

PURCHASER'S GUIDE

# 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 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.





## Where Sand Meets Sky

The luminous glass facade of this 275-foot tower reflects the dazzling beauty of the natural surroundings. Inside, every exquisite element is designed with impeccable attention to detail. The grand scale of these beachfront family villas — with their generous balconies, large windows and private elevators — creates discrete residences.

### BUILDING OVERVIEW

- An expanse of 200 linear feet of pristine private shoreline
- A comprehensive amenity program, offering the best of Bal Harbour beachfront living
- 61 homes designed by world-renowned architecture firm SOM, each oriented to provide views of the Atlantic Ocean and Biscayne Bay
- Three- to eight-bedroom residences, ranging from 3,300 to 12,700 square feet
- Elegant two-story lobby with full-time concierge offering estate-level services
- Private parking garage for each home







## At Home In The Sky

With only three homes per floor, the impression is of a separate single-family home, floating in the clouds.

It's the essence of modern living: open, expansive, airy and filled with light. For those who are modern by nature, this is the life.

### RESIDENCES OVERVIEW

- Direct private-elevator entrance to each residence
- Generous 10-foot-high ceilings and floor-to-ceiling windows
- Private 12-foot-deep terraces designed to provide direct views of the Atlantic Ocean and Biscayne Bay
- Expansive living, dining and entertaining area, accented with linear cove lighting
- Custom kitchens with Subzero-Wolf appliances, Dornbracht fixtures, wood and marble finishes and Venetian plaster walls
- Bathrooms and closets designed by Rottet Studio and provided by Falma Italia feature marble, white oak and Dornbracht fixtures
- Primary bathrooms with travertine flooring and walls, marble slab counter, lacquered vanity, undermount bathtub and bespoke mirrors and light fixtures
- Fully finished wardrobe in every bedroom with oak millwork, leather-lined drawers and Venetian plaster walls
- Private pool and outdoor kitchen in select residences





BALCONY



ARTIST'S CONCEPTUAL RENDERINGS.



KITCHEN



POWDER ROOM



OWNER'S BATHROOM



## Everything Under The Sun

To live at Rivage Bal Harbour is to inhabit a private beachfront with exclusive access to the best of everything. Well-being is a priority and 25,000 square feet of exceptional resort-quality amenities are dedicated to it, including a luxury spa, a fitness pavilion with ocean views, a café, game rooms, a cocktail lounge and a world-class chef-driven restaurant overlooking the beach and ocean.

### Amenities and Services at a Glance

#### AMENITIES

- Signature restaurant, exclusively for residents
- Curated social spaces, including formal sitting lounge, reading lounge and cocktail lounge
- Activities deck with resort-style pools (Sunrise and Sunset), outdoor spa, sunbeds and cabanas, poolside food-and-beverage service and pickleball court
- Private spa with sauna, hammam, hot/cold plunges, and treatment rooms offering salon and personalized beauty services
- 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

#### SERVICES

- 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
- In-residence dining, with catering from signature on-site restaurant







RESORT-STYLE POOL



LOUNGE



BESPOKE WINE ROOM



RESTAURANT



Arguably the most luxurious beachfront in the U.S., this coveted stretch of white sand in Bal Harbour has seen no new development in more than a decade—nor will it once Rivage Bal Harbour is launched. This is a choice spot, with prime sightlines to the Atlantic, Intracoastal Waterway and beyond. In the storied history of Bal Harbour and Miami, it's the last one, the only one, and the most special one.









