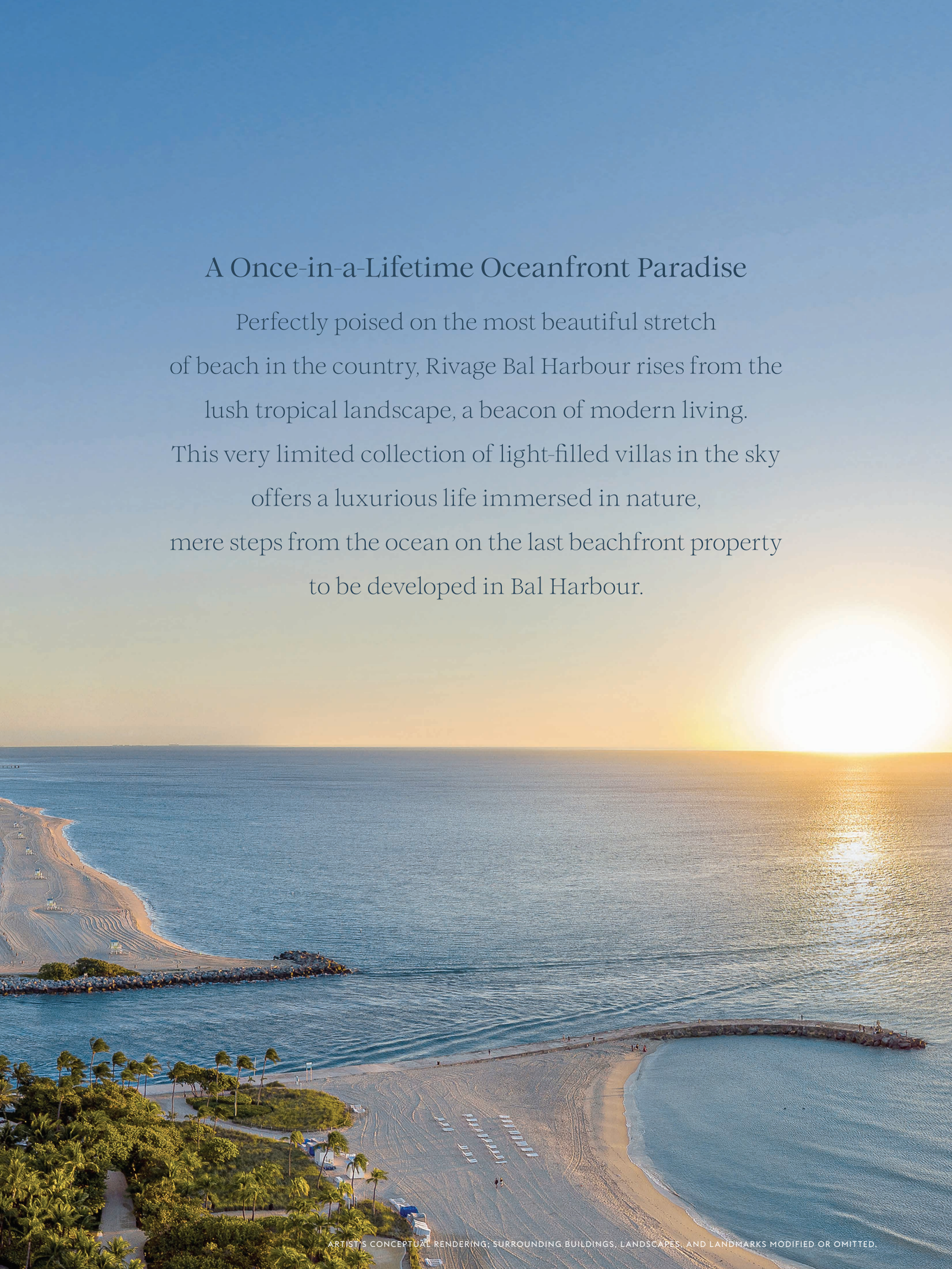



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



## 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.



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



ARRIVAL FROM COLLINS AVENUE



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



PORTE-COCHÈRE



LOBBY




ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



# 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



GREAT ROOM



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



CHEF'S KITCHEN



PRIMARY BATHROOM



ARTIST'S CONCEPTUAL RENDERING.



