



# 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 residences offers a luxurious life immersed in nature, mere steps from the ocean on the last beachfront 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.



An aerial photograph of a coastal city at sunset. The foreground shows a dense residential area with many palm trees and houses. In the middle ground, there are several large, modern apartment buildings along a waterfront. The background features a large body of water, likely a bay or harbor, with a city skyline visible in the distance under a sky with soft, golden light from the setting sun.

## PARADISE FOUND

Rivage Bal Harbour, the last new development on this pristine white sand beach, offers a rare and coveted opportunity. This is an unparalleled location, with unobstructed views of the Atlantic, the Intracoastal Waterway and beyond. It's paradise on earth.





# Architecture & Design



SOM

Skidmore, Owings & Merrill, founded in 1936, creates award-winning residential spaces and hospitality experiences around the world. Their masterful modern architecture continually explores new ways to reinforce a sense of place and provide for the wellbeing of residents. Careful consideration of lifestyle and cultural context, as well as amenity, efficiency and aesthetics, are the cornerstones of their uniquely holistic approach.







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#### 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.





## PARADISE FOUND

This 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 that are self contained homes.





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.



## Building and Residential Features

- 200 linear feet of pristine private shoreline
- 2.67 acres
- 25 stories
- A lavish amenity program, offering the best of Bal Harbour beachfront living
- 56 homes designed by world-renowned architecture firm SOM with interiors by Rottet Studio, each 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 square feet
- Full-time concierge offering comprehensive, customized services
- 25,000 square feet of exceptional resort-quality amenities, including luxury spa, fitness pavilion, Sunrise and Sunset pools, and signature oceanfront restaurant
- Curated art programs rotating in the lobby gallery and throughout the common spaces
- Private parking garage for each home











RESIDENCE TERRACE

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ENDLESS SUNRISE VIEWS

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.





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

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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

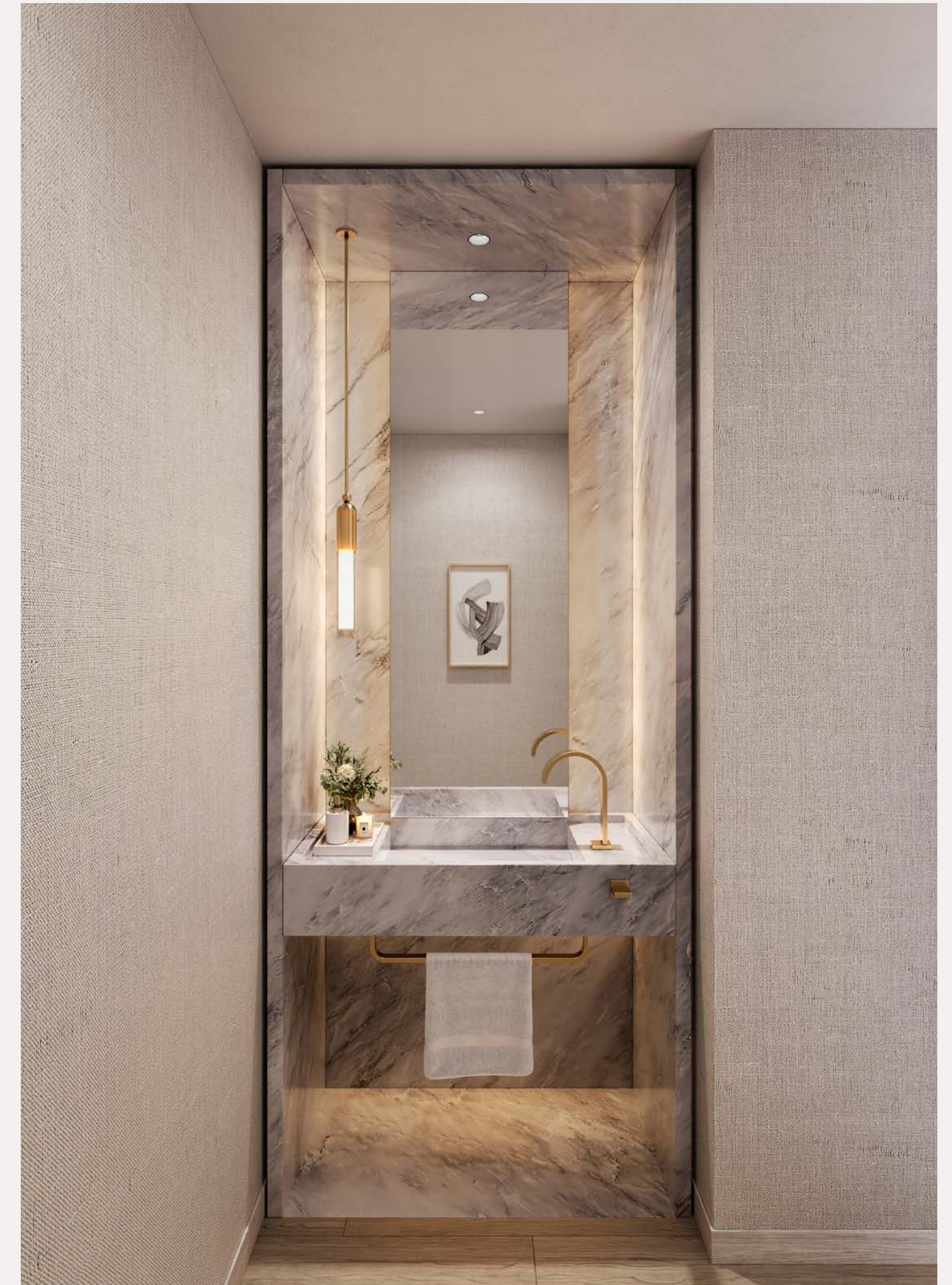
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SECONDARY BATHROOM

