



# RIVAGE

BAL HARBOUR

MIAMI CONDO LIFESTYLE

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 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 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.

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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.

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Architecture & Design

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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



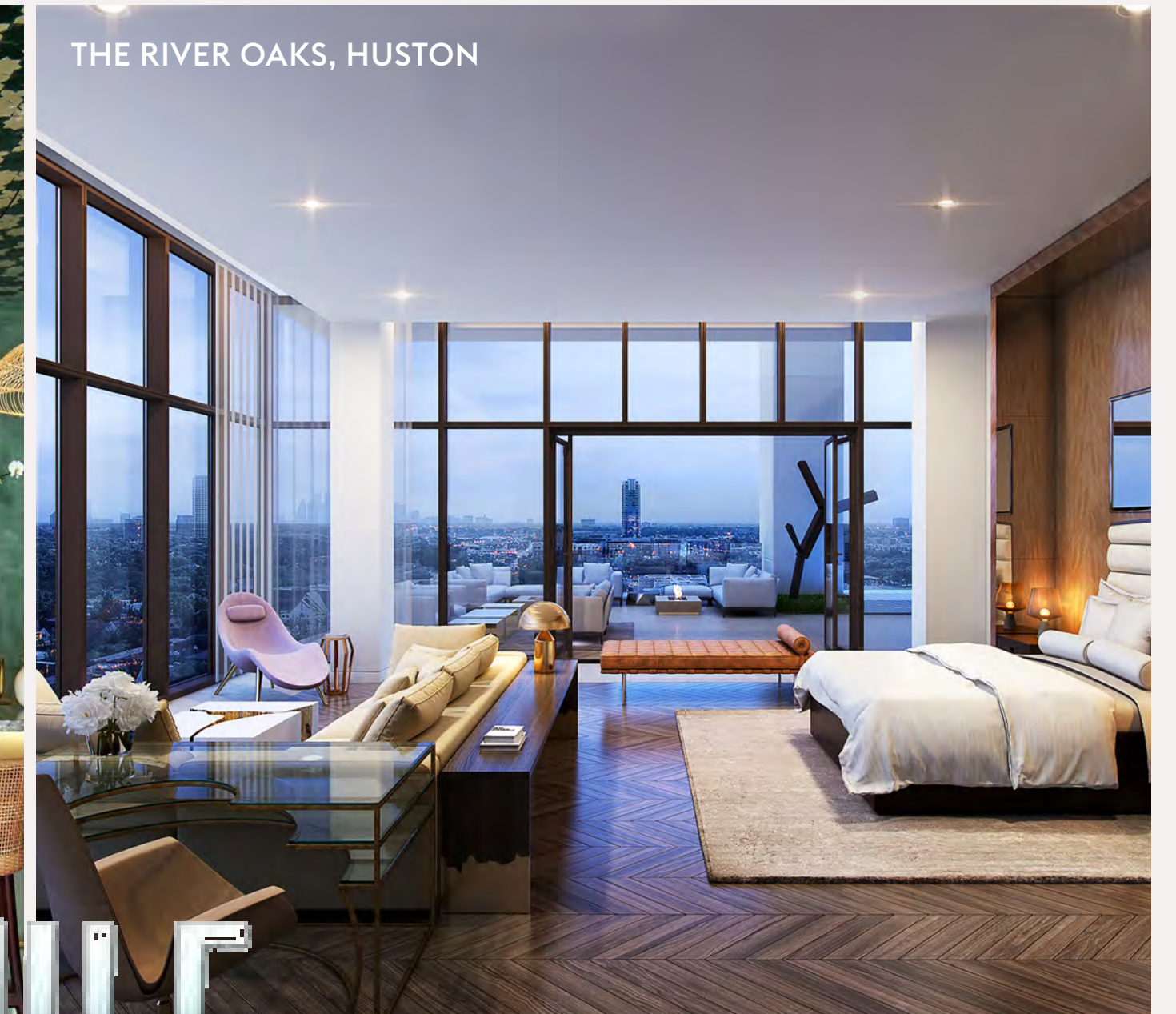
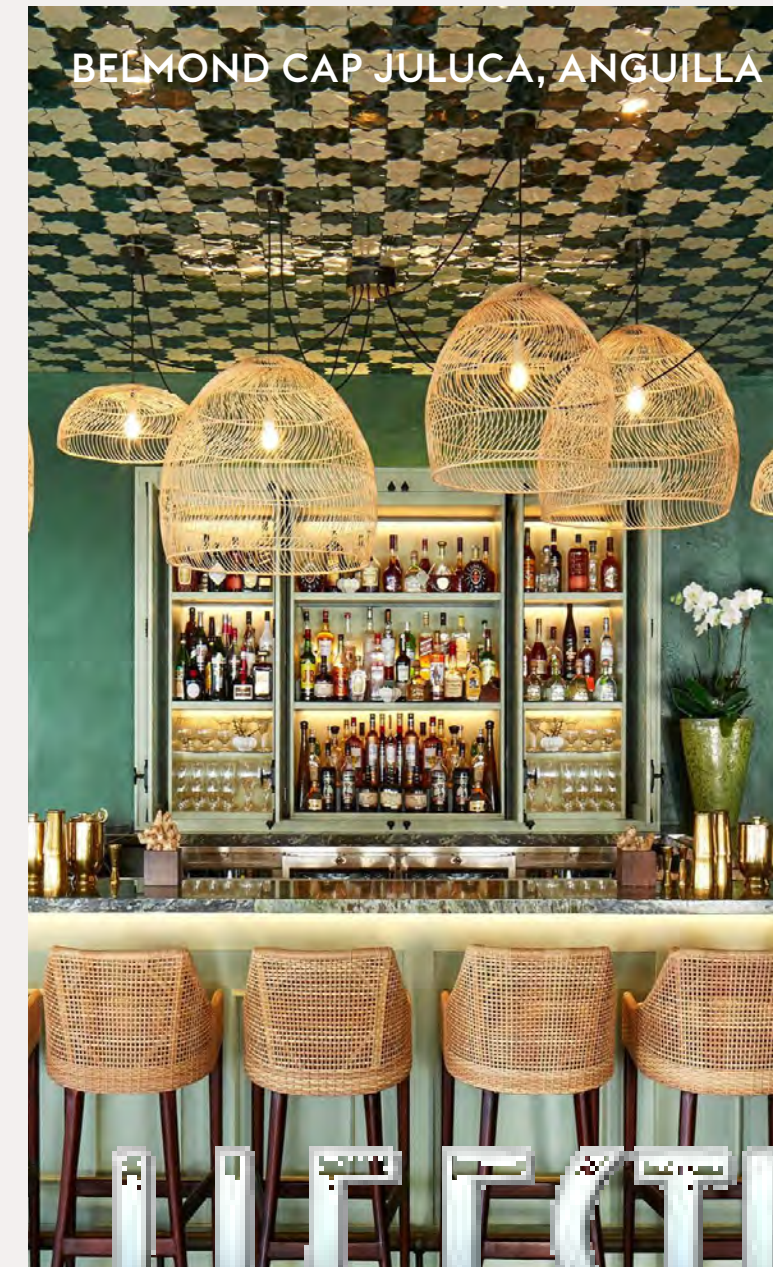
CHINA MERCHANTS TOWER



