



RIVAGE

BAL HARBOUR

The background features a watercolor illustration of several leaves. The leaves are rendered in various shades of teal, light blue, and dark blue, with some areas showing a brownish-gold outline. The style is soft and artistic, with visible brushstrokes and a textured, paper-like appearance. The leaves are scattered across the page, with some overlapping. The text 'Architecture & Design' is centered in a dark blue, serif font.

Architecture & Design

SOM

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.

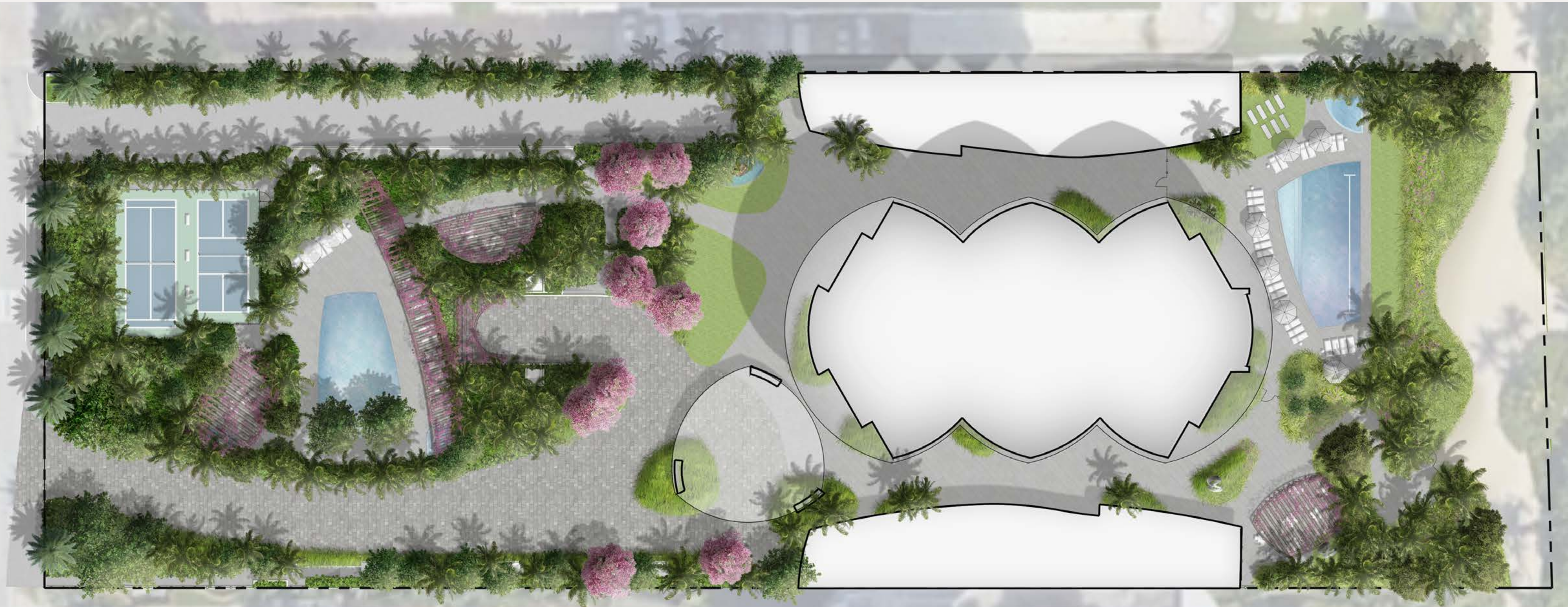




TROPICAL MODERNISM

With its signature clean modernism as a point of departure, SOM let the site — with its unique access to the most exclusive beach — influence the evolution. The pure geometry of straight lines yielded to the organic contours of the landscape. The resulting tropical modernism incorporates rounded forms that echo the natural surroundings and maximize views of the Atlantic Ocean and Biscayne Bay.

An arched ramp guides ingress through a profusion of plants and trees, like a secret garden that amplifies the sense of discovery and orchestrates the moment of arrival. Ocean breezes beckon.





