



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 residential area with palm trees and houses. The middle ground features a large body of water, likely a bay or harbor, with several islands and a dense cluster of modern high-rise buildings. In the background, a distant city skyline is visible across the water. The sky is filled with soft, golden light from the setting sun, with scattered clouds.

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.

A watercolor illustration of a plant, possibly a leafy branch, rendered in shades of blue, green, and brown. The leaves are depicted with soft, blended colors and delicate brown outlines, giving it a natural, organic feel. The background is plain white.

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.





ARRIVAL FROM COLLINS AVENUE

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 aerial, high-angle photograph of a modern, curved high-rise building. The building features multiple levels of balconies with glass railings and outdoor furniture. The balconies are furnished with lounge chairs, tables, and umbrellas. The building is situated on a narrow strip of land, with a sandy beach and the ocean to the right. In the background, other buildings and a road are visible along the coastline. The sky is blue with scattered white clouds.

WHERE SAND MEETS SKY

The 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.



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.

ROTTET STUDIO

Rottet Studio is an international architecture and interior design firm founded by Lauren Rottet, an accomplished architect, knowledgeable curator of art and one of the world's most-celebrated interior designers. She 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 keen eye for scale, proportion and materiality contributes to a contemporary aesthetic steeped in luxury, with a certain elegant restraint.



Rottet's imprint is everywhere at Rivage Bal Harbour.
A long hallway that looks from the lobby straight through to the water is hung with an intentionally curated collection of world-class works of art. Natural light and translucent textiles are artfully deployed to activate the senses and sculpt the experience, bringing the interiors to life.





In the residences, Rottet Studio developed graciously proportioned layouts with clean, modern lines that continue the light-drenched, airy aesthetic of the public spaces. A rich yet subtle palette of sophisticated materials and lustrous finishes includes hand-selected European and American stone, custom millwork, exquisite fittings and Dornbracht fixtures. Everything is chosen with purpose and an eye for beauty. The result is a pervasive sense of harmony and refinement, down to the smallest detail.

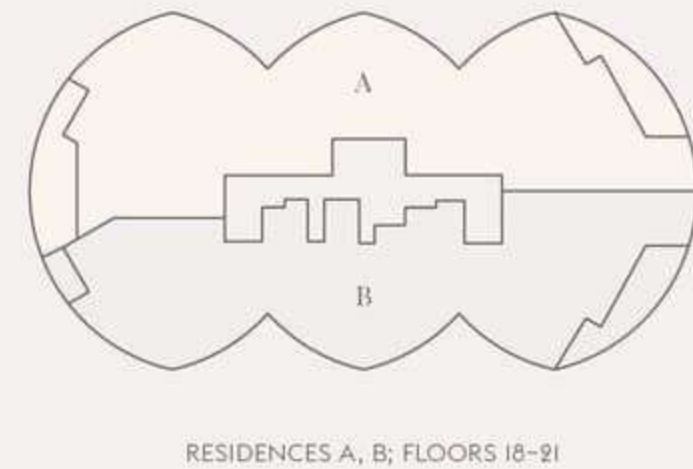
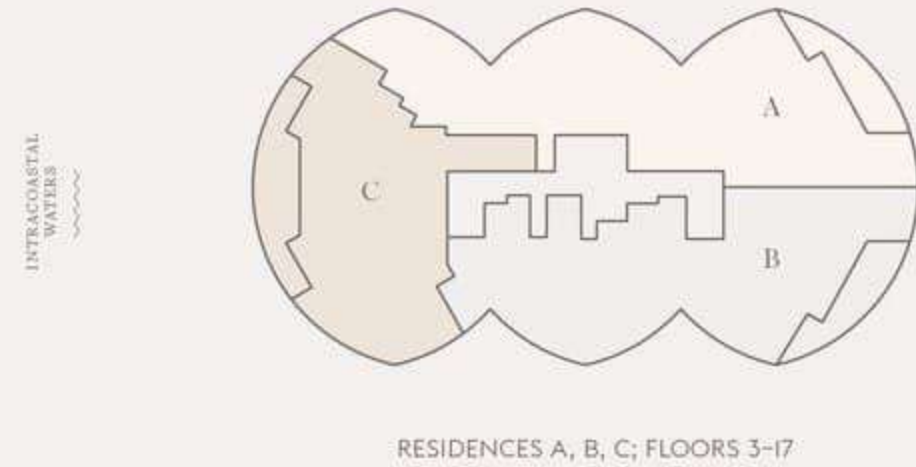
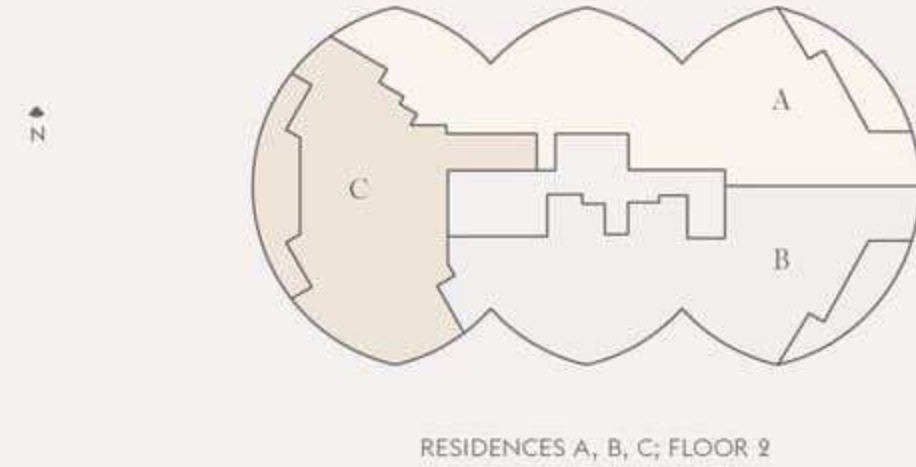
Property Overview

- 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







RESIDENCE TERRACE

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





ENDLESS SUNRISE VIEWS

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



LIVING ROOM UNIT A

RESIDENCES A & B



PRIMARY BEDROOM UNIT A

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

RESIDENCES A & B

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

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

RESIDENCE C



LIVING ROOM UNIT C

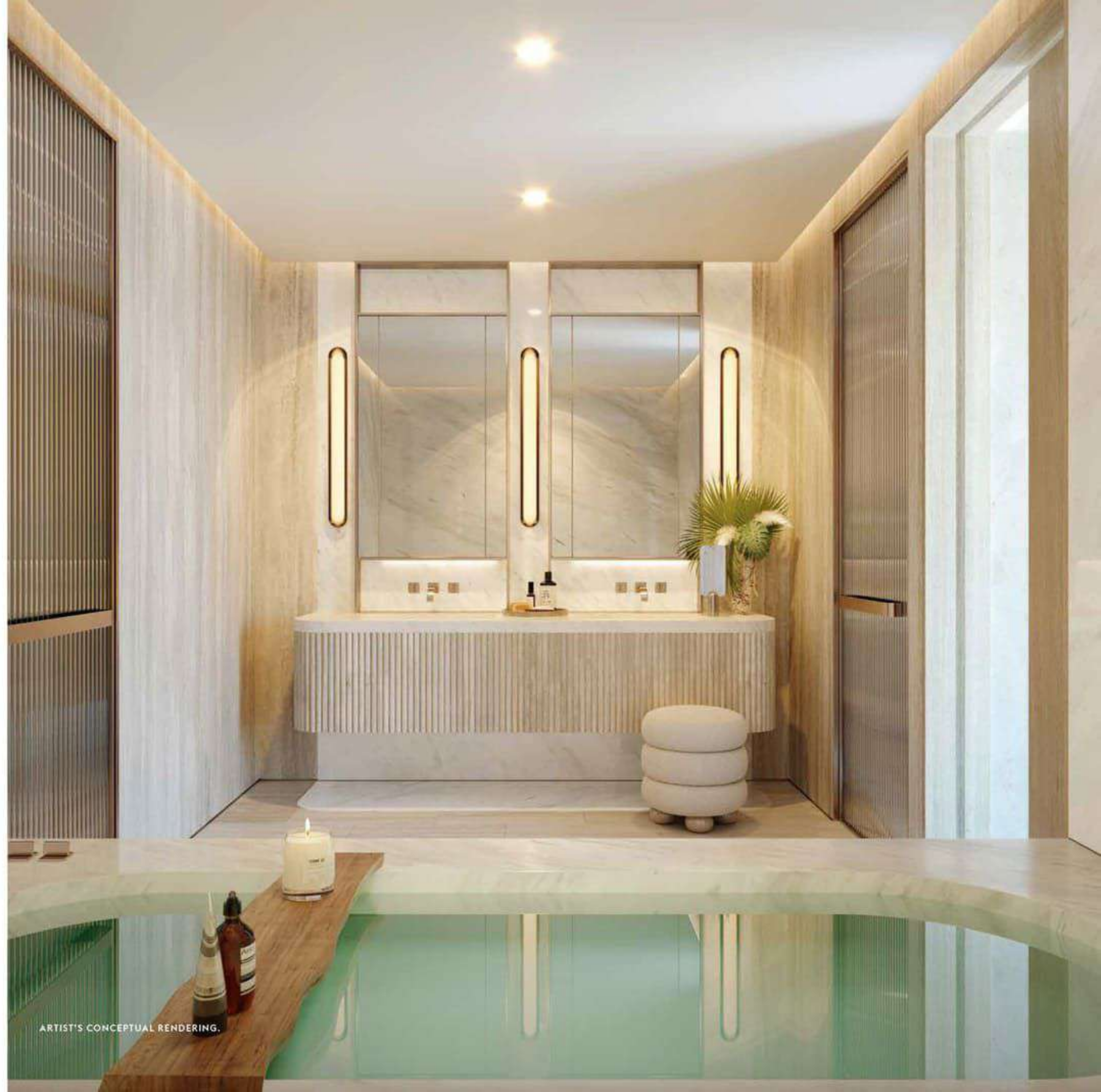
ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



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



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



ARTIST'S CONCEPTUAL RENDERING.



SECONDARY BATHROOM

ARTIST'S CONCEPTUAL RENDERING.



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



WARDROBE WITH CUSTOM MILLWORK

ARTIST'S CONCEPTUAL RENDERING.

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.



