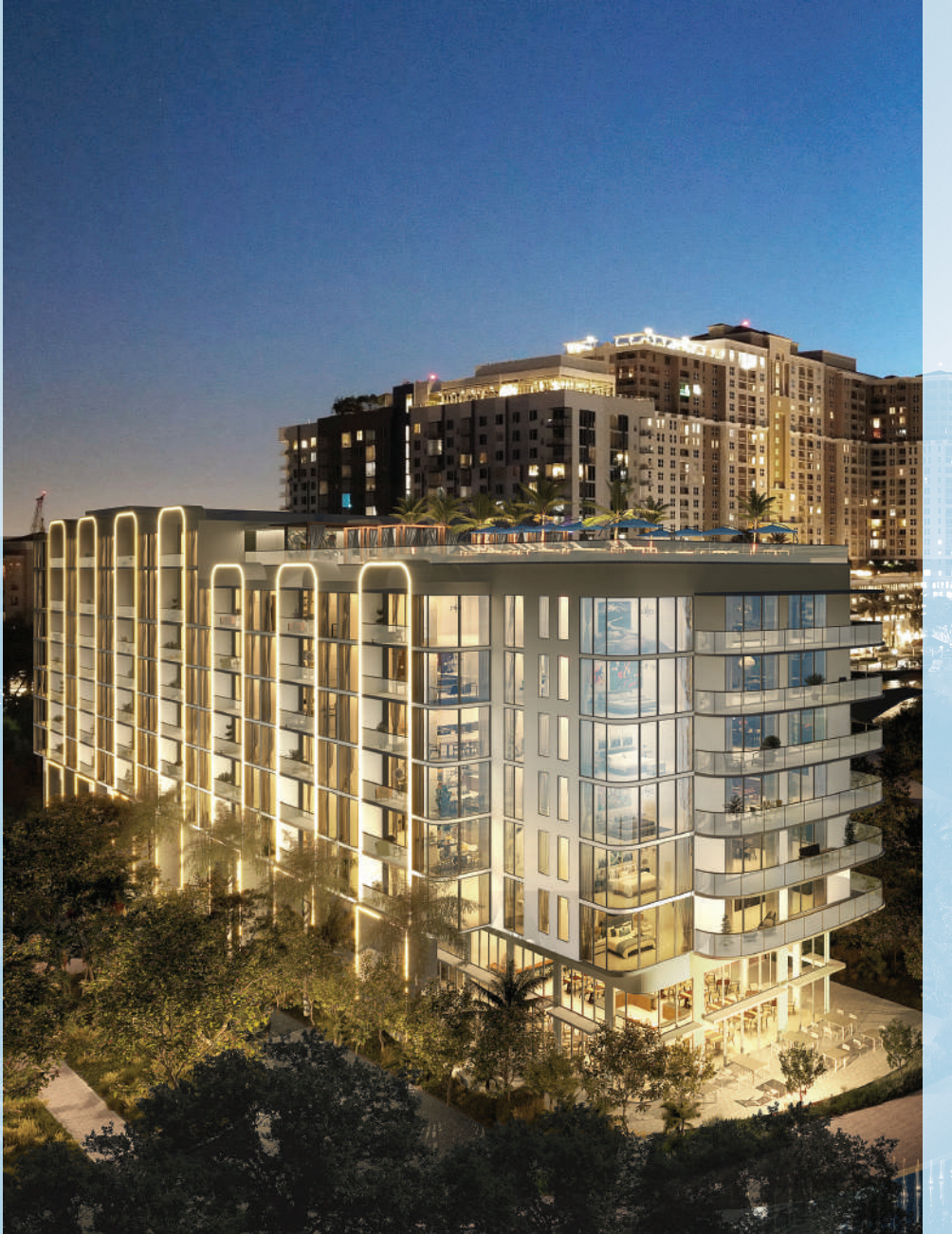


SIXTH&RIO



FACT SHEET



THE AMENITIES

WATERFRONT ROOFTOP

- Infinity Pool
- Hot Tub
- Private Cabanas
- Al Fresco Dining
- Summer Kitchen
- Skyview Bar