Miami-Opa Locka Executive Airport

Fort Lauderdale-Hollywood International Airport

SUNNY ISLES

NORTH MIAMI

Haulover Beach

INTRACOASTAL WATERS

Bal Harbour Marina

The Ritz-Carlton Bal Harbour

BAL HARBOUR VILLAGE

RIVAGE

Miami Design District

Wynwood Art District

BAY HARBOR ISLANDS

Bal Harbour Shops

The St. Regis Bal Harbour Resort

Four Seasons Hotel at The Surf Club

INTRACOASTAL WATERS

SURFSIDE

ATLANTIC OCEAN

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



WHERE SAND MEETS SKY

This luminous glass façade 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 the impression of entirely separate single-family homes floating in the clouds. It's the essence of refined living: open, airy and expansive. For those who are modern by nature, this is the life.



LOBBY

The conceal/reveal technique is omnipresent, with water elements, stone walls and prolific plantings carving out intimate spaces and creating thresholds to outdoor rooms, encouraging exploration and surprise. Diaphanous architectural screens in lobbies and lounges, along with changes in elevation, also help build an alternating cadence of intimacy and openness, inviting residents to adventure through the property.

Property and Residences Features

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 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



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ENDLESS SUNRISE VIEWS

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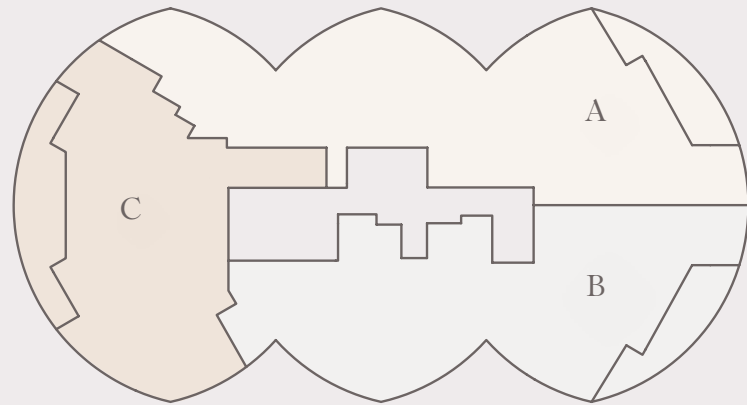




RESIDENCE TERRACE

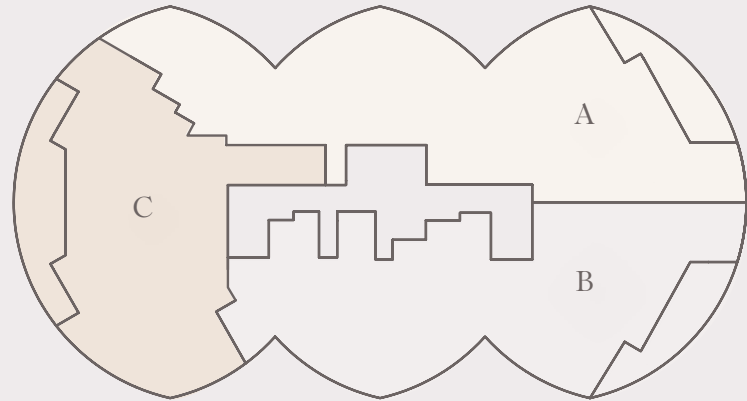
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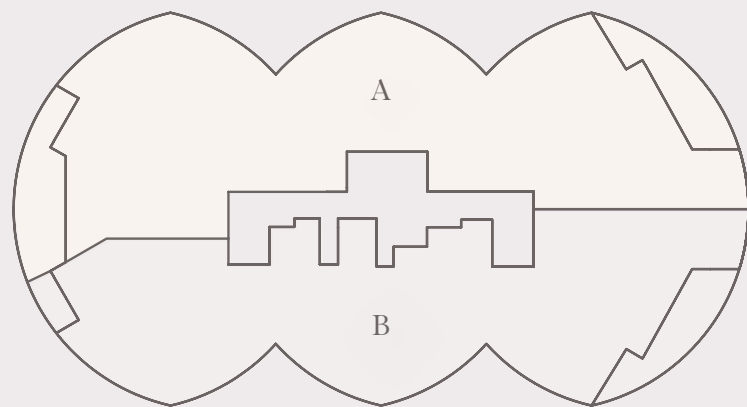
RESIDENCES A, B, C; FLOOR 2

