

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

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 light-filled villas in the sky
offers a luxurious life immersed in nature,
mere steps from the ocean on the last beachfront property
to be developed in Bal Harbour.

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ARRIVAL FROM COLLINS AVENUE

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PORTE-COCHÈRE

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LOBBY

At Home in the Sky

No more than three residences per floor creates a feeling of independent single-family homes floating in the clouds. It's the essence of refined living: open, airy, expansive.

RESIDENCE TERRACE

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GREAT ROOM



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CHEF'S KITCHEN

ARTIST'S CONCEPTUAL RENDERING.

PRIMARY BATHROOM

Property and Residences Features

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PRIMARY SUITE



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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 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



PRIMARY SUITE

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.

SUNRISE POOL AND BEACH CLUB

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SUNSET POOL

Wellness at Rivage

Deeply committed to total well-being,
Rivage provides elevated services and amenities
on par with the world's finest resorts.

SPA STAIRCASE

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SPA ENTRANCE



TOP: HAMMAM; BOTTOM: HOT AND COLD PLUNGE POOLS

The Art of Entertaining

Curated social spaces and a signature oceanfront dining experience, exclusively for residents and their guests, means you can seamlessly transition from day to night without ever leaving home.

OCEANFRONT DINING

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PRIVATE DINING

TOP: READING LOUNGE; BOTTOM: FORMAL SITTING LOUNGE

Amenities and Services at a Glance

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COCKTAIL LOUNGE



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

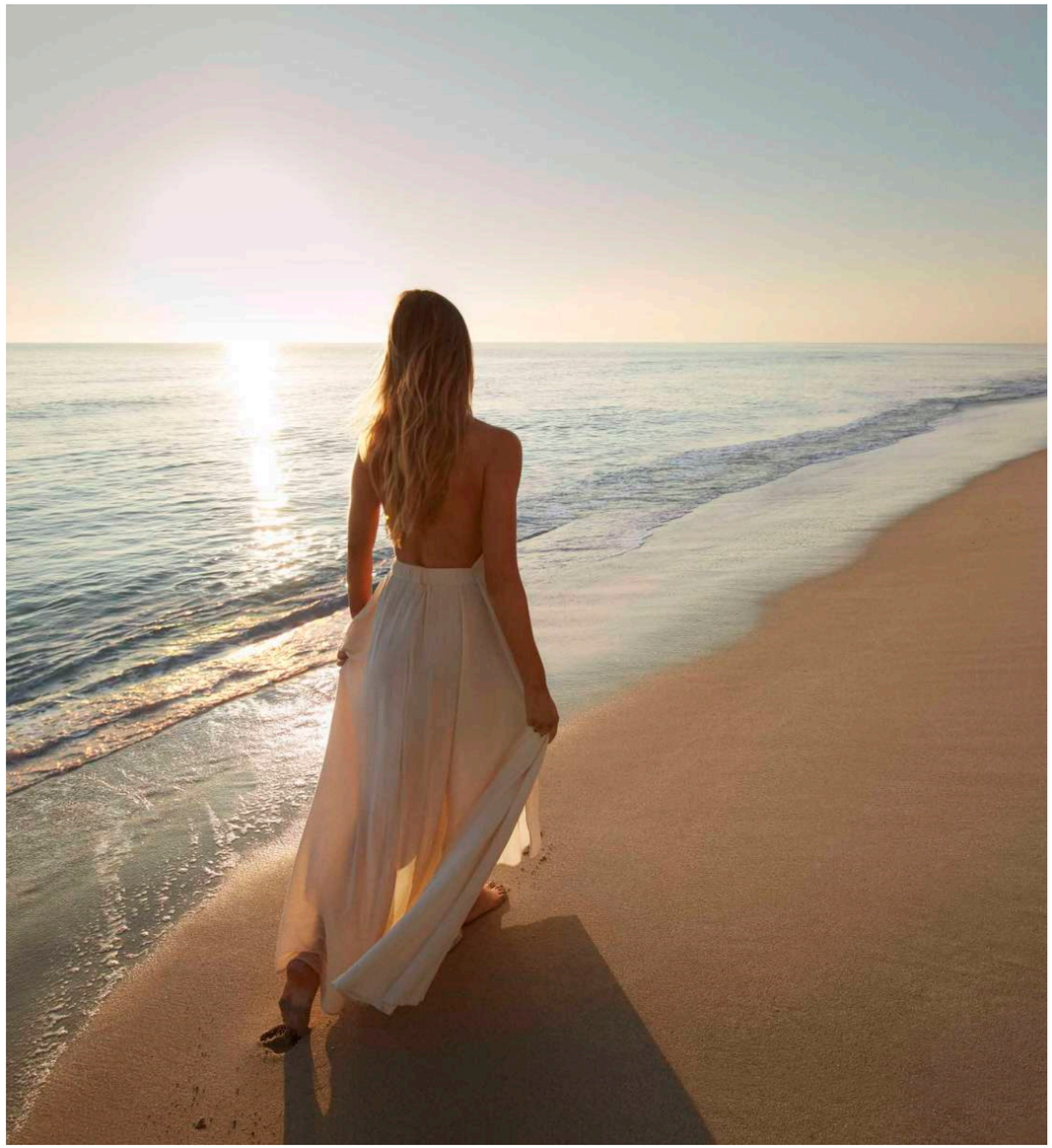


COCKTAIL LOUNGE

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.









Miami-Opa Locka
Executive Airport

Fort Lauderdale-Hollywood
International Airport

NORTH MIAMI

SUNNY ISLES

N

Haulover
Beach

INTRACOASTAL
WATERS

Bal Harbour
Marina

The Ritz-Carlton
Bal Harbour

BAL
HARBOUR
VILLAGE

RIVAGE

Bal
Harbour
Shops

The St. Regis
Bal Harbour Resort

Four Seasons Hotel
at The Surf Club

Miami
Design District

Wynwood
Art District

BAY HARBOR
ISLANDS

INTRACOASTAL
WATERS

SURFSIDE

ATLANTIC OCEAN

Indian Creek
Country Club

Miami International Airport
& Downtown Miami

La Gorce
Country Club

SOUTH BEACH

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)

A LUMINARY TEAM



RESIDENCES BY ARMANI CASA, SUNNY ISLES

Related Group

Visionary

Founded in 1979, Related Group has enhanced skylines with iconic development characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related redefines urban environments on a global scale, fostering distinctive dynamic communities and symbolic landmarks. The firm is one of the largest privately owned businesses in the U.S., with a development portfolio in excess of $40 billion in 40 years.



FORTÉ, WEST PALM BEACH

Two Roads Development

Mastermind

Two Roads Development is a South Florida-based real estate development firm whose principals have over 120 years of combined experience in developing, financing and marketing residential and commercial projects across the U.S. The company's visionary approach and unparalleled business acumen combine to create landmark projects in some of the nation's most celebrated metropolitan areas.



PHOTO: JAMES EWING

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.

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

RELATED TWO ROADS DEVELOPMENT

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.

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