

# ATROPIC

FLORIDA LIVING & DESIGN

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## Waterfront Living...The way it was *meant* to be:

**RIVA** BRINGS MODERN DESIGN WITH AN ITALIAN EDGE TO THE BANKS OF THE MIDDLE RIVER.

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Life on the water is special indeed. Whether perched on the shores of Lago Lugano in Switzerland or overlooking the esplanade of the Charles River in Boston, beautiful water frontage is — with good reason — the most coveted land in cities around the globe. This is as it should be. The seductive views, the delicious quiet, the peace of a passing kayak make life on the water more pleasant. In Florida, nowhere is this more true than in Fort Lauderdale, simply because that city, literally dredged and filled, carved and bridged to emulate the canals of Venice, has over 165 miles of river, canal, Intracoastal and ocean frontage. One of the nicest stretches belongs to the Middle River, which for about two miles, runs roughly parallel to the far busier Intracoastal, a few blocks to its east.

Premier Developers found an underutilized spot directly on the widest part of the Middle River, one that faces the sprawling, 20-acre George English Park across the water to the east. For this 400-foot stretch, their team has worked hard to develop Riva, a 15-story condominium with walls of glass that





*iva* (at right) features a 400-foot  
splanade with private docks and a  
launch area for kayaks or paddle-  
boards. The 4th level pool deck  
faces east, looking towards the  
10-acre George English Park.









Deep terraces and linear glass balconies give Riva a decidedly horizontal feel, underscored by its gentle curve. Private boatslips will hold watercraft up to 30-feet in length.

mixes a contemporary crispness with elegant Italian style.

The building itself reflects Florida's unique approach to Modernism — opening wide to the river — but does so in a classic, bilaterally symmetrical fashion, with a sixty-foot, glassed-in lobby front and center. Arriving guests see straight through the impressive building and right to the water beyond. The eastern facade curves almost imperceptibly along the riverbank as if sculpted by a constant sea breeze, and is set back enough for a long, waterfront esplanade with private boat dockage beyond.

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The building places complete emphasis on the horizontal, underscoring its coveted site. The only elements accentuating the vertical are two slender fins that run up the center of the structure, then spread out like wings, establishing a sun shade for penthouse-level residences. Balconies are deep at Riva, some extending to 70-feet wide and up to 15-feet deep, truly creating outdoor rooms. The tray balconies extend past the north and south ends of the building giving open views in three directions and allowing residents of the wraparound corner residences to enjoy breezes from three directions.

The lobby, with its walls sheathed in imported stone, and decorated with furnishings inspired by the best names in classic, modern design, is an advanced exercise in transparency, reached under a contemporary version of a porte cochère. Staffed 24-hours a day and with valet parking for guests, this amazing space and its riverfront garden set the tone for Riva. The scale, the elliptical columns, the uniformed staff, all point to





A 250-foot private drive leads to the porte cochère at Riva, where transparency is key. The design team for Riva has maximized the beauty of its waterfront site.

a relaxed, but decidedly pampered existence. This is confirmed when you step into one of the building's four elevators at its core, which give direct, secured access to the private lobbies of every residence facing east.

FSMY Architects finessed a floor plan that includes ten different layouts, from a spacious, 2-bedroom unit of 1,531 square feet with 292 additional square feet of terrace space, to an expansive, 2,418-square foot residence with 691-square feet of terrace space. Some terraces are more than 900-square feet and extend over 70-feet in length. Each of these open-plan homes has been designed with a generous amount of outdoor space and all include outdoor kitchens for entertaining. According to Bradley Deckelbaum at Premier Developers, residences will be delivered 'decorator-ready' but in Riva's case, he explains, that means Italian cabinetry, Sub-Zero and Wolf appliances, as well as sumptuous master bathrooms designed with marble-tiled 'wet room' spaces that include both soaking tub and shower set off by frameless glass panels. Sliding, impact glass doors allow the residences to be fully opened to the South Florida breeze, or sealed tight for inclement weather.






Warm greys give the 4th-level fitness center an air of quiet elegance, and act as a backdrop to the magnificent view over the pool and George English Park.

he lobby, with its walls sheathed in stone and elegantly furnished, will truly set the tone for Riva. The scale, the elliptical columns, the uniformed staff, all point to a relaxed, but decidedly pampered existence.









Riva's 4th floor *Cucina* is a 2,000 square foot entertaining space available to residents, complete with Chef's kitchen and dinner seating for over 20 guests.

In 64 units facing east, these walls of glass will have unimpeded views that extend past Coral Ridge Yacht Club, over Birch State Park to the Atlantic Ocean. Upper floors facing west will have sunset skyline views of downtown Fort Lauderdale. On the fourth level will be a full floor of residential amenities. Lap pool and spa overlooking the Middle River are front and center, augmented by a 9,000 square foot ocean-view fitness center equipped with cardio and aerobic equipment as well as a yoga center. The sleek, Italian-influenced design of the lobby is echoed even here. When finished with its elegant oval columns and warm woods, this entire level will recall the look of a first class ocean-liner. Like a cruise ship, this deck is open-air both east and west, affording all day sun and even a dog walk so that residents of this pet-friendly building can take their pet for a walk without leaving the premises.

Perhaps the best part of this level — and one of the amenities about which the developers are most excited — is the 2,000-square foot *Cucina*, a truly magnificent exhibition kitchen and entertaining space, where residents are encouraged to entertain on a grand scale. Perfect for special occasion dinners for 15 to 20 guests, residents may stock the kitchen and cook themselves, or bring in a guest chef for the evening. The *cucina* is open to a river-view terrace beyond, making it the perfect spot for entertaining both indoors and out.

Trying to make the most of the waterfront experience, Riva will have its own private water taxi. Like the private *motoscafi* that glide through the canals of Venice, Riva's water taxi can take you effortlessly from your dock to dinner at Serafina, The Secret Garden, or across the water for tennis at George English Park. Riva's sales director Bill Hahne says the project is due to break ground this year and should be ready for occupancy by 2016.

Ocean-view penthouses, lap pool overlooking the river, paddleboards and kayaks for the asking and a private water taxi at your beck and call... Riva sounds like a permanent vacation, and in the end, who doesn't want that? ■