INTRACOASTAL
WATERS



RESIDENCES A, B, C; FLOORS 3-17

ATLANTIC OCEAN



RESIDENCES A, B; FLOORS 18-21

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 BEDROOM UNIT A



CHEF'S KITCHEN WITH CUSTOM MILLWORK, LACQUERED PANEL ISLAND AND INTEGRATED SUB-ZERO AND WOLF APPLIANCES





CHEF'S KITCHEN WITH CUSTOM MILLWORK, LACQUERED PANEL ISLAND AND INTEGRATED SUB-ZERO AND WOLF APPLIANCES



PRIMARY BATHROOM WITH WHITE VOLAKAS MARBLE
& BRUSHED CHAMPAGNE DORNBRACHT FIXTURES

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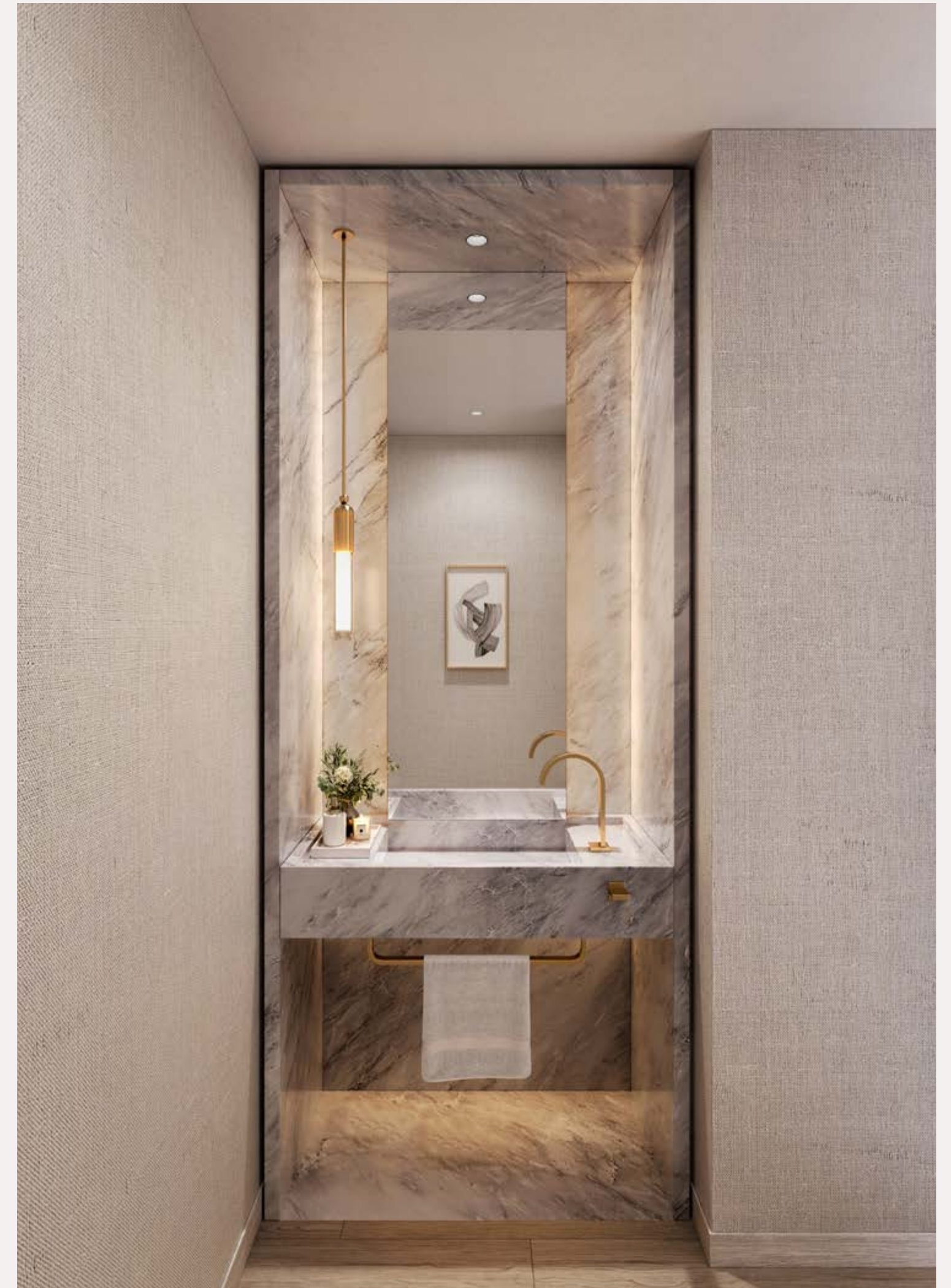
PRIMARY BATHROOM WITH WHITE VOLAKAS MARBLE, FLUTED GLASS SHOWER & BRUSHED CHAMPAGNE DORNBRACHT FIXTURES