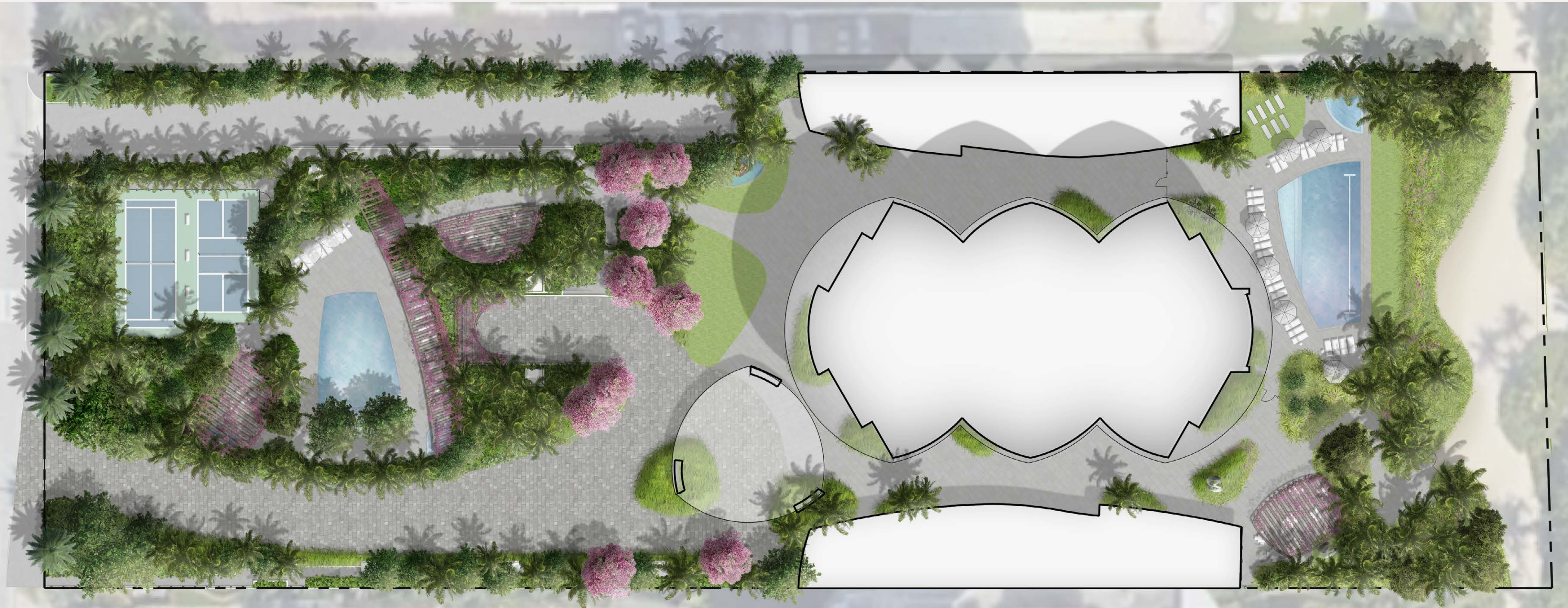
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POWDER ROOM WITH SUPER WHITE MARBLE VANITY & SURROUND  
AND BRUSHED CHAMPAGNE DORNBRACHT FIXTURES



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.





