

# RIVAGE

BAL HARBOUR







## A Once-in-a-Lifetime Oceanfront Paradise

Perfectly poised on the most beautiful stretch of beach in the country, Rivage Bal Harbour rises from the lush tropical landscape, a beacon of modern living. This very limited collection of light-filled villas in the sky offers a luxurious life immersed in nature, mere steps from the ocean on the last beachfront property to be developed in Bal Harbour.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

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PORTE-COCHÈRE





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## At Home in the Sky

No more than three residences per floor creates a feeling of independent single-family homes floating in the clouds. It's the essence of refined living: open, airy, expansive.

RESIDENCE TERRACE





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CHEF'S KITCHEN





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PRIMARY BATHROOM





## Property and Residences Features

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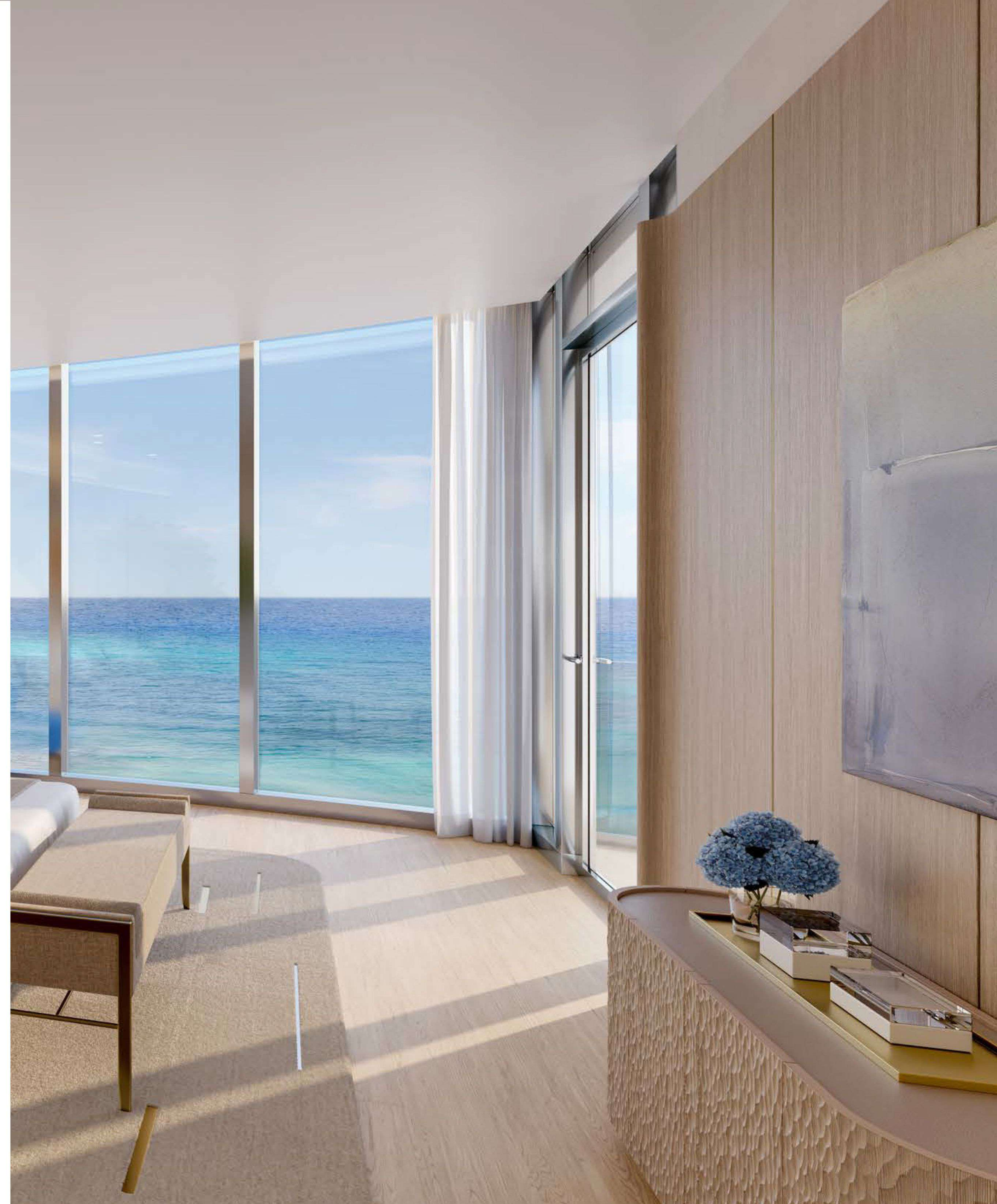
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## PROPERTY OVERVIEW

