

Ocean Penthouse

# RIVAGE

BAL HARBOUR

THE PINNACLE OF COASTAL ELEGANCE

Perched atop the iconic glass tower envisioned by the world-renowned architects at Skidmore, Owings & Merrill (SOM), the Ocean Penthouse at Rivage Bal Harbour embodies the ultimate in luxury living. This grand residence offers boundless space, unparalleled craftsmanship, and a level of refinement that transcends expectation.

Set above an untouched stretch of pristine beach, this elevated sanctuary features interiors masterfully curated by Rottet Studio and presents sweeping, uninterrupted views of the Atlantic Ocean, Biscayne Bay, and the dazzling Miami skyline.





A SANCTUARY OF MODERN SOPHISTICATION

Spanning three impeccably designed levels, the Ocean Penthouse redefines the art of contemporary living. With an effortless blend of comfort, privacy, and elegance, its thoughtfully contoured spaces are crafted to host both intimate family gatherings and sophisticated soirées.

ROOFTOP SKY LOUNGE



The Rooftop Sky Lounge embraces the lush subtropical surroundings, offering the ultimate setting for swimming, sunbathing, al fresco dining, or working under the open sky. To awaken in this unparalleled residence is to revel in a life's rare and extraordinary moments.



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

### THE JEWEL IN THE CROWN

Influenced by SOM's tropical modernist architecture, the Ocean Penthouse features rounded, softened lines that feel welcoming and pleasing to the senses. The way the building's undulating façade refracts the sun's rays informs how light and shadow interact within, and how they play against luxe luminous finishes.





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

### THE SHOWPIECE KITCHEN

This impeccably designed kitchen boasts custom Molteni&C cabinetry, integrated Sub-Zero and Wolf appliances, and Dornbracht fixtures. A marble hood, backsplash, and counters complement the fluted lacquer island, which ripples with light like the ocean's surface.



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

## PRIMARY BEDROOM SUITE

Situated on the second level, the primary suite offers sweeping ocean views, two bathrooms, adjacent studies, and expansive terraces. Custom lighting and built-ins feature signature details that unify the residence.



PRIMARY BATHROOMS

Opening onto expansive terraces, the primary bathrooms are crafted in serene neutral tones with hand-selected European marble, natural stone, and Dornbracht fixtures. Fluted glass and wood details echo the water-inspired design that defines the residence.



PERSONAL RETREAT

The wardrobe showcases a bespoke Molteni&C system with integrated lighting, leather-lined drawers, fluted glass panels, champagne metal hardware, soft-close hinges, and customizable storage solutions.



PRIMARY WARDROBE



A WEALTH OF AMENITIES

The Ocean Penthouse is thoughtfully designed to balance connection and solitude. With a library, game room, and two studies, it provides spaces for every mood, gathering, and occasion.

MEDIA ROOM



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

### THE MEDIA ROOM

With breathtaking ocean views and terrace access, the media room is a light-filled space for gathering, lounging, screening entertainment, or simply enjoying the sunrise.

FITNESS STUDIO



THE FITNESS STUDIO

Flooded with natural light, the fitness studio opens out to a terrace with expansive views of the Atlantic Ocean—creating the perfect backdrop for a workout or relaxing yoga session.