FLOORS

3-17

RESIDENCE A

4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,810 SF | 447 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
5,198 SF | 483 SQM

RESIDENCE B

4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,358 SF | 405 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
4,746 SF | 441 SQM

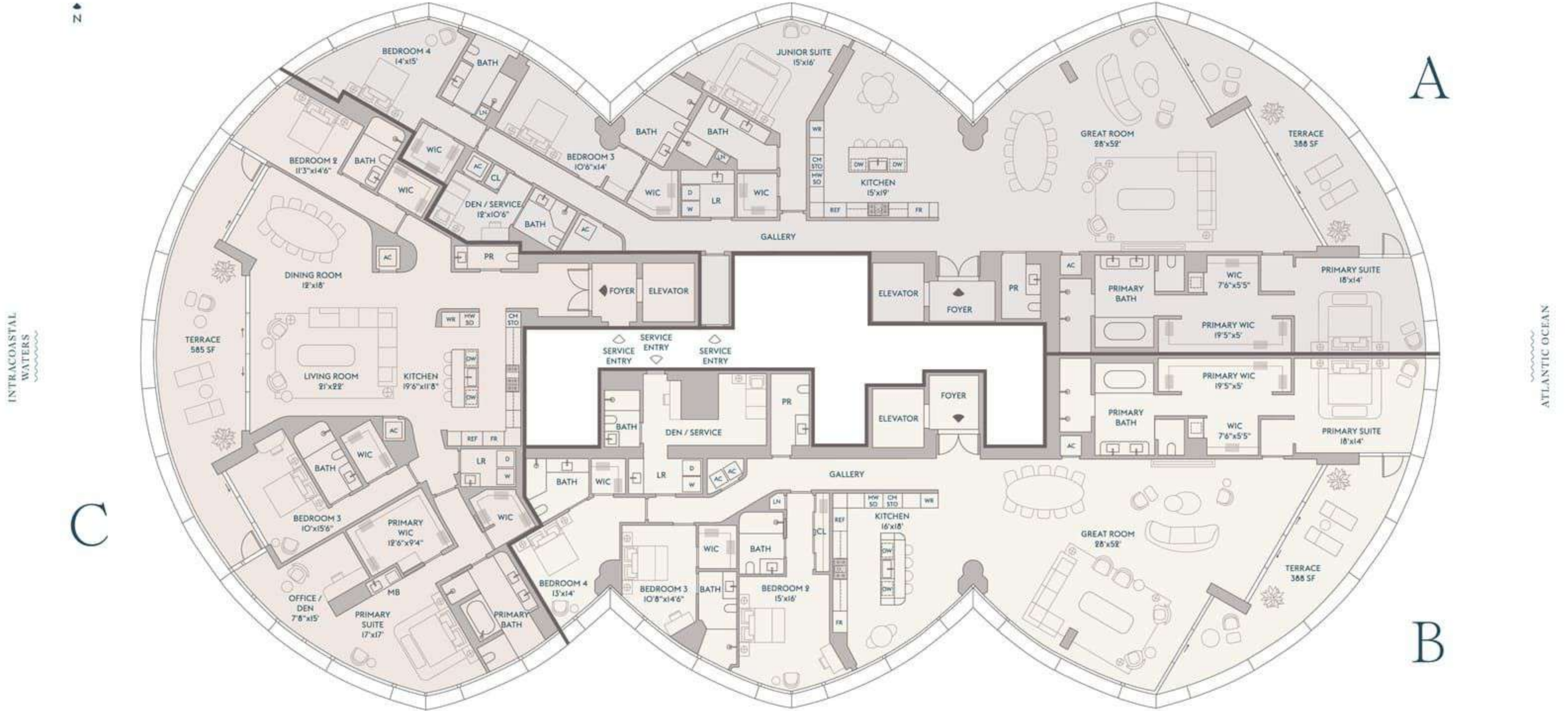
RESIDENCE C

3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INTERIOR
3,297 SF | 306 SQM

EXTERIOR
585 SF | 54 SQM

TOTAL
3,882 SF | 361 SQM



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here 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 set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 9093 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE FLOOR

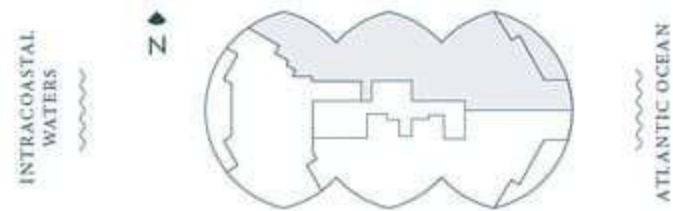
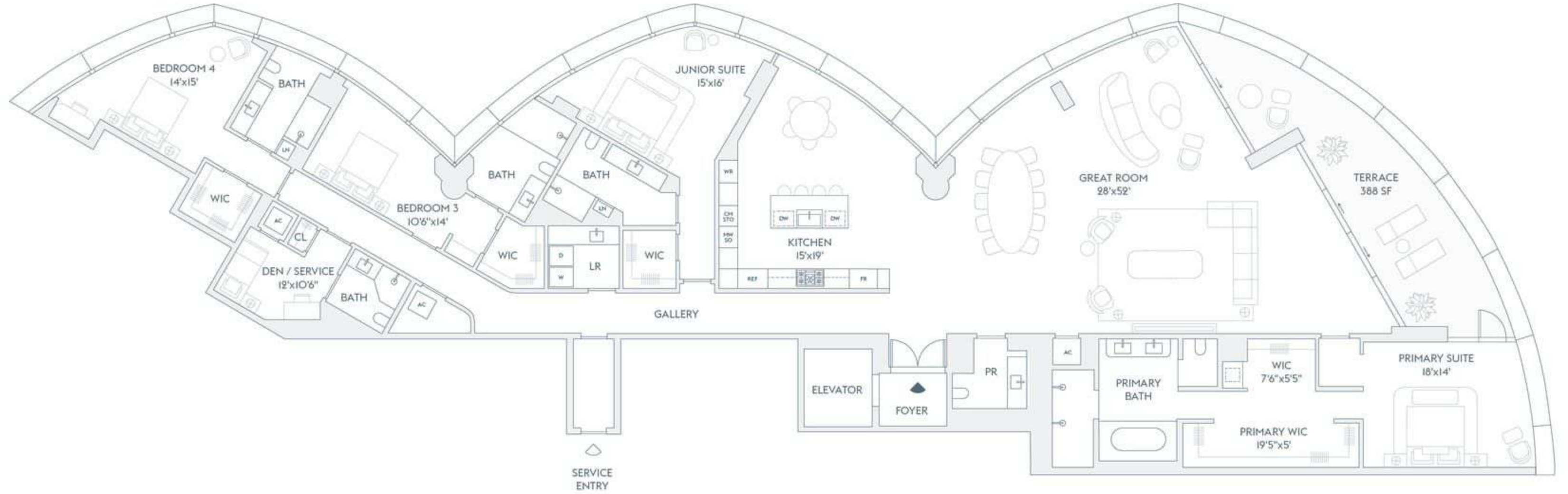
A 2

