



# RIVAGE

BAL HARBOUR

A ONCE-IN-A-LIFETIME BEACHFRONT 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 homes 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 many palm trees and houses. In the middle ground, there is a large body of water, possibly a bay or harbor, with several islands and a city skyline in the distance. The sky is filled with soft, golden light from the setting sun, with some clouds. The overall scene is peaceful and scenic.

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.

The background features a watercolor illustration of several leaves. The leaves are rendered in various shades of blue and green, with some areas appearing darker and more saturated. The outlines of the leaves are defined by thin, brownish-gold lines, giving them a delicate, hand-drawn appearance. The overall style is soft and artistic, typical of watercolor painting.

# 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.



BURJ KHALIFA

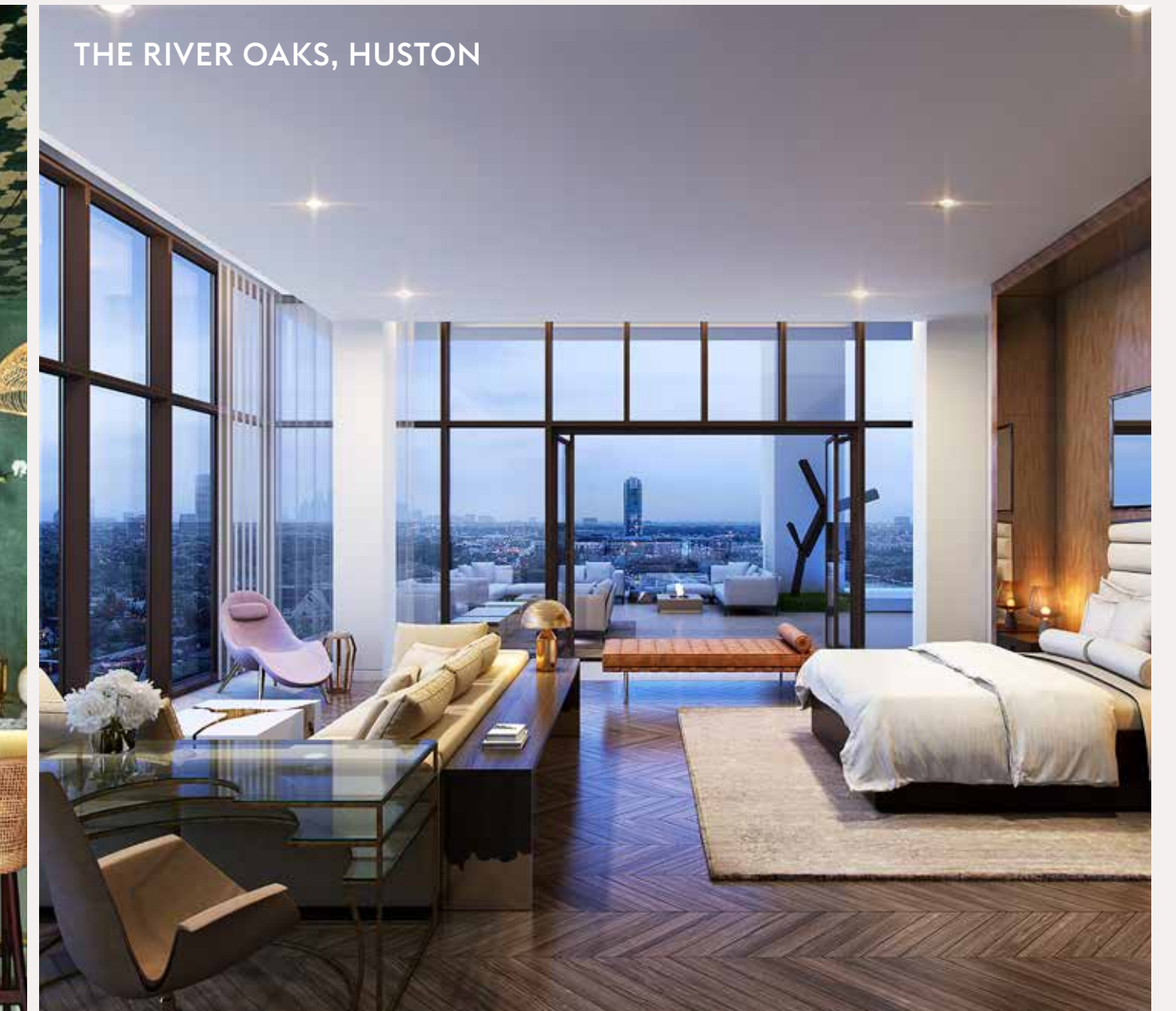
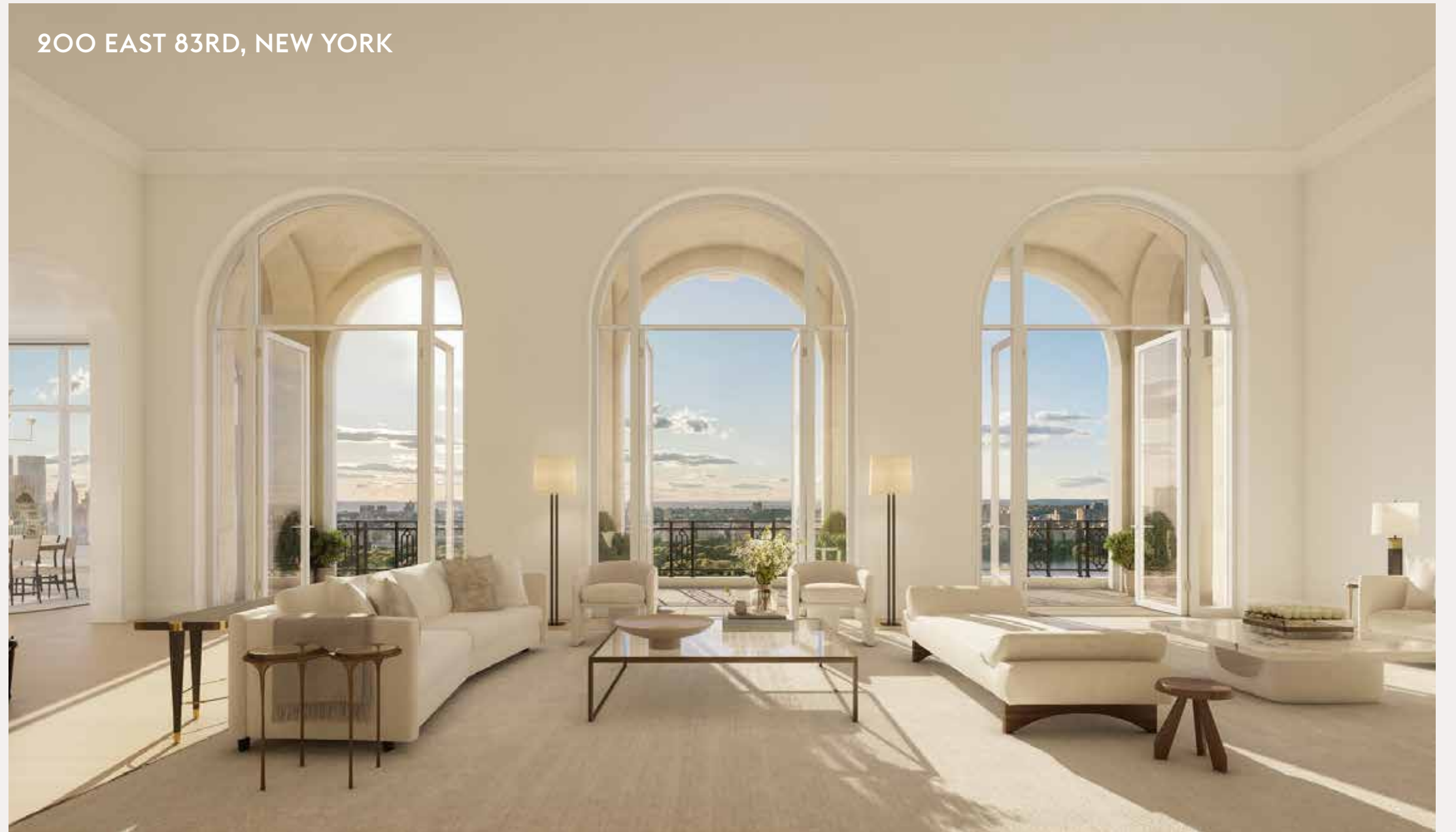


CHINA MERCHANTS TOWER



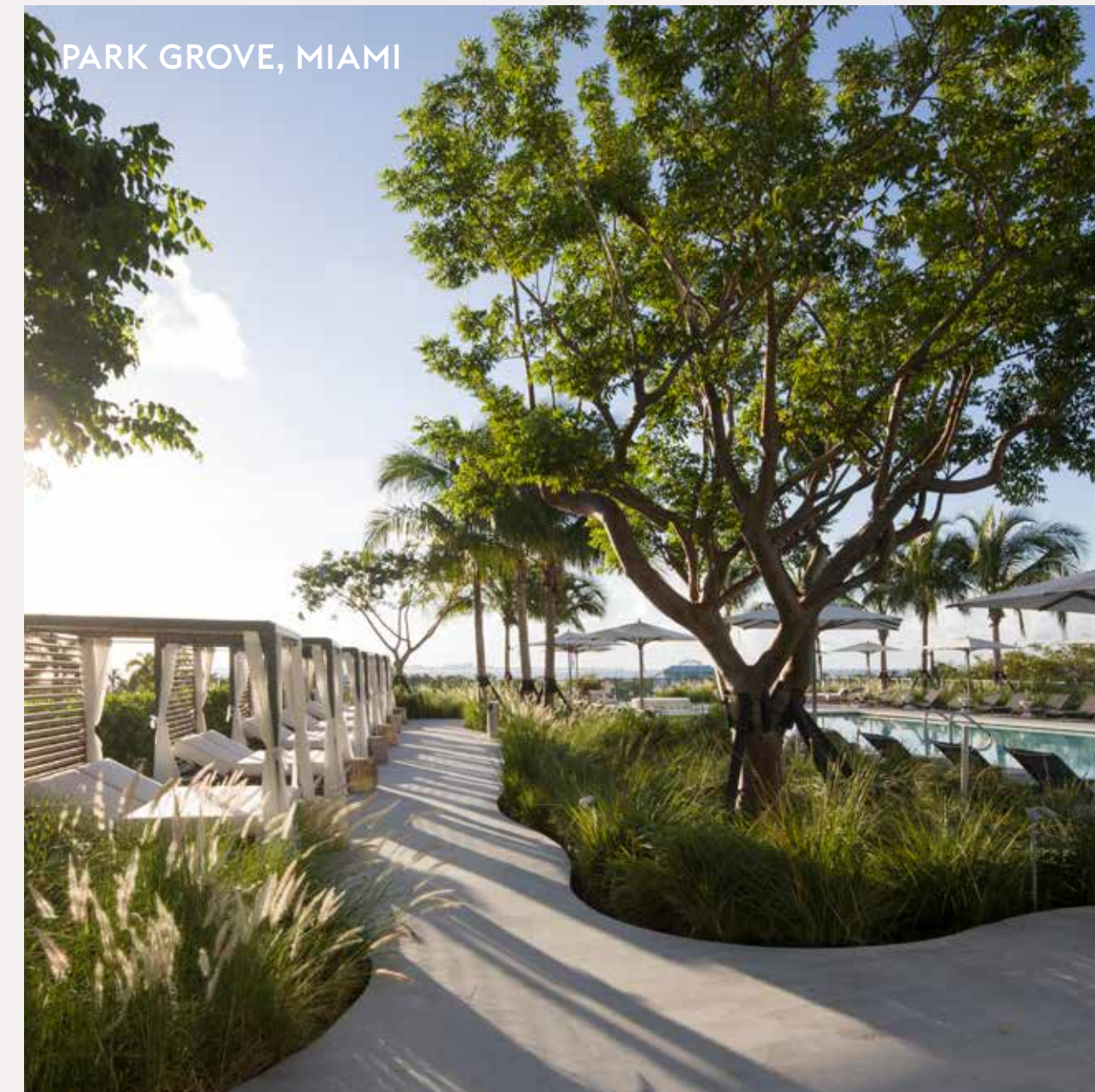
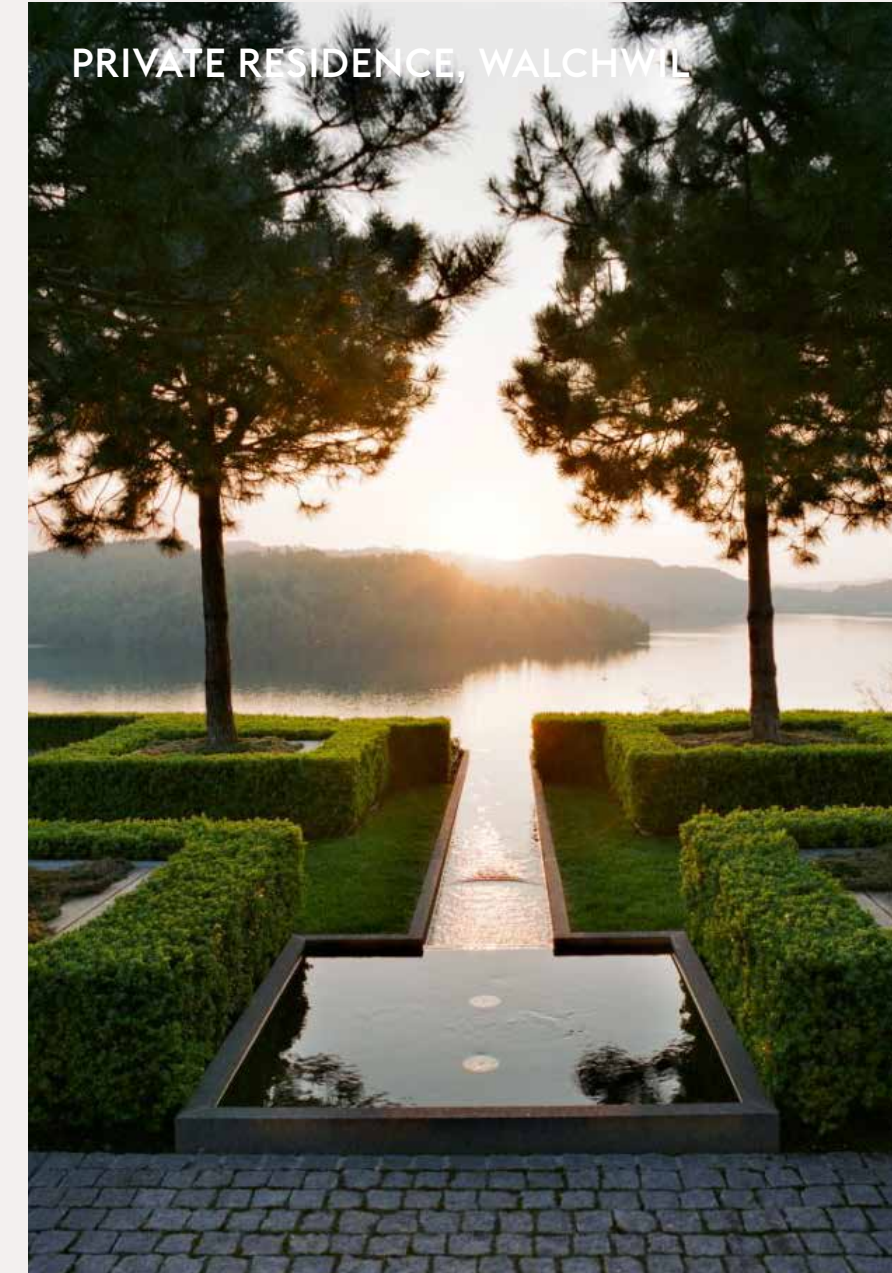
ROTTET STUDIO

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.



ENEA GARDEN DESIGN

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.