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SECONDARY BATHROOM

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POWDER ROOM WITH SUPER WHITE MARBLE VANITY & SURROUND
AND BRUSHED CHAMPAGNE DORNBRACHT FIXTURES



WARDROBE WITH CUSTOM MILLWORK

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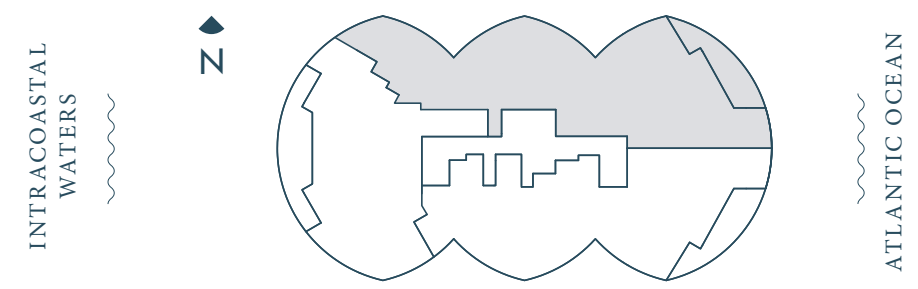
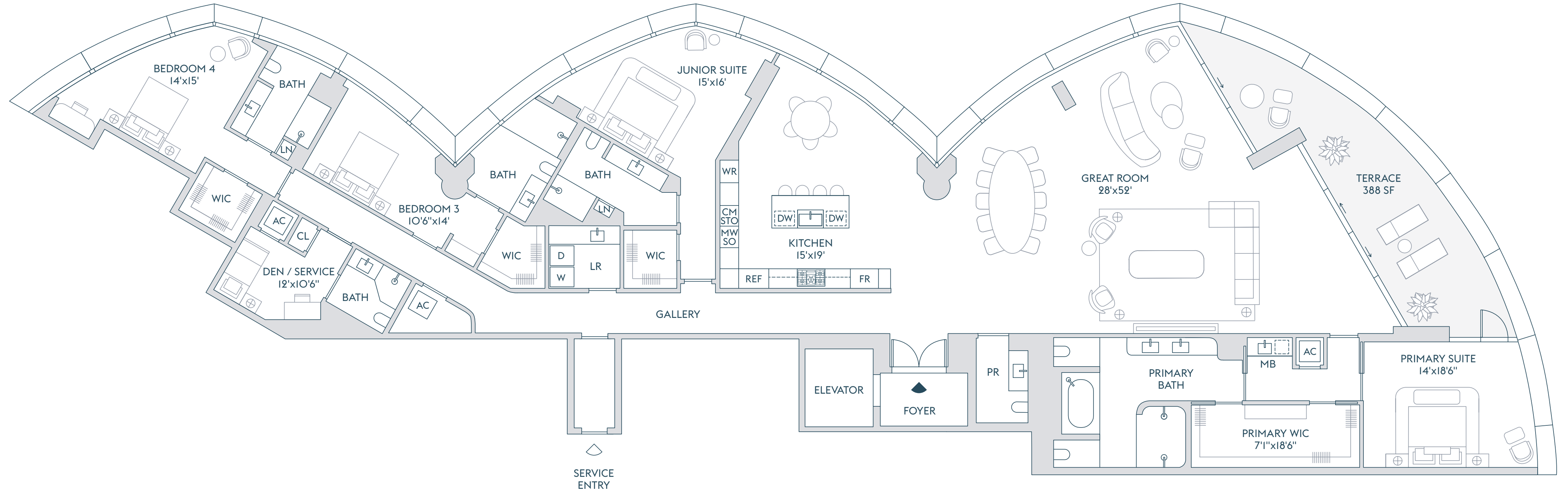
A 3-17