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



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RESIDENCE

FLOORS

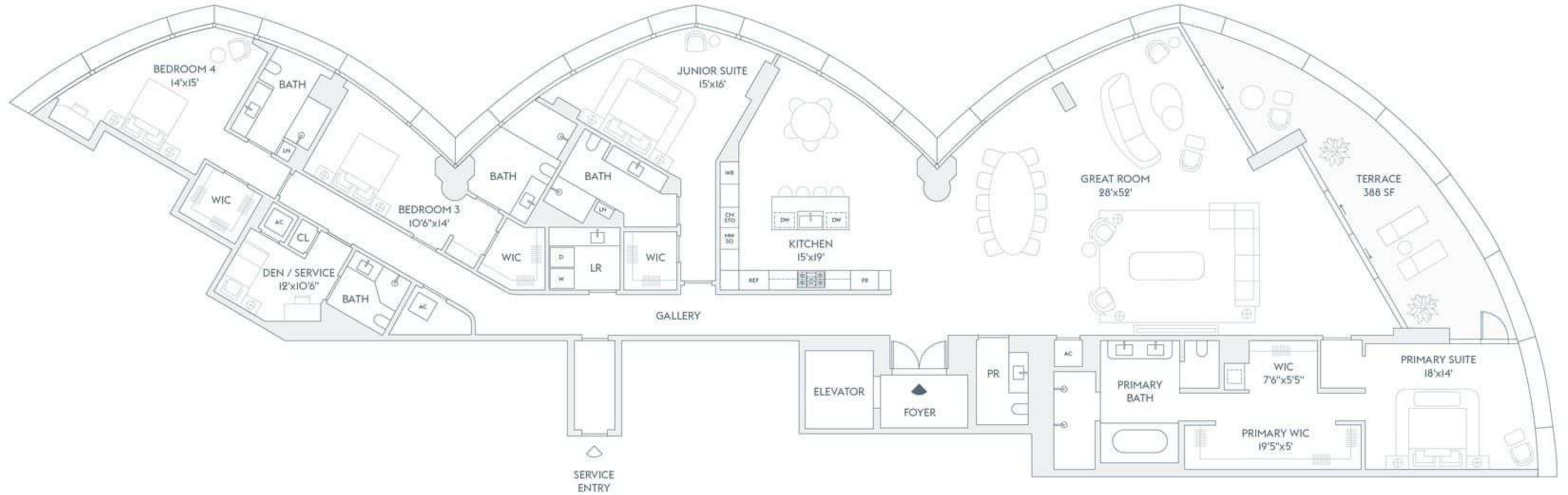
A 3-17

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

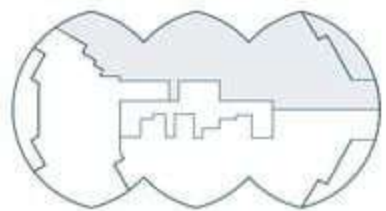
INTERIOR
 4,810 SF | 446.5 SQM

EXTERIOR
 380 SF | 35 SQM

TOTAL
 5,190 SF | 481.5 SQM



INTRACOASTAL WATERS



ATLANTIC OCEAN

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RESIDENCE FLOOR

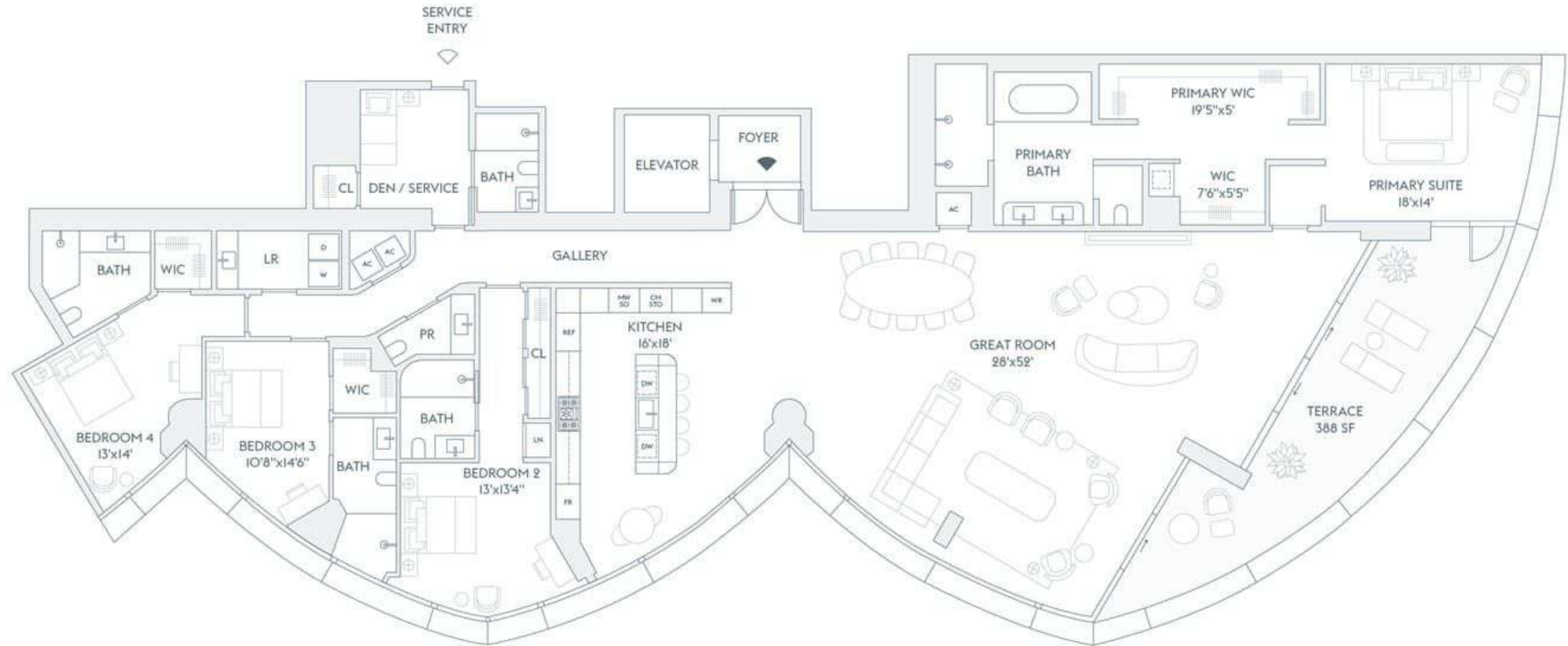
B 2

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM
DEN / SERVICE

INTERIOR
4,215 SF | 391.5 SQM

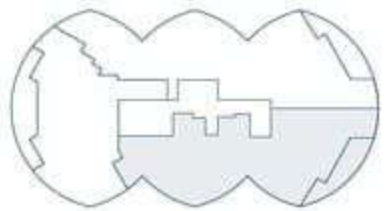
EXTERIOR
387 SF | 36 SQM

TOTAL
4,602 SF | 427.5 SQM



INTRACOASTAL
WATERS

N



ATLANTIC OCEAN

RESIDENCE

FLOORS

B

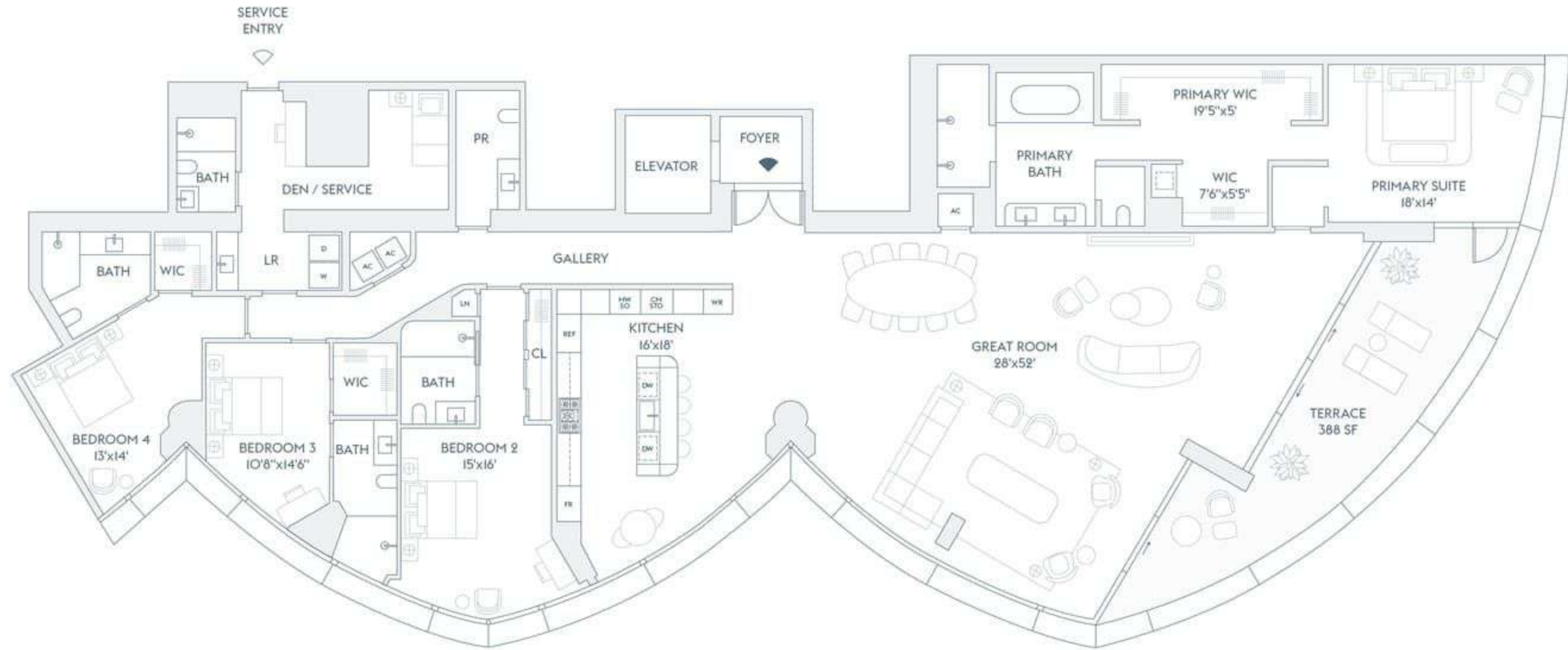
3-17

4 BEDROOMS
5 BATHROOMS
1 POWDER ROOM
DEN / SERVICE

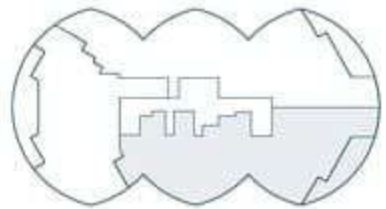
INTERIOR
4,358 SF | 404.5 SQM

EXTERIOR
387 SF | 36 SQM

TOTAL
4,745 SF | 440.5 SQM



INTRACOASTAL
WATERS