## Property Overview

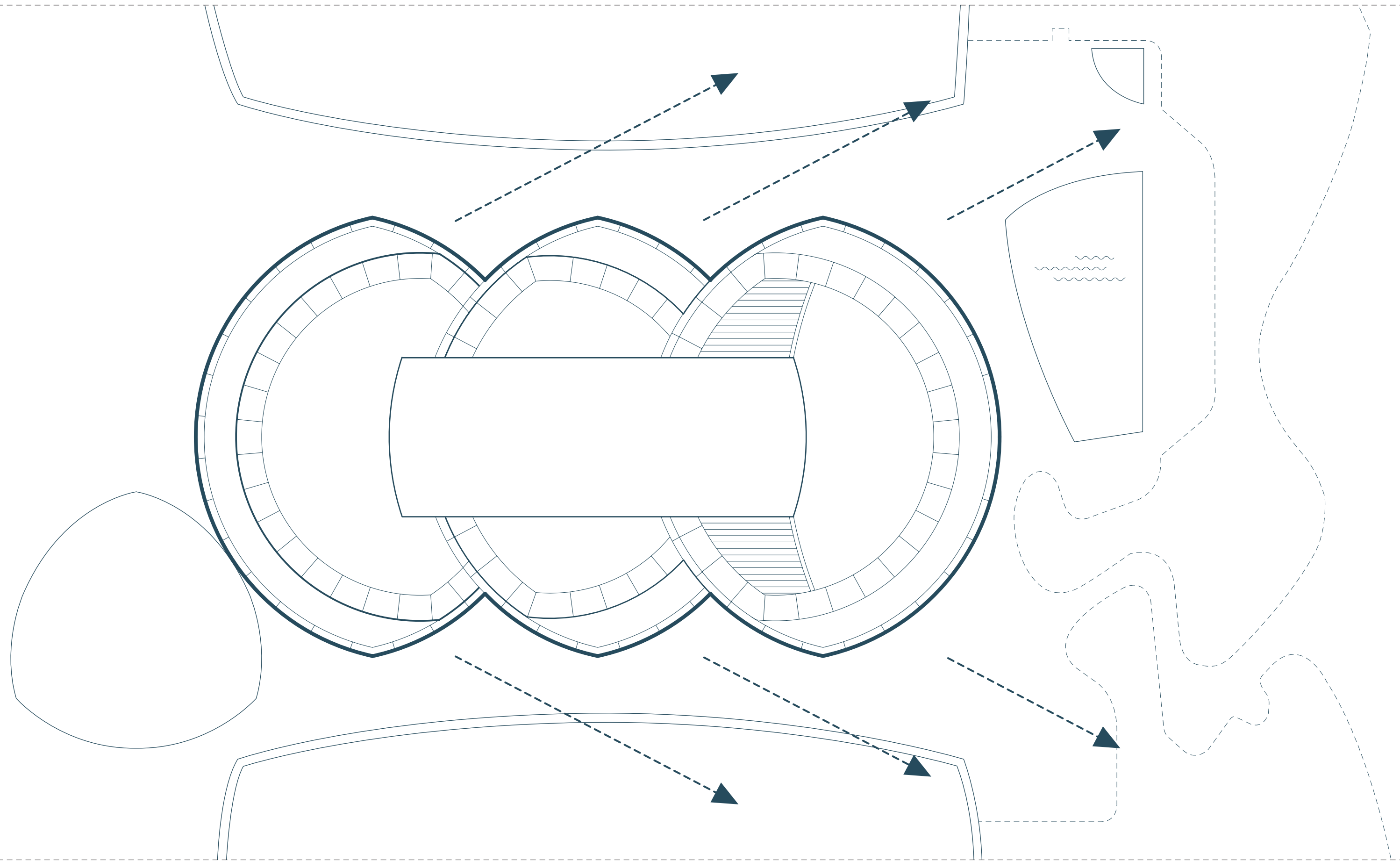
- 200 linear feet of pristine private shoreline
- 2.67 acres
- 25 stories
- 56 homes designed by world-renowned architecture firm SOM, with interiors by Rottet Studio, and with sweeping views of the Atlantic Ocean and the Miami skyline
- Three- to eight-bedroom residences, ranging from approximately 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



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



# View Orientation



ATLANTIC OCEAN





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



PORTE COCHÈRE

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



LOBBY

ARTIST'S CONCEPTUAL RENDERING.

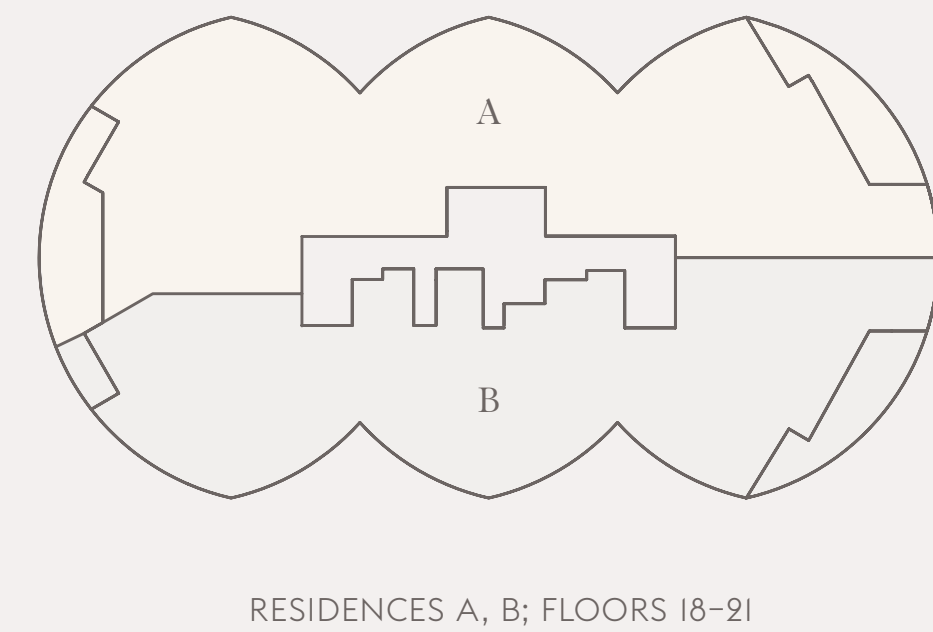
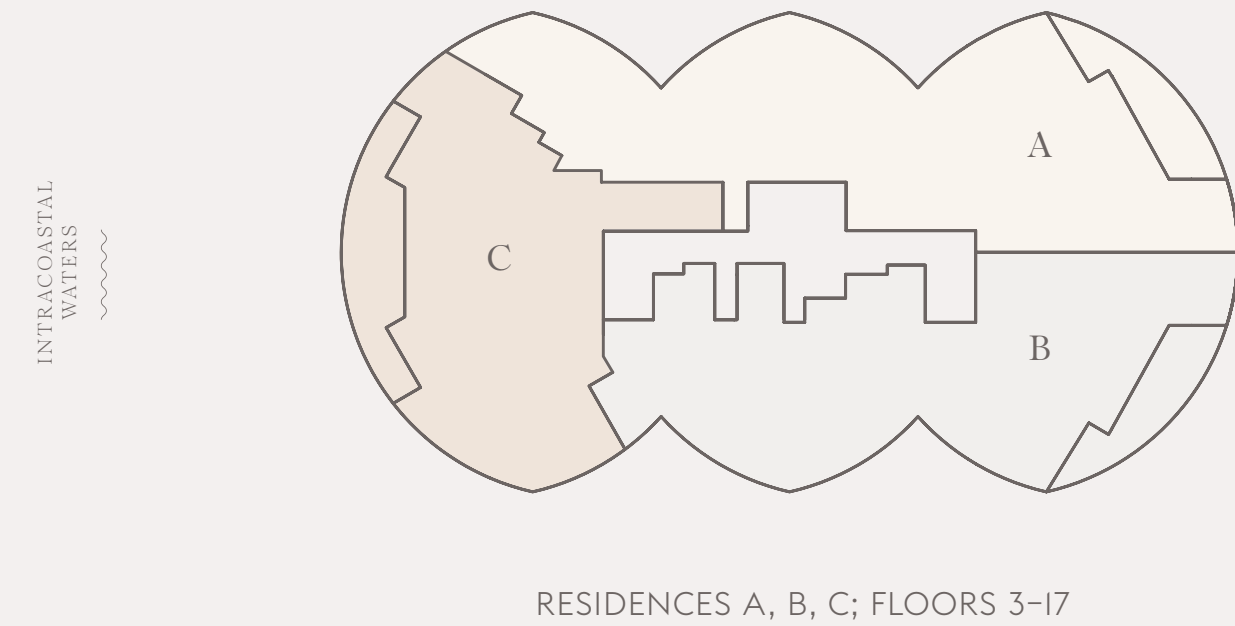
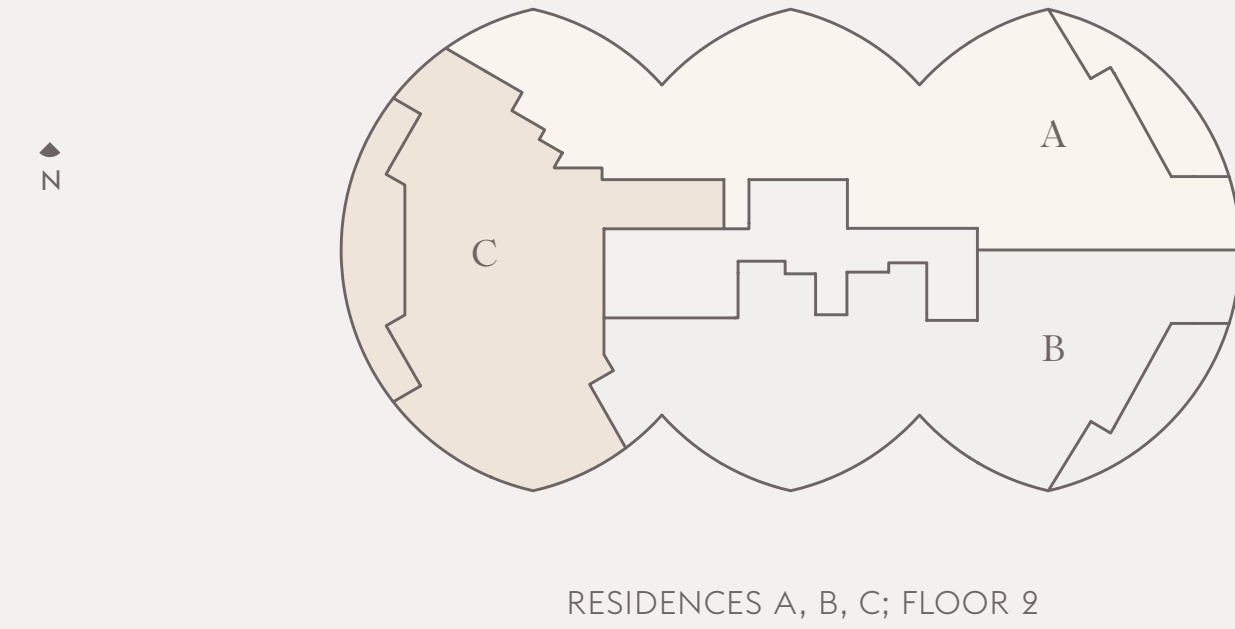


WHERE SAND MEETS SKY

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.

## 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.







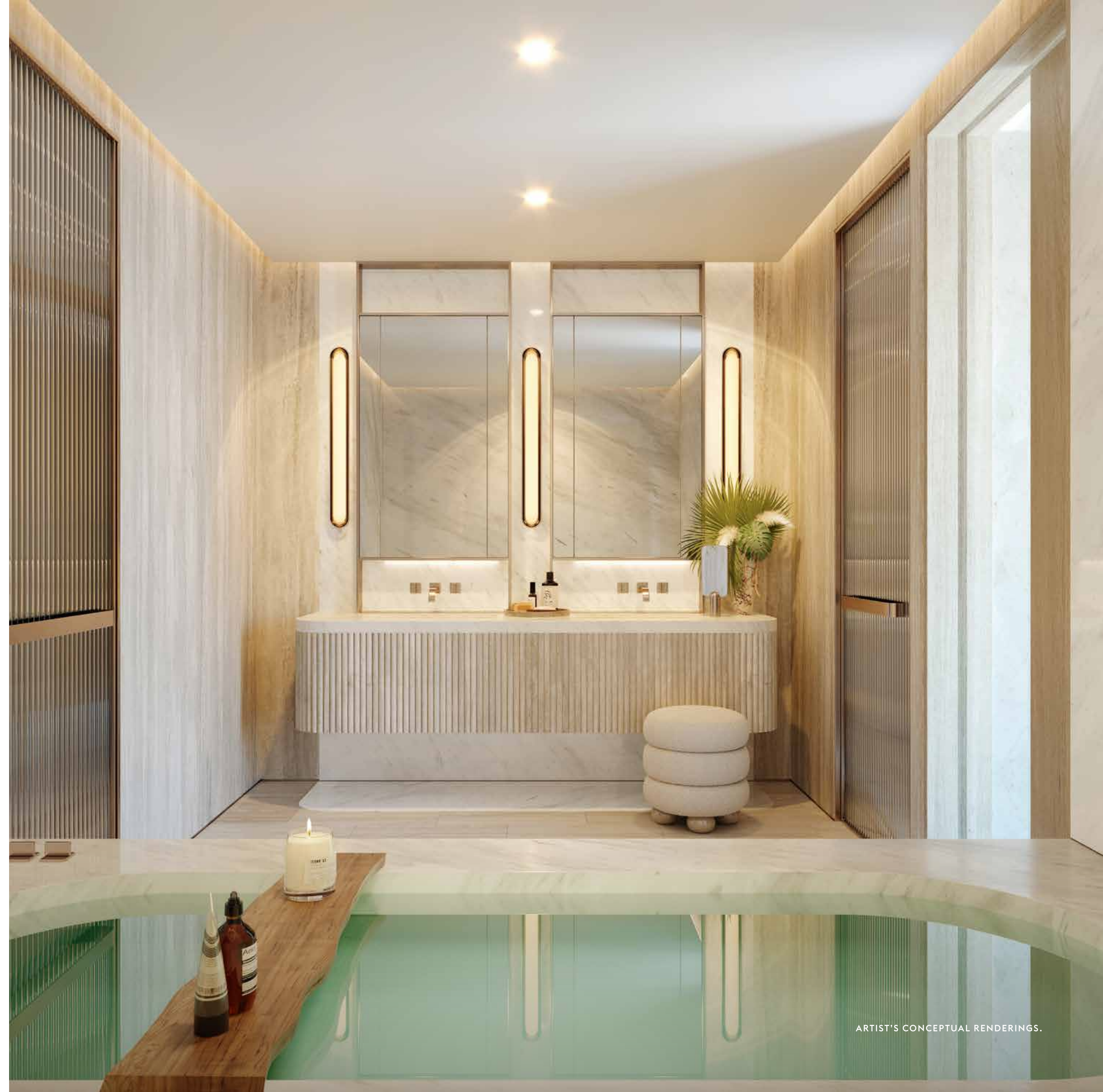
RESIDENCES A & B

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.



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



ARTIST'S CONCEPTUAL RENDERINGS.



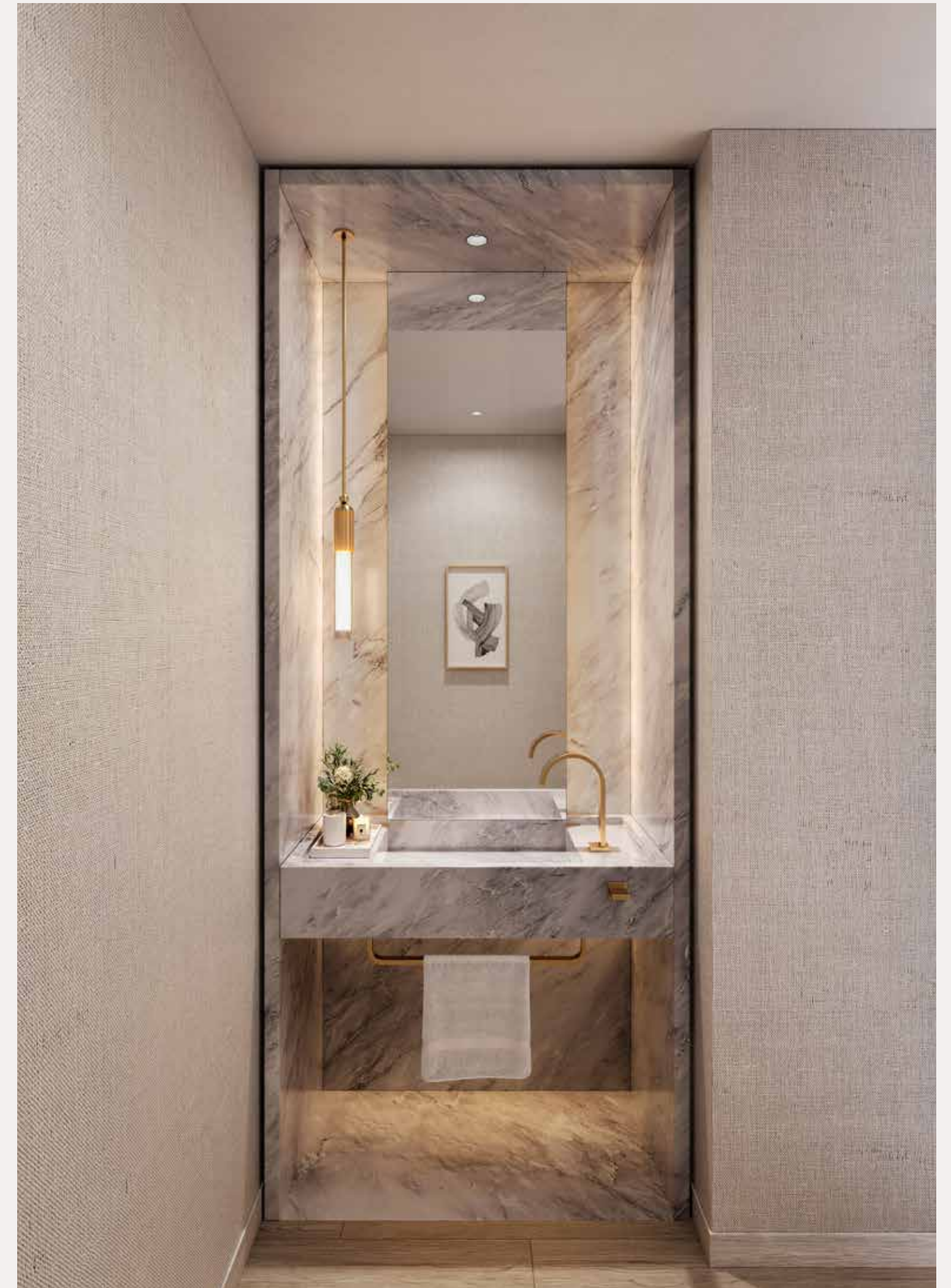
WARDROBE WITH CUSTOM MILLWORK

ARTIST'S CONCEPTUAL RENDERING.