RESIDENCE

FLOOR

A

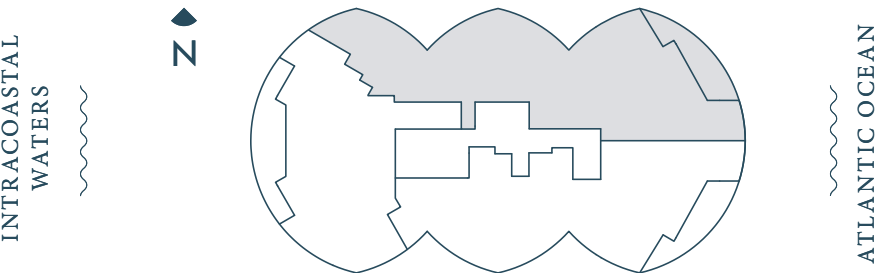
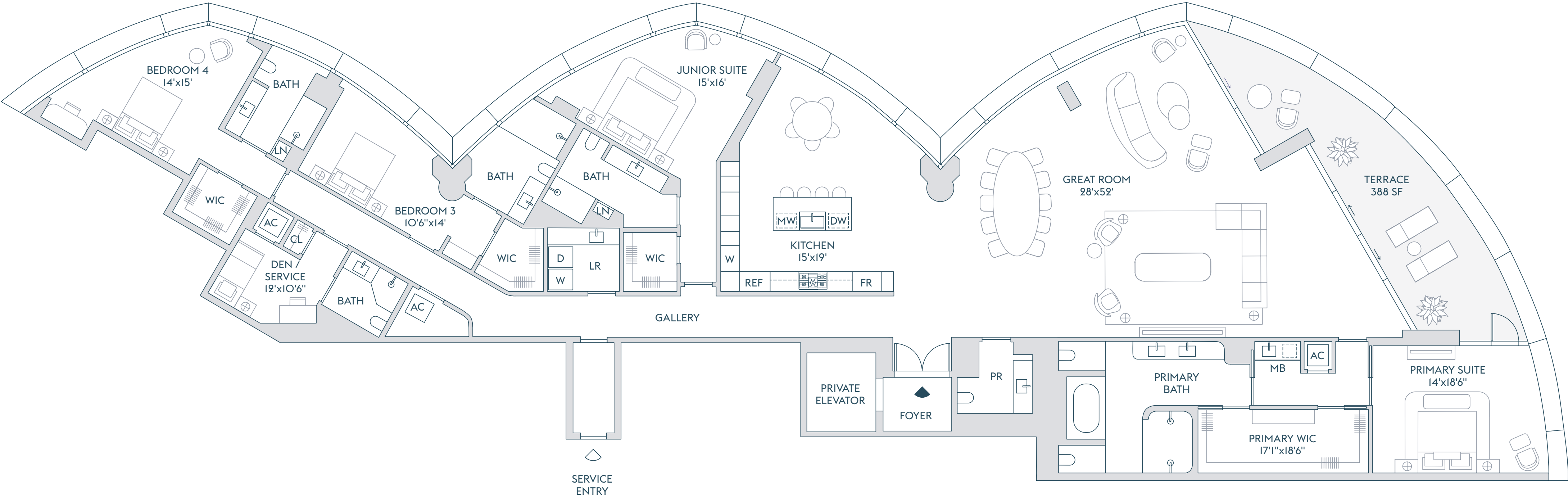
2

