

PAGANI

— RESIDENCES —

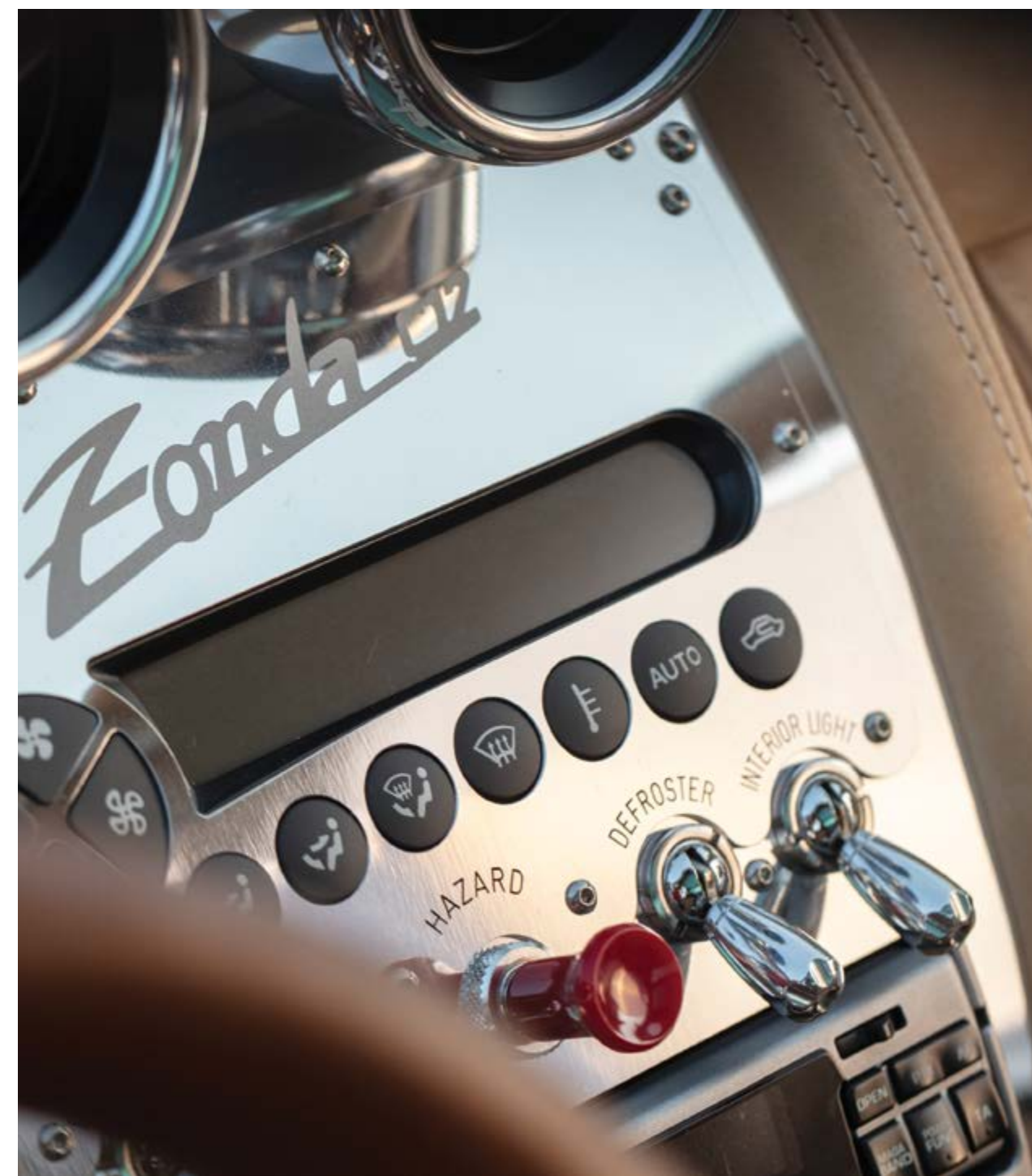
PENTHOUSES

“Nothing reveals our essence
more than our home, as it reflects
who we are and how we live.”

- HORACIO PAGANI



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. 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. GROUNDED IN A FLAWLESS BALANCE OF ART AND SCIENCE, FUNCTION AND BEAUTY, CRAFTED BEYOND PERFECTION, TUNED IN HARMONY TO EVERY CUSTOM DETAIL. A RARE LEVEL OF EXCLUSIVITY, INDIVIDUALITY, AND UNENDING BEAUTY—IN A CLOSE-KNIT, GLOBAL COMMUNITY WITH THE WORLD'S HIGHEST STANDARDS.






PAGANI AUTOMOBILI

THE MAESTRO BEHIND THE MASTERPIECES

Founded in 1993 by the visionary Horacio Pagani, our brand is a testament to the relentless pursuit of perfection. Inspired by the genius of Leonardo da Vinci, Horacio Pagani embarked on a journey that transformed the automotive landscape.

Each Pagani creation, from the groundbreaking Zonda to the revolutionary Huayra, is not just a car but a piece of art, designed with an unwavering commitment to excellence and an eye for detail that sets new standards in the supercar domain.

Horacio Pagani is not just the founder of Pagani Automobili; he is the last great car designer of our era, a maestro whose creations epitomize the fusion of art and technology.



"We aim for absolute excellence, even in the details you don't see."

- HORACIO PAGANI

“It’s our mission to create pieces
of art in all respects of the word.”