SECONDARY BATHROOM

ARTIST'S CONCEPTUAL RENDERINGS.



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



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

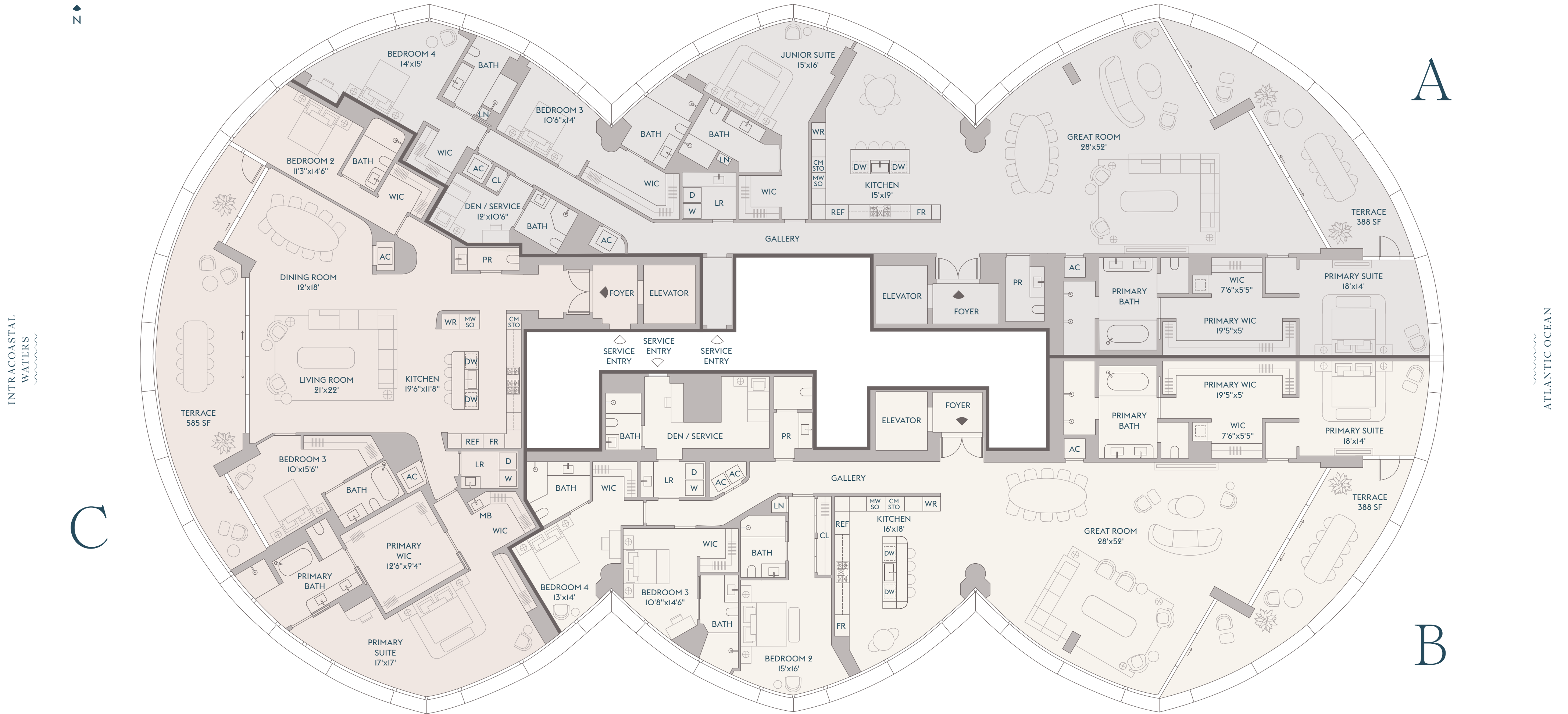
## RESIDENCE C

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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

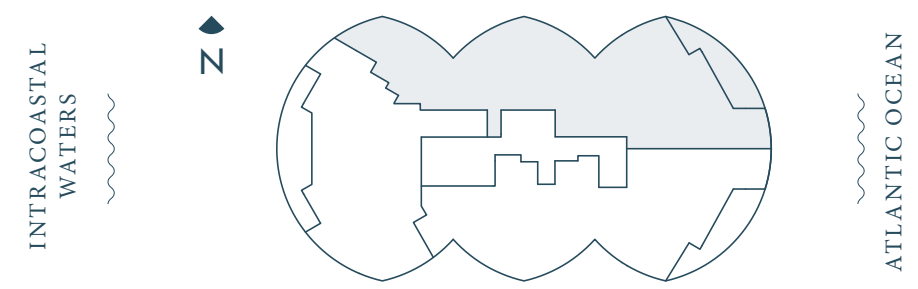
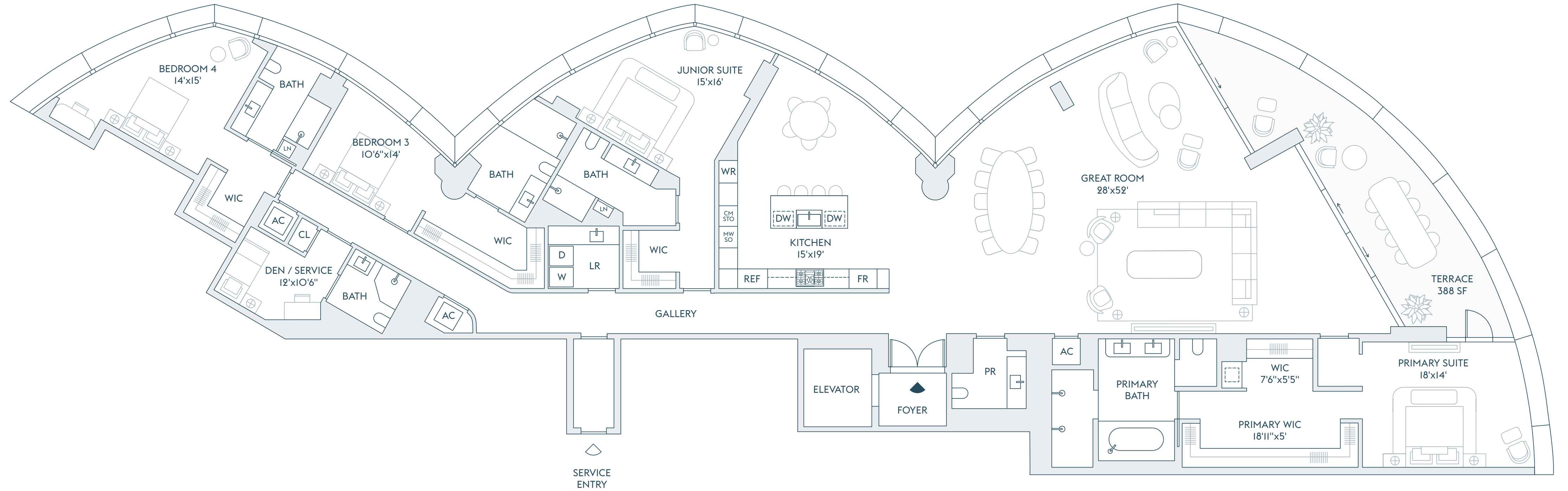
# A 2

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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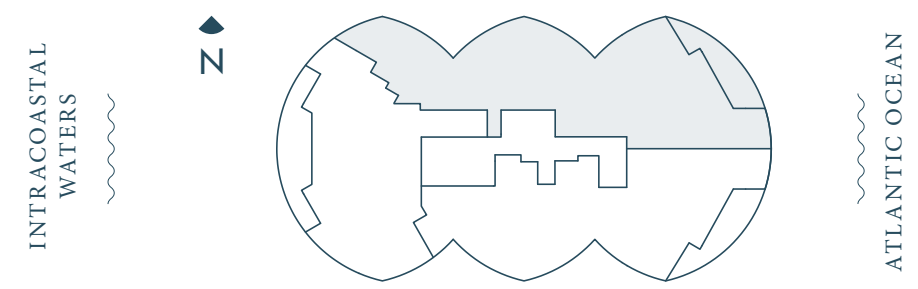
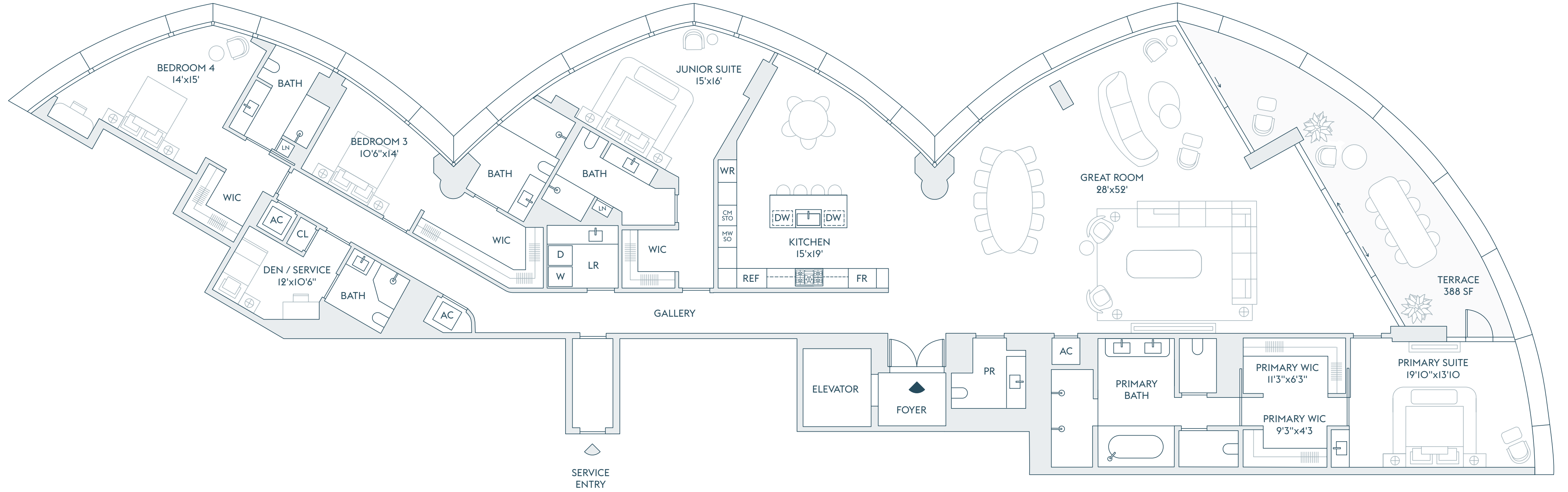
# A 2

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



## ALTERNATE PRIMARY BEDROOM

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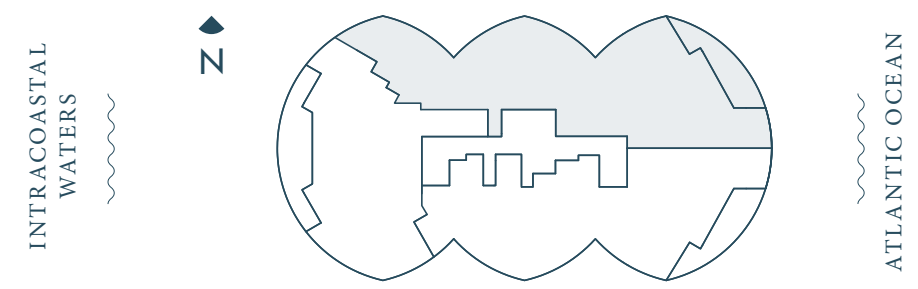
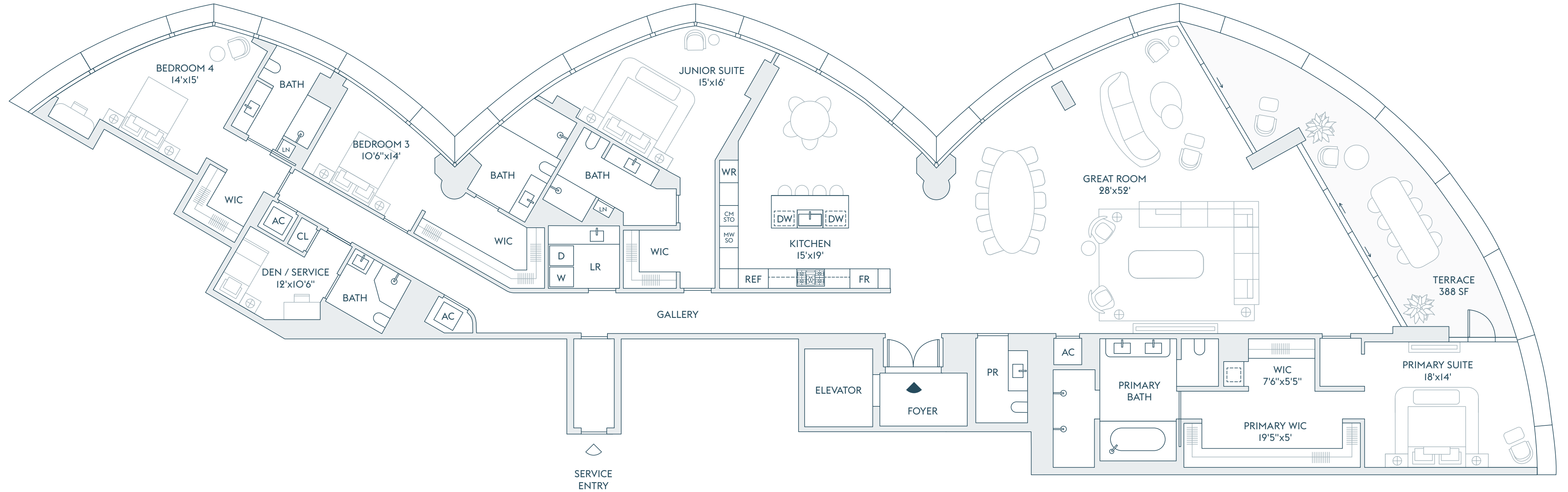
# A 3-17

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 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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