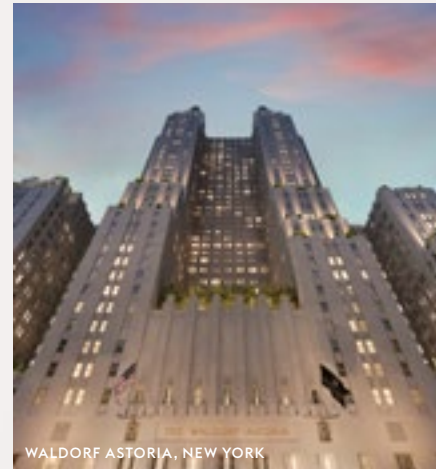
## A LUMINARY TEAM



RESIDENCES BY ARMANI/CASA, SUNNY ISLES



ELYSEE, MIAMI



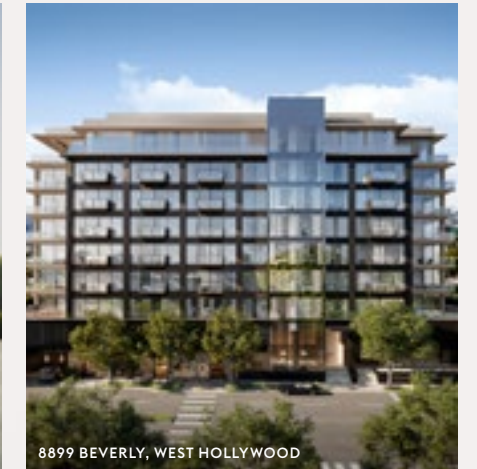
WALDORF ASTORIA, NEW YORK



200E83ST, NEW YORK



GENESIS, BEIJING



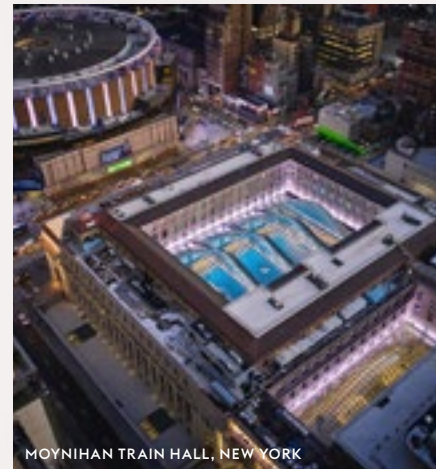
8899 BEVERLY, WEST HOLLYWOOD



BACCARAT RESIDENCES, MIAMI



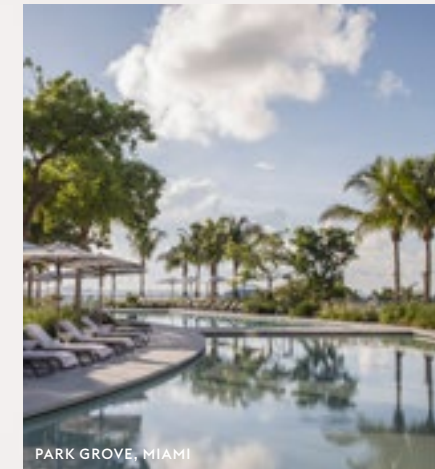
FORTÉ, WEST PALM BEACH



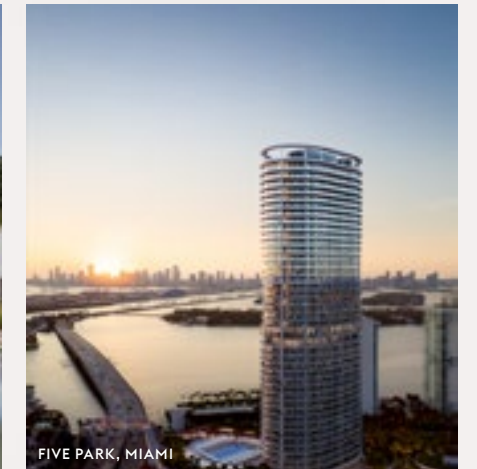
MOYNIHAN TRAIN HALL, NEW YORK



FOUR SEASONS, BOGOTA



PARK GROVE, MIAMI



FIVE PARK, MIAMI

### Related Group Developer

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 that have become local sources of pride. Since its inception, 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 U.S. with a development portfolio in excess of \$40 billion in 40 years

### Two Roads Development Developer

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.

### SOM Design Architect

Skidmore, Owings & Merrill, founded in 1936, greatly influenced the widespread use of mid-century modern design and is responsible for some of the world's most celebrated skyscrapers. Among its highly regarded buildings is Lever House, whose L-shaped tower and glasscurtain wall forever changed the face of modern architecture.

### Rottet Studio Interior Designer

An accomplished architect and one of the world's most-celebrated interior designers, 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.

### Enzo Enea Group Landscape Architect

The "Picasso of gardens" 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 has worked extensively in Florida and has a deep understanding of the native flora that informs his enduring and contextually relevant landscapes.

### Douglas Elliman Development Marketing

#### Exclusive Marketing and Sales Agent

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.





RivageBalHarbour.com

305.423.7548

Future residences located at:

10245 Collins Avenue

Bal Harbour, FL 33154

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RIVAGE BAL HARBOUR CONDOMINIUM (the "Condominium") is developed by Carlton Terrace Owner LLC ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. Consult the Developer's Prospectus for the proposed budget, terms, conditions, specifications, fees, and Unit dimensions. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, club services, rental services, hosting services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, design, or art are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion. No specific view is guaranteed. Pursuant to license agreements, Developer also 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 a licensor. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or of any other jurisdiction where prohibited by law. 2022 © Carlton Terrace Owner LLC, with all rights reserved. 