

# 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 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.

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.

ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.





ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.

ARRIVAL FROM COLLINS AVENUE





ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.

PORTE-COCHÈRE





ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.



## 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





ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.





ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.

CHEF'S KITCHEN





ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.

PRIMARY BATHROOM





Property and Residences Features

ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.

PRIMARY SUITE





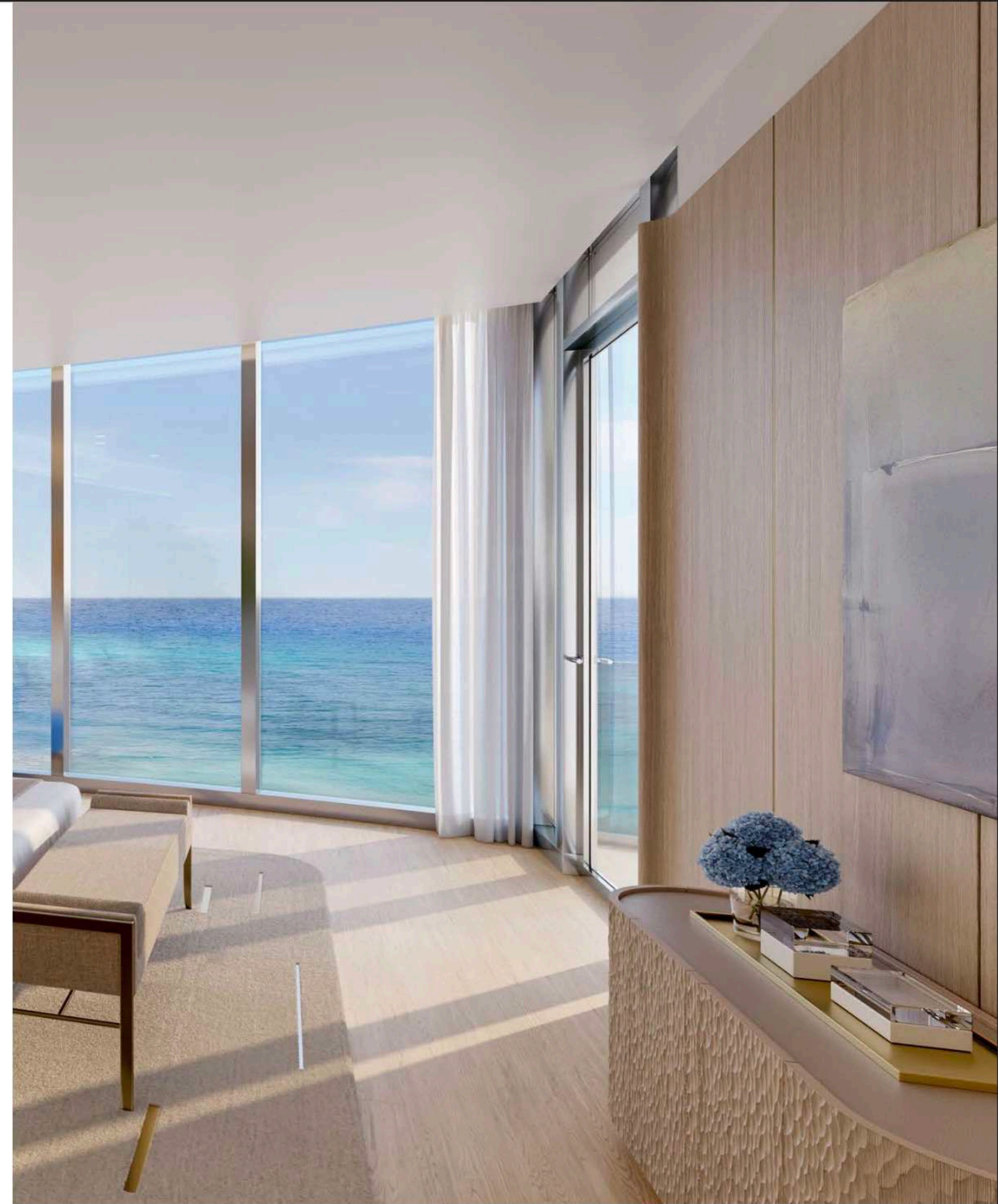
#### PROPERTY OVERVIEW

- 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

ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMER



PRIMARY SUITE





## 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 RENDERINGS. SEE DISCLAIMERS PAGE.

SUNSET POOL



## Wellness at Rivage

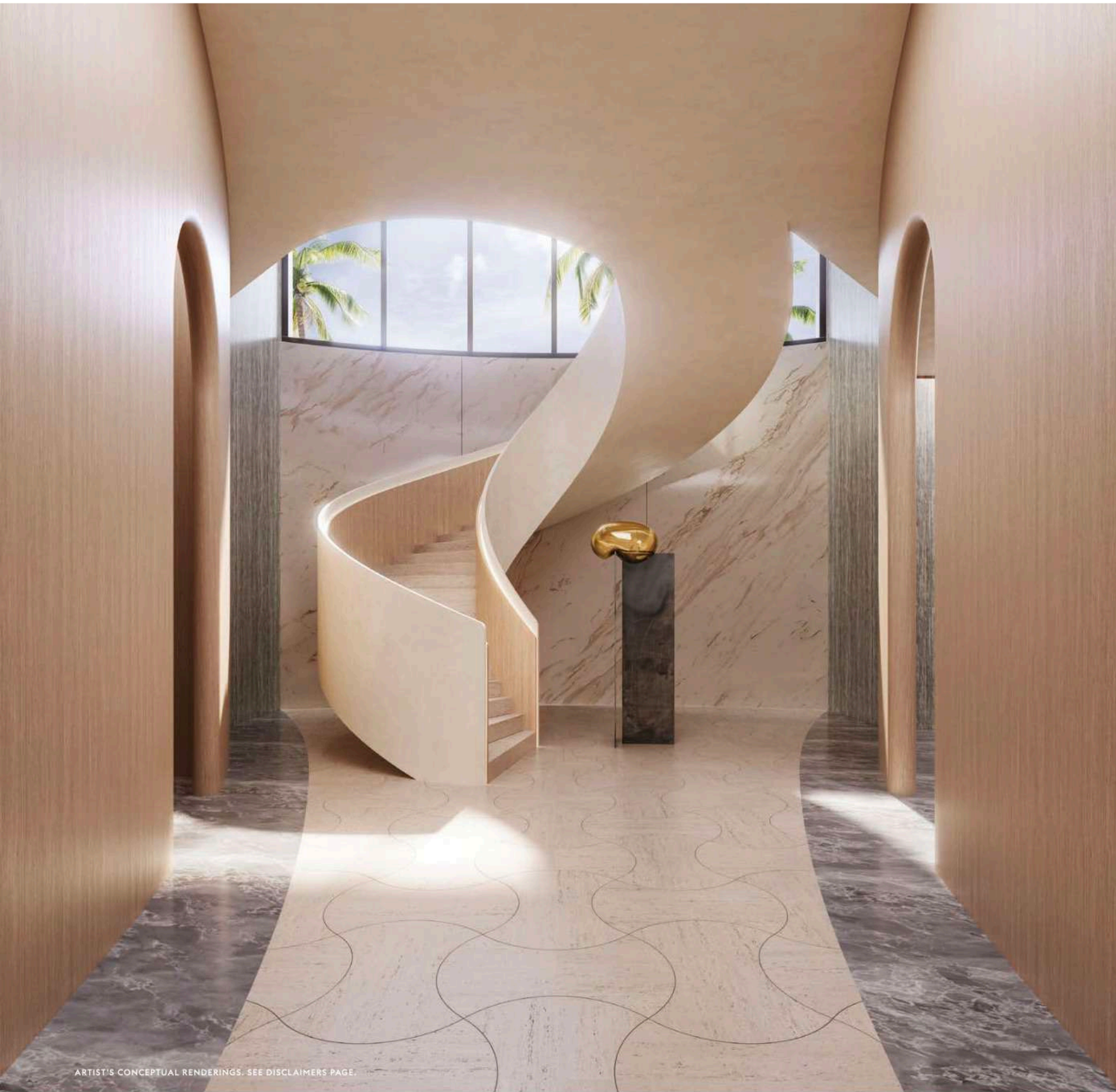
Deeply committed to total well-being, Rivage provides elevated services and amenities on par with the world's finest resorts.



