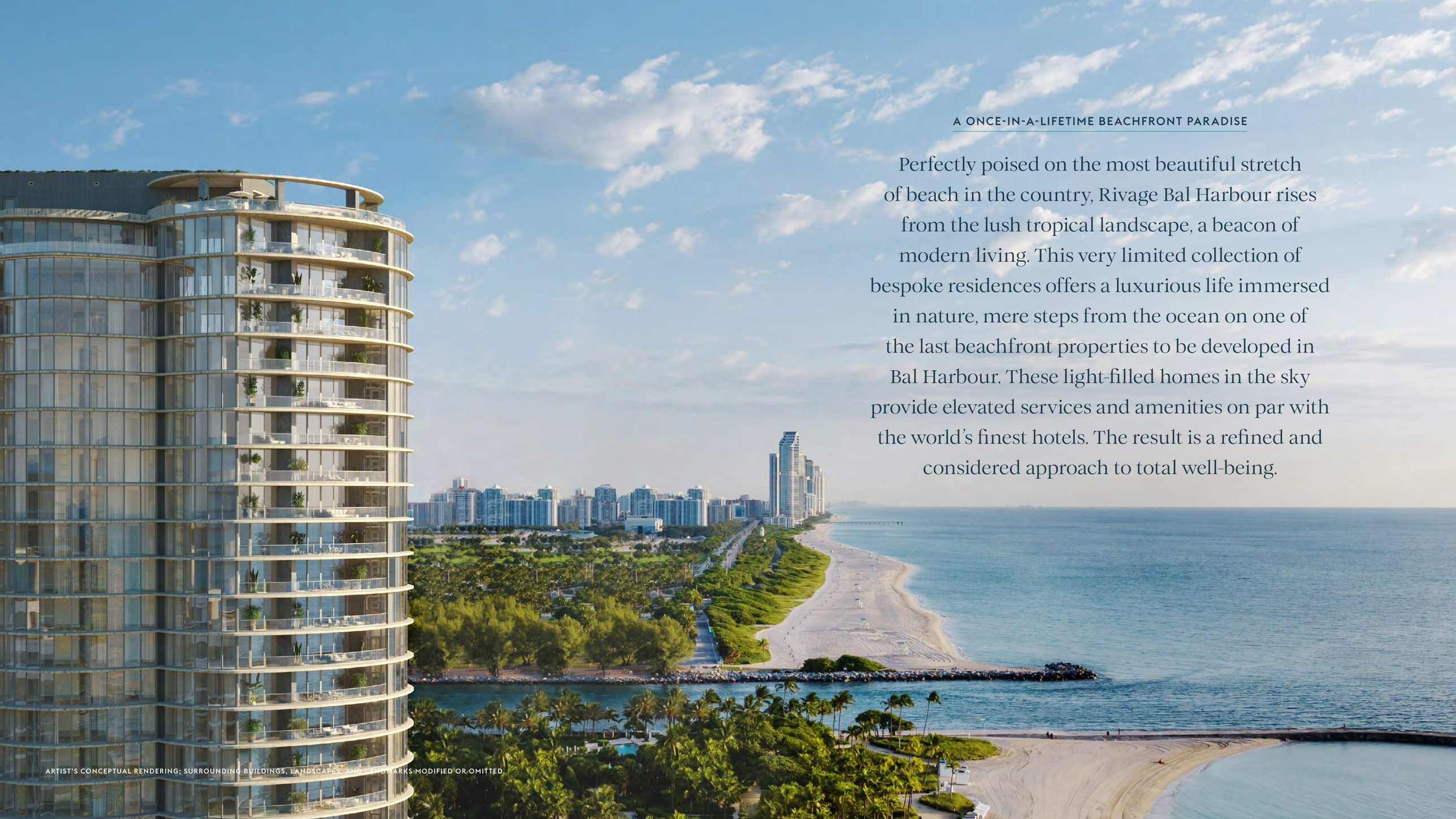
RIVAGE

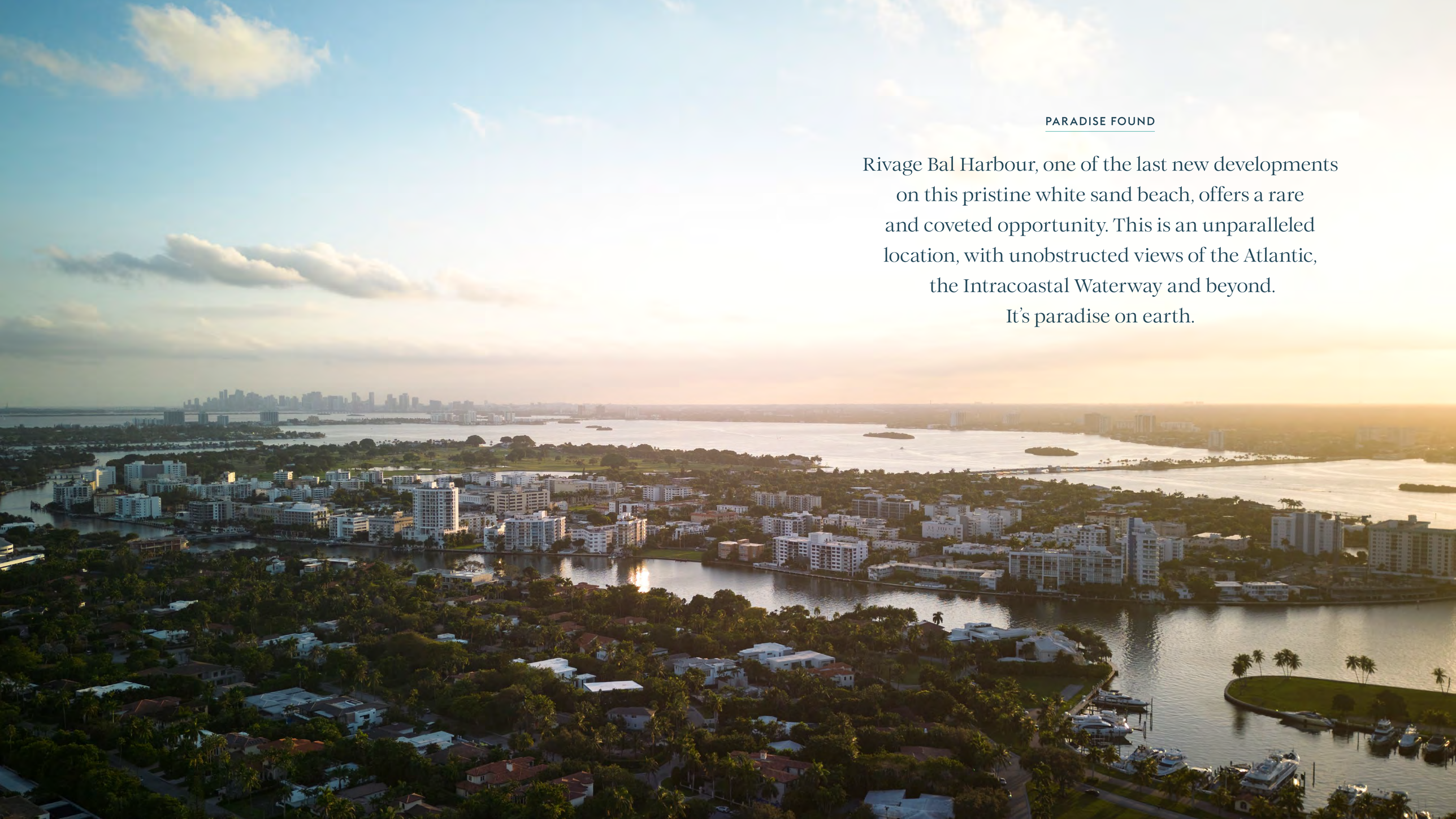
BAL HARBOUR



A ONCE-IN-A-LIFETIME BEACHFRONT 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 one of the last beachfront properties to be developed in Bal Harbour. These light-filled homes 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.

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



PARADISE FOUND

Rivage Bal Harbour, one of the last new developments 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.

Architecture & Design

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.





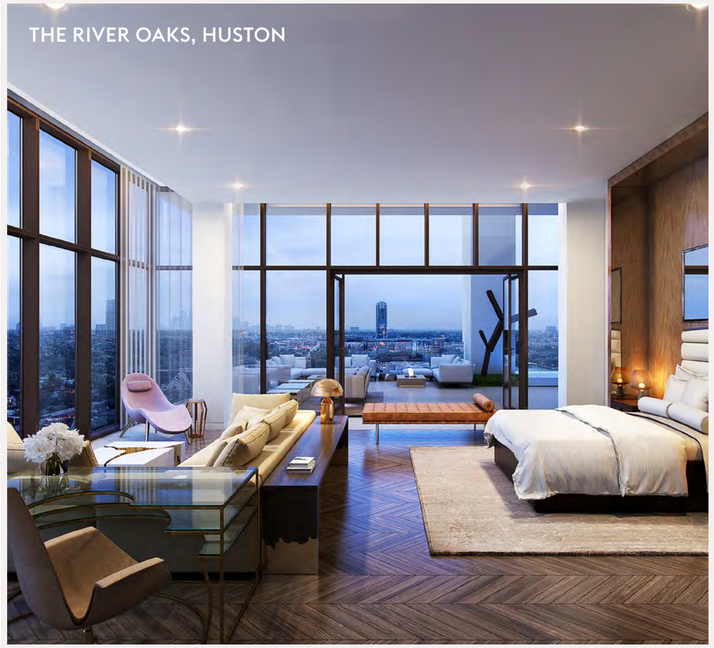


ROTTET STUDIO

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.

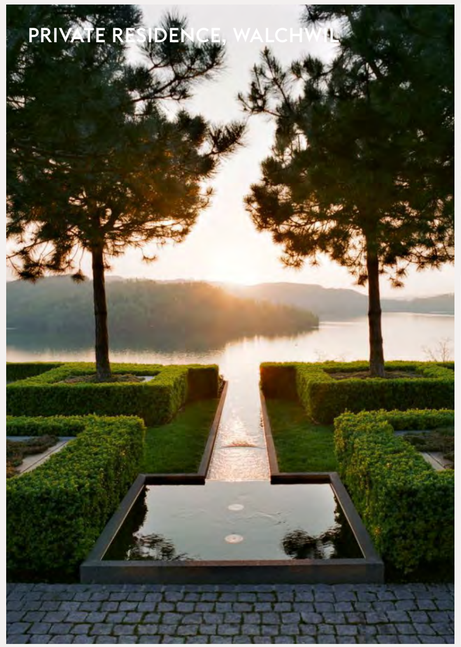

200 EAST 83RD, NEW YORK


BELMOND CAP JULUCA, ANGUILLA


THE RIVER OAKS, HUSTON

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.


PRIVATE RESIDENCE, WALCHWIL


TREE MUSEUM, SWITZERLAND


PARK GROVE, MIAMI


ENZO ENEA

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

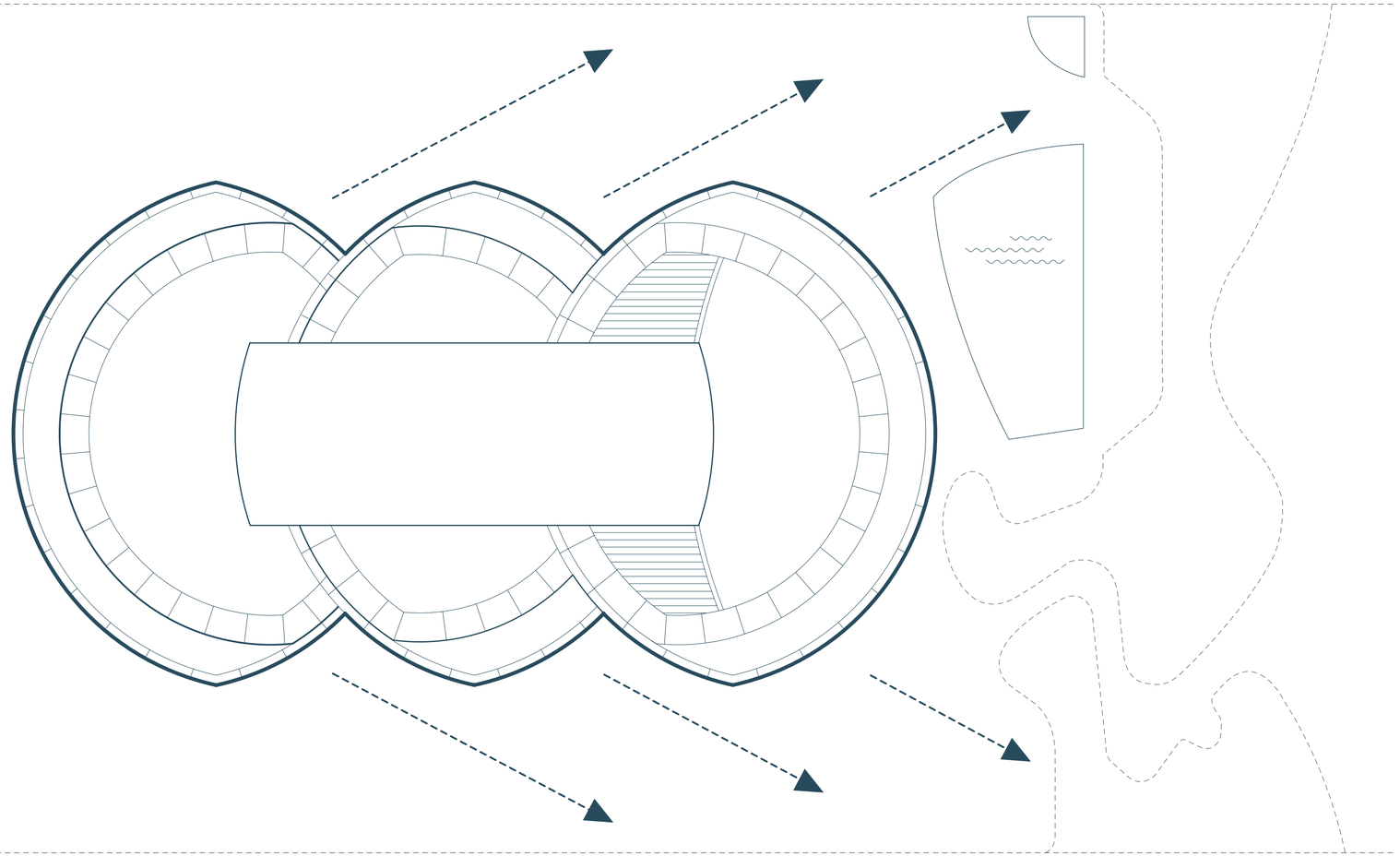
— Curated art programs rotating in the lobby gallery and throughout the common spaces