4 BEDROOMS
 5 BATHROOMS
 2 POWDER ROOMS
 DEN / SERVICE
 OFFICE / GYM

INTERIOR
 4,810 SF | 446.5 SQM

EXTERIOR
 380 SF | 35 SQM

TOTAL
 5,190 SF | 481.5 SQM



The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated herein is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is the method of calculation set forth by the Developer in the Developer's prospectus, which method may result in a square footage calculation that is less than the method used herein. Dimensions and Unit configurations are not guaranteed and may change during construction. Depictions of furnishings, fixtures, and other items of personal property are not included with purchase. Uses of space depicted are not guaranteed. Consult the Developer's prospectus to learn Unit dimensions, what is offered with the Unit, and all terms and conditions. 2022 © Carlton Terrace Owner LLC, with all rights reserved.

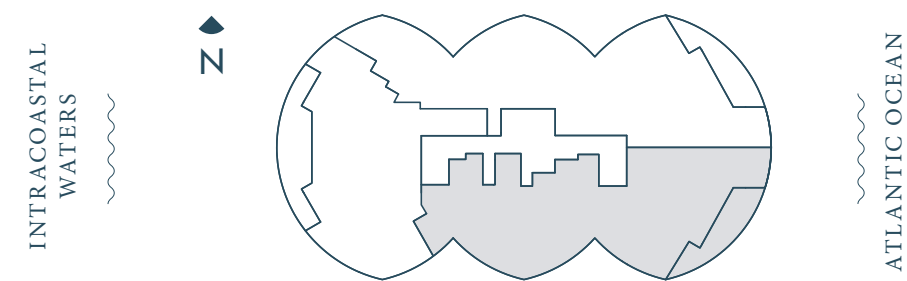
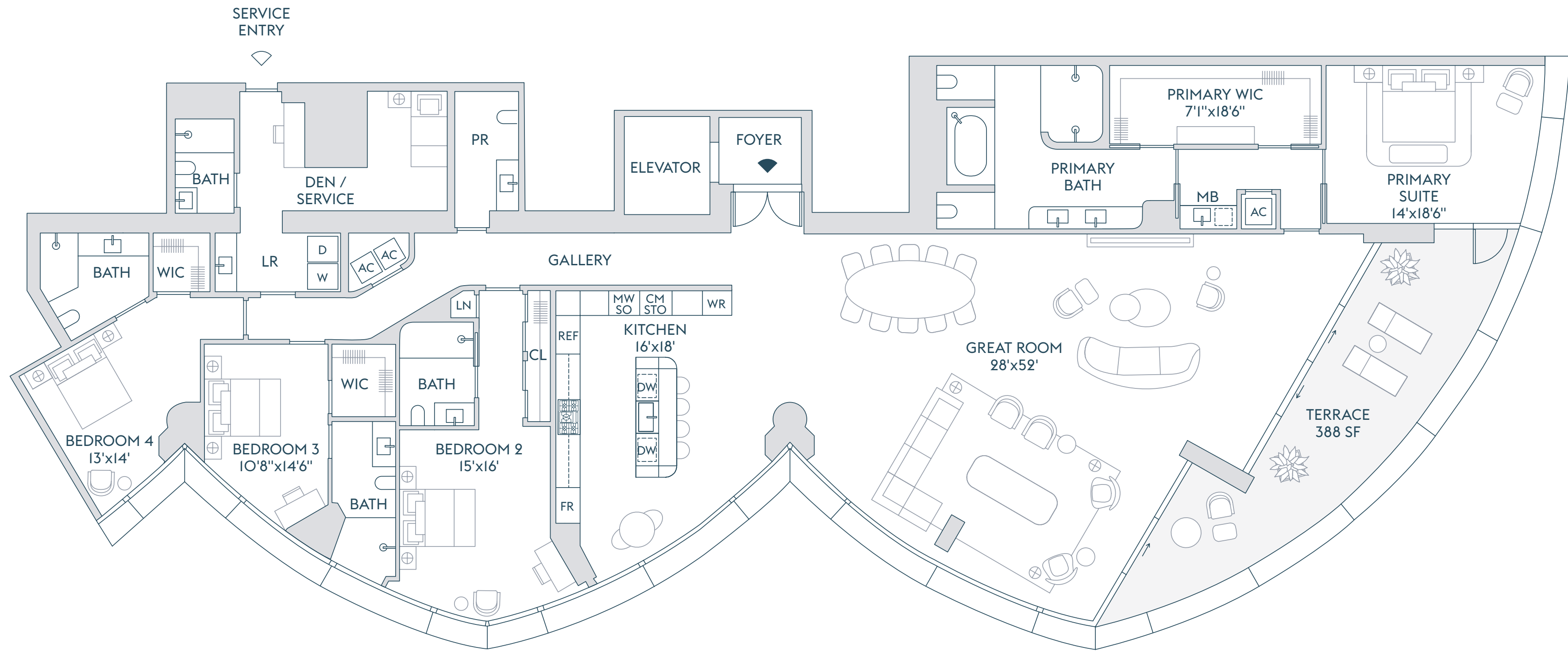
B 3-17