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

INTERIOR  
4,784 SF | 444 SQM

EXTERIOR  
380 SF | 35 SQM

TOTAL  
5,164 SF | 479 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

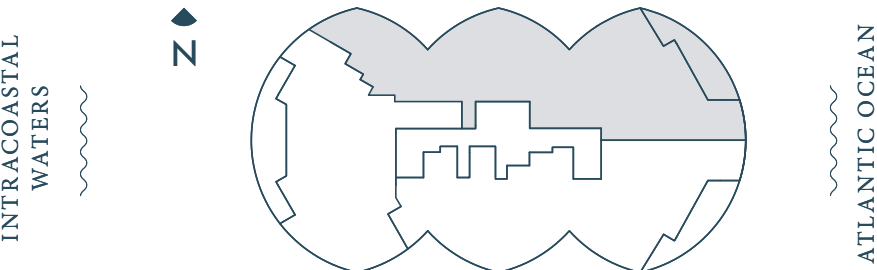
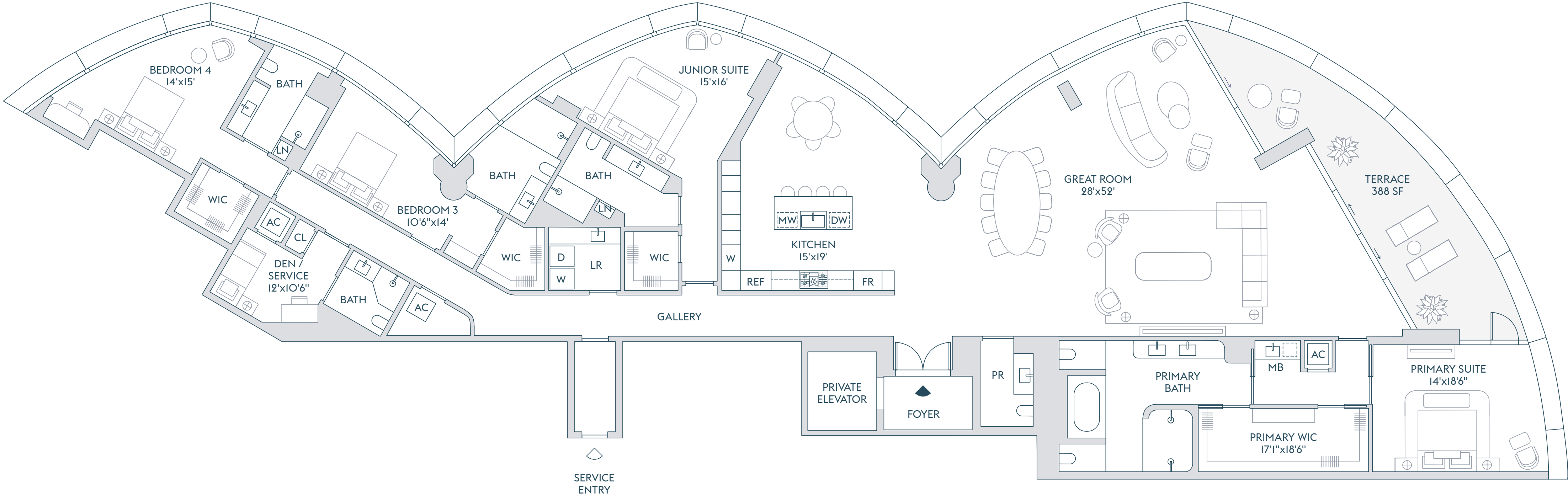
A 3-17

- 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



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4 BEDROOMS

5 BATHROOMS

1 POWDER ROOM

DEN / SERVICE

INTERIOR

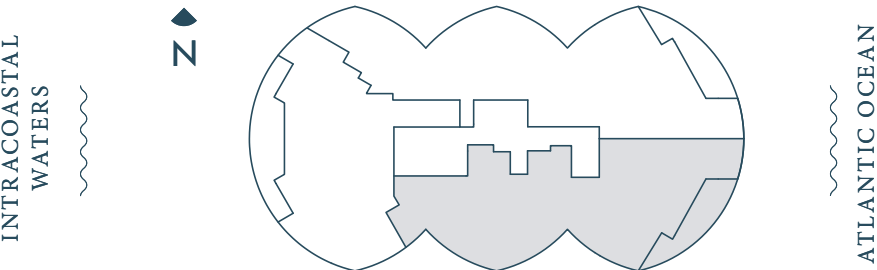
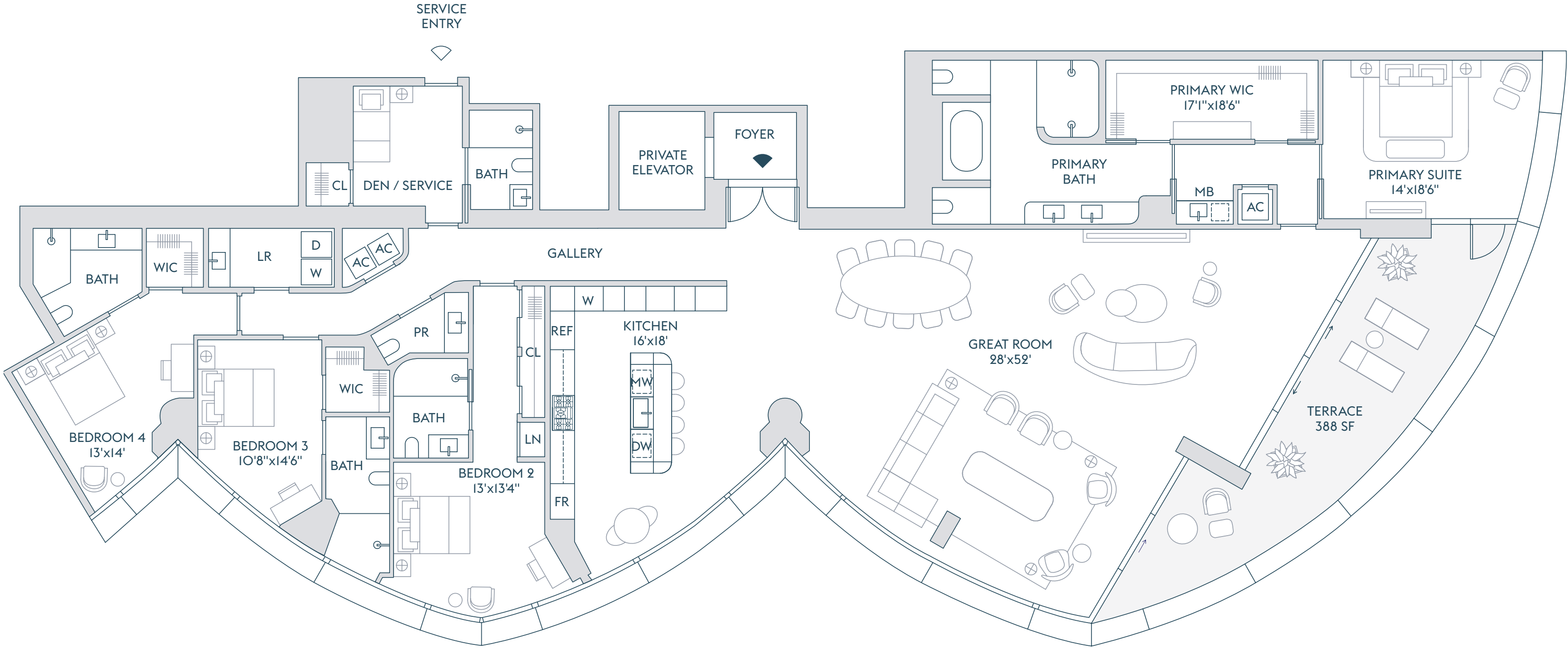
4,215 SF | 391.5 SQM