— Two-car private garage and storage area for every residence



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

View Orientation



ATLANTIC OCEAN



A VIEW FROM ABOVE

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

1. Pickleball & Padel Courts 2. Sunset Pool & Spa 3. Sunset Pavilion & Bar 4. Private Driveway 5. Dog Park 6. Lobby
7. Formal Lounge 8. Gallery 9. Oceanfront Dining & Cocktail Lounge 10. Private Dining Room 11. Spa & Club Level Entry
12. Sunrise Lounge 13. Entertainment Pavilion 14. Children's Playroom 15. Fitness Pavilion 16. Yoga & Pilates Studio
17. Sunrise Pool 18. Walking Paths 19. Dedicated Beach & Beach Club





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



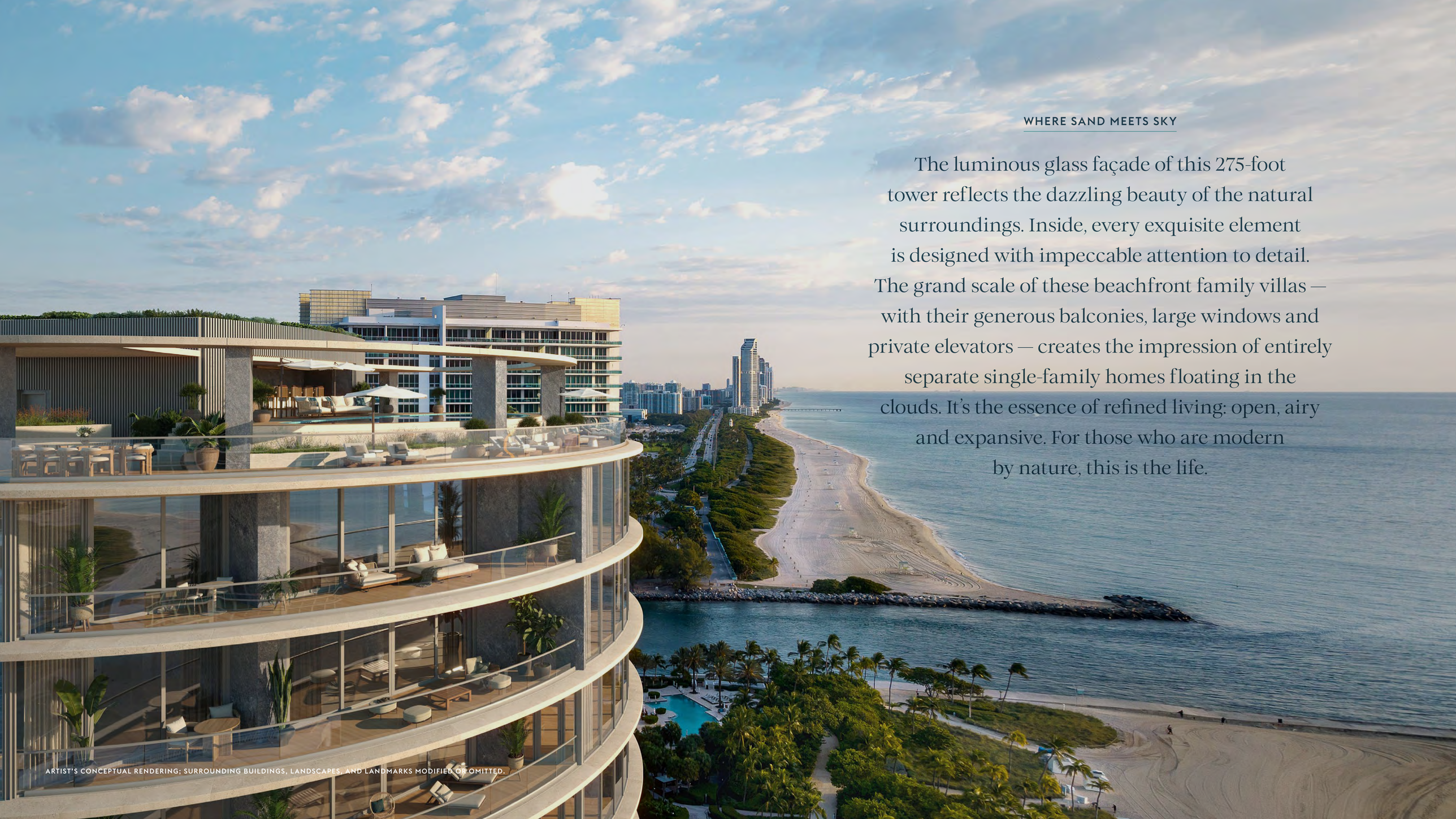
PORTE-COCHÈRE

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



PRIVATE DINING WELCOME DESK

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.

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

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

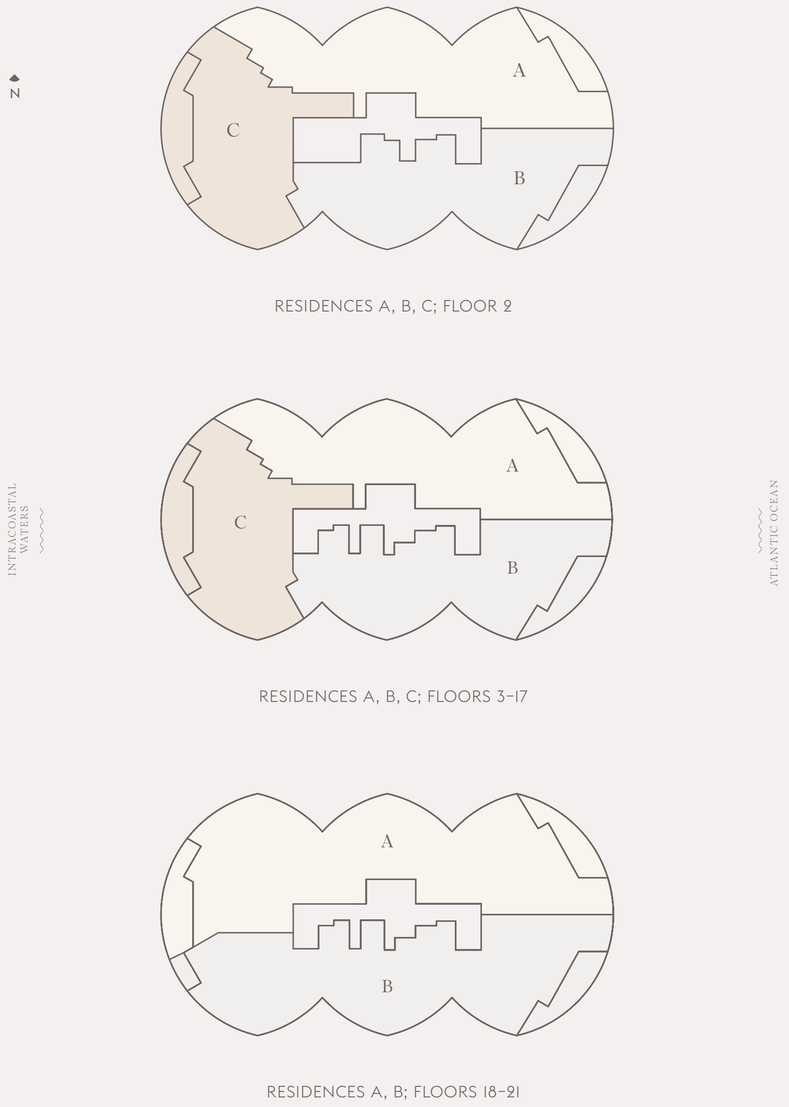
— Spacious living, dining and entertaining area

— 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



RESIDENCES A, B, C; FLOOR 2

RESIDENCES A, B, C; FLOORS 3–17

RESIDENCES A, B; FLOORS 18–21





RESIDENCE TERRACE

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



LIVING ROOM UNIT A

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



LIVING ROOM UNIT A

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



LIVING ROOM UNIT C

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



CHEF'S KITCHEN WITH CUSTOM MILLWORK, LACQUERED PANEL ISLAND, INTEGRATED SUB-ZERO & WOLF APPLIANCES

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



PRIMARY BATHROOM WITH WHITE VOLAKAS MARBLE, FLUTED GLASS SHOWER & BRUSHED CHAMPAGNE DORNBRACHT FIXTURES

ARTIST'S CONCEPTUAL RENDERINGS.



WARDROBE WITH CUSTOM MILLWORK

ARTIST'S CONCEPTUAL RENDERING.

SECONDARY BATHROOM

ARTIST'S CONCEPTUAL RENDERINGS.



POWDER ROOM WITH SUPER WHITE MARBLE VANITY & SURROUND
AND BRUSHED CHAMPAGNE DORNBRACHT FIXTURES

FLOORS

3-17

RESIDENCE A

4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,810 SF | 447 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
5,198 SF | 483 SQM

RESIDENCE B

4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,358 SF | 405 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
4,746 SF | 441 SQM

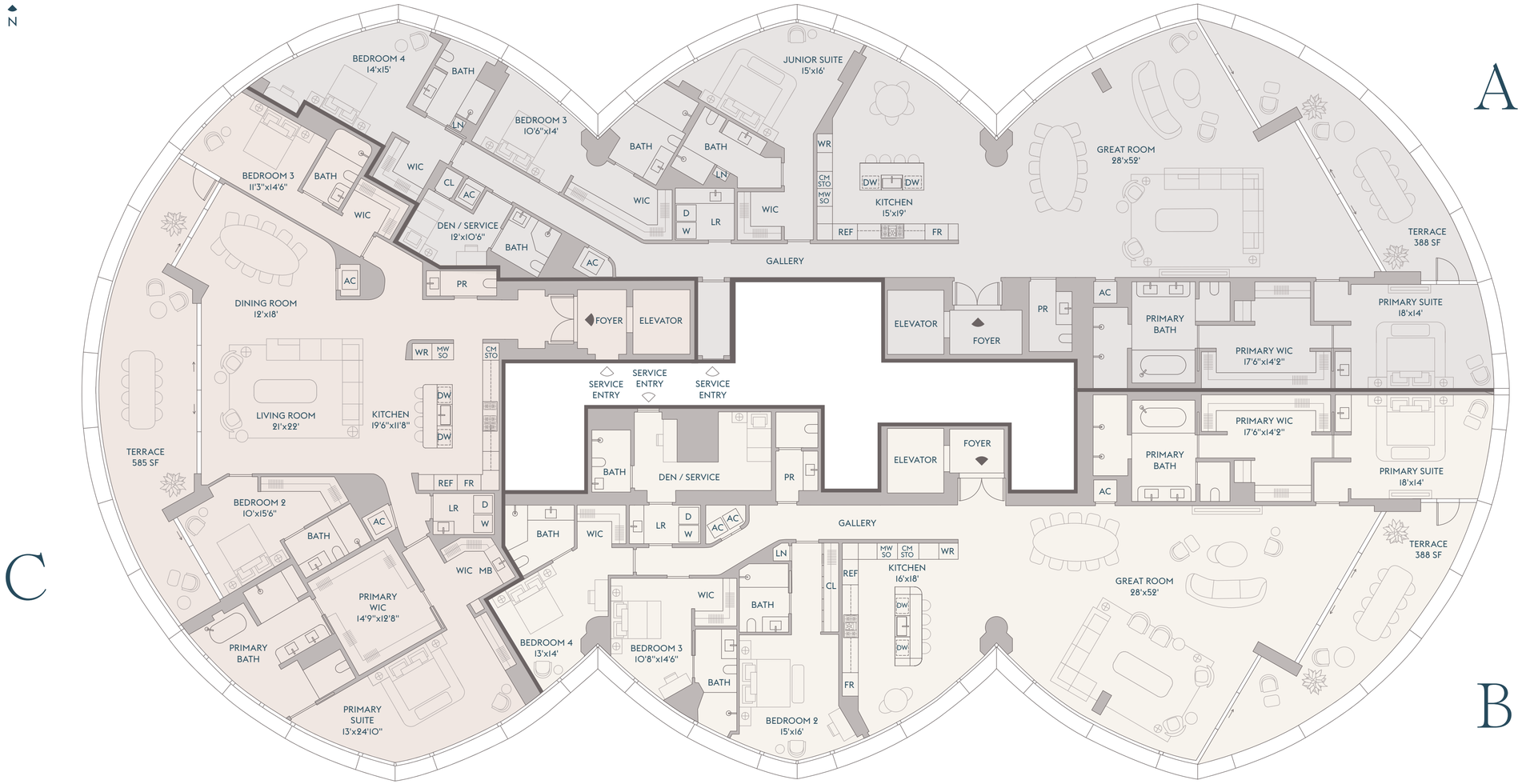
RESIDENCE C

3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INTERIOR
3,297 SF | 306 SQM