ATLANTIC OCEAN

RESIDENCE FLOOR

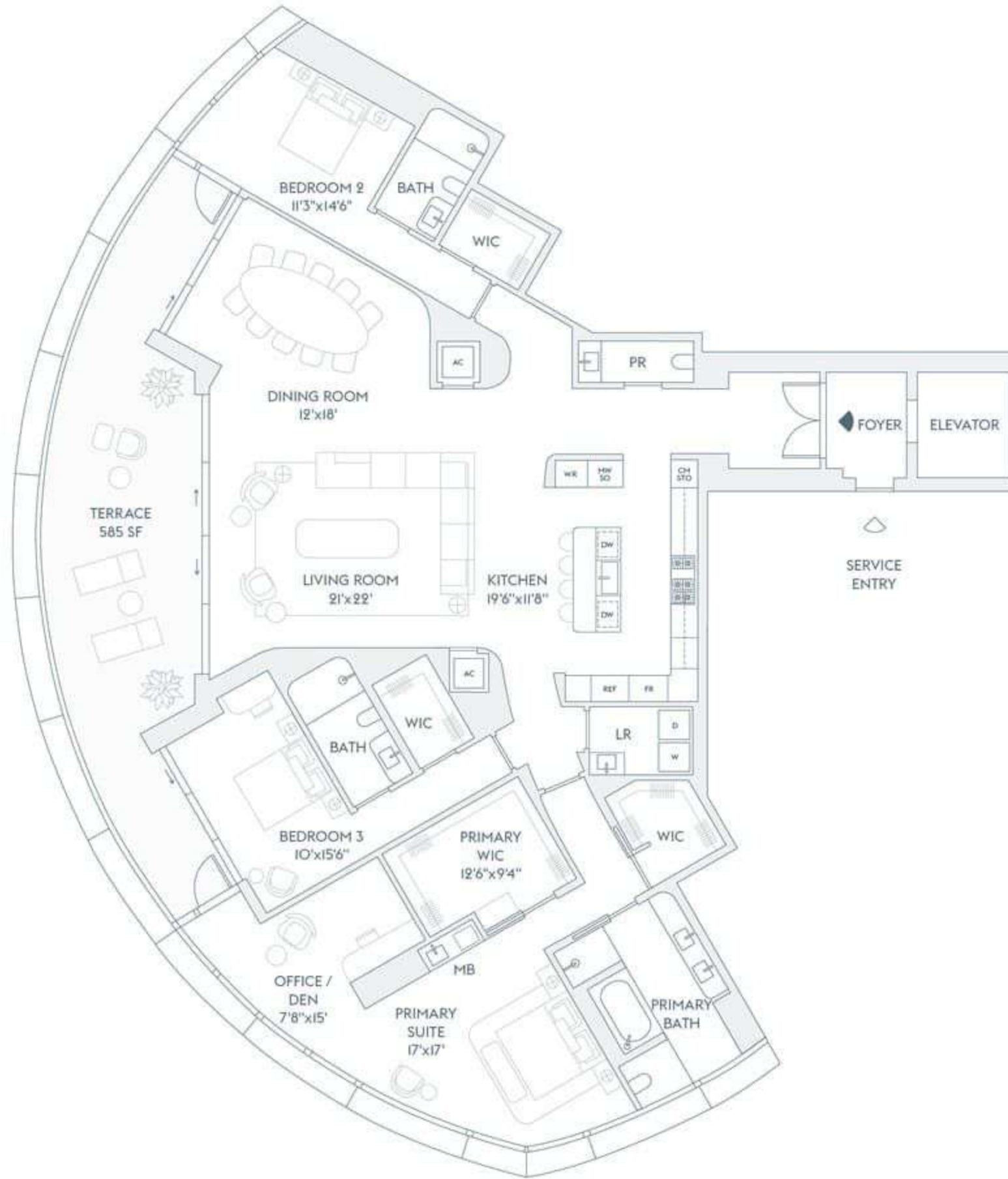
C 2

3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM
OFFICE / DEN

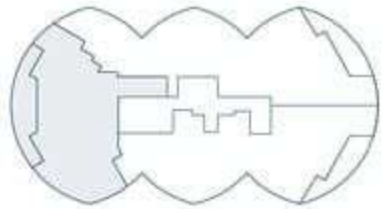
INTERIOR
3,284 SF | 305 SQM

EXTERIOR
585 SF | 54 SQM

TOTAL
3,869 SF | 359 SQM



INTRACOASTAL
WATERS



ATLANTIC OCEAN

RESIDENCE

FLOORS

C

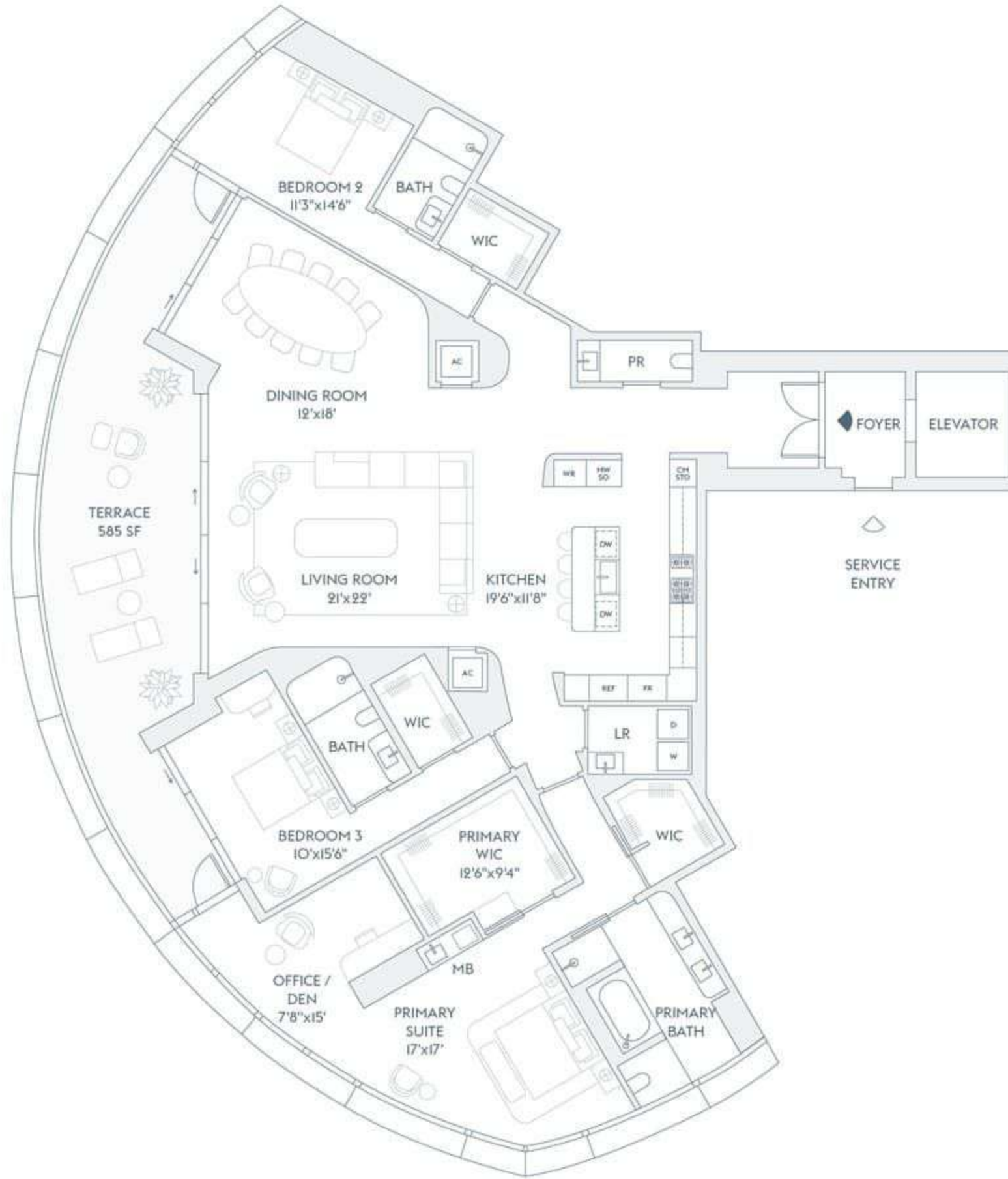
3-17

3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM
OFFICE / DEN

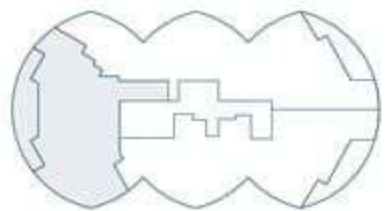
INTERIOR
3,297 SF | 306.5 SQM

EXTERIOR
585 SF | 54 SQM

TOTAL
3,882 SF | 360.5 SQM



INTRACOASTAL
WATERS



ATLANTIC OCEAN

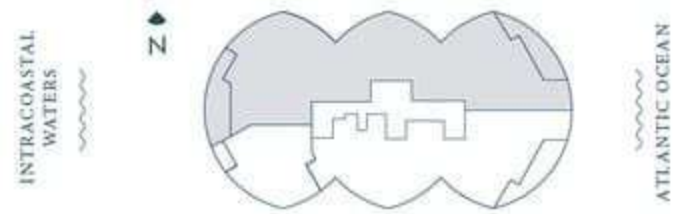
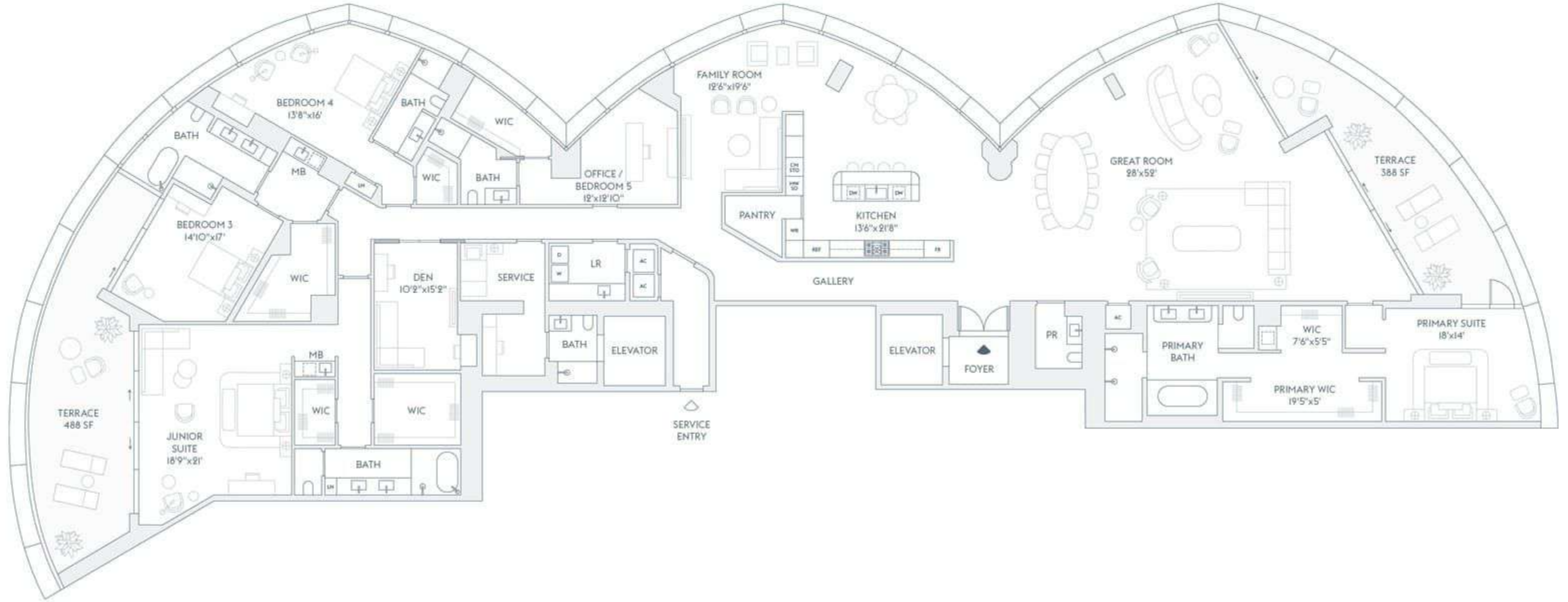
A 18-21

- 4 BEDROOMS
- 6 BATHROOMS
- POWDER ROOM
- OFFICE / BEDROOM
- FAMILY ROOM
- DEN
- SERVICE

INTERIOR
6,655 SF | 618 SQM

EXTERIOR
876 SF | 81 SQM

TOTAL
7,531 SF | 700 SQM



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RESIDENCE

FLOORS

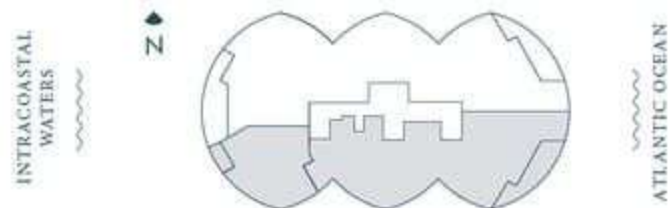
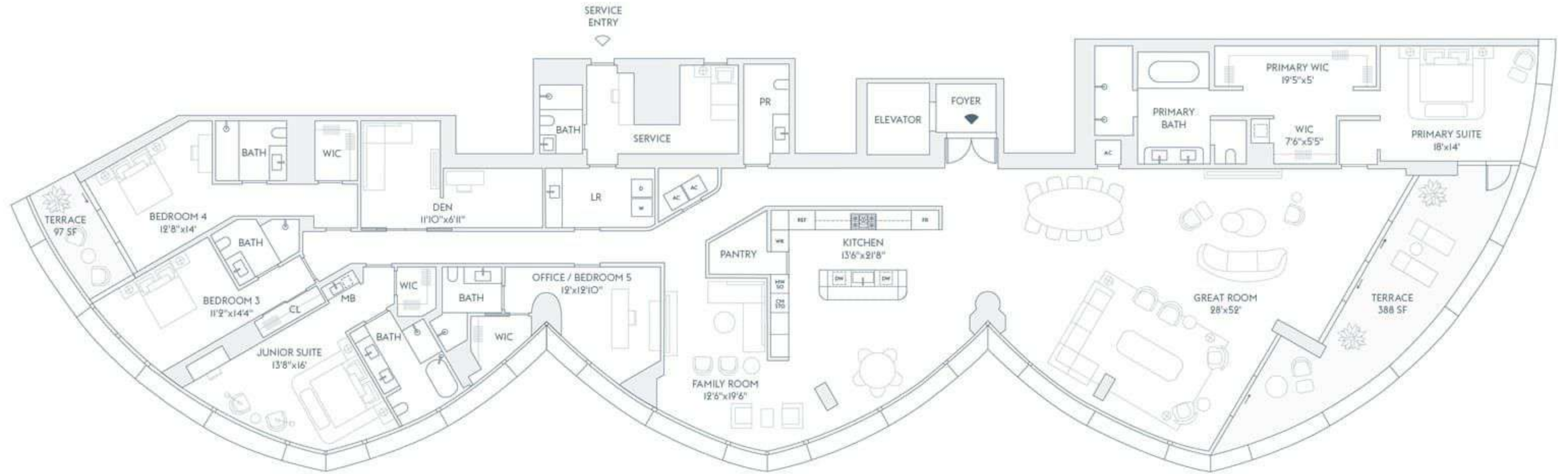
B 18-21

