



ARRIVAL FROM COLLINS AVENUE





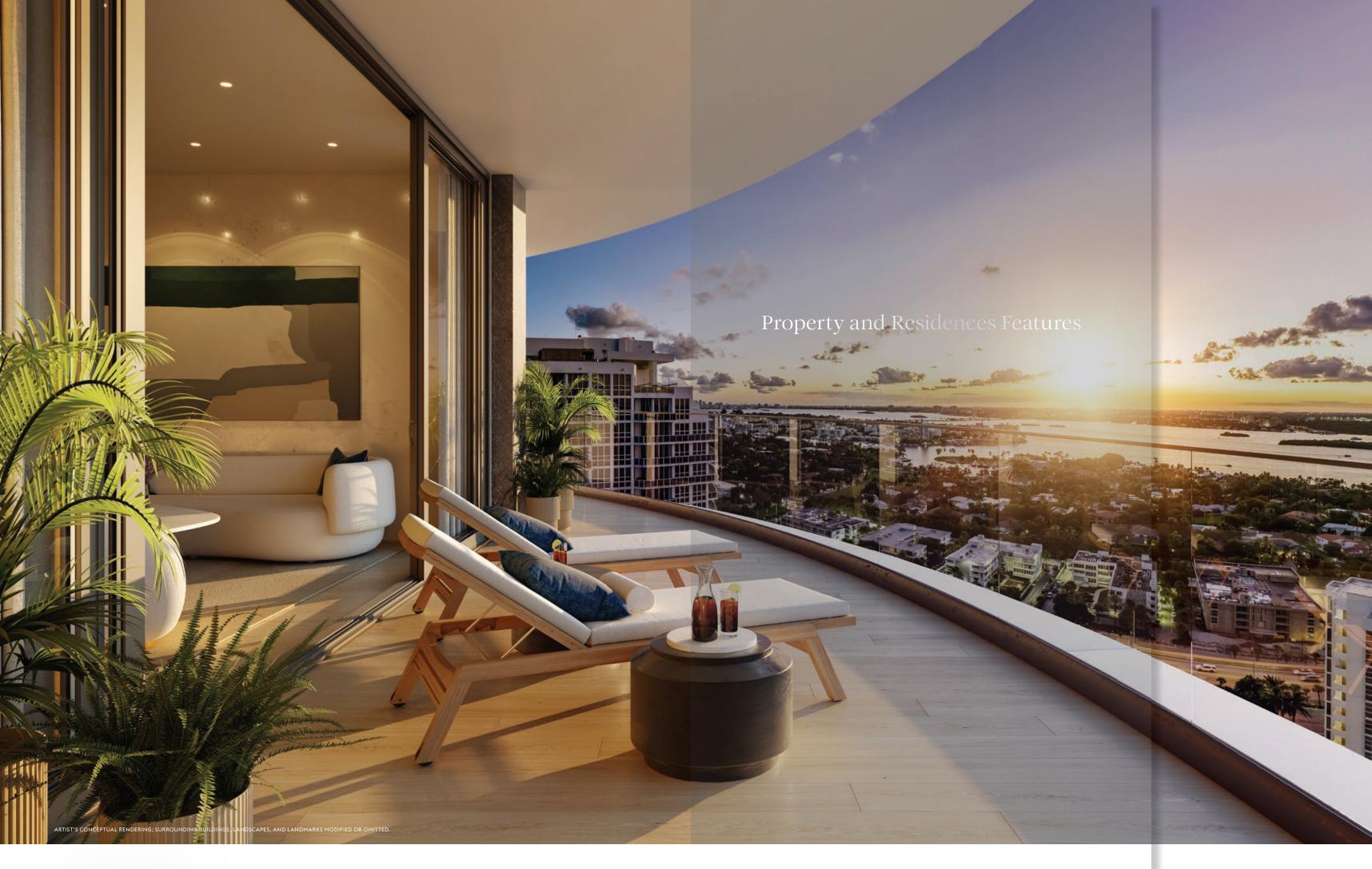












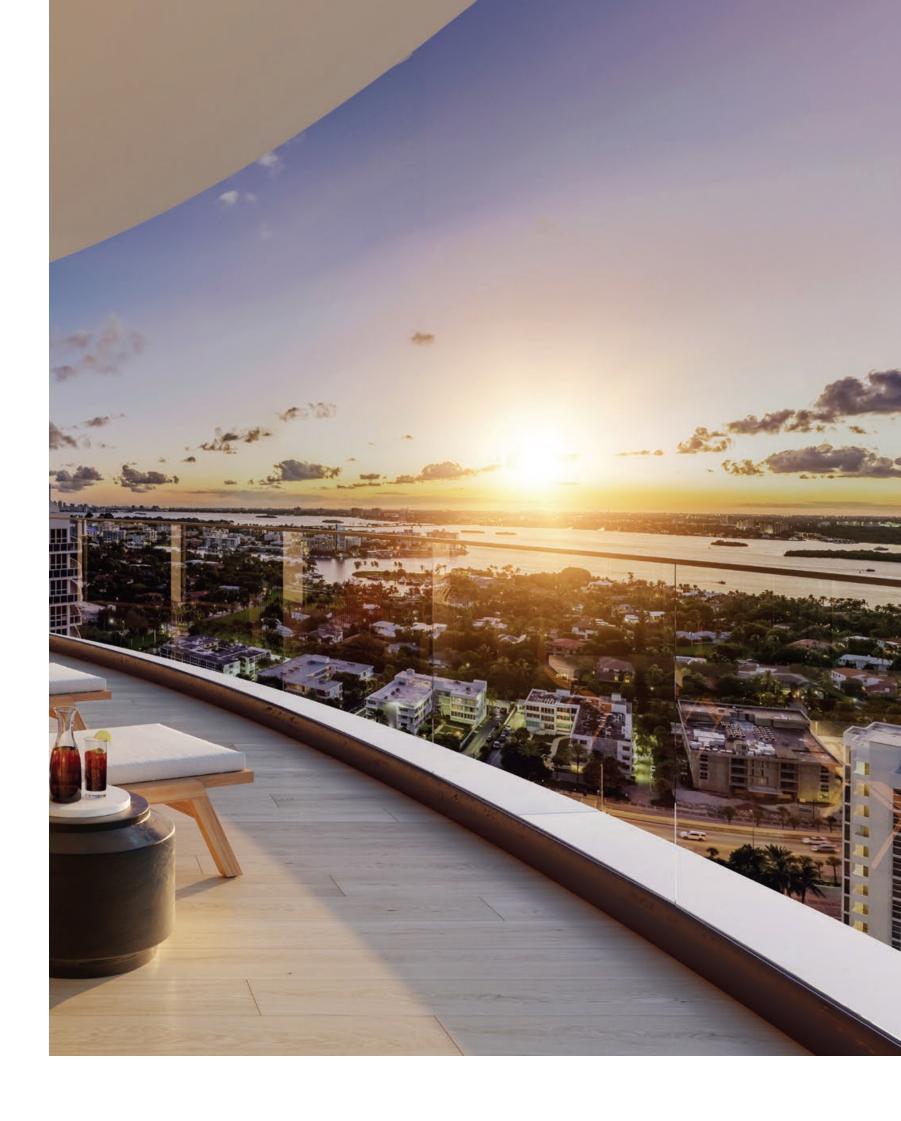


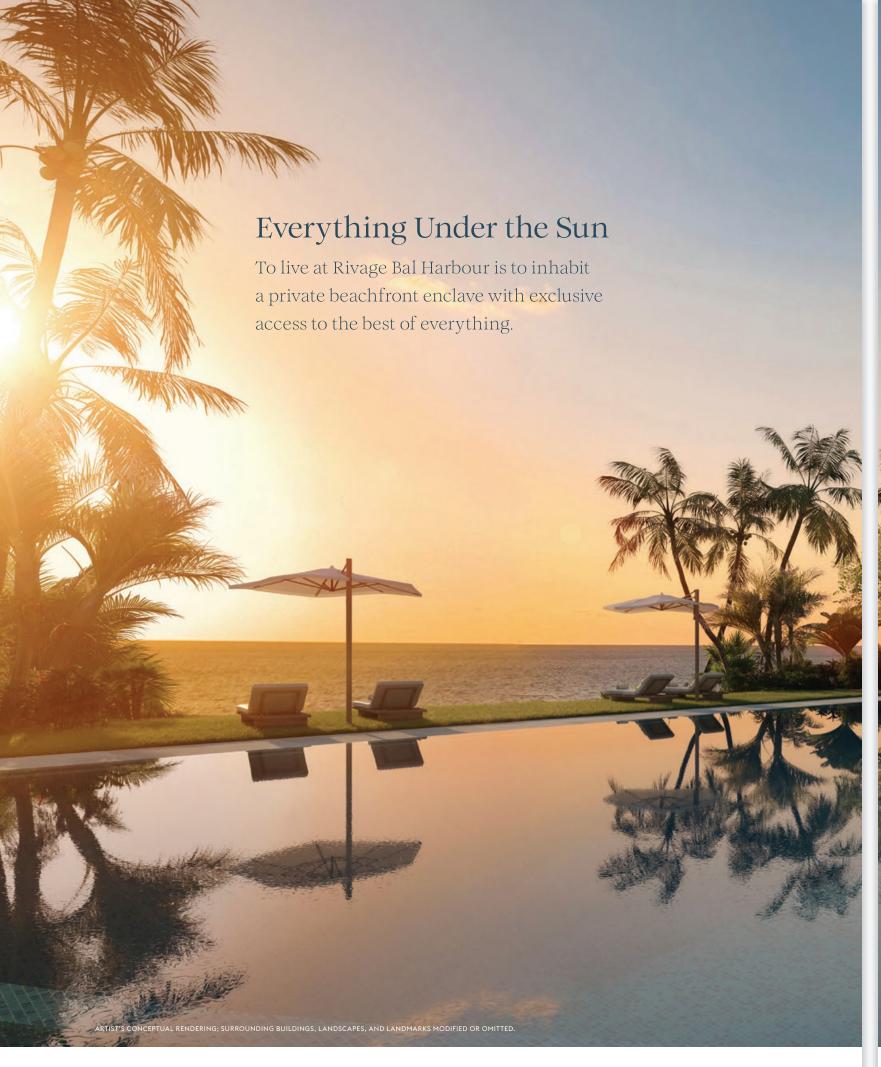
## PROPERTY OVERVIEW

- 200 linear feet of pristine private shoreline
- 2.67 acres
- 25 stories
- 56 homes designed by world-renowned architecture firm SOM, with interiors by Rottet Studio, and with sweeping views of the Atlantic Ocean, Biscayne Bay and the Miami skyline
- Three- to six-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 program 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
- IO-foot ceilings and floor-to-ceiling windows
- Terraces up to I2 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