- 200 linear feet of pristine private shoreline
- 2.67 acres
- 25 stories
- 56 homes designed by world-renowned architecture firm SOM, with interiors by Rottet Studio, and with sweeping views of the Atlantic Ocean, Biscayne Bay and the Miami skyline
- Three- to eight-bedroom residences, ranging from approximately 3,300 to 12,600 SF
- A lavish amenity program, offering the best of Bal Harbour beachfront living
- Elegant two-story lobby, with full-time concierge offering comprehensive, customized services
- Curated art programs rotating in the lobby gallery and throughout the common spaces
- Two-car private garage and storage area for every residence

## RESIDENCES OVERVIEW

- Direct private-elevator entry to each residence
- 10-foot ceilings and floor-to-ceiling windows
- Terraces up to 12 feet deep offer direct views of the Atlantic Ocean and Biscayne Bay
- Spacious living, dining and entertaining area
- Custom kitchens with Sub-Zero and Wolf appliance suite (including gas cooktop and full-height wine cellar), Dornbracht fixtures, wood and marble finishes
- Custom bathroom and closet suites designed by Rottet Studio feature marble, white oak and Dornbracht fixtures
- Primary bathroom with travertine flooring and walls, marble slab countertop, lacquered vanity, stone-clad bathtub, custom mirrors and light fixtures
- Fully finished wardrobe in every bedroom, with oak millwork and leather-lined drawers





## Everything Under The Sun

To live at Rivage Bal Harbour is to inhabit  
a private beachfront enclave with exclusive  
access to the best of everything.





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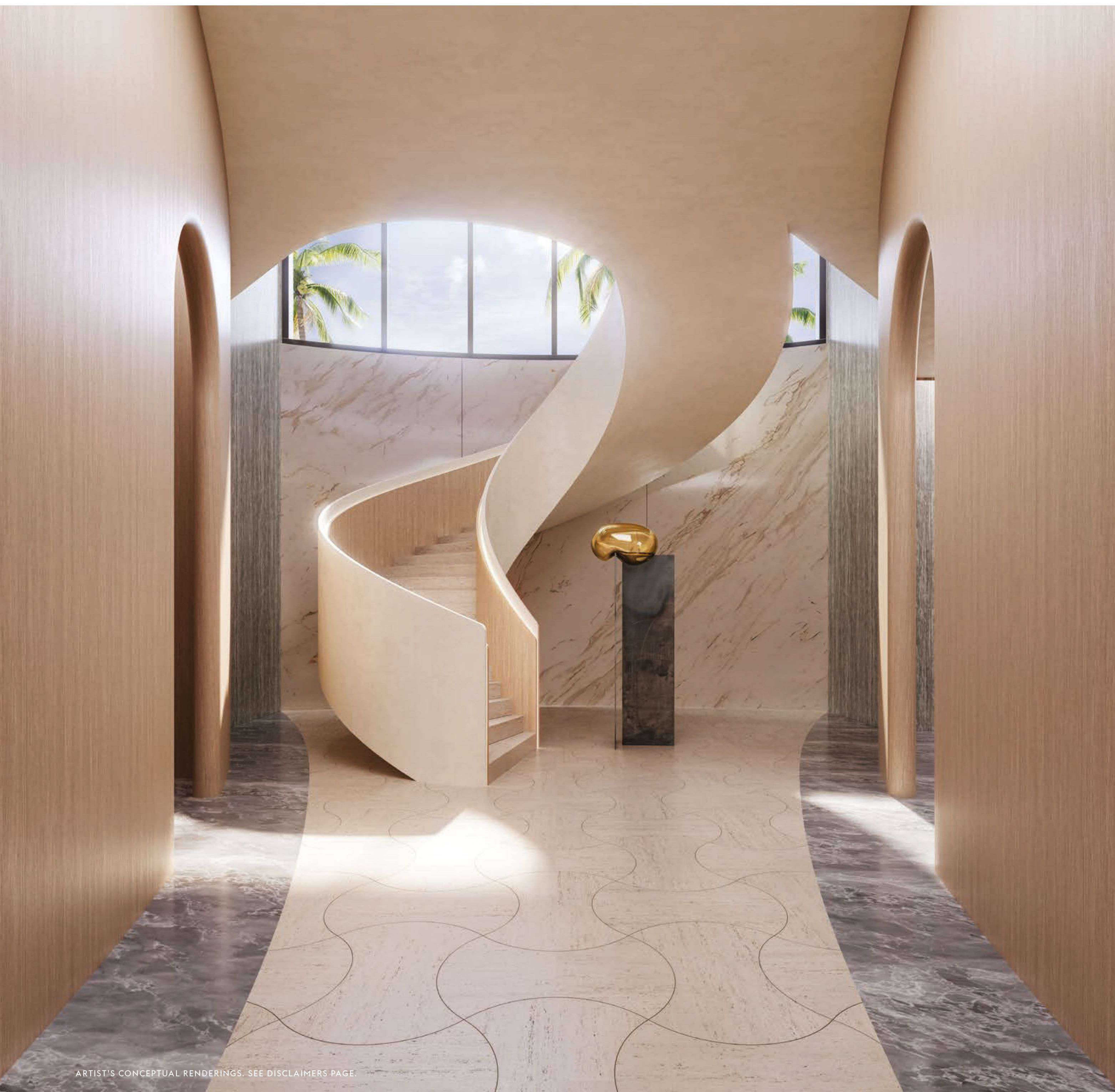
## Wellness at Rivage

Deeply committed to total well-being,  
Rivage provides elevated services and amenities  
on par with the world's finest resorts.

