



# RIVAGE

BAL HARBOUR

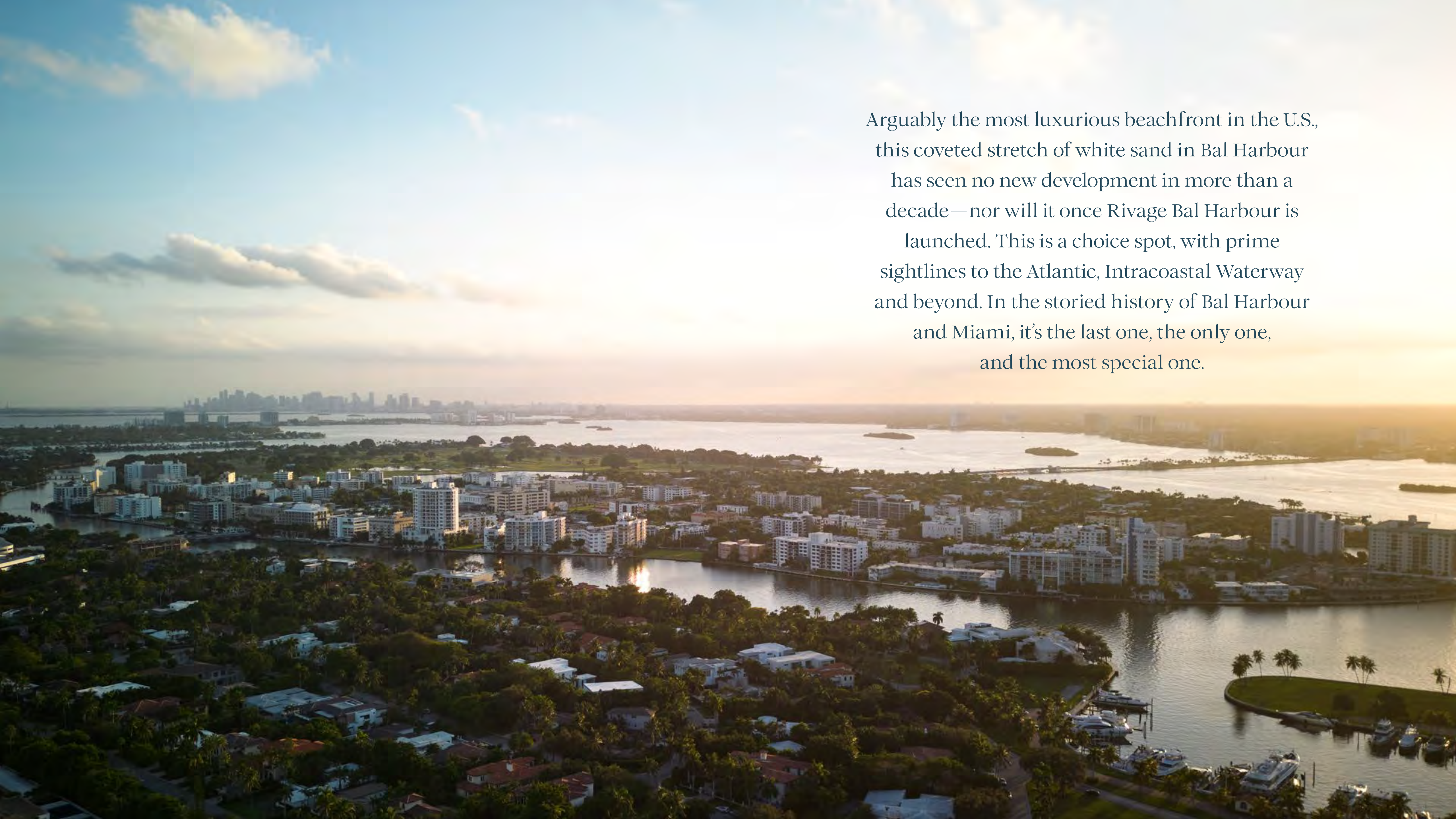




A ONCE-IN-A-LIFETIME OCEANFRONT PARADISE

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 beachfront residences offers a luxurious life immersed in nature, mere steps from the ocean on what is likely the last oceanfront 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.





Arguably the most luxurious beachfront in the U.S., this coveted stretch of white sand in Bal Harbour has seen no new development in more than a decade—nor will it once Rivage Bal Harbour is launched. This is a choice spot, with prime sightlines to the Atlantic, Intracoastal Waterway and beyond. In the storied history of Bal Harbour and Miami, it's the last one, the only one, and the most special one.



The background features a watercolor illustration of a landscape. It consists of various washes of light blue, teal, and green, with some darker blue and greyish tones at the bottom. The washes are separated by thin, brown, hand-drawn outlines that suggest the shapes of hills, trees, or architectural forms. The overall style is soft and artistic.

# Architecture & Design



SOM

Skidmore, Owings & Merrill, founded in 1936, greatly influenced the widespread use of mid-century modern design and is responsible for some of the world's most celebrated skyscrapers. Among its highly regarded buildings is Lever House, whose L-shaped tower and glass curtain wall forever changed the face of modern architecture.







#### TROPICAL MODERNISM

SOM began with its signature clean modernism, then let the site—with unique access to the most exclusive beach—influence its evolution.

The pure geometry of straight lines yielded to the site's shape and the surrounding oceanfront landscape. The resulting tropical modernism is no less rigorous or dramatic, yet has a soft, organic quality, due in large part to the total lack of orthogonals (right angles).





#### LIGHTNESS OF BEING

The 275-foot glass tower is itself a work of art, reflecting the dazzling beauty of sea and sky. Rather than comprising a monolithic volume, it is broken into three interlocking ovals with elegant proportions that ascend toward the water. This innovative approach allows the homes to be oriented on the bias, either toward the beach or toward the Intracoastal Waterway, rather than toward neighboring buildings, which cleverly maximizes privacy and optimizes views of the Atlantic.





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 Features

- An expanse of 200 linear feet of pristine private shoreline
- A comprehensive amenity program, offering the best of Bal Harbour beachfront living
- 61 homes designed by world-renowned architecture firm SOM, each oriented to provide views of the Atlantic Ocean and Biscayne Bay
- Three- to eight-bedroom residences, ranging from 3,300 to 12,700 square feet
- Elegant two-story lobby with full-time concierge offering estate-level services
- Private parking garage for each home







LOBBY GALLERY





BALCONY









BALCONY





KITCHEN TYPE I — PALETTE A (WOOD)





OWNER'S BATHROOM



OWNER'S BATHROOM







SECONDARY BATHROOM



POWDER ROOM



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.





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. The overall effect is that of torn paper or layered watercolor washes, with irregular, jagged edges and some white space where the layers do not overlap. The word "Amenities" is centered in a dark, serif font.

# Amenities





PORTE COCHÈRE





RESORT-STYLE POOL





RESORT-STYLE POOL





CABANAS AREA





LOUNGE





FORMAL SITTING





COCKTAIL LOUNGE





BESPOKE WINE ROOM





RESTAURANT





SPA STAIRS VIEW





SPA ENTRANCE





SPA AND TREATMENT ROOM





HOT AND COLD PLUNGES







FITNESS

FITNESS CENTER















# Neighborhood





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. 🏠