- HORACIO PAGANI

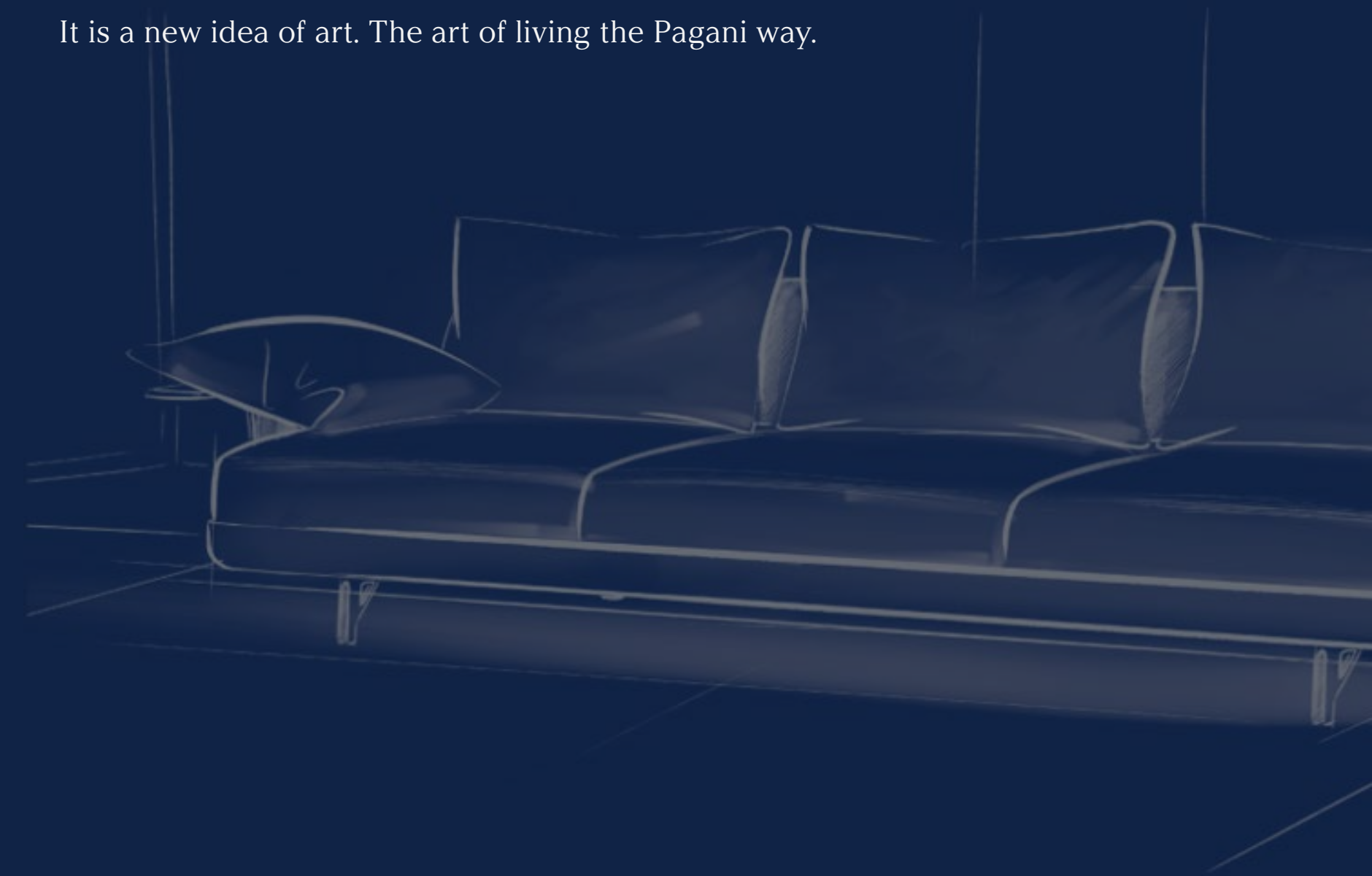


PAGANI ARTE

THE ART OF LIVING

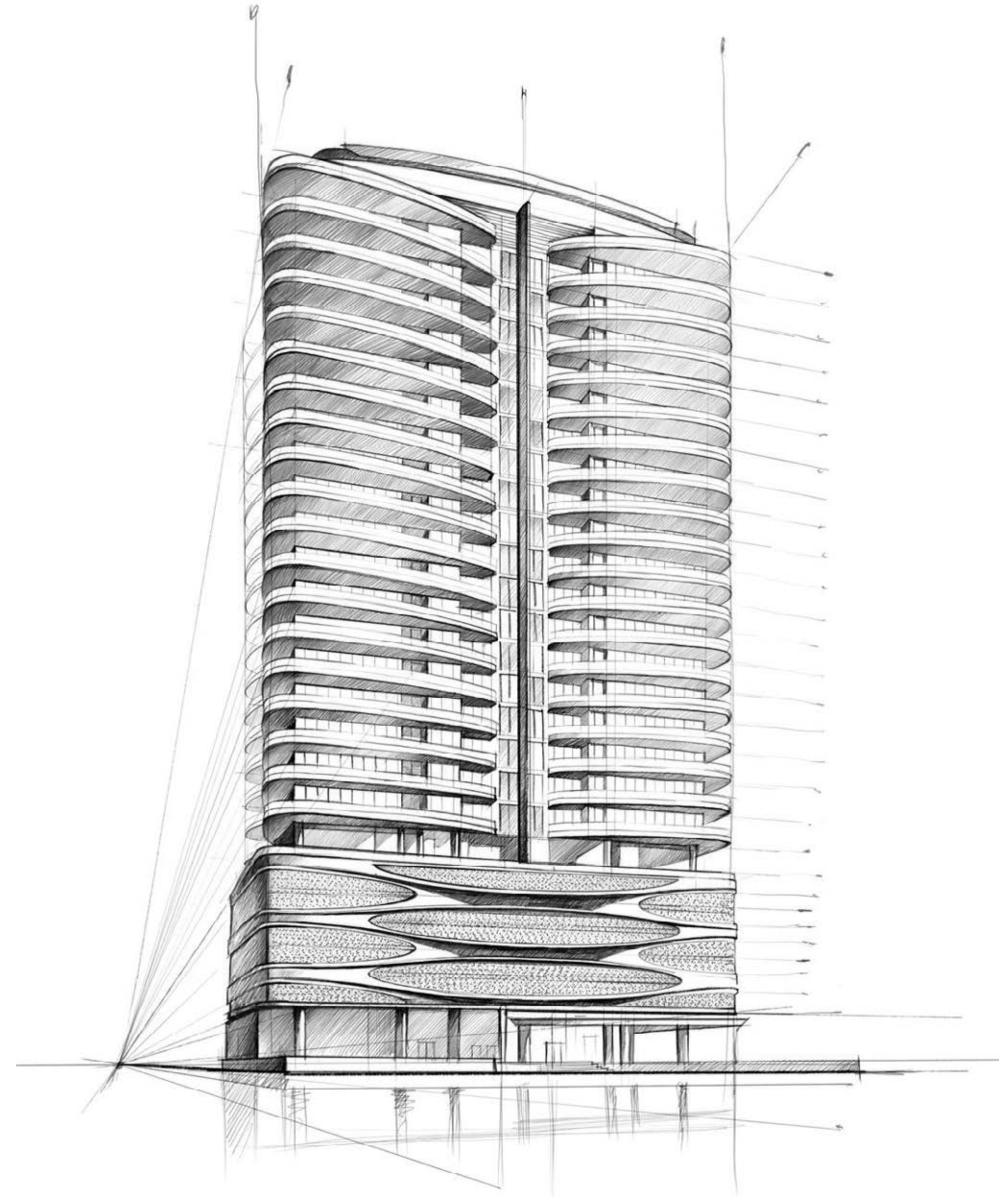
Pagani Arte originates from a creative need: to extend the Pagani experience into new fields of design. Horacio Pagani’s instantly recognizable hand is behind every piece of the Pagani Arte Collection. The expertise in the use of technical materials, including carbon fiber, aluminum, and titanium, combines with the skills of the finest artisans—master craftsmen of leather, textiles, wood, and marble—to create an exclusive, customizable collection that tells the most important story: yours.

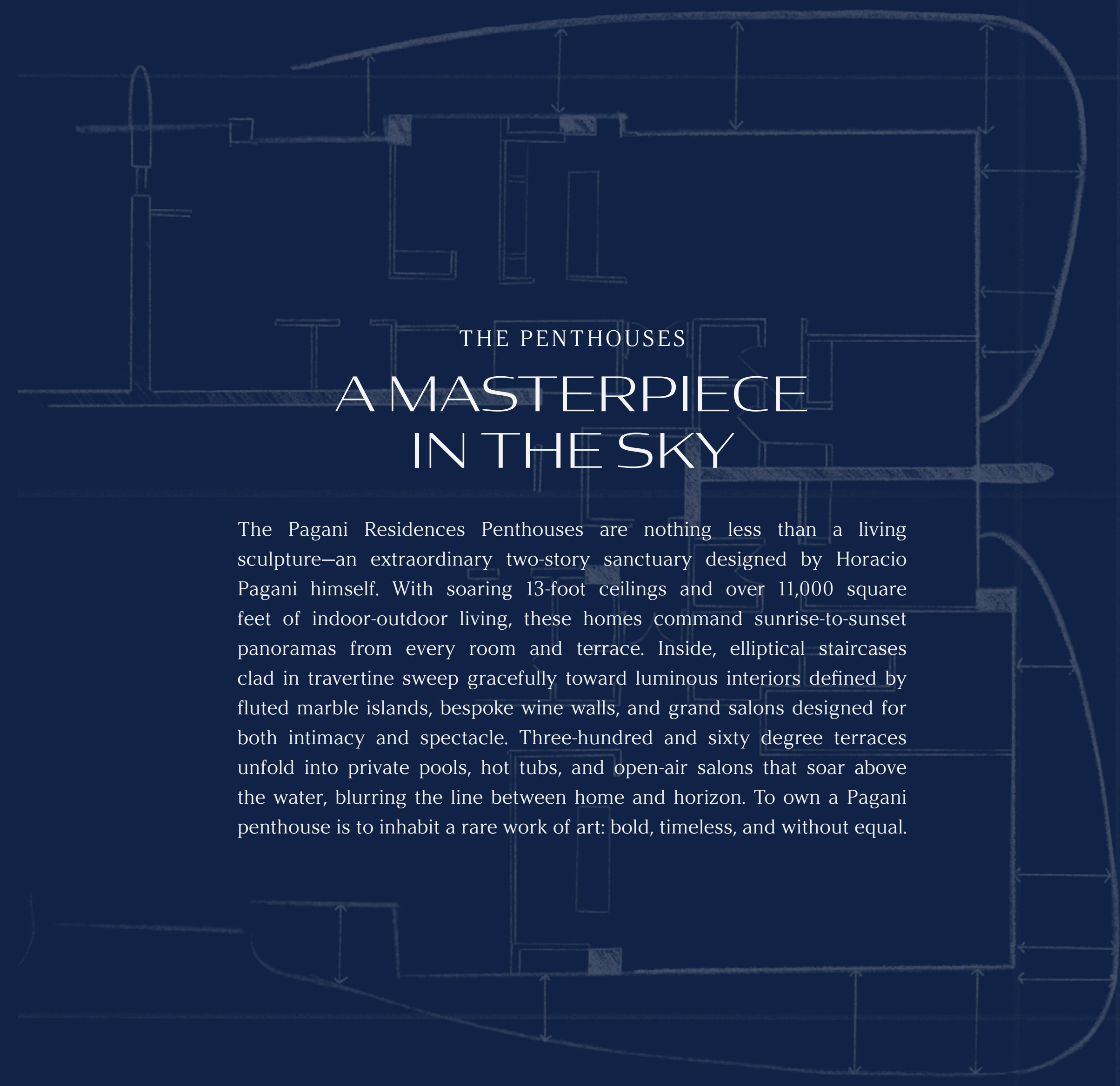
It is a new idea of art. The art of living the Pagani way.



THE FIRST-EVER PAGANI RESIDENCES

AN UNPRECEDENTED
EXTENSION OF THE
PAGANI EXPERIENCE





THE PENTHOUSES
**A MASTERPIECE
IN THE SKY**

The Pagani Residences Penthouses are nothing less than a living sculpture—an extraordinary two-story sanctuary designed by Horacio Pagani himself. With soaring 13-foot ceilings and over 11,000 square feet of indoor-outdoor living, these homes command sunrise-to-sunset panoramas from every room and terrace. Inside, elliptical staircases clad in travertine sweep gracefully toward luminous interiors defined by fluted marble islands, bespoke wine walls, and grand salons designed for both intimacy and spectacle. Three-hundred and sixty degree terraces unfold into private pools, hot tubs, and open-air salons that soar above the water, blurring the line between home and horizon. To own a Pagani penthouse is to inhabit a rare work of art: bold, timeless, and without equal.