EXTERIOR
585 SF | 54 SQM

TOTAL
3,882 SF | 361 SQM



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE FLOOR

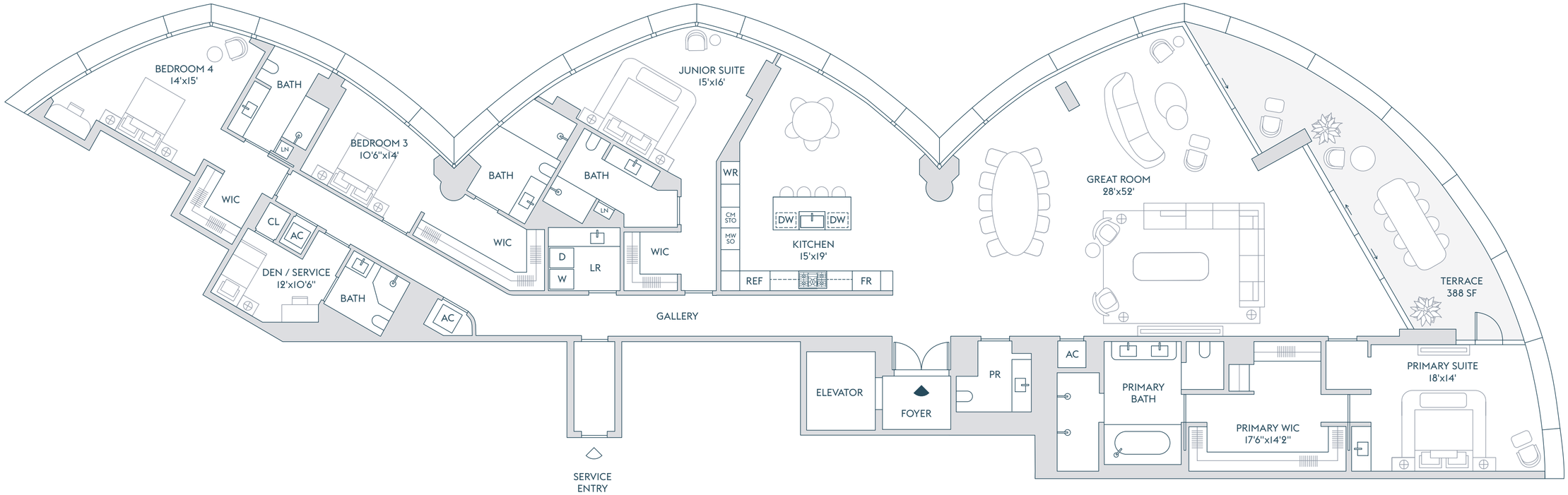
A 2

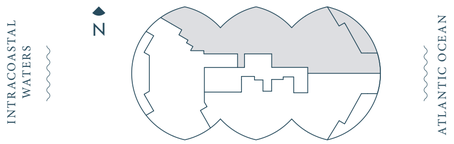
4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,784 SF | 444 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
5,172 SF | 480 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE FLOOR

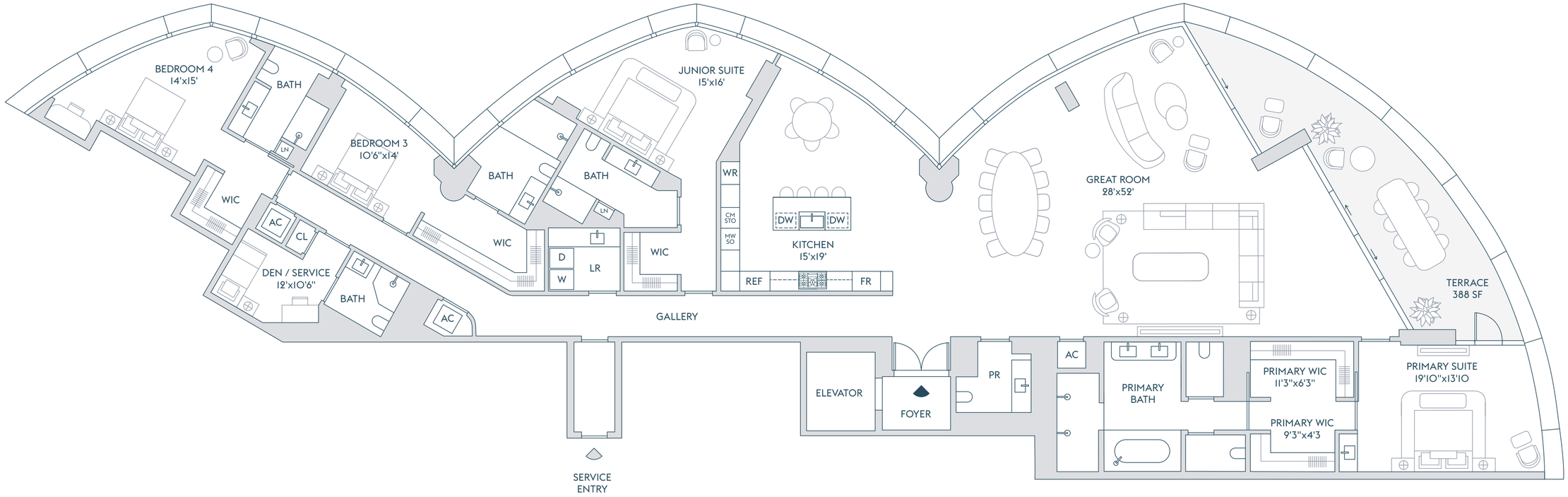
A 2

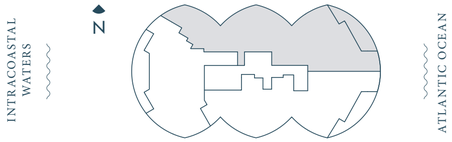
4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,784 SF | 444 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
5,172 SF | 480 SQM





ALTERNATE PRIMARY SUITE

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE

A

FLOORS

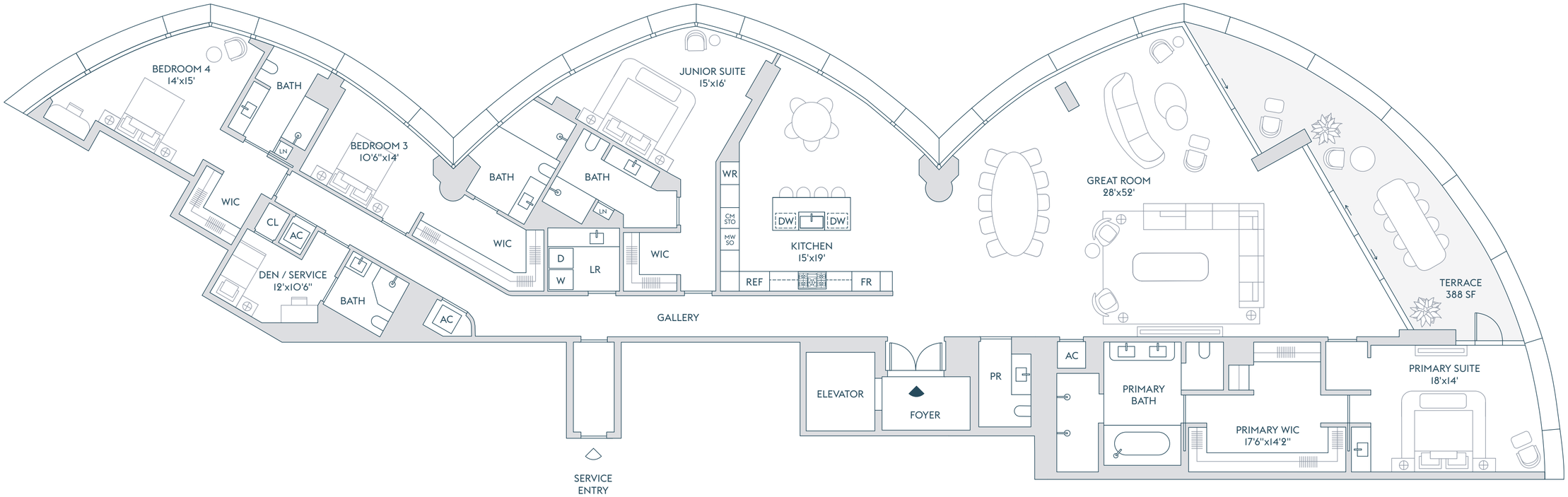
3-17

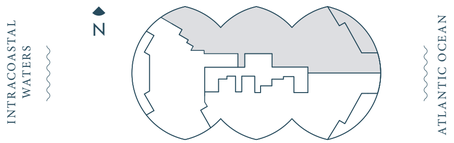
4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,810 SF | 447 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
5,198 SF | 483 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE

A

FLOORS

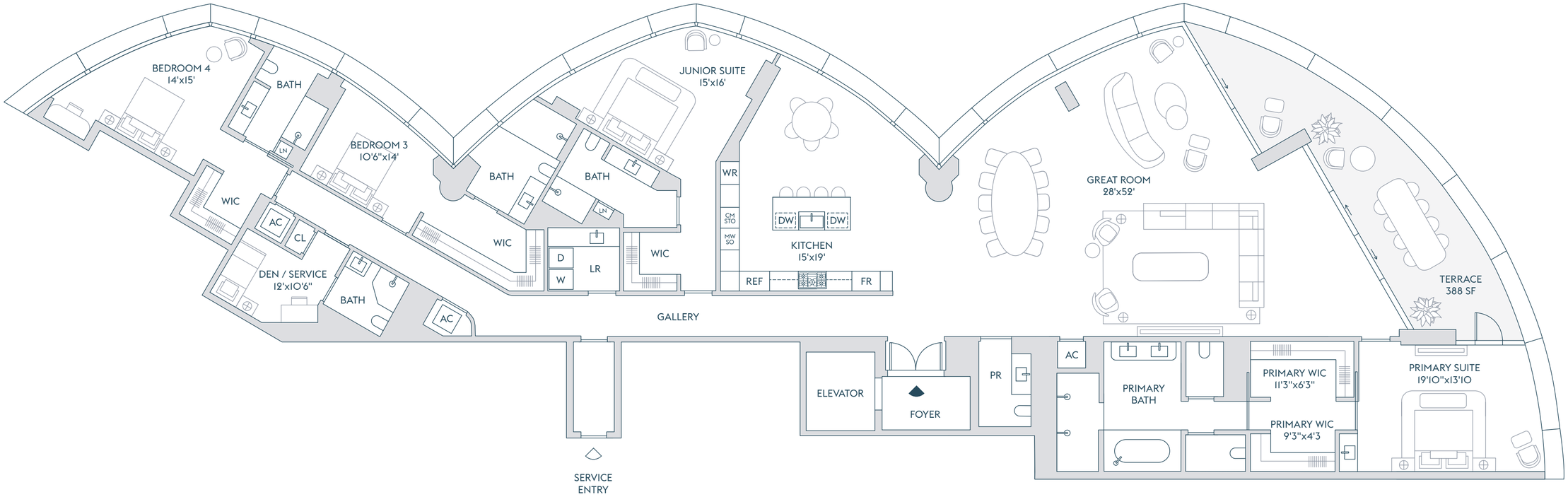
3-17

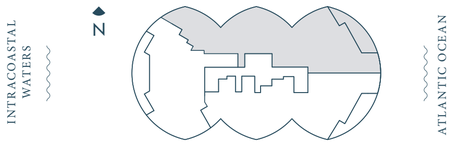
4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE
OFFICE / GYM

INTERIOR
4,810 SF | 447 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
5,198 SF | 483 SQM





ALTERNATE PRIMARY SUITE

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE FLOOR

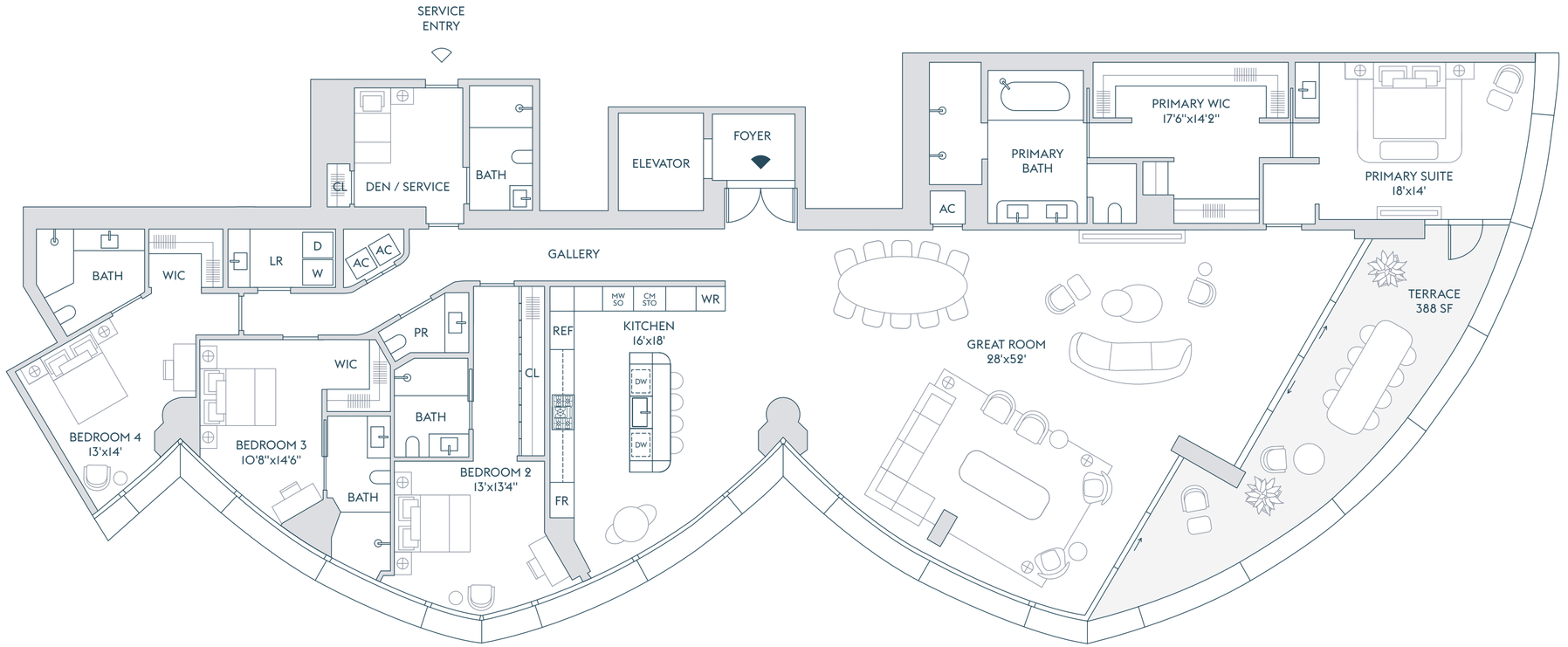
B 2

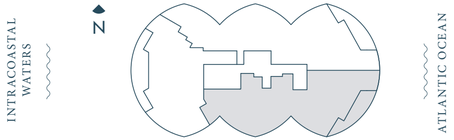
4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,215 SF | 392 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
4,603 SF | 428 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE FLOOR

