

RIVAGE

BAL HARBOUR





A Once-in-a-Lifetime Beachfront 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 homes in the sky offers a luxurious life immersed in nature, mere steps from the ocean on one of the last beachfront properties to be developed in Bal Harbour.



ARRIVAL FROM COLLINS AVENUE



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

PORTE-COCHÈRE



ARTIST'S CONCEPTUAL RENDERING

LOBBY GALLERY

At Home in the Sky

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



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CHEF'S KITCHEN



ARTIST'S CONCEPTUAL RENDERING

CHEF'S KITCHEN



ARTIST'S CONCEPTUAL RENDERING



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Property and Residences Features

LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



WEST-FACING TERRACE

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 six-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 program 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 Molteni&C cabinets, 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 Molteni&C closet system, 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



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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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SUNRISE POOL & BEACH CLUB



A VIEW FROM ABOVE

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

1. PICKLEBALL & PADEL COURTS 2. SUNSET POOL & SPA 3. SUNSET PAVILION & BAR 4. PRIVATE DRIVEWAY 5. DOG PARK 6. LOBBY 7. FORMAL LOUNGE 8. GALLERY 9. OCEANFRONT DINING & COCKTAIL LOUNGE 10. PRIVATE DINING ROOM

11. SPA & CLUB LEVEL ENTRY 12. SUNRISE LOUNGE 13. ENTERTAINMENT PAVILION 14. CHILDREN'S PLAYROOM 15. FITNESS PAVILION 16. YOGA & PILATES STUDIO 17. SUNRISE POOL 18. WALKING PATHS 19. DEDICATED BEACH & BEACH CLUB



PICKLEBALL & PADEL COURTS, SUNSET POOL



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BEACH CLUB



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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BREAKFAST BAR (MORNING); COCKTAIL LOUNGE (EVENING)



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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.

ARTIST'S CONCEPTUAL RENDERINGS



SPA ENTRANCE



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

PRIVATE TREATMENT ROOM



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STATE-OF-THE-ART FITNESS ROOM





ARTIST'S CONCEPTUAL RENDERING

CHILDREN'S PLAYROOM



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

THE CLUB ROOM



ARTIST'S CONCEPTUAL RENDERING



PRIVATE SCREENING ROOM



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

RESIDENCE PARKING



Amenities and Services at a Glance

INGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



SUNSET POOL

AMENITIES

- Fully serviced resort-style beach club with a suite of water toys
- Sunrise and sunset pools with lush landscaping and poolside service
- Private dining room, breakfast bar, cocktail lounge, and signature oceanfront dining for gatherings of all sizes and occasions
- Restorative spa exquisitely appointed with sauna, hammam, treatment rooms, and hot and cold plunge pools
- Fully equipped fitness pavilion overlooking the Atlantic Ocean, with state-of-the-art fitness room and dedicated yoga and Pilates studio
- Club Room with billiards table and wine vault
- Private screening room and virtual golf simulator with adjacent lounge
- Thoughtfully designed Entertainment Pavilion, featuring a multifunctional lounge, media room, and a dedicated meeting room
- Pickleball and padel courts, children’s playroom, dog park, and additional recreational spaces
- Oversized, temperature-controlled, enclosed two-car garage
- Bicycle storage

SERVICES

- Butler and concierge for personalized, in-residence services, including:
 - personal chef
 - shopping
 - medical concierge
 - housekeeping
 - laundry/dry cleaning
 - maintenance
 - welcoming and escorting guests
 - deliveries and errands
- In-residence dining and catering from signature on-site dining room
- Cold storage for grocery and food delivery
- Mail and package room
- 24-hour security and valet service
- House car
- On-site general manager



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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 embodiment 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

SUNNY ISLES

Haulover
Beach

MIAMI

INTRACOASTAL
WATERS

Bal Harbour
Marina

BAL
HARBOUR
VILLAGE

The Ritz-Carlton
Bal Harbour

RIVAGE

Miami
Design District

Wynwood
Arts District

BAY HARBOR
ISLANDS

Bal
Harbour
Shops

The St. Regis
Bal Harbour Resort

Four Seasons Hotel
at The Surf Club

INTRACOASTAL
WATERS

SURFSIDE

Indian Creek
Country Club

La Gorce
Country Club

SOUTH BEACH

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 Arts District (11 miles)
- Downtown Miami (14 miles)
- Fort Lauderdale-Hollywood International Airport (16 miles)
- Miami International Airport (16 miles)

ATLANTIC OCEAN

A LUMINARY TEAM



RESIDENCES BY ARMANI CASA, SUNNY ISLES

Related Group

Visionary

Established in 1979, Related Group is Florida’s leading developer of sophisticated metropolitan living and one of the country’s largest real estate conglomerates. Since its inception more than 40 years ago, the company has built, rehabilitated, and managed over 100,000 condominium, rental, and commercial units. The firm is one of the largest privately owned businesses in the United States with a development portfolio worth more than \$40 billion. Currently, Related Group has 90+ projects in varying phases of development.



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 United States. 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 SIX 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.

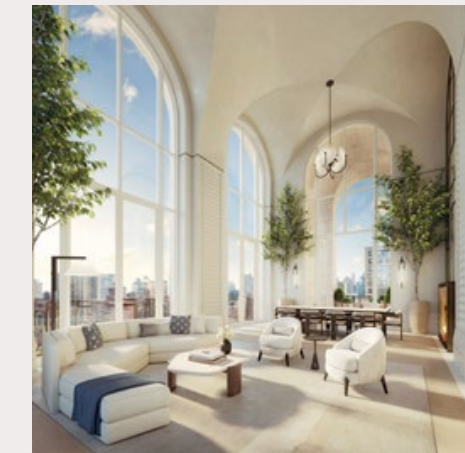


ONE WORLD TRADE CENTER, NEW YORK

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.

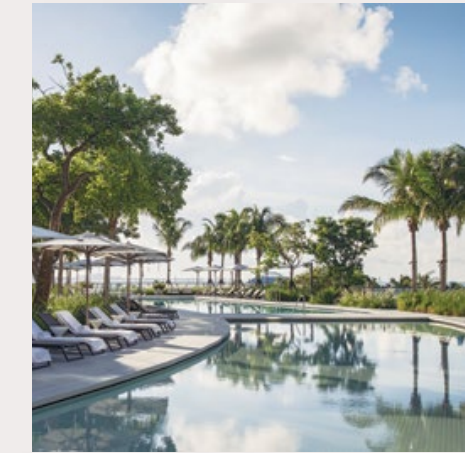


FOUR SEASONS, BOGOTÁ

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

Sales Lounge located at:
Bal Harbour Shops, Suite 368
9700 Collins Avenue
Bal Harbour, FL 33154

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



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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. 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.

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