## ROOFTOP SKY LOUNGE

### SKYLINE SANCTUARY

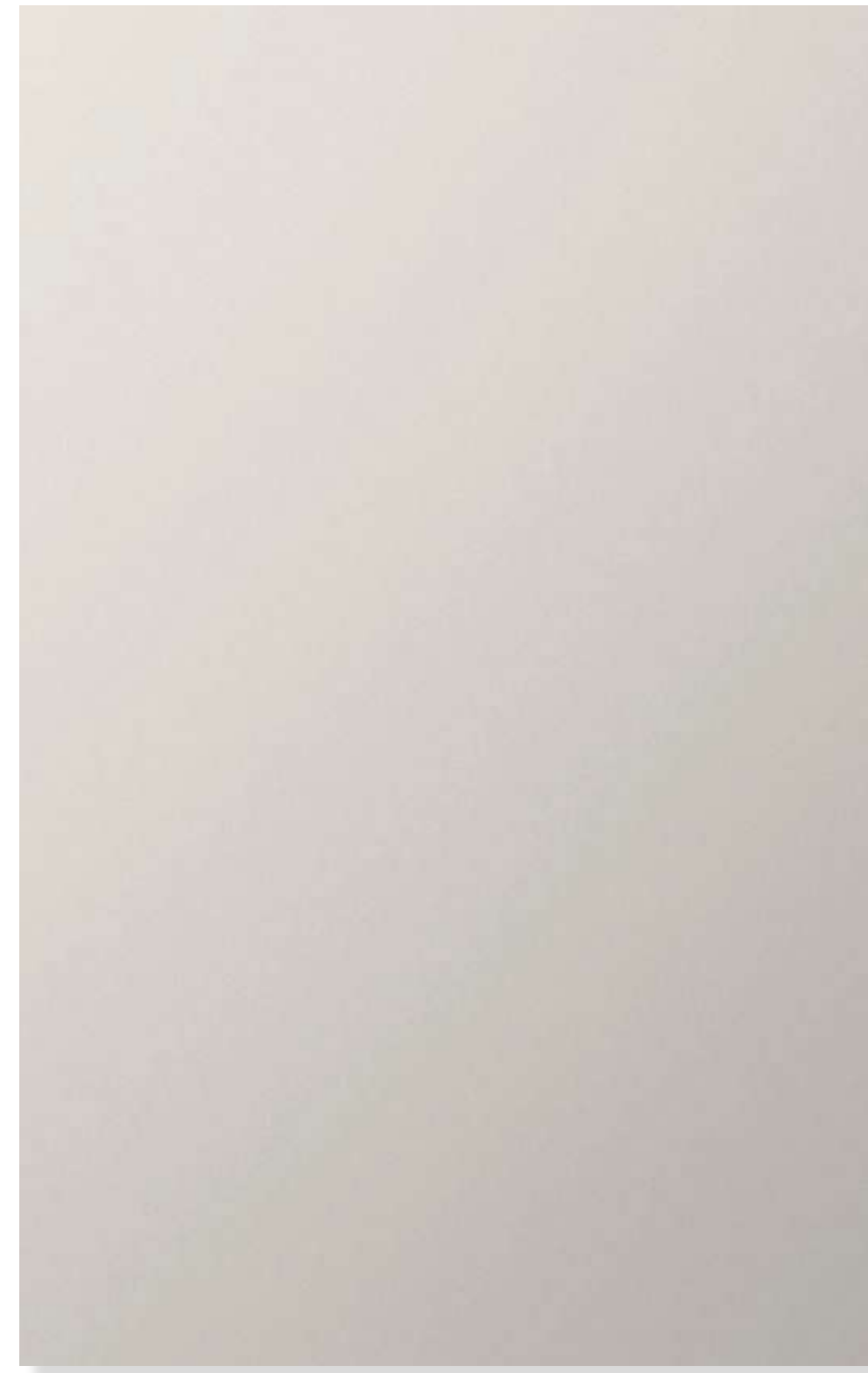
The entire top floor, accessed via a private elevator, is a two-level Rooftop Sky Lounge. Enveloped by a vast wraparound terrace, this extraordinary retreat features a private pool, multiple lounges, a full summer kitchen, and a dining area, inviting outdoor living from sunrise to sunset.