- 4 BEDROOMS
- 6 BATHROOMS
- POWDER ROOM
- OFFICE / BEDROOM
- FAMILY ROOM
- DEN
- SERVICE

INTERIOR
5,810 SF | 540 SQM

EXTERIOR
485 SF | 45 SQM

TOTAL
6,295 SF | 585 SQM



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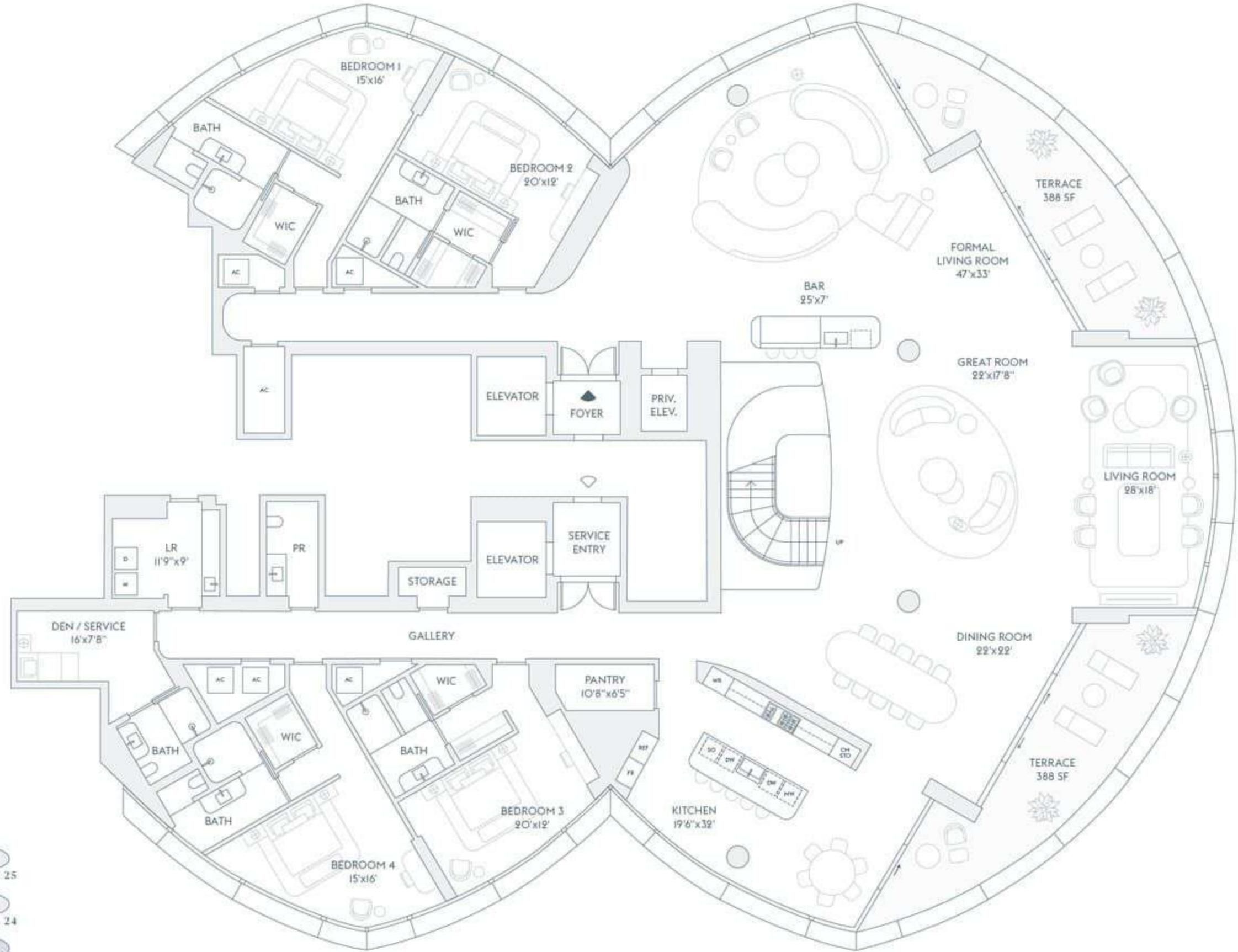
A 23, 24, 25

- 5 BEDROOMS
- 7 BATHROOMS
- 3 POWDER ROOMS
- DEN / SERVICE
- MEDIA ROOM
- GAME ROOM
- LIBRARY / LOUNGE
- FITNESS STUDIO
- OUTDOOR KITCHEN
- POOL
- PRIVATE ELEVATOR

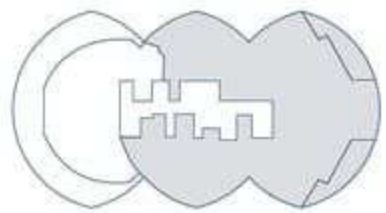
INTERIOR
12,603 SF | 1,171 SQM

EXTERIOR
4,918 SF | 457 SQM

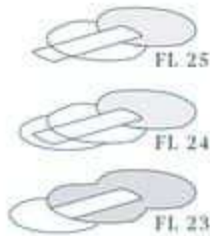
TOTAL
17,521 SF | 1,628 SQM



INTRACOASTAL
WATERS



ATLANTIC OCEAN



FLOOR 23

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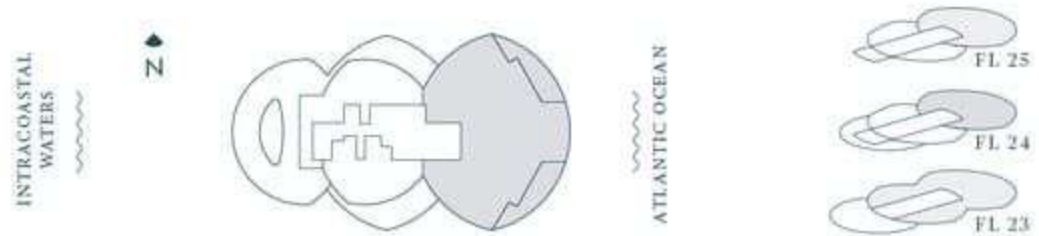
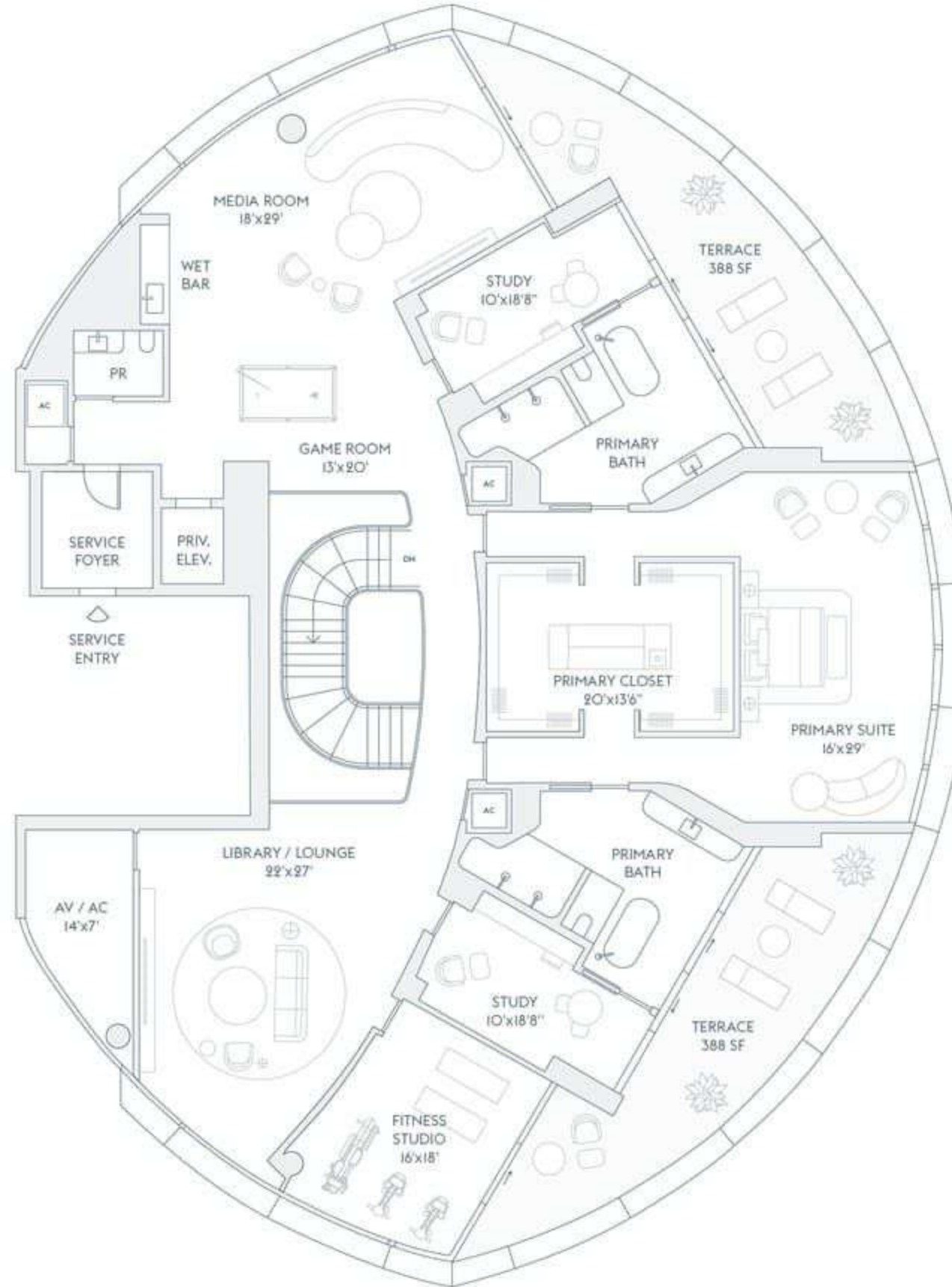
A 23, 24, 25

- 5 BEDROOMS
- 7 BATHROOMS
- 3 POWDER ROOMS
- DEN / SERVICE
- MEDIA ROOM
- GAME ROOM
- LIBRARY / LOUNGE
- FITNESS STUDIO
- OUTDOOR KITCHEN
- POOL
- PRIVATE ELEVATOR

INTERIOR
12,603 SF | 1,171 SQM

EXTERIOR
4,918 SF | 457 SQM

TOTAL
17,521 SF | 1,628 SQM



FLOOR 24

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here 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 set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 9023 © Carlton Terrace Owner LLC, with all rights reserved.

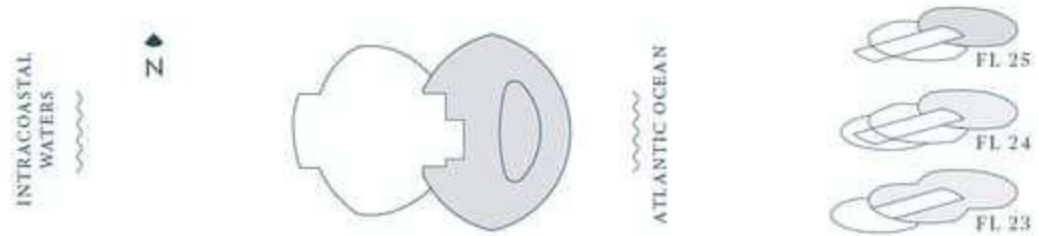
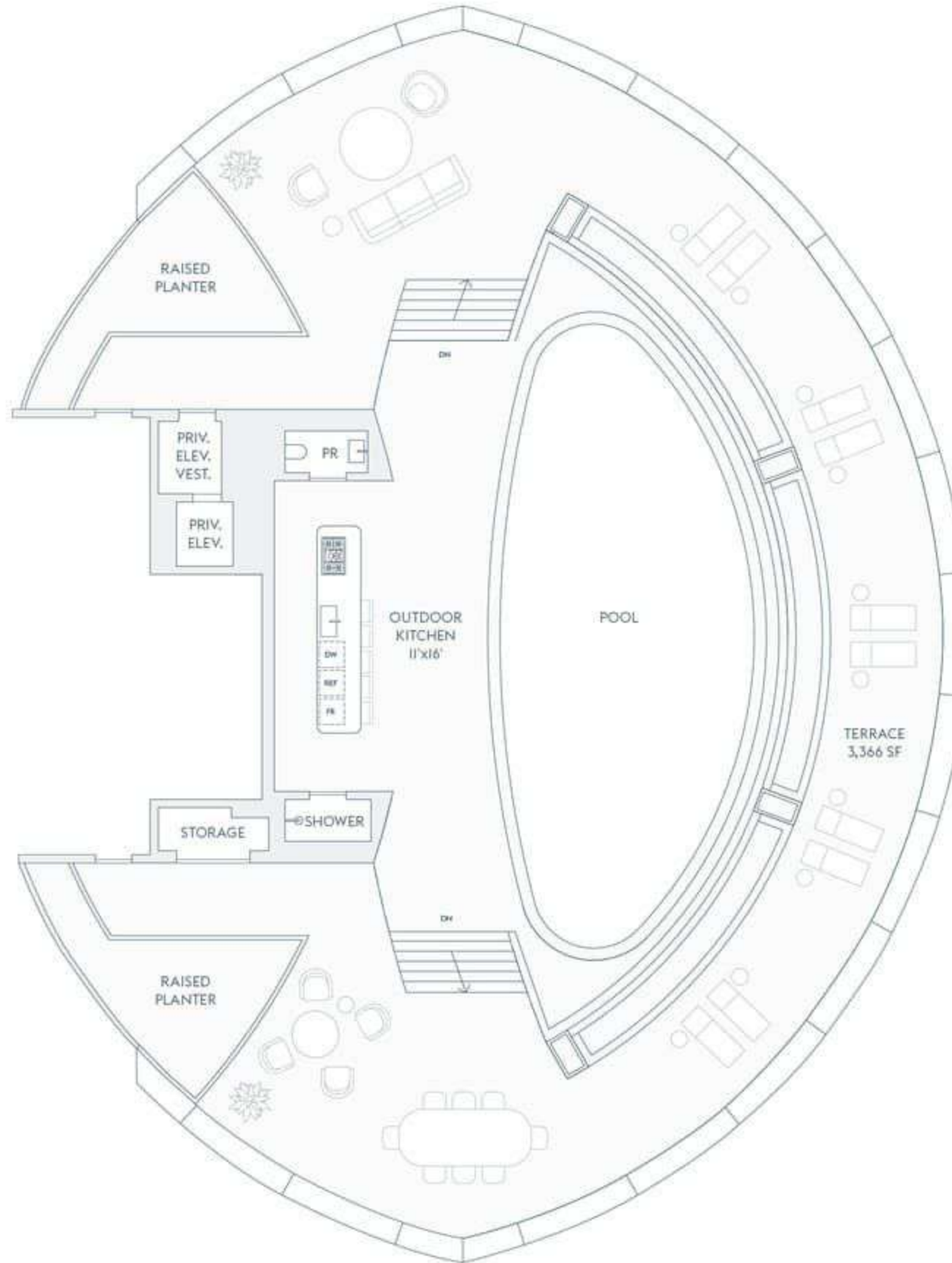
A 23, 24, 25