GREAT ROOM

Grand two-story penthouses with soaring 13-foot ceiling height, ranging from 10,524 sq ft to 12,009 sq ft



**PRIMARY
BEDROOM**

Exquisite primary bedroom suites with
expansive, double walk-in closets



PRIVATE TERRACES

Expansive oversized
terraces over 4,900 sq ft
with sunrise-to-sunset views



INDOOR / OUTDOOR LIVING

Floor-to-Ceiling windows retract for
seamless indoor/outdoor living

CHEF'S KITCHEN

Schiffini Cinque Terre kitchens with
16-foot kitchen islands and a 360 bottle
temperature controlled wine wall



PENTHOUSE KITCHEN

FINISH PACKAGE ONE

COUNTERTOPS
Carrara Marble

CABINETS
Light Oak

ISLAND
Argento Veneziano Aluminium

ISLAND
Fluted Carrara Marble

FLOORING
Light Oak with Aluminium
or Stainless Steel Inserts





CABINETS
Light Oak



ISLAND
Argento Veneziano Aluminium



PENTHOUSE KITCHEN

FINISH PACKAGE TWO

FLOORING
Light Oak with
Titanium inserts



COUNTERTOPS
Portoro Marble



ISLAND
Fluted Portoro Marble



ADDITIONAL FEATURES

- Elliptical staircase with travertine steps and unique dual handrail detail featuring white lacquered metal on the outside and light oak on the inside.
- Media room or home movie theatre
- A specially designed temperature controlled wine wall with capacity for 360 bottles
- Laundry rooms with full size washer and dryer
- Private elevator access
- Private access to the gym and spa through their penthouse



TERRACES

- Two lower level terraces with 360-degree sunrise-to-sunset water views
- Every bedroom has terrace access
- Up to 10' 6" terrace depth
- Upper level terrace with 360-degree sunrise-to-sunset water views
- Luxurious private pool and hot tub
- Two indoor / outdoor living spaces



LUXURY FINISHES

- Lower Level Flooring finished with your choice of Light oak wood with classic parquet design or Pagani Chevron parquet designs with metal inserts.
- Upper Level Floors finished with Travertine Stone
- Ensuite bathrooms with extraordinary bay views, shower spout and body jets, North bathtubs, Pagani 1000 lines Travertine vanities, Gessi fixtures with Cesello details, and Barausse frameless doors.



GAGGENAU APPLIANCES

- 36" Refrigerator Column
- 36" Freezer Column
- 36" Full Surface Induction Cooktop
- 30" Oven
- 30" Combi-Microwave Oven
- 24" Combi-Steam Oven
- 24" Espresso Machine
- 24" Warming Drawer
- 36" Retractable Downdraft with LED Lighting
- 24" Dishwasher



LIVE THE PAGANI WAY

THE ART OF PERSONALIZATION

In the world of Pagani, design is not just creation – it is emotion, precision, and soul. At Pagani Arte, this philosophy extends beyond the automobile, shaping interiors that embody the same spirit of excellence and individuality found in every Pagani Hypercar. Within Pagani Residences, owners have the rare opportunity to collaborate directly with Horacio Pagani and his team, crafting bespoke interiors that reflect their personal vision – from the intimate warmth of living spaces to the sculptural beauty of the garage.

Every surface, every detail, and every finish is a dialogue between art and technology. From boiserie and furniture to floors, bathrooms, and lighting, each element is designed, engineered, and refined with the same meticulous attention to proportion, material and emotion that defines Pagani. The result is a home that transcends architecture – a living masterpiece that mirrors its owner's individuality. A seamless extension of the Pagani spirit, where craftsmanship meets lifestyle, and where every space becomes a personal expression of timeless design.

Pagani Arte. From the art of the automobile to the art of living.





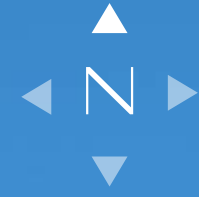
“Nothing reveals your true self more than your home, as it reflects who you are, what you think, how you live. The furnishings you choose to populate the spaces you live in are not just the expression of your aesthetic preference; they convey your idea of a well-defined lifestyle, one that, for Paganini, embodies exclusivity, refined taste, and sophisticated craftsmanship.”

- HORACIO PAGANINI

PENTHOUSE VIEWS
BISCAYNE BAY & ATLANTIC OCEAN



PENTHOUSE VIEWS
BISCAYNE BAY



PENTHOUSE VIEWS
BISCAYNE BAY



PENTHOUSE VIEWS
BISCAYNE BAY & DOWNTOWN MIAMI



PENTHOUSE 1

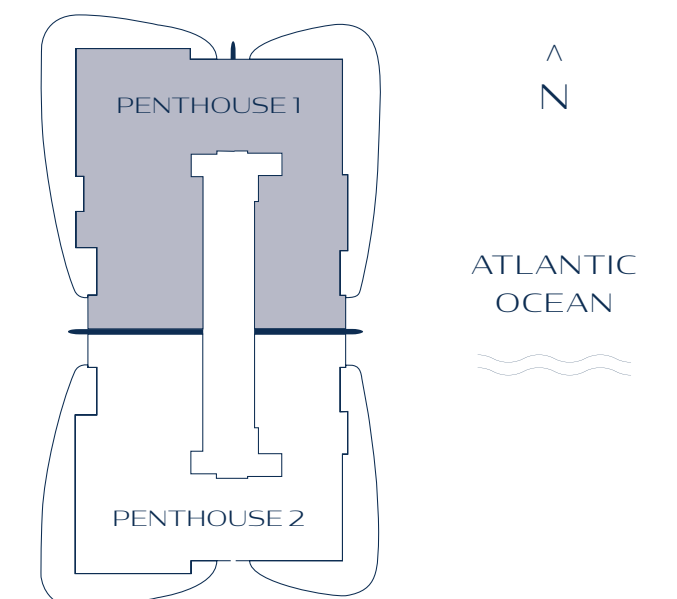
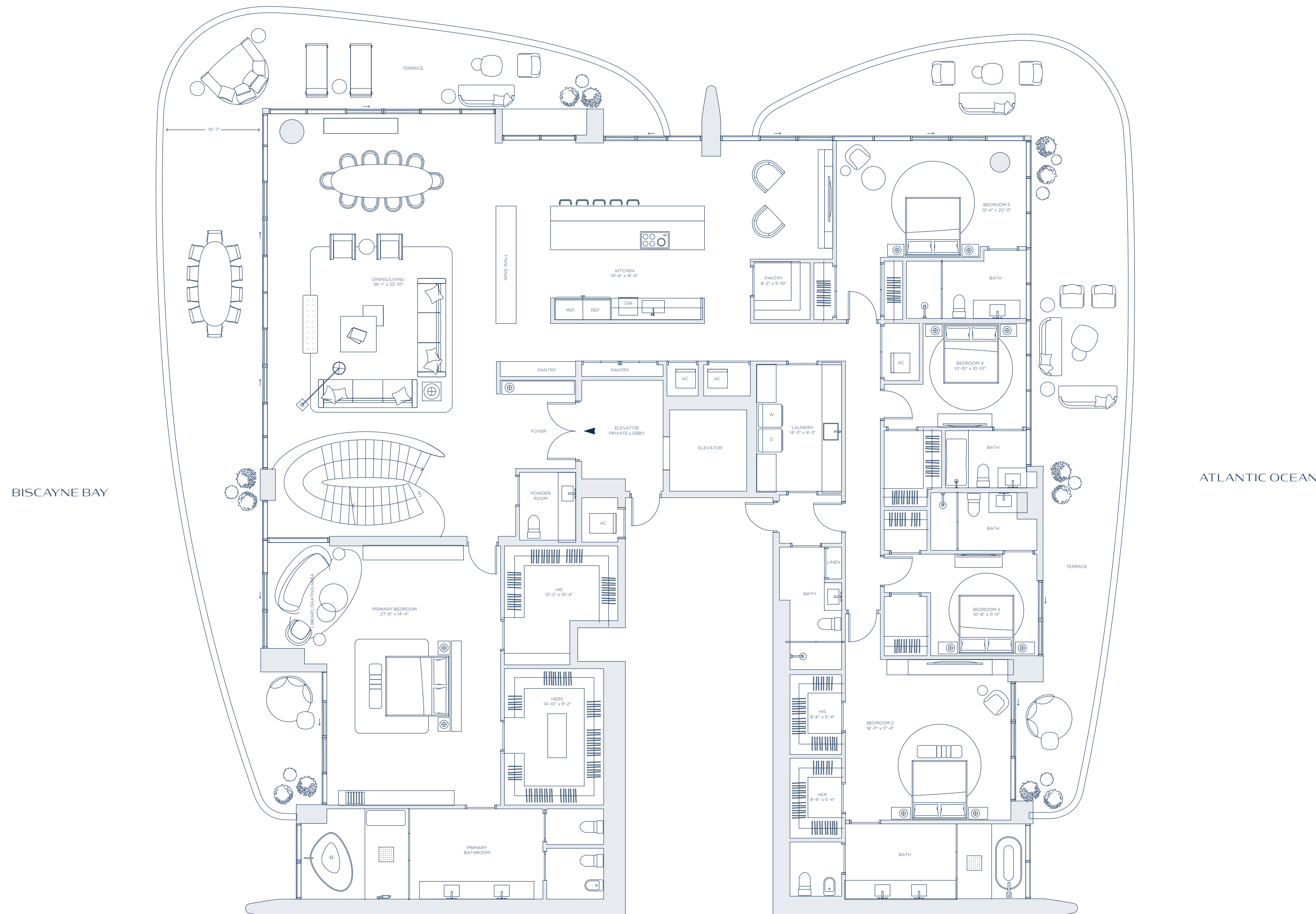
LOWER LEVEL