SPA STAIRCASE

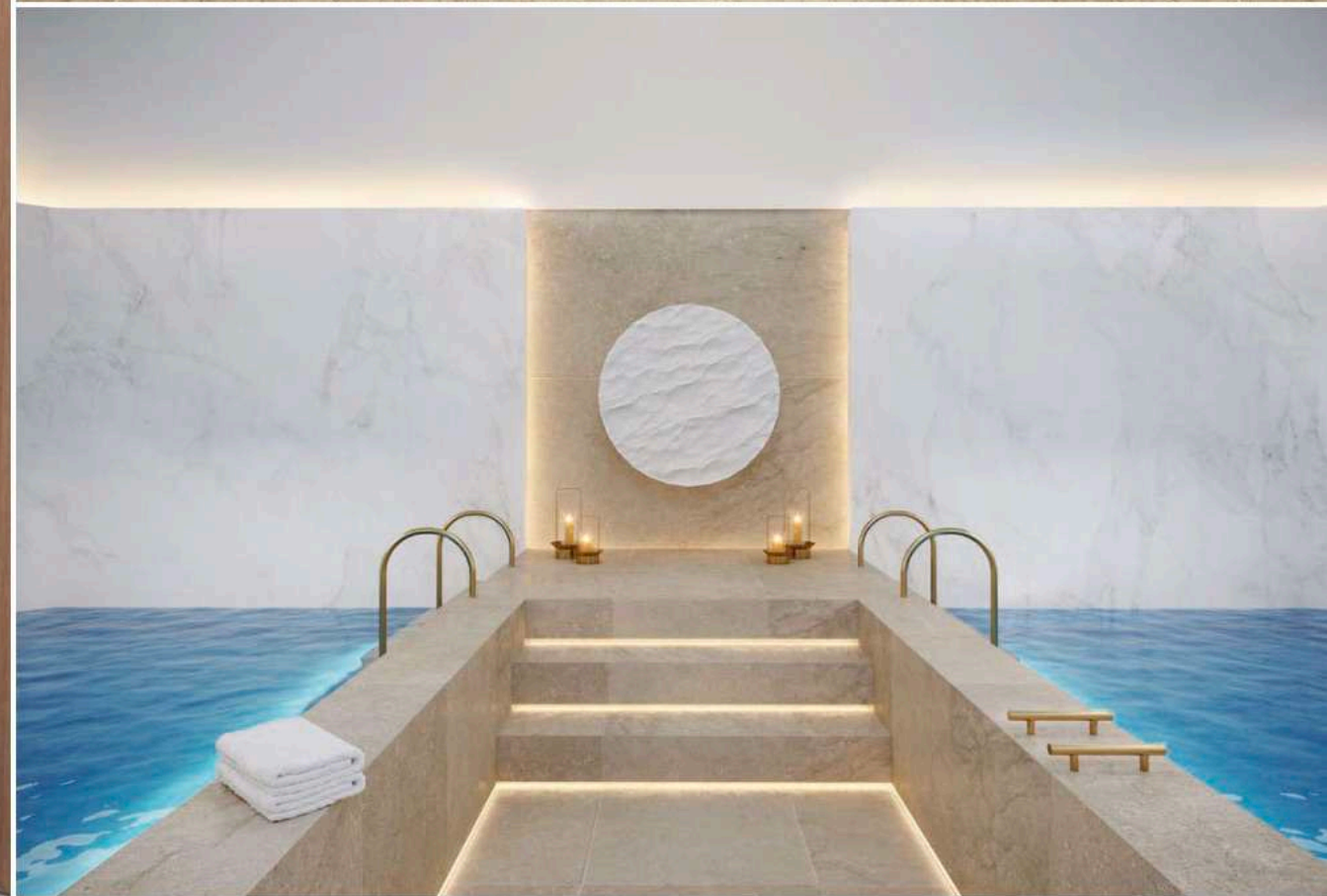
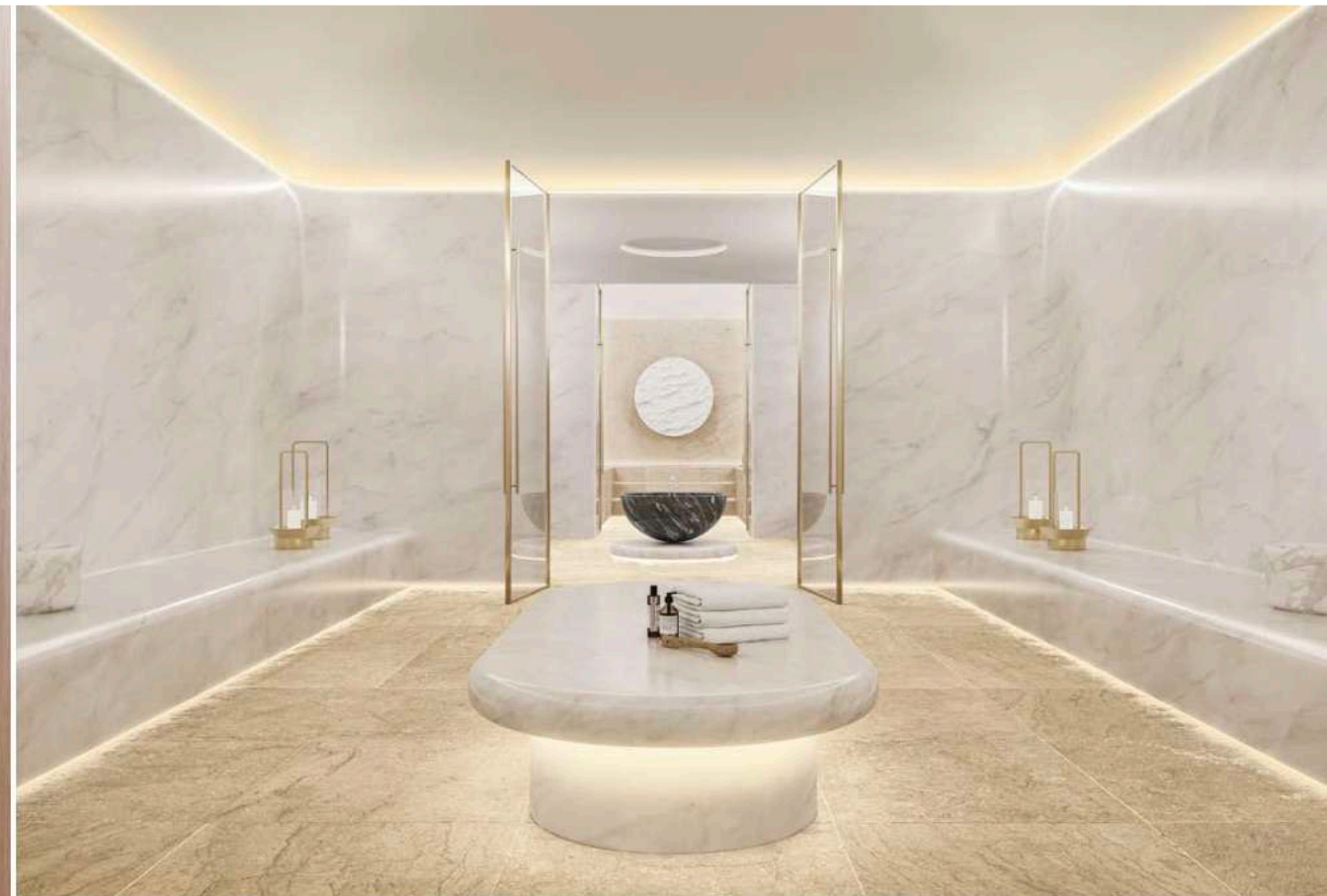
ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.





ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.

SPA ENTRANCE



TOP: HAMMAM; BOTTOM: HOT AND COLD PLUNGE POOLS



An architectural rendering of a modern oceanfront dining area. The scene features a long, low-profile building with a white facade and large glass windows. The building is surrounded by numerous tall palm trees and lush greenery. In the foreground, there is an outdoor dining area with several tables and chairs, some of which are shaded by a large white umbrella. The ground is paved with light-colored stone tiles. The sky is bright blue with a few wispy clouds. The overall atmosphere is clean, modern, and tropical.

## 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 RENDERINGS. SEE DISCLAIMERS PAGE.

PRIVATE DINING



TOP: READING LOUNGE; BOTTOM: FORMAL SITTING LOUNGE





Amenities and Services at a Glance

ARTIST'S CONCEPTUAL RENDERINGS. SEE DISCLAIMERS PAGE.





## AMENITIES

- Signature oceanfront dining experience, exclusively for residents and their guests
- Curated social spaces, including formal sitting, reading and cocktail lounges
- 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
  - laundry/dry cleaning
  - shopping
  - maintenance
  - medical concierge
  - welcoming and escorting guests
  - housekeeping
- In-residence dining and catering from signature on-site dining room
- 24-hour security and valet service
- House car
- On-site general manager

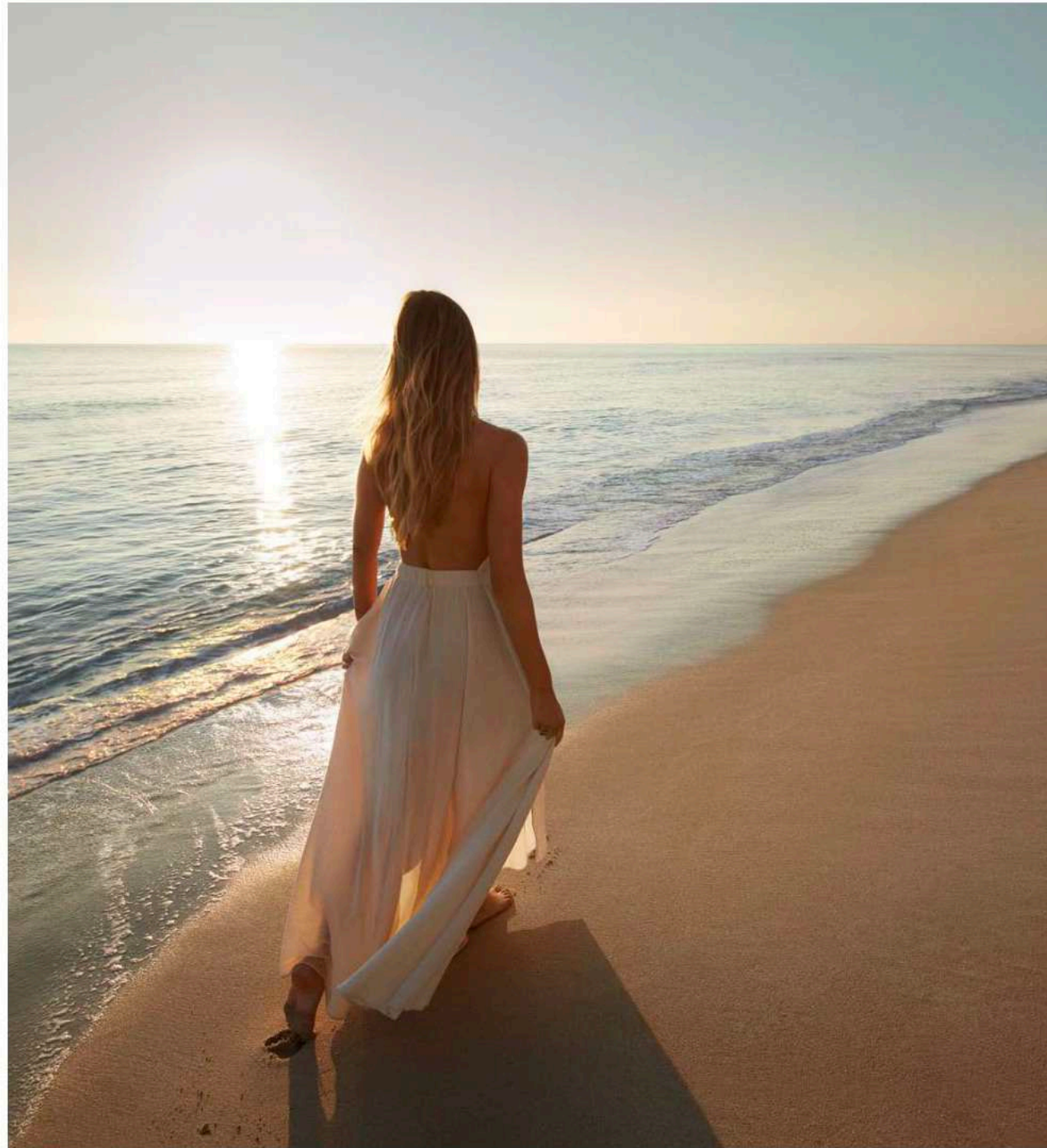




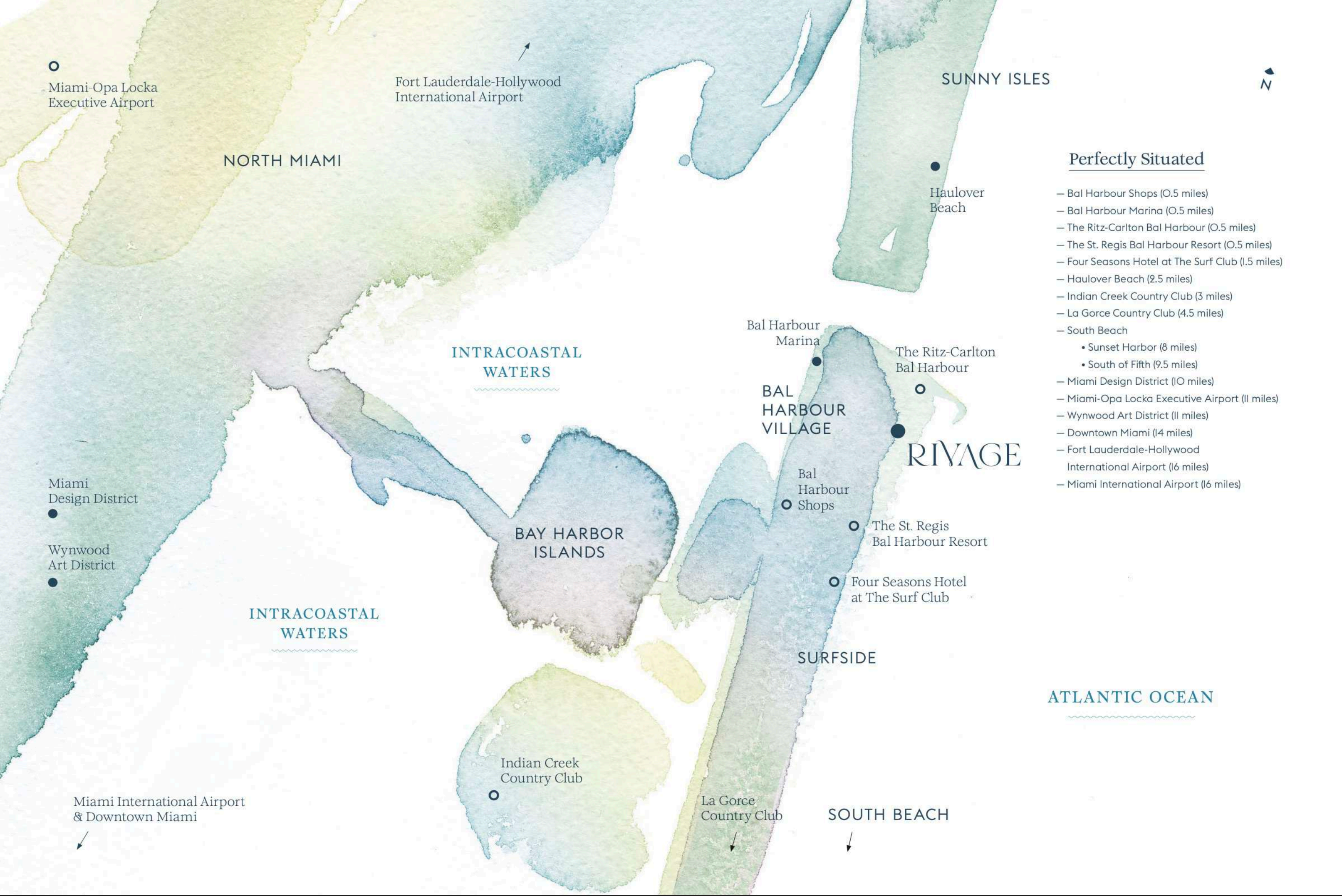
## Welcome to the American Riviera

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

SUNNY ISLES

Haulover Beach