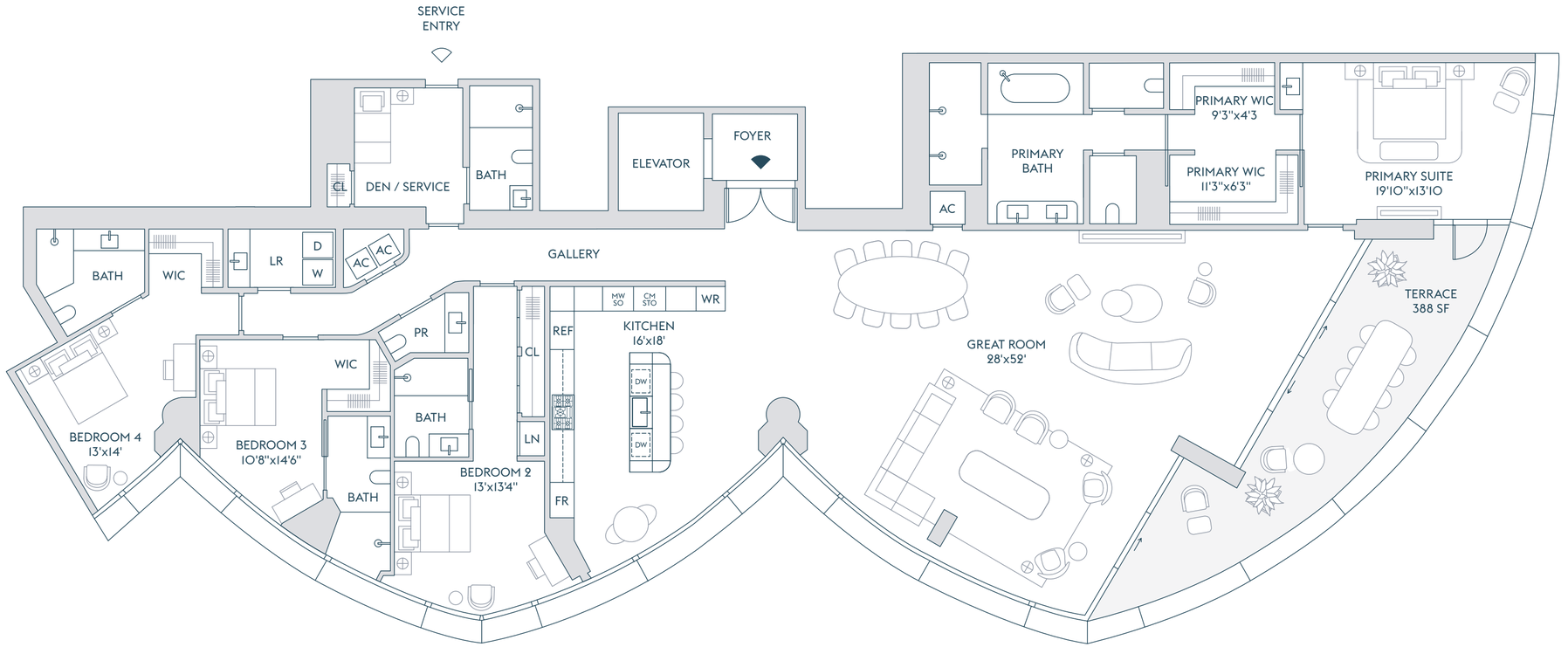
B 2

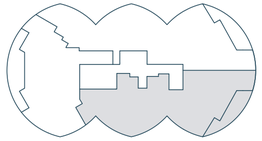
4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,215 SF | 392 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
4,603 SF | 428 SQM





ALTERNATE PRIMARY SUITE

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE

B

FLOORS

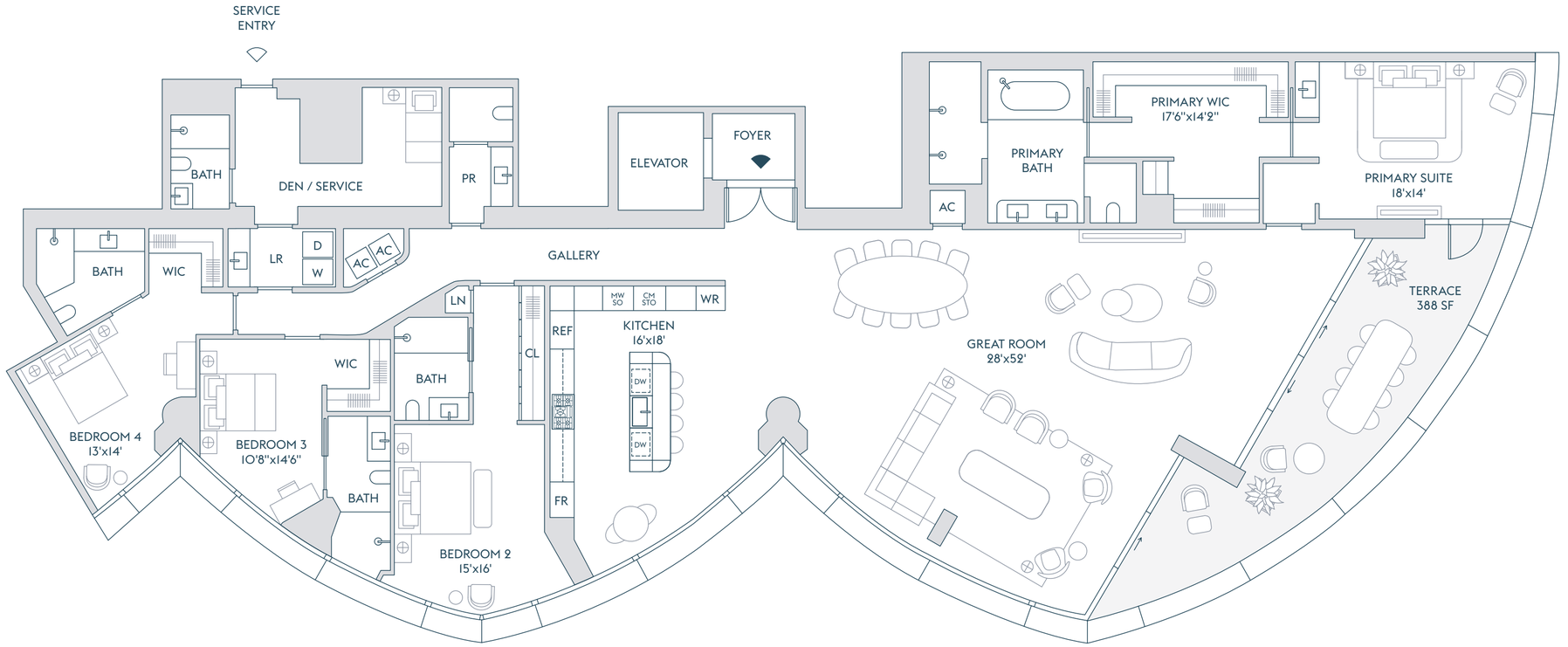
3-17

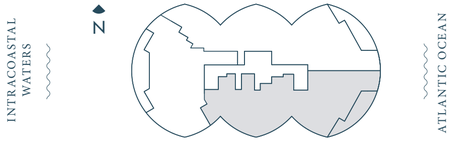
4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,358 SF | 405 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
4,746 SF | 441 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE

B

FLOORS

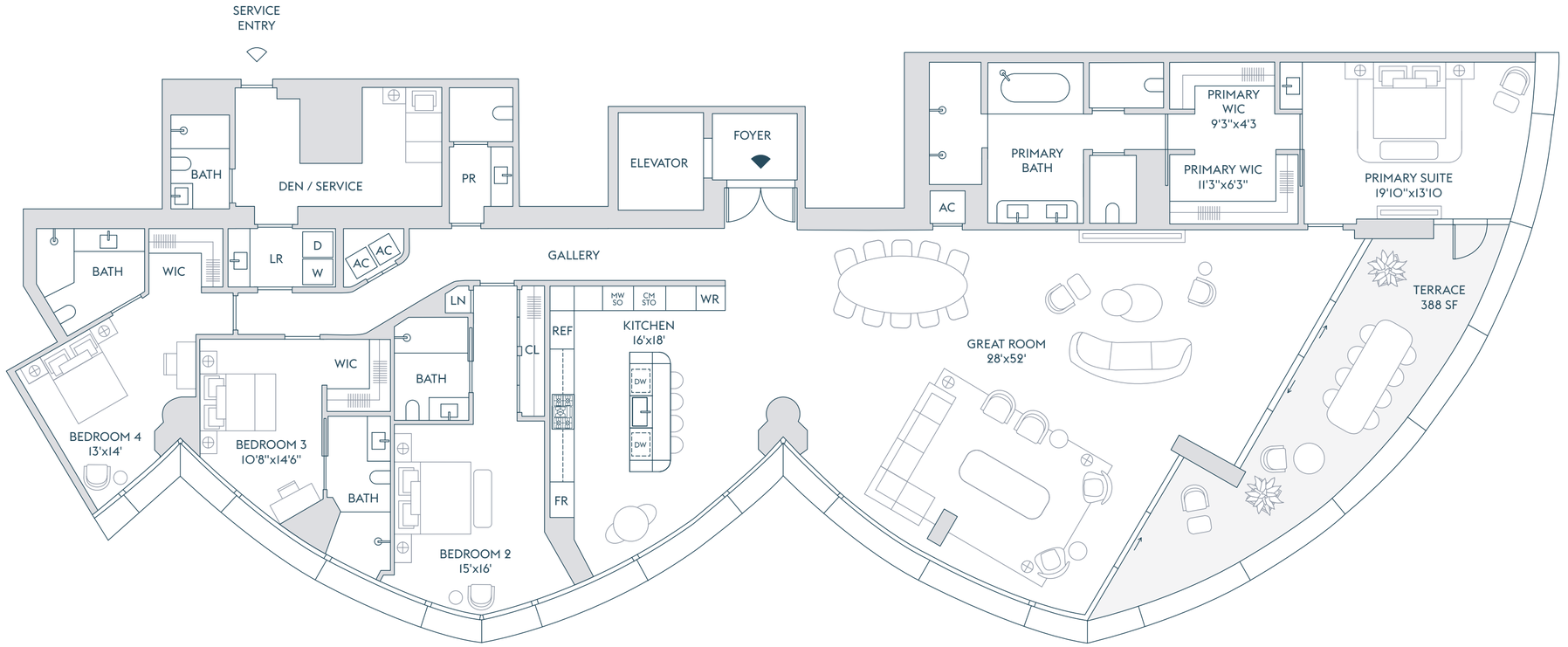
3-17

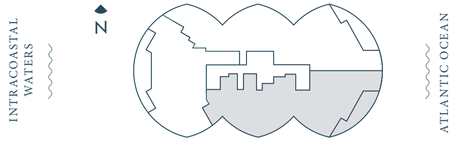
4 BEDROOMS
5 BATHROOMS
POWDER ROOM
DEN / SERVICE

INTERIOR
4,358 SF | 405 SQM

EXTERIOR
388 SF | 36 SQM

TOTAL
4,746 SF | 441 SQM





ALTERNATE PRIMARY SUITE

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE FLOOR

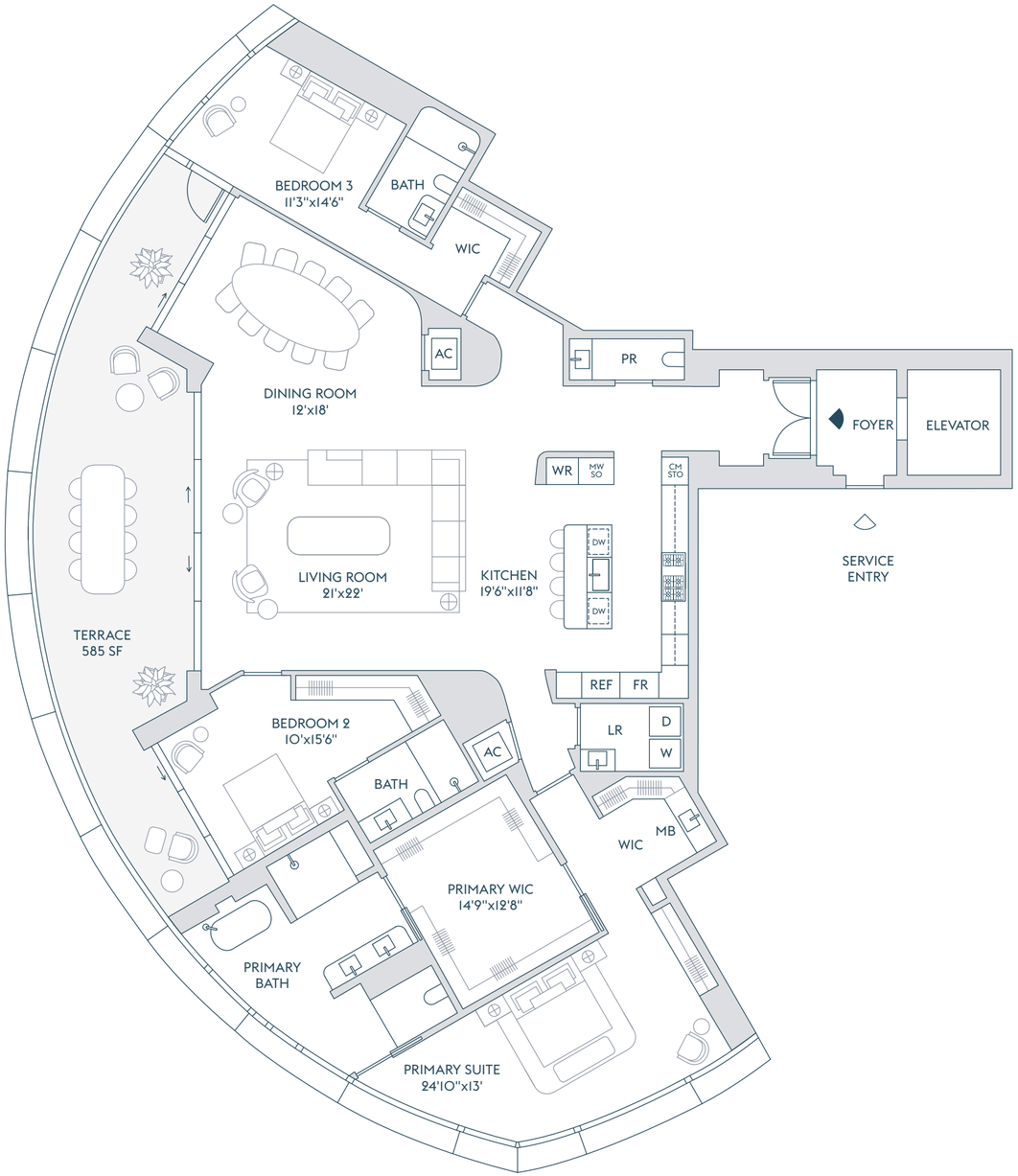
C 2

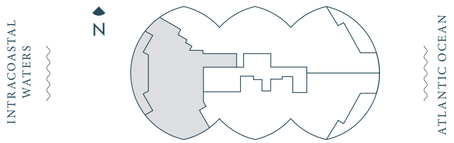
3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INTERIOR
3,284 SF | 305 SQM