5 BEDROOMS - 6 BATHROOMS

INTERIOR	5,721 SQ. FT.	531 SQ. M.
EXTERIOR	1,943 SQ. FT.	181 SQ. M.
TOTAL (LOWER LEVEL)	7,664 SQ. FT.	712 SQ. M.

PH1 LOWER + UPPER LEVEL

INTERIOR	7,043 SQ. FT.	654 SQ. M.
EXTERIOR	5,194 SQ. FT.	483 SQ. M.
TOTAL	12,237 SQ. FT.	1,137 SQ. M.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. All square footages and dimensions, including (without limitation) ceiling heights, are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only and are subject to change and will not necessarily accurately reflect the final plans and specifications. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements or shared facilities. The method of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For the dimensions of the Unit determined as set forth in the Declaration refer to the prospectus documents. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. Terraces and other exterior areas are not part of the Unit. THIS ADVERTISEMENT IS MADE PURSUANT TO COOPERATIVE POLICY STATEMENT #12, FILE NO. CP25-0001, ISSUED BY THE NEW YORK STATE DEPARTMENT OF LAW. THE COMPLETE OFFERING TERMS ARE IN A PROSPECTUS AVAILABLE FROM OFFEROR. OFFEROR: 7940 NBV PARTNERS, LLC, 7940 WEST DRIVE, NORTH BAY VILLAGE, FL 33141.

PENTHOUSE 1

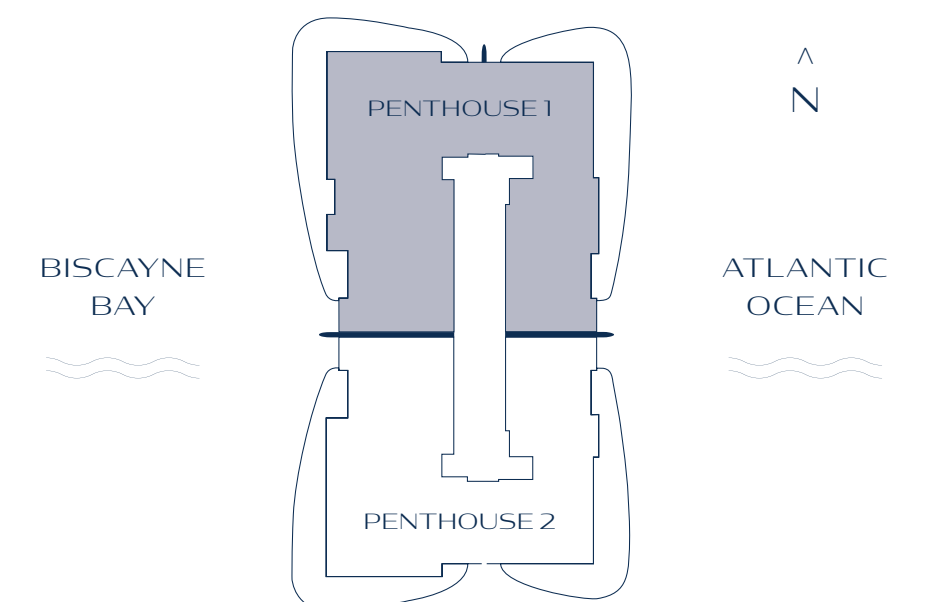
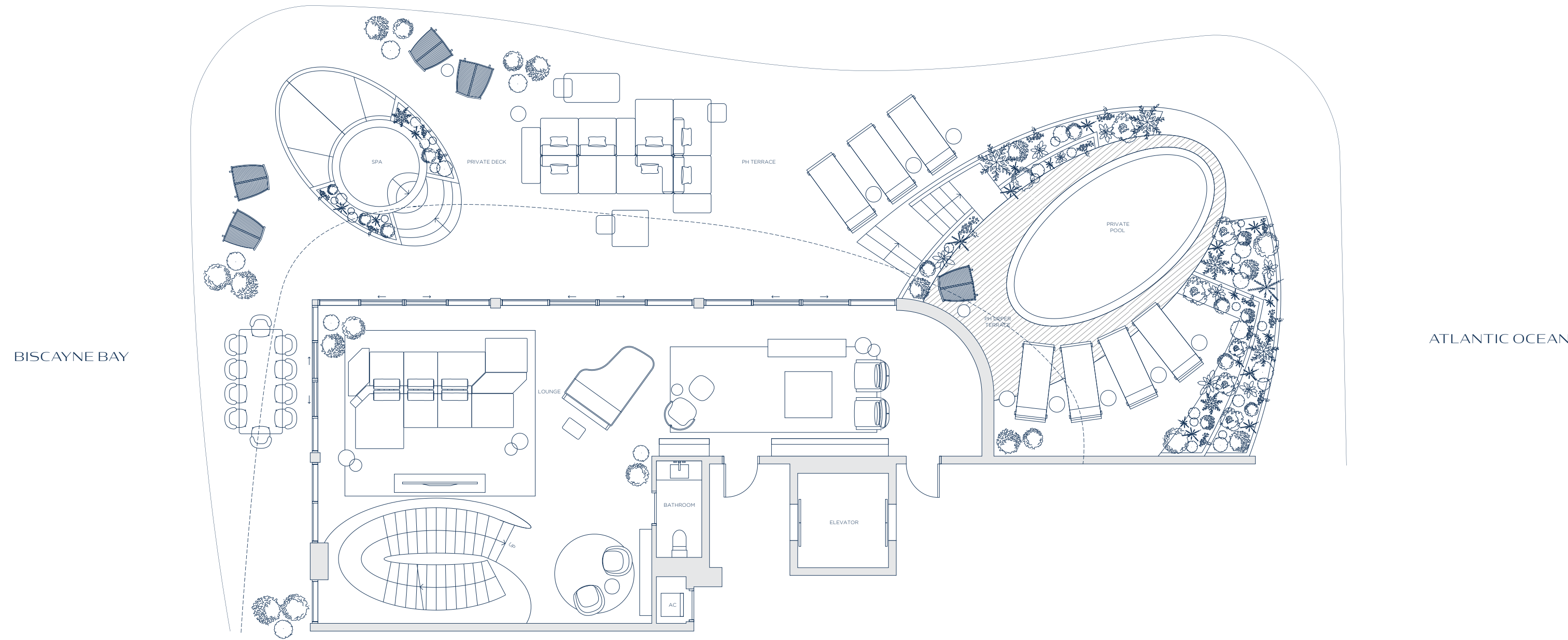
UPPER LEVEL

5 BEDROOMS - 6 BATHROOMS

INTERIOR	1,322 SQ. FT.	123 SQ. M.
EXTERIOR	3,251 SQ. FT.	302 SQ. M.
TOTAL (UPPER LEVEL)	4,573 SQ. FT.	425 SQ. M.

PH1 LOWER + UPPER LEVEL

INTERIOR	7,043 SQ. FT.	654 SQ. M.
EXTERIOR	5,194 SQ. FT.	483 SQ. M.
TOTAL	12,237 SQ. FT.	1,137 SQ. M.