4 BEDROOMS
 5 BATHROOMS
 1 POWDER ROOM
 DEN / SERVICE

INTERIOR
 4,358 SF | 404.5 SQM

EXTERIOR
 387 SF | 36 SQM

TOTAL
 4,745 SF | 440.5 SQM



The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated herein is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is the method of calculation set forth by the Developer in the Developer's prospectus, which method may result in a square footage calculation that is less than the method used herein. Dimensions and Unit configurations are not guaranteed and may change during construction. Depictions of furnishings, fixtures, and other items of personal property are not included with purchase. Uses of space depicted are not guaranteed. Consult the Developer's prospectus to learn Unit dimensions, what is offered with the Unit, and all terms and conditions. 2022 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE

FLOORS

C

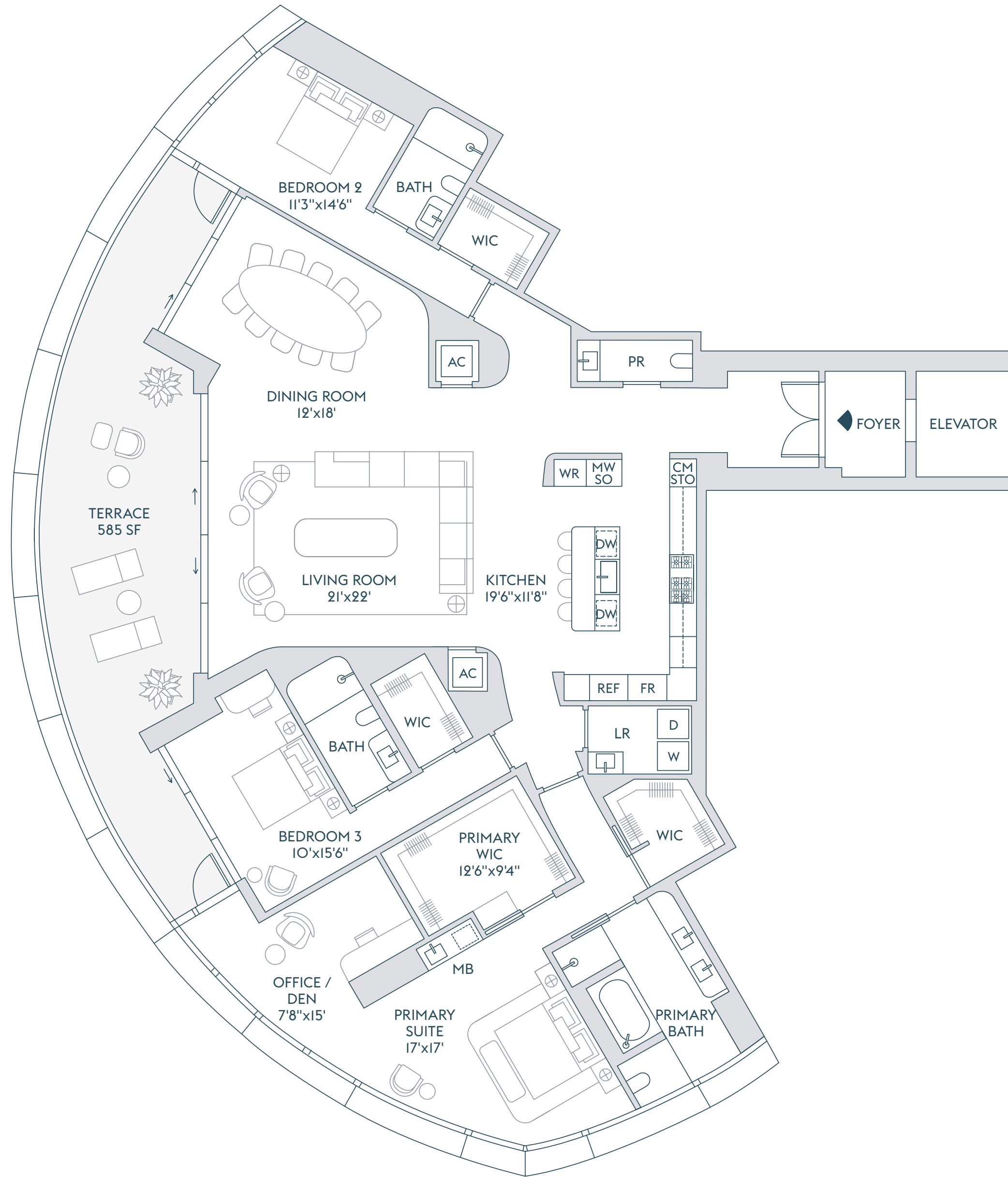
3-17

3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM
OFFICE / DEN

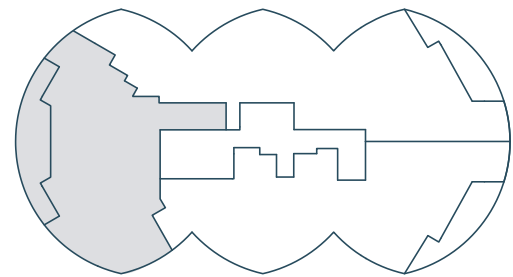
INTERIOR
3,297 SF | 306.5 SQM

EXTERIOR
585 SF | 54 SQM

TOTAL
3,882 SF | 360.5 SQM



INTRACOASTAL
WATERS



ATLANTIC OCEAN

The dimensions stated for this Unit floor plan are approximate because there are various recognized methods for calculating the square footage of a Unit. The square footage stated herein is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is the method of calculation set forth by the Developer in the Developer's prospectus, which method may result in a square footage calculation that is less than the method used herein. Dimensions and Unit configurations are not guaranteed and may change during construction. Depictions of furnishings, fixtures, and other items of personal property are not included with purchase. Uses of space depicted are not guaranteed. Consult the Developer's prospectus to learn Unit dimensions, what is offered with the Unit, and all terms and conditions. 2022 © Carlton Terrace Owner LLC, with all rights reserved.