EXTERIOR
585 SF | 54 SQM

TOTAL
3,869 SF | 359 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE

C

FLOORS

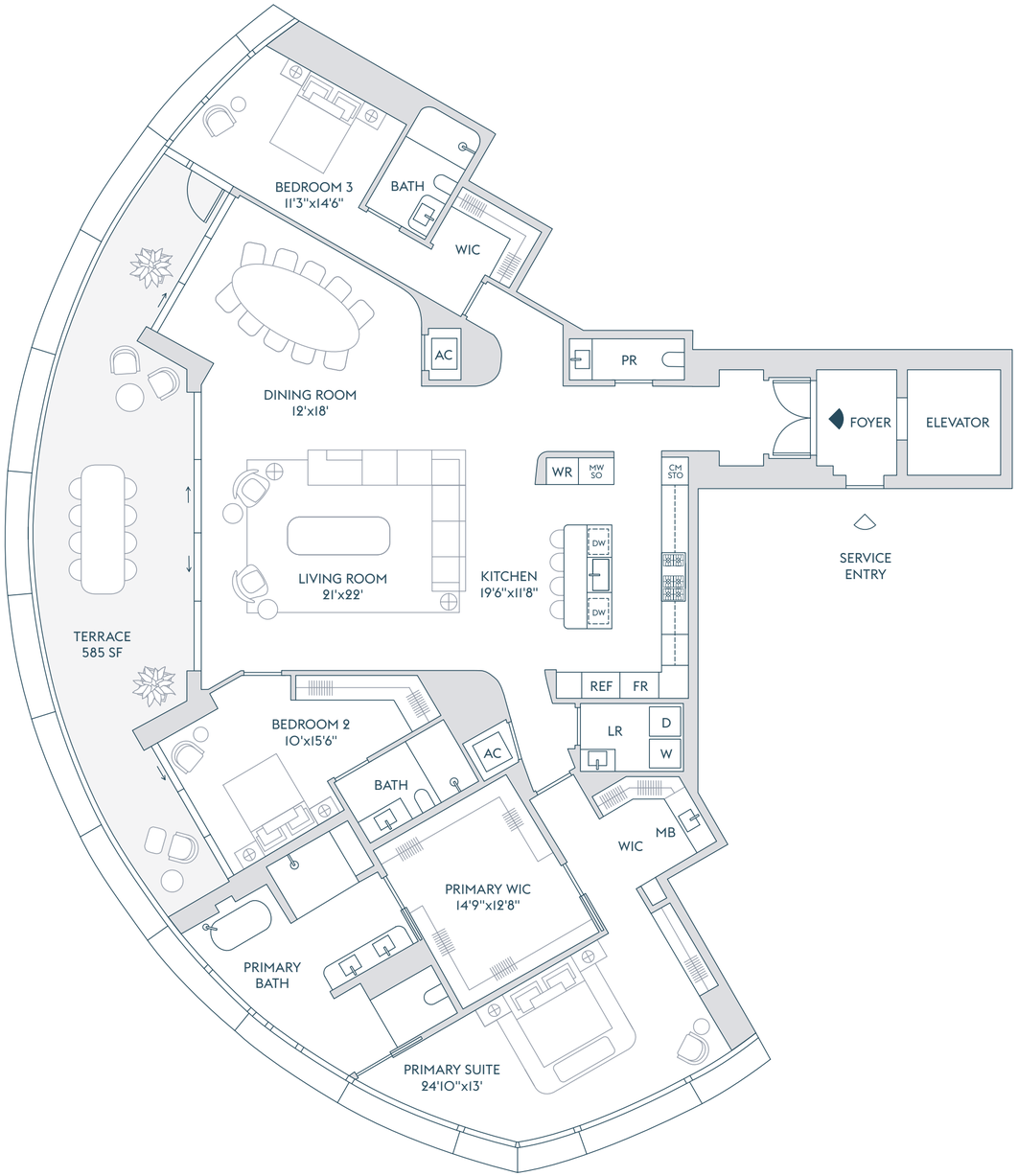
3-17

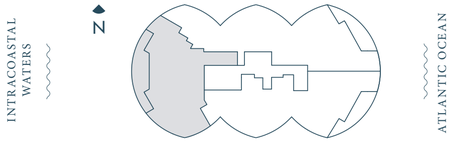
3 BEDROOMS
3 BATHROOMS
POWDER ROOM

INTERIOR
3,297 SF | 306 SQM

EXTERIOR
585 SF | 54 SQM

TOTAL
3,882 SF | 361 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

FLOORS

18-21

RESIDENCE A

4 BEDROOMS
6 BATHROOMS
POWDER ROOM
OFFICE / BEDROOM
FAMILY ROOM
DEN
SERVICE

INTERIOR
6,655 SF | 618 SQM

EXTERIOR
876 SF | 81 SQM

TOTAL
7,531 SF | 700 SQM

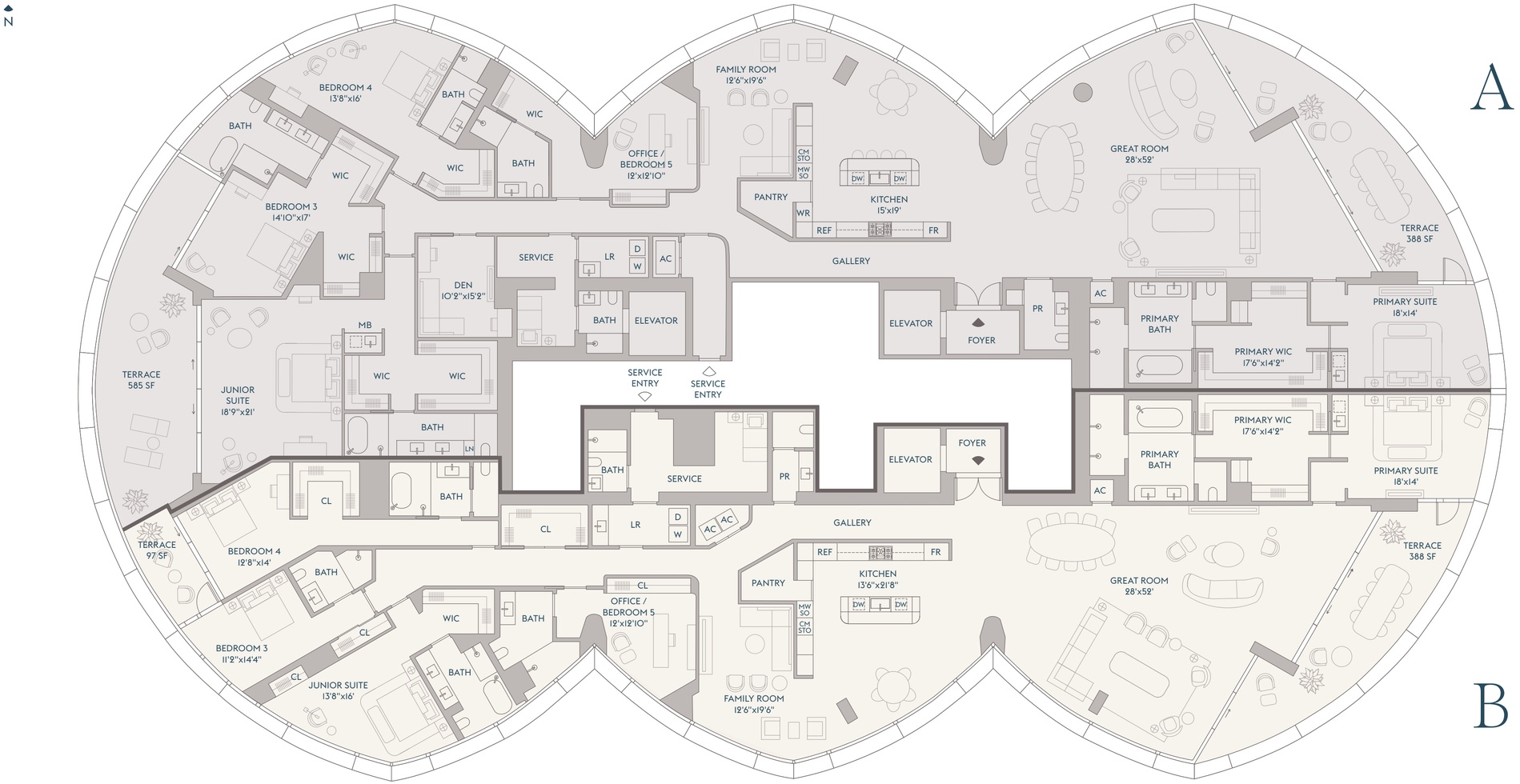
RESIDENCE B

4 BEDROOMS
6 BATHROOMS
POWDER ROOM
OFFICE / BEDROOM
FAMILY ROOM
SERVICE

INTERIOR
5,810 SF | 540 SQM

EXTERIOR
485 SF | 45 SQM

TOTAL
6,295 SF | 585 SQM



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE FLOORS

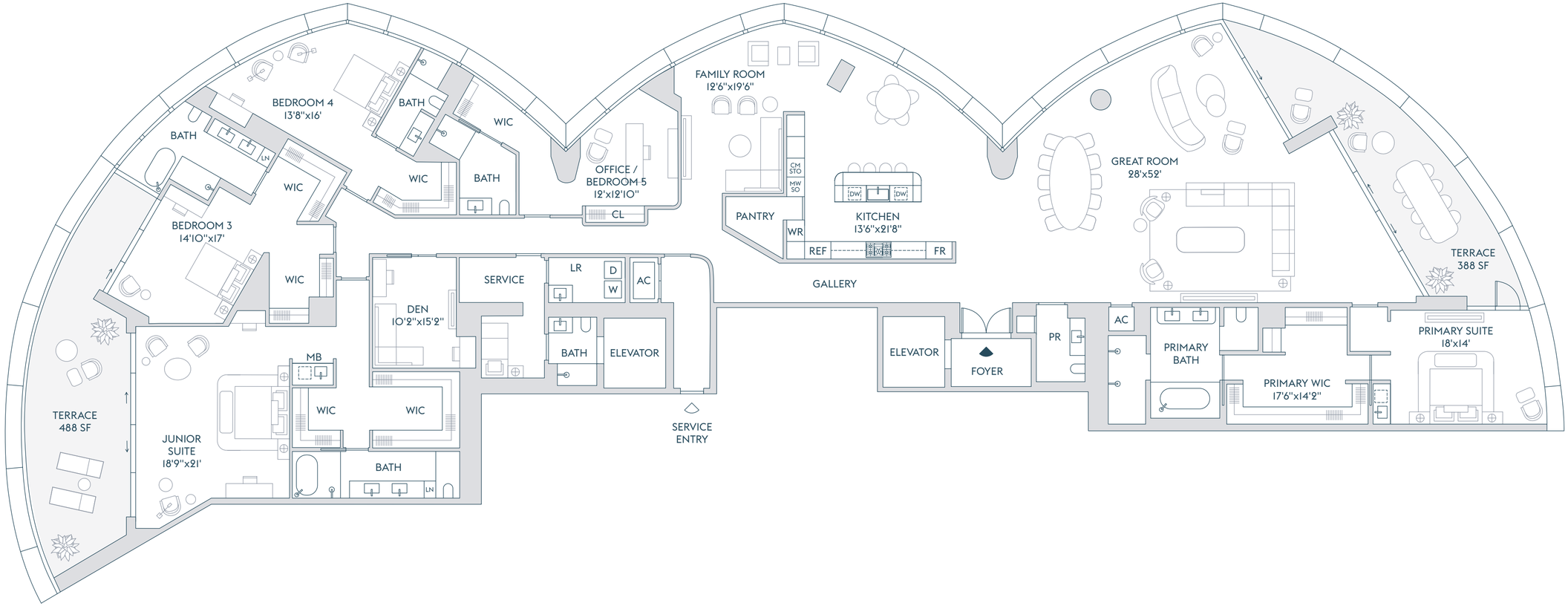
A 18-21

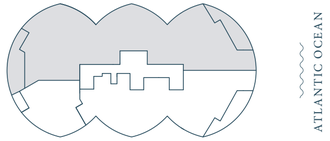
4 BEDROOMS
6 BATHROOMS
POWDER ROOM
OFFICE / BEDROOM
FAMILY ROOM
DEN
SERVICE

INTERIOR
6,655 SF | 618 SQM

EXTERIOR
876 SF | 81 SQM

TOTAL
7,531 SF | 700 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE FLOORS