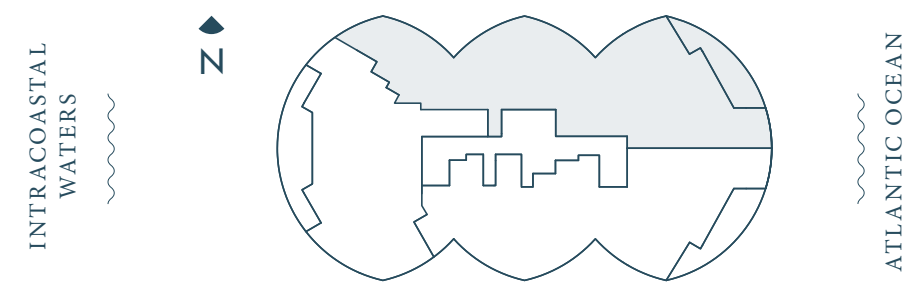
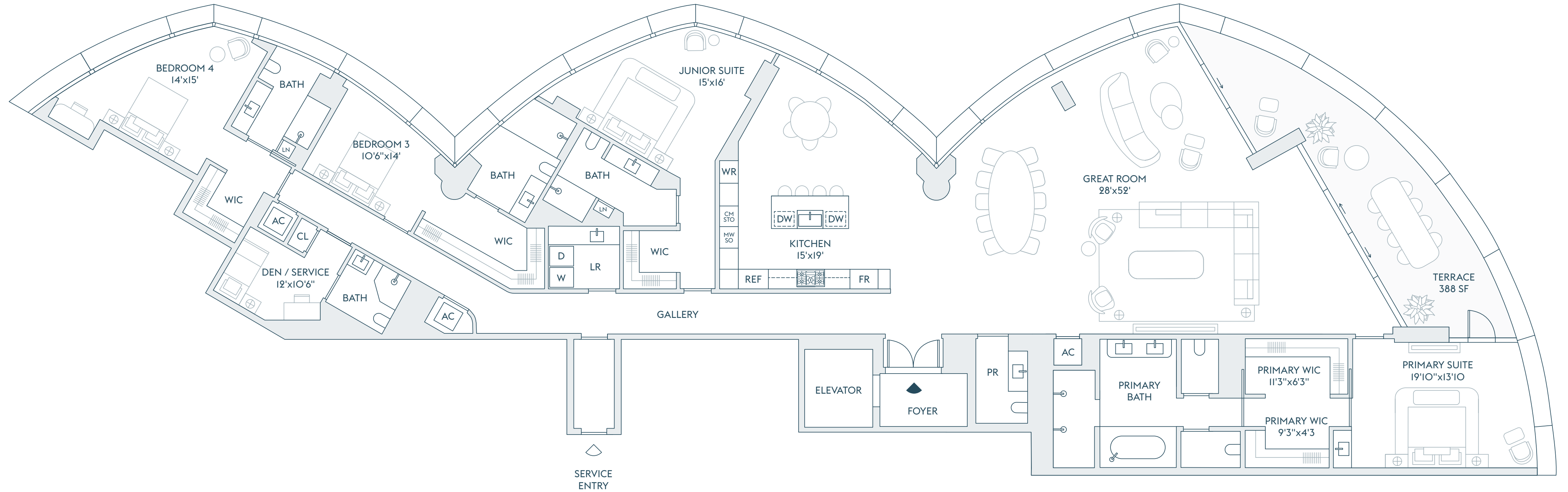
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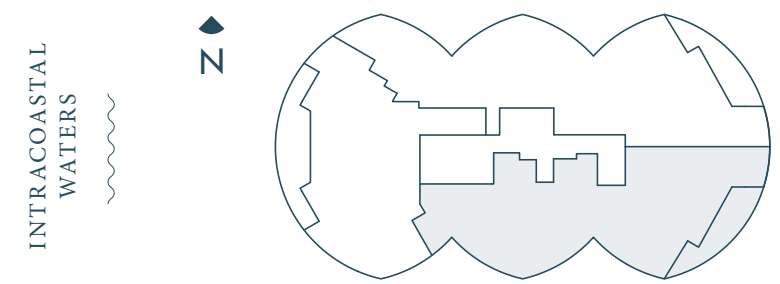
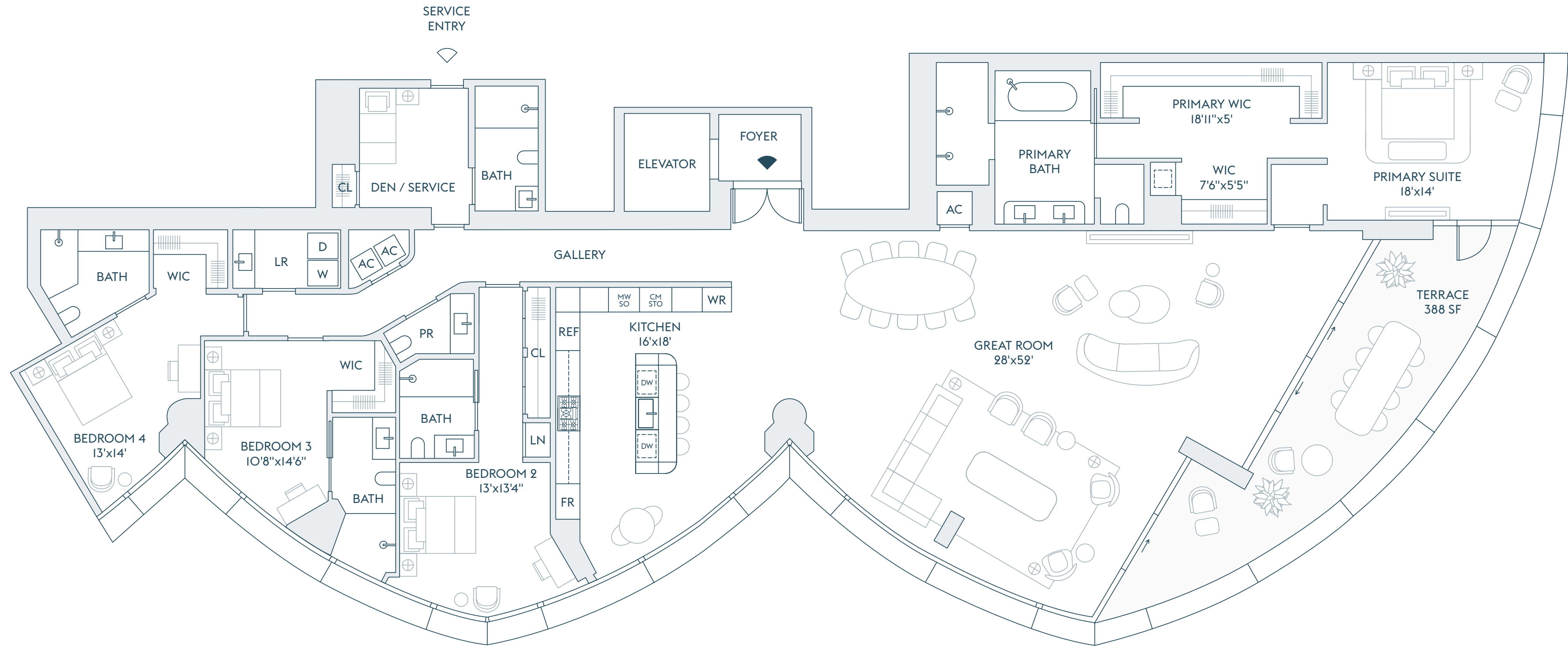
# B 2

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



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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

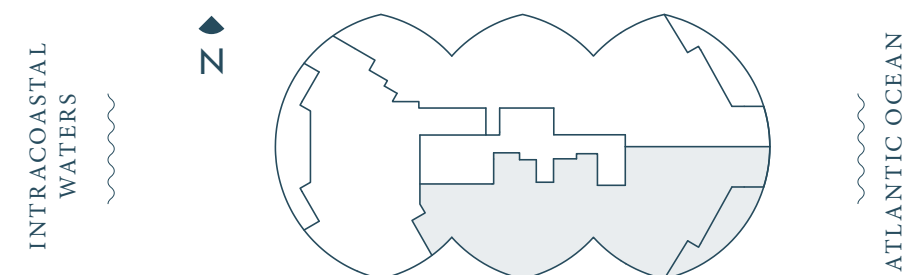
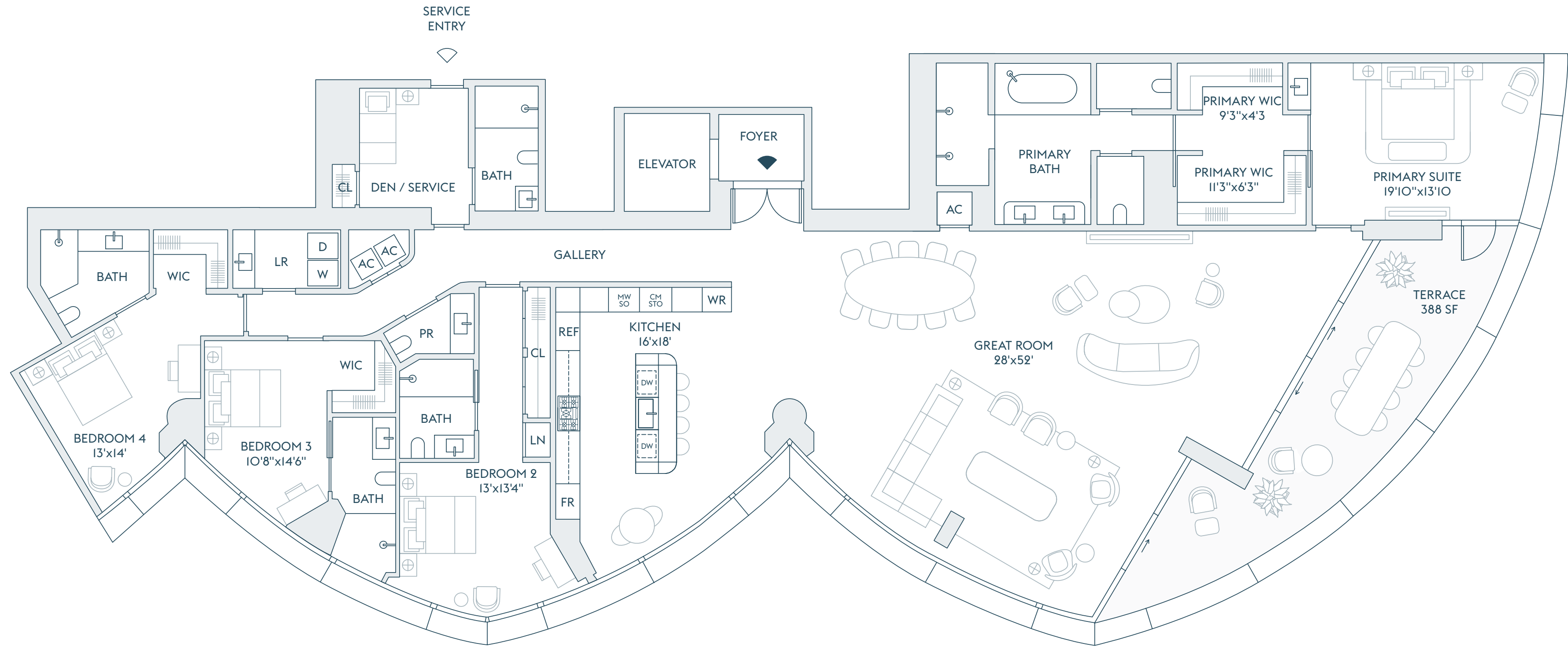
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 DEN / SERVICE

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EXTERIOR  
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RESIDENCE

FLOORS

B

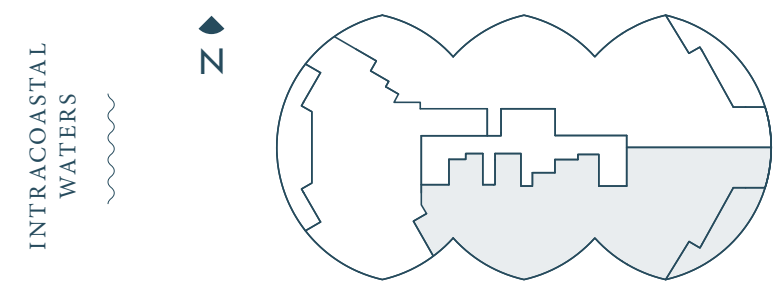
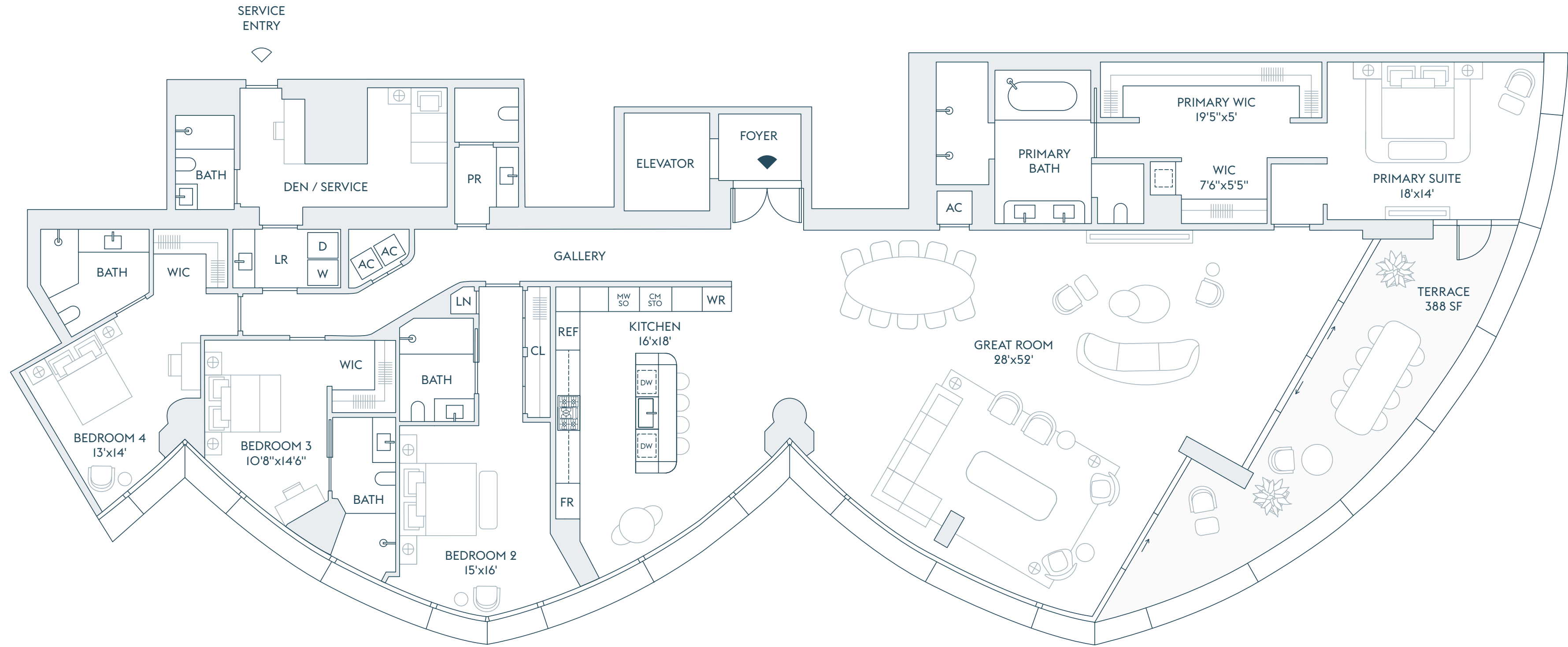
3-17

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



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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.