EXTERIOR

387 SF | 36 SQM

TOTAL

4,602 SF | 427.5 SQM



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RESIDENCE FLOORS

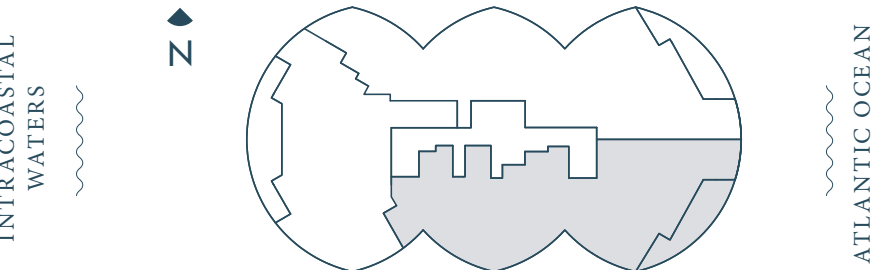
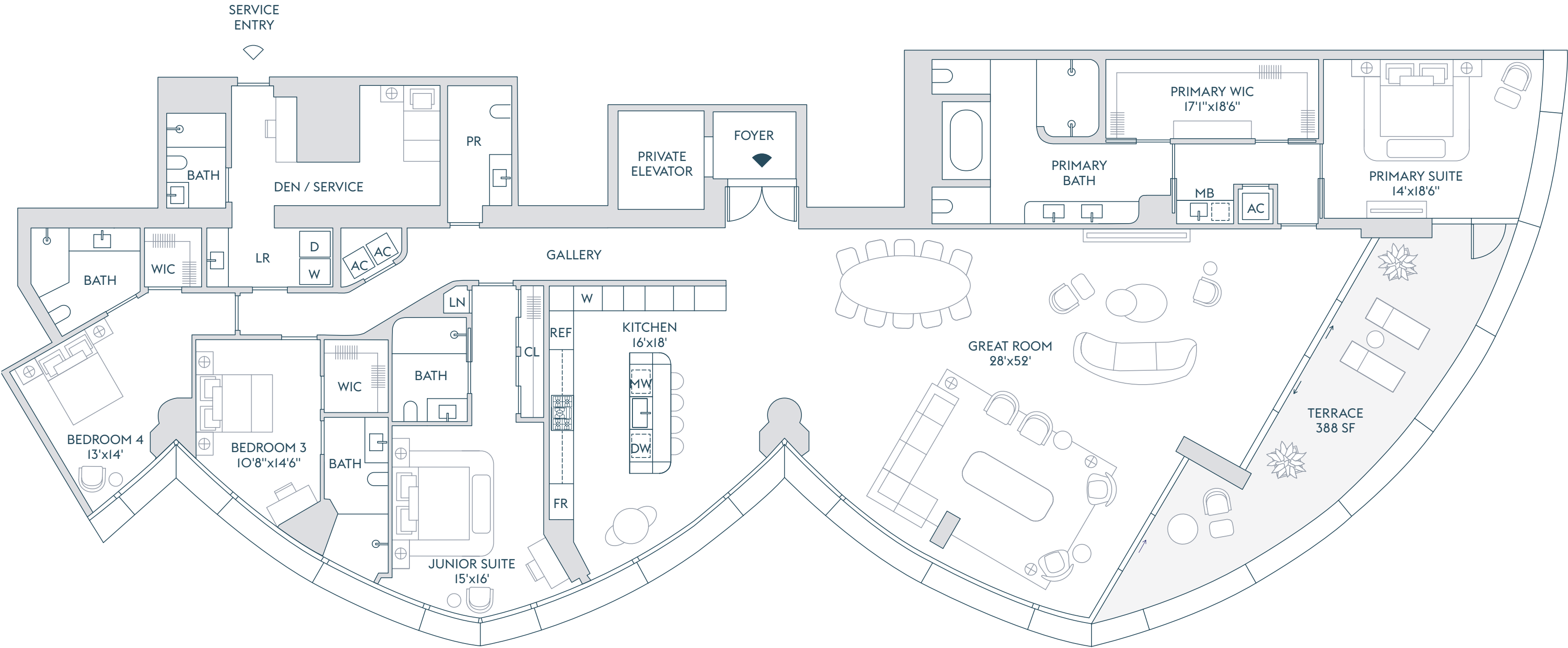
B 3-17