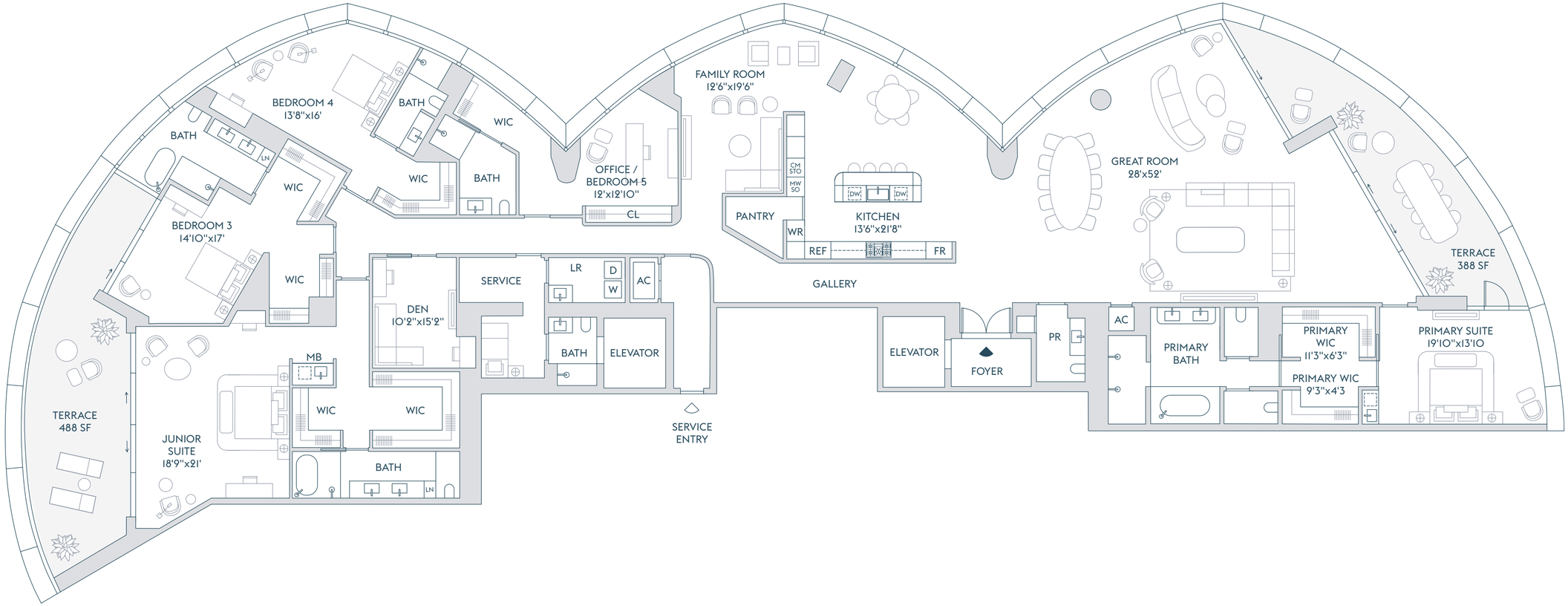
A 18-21

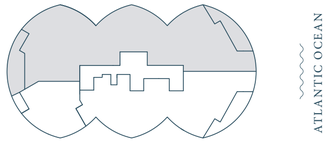
4 BEDROOMS
6 BATHROOMS
POWDER ROOM
OFFICE / BEDROOM
FAMILY ROOM
DEN
SERVICE

INTERIOR
6,655 SF | 618 SQM

EXTERIOR
876 SF | 81 SQM

TOTAL
7,531 SF | 700 SQM





ALTERNATE PRIMARY SUITE

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE FLOORS

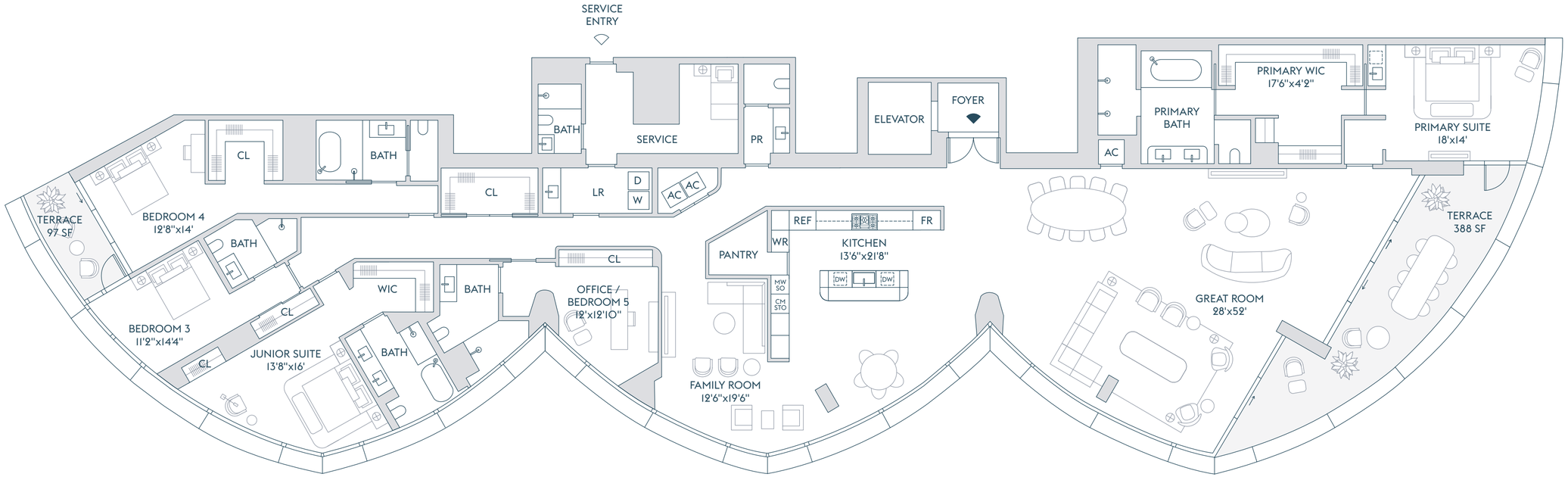
B 18-21

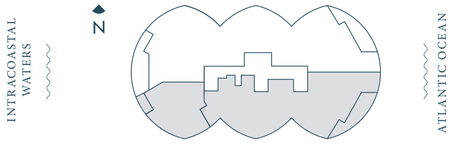
4 BEDROOMS
6 BATHROOMS
POWDER ROOM
OFFICE / BEDROOM
FAMILY ROOM
SERVICE

INTERIOR
5,810 SF | 540 SQM

EXTERIOR
485 SF | 45 SQM

TOTAL
6,295 SF | 585 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

RESIDENCE FLOORS

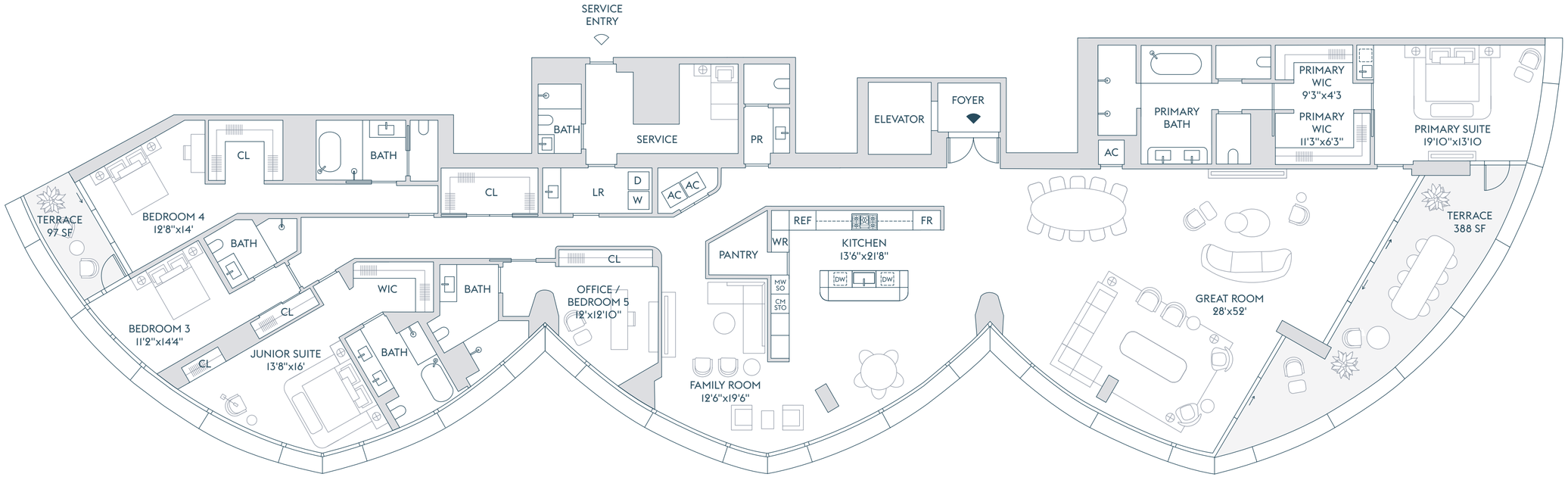
B 18-21

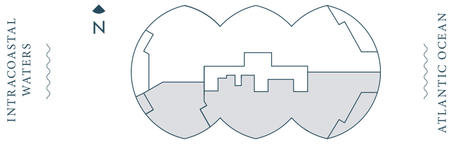
4 BEDROOMS
6 BATHROOMS
POWDER ROOM
OFFICE / BEDROOM
FAMILY ROOM
SERVICE

INTERIOR
5,810 SF | 540 SQM

EXTERIOR
485 SF | 45 SQM

TOTAL
6,295 SF | 585 SQM





ALTERNATE PRIMARY SUITE

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

OCEAN
PENTHOUSE

FLOORS

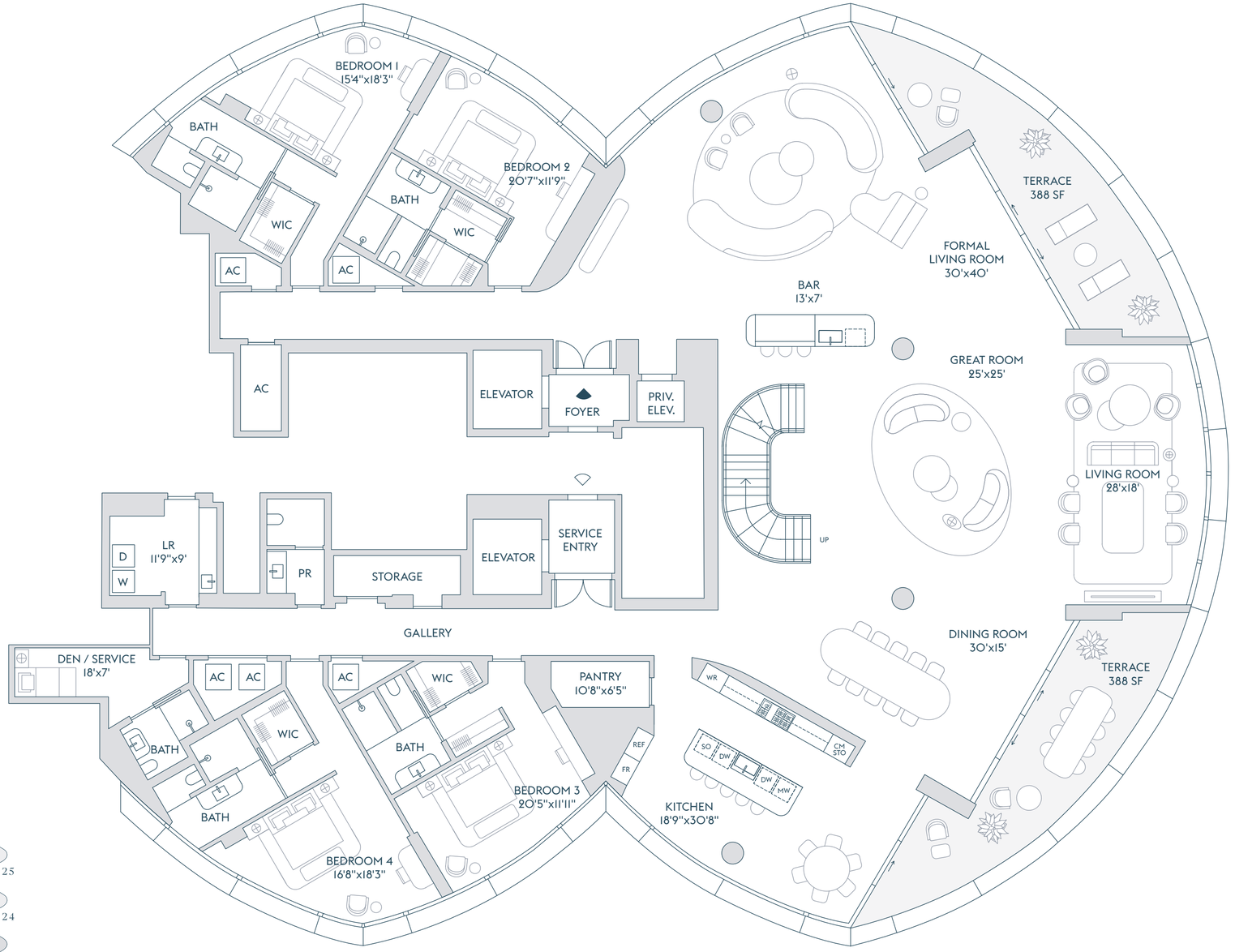
A 23, 24, 25

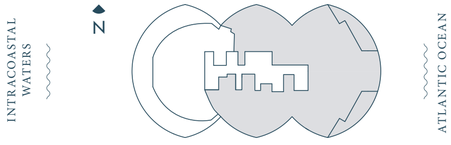
5 BEDROOMS
6 BATHROOMS
3 POWDER ROOMS
DEN / SERVICE
MEDIA ROOM
GAME ROOM
LIBRARY / LOUNGE
FITNESS STUDIO
OUTDOOR KITCHEN
POOL
PRIVATE ELEVATOR