An abstract watercolor background featuring various shades of blue, green, and purple. The colors are layered and blended, with some areas appearing as if they are torn pieces of paper, revealing a white surface underneath. The overall effect is artistic and textured.

Amenities



PORTE COCHÈRE

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SUNRISE POOL FOR MORNING SUN AND OCEAN VIEWS



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SUNRISE POOL



SUNSET POOL WITH CABANAS

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READING LOUNGE

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FORMAL SITTING LOUNGE



COCKTAIL LOUNGE

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OCEANFRONT DINING

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PRIVATE DINING ROOM FOR RESIDENTS AND THEIR GUESTS

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SPA STAIRCASE WITH OCEAN VIEW

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SPA ENTRANCE

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SPA CORRIDOR AND TREATMENT ROOM



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FITNESS

FITNESS CENTER PAVILION

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Neighborhood



A favorite of snowbirds from the beginning, the town welcomed the now-legendary Bal Harbour Shops in 1965 with a caliber of stores unrivaled by Manhattan's Madison and Fifth Avenues and the Champs-Élysées in Paris.





The village is also home to Unscripted Bal Harbour, a renowned public art program, and to its Art Access program that provides complimentary admission for residents and their guests to some of the area's finest museums.



Team

A LUMINARY TEAM

SOM

DESIGN ARCHITECT

Rottet Studio

INTERIOR DESIGNER

Enea Garden Design

LANDSCAPE ARCHITECT

Related Group

DEVELOPER

Two Roads
Development

DEVELOPER

Douglas Elliman
Development Marketing

EXCLUSIVE SALES AND MARKETING PARTNER



Thank you

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.

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. 🏠