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PENTHOUSE 2

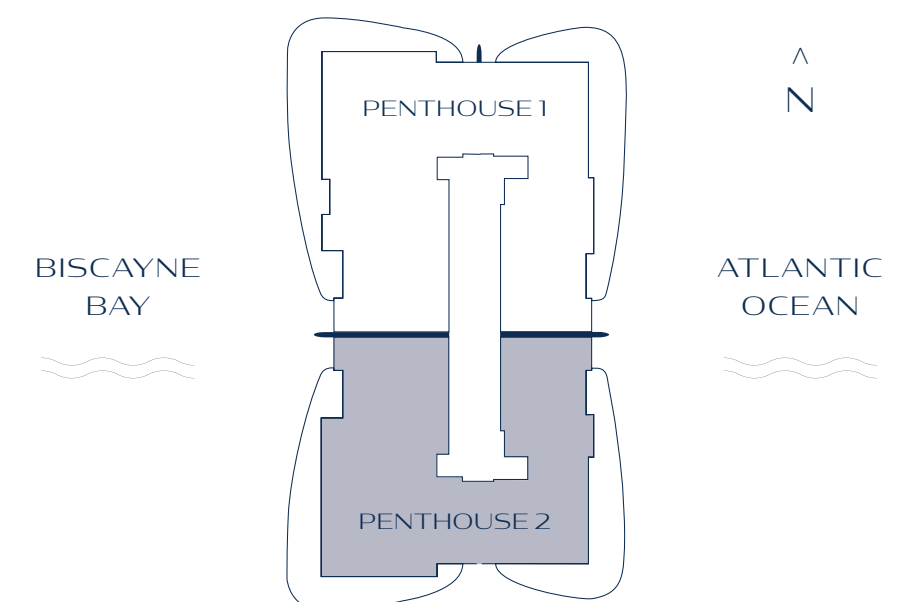
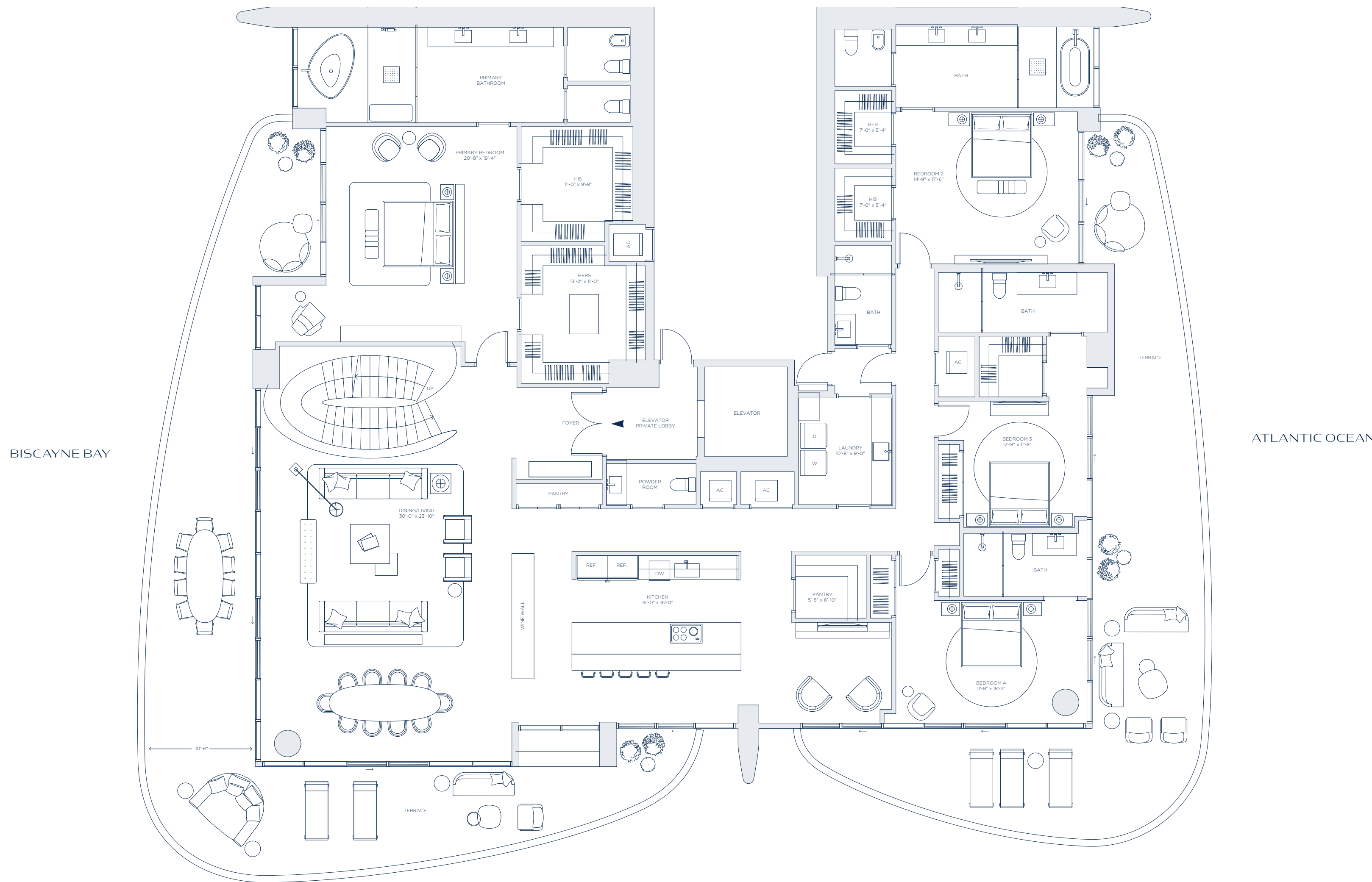
LOWER LEVEL

4 BEDROOMS - 5 BATHROOMS

INTERIOR	4,843 SQ. FT.	450 SQ. M.
EXTERIOR	1,764 SQ. FT.	164 SQ. M.
TOTAL (LOWER LEVEL)	6,607 SQ. FT.	614 SQ. M.

PH2 LOWER + UPPER LEVEL

INTERIOR	6,105 SQ. FT.	567 SQ. M.
EXTERIOR	4,654 SQ. FT.	432 SQ. M.
TOTAL	10,759 SQ. FT.	999 SQ. M.