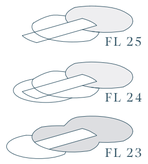
INTERIOR
12,517 SF | 1,163 SQM

EXTERIOR
6,425 SF | 597 SQM

TOTAL
18,942 SF | 1,760 SQM







FLOOR 23

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

OCEAN
PENTHOUSE

A

FLOORS

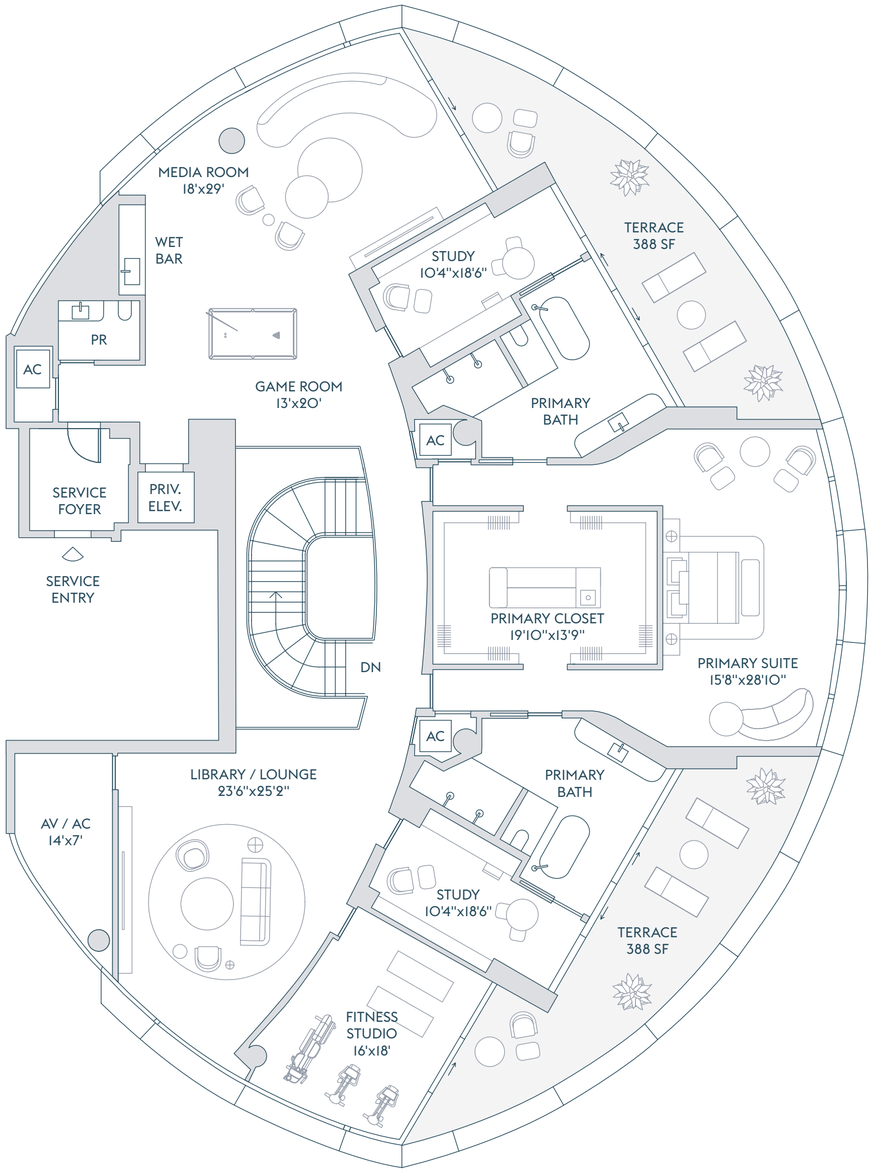
23, 24, 25

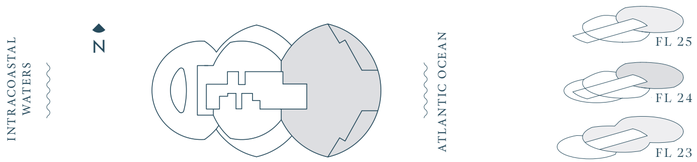
5 BEDROOMS
6 BATHROOMS
3 POWDER ROOMS
DEN / SERVICE
MEDIA ROOM
GAME ROOM
LIBRARY / LOUNGE
FITNESS STUDIO
OUTDOOR KITCHEN
POOL
PRIVATE ELEVATOR

INTERIOR
12,517 SF | 1,163 SQM

EXTERIOR
6,425 SF | 597 SQM

TOTAL
18,942 SF | 1,760 SQM





FLOOR 24

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

OCEAN
PENTHOUSE

A

FLOORS

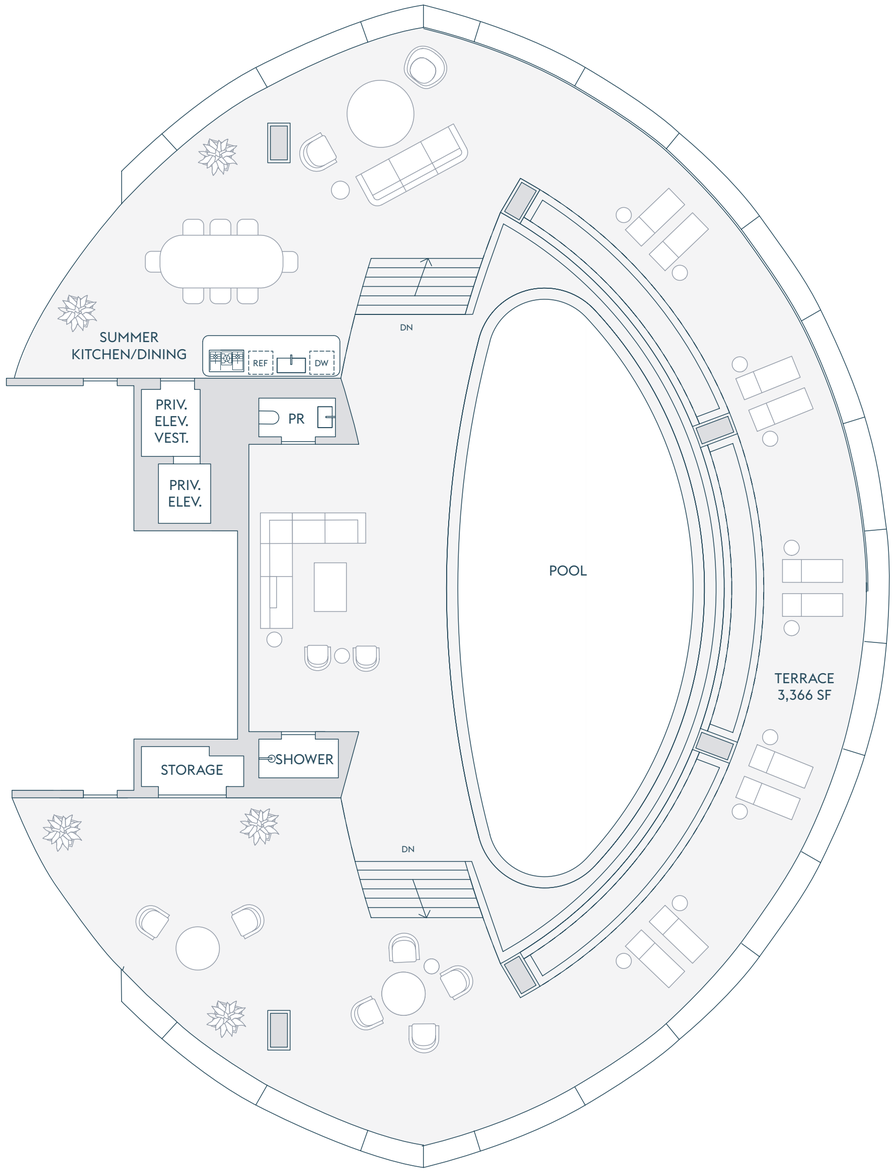
23, 24, 25

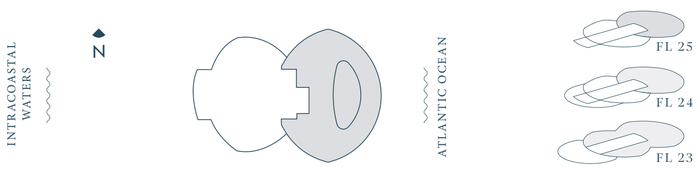
5 BEDROOMS
6 BATHROOMS
3 POWDER ROOMS
DEN / SERVICE
MEDIA ROOM
GAME ROOM
LIBRARY / LOUNGE
FITNESS STUDIO
OUTDOOR KITCHEN
POOL
PRIVATE ELEVATOR

INTERIOR
12,517 SF | 1,163 SQM

EXTERIOR
6,425 SF | 597 SQM

TOTAL
18,942 SF | 1,760 SQM





FLOOR 25

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

BAY
PENTHOUSE

FLOORS

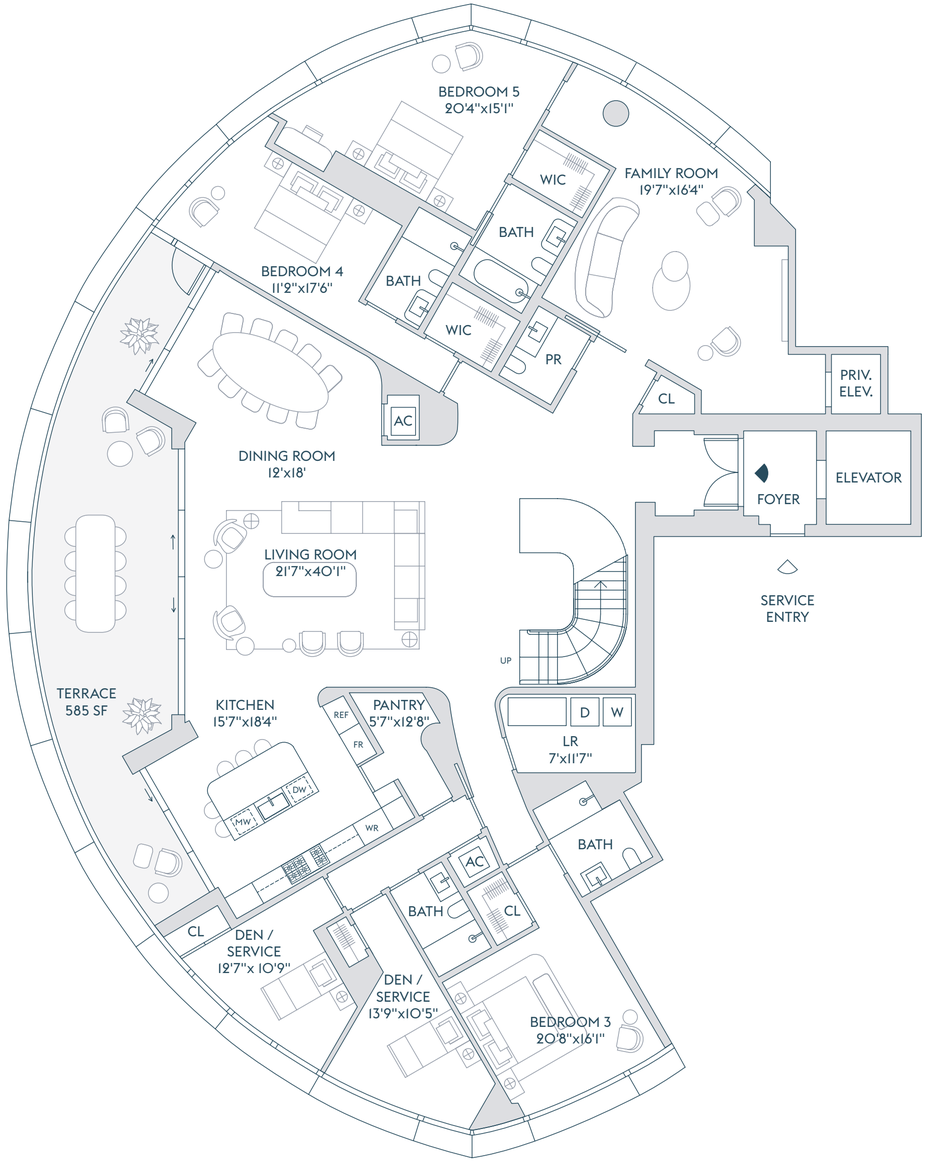
C 22, 23, 24

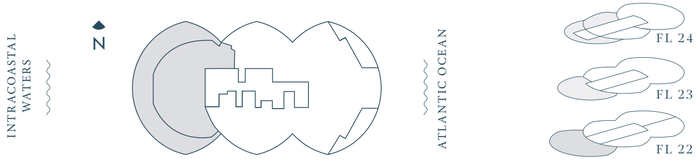
6 BEDROOMS
9 BATHROOMS
POWDER ROOM
2 DEN / SERVICE
FAMILY ROOM
FITNESS STUDIO
SKY ROOM
OUTDOOR KITCHEN
POOL
PRIVATE ELEVATOR