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



# Property and Residences Features

PRIMARY SUITE



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING B

## 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




PRIMARY SUITE



SUNRISE POOL AND BEACH CLUB



# 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.

ARTIST'S CONCEPTUAL RENDERING. SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



SUNSET POOL



# Wellness at Rivage

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

ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



SPA STAIRCASE



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.

SPA ENTRANCE







TOP: HAMMAM; BOTTOM: HOT AND COLD PLUNGE POOLS



OCEANFRONT DINING



# 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.

ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.

PRIVATE DINING







TOP: READING LOUNGE; BOTTOM: FORMAL SITTING LOUNGE



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



# Amenities and Services at a Glance

COCKTAIL LOUNGE



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING B

## 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 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
    - shopping
    - medical concierge
    - housekeeping
    - laundry/dry cleaning
    - maintenance
    - welcoming and escorting guests
— In-residence dining and catering from signature on-site dining room
— 24-hour security and valet service
— Mailroom with secure package technology
— House car
— On-site general manager

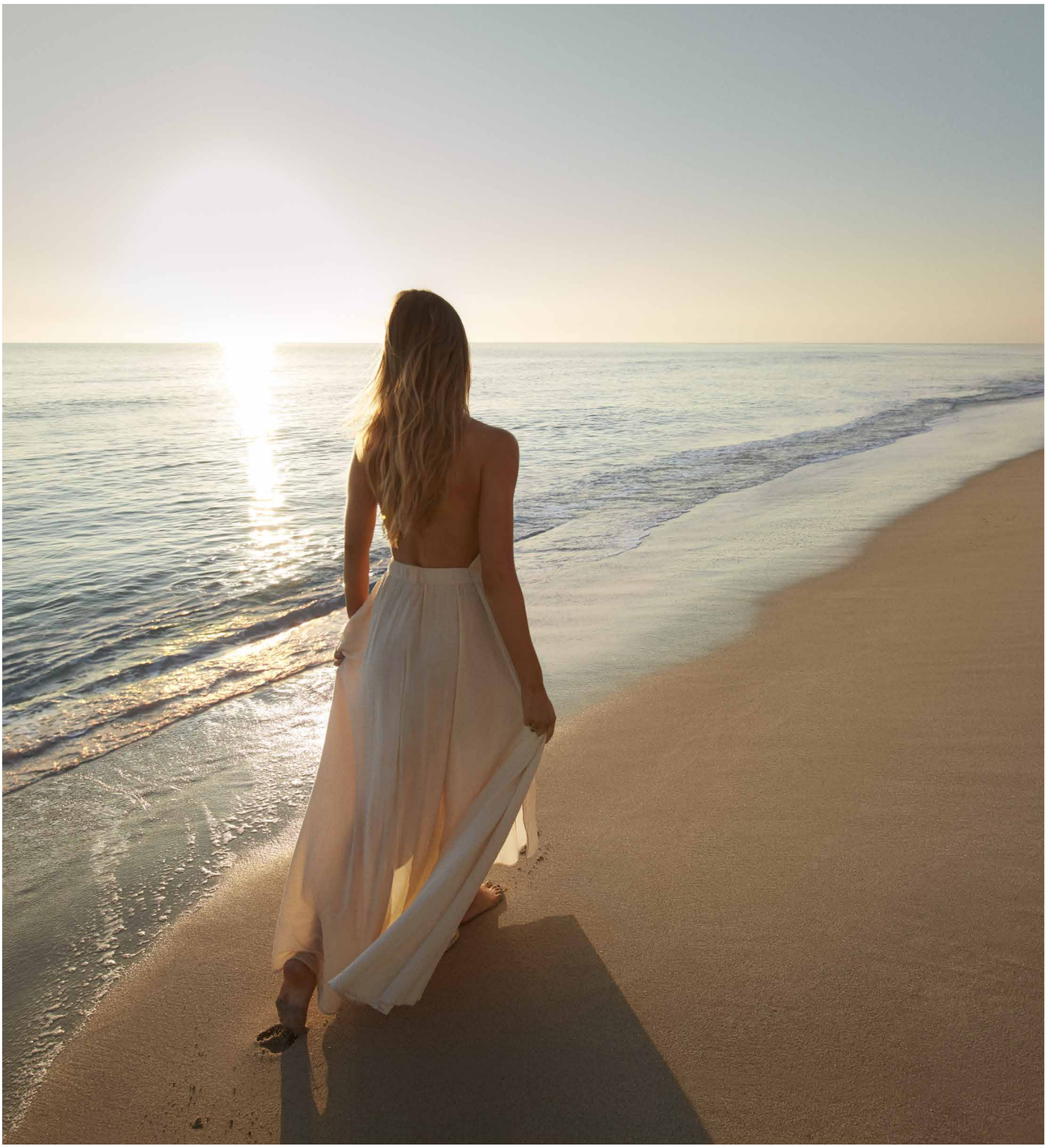


COCKTAIL LOUNGE

# 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.

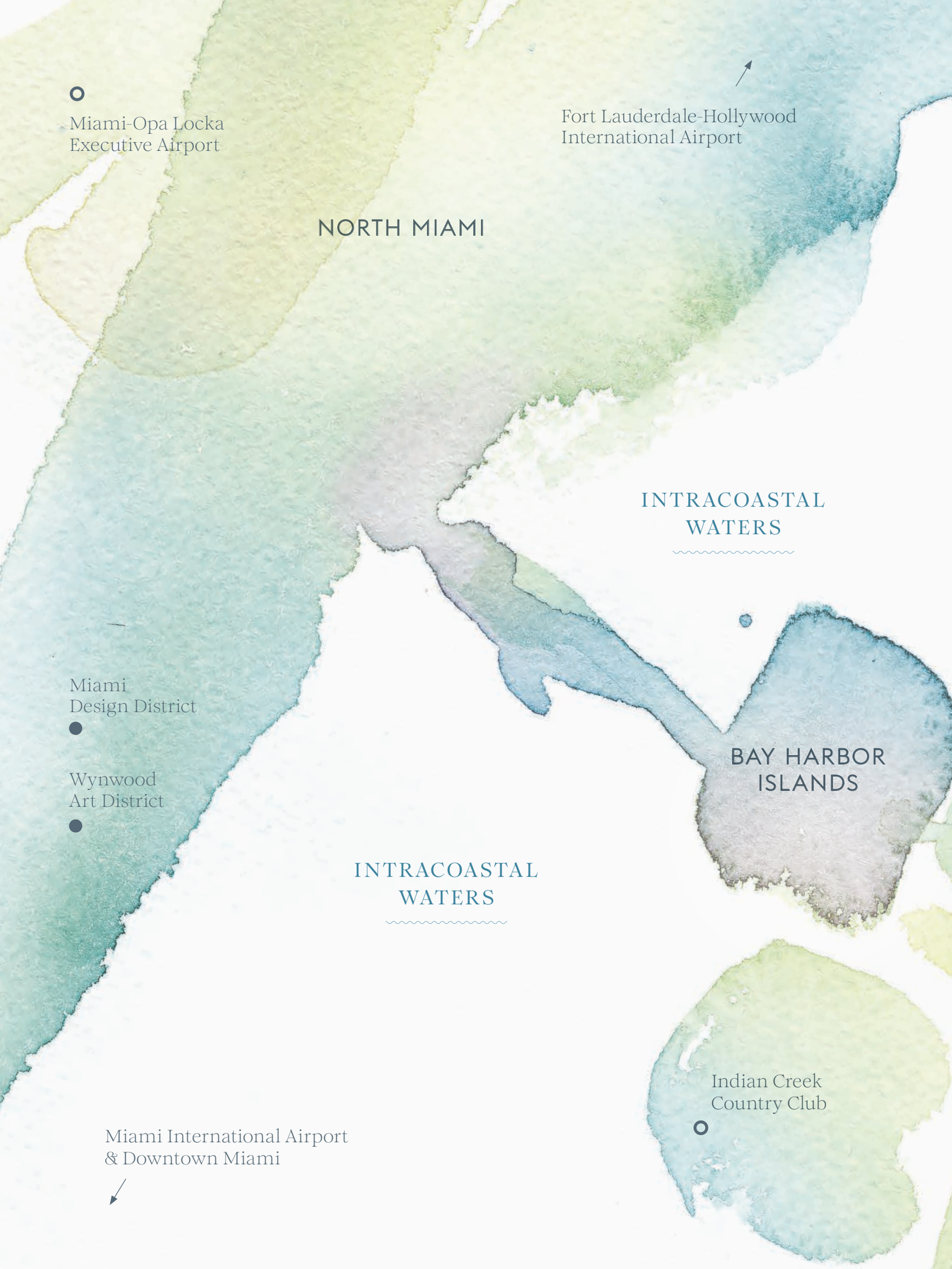
This unparalleled location offers both a sense of privacy and convenient access to entertainment, dining, shopping, transportation and recreation.