SPA STAIRCASE

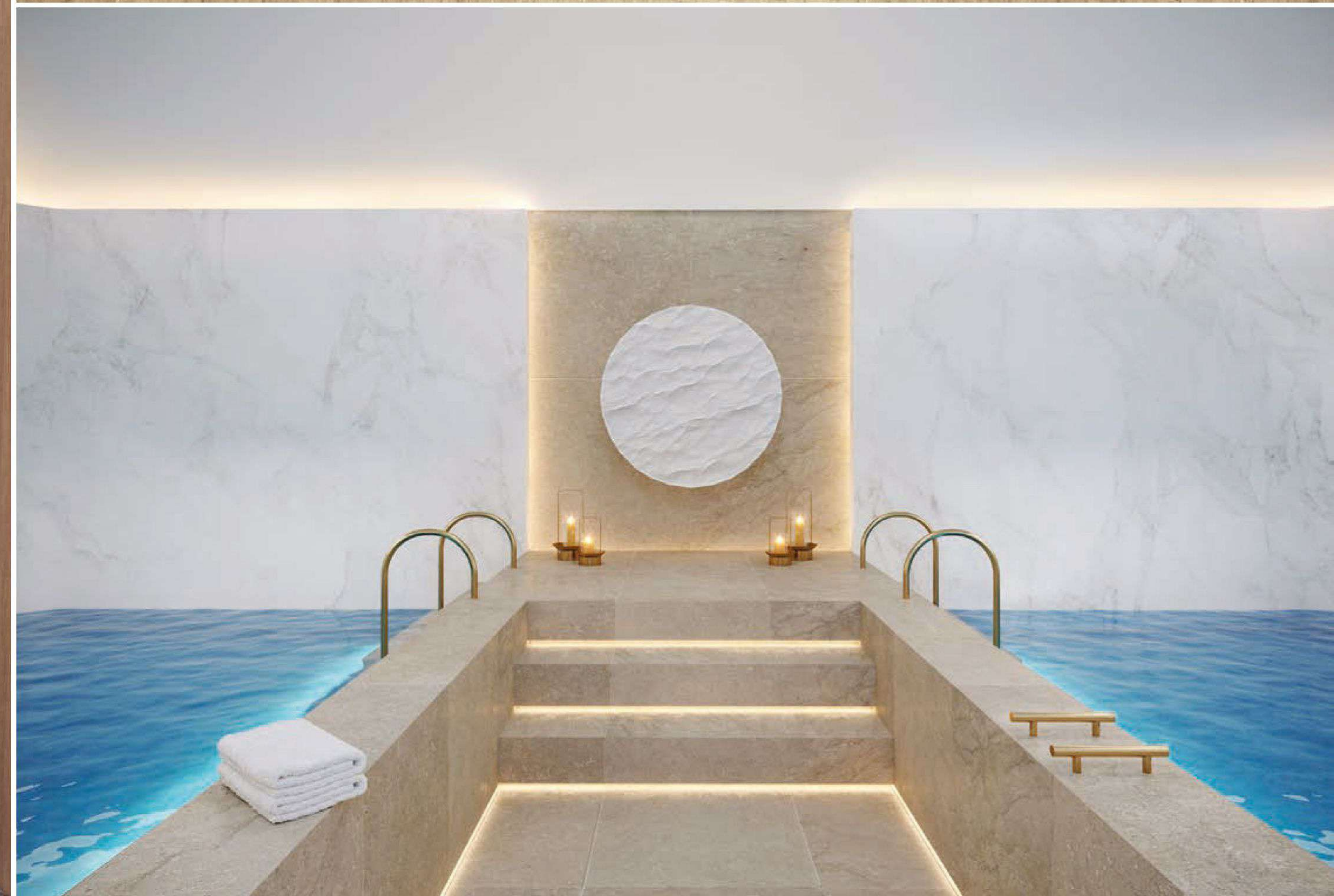
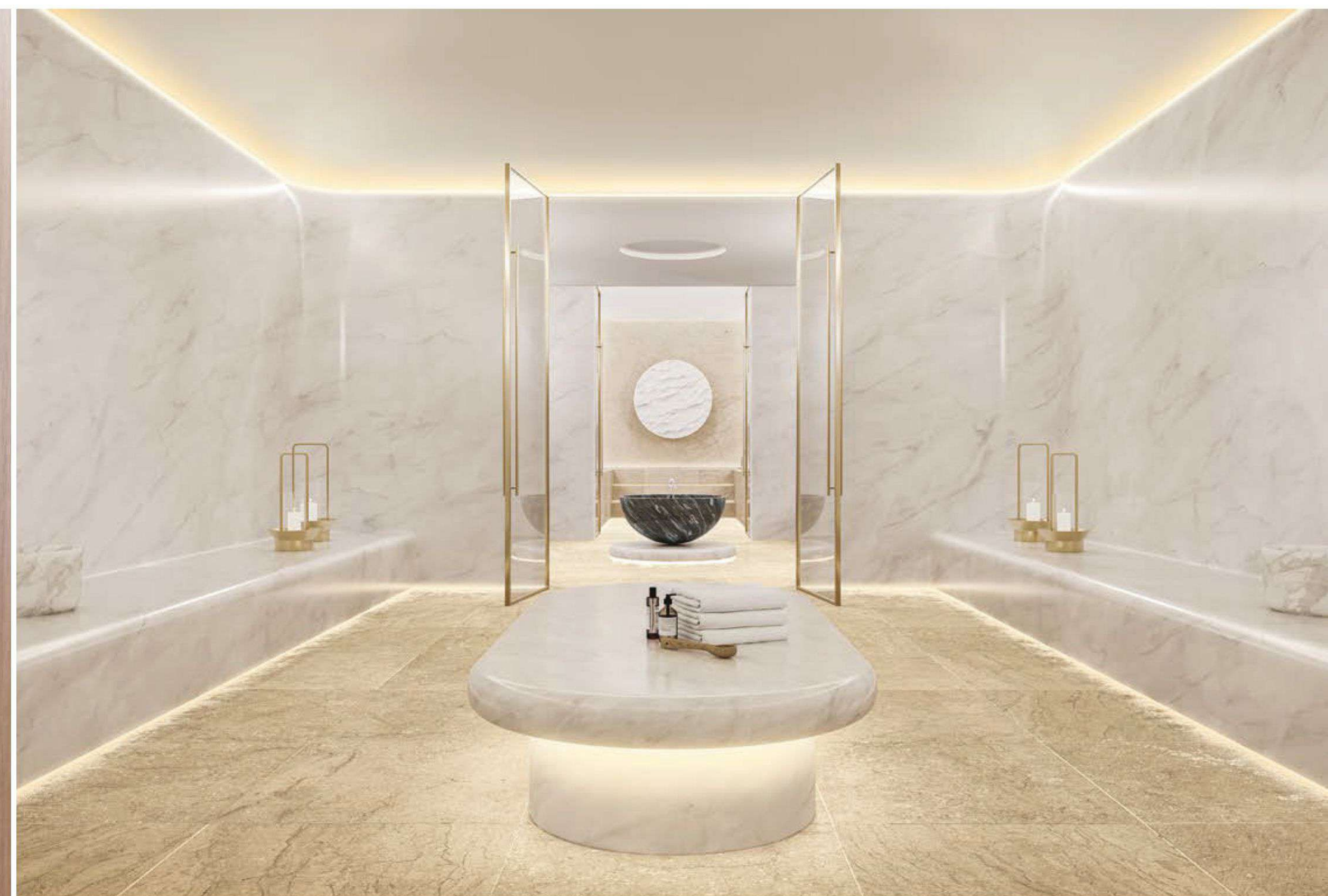
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SPA ENTRANCE



