

PAGANI
— RESIDENCES —

NORTH BAY VILLAGE, MIAMI

MIAMI CONDO LIFESTYLE



MIAMI CONDO LIFESTYLE

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. The 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.



Lobby

MIAMI CONDO LIFESTYLE

“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

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.

THE BUILDING

Beauty. Excellence. Uniqueness.

- The first-ever Pagani Residences, an unprecedented extension of the Pagani experience
- 28 stories with sweeping waterfront views
- 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

RESIDENCE 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 with lighting fixtures in all residences
- Exquisite primary bedroom suites with walk-in closets
- Italian-designed kitchens with 10-foot kitchen islands in all residences
- 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)

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
- 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)

MIAMI CONDO LIFESTYLE

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 and breathtaking panoramas from east to west. North Bay Village is for those who enjoy the journey as much as the destination.



MIAMI CONDO LIFESTYLE

*Amenities and services
crafted with a level of care
that does not always fulfill
all your desires. Sometimes
it anticipates them.*

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



Rooftop Pool



Baywalk

MIAMI CONDO LIFESTYLE

THE TEAM

A Revolutionary Collaboration

- **Visionary Developer:** Riviera Horizons
- **Project Management:** Fortis Design + Build
- **Architecture:** Revuelta Architecture International
- **Interior Design:** A++
- **Landscape Architect:** L&ND
- **Lifestyle Brand:** Pagani Arte
- **Sales & Marketing:** Fortune Development Sales

SITE ADDRESS

7940 West Drive
North Bay Village, Miami, FL 33141

Developed by

RIVIERA
HORIZONS

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the Condominium. Such an offering shall only be made pursuant to the prospectus for the Condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. This project is being developed by 7940 NBV Partners LLC, a Florida limited liability company (the "Developer"), which was formed solely for such purpose. The Developer of the project or its affiliates have a license to use certain brand and marks of Pagani Arte S.r.l., ("Pagani") pursuant to a license agreement with Pagani, which may be terminated or revoked according to its terms. All artistic renderings, specifications, prices, terms, and other information contained in these materials are proposed and based upon preliminary development plans, which are subject to withdrawal, revisions, or other changes without notice. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of furniture, finish and decoration, are conceptual only and are not necessarily included in each Unit. Any and all statements, disclosures and/or representations shall be deemed made by Developer and you agree to look solely to the Developer (and not to any of its affiliates or to Pagani) with respect to any and all matters relating to the development of the Condominium and the sales of units in the Condominium. Fortune Development Sales Corporation, a Licensed Real Estate Broker, is the Exclusive Sales Agent. This advertising material is not an offer to sell nor a solicitation of an offer to buy to residents of any state or jurisdiction in which registration requirements have not been fulfilled. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer and/or other parties. All rights reserved. See full legal disclaimers at www.PaganiResidences.com.

MIAMI CONDO LIFESTYLE