



# RIVAGE BAL HARBOUR

LOCATION: 10245 COLLINS AVENUE

 Douglas Elliman  
Development Marketing

# RIVAGE BAL HARBOUR

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 bespoke beachfront residences offers a luxurious life immersed in nature, mere steps from the ocean on what is likely the last oceanfront property to be developed in Bal Harbour. These light-filled villas in the sky provide elevated services and amenities on par with the world's finest hotels. The result is a refined and considered approach to total well-being.





## AMENITIES

- Signature oceanfront dining experience, exclusively for residents and their guests
- Curated social spaces, including media room and library, breakfast bar and cocktail lounge
- Activities deck with resortstyle pools (Sunrise and Sunset), outdoor spa, sunbeds and cabanas, poolside food and beverage service, and pickleball and padel court
- Private spa with sauna, hammam, hot and cold plunges, and treatment rooms offering salon and personalized beauty services



- Full-service beach club
- State-of-the-art fitness center with high-impact training room and yoga studio overlooking the Atlantic Ocean
- Private dining room, chef's table and bespoke wine room
- VR game simulator and imaginative children's playroom
- Bicycle storage
- Residential butler
- Dedicated lifestyle concierge, offering management for deliveries, errands and in-residence services, including personal chef, shopping, medical concierge, housekeeping, maintenance, laundry/dry



cleaning, and welcoming and escorting guests

- 24-hour security and valet service
- House car
- On-site general manager







# ABOUT ME

Guided by trust. Driven by results - The Art of Real Estate and Investment

Marion is a leading Miami real estate expert with nearly two decades of market knowledge. A Miami Beach resident since 2006, she understands every facet of the industry and guides her clients seamlessly through each transaction.

Why Work With a Pre-Construction Specialist in Miami

Miami's pre-construction market is one of the most dynamic—and complex—in the world. Buying early means access to the best pricing, premium units, and long-term upside. But it also comes with risks, timelines, contract structures, and developer nuances that only experienced professionals truly understand.

That's where I come in.

As a specialized pre-construction Realtor, I don't just sell units—I guide my clients through the entire process: from selecting the right project and negotiating favorable terms, to understanding deposit structures, timelines, and exit strategies. I work directly with top developers, giving my clients early access, insider knowledge, and a strategic advantage.

In a market like Miami, the difference between a good investment and a great one is timing, positioning, and expertise.



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That's why working with someone who truly understands  
pre-construction isn't optional—it's essential.