- 5 BEDROOMS
- 7 BATHROOMS
- 3 POWDER ROOMS
- DEN / SERVICE
- MEDIA ROOM
- GAME ROOM
- LIBRARY / LOUNGE
- FITNESS STUDIO
- OUTDOOR KITCHEN
- POOL
- PRIVATE ELEVATOR

INTERIOR
12,603 SF | 1,171 SQM

EXTERIOR
4,918 SF | 457 SQM

TOTAL
17,521 SF | 1,628 SQM



FLOOR 25

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here 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 set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 9023 © Carlton Terrace Owner LLC, with all rights reserved.

BAY
PENTHOUSE FLOORS

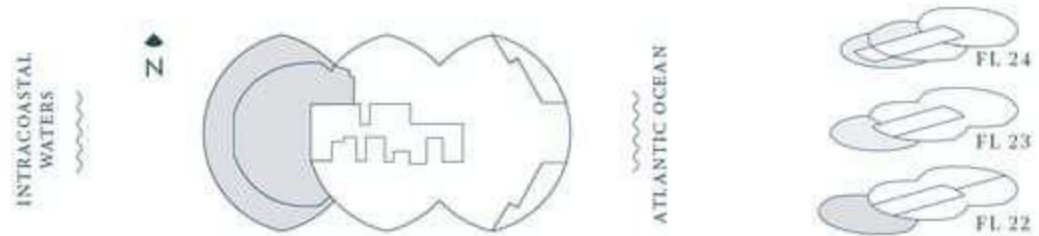
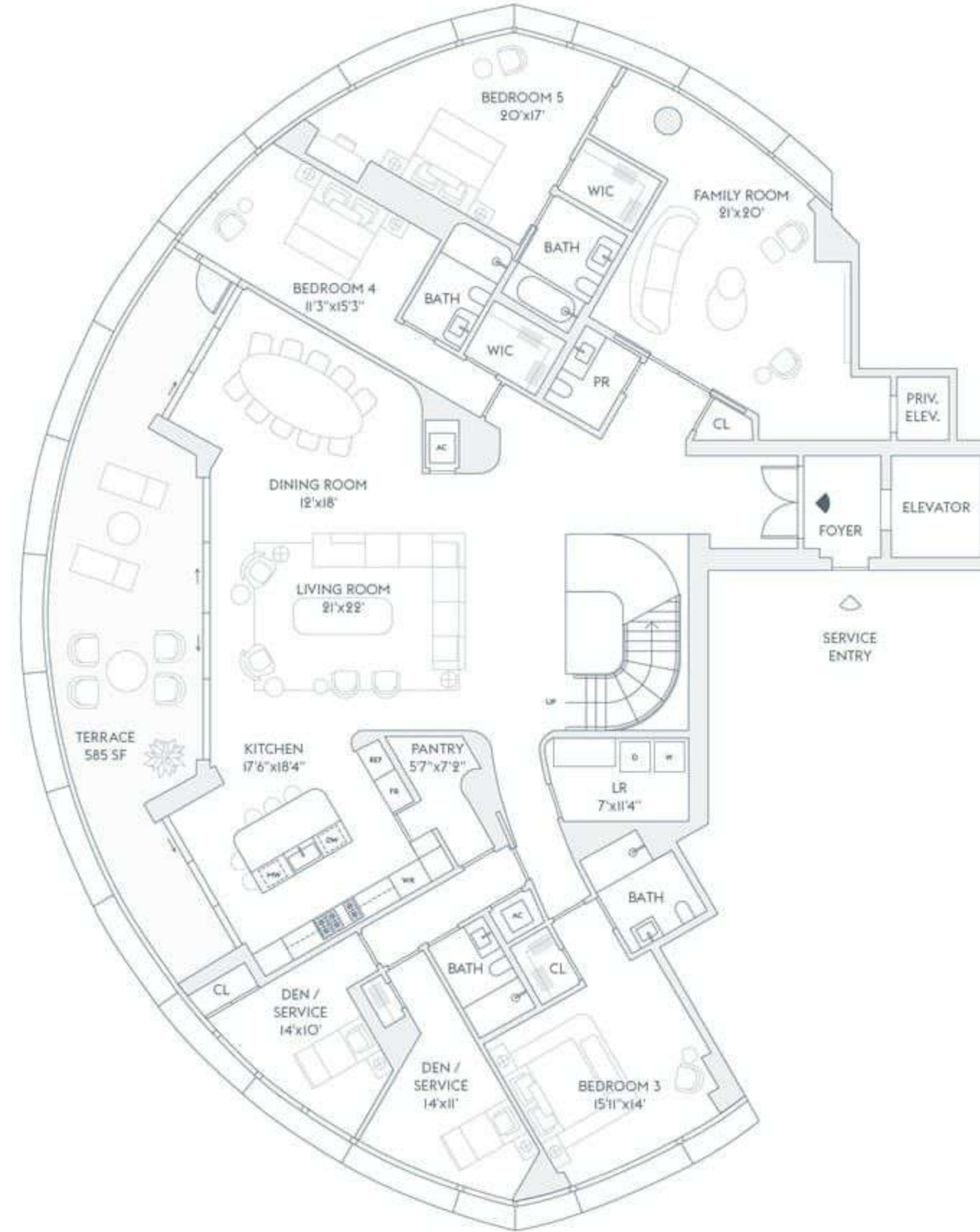
C 22, 23, 24

- 5 BEDROOMS
- 9 BATHROOMS
- POWDER ROOM
- 2 DEN / SERVICE
- FAMILY ROOM
- FITNESS STUDIO
- SKY ROOM
- OUTDOOR KITCHEN
- POOL
- PRIVATE ELEVATOR

INTERIOR
8,677 SF | 806 SQM

EXTERIOR
4,928 SF | 458 SQM

TOTAL
13,605 SF | 1,264 SQM



FLOOR 22

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior dividing 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 set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. ©2023 © Carlton Terrace Owner LLC, with all rights reserved.

BAY
PENTHOUSE FLOORS

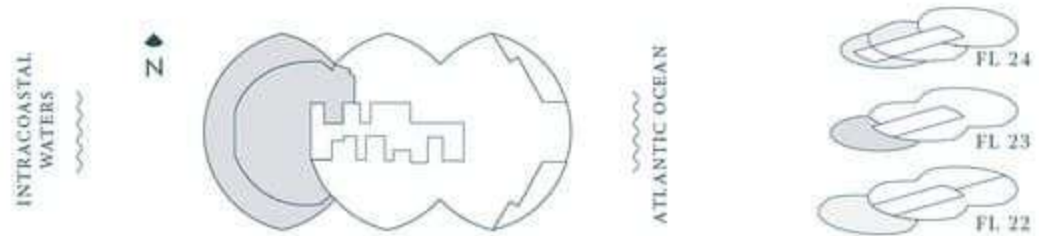
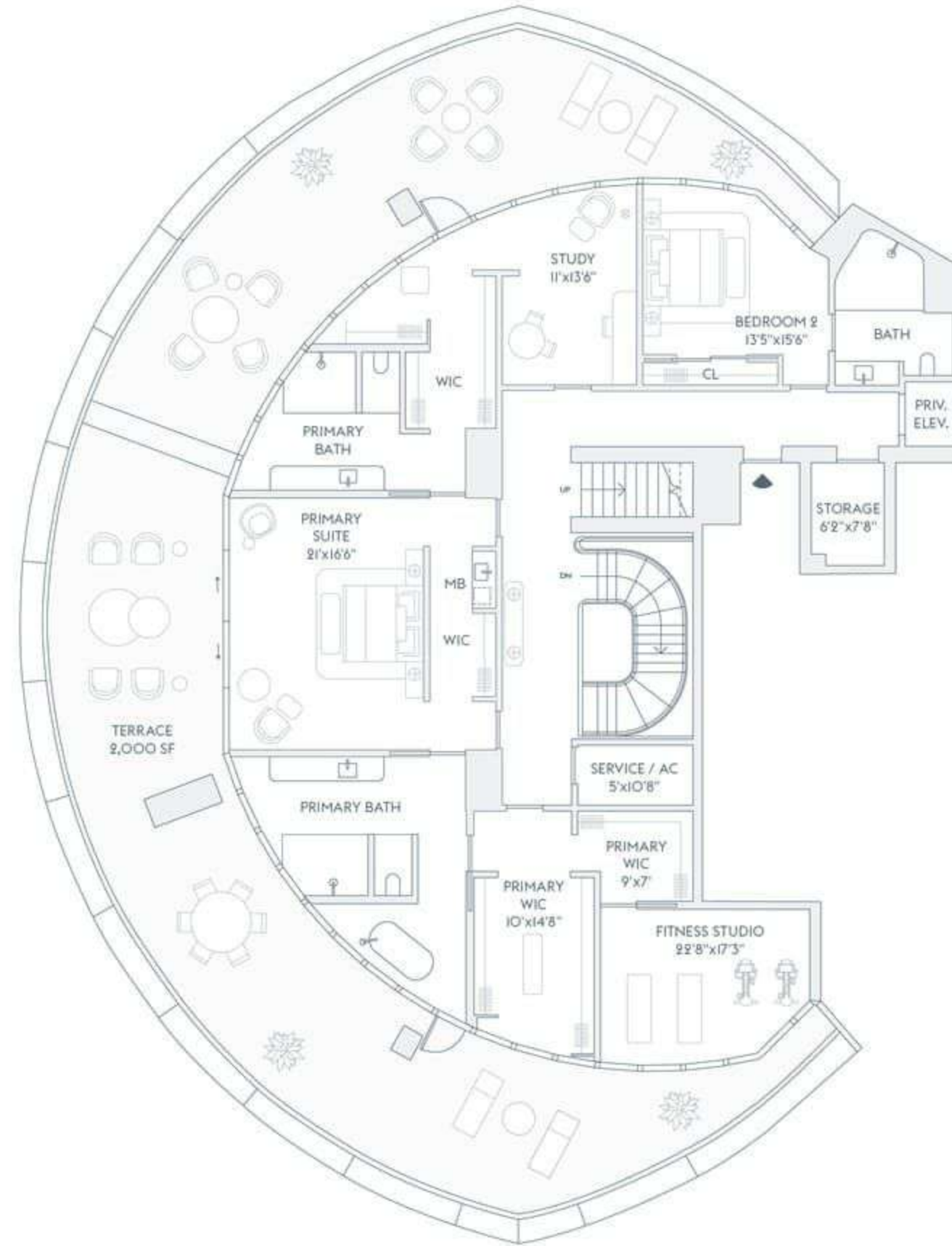
C 22, 23, 24

- 5 BEDROOMS
- 9 BATHROOMS
- POWDER ROOM
- 2 DEN / SERVICE
- FAMILY ROOM
- FITNESS STUDIO
- SKY ROOM
- OUTDOOR KITCHEN
- POOL
- PRIVATE ELEVATOR

INTERIOR
8,677 SF | 806 SQM

EXTERIOR
4,928 SF | 458 SQM

TOTAL
13,605 SF | 1,264 SQM



FLOOR 23

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here 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 set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 9093 © Carlton Terrace Owner LLC, with all rights reserved.