INTERIOR
10,029 SF | 932 SQM

EXTERIOR
6,101 SF | 567 SQM

TOTAL
16,130 SF | 1,499 SQM





FLOOR 22

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

BAY
PENTHOUSE

FLOORS

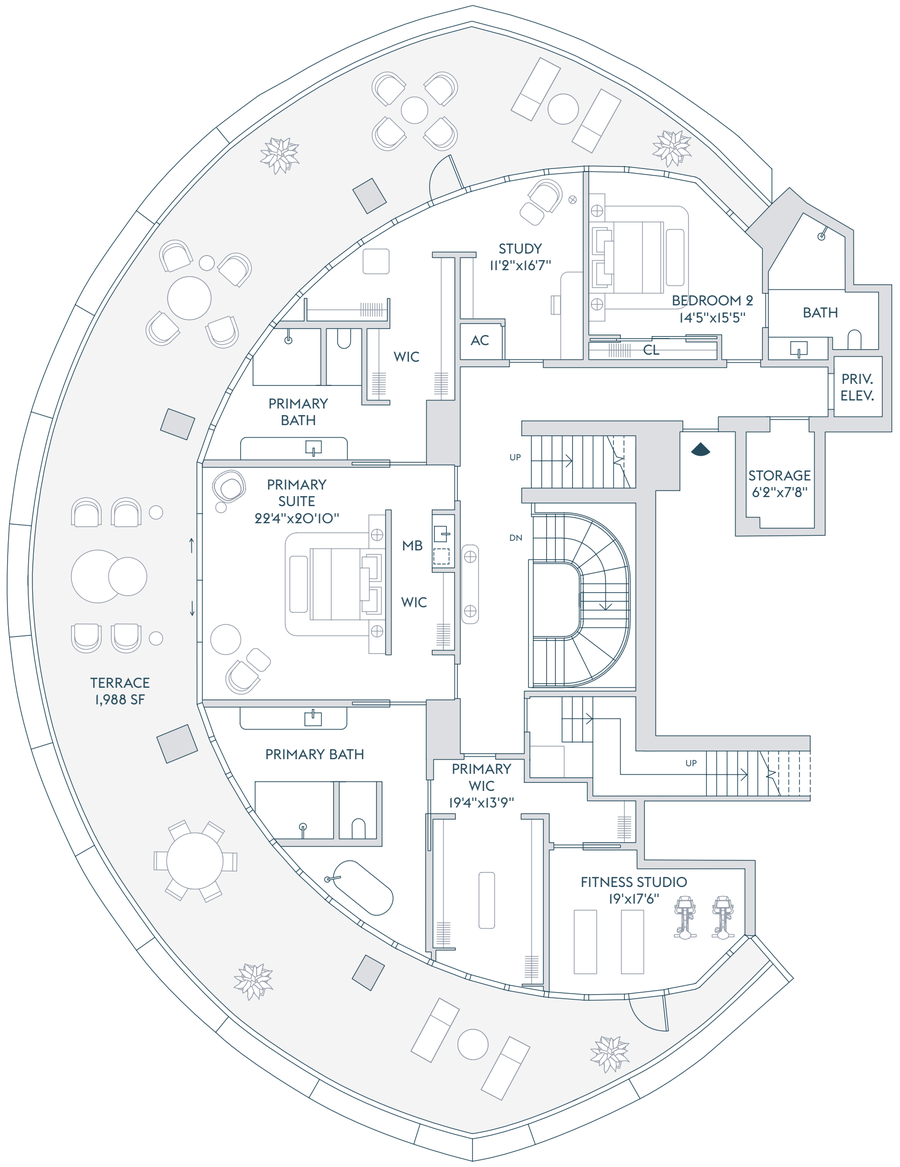
C 22, 23, 24

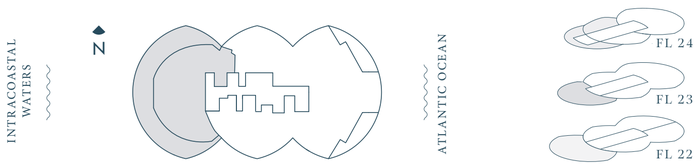
6 BEDROOMS
9 BATHROOMS
POWDER ROOM
2 DEN / SERVICE
FAMILY ROOM
FITNESS STUDIO
SKY ROOM
OUTDOOR KITCHEN
POOL
PRIVATE ELEVATOR

INTERIOR
10,029 SF | 932 SQM

EXTERIOR
6,101 SF | 567 SQM

TOTAL
16,130 SF | 1,499 SQM





FLOOR 23

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

BAY
PENTHOUSE

C

FLOORS

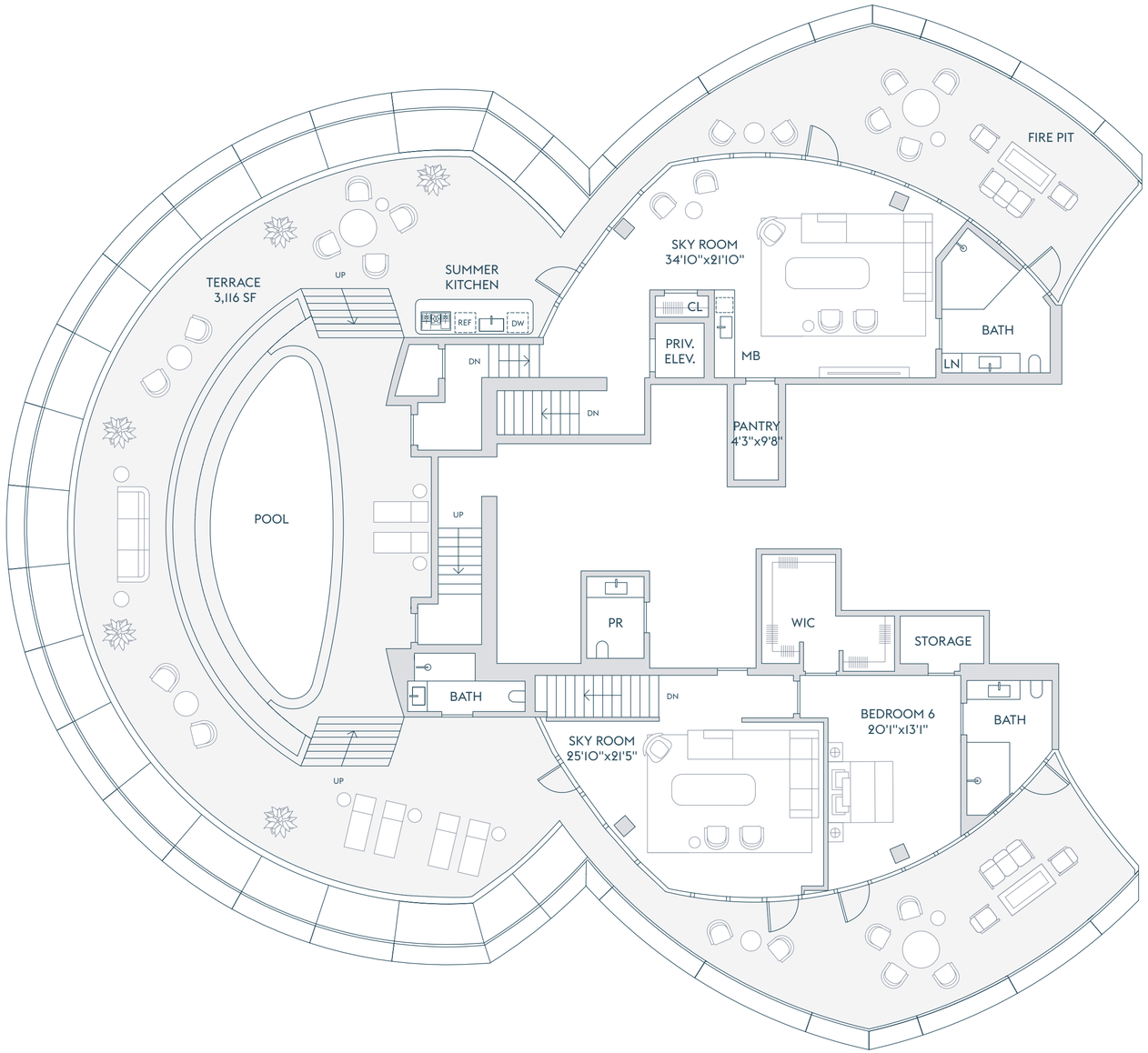
22, 23, 24

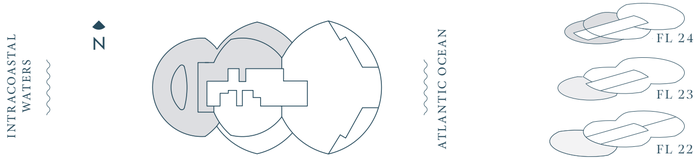
6 BEDROOMS
9 BATHROOMS
POWDER ROOM
2 DEN / SERVICE
FAMILY ROOM
FITNESS STUDIO
SKY ROOM
OUTDOOR KITCHEN
POOL
PRIVATE ELEVATOR

INTERIOR
10,029 SF | 932 SQM

EXTERIOR
6,101 SF | 567 SQM

TOTAL
16,130 SF | 1,499 SQM





FLOOR 24

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

OCEAN LOWER PENTHOUSE FLOOR

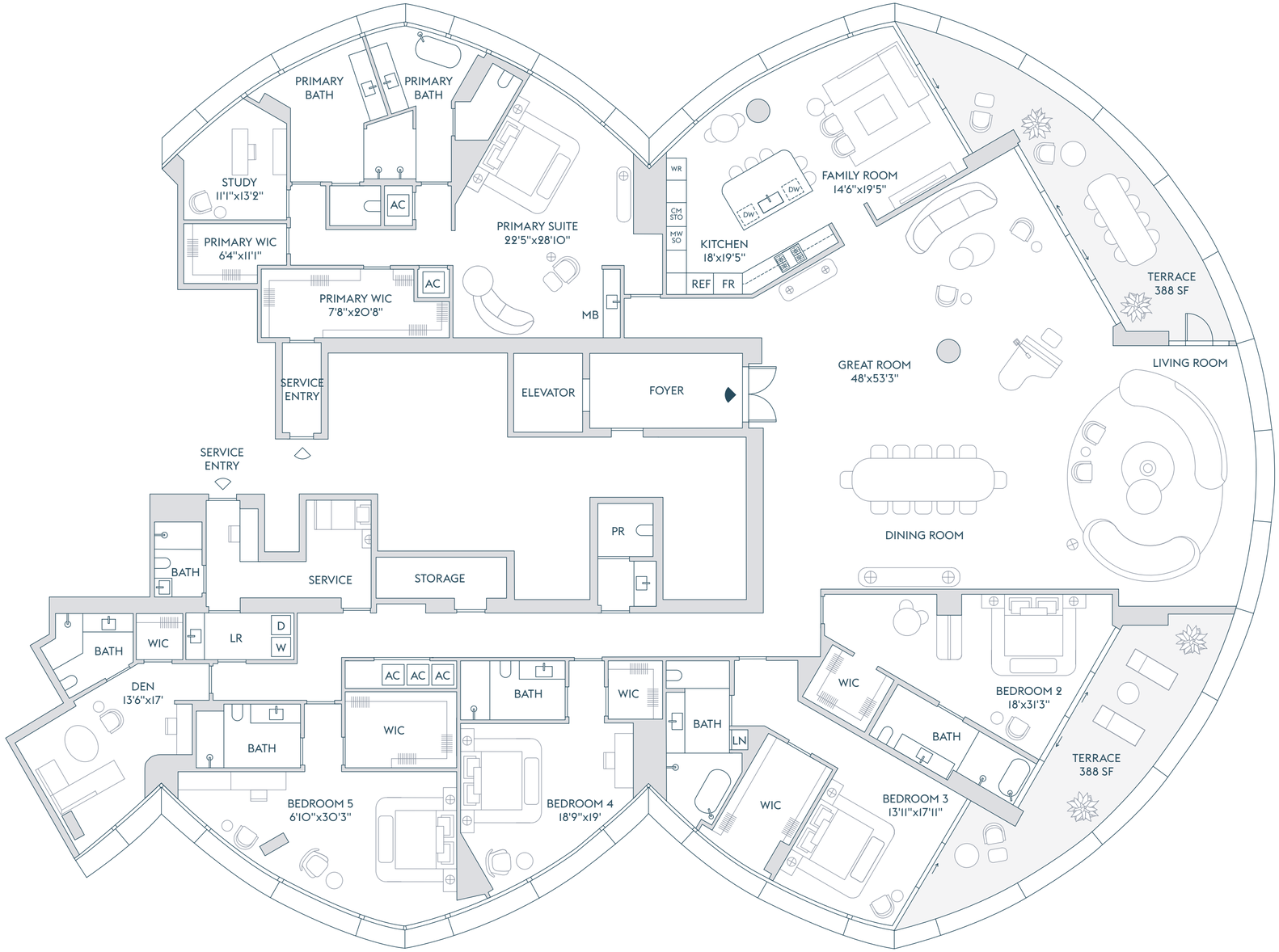
A 22

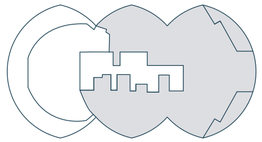
5 BEDROOMS
7 BATHROOMS
POWDER ROOM
DEN
SERVICE
FAMILY ROOM
PRIVATE ELEVATOR

INTERIOR
8,198 SF | 762 SQM

EXTERIOR
776 SF | 72 SQM

TOTAL
8,974 SF | 834 SQM





FLOOR 22

The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Renderings depict features not included with purchase, but which are available at an additional cost such as wine bar and closet millwork among others. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © Carlton Terrace Owner LLC, with all rights reserved.

Amenities



SUNRISE POOL

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



SUNRISE POOL FOR MORNING SUN & OCEAN VIEWS

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



SUNSET POOL FOR EVENING RELAXATION

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



SIGNATURE OCEANFRONT DINING

ARTIST'S CONCEPTUAL RENDERING.



PRIVATE DINING ROOM

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



SUNRISE LOUNGE

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



BREAKFAST BAR (MORNING); COCKTAIL LOUNGE (EVENING)

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



ENTERTAINMENT PAVILION

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



ENTERTAINMENT PAVILION

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



SPA ENTRANCE

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



SPA TREATMENT ROOM

ARTIST'S CONCEPTUAL RENDERING.



HAMMAM SPA

ARTIST'S CONCEPTUAL RENDERING.



HOT & COLD PLUNGE POOLS

ARTIST'S CONCEPTUAL RENDERING.



FITNESS PAVILION WITH SWEEPING OCEAN VIEWS

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



STATE-OF-THE-ART FITNESS ROOM

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



RESTORATIVE YOGA & PILATES STUDIO

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



PICKLEBALL & PADEL COURTS

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



THE CLUB ROOM

ARTIST'S CONCEPTUAL RENDERING.



THE CLUB ROOM

ARTIST'S CONCEPTUAL RENDERING.



VIRTUAL REALITY GOLF SIMULATOR & LOUNGE

ARTIST'S CONCEPTUAL RENDERING.



VIRTUAL REALITY GOLF SIMULATOR

ARTIST'S CONCEPTUAL RENDERING.



PRIVATE SCREENING ROOM

ARTIST'S CONCEPTUAL RENDERING.



PRIVATE SCREENING ROOM

ARTIST'S CONCEPTUAL RENDERING.



BOARDROOM

ARTIST'S CONCEPTUAL RENDERING.



CHILDREN'S PLAYROOM

ARTIST'S CONCEPTUAL RENDERING



PRIVATE TWO-CAR GARAGES

ARTIST'S CONCEPTUAL RENDERING.

Neighborhood



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 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.



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)

Team



A LUMINARY TEAM

SOM

DESIGN ARCHITECT

Rottet Studio

INTERIOR DESIGNER

Enea Garden Design

LANDSCAPE ARCHITECT

Related Group

DEVELOPER

Two Roads Development

DEVELOPER

Douglas Elliman Development Marketing

EXCLUSIVE SALES AND MARKETING PARTNER

Thank you

BRANDING & ADVERTISING: AND PARTNERS NY | LA | MIA

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.

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. 2025 © Carlton Terrace Owner LLC, with all rights reserved.