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



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RESIDENCE

FLOOR

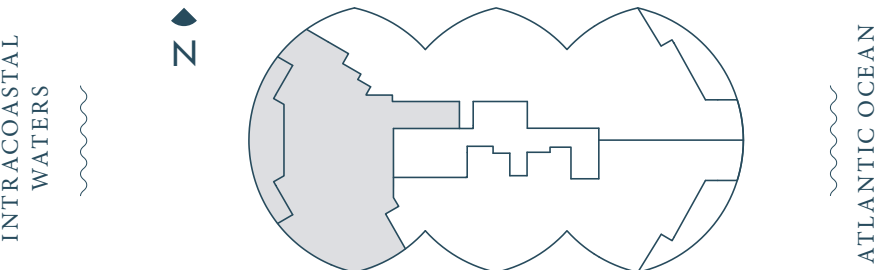
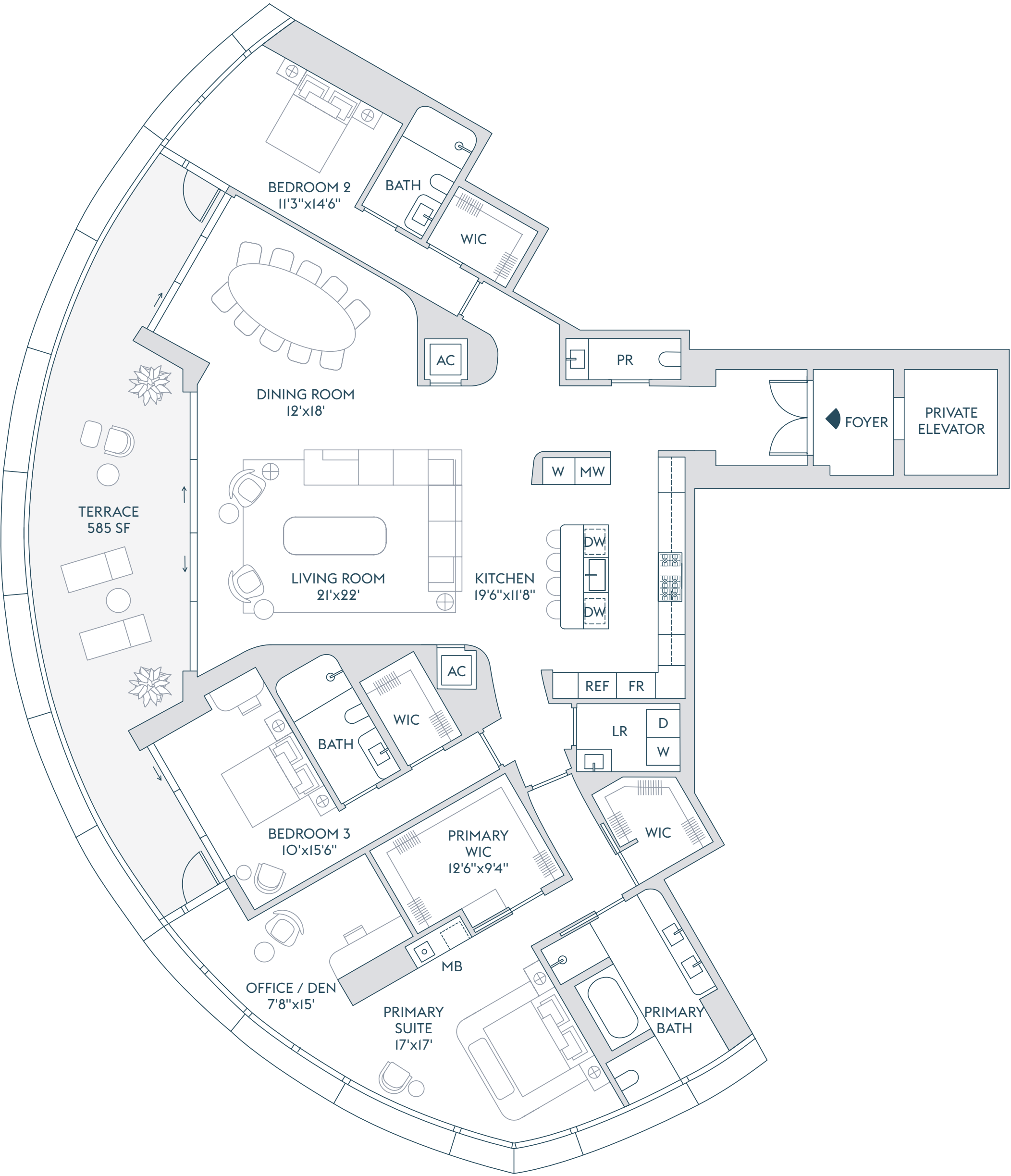
C2