ROOFTOP SKY LOUNGE





LUCCICOSO MARBLE SLAB COUNTERS & BACKSPLASH



PLATINUM METAL FINISH FIXTURES



WIDE-PLANK EUROPEAN WHITE OAK FLOOR & CABINETRY



WHITE LACQUERED PANEL ISLAND

Rottet Studio masterfully combines natural elements, sculptural forms, and luxurious materials to create a sophisticated environment that is pure poetry. Rivage's defining aesthetic is expressed through the artful interplay of calm colors, subtle textures, and glimmering finishes influenced by the surrounding convergence of sea and sky. Cove and drop-ceiling lighting are deployed to maximum effect, diffusing a soft glow throughout.

# A 23, 24, 25

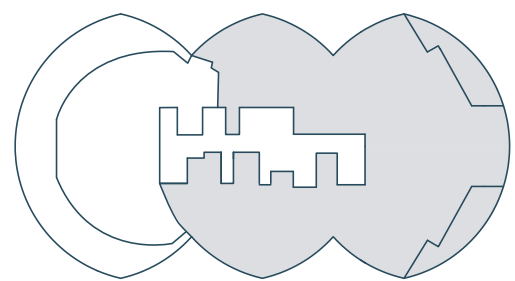
- 5 BEDROOMS
- 6 BATHROOMS
- 3 POWDER ROOMS
- DEN / SERVICE
- MEDIA ROOM
- GAME ROOM
- LIBRARY / LOUNGE
- FITNESS STUDIO
- OUTDOOR KITCHEN
- POOL
- PRIVATE ELEVATOR

INTERIOR  
12,517 SF | 1,163 SQM

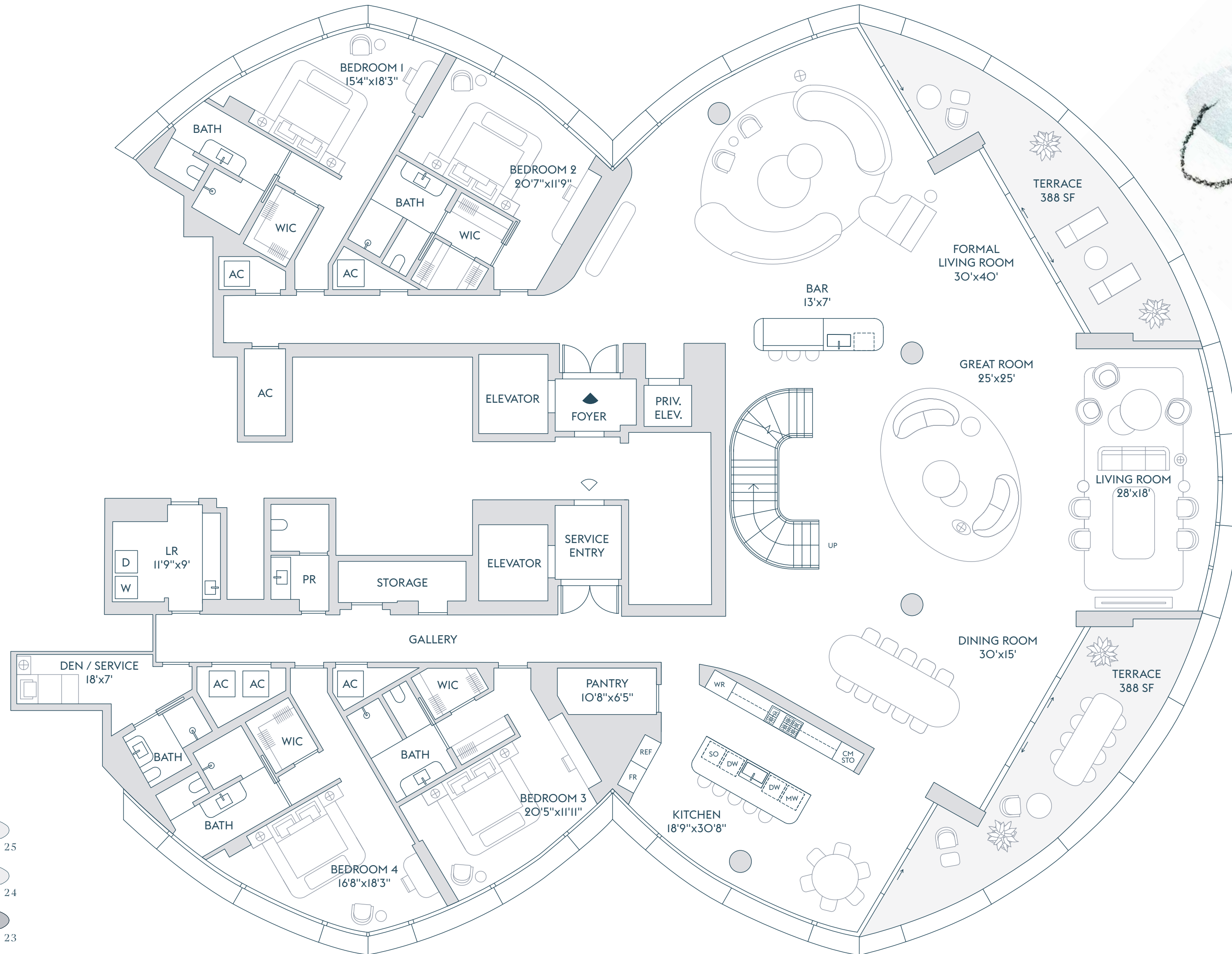
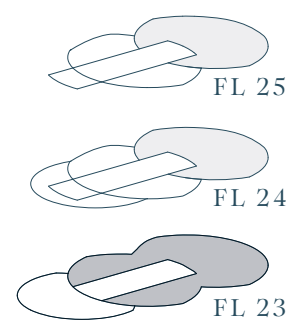
EXTERIOR  
6,425 SF | 597 SQM

