



Your own clubhouse complete with pool, fitness center and flight planning area. A special Development Partner's Room for the first privileged owners.

## CLOSE TO EVERYTHING



## MERRITT ISLAND AIRPORT FLORIDA'S ATLANTIC COAST

*The River Fly-In resort style community is located at Merritt Island Airport, Florida. We are on the Atlantic coast, between the Banana and Indian Rivers, on Florida's famed Space Coast. Our region offers a satisfying mix of simple pleasures and stimulating diversions. It is ideal for pilots, boaters, fishers and sun lovers. You can experience the exhilaration of a rocket launch from the comfort of your balcony, indulge in an afternoon of shopping or golf, or catch a cruise ship out of Port Canaveral. With River Fly-In as your base, you are close to everything.*



*Merritt Island Airport is your gateway to freedom on Florida's Atlantic Coast. It is a beautiful non-controlled field, with a county-owned paved 3,601 foot lighted concrete runway. The airport's north apron recently underwent \$1 million in renovations, and in addition to its 148 current T-hangars another 67 are scheduled to be built in the near future. This progressive facility offers pilots a wide range of aeronautical services, including full aircraft maintenance, an avionics shop, FBO, flight school and fuel. One of the EAA's most active chapters is located here. River Fly-In residents will enjoy the flexibility of 24-hour access and a relaxed atmosphere. The airport features a GPS and NDB approach, but, due to its sub-tropical location, VFR weather predominates. CTAF/Unicom is 122.975, and the AWOS is 119.025.*

*Act now to be sure your home and hangar are ready when you are! Ask about our Development Partnership for the first 56 owners who will share profits with the developer, Dr. Wasim Niazi. Free flight training is available for unlicensed persons wishing to live at River Fly-In, and for experienced pilots looking for advancement. Full details are available at our website [www.riverflyin.com](http://www.riverflyin.com). Don't delay!*

- Cocoa Beach: 5 miles
- Port Cape Canaveral: 7 miles
- Kennedy Space Center: 10 miles
- St. Johns River: 8 miles
- Merritt Square Mall: 1.5 miles
- Cape Canaveral Hospital: 3.5 miles
- Daytona Beach International Speedway: 55 miles
- Disney World: 60 miles
- Bahama Islands: 1 hour flight



## THE ULTIMATE HAVEN FOR PILOTS

[www.riverflyin.com](http://www.riverflyin.com)

Call Wasim at 321-506-6065 Today  
to learn more about this unique opportunity.  
[www.riverflyin.com](http://www.riverflyin.com)  
Email: [wasimniazi@icloud.com](mailto:wasimniazi@icloud.com)

This is not an offer in any jurisdiction where prior registration is required. Void where prohibited by law. Prices, photos, artist's renderings and planned amenities are based on current development plans that are subject to refinement, change or elimination by developer without notice. Build out may be subject to change based upon local government jurisdiction requirements. Use of recreational amenities may be subject to additional requirements, availability and fees. Some photographs are not of River Fly-In Condominiums.



*River Fly-In is a pilot's dream. Ten floors and 112 luxury condominium units located adjacent to the Merritt Island, Florida, airport (KCOI.) Our pilot-exclusive development is on 13 pristine acres between the Indian and Banana Rivers and features stunning views! A beautiful clubhouse with flight planning room, fitness center, nature trail, sand volleyball court, tennis courts and athletic field are all available to owners. Visit our website [www.riverflyin.com](http://www.riverflyin.com) for full details.*



RIVER FLY-IN CONDOMINIUMS

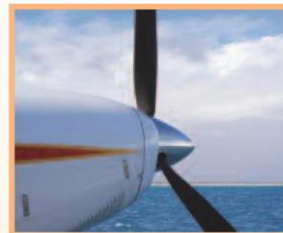
RISE ABOVE THE ORDINARY



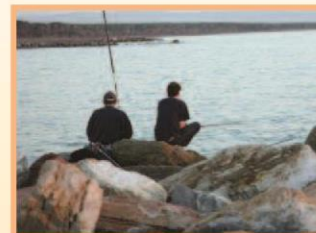
EXPERIENCE LIFE BY THE RIVER AND THE RUNWAY

**Remember when you first learned to fly?**  
 Your life changed forever. Now, expand your freedom of the skies in a unique, pilot-exclusive lifestyle at the River Fly-In condominiums at beautiful Merritt Island Airport in East-central Florida. Rise above the ordinary to experience life by the river and the runway. Live in a place where your plane is moments, not miles from home. Here are exceptional opportunities for an aviation lifestyle. At River Fly-In you can walk, bike or take a golf cart to your hangar. You can greet the morning sun from your balcony overlooking the Indian and Banana Rivers...and the 3,601 foot Merritt Island runway.

Unbelievably beautiful water views in all directions. Total luxury in living arrangements.



See the view from your balcony by going to [www.riverflyin.com](http://www.riverflyin.com) and clicking Choose Your Home . Click Overview, then View to get an approximate scene.



**River Fly-In encompasses 13 acres of pristine natural surroundings** Great care has been taken to preserve the original wetlands environment so that our owners may enjoy the constant beauty of Florida's wonderful flora and fauna. An elevated boardwalk will rise above the vegetation allowing residents to calmly stroll over the area, occasionally stopping at one of the several observation decks to spend quiet moments with nature. Stunning views of Sykes Creek and the Banana River from the boardwalk will be available. Nothing could be more therapeutic than leisurely ambling over the boardwalk in the evening watching tropical birds go about their lives.

Visit our website at [www.riverflyin.com](http://www.riverflyin.com) where you will always find the latest information on this amazing opportunity.