

Rivage Bal Harbour

AI Visibility Report | 10/25/2026, 11:28:15 AM ET

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Executive overview

Rivage Bal Harbour was recognized by name in 3 of 3 completed direct answers in this run, and named in 15 of 15 completed local recommendation answers.

- **Question fit:** The headline uses every completed local answer in the fixed question set. Question fit remains unestablished for Branded residences; omissions in these topics alone do not establish a positioning gap. These topics remain included.
- **Local visibility:** 15 local answers positively recommended it.
- **Competitors:** In the same local sample, Oceana Bal Harbour appeared in 10 of 15 answers, St. Regis Bal Harbour Residences appeared in 7 of 15 answers and The Ritz-Carlton Residences, Bal Harbour appeared in 3 of 15 answers.
- **Official links:** The supplied property website had a captured narrative/source link in 11 of 18 completed answers; this does not establish which sources the models used. Separately, 3 answers included a subject card with a captured official-site destination. Card links are excluded from the narrative/source count.
- **Website review:** Direct website inspection covered 9 of 9 sampled pages; findings apply to that sample.
- **Opportunity:** ChatGPT explicitly ranks Rivage first for design and amenities, a strength to maintain. Its design answer foregrounds Oceana's art collection, while Rivage's official Vision page already documents rotating art programs. Rivage's design recognition is strong; its art component is less developed in the captured design narratives.
- **Facts to review:** The official Vision page states 25 stories and 56 homes; SOM publishes 24 stories and 61 units. Google AI Mode repeats 24 stories/61 residences in design searches and gives 27 stories in waterfront searches; Gemini uses 56-61 residences. These are unresolved published scope differences, not evidence that every variation is current.
- **Priorities:** Positive recommendations cover every completed local topic; maintain this positioning. Approve a dated specification table explaining story-count conventions and unit combinations; align official and SOM copy, request third-party corrections, and retest these exact figures. Observed recommendations include amenities and services (ChatGPT, #1) and branded residences (ChatGPT, #1).

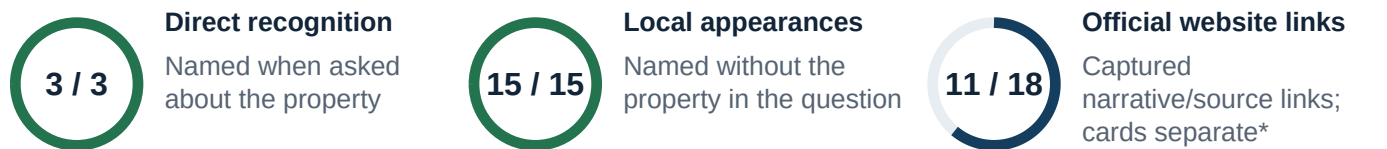
Verified property information

Detail	Official information
Property	Rivage Bal Harbour
Property type	Condo Development
Location	Bal Harbour
Addresses and roles	Property: 10245 Collins Avenue, Bal Harbour, FL 33154; Sales gallery: 9700 Collins Ave., 3rd Floor, Bal Harbour, FL 33154
Search market (questions)	Bal Harbour, FL
Property website reviewed	https://rivagebalharbour.com

Your property at a glance

Rivage Bal Harbour was named in 15 of 15 completed local answers.

18 completed answers; 0 unavailable



Rivage Bal Harbour in local answers

ChatGPT	5 of 5
Gemini	5 of 5
Google AI Mode	5 of 5

Local recommendation results

15 positive recommendations across the 15 completed local answers.

Other properties named most often

Oceana Bal Harbour	10 of 15
St. Regis Bal Harbour Residences	7 of 15
The Ritz-Carlton Residences, Bal Harbour	3 of 15
THE WELL Bay Harbor Islands	3 of 15
Arte Surfside	2 of 15

One count per property per answer, including passing mentions. Counts show this run only, not market share or recommendation rank.