RESIDENCE

FLOORS

B

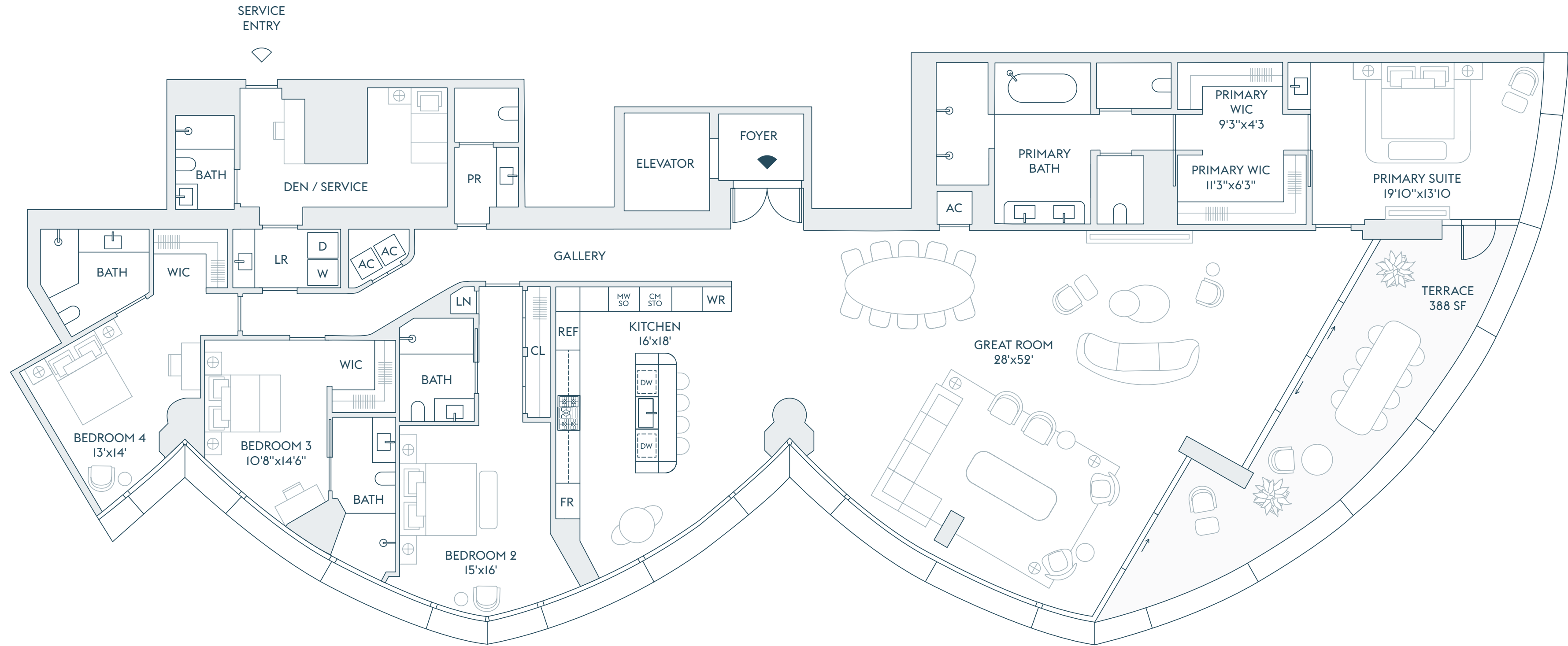
3-17

4 BEDROOMS  
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1 POWDER ROOM  
DEN / SERVICE

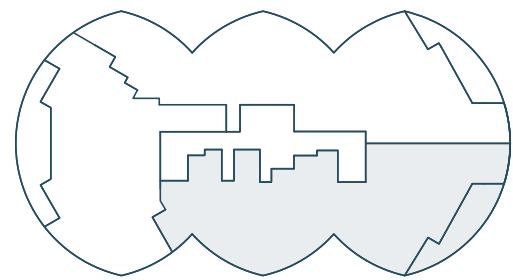
INTERIOR  
4,358 SF | 404.5 SQM

EXTERIOR  
387 SF | 36 SQM

TOTAL  
4,745 SF | 440.5 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN

ALTERNATE PRIMARY BEDROOM

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RESIDENCE FLOOR

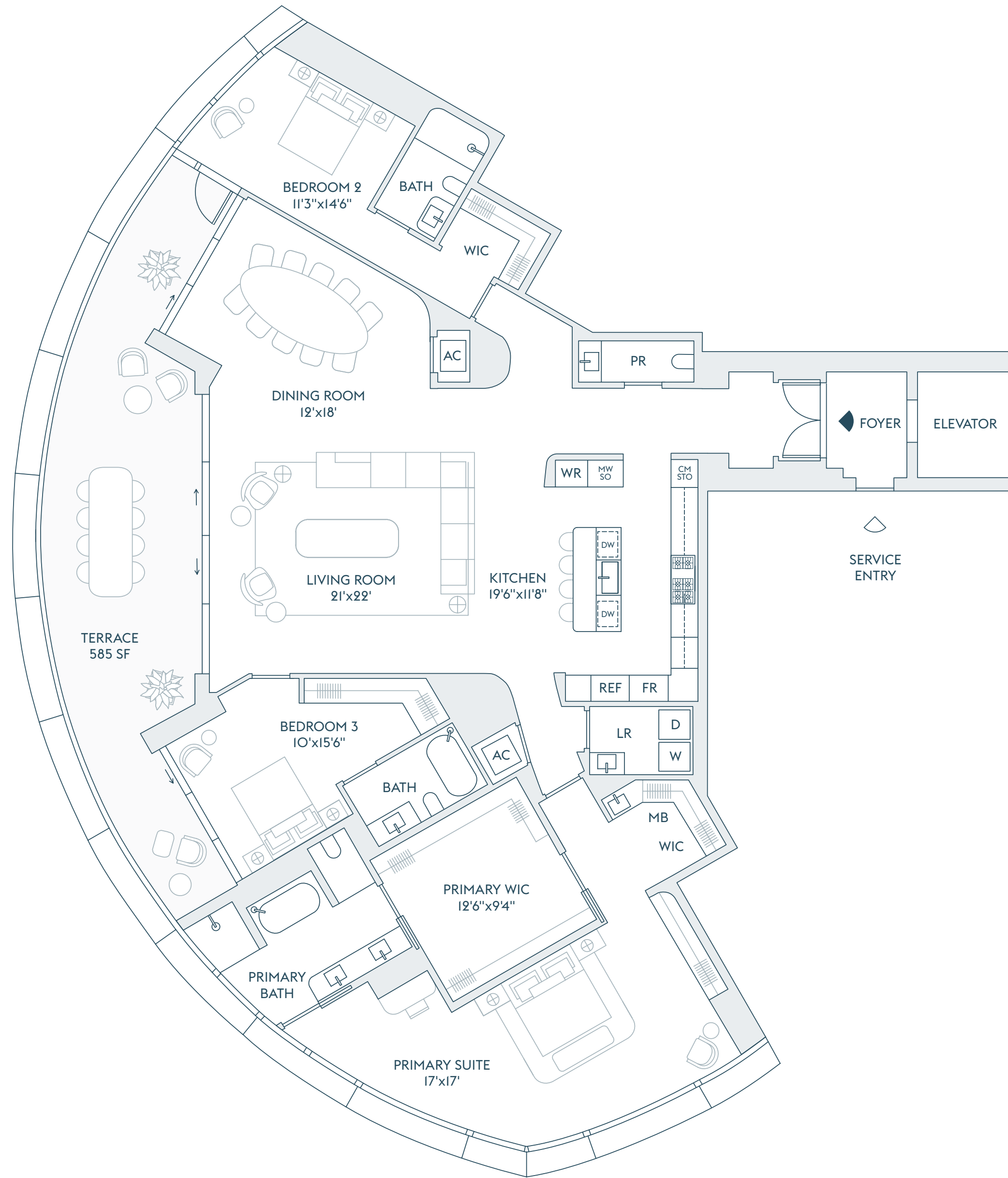
C 2

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM  
OFFICE / DEN

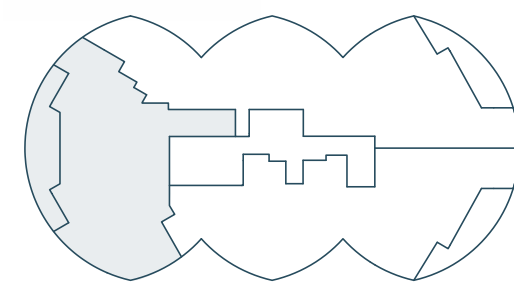
INTERIOR  
3,284 SF | 305 SQM

EXTERIOR  
585 SF | 54 SQM

TOTAL  
3,869 SF | 359 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN

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RESIDENCE

FLOORS

C

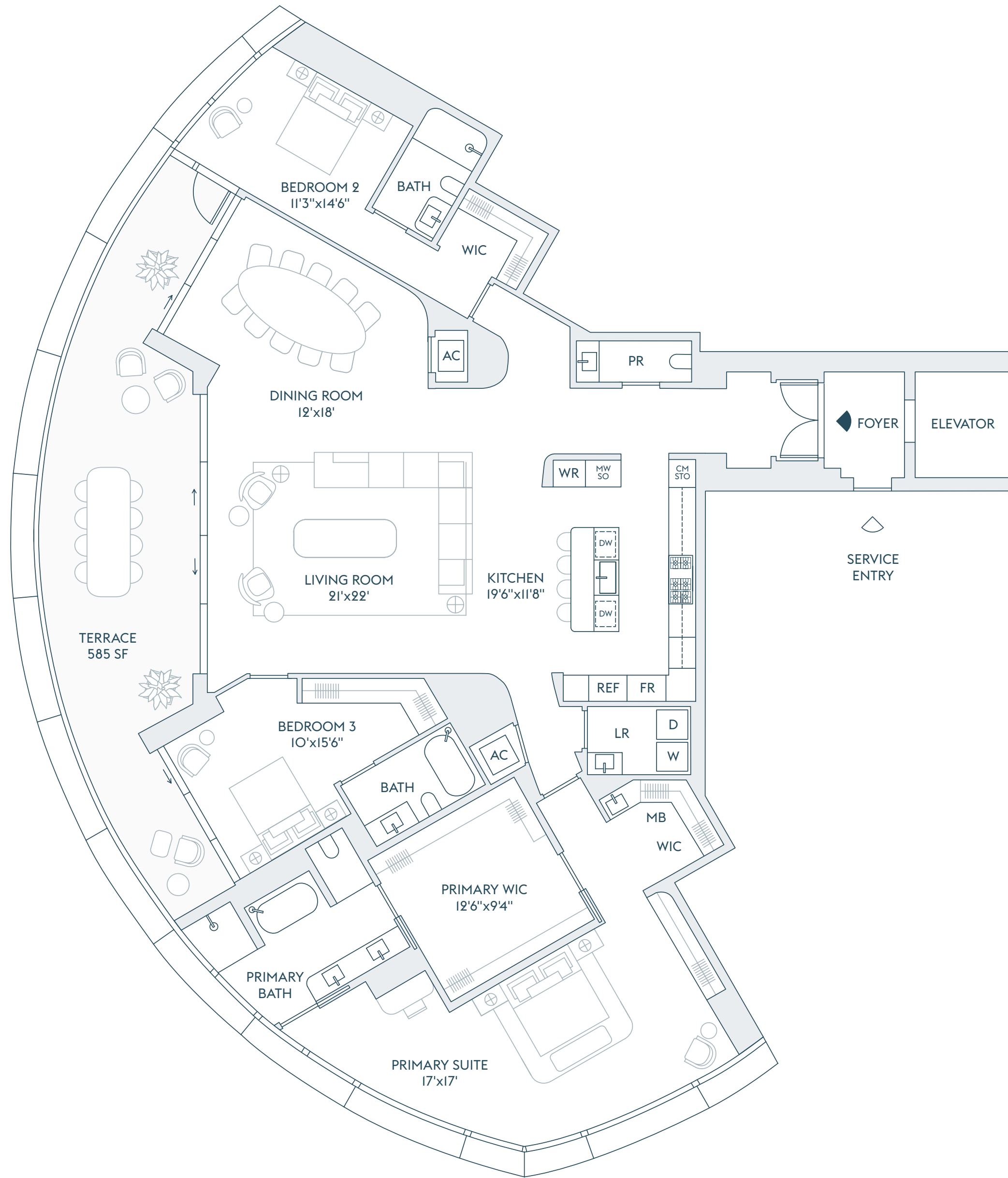
3-17

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM  
OFFICE / DEN

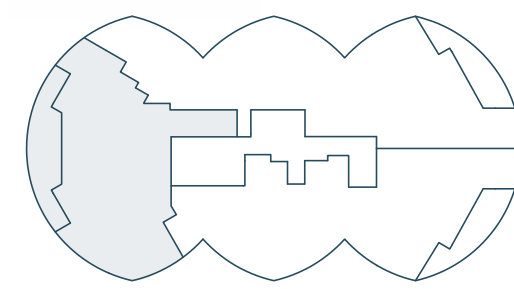
INTERIOR  
3,297 SF | 306.5 SQM

EXTERIOR  
585 SF | 54 SQM

TOTAL  
3,882 SF | 360.5 SQM



INTRACOASTAL WATERS



ATLANTIC OCEAN

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FLOORS

# 18-21

## RESIDENCE A

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

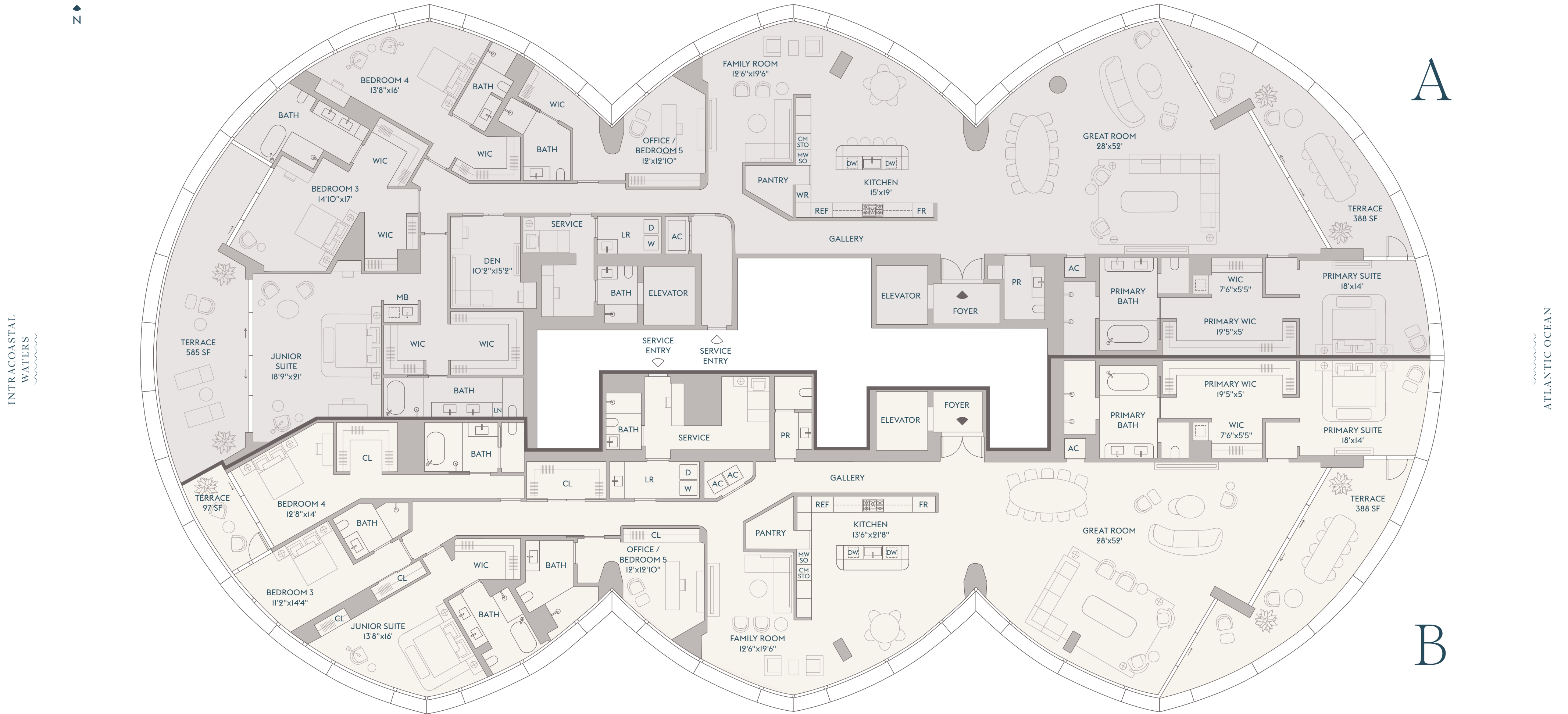
## RESIDENCE B

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

INTERIOR  
5,810 SF | 540 SQM

EXTERIOR  
485 SF | 45 SQM

TOTAL  
6,295 SF | 585 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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.



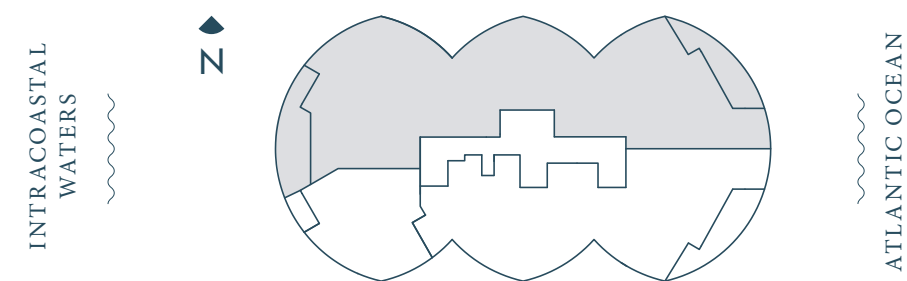
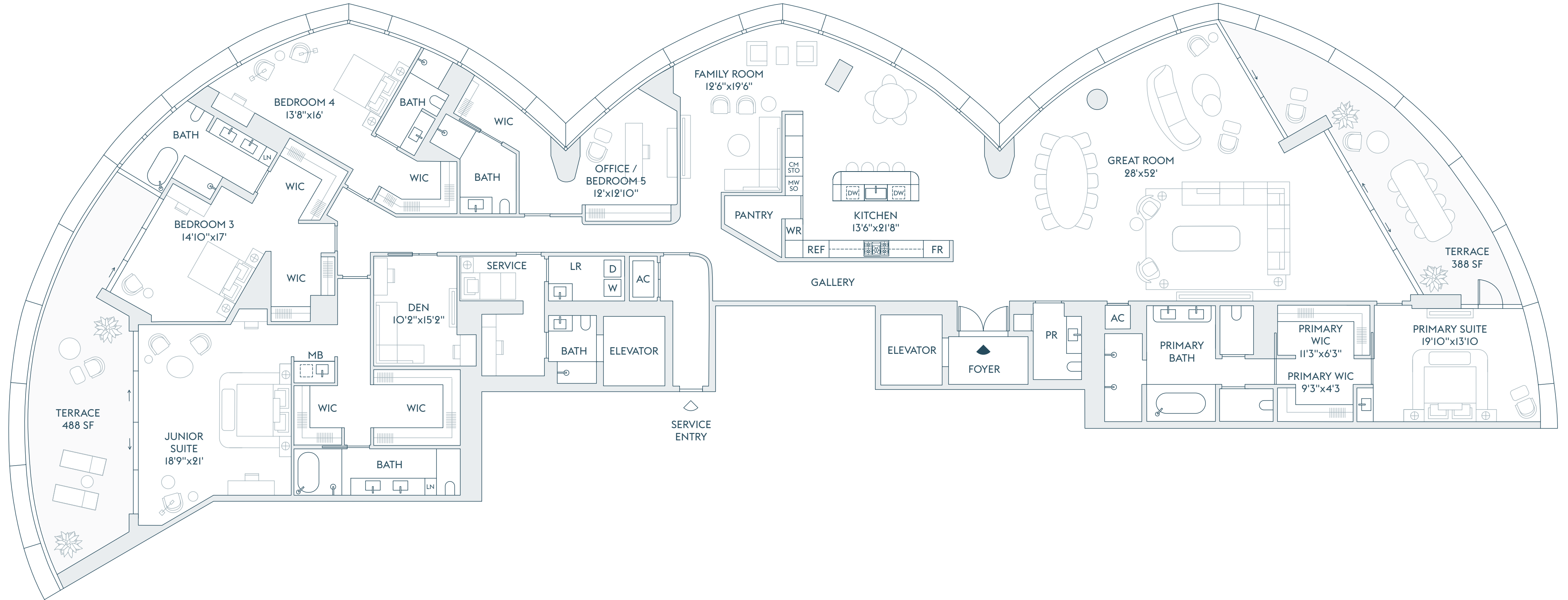
# A 18-21