### 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)

INTRACOASTAL WATERS

Bal Harbour Marina

BAL HARBOUR VILLAGE

The Ritz-Carlton Bal Harbour

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

Indian Creek Country Club

La Gorce Country Club

SURFSIDE

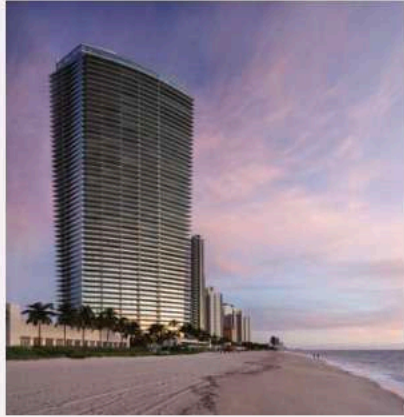
Miami International Airport & Downtown Miami

SOUTH BEACH

ATLANTIC OCEAN



## 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.

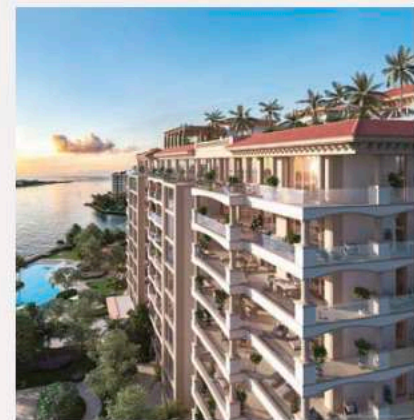


FORTÉ, WEST PALM BEACH

### 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.



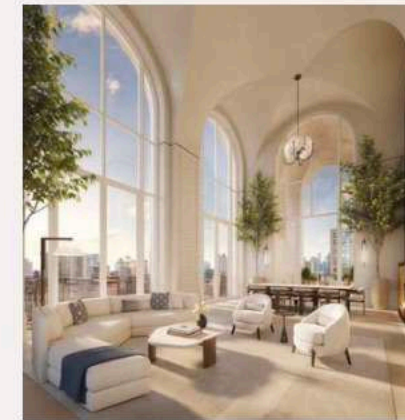
PHOTO: JAMES EWING

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.

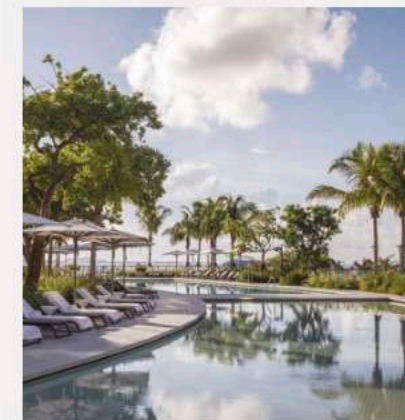


FOUR SEASONS, BOGOTÁ

### 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.