*Captured narrative/source links only (card destinations counted separately): ChatGPT 4 of 6; Gemini 3 of 6; Google AI Mode 4 of 6. Recognition and appearance counts do not establish factual accuracy.

Visibility in the answers

Local question	ChatGPT	Gemini	Google AI Mode
Luxury developments	Named (#1)	Named	Named
Waterfront residences	Named (#1)	Named	Named
Branded residences	Named (#1)	Named	Named
Amenities and services	Named (#1)	Named (#1)	Named (#1)
Design and architecture	Named (#1)	Named	Named

Parenthesized # values are explicit positions within individual answers, not an overall ranking.

Question fit and comparison

The headline uses every completed local answer in the fixed question set. Question fit remains unestablished for Branded residences; omissions in these topics alone do not establish a positioning gap. These topics remain included.

Findings and actions

1 Reconcile tower and residence counts across project sources

Issue: The official Vision page states 25 stories and 56 homes; SOM publishes 24 stories and 61 units. Google AI Mode repeats 24 stories/61 residences in design searches and gives 27 stories in waterfront searches; Gemini uses 56-61 residences. These are unresolved published scope differences, not evidence that every variation is current.

Priority: High · Owner: Development marketing and architect communications

Evidence

- **Official source:** rivagebalharbour.com: 200 linear feet of pristine private shoreline / 2.67 acres / 25 stories 56 homes designed by world-renowned architecture firm SOM
- **Inspected source:** [Rivage Bal Harbour - SOM](#): The 24-story beachfront residence will offer sixty-one family units
- **Google AI Mode · Design and architecture - Question:** Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture? - **Captured heading:** Design & Architecture **Highlights:** The 24-story tower features fluid, curved floor plates
- **Google AI Mode · Design and architecture - Question:** Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture? - **Captured heading:** Scale & Scope: **Scale & Scope:** Limited to just 61 ultra-spacious family residences
- **Google AI Mode · Waterfront residences - Question:** Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?: the 27-story tower features expansive large-footprint residences

- **Gemini · Luxury developments - Question: Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer? - Captured heading: Scale & Concept:: Scale & Concept:** A boutique 25- to 26-story glass tower housing only 56 to 61 ultra-luxury residences.

Recommended action

Approve a dated specification table explaining story-count conventions and unit combinations; align official and SOM copy, request third-party corrections, and retest these exact figures.

2 Correct design-role attribution errors

Issue: Google AI Mode assigns landscape design to Olin McKenzie, whom the official site identifies as SOM's design partner; Enea Garden Design is the landscape architect. Gemini adds Ennead Architects to interiors and attributes kitchens to Tara Bernerd & Partners. Those additional credits are not established by the inspected official material.

Priority: High · Owner: Brand marketing and design-team communications

Evidence

- **Official source: rivagebalharbour.com:** SOM Design Architect Olin McKenzie, Design Partner Rottet Studio Interior Designer Lauren Rottet, President & Founding Principal Enea Garden Design Landscape Architect Enzo Enea, Principal
- **Google AI Mode · Property recognition - Question: What can you tell me about Rivage Bal Harbour in Bal Harbour, FL? - Captured heading: Design & Architecture::** with landscape design by **Olin McKenzie** and interiors by **Rottet Studio**.
- **Gemini · Amenities and services - Question: Which new luxury condo developments in Bal Harbour, FL offer the strongest resident amenities and services? - Captured heading: Design Team:: Design Team:** Skidmore, Owings & Merrill (SOM) with interiors by Ennead Architects & Rottet Studio
- **Gemini · Luxury developments - Question: Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer? - Captured heading: Finishes:: Finishes:** Custom Italian kitchens designed by Tara Bernerd & Partners with honed marble countertops and Sub-Zero/Wolf appliance packages.
- **Official source: rivagebalharbour.com:** Chef's kitchens are offered in several packages, all featuring custom millwork, a fluted island and an integrated Sub-Zero and Wolf appliance suite.