PICKLEBALL & PADEL COURTS, SUNSET POOL



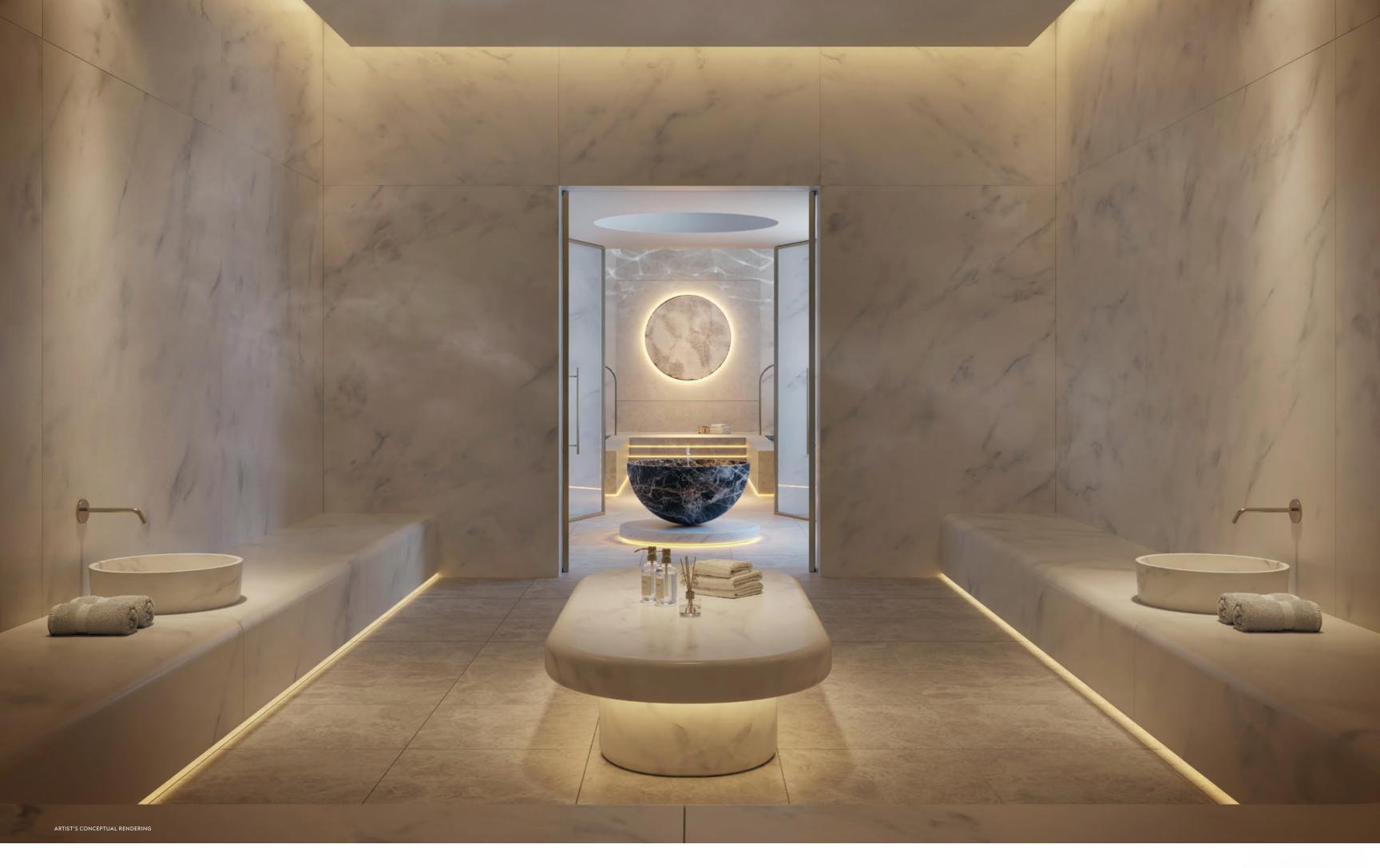
























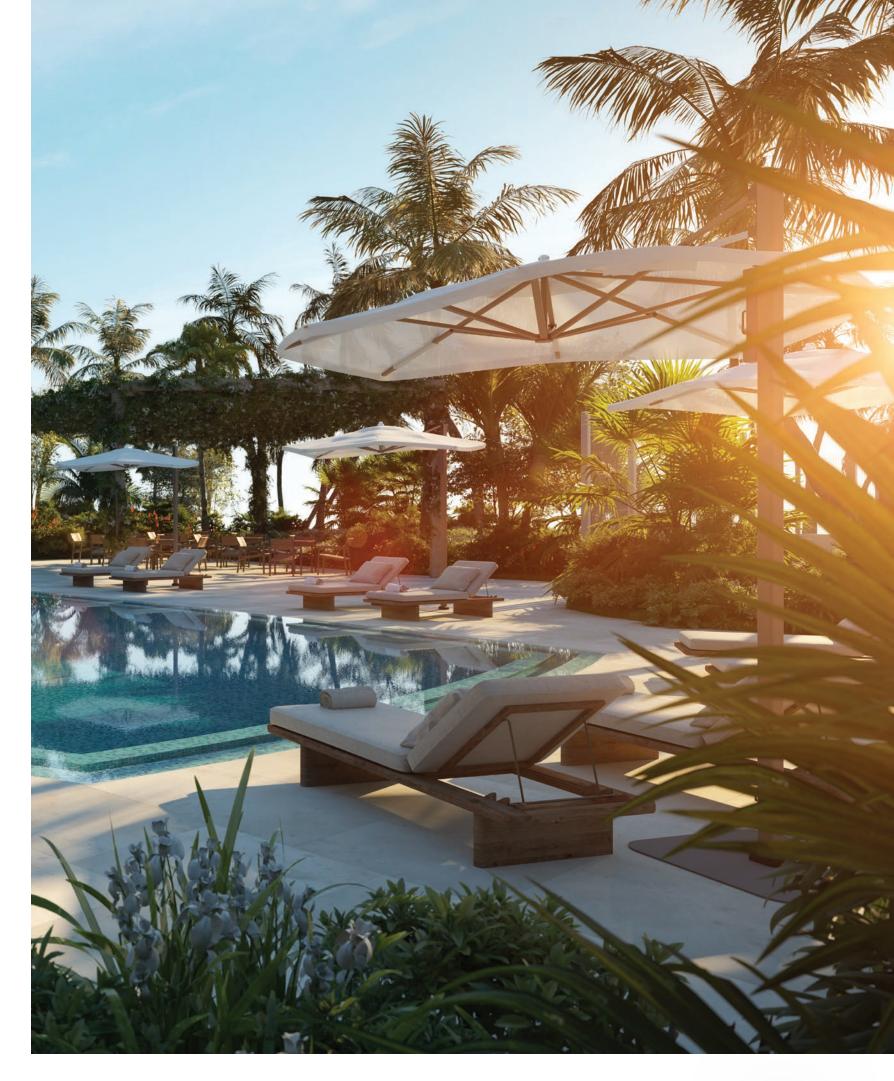


## AMENITIES

- Signature oceanfront dining experience, exclusively for residents and their guests
- Curated social spaces, including media room and library, breakfast bar and cocktail lounge
- Activities deck with resort-style pools, outdoor spa, sunbeds and cabanas, poolside food and beverage service, plus pickleball and padel courts
  - Sunrise Pool offers direct ocean views and indoor-outdoor fitness facilities, ideal for a morning stretch, swim and snack
  - Sunset Pool on the western edge is a lush, tropical refuge, with a bar and adjacent courts, that's perfect for afternoon-into-evening relaxation