TOP: HAMMAM; BOTTOM: HOT AND COLD PLUNGE POOLS



An architectural rendering of a modern oceanfront dining area. The scene features a long, low-profile building with a white flat roof and large glass walls. The interior is visible, showing a bar and seating area. In front of the building is a paved patio with several square tables and wooden chairs. A large white umbrella is on the left. The area is surrounded by lush tropical vegetation, including numerous palm trees. The sky is blue with light clouds. The overall atmosphere is bright and airy, suggesting a high-end, resort-like environment.

## The Art of Entertaining

Curated social spaces and a signature oceanfront dining experience, exclusively for residents and their guests, means you can seamlessly transition from day to night without ever leaving home.





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PRIVATE DINING



TOP: READING LOUNGE; BOTTOM: FORMAL SITTING LOUNGE





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COCKTAIL LOUNGE





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## AMENITIES

- Signature oceanfront dining experience, exclusively for residents and their guests
- Curated social spaces, including formal sitting, reading and cocktail lounges
- Activities deck with resort-style pools, outdoor spa, sunbeds and cabanas, poolside food and beverage service, plus pickleball and padel tennis courts
  - Sunrise Pool offers direct ocean views and indoor-outdoor fitness facilities, ideal for a morning stretch, swim and snack
  - Sunset Pool on the western edge is a lush, tropical refuge, with a bar and adjacent courts, that's perfect for afternoon-into-evening relaxation
- Rivage spa, exquisitely appointed with sauna, hammam, hot and cold plunge pools and private treatment rooms for personalized wellness and beauty services
- Fully serviced beach club
- State-of-the-art fitness center with high-impact training room and yoga studio overlooking the Atlantic Ocean
- Virtual reality game simulator and imaginative children's playroom
- Bicycle storage