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM  
OFFICE / DEN

INTERIOR  
3,284 SF | 305 SQM

EXTERIOR  
585 SF | 54 SQM

TOTAL  
3,869 SF | 359 SQM



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RESIDENCE FLOORS

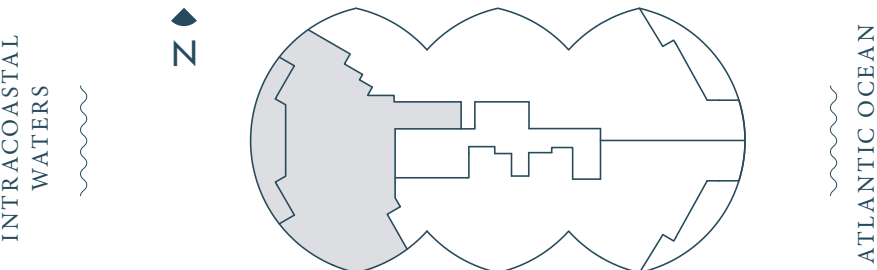
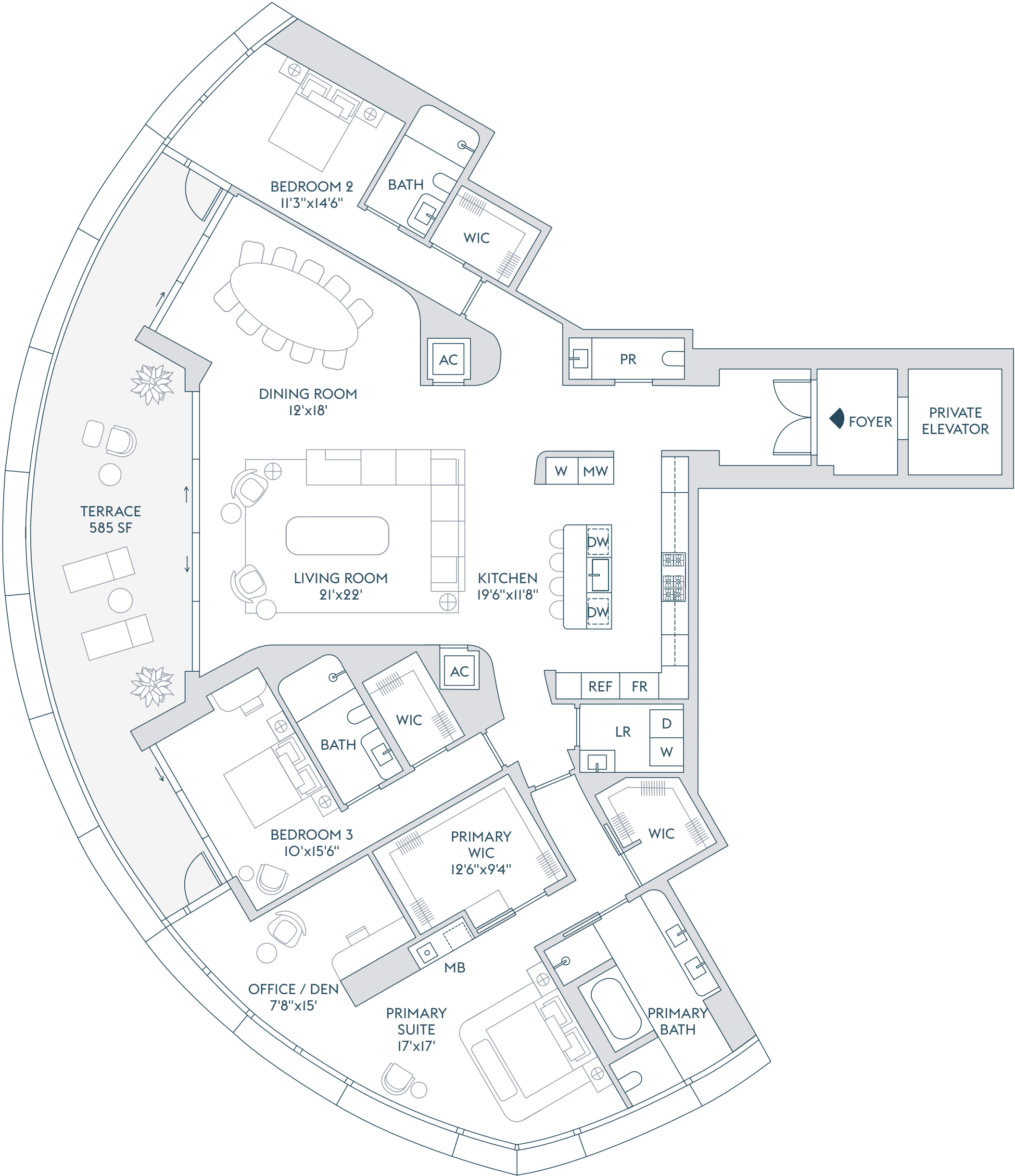
C 3-17