Miami-Opa Locka
Executive Airport
Fort Lauderdale-Hollywood
International Airport
NORTH MIAMI
INTRACOASTAL
WATERS
Miami
Design District
Wynwood
Art District
BAY HARBOR
ISLANDS
INTRACOASTAL
WATERS
Indian Creek
Country Club
Miami International Airport
& Downtown Miami




## 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)

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.



PHOTO: JAMES EWING

ONE WORLD TRADE CENTER, NEW YORK

## 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.



FOUR SEASONS, BOGOTÁ

## 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.

RivageBalHarbour.com
786.885.3839

Future residences located at:
10245 Collins Avenue
Bal Harbour, FL 33154

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.**

**New York Residents: THE COMPLETE OFFERING TERMS ARE FOUND IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO FILE NO. CP23-0060.**
**WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.**
**THIS CONDOMINIUM HAS ALSO BEEN REGISTERED WITH THE MASSACHUSETTS BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS F-1284-01-01.**

RIVAGE BAL HARBOUR CONDOMINIUM is developed by Carlton Terrace Owner LLC ("Developer" or "Offeror"). This offering is made only by the Developer's Prospectus for the Condominium. This offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. Architectural design elements may vary from concept to actual construction. All depictions of views, waterfront or water access, finishes, fixtures, design, and amenities are conceptual. The furnishings, décor, and interior design depicted are conceptual and not included in the Unit purchase. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, or art contained in this brochure are proposed only and the Developer reserves the right to modify, revise, or withdraw any or all the same in its sole discretion and without prior notice. No water view or other specific view is guaranteed. Views from Units vary depending upon the Unit selected. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. The drawings, images, and depictions shown should not be relied upon as representations, express or implied, of the final detail of the Condominium or any Unit. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals which may require the Developer to alter any design, floor plan, layout, or detail depicted or planned. Art depicted is not included with a Unit purchase and art depicted is not owned by the Association(s) for this Condominium. If art is installed at the Condominium any such art shall be selected by the Developer at the Developer's sole discretion and may be substituted by the Developer or removed; art installed by the Developer shall be deemed to be on loan to the Condominium Association removable by Developer at Developer's election without recourse to Developer. No art installed is owned by the Condominium Association unless the installation is specifically gifted or sold to the Association by written and signed agreement between the Developer and the Condominium Association. The Prospectus is not a securities or investment offering. No statements or representations have been made by Developer, or any of its agents, employees, or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of one or more Units, but if made such statements should not be relied upon in your Unit purchase decision. The Developer, its agents, employees, and representatives are also not tax advisors and statement(s) made with respect to tax benefits of ownership should not be relied upon in your Unit purchase decision. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and are not controlled by the Developer. Information regarding off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and there is no guarantee that any off-site attractions, shopping venues, restaurants, and activities will exist as depicted or that there would not be changes or substitutions of the attractions and venues nearby. Pursuant to license agreements, Developer has a right to use the trade names, marks, and logos of: (1) The Related Group; and (2) Two Roads Development, each of which is licensor and neither of which is Developer. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of any other jurisdiction when prohibited by law. All prices are subject to change at any time and without notice, and do not include optional features, design packages, furniture packages, or premiums for upgraded Units. Consult the Prospectus of Developer to understand the amenities, proposed budget, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular assessments and to learn what amenities may require payment of additional fees. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the respective developer unless otherwise credited. 2023 © Carlton Terrace Owner LLC, with all rights reserved.