

Fact Sheet

Sixth & Rio

is a boutique luxury condominium development uniquely positioned on the south bank of the New River, adjacent to Smoker Family Park. It is the first new condominium project in the [Rio Vista neighborhood](#) in over a decade.

- **Address:** [501 SE 6th Ave, Fort Lauderdale, FL 33301](#)
- **Developer:** Ocean Land Investments (led by Jean Francois Roy)
- **Architects:** [AM Studio](#) in conjunction with FSMY Architects + Planners
- **Interior Designers:** ID & Design International (IDDI) (Amenity Spaces) and Interiors by Steven G (Residences)
- **Estimated Completion:** Late 2026 (Building topped off as of January 2026)







Pricing & Residence Types

The building features 94 to 100 [exclusive residences](#) across 8 stories.

Residence Type	Square Footage	Starting Price	Price per Sq Ft (Avg)
1-Bedroom	742 – 970 sq ft	\$790,000 – \$900,000+	~\$1,070 – \$1,200
2-Bedroom	1,133 – 1,344 sq ft	\$1,099,000 – \$1,445,000+	~\$1,100 – \$1,300
3-Bedroom	1,782 – 2,085 sq ft	\$1,899,000 – \$2,395,000+	~\$1,300+
4-Bedroom	~2,296 sq ft	\$2,550,000 – \$3,200,000	~\$1,394
Townhomes	1,694 – 1,769 sq ft	\$1,899,000 – \$2,300,000	~\$1,300+

Financials & Pertinent Info

- **HOA/Maintenance Fees:** Estimated at **\$1.15 to \$1.24 per sq ft** (based on AC area).
- **Property Taxes:** Standard Broward County rates apply, typically estimated at **1.8% – 2.0%** of the assessed value.

- **Rental Policy:** Minimum 3-month lease, allowed up to 4 times per year.
- **Deposit Structure:** Typically 30% at contract and 70% at closing.

Amenities & Features

- **Sky Terrace:** Rooftop infinity-edge pool, private cabanas, hot tub, and a [skyview bar](#).
- **Club Level:** Resident club room with a wine bar, pool table, and a [VIP lounge](#).
- **Business & Wellness:** State-of-the-art fitness center and a spacious [co-working suite](#) with high-speed Wi-Fi.
- **Ground Level:** Flagship indoor/outdoor restaurant and bar facing the New River.
- **Residence Finishes:** Sub-Zero and Wolf appliances, Italkraft cabinetry, and floor-to-ceiling impact glass.
- **Additional Perks:** Pet-friendly (large pets allowed), EV charging stations, and boat dockage available for rent through the city.