- 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



## ALTERNATE PRIMARY BEDROOM

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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE

FLOORS

# B

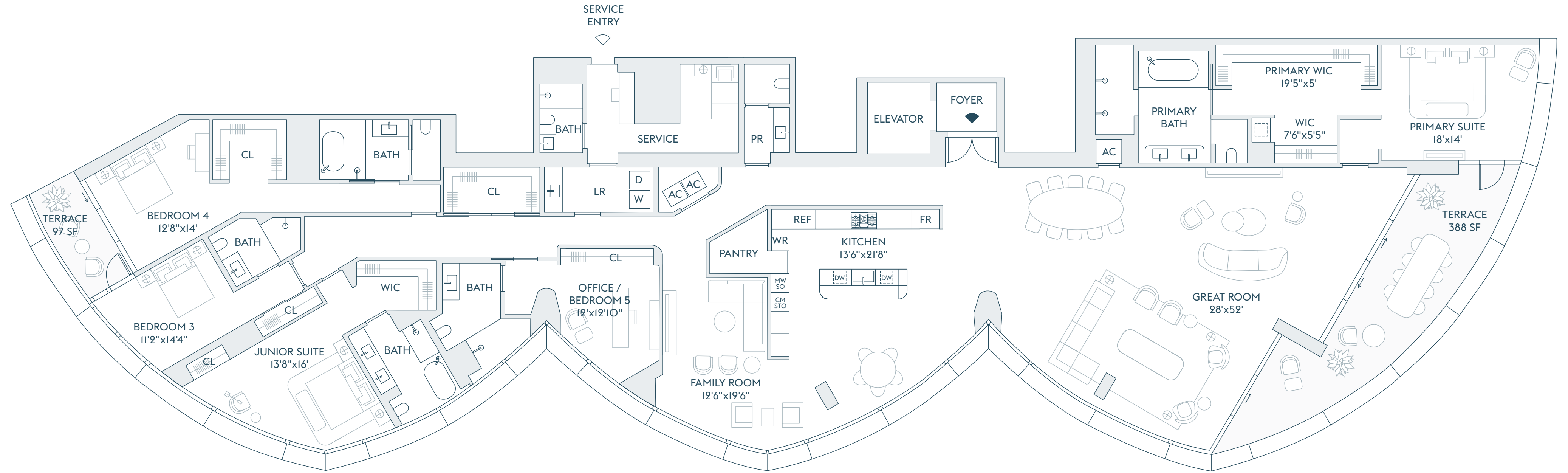
# 18-21

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

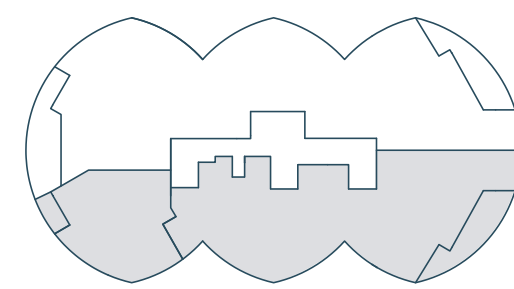
INTERIOR  
5,810 SF | 540 SQM

EXTERIOR  
485 SF | 45 SQM

TOTAL  
6,295 SF | 585 SQM



INTRACOASTAL WATERS



ATLANTIC OCEAN

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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE

FLOORS

# B

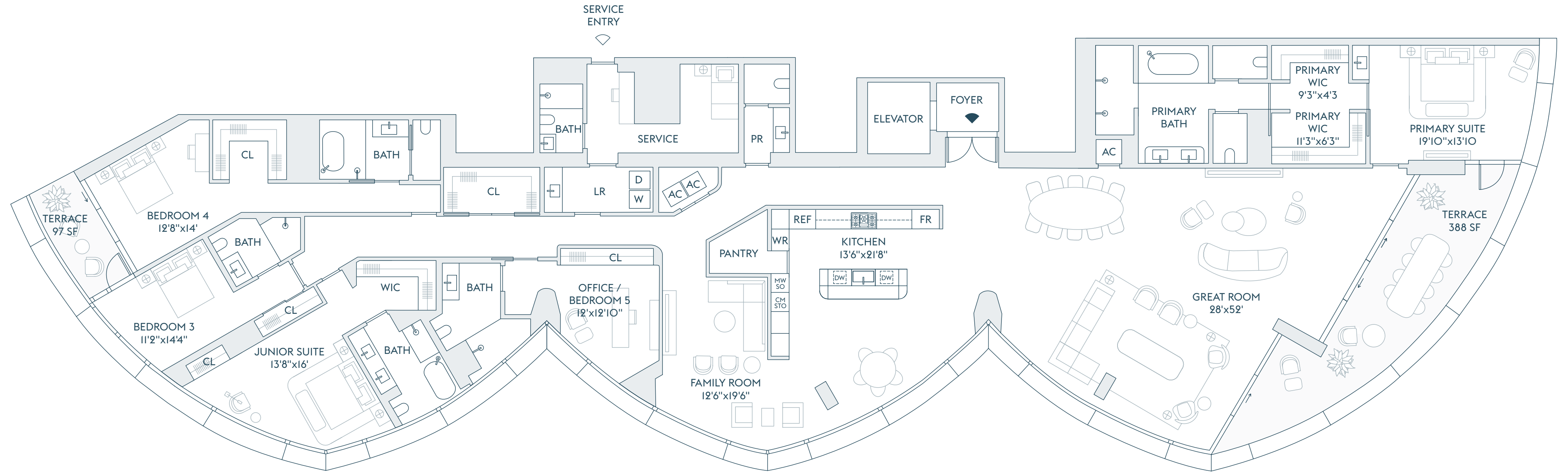
# 18-21

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

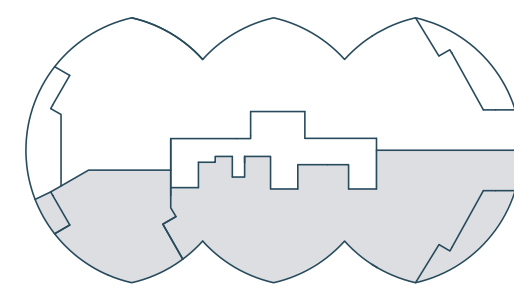
INTERIOR  
5,810 SF | 540 SQM

EXTERIOR  
485 SF | 45 SQM

TOTAL  
6,295 SF | 585 SQM



INTRACOASTAL WATERS



ATLANTIC OCEAN

### ALTERNATE PRIMARY BEDROOM

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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.



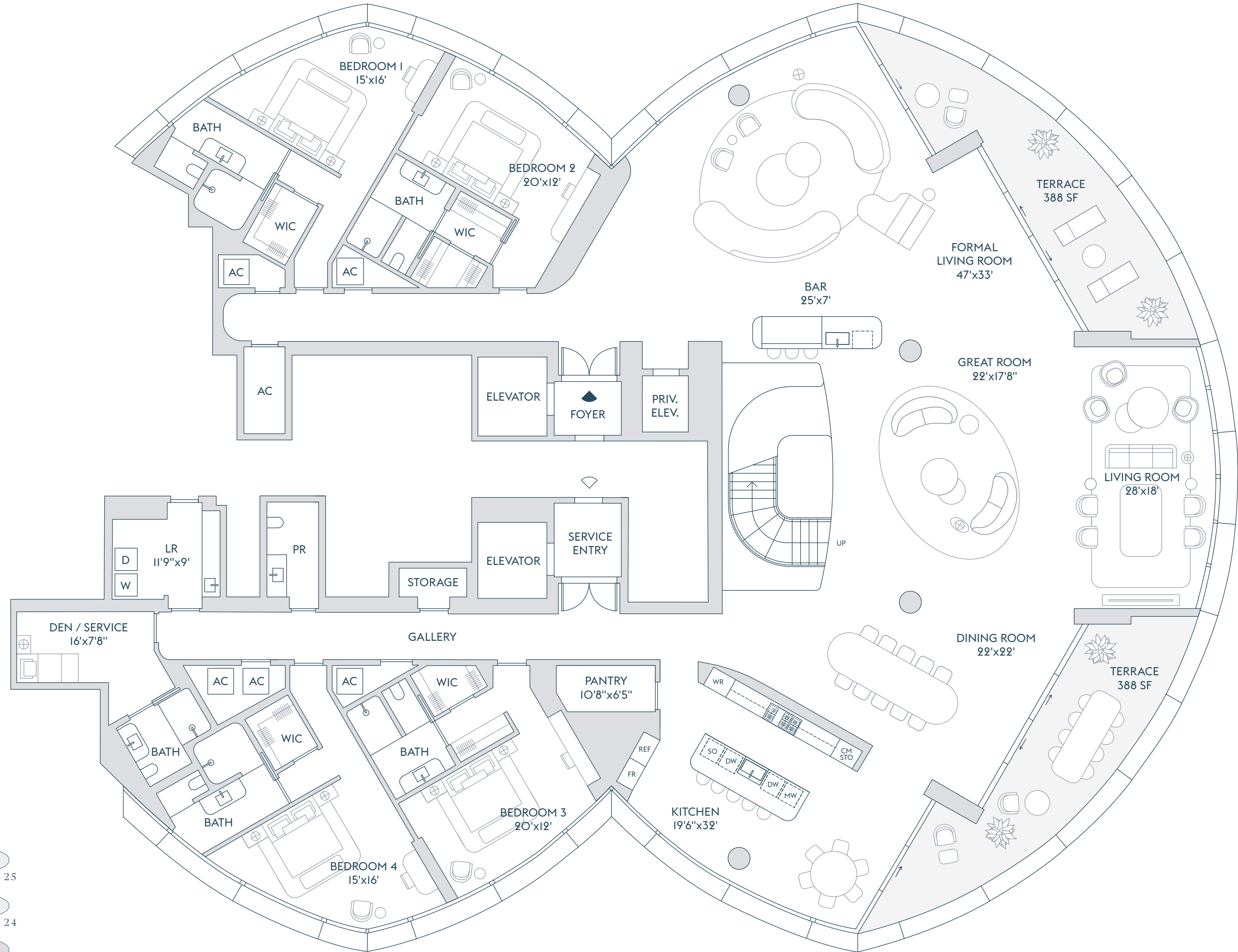
# A 23, 24, 25

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

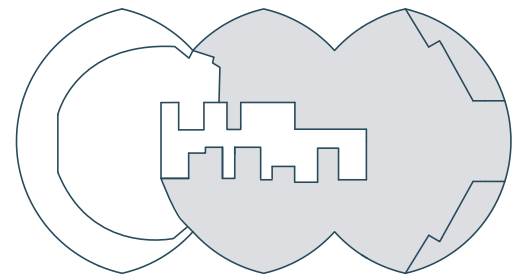
INTERIOR  
12,603 SF | 1,171 SQM

EXTERIOR  
4,918 SF | 457 SQM

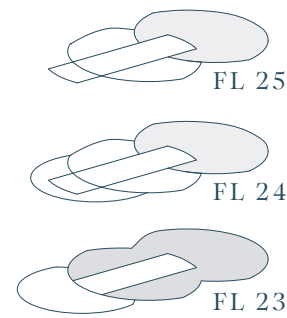
TOTAL  
17,521 SF | 1,628 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN



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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

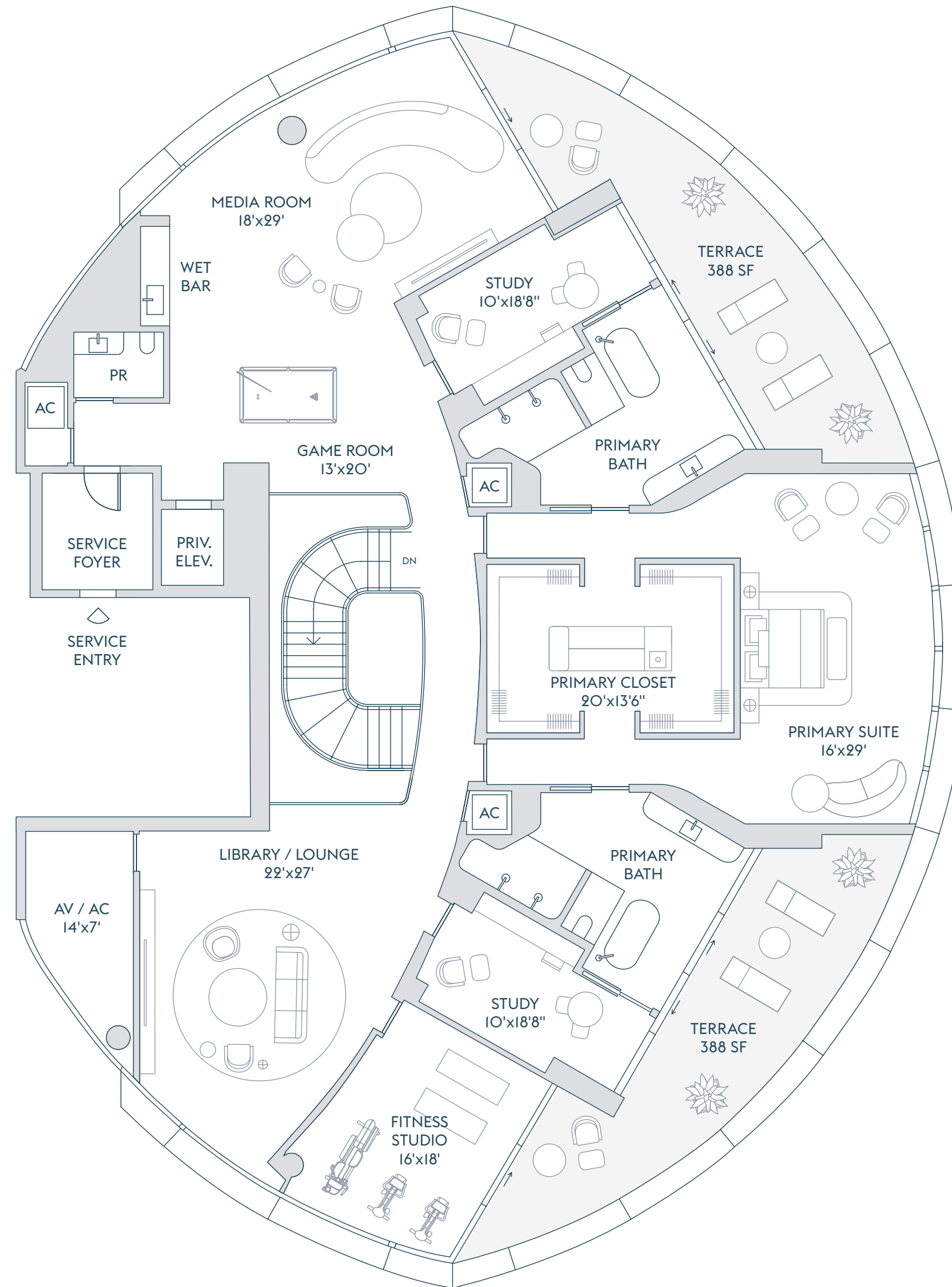
# A 23, 24, 25

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

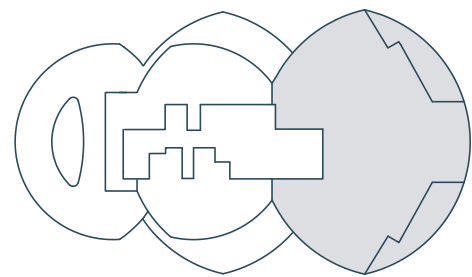
INTERIOR  
12,603 SF | 1,171 SQM

EXTERIOR  
4,918 SF | 457 SQM

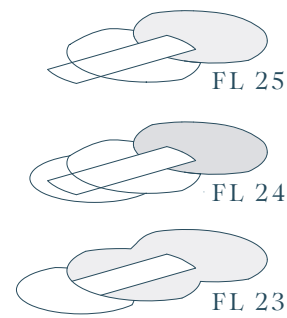
TOTAL  
17,521 SF | 1,628 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN



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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