## SERVICES

- Residential butler and estate manager to facilitate deliveries, errands, and in-residence services, including:
  - personal chef
  - laundry/dry cleaning
  - shopping
  - maintenance
  - medical concierge
  - welcoming and
  - housekeeping
  - escorting guests
- In-residence dining and catering from signature on-site dining room
- 24-hour security and valet service
- House car
- On-site general manager



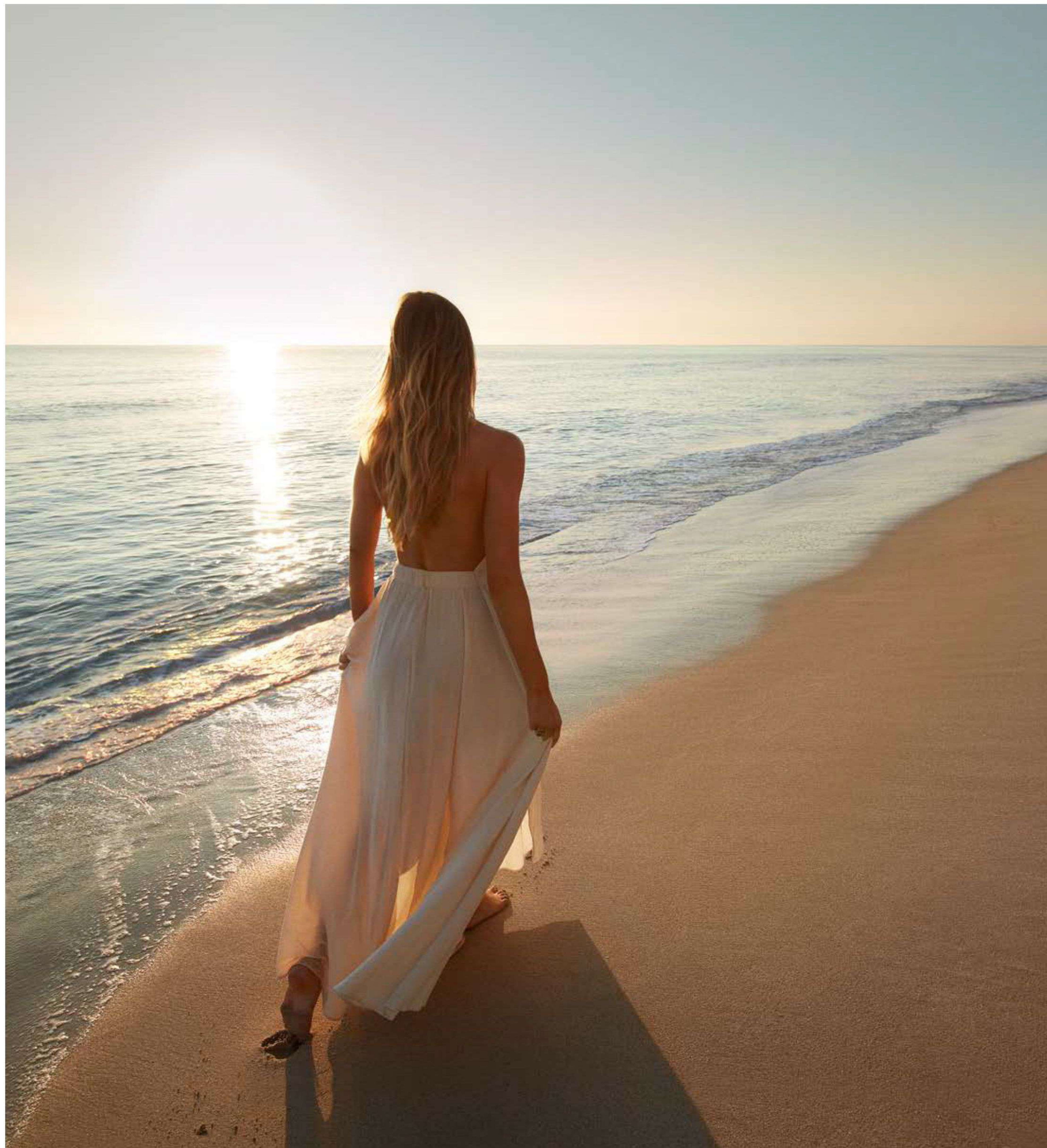
COCKTAIL LOUNGE



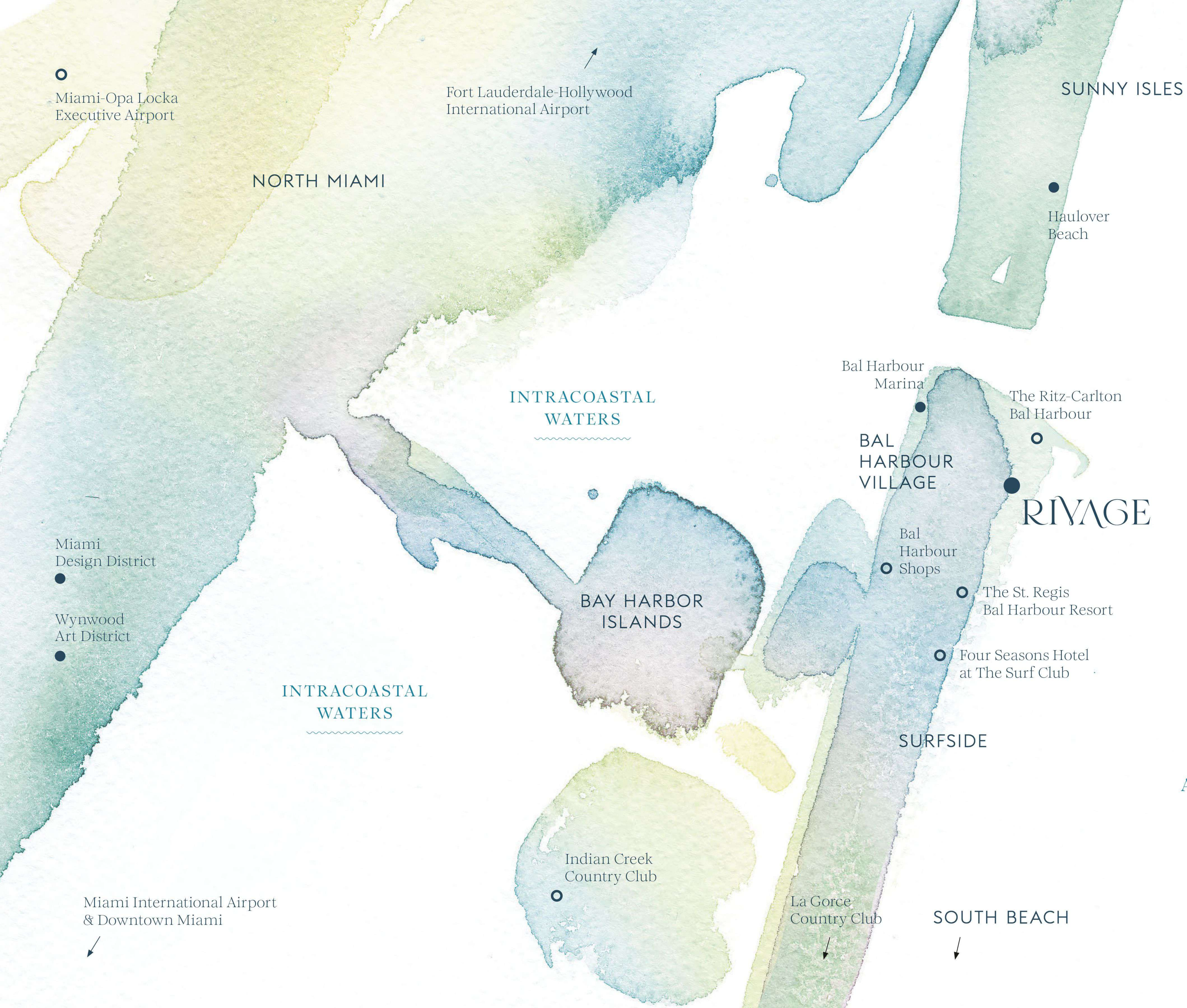
## Welcome to the American Riviera

Since its inception in 1929, Bal Harbour has been an elite enclave on the tiny tip of this barrier island. It is unquestionably the most sophisticated and culturally rich version of South Florida's glamorous lifestyle.

This unparalleled location offers both a sense of privacy and convenient access to entertainment, dining, shopping, transportation and recreation.







Perfectly Situated

- Bal Harbour Shops (0.5 miles)
- Bal Harbour Marina (0.5 miles)
- The Ritz-Carlton Bal Harbour (0.5 miles)
- The St. Regis Bal Harbour Resort (0.5 miles)
- Four Seasons Hotel at The Surf Club (1.5 miles)
- Haulover Beach (2.5 miles)
- Indian Creek Country Club (3 miles)
- La Gorce Country Club (4.5 miles)
- South Beach
  - Sunset Harbor (8 miles)
  - South of Fifth (9.5 miles)
- Miami Design District (10 miles)
- Miami-Opa Locka Executive Airport (11 miles)
- Wynwood Art District (11 miles)
- Downtown Miami (14 miles)
- Fort Lauderdale-Hollywood International Airport (16 miles)
- Miami International Airport (16 miles)

RIVAGE



A LUMINARY TEAM



RESIDENCES BY ARMANI CASA, SUNNY ISLES

Related Group

Visionary

Founded in 1979, Related Group has enhanced skylines with iconic development characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related redefines urban environments on a global scale, fostering distinctive dynamic communities and symbolic landmarks. The firm is one of the largest privately owned businesses in the U.S., with a development portfolio in excess of \$40 billion in 40 years.



FORTÉ, WEST PALM BEACH

Two Roads Development

Mastermind

Two Roads Development is a South Florida-based real estate development firm whose principals have over 120 years of combined experience in developing, financing and marketing residential and commercial projects across the U.S. The company’s visionary approach and unparalleled business acumen combine to create landmark projects in some of the nation’s most celebrated metropolitan areas.