RIVERWALK & PARK LEVEL

- Waterfront Access
- Breezeway to Riverwalk & Park
- State-of-the-Art Fitness Center
- Rio Room & Riverwalk Terrace
- Coffee & Wine Lounge
- Modern Co-Working Lounge

THE BUILDING

- Double-Height Lobby
- Front Desk Concierge
- 24/7 Security
- Mail Room
- Bike Storage
- Above ground parking with Electric vehicle charging capability



THE RESIDENCES

- Waterfront, Designer-Ready Spaces with Picturesque River and City Views
- 9- or 14-Foot Ceilings In All Living Spaces
- Floor-To-Ceiling Impact Glass Windows and Sliding Glass Balcony Doors
- Large-Format Porcelain Tile Flooring (Two Options)
- Fully Tiled Balconies Featuring Glass Railings
- Custom Italian Kitchens Designed by Italkraft with a mixture of Light Oak and White Lacquer Cabinets and White Quartz Countertops
- Innovative Household Appliances from Subzero & Wolf with Induction Stovetops
- Wine Storage in Select Units
- Swiss-Made Kitchen Sink & Faucet by Franke
- Luxury Primary Bathrooms Featuring Porcelain Tile on Walls and Floors, Glass-Enclosed Showers and Delta and Brizo Fixtures
- Spacious Closets
- Dedicated In-Unit Laundry featuring Full-Sized Washer and Dryer by Samsung

NUMBER OF RESIDENCES

94

RESIDENTIAL MIX

1 BEDROOM

742 SF / 68 M²

1 BEDROOM + DEN

970 SF / 90 M²

2 BEDROOM

1,092 - 1,344 SF / 101 - 124 M²

3 BEDROOM

1,782 SF / 165 M²

4 BEDROOM

2,296 SF / 213 M²

TOWNHOMES | 3 BEDROOM

1,694 – 1,759 SF / 157 - 163 M²

DEPOSIT STRUCTURE

30% at Contract

70% at Closing



SIXTH&RIO

DEVELOPER

OCEANLAND

DESIGN TEAM

AM Studio

ARCHITECT

FSMY

INTERIOR DESIGN

IDDI

SALES GALLERY ADDRESS

1800 E. Las Olas Boulevard
Fort Lauderdale, FL 33301

BUILDING ADDRESS

501 Southeast Sixth Avenue
Fort Lauderdale, FL 33301

SixthAndRio.com



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 AN OFFER TO SELL, OR A SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN JURISDICTIONS WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE OR ARE OTHERWISE PROHIBITED BY LAW, AND YOUR ELIGIBILITY FOR PURCHASE WILL DEPEND UPON YOUR STATE OF RESIDENCY. THE OFFERING FOR SALE OF CONDOMINIUM UNITS IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS. THE FEATURES, PLANS AND SPECIFICATIONS DESCRIBED ABOVE ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. OCEAN LAND INVESTMENTS, INC. D/B/A OCEANLAND ("NAMED PARTY") IS NOT THE PROJECT DEVELOPER. THIS CONDOMINIUM IS BEING DEVELOPED BY 501 AVIVA OWNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND/OR AFFILIATED ENTITY ("DEVELOPER"). ANY AND ALL STATEMENTS, DISCLOSURES AND/OR REPRESENTATIONS SHALL BE DEEMED MADE BY DEVELOPER AND NOT BY NAMED PARTY AND ANY PURCHASER AGREES TO LOOK SOLELY TO DEVELOPER (AND NOT TO NAMED PARTY AND/OR ANY OF ITS AFFILIATES OR PRINCIPALS) 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. THE PROJECT GRAPHICS, RENDERINGS AND TEXT PROVIDED HEREIN ARE COPYRIGHTED WORKS OWNED BY THE DEVELOPER. ALL RIGHTS RESERVED.



 OceanLand

SALES & MARKETING BY
ONEWORLD
PROPERTIES