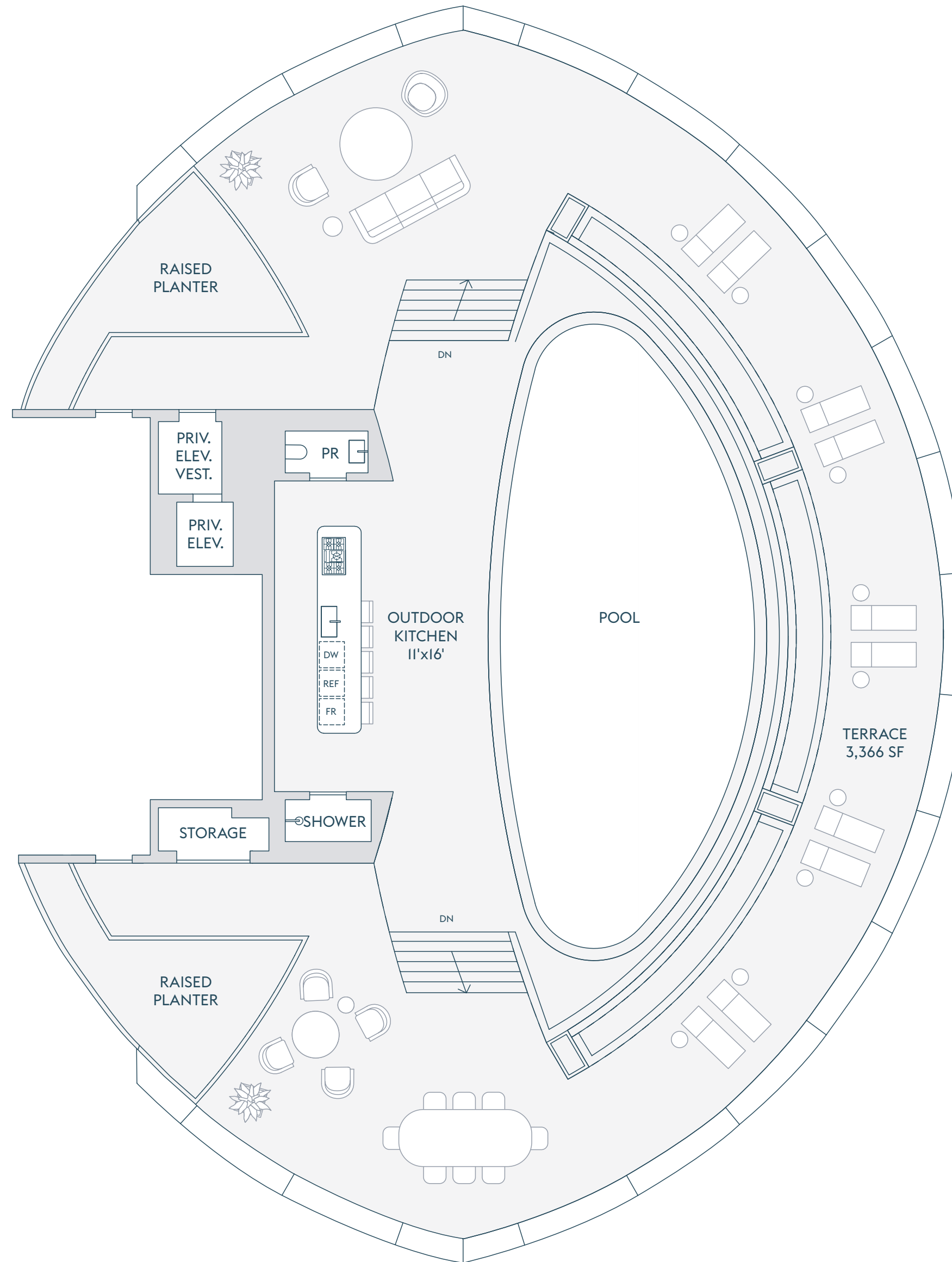
# A 23, 24, 25

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

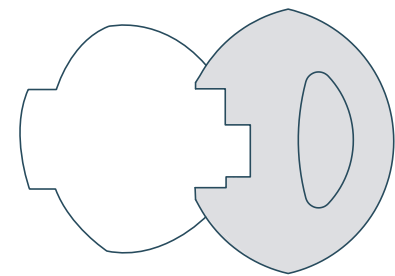
INTERIOR  
12,603 SF | 1,171 SQM

EXTERIOR  
4,918 SF | 457 SQM

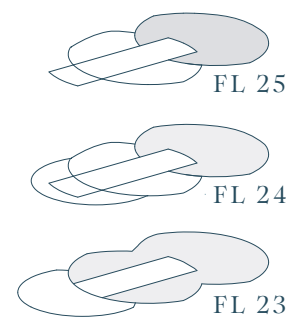
TOTAL  
17,521 SF | 1,628 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN



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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

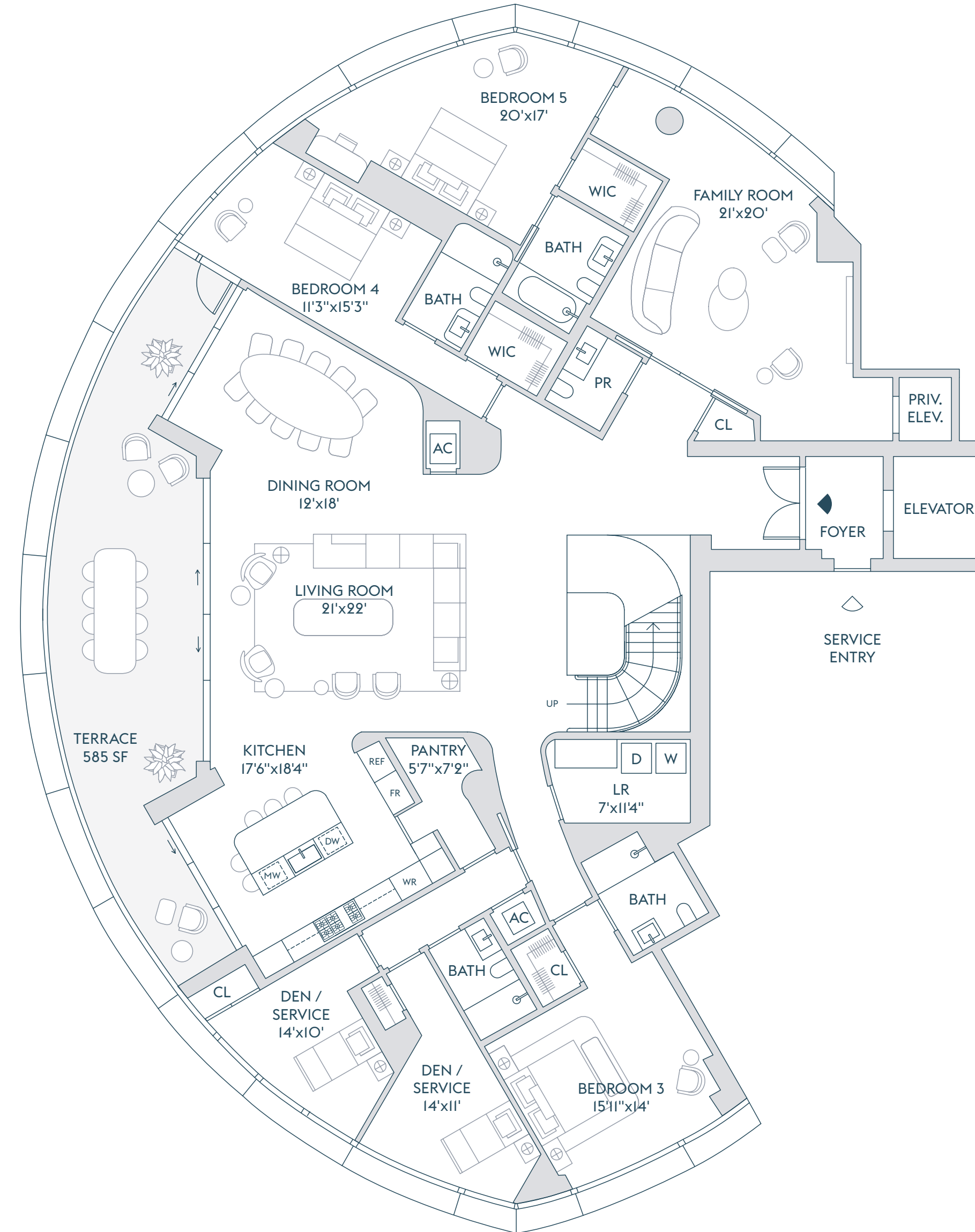
# C 22, 23, 24

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

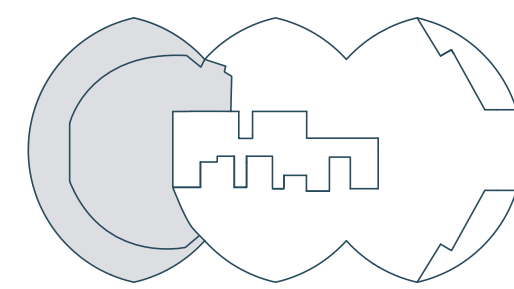
INTERIOR  
8,677 SF | 806 SQM

EXTERIOR  
4,928 SF | 458 SQM

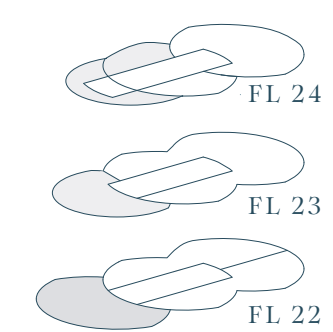
TOTAL  
13,605 SF | 1,264 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN



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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

BAY  
PENTHOUSE FLOORS

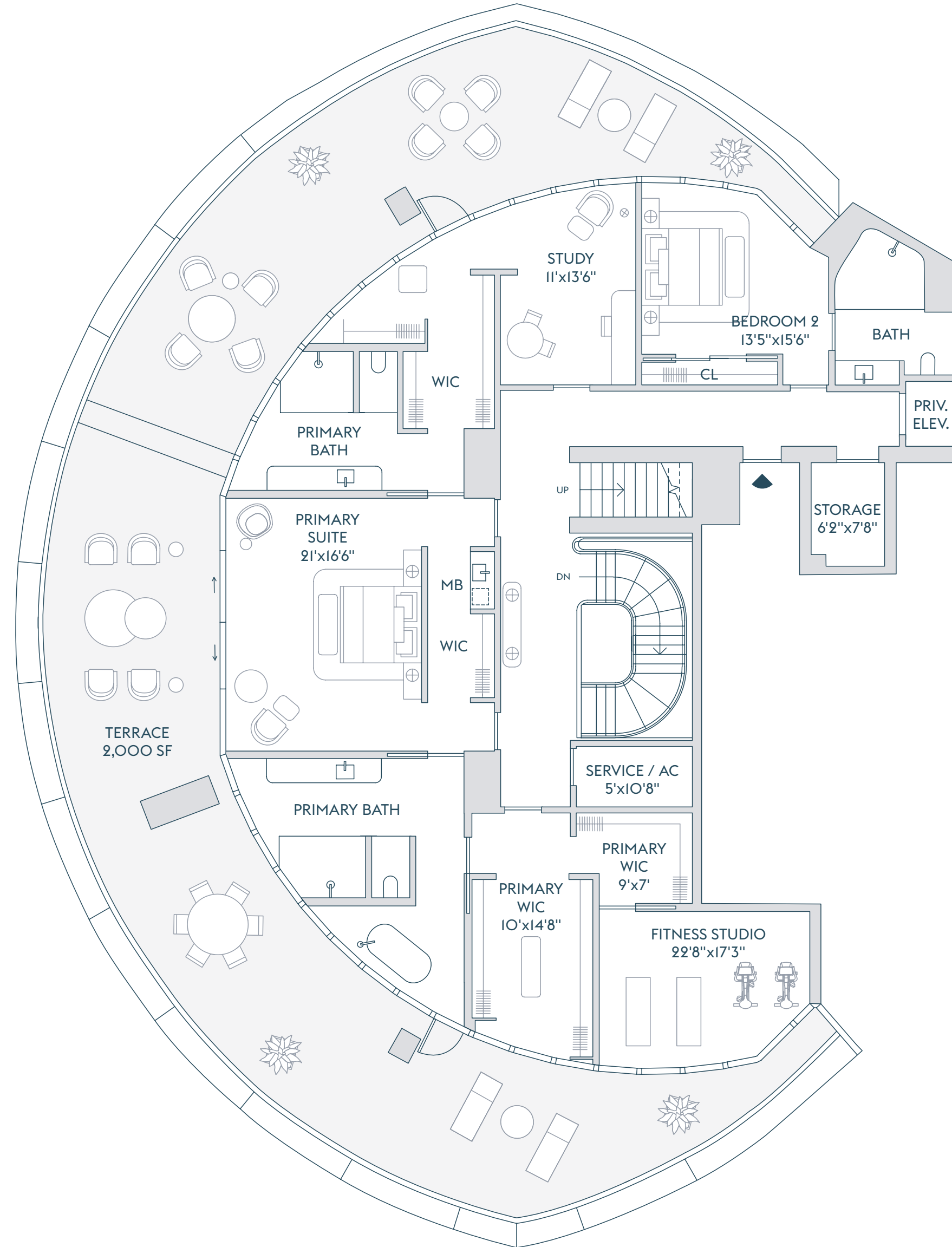
# C 22, 23, 24

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

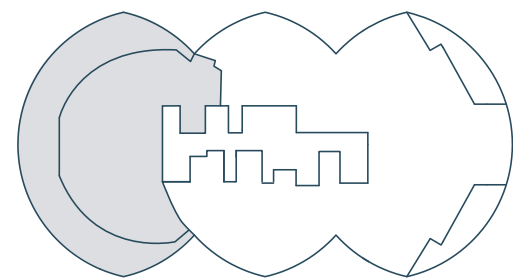
INTERIOR  
8,677 SF | 806 SQM

EXTERIOR  
4,928 SF | 458 SQM

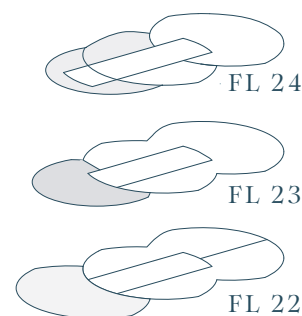
TOTAL  
13,605 SF | 1,264 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN



## 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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

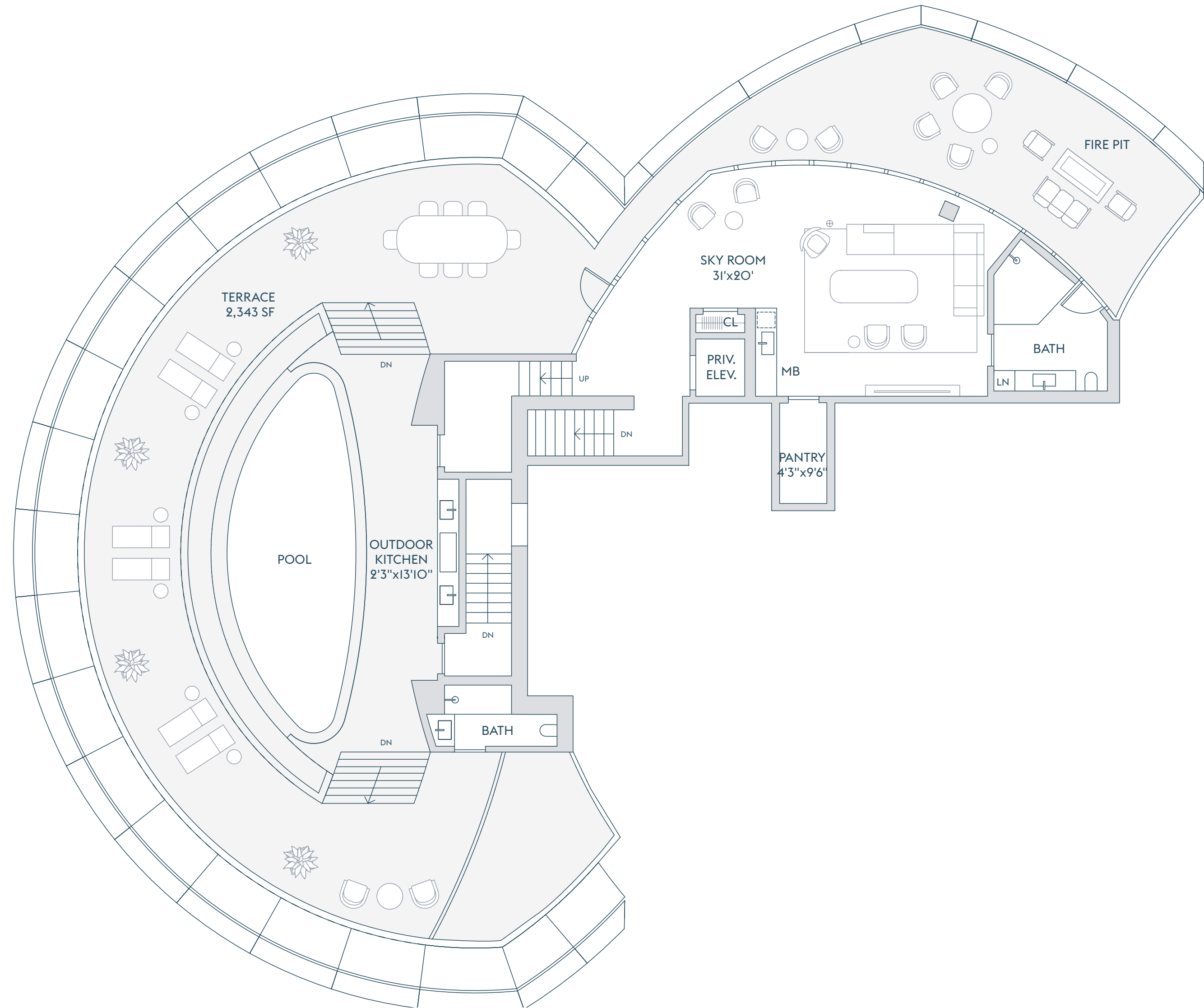
# C 22, 23, 24

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

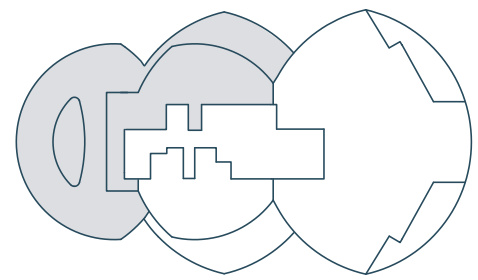
INTERIOR  
8,677 SF | 806 SQM

EXTERIOR  
4,928 SF | 458 SQM

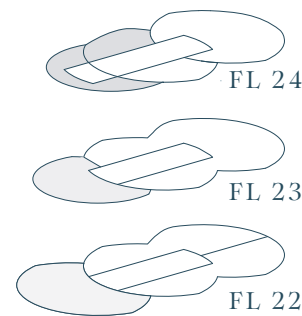
TOTAL  
13,605 SF | 1,264 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN



FLOOR 24

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

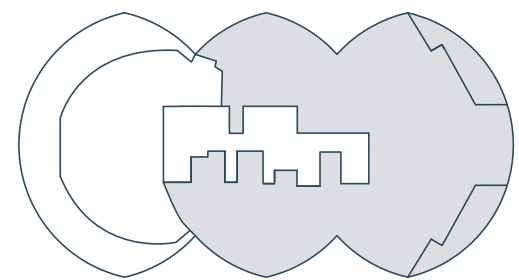
INTERIOR  
9,464 SF | 879 SQM

EXTERIOR  
1,346 SF | 125 SQM

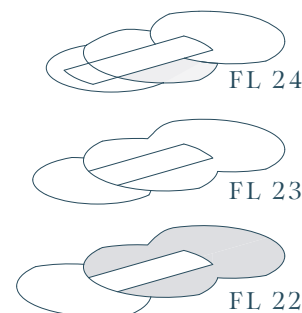
TOTAL  
10,810 SF | 1,004 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN



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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.