- Rivage spa, exquisitely appointed with sauna, hammam, hot and cold plunge pools and private treatment rooms for personalized wellness and beauty services
- Fully serviced beach club
- State-of-the-art fitness center with high-impact training room and yoga studio overlooking the Atlantic Ocean
- Virtual reality game simulator and imaginative children's playroom
- Bicycle storage

### SERVICES

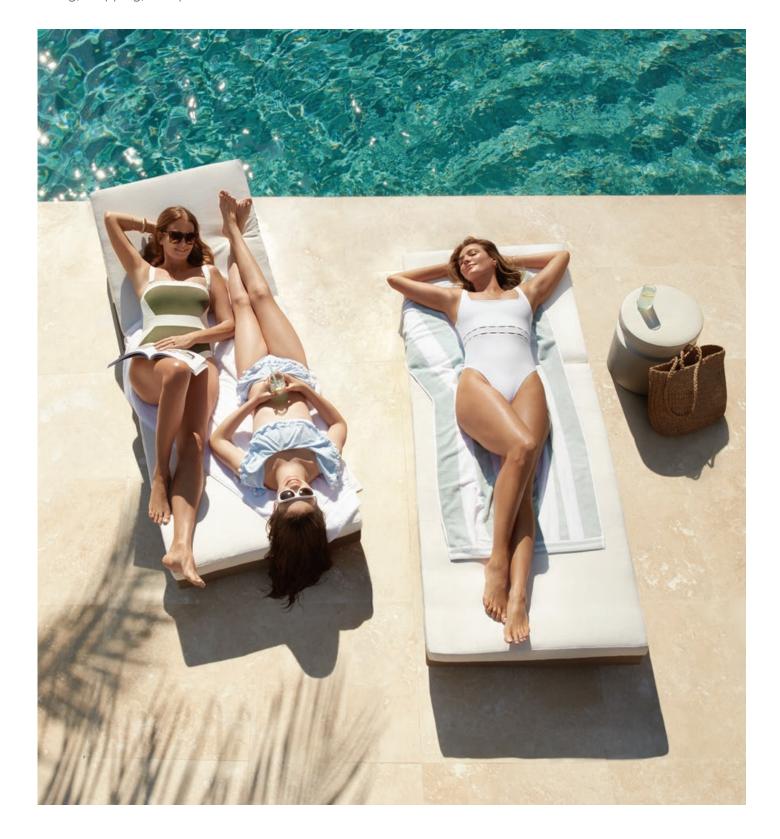
- Residential butler and estate manager to facilitate deliveries, errands, and in-residence services, including:
  - personal chef
- laundry/dry cleaning
- shopping
- maintenance
- medical concierge
- welcoming and
- housekeeping
- escorting guests
- In-residence dining and catering from signature on-site dining room
- 24-hour security and valet service
- Mailroom with secure package technology
- House car
- On-site general manager