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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.



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ARRIVAL FROM COLLINS AVENUE

# MIAMI CONDO LIFESTYLE

## TROPICAL MODERNISM

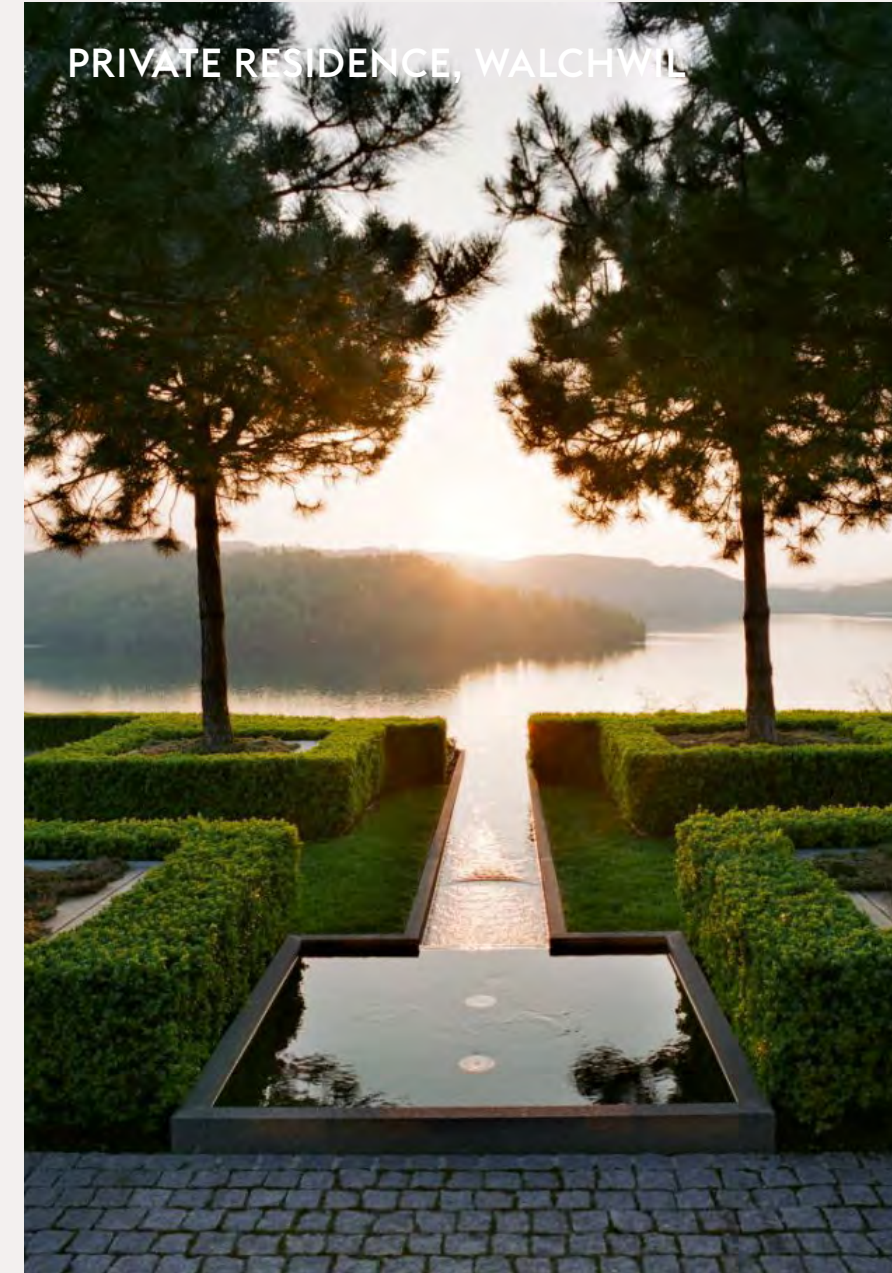
With its signature clean modernism as a point of departure, SOM let the site — with its unique access to the most exclusive beach — influence the evolution.

The pure geometry of straight lines yielded to the organic contours of the landscape. The resulting tropical modernism incorporates rounded forms that echo the natural surroundings and maximize views of the Atlantic Ocean and Biscayne Bay.

ARTISTS CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.

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.



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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 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

MIAMI CONDO

LIFESTYLE



ARTISTS' CONCEPTS. RENDERING. SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.

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.





MIAMI

CONDO LIFESTYLE

ARTIST CONCEPT RENDERINGS; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



# MIAMI CONDO LIFESTYLE

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



PORTE COCHÈRE

# MIAMI CONDO LIFESTYLE

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



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.

LOBBY

# MIAMI CONDO LIFESTYLE

ARTIST'S CONCEPTUAL RENDERING.



LOBBY GALLERY

# MIAMI CONDO LIFESTYLE

ARTIST'S CONCEPTUAL RENDERING

Rottet's imprint is everywhere at Rivage Bal Harbour.  
A long hallway that looks from the lobby straight through to the water is hung with an intentionally curated collection of world-class works of art. Natural light and translucent textiles are artfully deployed to activate the senses and sculpt the experience, bringing the interiors to life.



MIAMI CONDO LIFESTYLE  
BY GALLERY

ARTIST'S CONCEPTUAL RENDERING.



