



NORTH BAY VILLAGE, MIAMI

FACT SHEET

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—down to the smallest detail.

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, one that, for Pagani, embodies exclusivity, refined taste, and sophisticated craftsmanship.

THE BUILDING

Beauty. Excellence. Uniqueness.

- The first-ever Pagani Residences, an unprecedented extension of the Pagani experience
- 30 stories with sweeping waterfront views on the rooftop
- 70 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 Wi-Fi

RESIDENCE FEATURES

Undivided Attention to Detail

- Two- to four-bedroom residences ranging from 2,000 sq ft to over 3,300 sq ft
- Entirely bespoke, unique in every detail
- 11-foot ceilings in all residences
- Ensuite elevators
- Spacious 11-foot deep terraces in all residences
- Exquisite primary bedroom suites with walk-in closets
- Italian-designed Schiffrini kitchens with 16-foot kitchen islands in all residences, with a selection of three cabinet finishes:
 - Light Oak
 - Lino Lacquer
 - Bianco Ottico Lacquer
- Fully equipped with comprehensive Gaggenau appliance package
- Ensuite bathrooms with extraordinary bay views, freestanding bathtub, Travertine vanity and wall tiles, Gessi fixtures, and Barousse doors
- Walk-in laundry rooms with full-size Bosch washer and dryer
- Wood flooring selection includes choice of:
 - Listone Giordano Mont Blanc Plank
 - Listone Giordano Pagani Chevron
 - Ginger Global Mirage Ceramic Tile
- Kitchen countertop selection includes choice of:
 - J'Adore Emerald Quartz (Green)
 - Travertine Stone (Ivory)
 - Statuario Bianco Marble (White)
 - Statuario Nero Marble (Black)

PENTHOUSE FEATURES

A Higher State of Living

- Grand two-story penthouses with soaring 13-foot ceiling height, ranging from 10,759 sq ft to 12,237 sq ft
- Expansive oversized terraces with over 4,900 sq ft of sunrise-to-sunset views
- Exquisite primary bedroom suites with expansive, double walk-in closets
- Private media and theater room
- Italian-designed Schiffrini Cinqueterre kitchens with 10-foot kitchen islands with two material combinations:
 - Carrara marble countertop
 - Argento Veneziano Aluminum
 - Light Oak cabinets
- Fully equipped with comprehensive Gaggenau appliance package
- Customized refrigerated wine wall with 360 bottle capacity
- White lacquer and white oak grand elliptical shaped staircase with travertine steps and metal handrails
- Wood flooring selection includes:
 - First floor**
 - Light parquet oak with classic parquet pattern, or
 - Light parquet oak with Pagani Chevron pattern in Stainless Steel or Titanium
 - Second floor**
 - Travertine Stone
- Ensuite bathrooms with extraordinary bay views, freestanding bathtub, Travertine vanity and wall tiles, Gessi fixtures, and Barousse doors
- Walk-in laundry rooms with full-size Bosch washer and dryer
- Ensuite elevators

Penthouse 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

THE SERVICES

A Level of Care That Not Only Fulfills Your Desires, 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

*Additional charges may apply

A la carte services performed through a 3rd party.

LAND, SAND & SEA SERVICES

*A Level of Care That Not Only Fulfills Your Desires,
It Anticipates Them*

Prestige Auto Luxury Vehicle Management

- The ultimate while-glove solution for luxury vehicle care, designed to ensure your vehicle is always ready, secure and pristine – no matter where in the world you are
- Valet parking services staffed by trained ambassadors
- Monthly vehicle visual condition reports
- Maintenance and service suggestions
- Tailored offers based on vehicle history and preferences
- All services and reports are accessible through the Pagani Residences mobile application

Prestige Auto Fee-Based Premium Service Options

- Climate-controlled off-site secure storage facilities for seasonal or long-term vehicle protection
- Professional detailing services including ceramic coating, paint correction, and interior restoration
- Door-to-door enclosed transport for vehicles to destinations within Florida or nationwide
- Pre-arrival vehicle preparation, ensuring your car is fueled, charged, and ready upon your arrival
- Vehicle acquisition and sales assistance with access to limited production models and collector cars
- Custom vehicle modifications and personalization through certified partners

Private Pagani Residences Beach Club

- Pagani Residences Beach Club provides exclusive, elevated beach and oceanfront access for all residents, delivering a fully branded beach club experience with priority access, concierge support and personalized service
- Priority beachfront access with premium shaded lounges and daybeds
- Premium towel service, freshwater showers, cooling amenities and sunscreen stations
- Locations in Miami Beach at Ocean Terrace and South Pointe
- Seamless digital integration through the Pagani Residences Mobile App allowing instant concierge communications and real-time notifications regarding weather, tides & beach conditions
- Seasonal pop-ups & events like exclusive sunrise yoga, sunset champagne toasts, fashion brand partnerships, culinary collaborations, etc.

