

Ref# MI -100108

Pagani Residences

- **Address:** 7940 West Drive, North Bay Village, FL 33141
- **Developer:** Riviera Horizons
- **Architect:** Revuelta Architecture International
- **Interior Designer:** Pagani Arte
- **Estimated Completion:** 2027
- **Amenities:** 24/7 concierge, private marina with boat slips, 240-foot waterfront boardwalk, rooftop infinity pool, sky lounge, wellness spa with steam and sauna, state-of-the-art fitness center with Pilates/yoga studios, children's playroom, and a dedicated residents' lounge.
- **Monthly HOA Fees:** Estimated at approximately **\$1.65 – \$1.75 per sq. ft.**
- **Taxes:** Estimated at **1.8% to 2%** of the purchase price annually.

Current Available Inventory & Pricing

Data based on current listings as of March 2024.

Unit Type	Unit #	Size (Sq. Ft.)	List Price	Price per Sq. Ft.
2-Bedroom / 2.5-Bath	#1604	1,038	\$3,700,000	\$1,816
3-Bedroom / 3.5-Bath	#1203	1,402	\$3,973,700	\$1,654
3-Bedroom / 3.5-Bath	#1702	1,859	\$5,326,100	\$1,863

3-Bedroom / 4.5-Bath	-	1,247+	\$5,997,500+	~\$1,847
Lower Penthouse	-	1,799+	\$12,965,000	~\$2,701
Penthouses	-	1,843 – 5,669+	\$28.5M – \$30M	~\$5,292+

Pertinent Buyer Information

- Unique Feature:** This is the world's first residential project curated by [Horacio Pagani](#) and includes bespoke Italian-designed Schiffini kitchens and Gaggenau appliances.
- Payment Structure:** Typically requires 20% at contract, 10% at groundbreaking, 10% at the amenity deck, 10% at top-off, and 50% at closing.
- Mandatory Documents:** Domestic and international buyers must receive the **Prospectus, FAQ & Governance Form**, and **Declaration of Condominium** before executing a contract.