TOTAL  
18,942 SF | 1,760 SQM

INTRACOASTAL  
WATERS



ATLANTIC OCEAN



## FLOOR 23

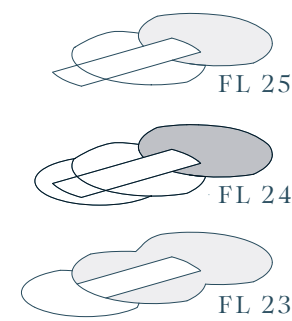
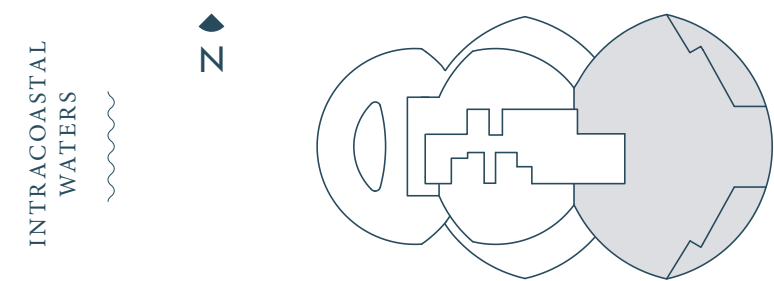
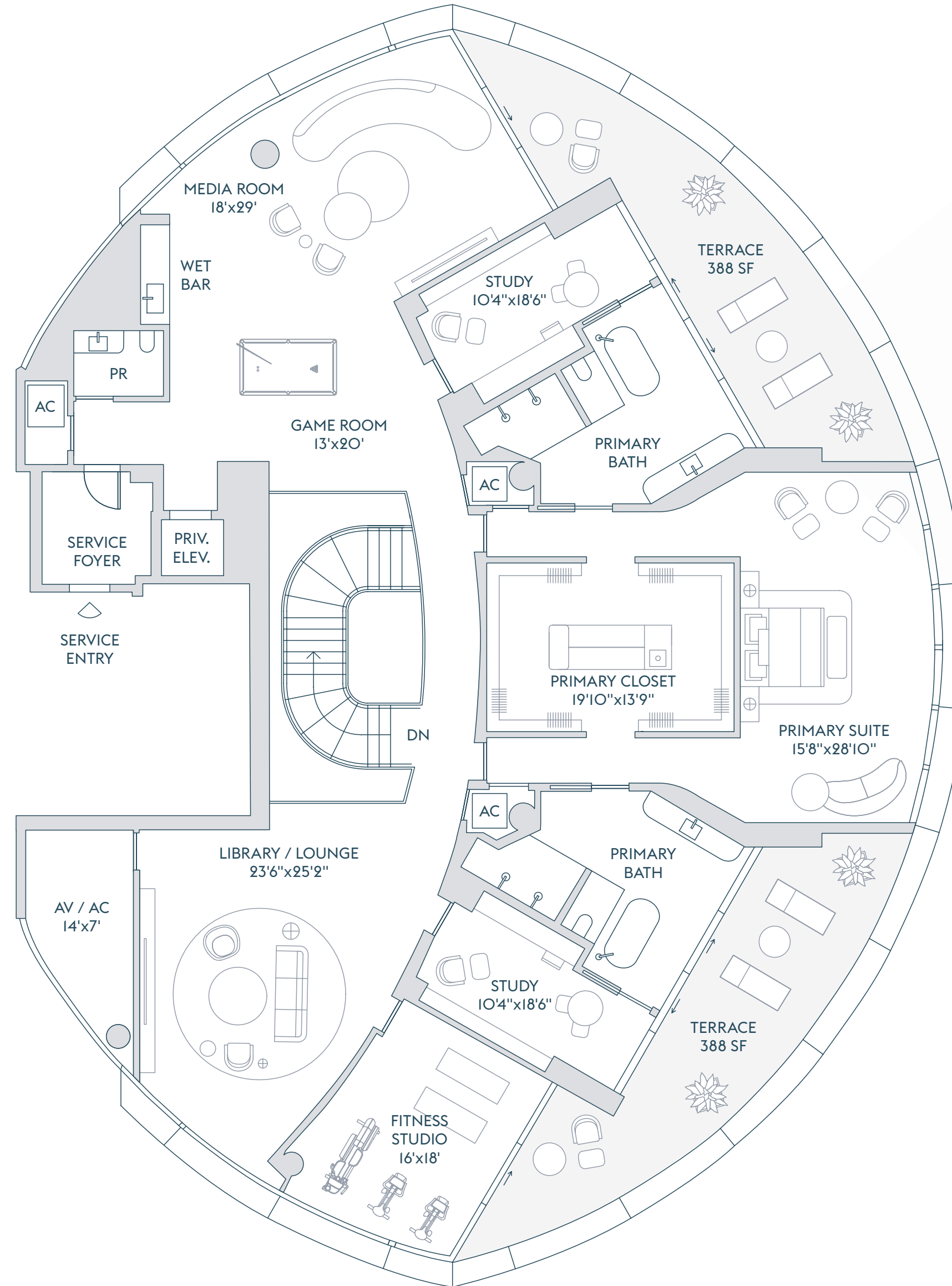
# A 23, 24, 25