LOWER  
PENTHOUSE FLOORS

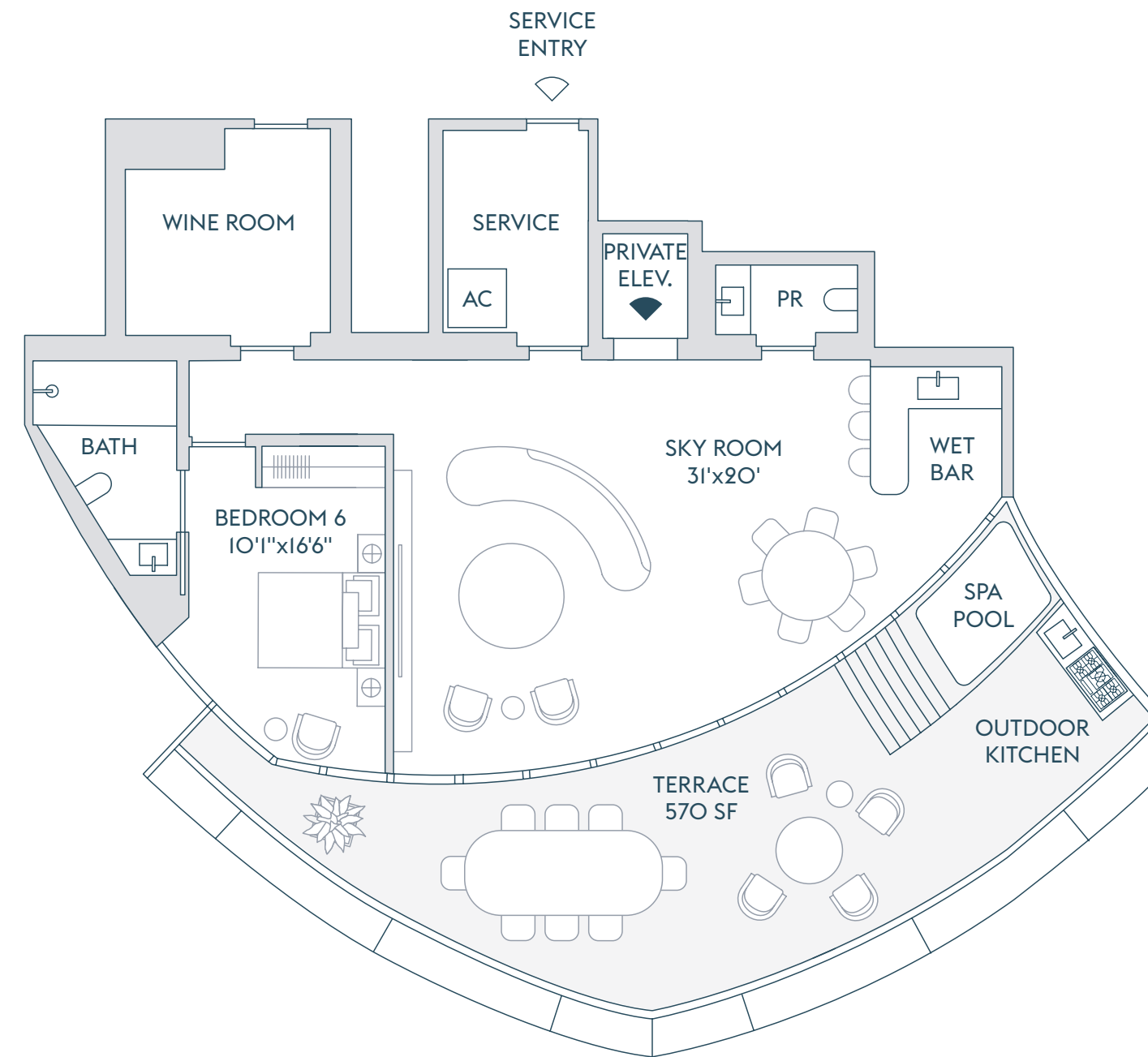
# A 22, 24

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

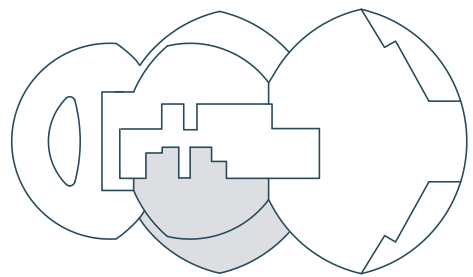
INTERIOR  
9,464 SF | 879 SQM

EXTERIOR  
1,346 SF | 125 SQM

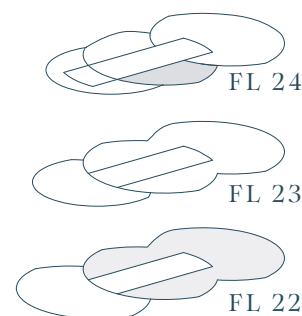
TOTAL  
10,810 SF | 1,004 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN



## 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. 2024 © Carlton Terrace Owner LLC, with all rights reserved.



The background is an abstract watercolor composition. It features a variety of colors including shades of blue, green, purple, and brown. The colors are layered and blended, with some areas appearing more saturated than others. There are several irregular, torn-paper-like shapes scattered throughout, creating a sense of depth and texture. The overall effect is artistic and organic.

# Amenities



SUNRISE POOL

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.



SUNSET POOL FOR EVENING RELAXATION

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



PRIVATE DINING

ARTIST'S CONCEPTUAL RENDERING.



PRIVATE DINING

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



COCKTAIL LOUNGE

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



OCEANFRONT DINING

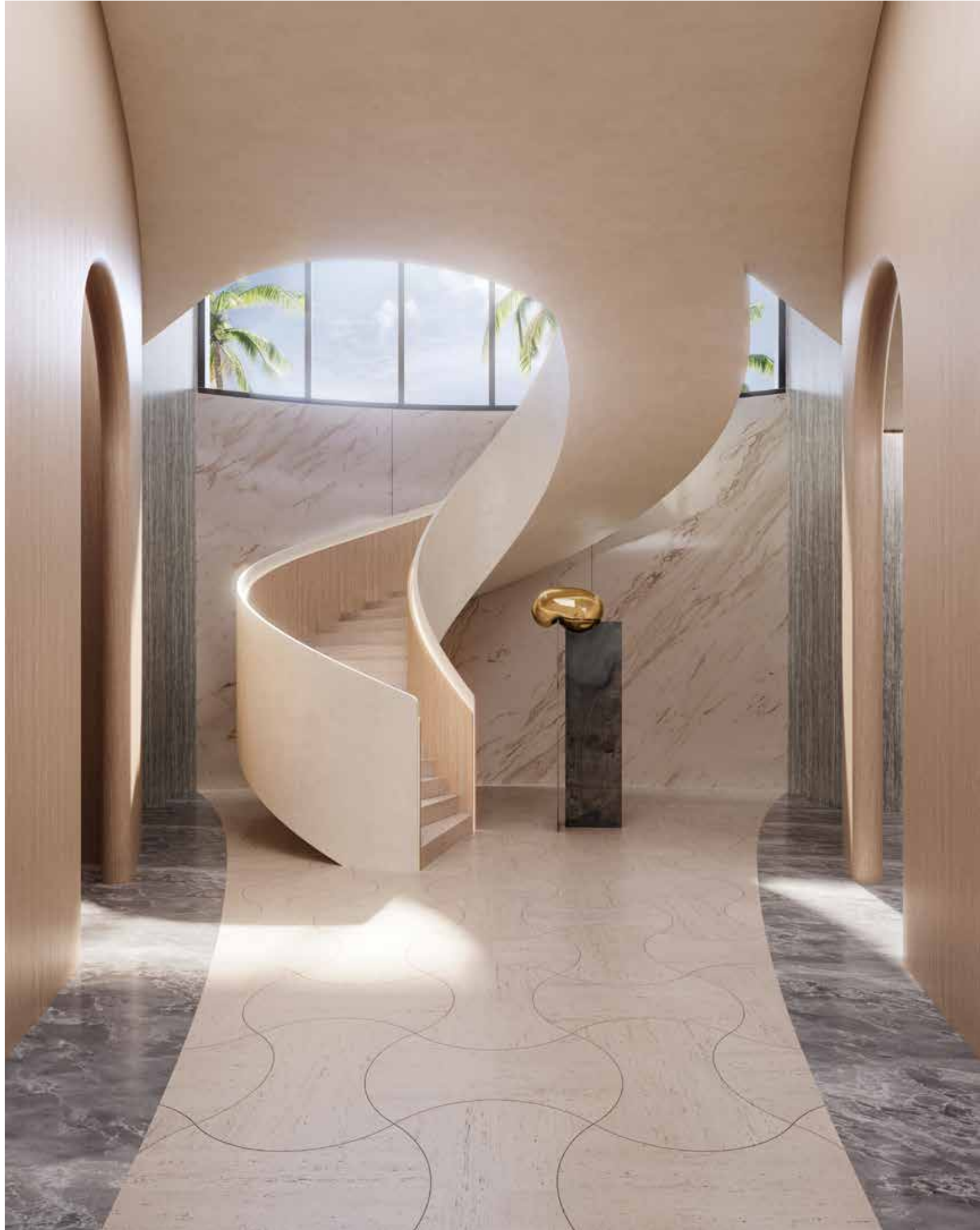
ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.





MEDIA ROOM AND LIBRARY

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



SPA ENTRANCE  
SPA STAIRCASE WITH OCEAN VIEW



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



SPA TREATMENT ROOM

ARTIST'S CONCEPTUAL RENDERING.





HOT AND COLD PLUNGE POOLS

ARTIST'S CONCEPTUAL RENDERING.



FITNESS

FITNESS CENTER PAVILION

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



FITNESS ROOM WITH SWEEPING OCEAN VIEWS

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



PICKLEBALL AND PADEL COURTS

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





GOLF SIMULATOR

ARTIST'S CONCEPTUAL RENDERING.



CHILDREN'S PLAYROOM

ARTIST'S CONCEPTUAL RENDERING



PRIVATE PARKING

ARTIST'S CONCEPTUAL RENDERING.

The background is a watercolor-style illustration with horizontal bands of color. From top to bottom, the colors are: purple, orange, green, a dark blue/black band, and a lighter blue band. The colors are blended and have a soft, painterly texture. The word "Neighborhood" is centered in a dark blue, serif font.

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 embodiment 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.

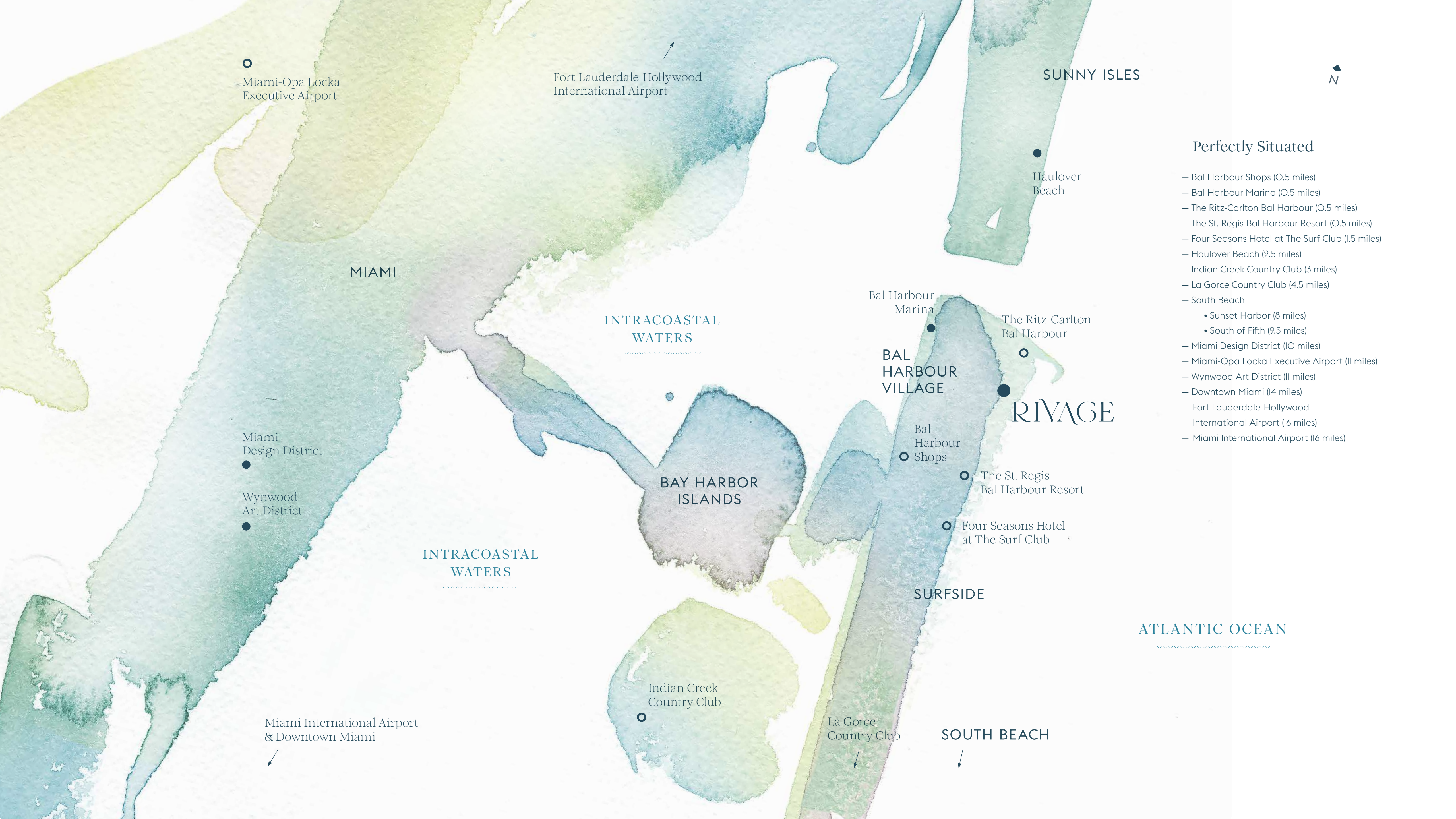


A favorite of snowbirds from the beginning, the town welcomed the now-legendary Bal Harbour Shops in 1965 with a caliber of stores unrivaled by Manhattan's Madison and Fifth Avenues and the Champs-Élysées in Paris.





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.



Miami-Opa Locka Executive Airport

Fort Lauderdale-Hollywood International Airport

SUNNY ISLES

Haulover Beach

MIAMI

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)



The background is a watercolor-style illustration. It features a mix of colors including deep blues, light blues, greens, and earthy browns. The colors are blended together with soft, irregular edges, creating a textured, painterly effect. A faint, dark outline of a map, possibly of Africa, is visible in the center, with the word 'Team' overlaid on it.

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



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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 were prohibited by law. 2024 © Carlton Terrace Owner LLC, with all rights reserved.