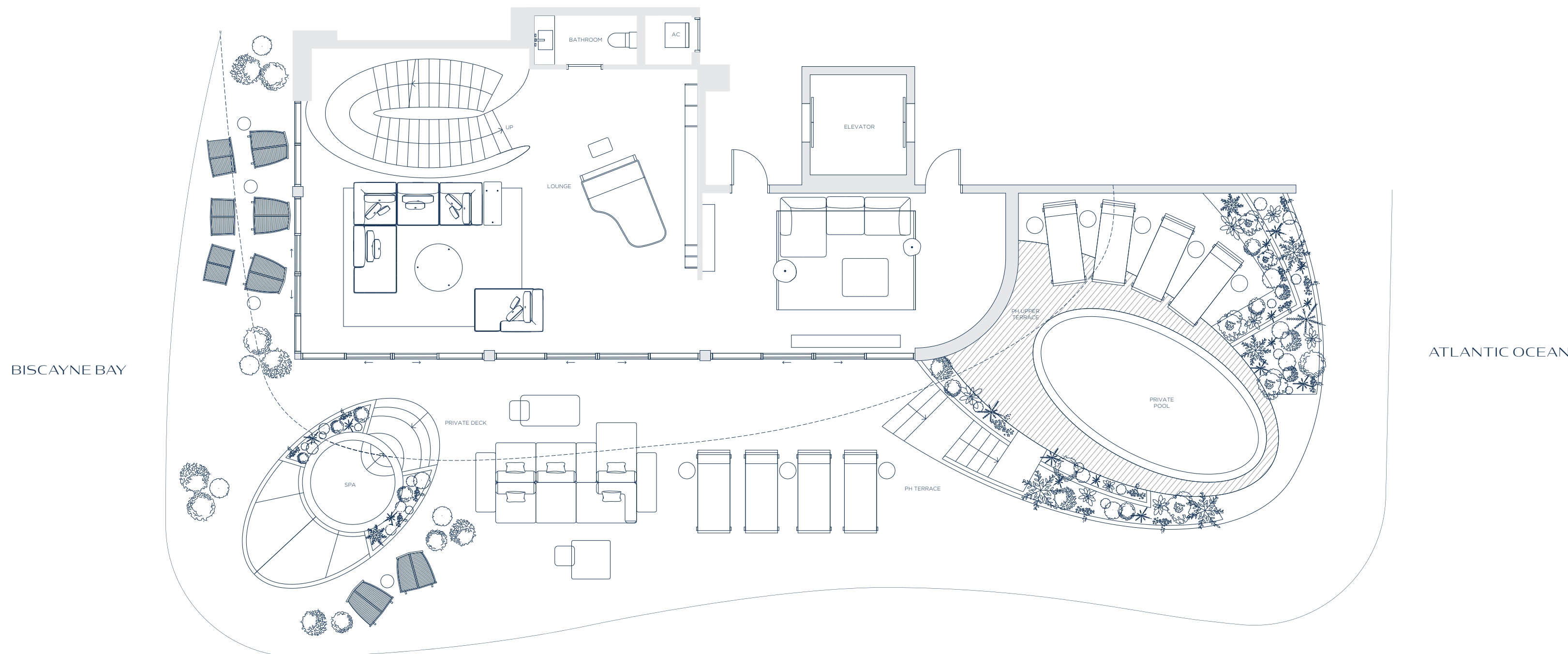


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PENTHOUSE 2

UPPER LEVEL

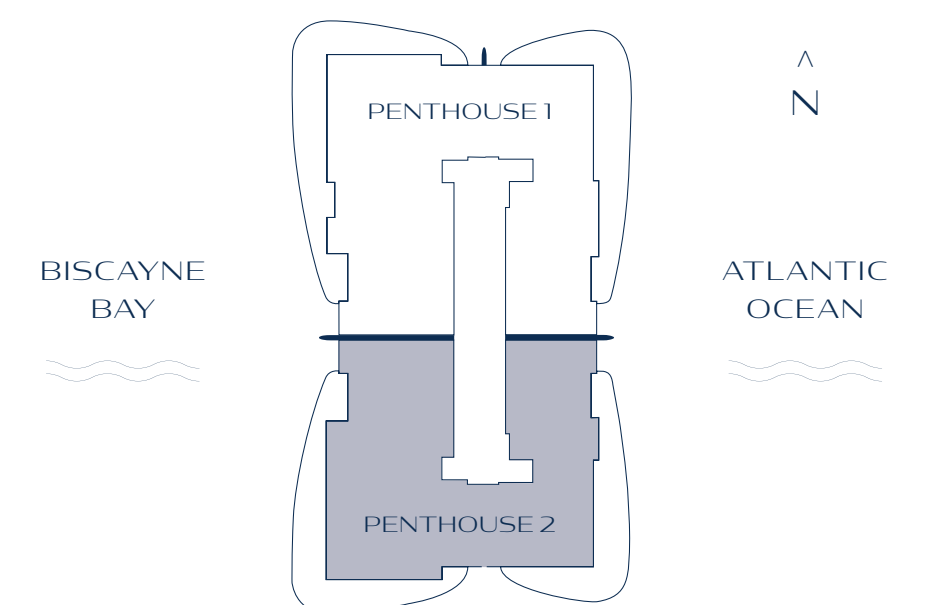
4 BEDROOMS - 5 BATHROOMS



INTERIOR	1,262 SQ. FT.	117 SQ. M.
EXTERIOR	2,890 SQ. FT.	268 SQ. M.
TOTAL (UPPER LEVEL)	4,152 SQ. FT.	385 SQ. M.

PH2 LOWER + UPPER LEVEL

INTERIOR	6,105 SQ. FT.	567 SQ. M.
EXTERIOR	4,654 SQ. FT.	432 SQ. M.
TOTAL	10,759 SQ. FT.	999 SQ. M.



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PENTHOUSE OWNER BENEFITS
A HIGHER STANDARD
OF LIVING

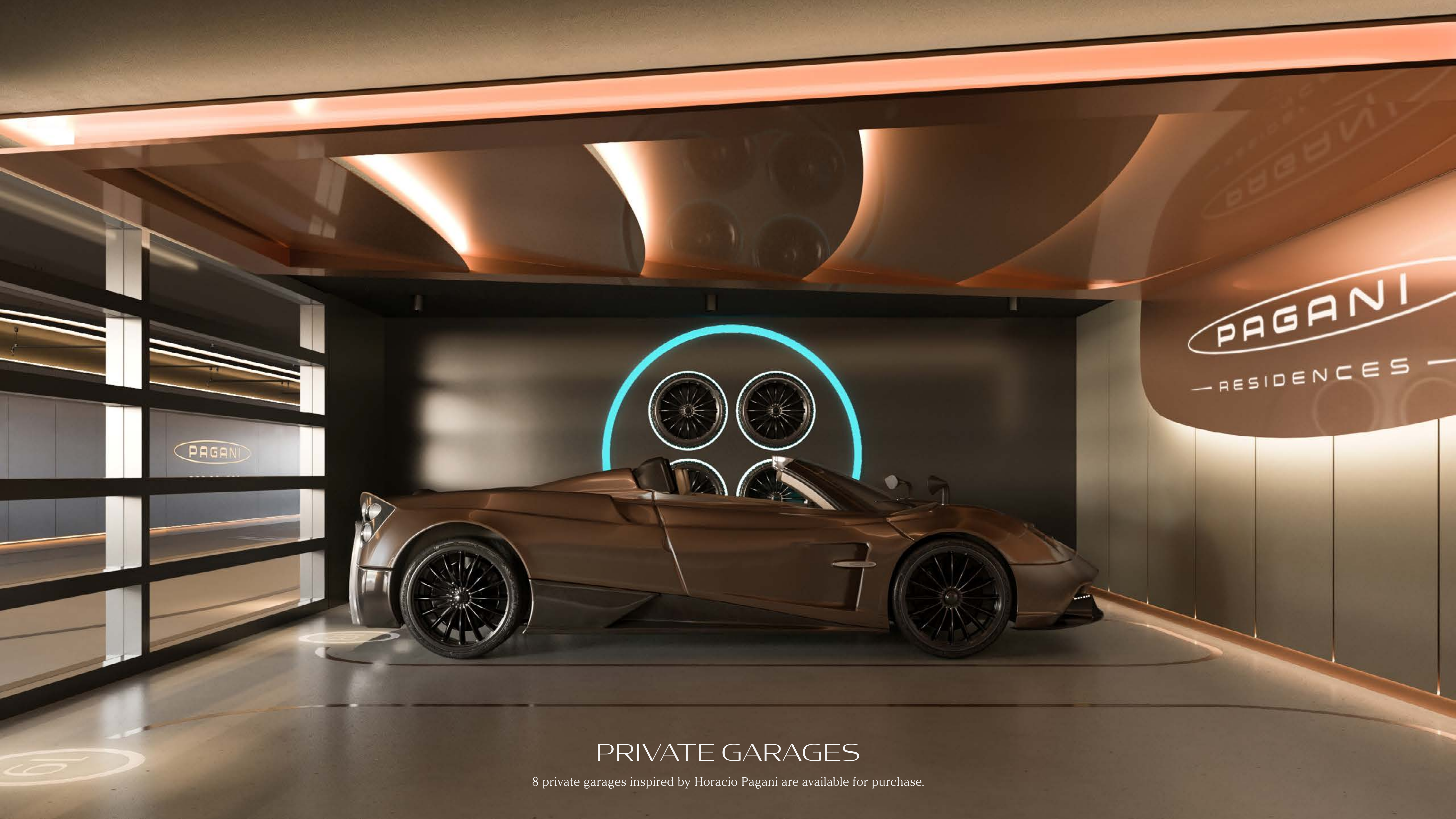
THE CROWN JEWEL:
"MIAMI EDITION" UTOPIA ROADSTER



Koenigsegg



Each Pagani penthouse is crowned with the ultimate expression of performance and artistry: a “Miami Edition” Pagani Utopia Roadster, finished in a bespoke blue drawn from the great expanse of Miami’s Biscayne Bay. This hand-built symphony of speed and design, powered by a roaring 864-horsepower V12 is capable of soaring to 217 mph. A customized roadster that embodies freedom, precision, and beauty, it transforms every drive into pure exhilaration. To own the Pagani Residence Penthouse is to command the sky, the sea, and the road.