THE RESIDENCES AT 6 FISHER ISLAND, MIAMI

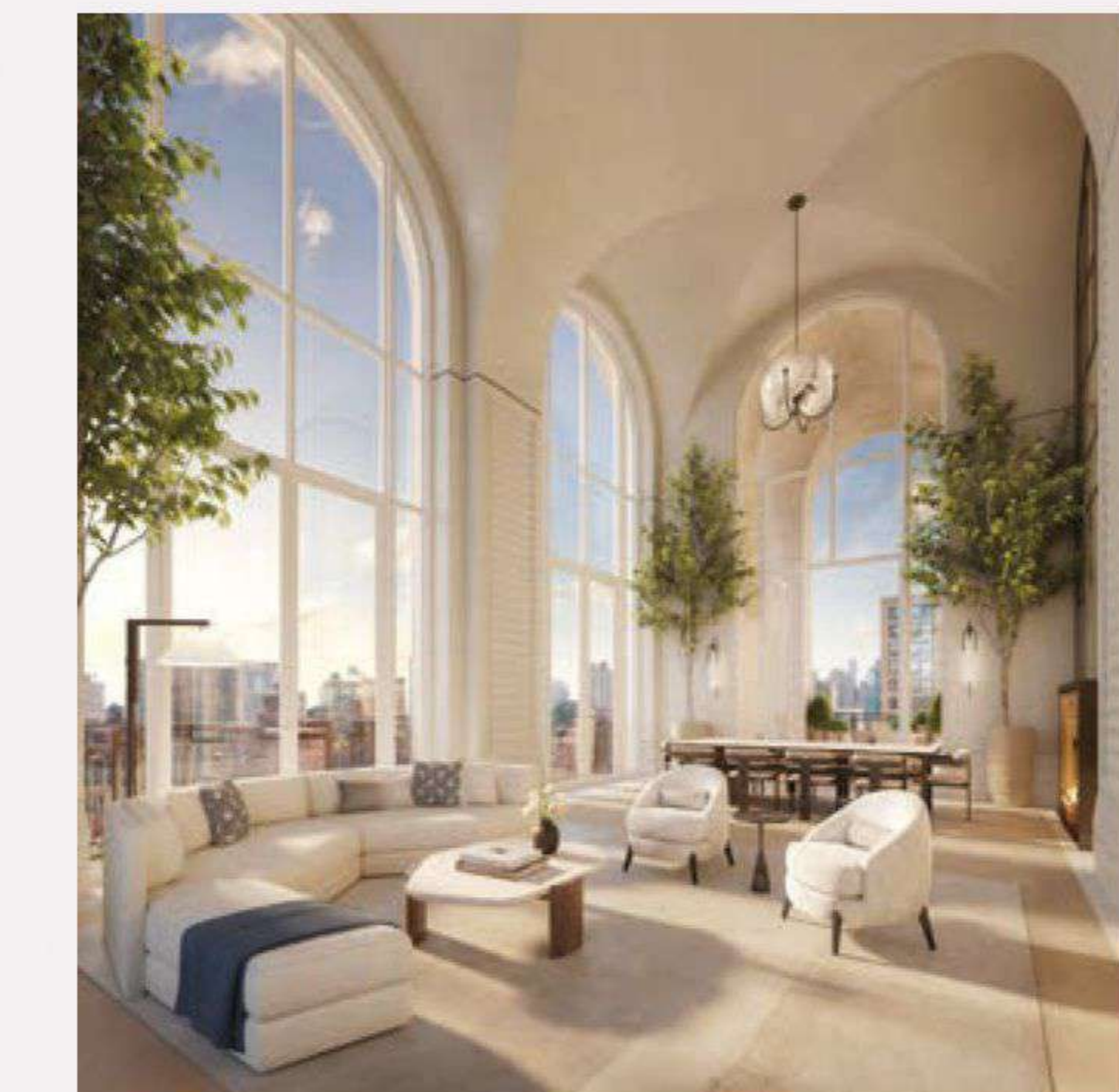
Douglas Elliman  
Development Marketing

Exclusive Sales and Marketing Partner

Instrumental in bringing Miami’s most important new developments to market, the firm provides unparalleled expertise that is further complemented by real-time market intelligence from its skilled brokerage professionals.