WHERE SAND MEETS SKY

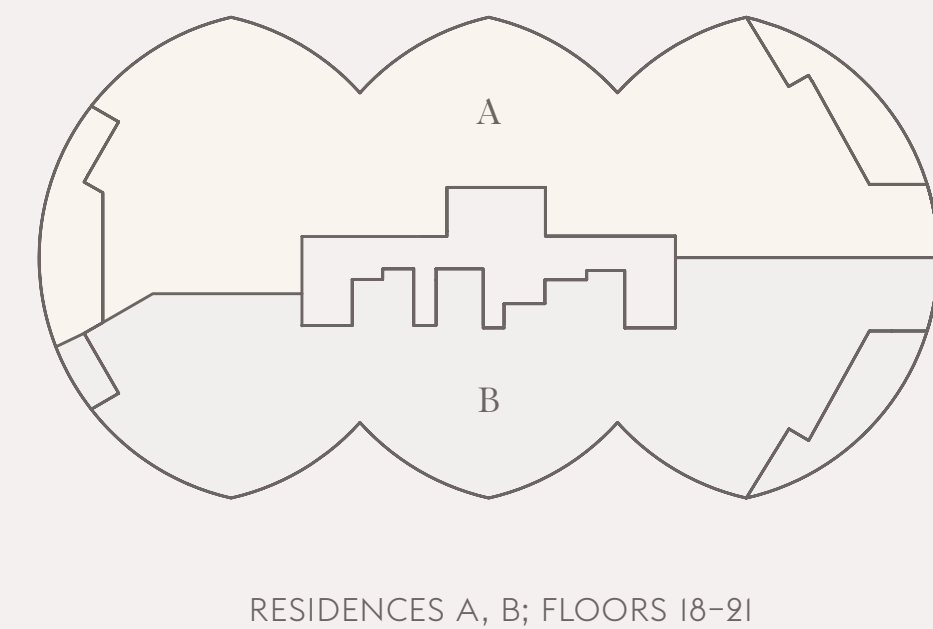
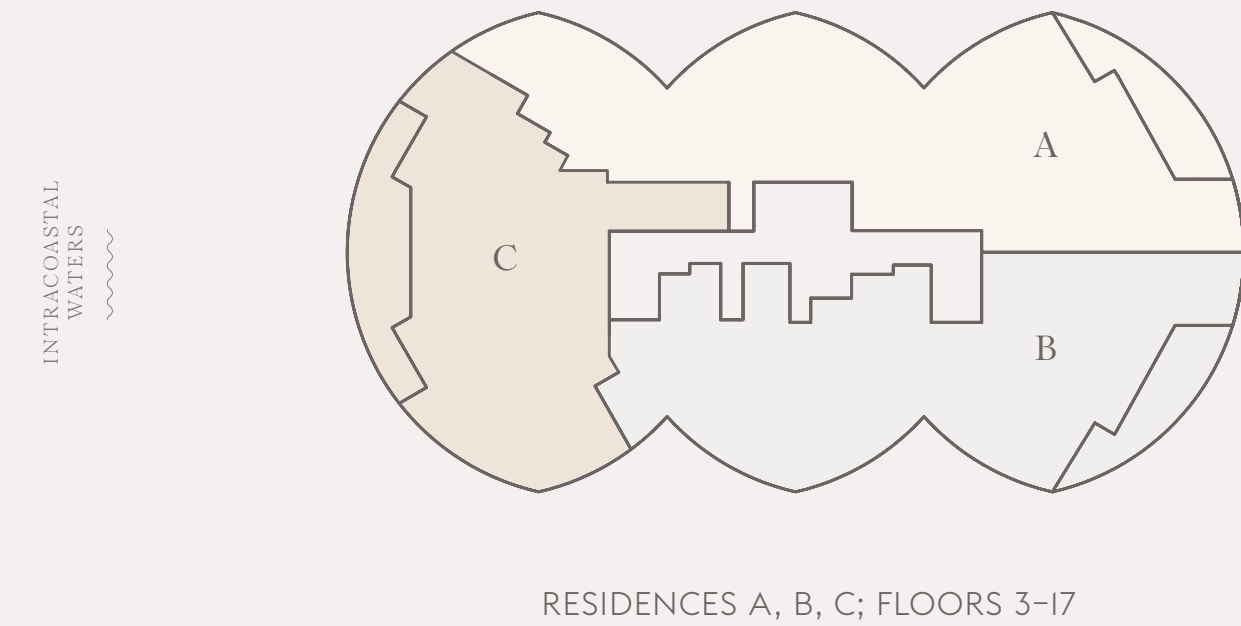
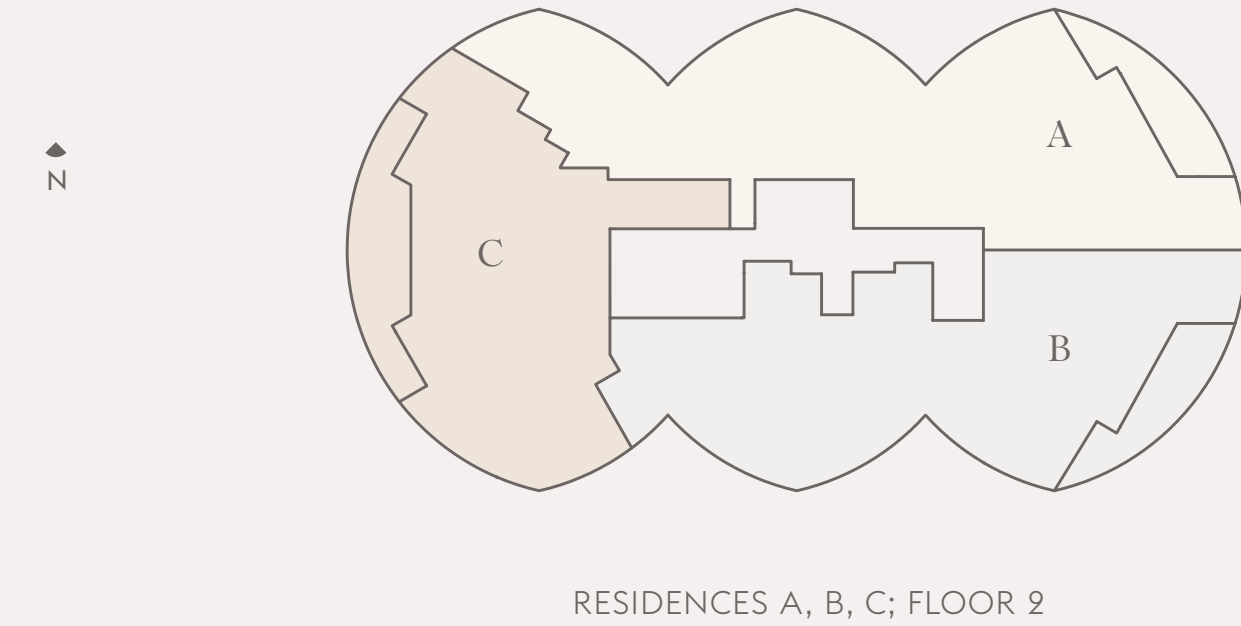
The luminous glass façade of this 275-foot tower reflects the dazzling beauty of the natural surroundings. Inside, every exquisite element is designed with impeccable attention to detail. The grand scale of these beachfront family villas—with their generous balconies, large windows and private elevators—creates 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.