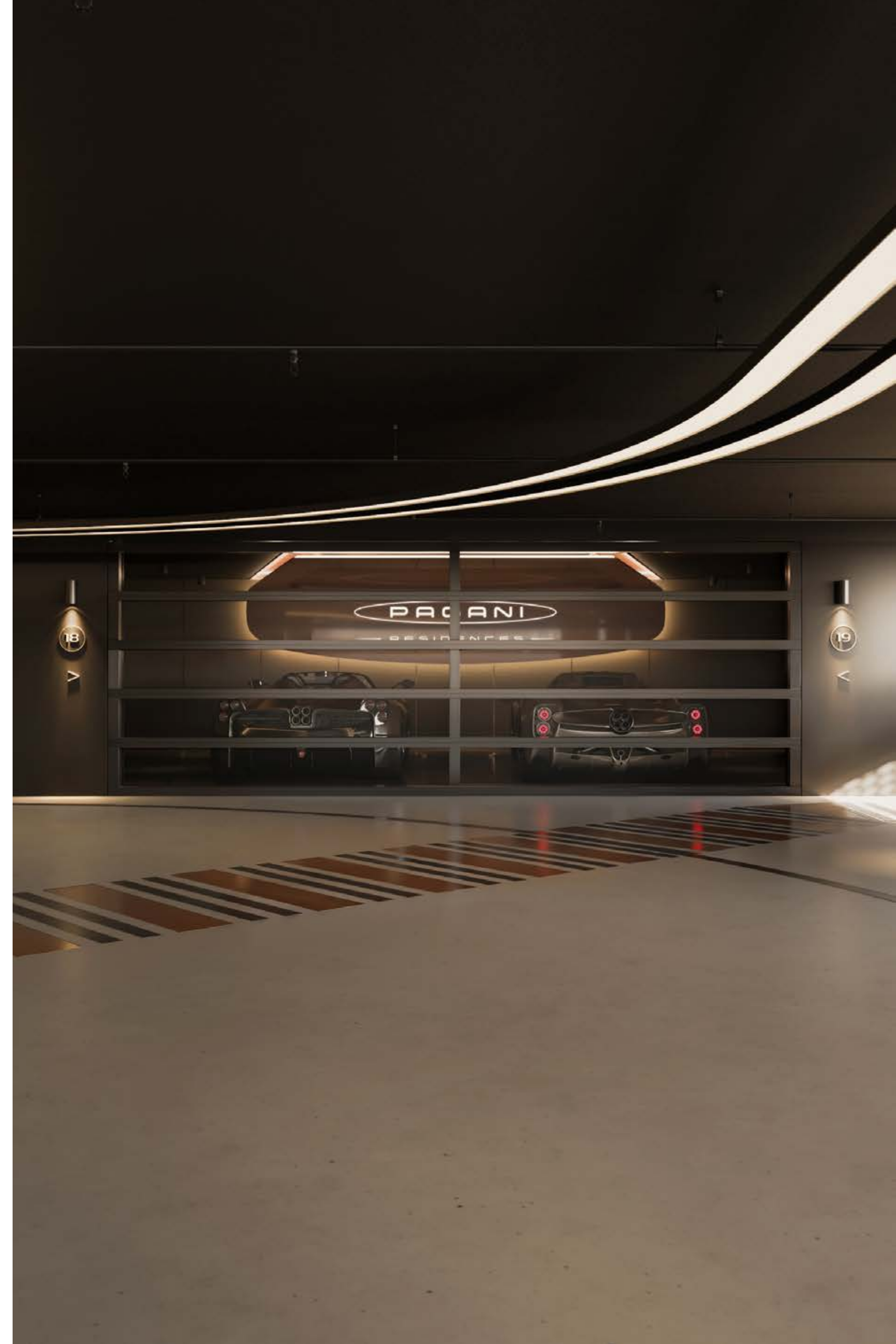


PRIVATE GARAGES

8 private garages inspired by Horacio Pagani are available for purchase.



PRIVATE GARAGES





SERVICES & AMENITIES

A WORLD OF UNMATCHED
INDULGENCES, DESIGNED
TO REALIZE EVERY DREAM

OVERVIEW

BUILDING & AMENITIES

- 30 stories with 360-degree water views from the rooftop
- 70 two- to four-bedroom residences with ensuite elevators
- 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
- Paddleboard and kayak storage
- Two service elevators
- Prewired fiber optic high-speed WiFi



LOBBY



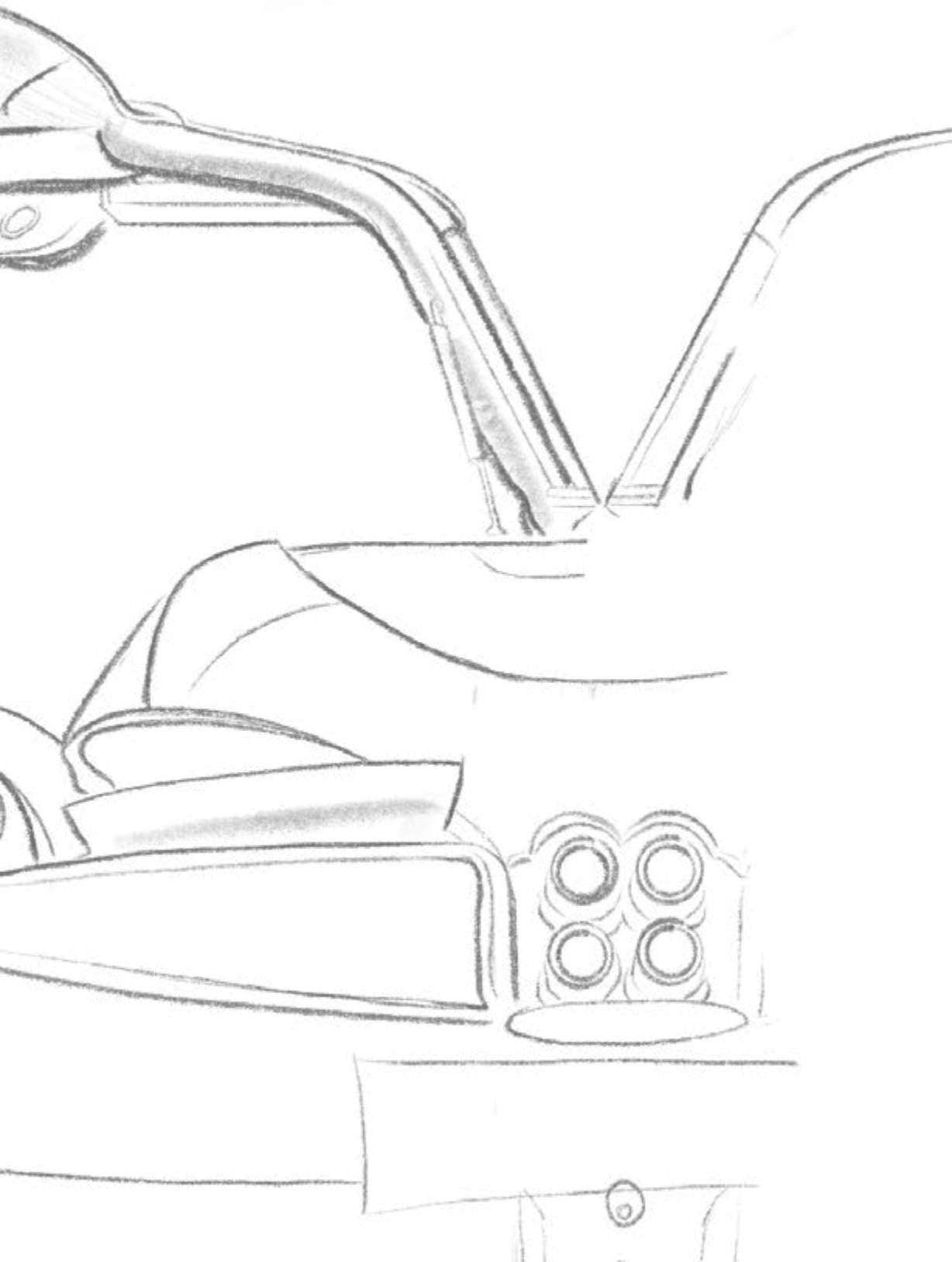
PAGANI
RESIDENCES

VALET PARKING AND PORTE-COCHÈRE



"At Pagani, we strive to make something functional but also beautiful."

- HORACIO PAGANI





LIBRARY

LEVEL 8

RESIDENT AMENITIES

- Private residents' lounge
- Extensive co-working space with A/V capability
- Artfully designed game room
- Media room with custom built-in sound system
- Library
- Meditation garden
- A limited collection of guest suites



PRIVATE RESIDENTS' LOUNGE



MEDIA ROOM

LEVEL 29

WATERFRONT WELLNESS

- State-of-the-art fitness center with advanced cardio training
- Pilates studio
- Yoga studio
- Spa with stunning views
- Sauna
- Steam room
- Private treatment rooms
- Restorative wellness lounge