ONE WORLD TRADE CENTER, NEW YORK



FOUR SEASONS, BOGOTÁ

SOM

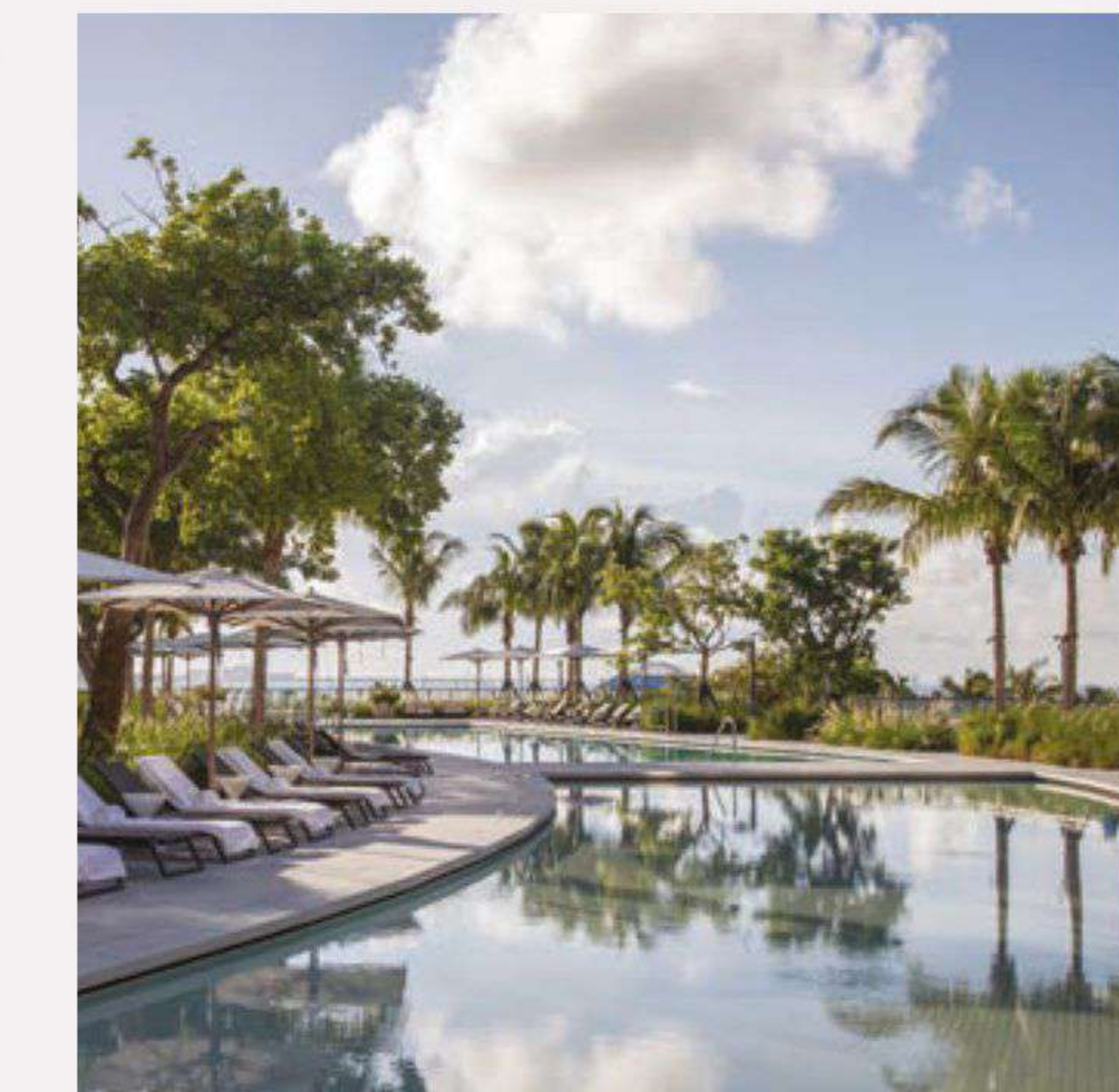
Design Architect

Skidmore, Owings & Merrill (SOM) is a leading architecture, engineering, and planning practice responsible for some of the world’s most technically and environmentally advanced buildings and public spaces—from Burj Khalifa in Dubai and One World Trade Center in New York City to Millennium Park in Chicago.

Rottet Studio

Interior Designer

An accomplished architect and one of the world’s most-celebrated interior designers, Lauren Rottet is the only woman in history to be elevated to Fellow status by both the American Institute of Architects and the International Interior Design Association. Her contemporary aesthetic is steeped in luxury, with a certain elegant restraint.



PARK GROVE, MIAMI

Enea Garden Design

Landscape Architect

Enzo Enea is known for his rare ability to fuse the indoors with the outside world, creating livable outdoor spaces that blur the boundaries between a structure and its surrounding environment. He and his team work in all climate zones worldwide and have ample experience in Florida. Enea’s design reflects a deep understanding of the native flora that informs his enduring and contextually relevant landscapes.



Rivage Bal Harbour Condominium (the “Condominium”) is developed by Carlton Terrace Owner LLC, a Delaware limited liability company (“Developer”). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Related Group and/or any of its affiliates, and any purchaser agrees to look solely to Developer (and not to Related Group and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of Units in the Condominium.

Developer has the right to select, retain, remove and/or change any particular design or construction professional (e.g., architect, contractor, interior designer) being involved in the development or design of the Condominium listed herein, at any time without notice. All dimensions and ceiling heights are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Additionally, ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance.

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