MIAMI CONDO LIFESTYLE

ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND PLANTINGS MODIFIED BY MIMCO

## 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



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MIAMI CONDO LIFESTYLE



RESIDENCE TERRACE

# MIAMI CONDO LIFESTYLE

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



ENDLESS SUNRISE VIEWS

# MIAMI CONDO LIFESTYLE

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

RESIDENCES A & B



LIVING ROOM UNIT A

# MIAMI CONDO LIFESTYLE

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

RESIDENCES A & B



LIVING ROOM UNIT A

# MIAMI CONDO LIFESTYLE

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



# Amenities

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ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND FURNITURE ARE MODIFIED FROM MIAMI D.

# MIAMI CONDO LIFESTYLE

SUNRISE POOL



# MIAMI CONDO LIFESTYLE

ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND PLANTINGS ARE MODIFIED FROM MIAMI

SUNRISE POOL FOR MORNING SUN AND OCEAN VIEWS



SUNSET POOL FOR EVENING RELAXATION

# MIAMI CONDO LIFESTYLE

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



RESTAURANT

# MIAMI CONDO LIFESTYLE

ARTIST'S CONCEPTUAL RENDERING.



RESTAURANT

# MIAMI CONDO LIFESTYLE

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



COCKTAIL LOUNGE

# MIAMI CONDO LIFESTYLE

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OCEANFRONT DINING

# MIAMI CONDO LIFESTYLE

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



READING LOUNGE

# MIAMI CONDO LIFESTYLE

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





SPA STAIRCASE WITH OCEAN VIEW

# MIAMI CONDO LIFESTYLE

ARTISTS CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND LANDMARKS MODIFIED OR OMITTED.



SPA ENTRANCE

# MIAMI CONDO LIFESTYLE

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



SPA TREATMENT ROOM

# MIAMI CONDO LIFESTYLE

ARTIST'S CONCEPTUAL RENDERING.



ARTIST'S CONCEPTUAL RENDERING.

# MIAMI CONDO LIFESTYLE

HAMMAM SPA



ARTIST'S CONCEPTUAL RENDERING.

# MIAMI CONDO LIFESTYLE

HOT AND COLD PLUNGE POOLS

FITNESS

FITNESS CENTER PAVILION

# MIAMI CONDO LIFESTYLE

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



ARTIST'S CONCEPTUAL RENDERING; SURROUNDING BUILDINGS, LANDSCAPES, AND

# MIAMI CONDO LIFESTYLE

FITNESS ROOM WITH SWEEPING OCEAN VIEWS



ARTIST'S CONCEPTUAL RENDERING.

# MIAMI CONDO. LIFESTYLE

GOLF SIMULATOR





# MIAMI CONDO LIFESTYLE

ARTIST'S CONCEPTUAL RENDERING

CHILDREN'S PLAYROOM



Neighborhood

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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.

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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.

# MIAMI CONDO LIFESTYLE





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

NORTH MIAMI

Haulover Beach

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

# MIAMI CONDO LIFESTYLE

## 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)