BAY
PENTHOUSE FLOORS

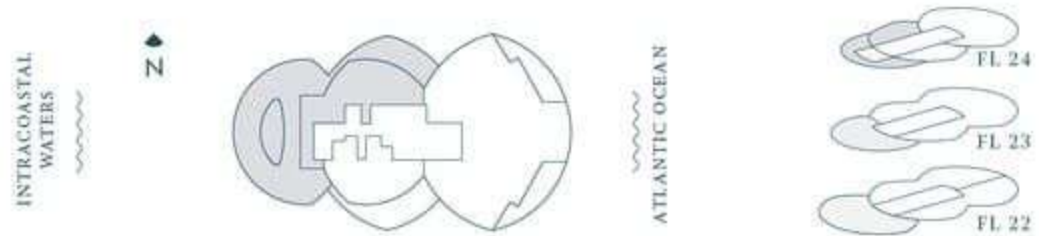
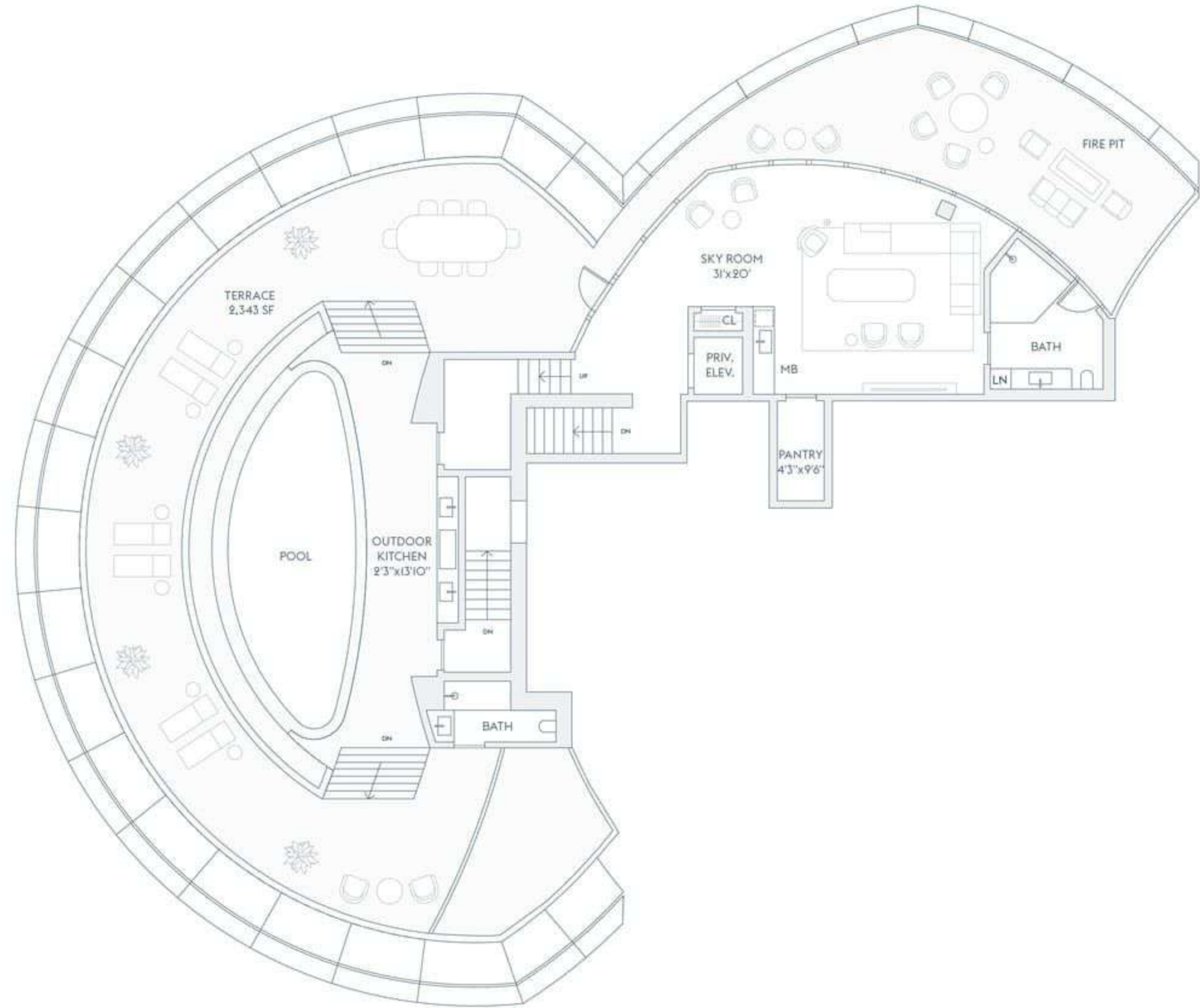
C 22, 23, 24

- 5 BEDROOMS
- 9 BATHROOMS
- POWDER ROOM
- 2 DEN / SERVICE
- FAMILY ROOM
- FITNESS STUDIO
- SKY ROOM
- OUTDOOR KITCHEN
- POOL
- PRIVATE ELEVATOR

INTERIOR
8,677 SF | 806 SQM

EXTERIOR
4,928 SF | 458 SQM

TOTAL
13,605 SF | 1,264 SQM



FLOOR 24

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here 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 set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 9093 © Carlton Terrace Owner LLC, with all rights reserved.

LOWER
PENTHOUSE FLOORS

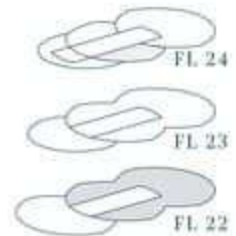
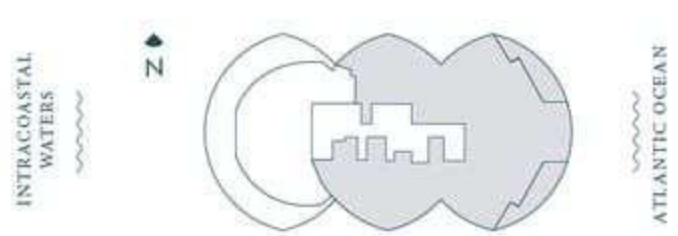
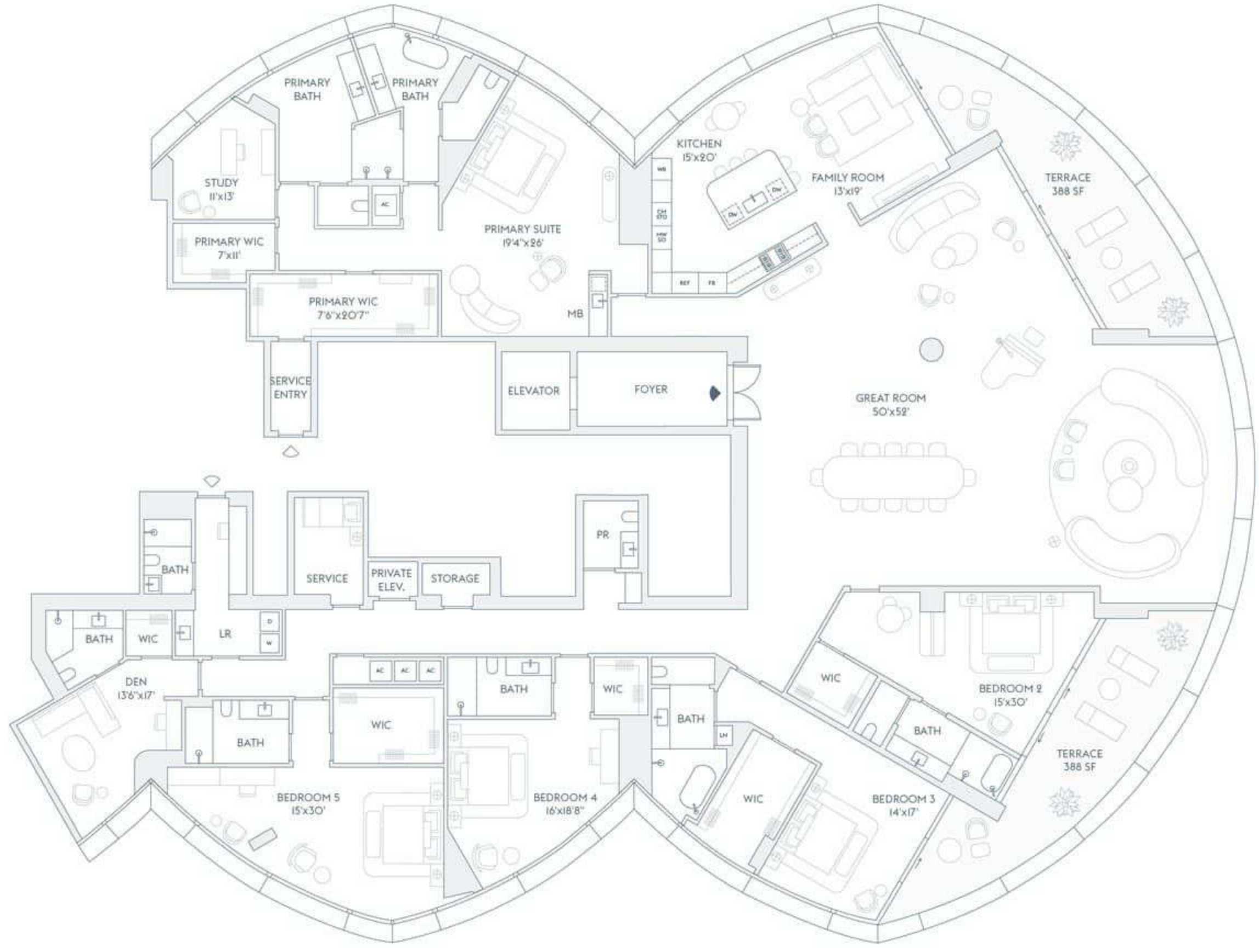
A 22, 24

- 6 BEDROOMS
- 9 BATHROOMS
- 2 POWDER ROOMS
- DEN
- SERVICE
- FAMILY ROOM
- SKY ROOM
- WINE ROOM
- OUTDOOR KITCHEN
- SPA POOL
- PRIVATE ELEVATOR

INTERIOR
9,464 SF | 879 SQM

EXTERIOR
1,346 SF | 125 SQM

TOTAL
10,810 SF | 1,004 SQM



FLOOR 22

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here 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 set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 9093 © Carlton Terrace Owner LLC, with all rights reserved.

