



THE RIVIERA

ALEXANDRIA

LUXURY LIVING HAS A NEW NAME: *Experience the best of everything at The Riviera*

The Riviera offers pure independence. We're a luxury independent senior living community, yet we require no large entrance fee. Our monthly lease agreement means your assets, your estate and your freedom of mobility are preserved. You'll live in luxurious comfort and security, in a locale that serves as an endless source of cultural interest and social stimulation.

THE NEXT LEVEL IN SENIOR LIVING

Everything you might need or want — today and tomorrow — is provided with residency at The Riviera. Glorious amenities, impeccable personal service, life-enrichment programming and more. Our community has been designed to include chef-driven restaurants, elevated terraces, a fully equipped fitness center, salon, day spa and indoor pool. What if you should one day need senior health care? You'll have priority access to high-quality care services at our sister community, The Landing. Choosing The Riviera means you've chosen well.

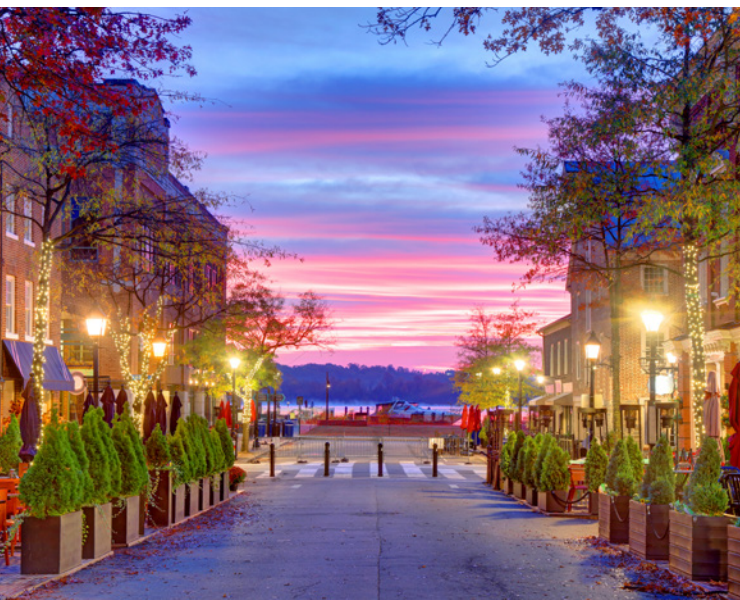


SOPHISTICATED DESIGN. LEED CERTIFICATION.

The entire building and every residence meet the stringent standards for LEED Silver certification by the U.S. Green Building Council, to minimize carbon footprint and maximize resident comfort.

YOUR NEW HOME *in North Potomac Yard*

The Riviera sits just above Old Town Alexandria in North Potomac Yard — a charming district along the waterfront. We're just a few blocks from major retail stores and notable restaurants. A CVS Pharmacy® is right next door. We are situated close to many medical offices, and one of the major hospital providers in Northern Virginia – Inova – has opened a micro-hospital down the street.



CITY SPIRIT MEETS THE URBAN OUTDOORS

North Potomac Yard is one of three interconnected neighborhoods comprising the dynamic, mixed-use urban center known as National Landing. Globally inspired restaurants, local farmers markets and scenic trails are all easily accessible. The area's flourishing arts scene includes museums, theaters, galleries, studios, exhibits and outdoor events. National Landing is part of a cosmopolitan world capital and the ideal setting for your perfect retirement lifestyle.

POINTS OF INTEREST IN OLD TOWN AND NORTH POTOMAC YARD

- ◆ King Street Trolley
- ◆ Dining on the Waterfront
- ◆ Alexandria History Tours
- ◆ Independent Boutiques
- ◆ Tall Ship Providence Tour
- ◆ Old Town Farmers Market
- ◆ Daingerfield Island Park Marina
- ◆ Potomac Yard Shopping Center
- ◆ Simpson Stadium Dog Park



CHARTING YOUR OWN COURSE *and enjoying your independence*

Your retirement years are all about you. After a lifetime of hard work and sacrifice, you deserve the freedom to live life on your terms, whether that's exploring your creative side, elevating your level of wellness or just enjoying the moment with friends and family. The Riviera is here to support you with meaningful options to realize your own vision of the perfect retirement.

With dedicated spaces that are designed, staffed and equipped to provide first-rate dining, fitness and recreation, relaxation, entertainment and continuing education — all under one roof — The Riviera will free your time and empower you to shape your experience however you prefer.

INDEPENDENT LIVING AT THE RIVIERA

- ◆ One- and two-bedroom floor plans to choose from
- ◆ No entrance fee required
- ◆ No long-term commitment
- ◆ Upscale dining venues with chef-prepared meals and all-day dining
- ◆ Concierge service
- ◆ Events, recreation, entertainment
- ◆ State-of-the-art fitness and wellness centers
- ◆ Continuous learning and enrichment classes
- ◆ Indoor and outdoor activities
- ◆ Group outings

THE ULTIMATE HIGH-END RESIDENCE

With soaring windows, sweeping views of the surrounding cityscape and Potomac River and upscale finishes throughout, your Riviera apartment home sets the stage for a luxurious living experience. Concierge services, housekeeping, amenities and interior and exterior maintenance are all best-in-class.

EFFORTLESS LUXURY— *you'll live it every day*

Everything you'll find at The Riviera has been carefully designed to anticipate and support the needs of an independent, worry-free lifestyle. With concierge services, thoughtful programs for residents, and amenities designed for convenience and life enrichment, you'll have more time and energy to spend however you please.



SPECIALTY PROGRAMS

include concierge service, continuous learning and enrichment classes, indoor and outdoor activities, group outings and more.



WELLNESS SERVICES

provide learning opportunities, social, educational and recreational activities, off-campus outings and excursions, as well as access to walking and bike paths.



PURPOSE-BUILT AMENITIES

for leisure and activity, featuring our own art studio, Vitality fitness center, Tranquility spa, community theater, internet lounge, game room and many other inviting spaces.



COMPLETE BUILDING SECURITY

for resident access, emergency response and secured underground parking.



INTIMATE, ENJOYABLE, SOPHISTICATED DINING

Our menus are crafted by highly trained chefs, offering innovative dishes with impeccable presentation in comfortable, inviting venues.

Attain

Our main dining room serving highly desirable selections for breakfast, lunch and dinner.

Gadsby's

Gourmet menus with global appeal.

SKYLINESIP
BAR & LOUNGE

Your spot after dark for a signature cocktail on the elevated terrace.

The WASHINGTON

Sample exciting vintages with a special friend.

DISTINCTIVE LIVING

for discerning retirees

RESET YOUR
RETIREMENT
expectations

**RESERVE A PLACE OF
YOUR OWN AT THE
RIVIERA ALEXANDRIA**

Call **703.914.3606**
to speak with a
sales counselor.

STEP UP TO THE NEXT LEVEL OF LUXURY

You can be certain that your time at The Riviera will be among the best experiences of your life. Why? Because our team of professionals is dedicated to making that happen. You'll live in comfort, luxury and security, in a thriving social milieu connected to the best that Northern Virginia, and the world, have to offer. You'll have high-quality senior care available should you ever need it, and you won't be tied down by large entrance fees or long-term residency agreements. You are so ready for The Riviera.



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