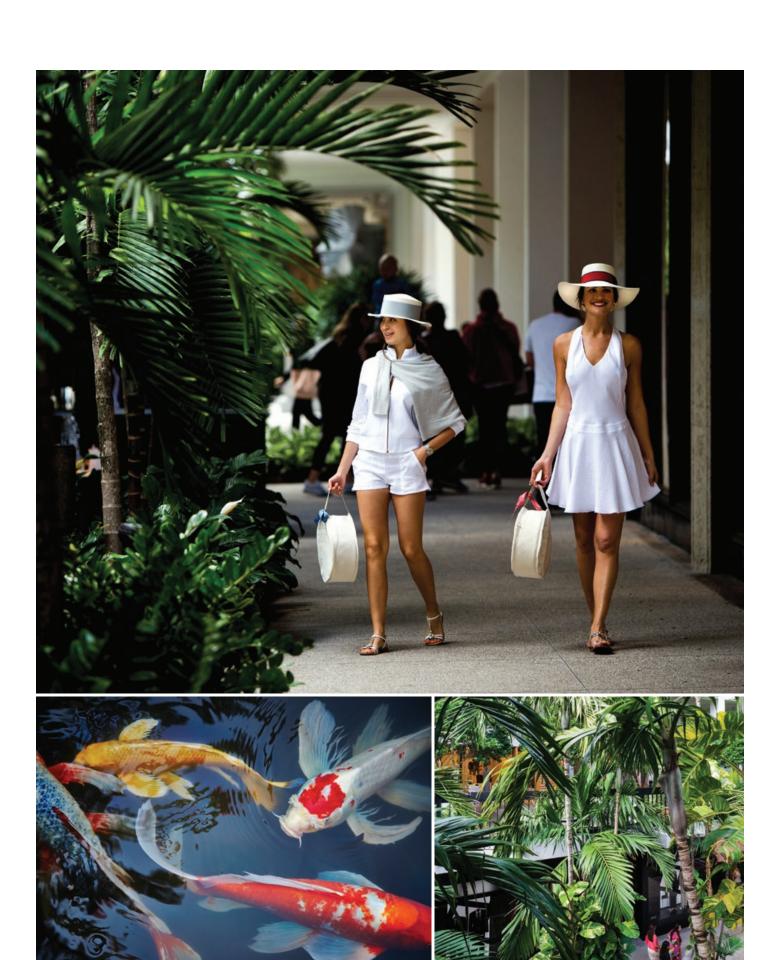


# Welcome to the American Riviera

Since its inception in 1929, Bal Harbour has been an elite enclave on the tiny tip of this barrier island. It is unquestionably the most sophisticated and culturally rich 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 LUMINARY TEAM



RESIDENCES BY ARMANI CASA, SUNNY ISLES

FORTÉ, WEST PALM BEACH

# Related Group

Visionary

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception more than 40 years ago, the company has built, rehabilitated, and managed over IOO,OOO condominium, rental, and commercial units. The firm is one of the largest privately owned businesses in the United States with a development portfo lio worth more than \$40 billion. Currently, Related Group has 90+ projects in varying phases of development.

## Two Roads Development

Mastermind

Two Roads Development is a South Florida-based real estate development firm whose principals have over I2O years of combined experience in developing, financing and marketing residential and commercial projects across the United States. The company's visionary approach and unparalleled business acumen combine to create landmark projects in some of the nation's most celebrated metropolitan areas.



ONE WORLD TRADE CENTER, NEW YORK

## SOM

Design Architect

Skidmore, Owings & Merrill (SOM) is a leading architecture, engineering, and planning practice responsible for some of the world's most technically and environmentally advanced buildings and public spaces—from Burj Khalifa in Dubai and One World Trade Center in New York City to Millennium Park in Chicago.



FOUR SEASONS, BOGOTÁ

## Rottet Studio

Interior Designer

An accomplished architect and one of the world's most-celebrated interior designers, Lauren Rottet is the only woman in history to be elevated to Fellow status by both the American Institute of Architects and the International Interior Design Association. Her contemporary aesthetic is steeped in luxury, with a certain elegant restraint.



PARK GROVE, MIAMI

## Enea Garden Design

Landscape Architect

Enzo Enea is known for his rare ability to fuse the indoors with the outside world, creating livable outdoor spaces that blur the boundaries between a structure and its surrounding environment. He and his team work in all climate zones worldwide and have ample experience in Florida. Enea's design reflects a deep understanding of the native flora that informs his enduring and contextually relevant landscapes.

RivageBalHarbour.com 786.885.3839

Sales Lounge located at: Bal Harbour Shops, Suite 368 9700 Collins Avenue Bal Harbour, FL 33154

Future residences located at: 10245 Collins Avenue Bal Harbour, FL 33154





#### BRANDING & ADVERTISING: AND PARTNERS NY I LA I MIA

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New York Residents: THE COMPLETE OFFERING TERMS ARE FOUND IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO FILE NO. CP23-OO6O.

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-O1-O1.

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