FITNESS CENTER



SPA & SAUNA



STEAM ROOM



SPA



ROOFTOP

POOL & SKY LOUNGE

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



CONCIERGE SERVICES

- 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

À 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

MEMBERSHIPS

- Residence Yacht Club
- Beach Club
- Prestige Imports Car Storage & Servicing

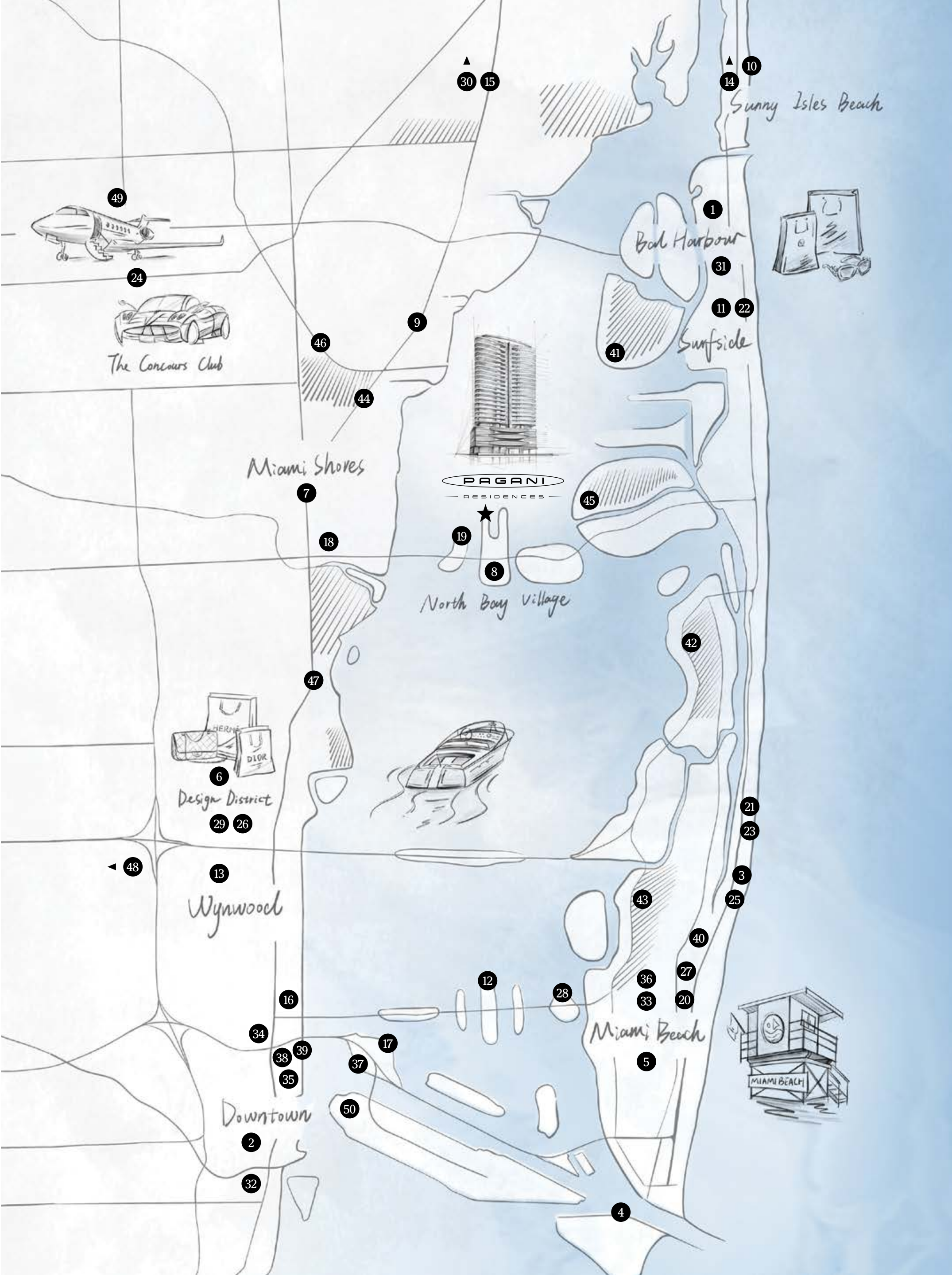


NORTH BAY VILLAGE

MIAMI'S MOST ELITE ENCLAVE

Pagani Residences are tucked away quietly in North Bay Village, Miami's most elite enclave, surrounded by spectacular views and breathtaking natural beauty, all close to the city's dynamic global stage.





A GUIDE TO NORTH BAY VILLAGE

An epicenter of art, culture, finance, and lifestyle.

NEIGHBORHOODS

- 1 Bal Harbour
- 2 Downtown Miami
- 3 Faena Arts District
- 4 Fisher Island
- 5 Miami Beach
- 6 Miami Design District
- 7 Miami Shores
- 8 North Bay Village
- 9 North Miami
- 10 Sunny Isles Beach
- 11 Surfside
- 12 Venetian Islands
- 13 Wynwood Arts District

MARINAS

- 14 Haulover Marine Center
- 15 Marina Palms Yacht Club
- 16 Mega Yacht Marina
- 17 Miami Yacht Club
- 18 North Beach Marina (Dry Dock)
- 19 Pelican Harbor Marina

SOCIAL CLUBS

- 20 Casa Tua
- 21 Fontainebleau Resort
- 22 Four Seasons Hotel at The Surf Club
- 23 Soho Beach House
- 24 The Concours Club
- 25 The Miami Beach EDITION
- 26 The Moore
- 27 The Setai Miami Beach
- 28 The Standard Hotel & Spa
- 29 ZZ's Club

SHOPPING

- 30 Aventura Mall
- 31 Bal Harbour Shops
- 32 Brickell City Centre
- 33 Lincoln Road Mall

MUSEUMS / ENTERTAINMENT

- 34 Adrienne Arsht Center for the Performing Arts
- 35 Kaseya Center
- 36 Miami Beach Convention Center
- 37 Miami Children's Museum
- 38 Phillip & Patricia Frost Museum of Science
- 39 Pérez Art Museum Miami (PAMM)
- 40 The Bass Museum of Art

GOLF COURSES

- 41 Indian Creek Country Club
- 42 La Gorce Country Club
- 43 Miami Beach Golf Club
- 44 Miami Shores Country Club
- 45 Normandy Shores Golf Course

SCHOOLS

- 46 Miami Country Day School
- 47 The Cushman School

AIRPORTS / PORTS

- 48 Miami International Airport
- 49 Miami-Opa Locka Executive Airport
- 50 Port of Miami

THE TEAM

A VISIONARY TEAM CAREFULLY CURATED FOR A CLOSE-KNIT GLOBAL COMMUNITY WITH THE WORLD'S HIGHEST STANDARDS.

LIFESTYLE BRAND PAGANI

Pagani is more than an automaker; it is a lifestyle. Founded in 1992 by Argentine-Italian visionary Horacio Pagani and inspired by the relentless pursuit of automotive excellence, Pagani carries the spirit of forward motion into every aspect of its brand. Headquartered in Italy near the heart of the country's legendary "Motor Valley," Pagani embodies the region's rich heritage of high-performance design and undivided attention to detail. Pagani's commitment to carbon fiber craftsmanship and integration of the newest technology translates to breathtakingly beautiful, highly optimized vehicles-reflecting the advanced fusion of art and science that remains a core principle of the Pagani brand.

LIFESTYLE BRAND PAGANI ARTE

Pagani Arte originates from the creative need to expand the Pagani experience from the automotive world into new horizons in interior design, embracing a multitude of fields, from furniture to aviation to advanced engineering and design projects. Its bespoke creations strive to achieve the perfect balance between functionality, aesthetics, craftsmanship, and technical innovation. The company's philosophy is rooted in the ideal of Leonardo da Vinci, who stated that art and science are two disciplines that can walk hand in hand.

DEVELOPER RIVIERA HORIZONS

Riviera Horizons is a multifaceted developer and real estate firm dedicated to curating exceptional living and investment opportunities for discerning global clients. Led by founder and CEO Mikael Hamaoui, Riviera Horizons develops spaces that cultivate connections and foster communities where individuals thrive. The firm remains committed to bringing each client's aspirations to life across luxury residential condominiums, high-profile commercial ventures, and more.

ARCHITECTURE REVUELTA ARCHITECTURE INTERNATIONAL

Revuelta Architecture International, led by AIA and Principal Luis O. Revuelta, is a full-service architecture and planning firm that oversees the design and coordination of among the most significant mixed-use and urban developments in the area. The Revuelta philosophy is built upon three pillars: steadfast commitment to design quality and balance, attention to detail, and punctual, on-budget delivery. These tenets, along with an industry-leading team of designers, architects, engineers, artists, and builders, remain the cornerstone of Revuelta Architecture International's growth and success.

INTERIOR DESIGN A++

A++ Human Sustainable Architecture is the internationally recognized studio through which A++ GROUP communicates its work. The A++ philosophy: We are human. Our mission: human sustainable architecture. We are committed to the design of our living spaces as a meaningful representation of our individuality: How we live is a sign of how we think, feel, and imagine the world. By relating design to these individual points of view, A++ considers not only style, taste, and curation, but also the deeply personal connection to the space, community, and natural environment.

PROJECT MANAGEMENT FORTIS DESIGN + BUILD

Fortis Design + Build, led by Principals David Polinsky and Andrew Lenahan, is a vertically integrated development firm that creates award-winning mixed-use projects within the urban core. We provide preconstruction development services, construction management, general contracting, design-build consultation services, and private equity options. By combining extensive in-house expertise across design, development, and construction, we enable innovative, cost-effective architectural and programming solutions, with a focus on thoughtful design, cultural context, individual creativity, and community enrichment.

LANDSCAPE ARCHITECT L&ND

L&ND is a full-service environmental planning, landscape architecture, exterior living, and design practice focused on creating bespoke outdoor environments for boutique hotels, private residences, luxury resorts and condominiums, mixed-use and commercial projects, and more. We evaluate each piece of land through a dedicated process of deep analysis and study that considers the environmental, geographic, cultural, social, historic, and economic factors unique to each project and client. We are dedicated to working in the most challenging and interesting environments, at any scale, across the world, and continue to evolve our globally recognized portfolio of award-winning design solutions. The firm's association with top local and national developers has resulted in the successful evolution of functionally sound and aesthetically significant projects in South Florida and beyond.

SALES & MARKETING FORTUNE DEVELOPMENT SALES

Fortune Development Sales division, led by Edgardo Defortuna, is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having sold more than 31,000 units and currently representing some of South Florida's most successful projects, including: Cipriani Residences, Bay Harbor Towers, Onda, Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, One Park Tower, Baccarat, Casa Bella Residences by B&B Italia and The Residences at Mandarin Oriental, Miami, among others. Synonymous with excellence, quality, customer service, and unwavering commitment to the highest standards of luxury, Fortune has been a recognized leader in development, sales, and marketing since 1983. Fortune International Group has 21 offices around the world with over 1,000 associates and a worldwide brokerage network, reaching prospective buyers in markets as diverse as South Florida, Manhattan, Buenos Aires, São Paulo, Hong Kong, and Paris.



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Developed by RIVIERA
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