Resident Yacht Club

- A curated maritime lifestyle program that delivers exclusive turnkey yachting experiences
- Access to an exclusive luxury yacht fleet at discounted prices, experienced captains and crew, personalized itineraries, five-star hospitality and coastal adventures – all supported by app-based concierge services and dedicated Resident Yacht Club line
- Every voyage can be tailored with exclusives experiences like private chef voyages, sunset cruises, wellness at sea, water sport packages, celebration events and more
- Access to the Sunset Lounge at Miami Beach Marina
- VIP ground transport
- Comprehensive insurance coverage for peace of mind
- Integrated Experiences with Pagani's Private Beach Club
- Reciprocal privileges at partner yachts clubs in Monaco, Saint-Tropez, Porto Cervo and other select locations throughout the Mediterranean and Caribbean
- Priority invitations to international boat shows, previews of new yacht models, private demonstrations of latest marine technology

THE AMENITIES

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

Garage Level

- Pagani Paddock Private Garages (8 available for purchase) with dual bays, glass-and-metal statement doors, refined tire wall displays, intelligent climate control and advanced, museum-quality lighting and curated materials to elevate every arrival
- Preferred parking and private lounge for Pagani automobile owners

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
- Bicycle storage facility
- Paddle board and kayak storage

Residents' Lounge Level 8

- Private residents' lounge
- Extensive co-working space with A/V capability
- 8 Guest Suites (available for purchase)
- Media Room with custom built-in sound system
- Library
- Meditation Garden

Waterfront Wellness Level 29

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

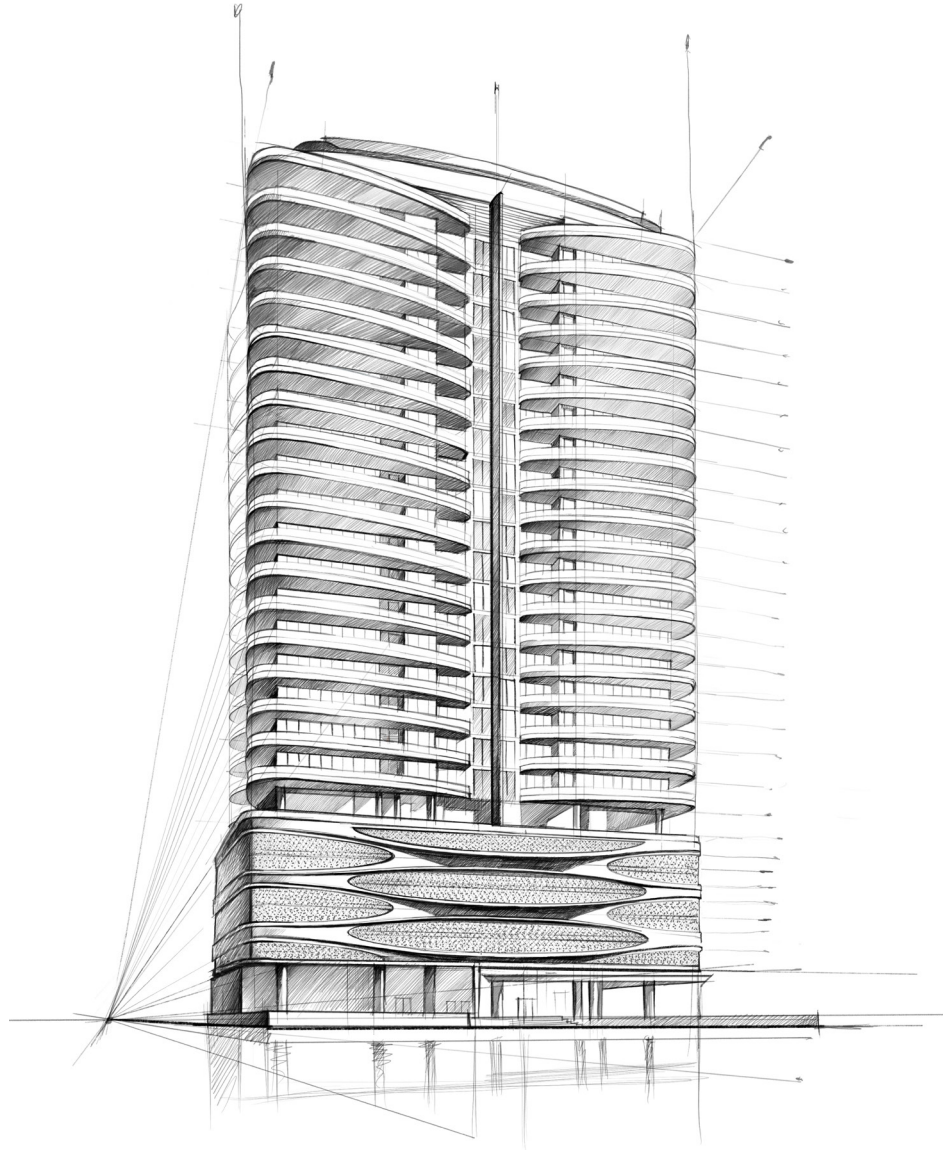
Rooftop Pool and Sky Lounge

- Expansive rooftop pool, with 360° panoramic views, poolside cabanas, and hot tub and cold plunge
- Fully appointed summer kitchen
- Chef's grilling station
- Alfresco dining

THE TEAM

A Revolutionary Collaboration

- **Visionary Developer:** Riviera Horizons
- **Project Management:** Fortis Design + Build
- **Architecture:** Revuelta Architecture International
- **Interior Design:** A++
- **Landscaping:** 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
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