

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.

Property and Residences Features

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 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

A Luminary Team

SOM

Design Architect

Rottet Studio

Interior Designer

Enea Garden Design

Landscape Architect

Related Group and Two Roads Development

Visionaries

Douglas Elliman

Development Marketing

Exclusive Sales and Marketing Partner



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

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.

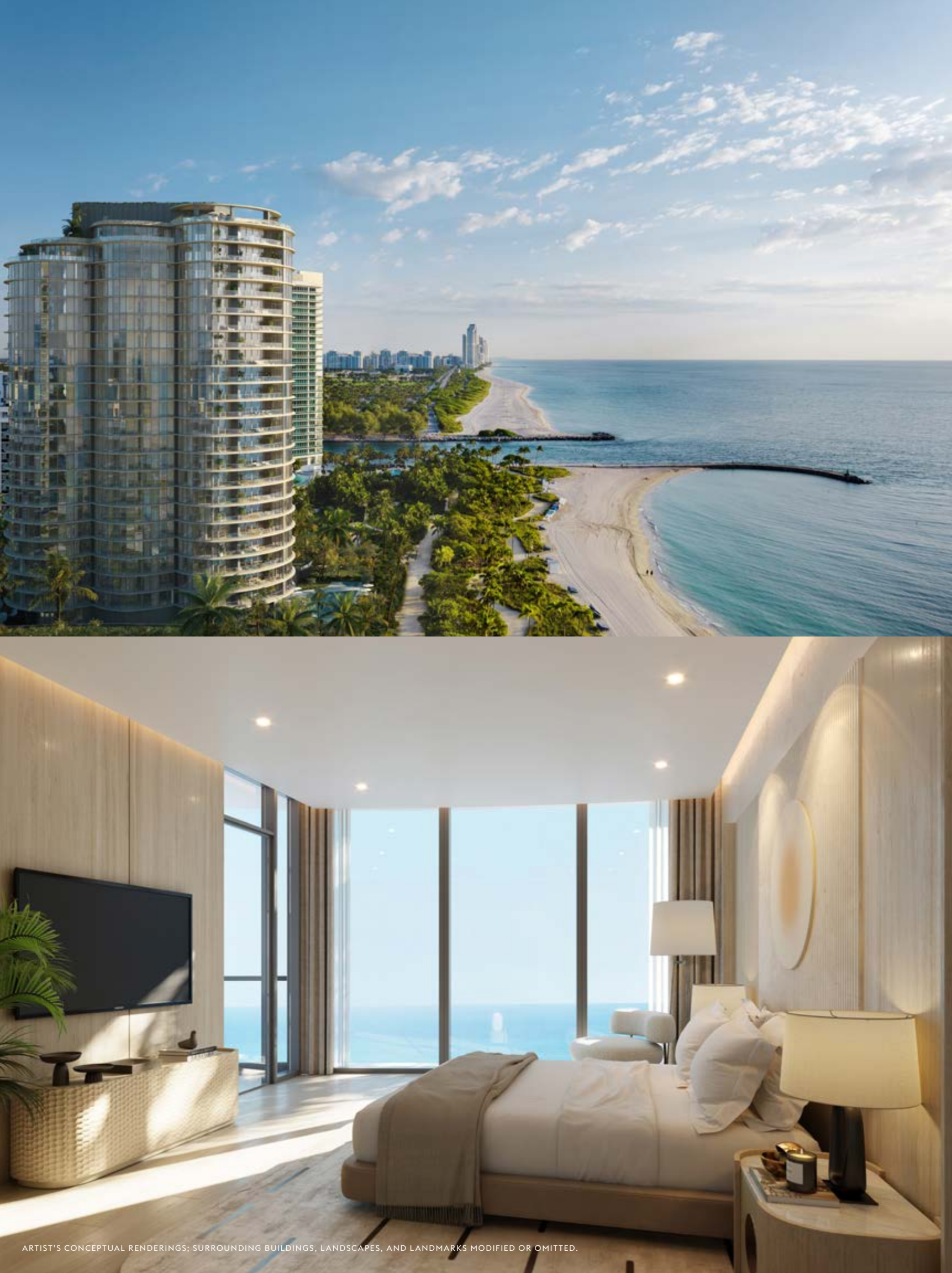
THIS CONDOMINIUM HAS ALSO BEEN REGISTERED WITH THE MASSACHUSETTS BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS F-1284-OI-OI.

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. 2023 © Carlton Terrace Owner LLC, with all rights reserved.

Fact Sheet

RIVAGE

BAL HARBOUR



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

RESIDENCES

- 15 — 3 bedrooms, 3 bathrooms, powder room
- 30 — 4 bedrooms, 5 bathrooms, powder room, den/service quarters
- 8 — 5 bedrooms, 6 bathrooms, powder room, office/bedroom, family room, service quarters, den in select residences

LOWER PENTHOUSE

6 bedrooms, 9 bathrooms, 2 powder rooms, den, service quarters, family room, sky room, wine room, outdoor kitchen, spa pool, private elevator

BAY PENTHOUSE

5 bedrooms, 9 bathrooms, powder room, 2 dens/service quarters, family room, fitness studio, sky room, outdoor kitchen, pool, private elevator

OCEAN PENTHOUSE

5 bedrooms, 7 bathrooms, 3 powder rooms, den/service quarters, media room, game room, library/lounge, fitness studio, outdoor kitchen, pool, private elevator

RESIDENCE SIZES

| | | |
|--------------------------|-------------------|----------------|
| 3-Bedroom Models (C) | floors 2-17 | 3,284-3,297 SF |
| 4-Bedroom Models (A & B) | floors 2-17 | 4,215-4,810 SF |
| 5-Bedroom Models (A & B) | floors 18-21 | 5,810-6,655 SF |
| Lower Penthouse (A) | floors 22, 24 | 9,464 SF |
| Bay Penthouse (C) | floors 22, 23, 24 | 8,677 SF |
| Ocean Penthouse (A) | floors 23, 24, 25 | 12,603 SF |

PRICES

From \$8,000,000
Subject to change without notice

MAINTENANCE

Estimated \$2.10/SF

DEPOSIT STRUCTURE

- 20% — Contract (now)
- 10% — Groundbreaking
- 10% — Top-off
- 60% — Closing

Everything Under the Sun

To live at Rivage Bal Harbour is to inhabit a private beachfront enclave with exclusive access to the best of everything. Well-being is a priority, with 25,000 square feet of exceptional resort-style amenities, including a luxury spa, a fitness pavilion with ocean views, game rooms, private dining, and multiple lounges.

Amenities and Services at a Glance

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
 - housekeeping
 - welcoming and escorting guests
 - shopping
 - laundry/dry cleaning
 - medical concierge
 - maintenance
- 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