- 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



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# 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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A modern, minimalist lounge area with a curved sofa, a large abstract painting, and a curved coffee table. The room features large windows overlooking a tropical garden with palm trees and a vertical garden wall. The ceiling has a large, curved, illuminated section. The overall design is clean and contemporary, with a focus on natural light and organic shapes. The furniture is low-profile and comfortable, creating a relaxed yet sophisticated atmosphere. The large window provides a view of the lush outdoor space, which includes a wall of greenery and a swimming pool in the background. The interior is finished with light-colored walls and a polished floor, enhancing the bright and airy feel of the space. A large, curved, illuminated ceiling element adds a unique architectural touch, casting a soft glow over the seating area. The abstract painting on the wall adds a touch of artistic flair to the minimalist decor. The curved coffee table and ottoman provide a functional and stylish centerpiece for the lounge. The overall design is a blend of modern aesthetics and natural elements, creating a harmonious and inviting living environment.

FORMAL SITTING LOUNGE

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

A modern, minimalist lounge area with a curved sofa, a large abstract painting, and a curved coffee table. The room features large windows with sheer curtains, a curved ceiling, and a curved wall. The text "FORMAL SITTING LOUNGE" is visible in the bottom left corner.





COCKTAIL LOUNGE

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.





OCEANFRONT RESTAURANT WITH OUTDOOR DINING

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WINE-TASTING ROOM

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SPA STAIRS WITH OCEAN VIEW

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SPA ENTRANCE

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SPA CORRIDOR AND TREATMENT ROOM



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HOT AND COLD PLUNGE POOLS





FITNESS

FITNESS CENTER PAVILION

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Neighborhood



A vintage-style photograph of a woman with curly hair, wearing a light-colored, textured, sleeveless swimsuit, sitting on a wooden pier. She is smiling and looking towards the right. Her legs are extended, and she is wearing striped high-heeled sandals. A large, dark, textured bag is on the pier next to her. The background is a soft, out-of-focus view of the ocean and sky.

## WELCOME TO THE AMERICAN RIVIERA

Bal Harbour has been elite enclave since its inception in 1929. The tiny tip of this barrier island is paradise found for the world's wealthiest connoisseurs. Here, you'll discover the most sophisticated and culturally rich version of South Florida's exuberant, retro-fabulous glamour.





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

Enzo Enea Group

LANDSCAPE ARCHITECT

Related Group

DEVELOPER

Two Roads  
Development

DEVELOPER

Douglas Elliman  
Development Marketing

EXCLUSIVE MARKETING AND SALES AGENT





# 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. 🏡