

# Welcome to Middle River

Waterfront Living in the Heart of the City



## RIVA

Welcomes you to Middle River, a unique neighborhood in the heart of the city, with a river running through it.

In a city famous for its waterways, this is the one where you'll find the city's best park across from the city's best restaurant, and the city's best movie theatre down the street from the city's best bakery. And the city's best shopping malls are right in your neighborhood.

Here's the sample of what you'll find within an easy walk or a 5-minute drive:

1. Croissan'Time
2. Casa D'Angelo
3. J. Marks
4. Sublime Restaurant
5. Whole Foods
6. Café Vico
7. Trader Joe's
8. Coral Ridge Mall  
*AMC Theatres, Target*
9. Gateway Theater
10. Canyon Restaurant
11. Chill Wine Lounge
12. Heart Rock Sushi
13. Serafina
14. Galleria Mall  
*Capital Grille, Truluck's, Blue Martini, Macy's, Neiman Marcus, Apple, Elizabeth Arden*
15. Publix
16. Starbucks
17. Texas de Brazil



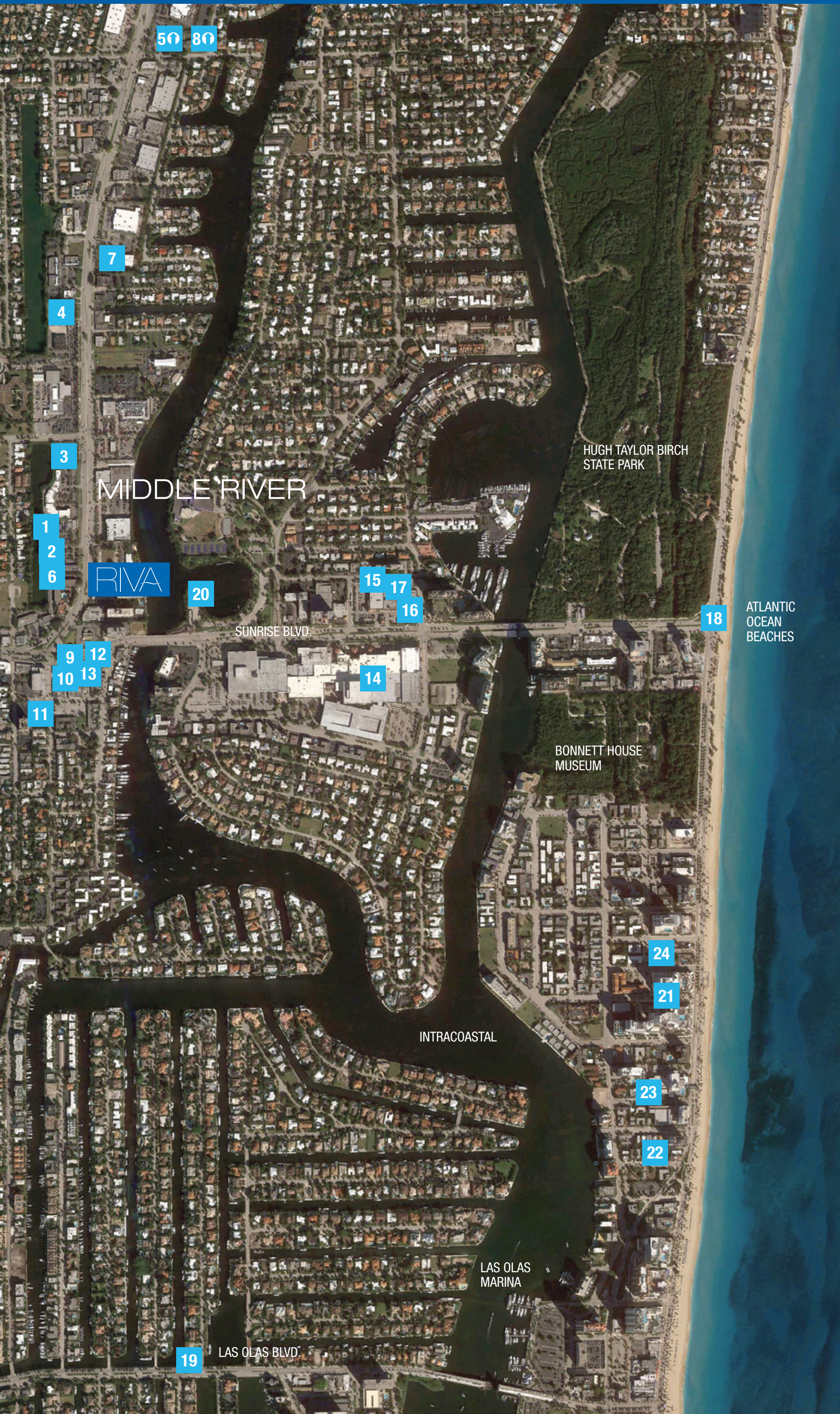
18. Ft. Lauderdale Beach



19 Las Olas Blvd.



20. George English Park
21. W Hotel
22. The Ritz-Carlton
23. Casablanca Cafe
24. S3 Restaurant/Bar



## Why People From Around The World Love Ft. Lauderdale: "America's Venice".



If you want to live on the water in South Florida, you start with Ft. Lauderdale. Because over 165 miles of waterfront – on the ocean, rivers and waterways that surround and cross through this city – gives you more choices than anywhere else.

If you want to live in a city devoted to more of a casual beach town atmosphere, you'll be right at home with the laid-back style and easy-going good nature of the people who live and vacation here.

If you want to live an easy walk or a quick drive from tropical night life and great restaurants, you start with Ft. Lauderdale's famed Las Olas Drive and branch out from there.

If you love the arts, you start with "Fat Village", the hot new arts district and its eclectic galleries. And finish with the Broadway shows and concerts you'll enjoy at the Performing Arts Center.

If brand name shopping is high on your list, you'll be drawn to Ft. Lauderdale's Galleria Mall, where names like Neiman Marcus and Macy's join Apple and Louis Vuitton.

In short, everything that people want for upscale Florida living is already here in Ft. Lauderdale. That's why it is annually voted one of the "Best Places to Live in America." And why four of the wealthiest neighborhoods in South Florida are found here.

And right in the middle of it all, right on the water, you'll find RIVA.



## RIVA

PREMIER DEVELOPERS

We are pledged to the letter and spirit of the U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. Oral representation cannot be relied upon as correctly stating representations of the developer. For correct representations make reference to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer. Obtain the property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. All features, dimensions, drawings, graphic material, pictures, conceptual renderings, plans and specifications are not necessarily an accurate depiction and are subject to change without notice, and Developer expressly reserves the right to make modifications. All prices are subject to change without notice. All improvements, design, and construction are subject to first obtaining appropriate permits and approvals. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such cannot be made.

Waterfront Sales Gallery • 1180 N. Federal Highway, Ft. Lauderdale, FL 33304 • 954.233.3288 • riva-condo.com

ONE Sotheby's  
INTERNATIONAL REALTY  
DEVELOPMENT DIVISION