- 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 24

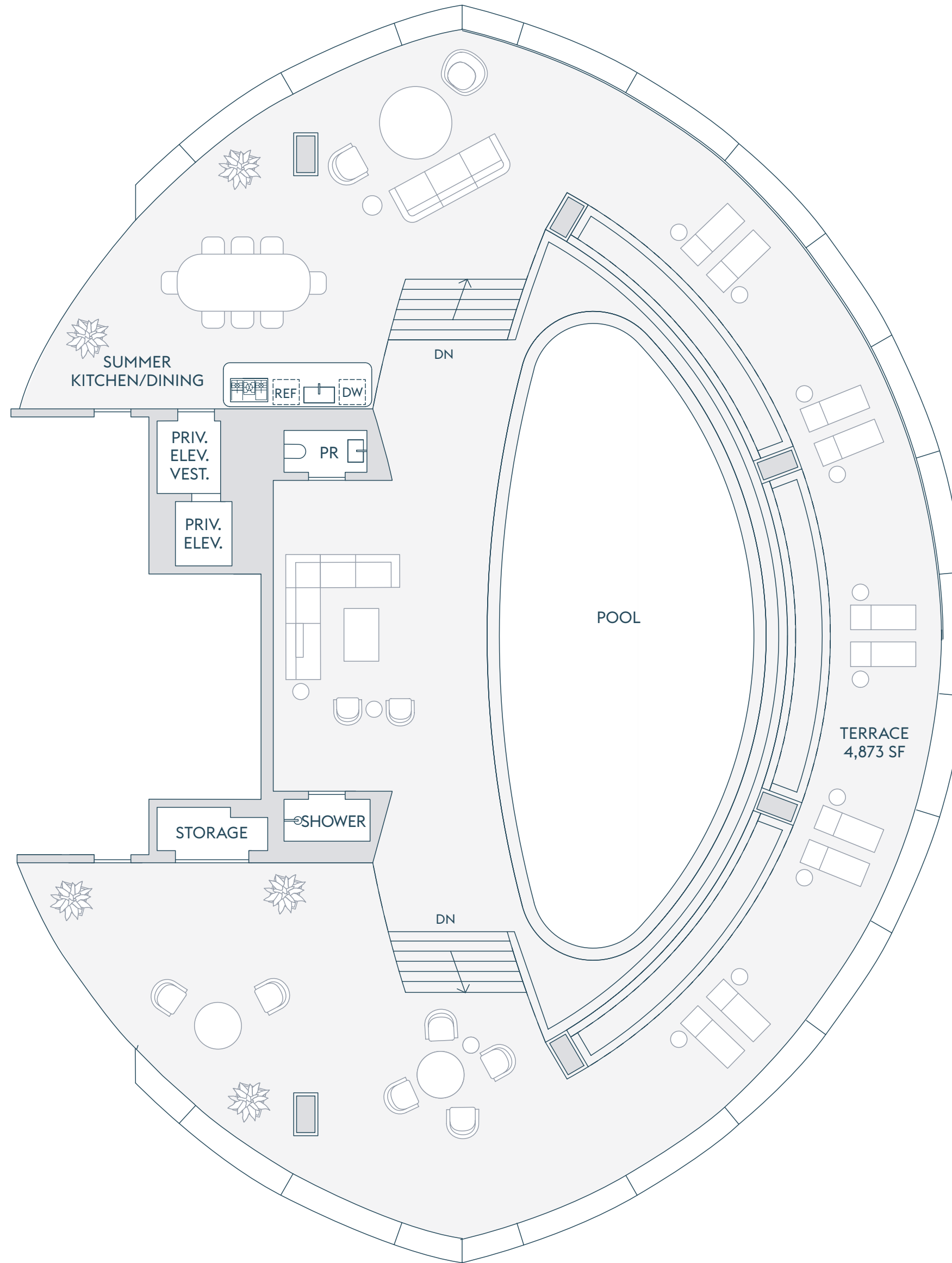
# A 23, 24, 25

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

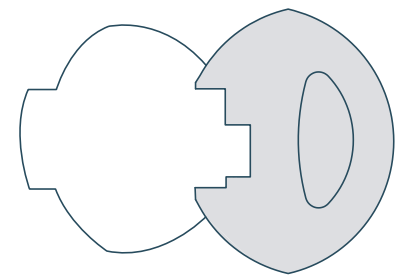
INTERIOR  
12,517 SF | 1,163 SQM

EXTERIOR  
6,425 SF | 597 SQM

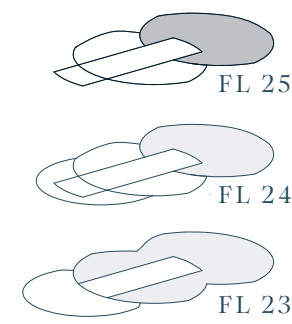
TOTAL  
18,942 SF | 1,760 SQM



INTRACOASTAL  
WATERS



ATLANTIC OCEAN



## FLOOR 25



# Ocean Penthouse

23RD, 24TH & 25TH FLOORS

## RESIDENCE OVERVIEW

- Direct private-elevator entry
- 10-foot ceilings and floor-to-ceiling windows
- Terraces up to 12 feet deep with direct views of the Atlantic Ocean and Biscayne Bay
- 5 bedrooms
- 6 bathrooms
- 3 powder rooms
- Den/service
- Media room
- Game room
- Library/lounge
- Fitness studio
- Rooftop sky lounge, pool, and summer kitchen
- Custom kitchens with Molteni&C cabinets, Sub-Zero and Wolf appliance suite (including gas cooktop and full-height wine cellar), Dornbracht fixtures, wood and marble finishes
- Custom bathrooms and closet suites designed by Rottet Studio feature Molteni&C closet systems, with marble, white oak, and Dornbracht fixtures
- Primary bathrooms finished 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

## INTERIOR

12,517 SF / 1,163 SQM

## EXTERIOR

6,425 SF / 597 SQM

## TOTAL

18,942 SF / 1,760 SQM

## PROPERTY OVERVIEW

- 200 linear feet of pristine private shoreline
- 2.67 acres
- 25 stories
- Designed by world-renowned architecture firm SOM, with interiors by Rottet Studio
- Sweeping views of the Atlantic Ocean, Biscayne Bay and the Miami skyline
- 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 program rotating in the lobby gallery and throughout the common spaces
- Two-car private garage and storage area for every residence

## GRAND STAIRCASE





**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.**

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. No statement should be relied upon if not made in the Developer's Prospectus. Architectural design elements may vary from concept to actual construction. All depictions of views, waterfront or water access, finishes, fixtures, design, and amenities are conceptual. The furnishings, décor, and interior design depicted are conceptual and not included in the Unit purchase. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, or art contained in this brochure are proposed only and the Developer reserves the right to modify, revise, or withdraw any or all the same in its sole discretion and without prior notice. No water view or other specific view is guaranteed. Views from Units vary depending upon the Unit selected. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. The drawings, images, and depictions shown should not be relied upon as representations, express or implied, of the final detail of the Condominium or any Unit. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals which may require the Developer to alter any design, floor plan, layout, or detail depicted or planned. Art depicted is not included with a Unit purchase and art depicted is not owned by the Association(s) for this Condominium. If art is installed at the Condominium any such art shall be selected by the Developer at the Developer's sole discretion and may be substituted by the Developer or removed; art installed by the Developer shall be deemed to be on loan to the Condominium Association removable by Developer at Developer's election without recourse to Developer. No art installed is owned by the Condominium Association unless the installation is specifically gifted or sold to the Association by written and signed agreement between the Developer and the Condominium Association. The Prospectus is not a securities or investment offering. No statements or representations have been made by Developer, or any of its agents, employees, or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of one or more Units, but if made such statements should not be relied upon in your Unit purchase decision. The Developer, its agents, employees, and representatives are also not tax advisors and statement(s) made with respect to tax benefits of ownership should not be relied upon in your Unit purchase decision. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and are not controlled by the Developer. Information regarding off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and there is no guarantee that any off-site attractions, shopping venues, restaurants, and activities will exist as depicted or that there would not be changes or substitutions of the attractions and venues nearby. 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 licensor and neither of which is Developer. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of any other jurisdiction when prohibited by law. All prices are subject to change at any time and without notice, and do not include optional features, design packages, furniture packages, or premiums for upgraded Units. Consult the Prospectus of Developer to understand the amenities, proposed budget, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular assessments and to learn what amenities may require payment of additional fees. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the respective developer unless otherwise credited. 2025 © Carlton Terrace Owner LLC, with all rights reserved. 