LOWER
PENTHOUSE FLOORS

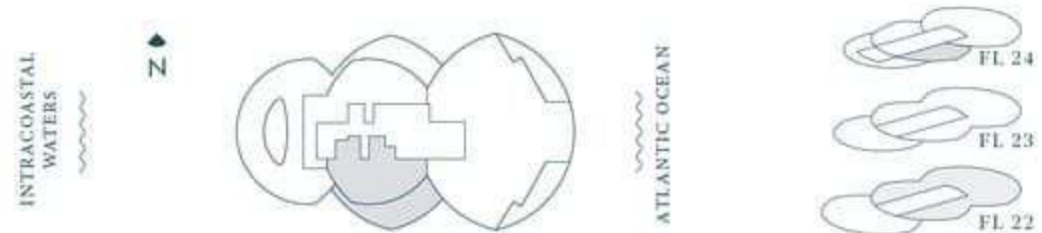
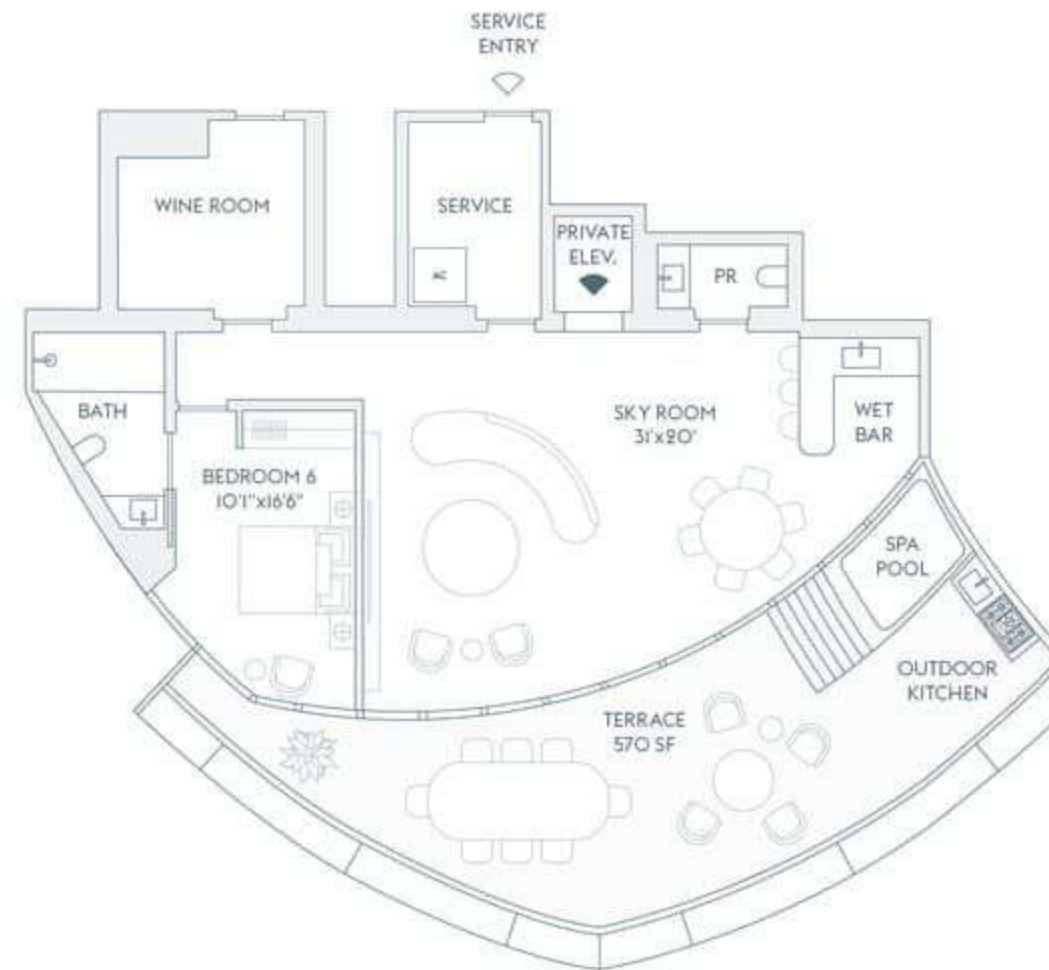
A 22, 24

6 BEDROOMS
9 BATHROOMS
2 POWDER ROOMS
DEN
SERVICE
FAMILY ROOM
SKY ROOM
WINE ROOM
OUTDOOR KITCHEN
SPA POOL
PRIVATE ELEVATOR

INTERIOR
9,464 SF | 879 SQM

EXTERIOR
1,346 SF | 125 SQM

TOTAL
10,810 SF | 1,004 SQM



FLOOR 24

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here 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 set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 9023 © Carlton Terrace Owner LLC, with all rights reserved.

The background is an abstract watercolor composition with a torn paper effect. It features various shades of blue, green, purple, and brown, with irregular, jagged edges where the colors meet, creating a layered and textured appearance. The colors are most concentrated in the upper and right portions of the frame, with the lower-left corner being mostly white.

Amenities



PORTE COCHÈRE

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



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

SUNRISE POOL FOR MORNING SUN AND OCEAN VIEWS



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

SUNRISE POOL



SUNSET POOL FOR EVENING RELAXATION

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



READING LOUNGE

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



FORMAL SITTING LOUNGE



ARTIST'S CONCEPTUAL RENDERING.



COCKTAIL LOUNGE

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



OCEANFRONT DINING

ARTIST'S CONCEPT RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



PRIVATE DINING ROOM FOR RESIDENTS AND THEIR GUESTS

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



SPA STAIRCASE WITH OCEAN VIEW

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

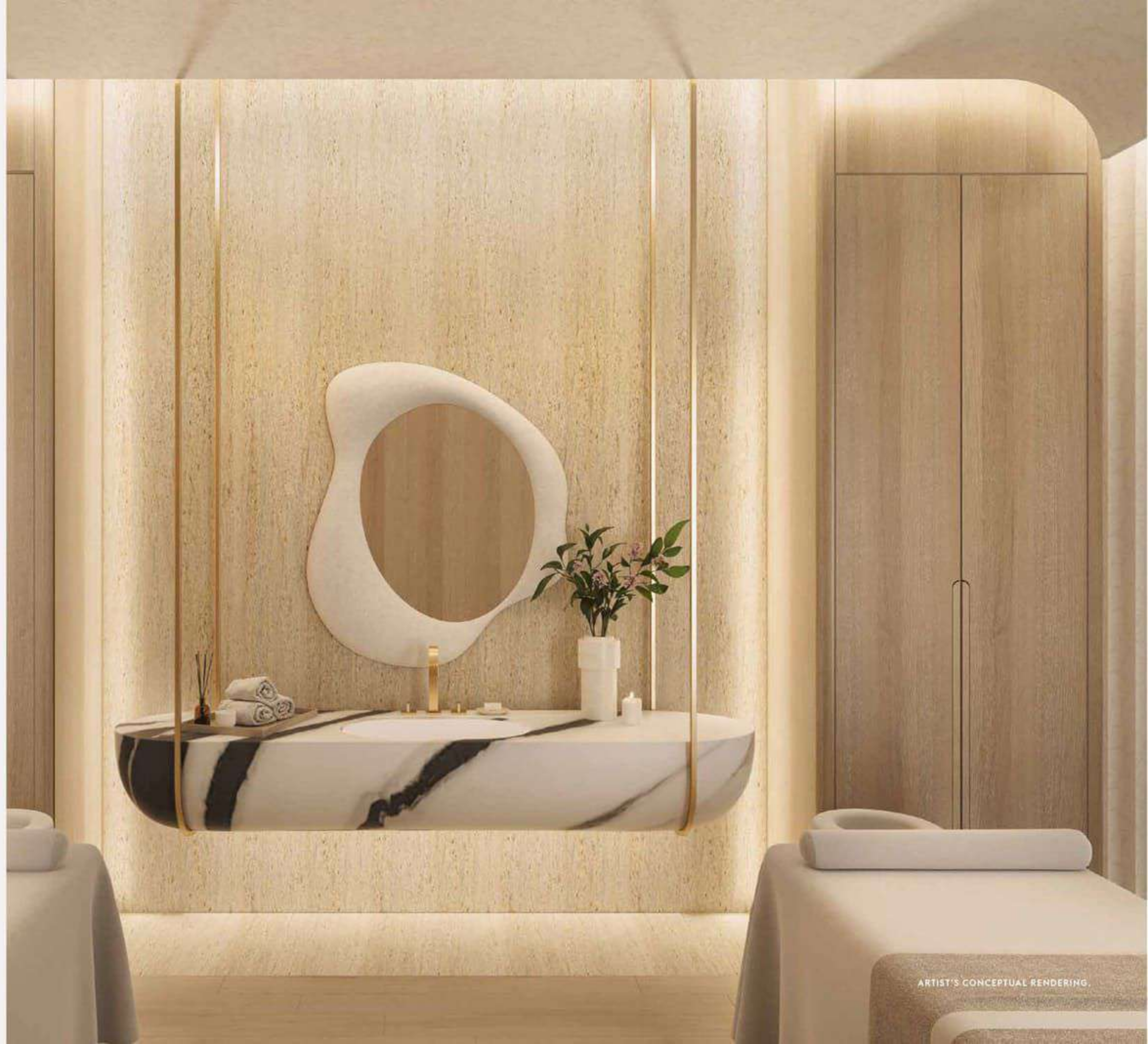


SPA ENTRANCE

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



SPA CORRIDOR AND TREATMENT ROOM



ARTIST'S CONCEPTUAL RENDERING.





ARTIST'S CONCEPTUAL RENDERING.

HOT AND COLD PLUNGE POOLS



FITNESS

FITNESS CENTER PAVILION

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



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

FITNESS ROOM WITH SWEEPING OCEAN VIEWS



ARTIST'S CONCEPTUAL RENDERING.

GOLF SIMULATOR



ARTIST'S CONCEPTUAL RENDERING

CHILDREN'S PLAYROOM

The background is a watercolor-style illustration with horizontal bands of color. From top to bottom, the colors are: purple, orange, green, white, light blue, white, light green, white, dark blue, white, and light blue. The colors are applied in broad, textured strokes, creating a layered, abstract effect.

Neighborhood



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.



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.



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)

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

Bal Harbour Shops

The St. Regis Bal Harbour Resort

BAY HARBOR ISLANDS

Four Seasons Hotel at The Surf Club

INTRACOASTAL WATERS

Indian Creek Country Club

La Gorce Country Club

SURFSIDE

ATLANTIC OCEAN

Miami International Airport & Downtown Miami

SOUTH BEACH

The background is a watercolor-style abstract composition. It features large, irregular shapes in shades of blue, green, and brown, with some areas appearing to be torn or layered. The colors are soft and blended, creating a textured, artistic feel. The word "Team" is centered in a dark blue, serif font.

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 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 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.

RIVAGE BAL HARBOUR CONDOMINIUM is developed by Carlton Terrace Owner LLC ("Developer" or "Offeror"). 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 use of space, design, furnishings, lifestyle, amenities, food services, club services, rental services, hosting services, finishes, materials, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, or art are proposed only, and the Developer reserves the right to modify or withdraw the same in its sole discretion. No specific view is guaranteed. No specific use of space is guaranteed. Pursuant to license agreements, Developer 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. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of any jurisdiction where prohibited by law. ©2023 © Carlton Terrace Owner LLC, with all rights reserved.