Recommended action

Review existing Team and Residences content; publish an explicit firm/person/role credit table, verify kitchen authorship, distribute corrected credits, and retest landscape and interiors attribution.

3 Clarify delivery messaging and source authority

Issue: ChatGPT flags 2026 versus Q4 2028 completion dates but incorrectly calls the latter a developer marketing page. The inspected sources are SOM and Wolsen Real Estate, respectively. Other answers state 2027 or 2027-2028. The official homepage establishes construction status, not a delivery date.

Priority: High · Owner: Development leadership, marketing and sales communications

Evidence

- **ChatGPT · Property recognition - Question: What can you tell me about Rivage Bal Harbour in Bal Harbour, FL? - Captured heading: \$13 million+:** The architect's project page lists 2026, while a developer marketing page lists Q4 2028. Those dates conflict
- **Inspected source: [Rivage Bal Harbour - SOM](#):** Project Facts Completion Year 2026

- **Inspected source: Rivage Bal Harbour - Bal Harbour | Wolsen Developments:** WOLSEN Real Estate · Miami Developments Listings Team Insights Contact (305) 333-1122
- **Inspected source: Rivage Bal Harbour - Bal Harbour | Wolsen Developments:** Status Pre-Construction Completion Q4 2028
- **ChatGPT · Design and architecture - Question: Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture? - Captured heading: 1. Rivage Bal Harbour:** Status: Under construction; delivery is projected for 2027-2028 in current marketing
- **Gemini · Property recognition - Question: What can you tell me about Rivage Bal Harbour in Bal Harbour, FL? - Captured heading: Status & Delivery::** Delivery and completion are anticipated in 2027.
- **Official source: rivagebalharbour.com:** Now Under Construction

Recommended action

Approve event-specific, dated schedule language; review existing inquiry materials, coordinate SOM and broker updates, and verify subsequent answers distinguish developer guidance from third-party estimates.

4 Make official and broker inquiry roles explicit

Issue: ChatGPT links Rivage to wolsens.com in recognition and branded-residence answers. The inspected destination identifies Wolsen Real Estate and invites inquiries to Denis at (305) 333-1122 and denis@wolsenre.com. Rivage's official contact is (786) 235-8051. This is an identifiable broker inquiry route; its appointment is not established.

Priority: Medium · Owner: Sales leadership and digital marketing

Evidence

- **ChatGPT · Property recognition link - Question: What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?:** Rivage Bal Harbour - Bal Harbour <https://www.wolsens.com/developments/rivage-bal-harbour>
- **ChatGPT · Branded residences link - Question: Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?:** Rivage Bal Harbour - Bal Harbour <https://www.wolsens.com/developments/rivage-bal-harbour>
- **Inspected source: Rivage Bal Harbour - Bal Harbour | Wolsen Developments:** Ready to learn more about Rivage Bal Harbour ? Price lists, floor plans, and exclusive access - contact Denis directly. Inquire About Rivage Bal Harbour Phone (305) 333-1122 Email denis@wolsenre.com
- **Inspected source: Rivage Bal Harbour - Bal Harbour | Wolsen Developments:** WOLSEN Wolsen Real Estate · Miami Beach Luxury new development, pre-construction and waterfront residences across South Florida.
- **Official source: rivagebalharbour.com:** Official Developer Website Inquire (786) 235-8051

Recommended action

Verify Wolsen's relationship internally, align approved project details and contact-role labels, and ensure official inquiry pages clearly identify the appointed sales route; validate destination labels afterward.

5 Preserve guest access in private-dining descriptions

Issue: Google AI Mode describes the restaurant as reserved strictly for residents. The inspected official Dining & Lounging page explicitly includes residents' guests. Rivage's private dining positioning is correctly recognized, but the answer narrows the published access scope.

Priority: Medium · Owner: Resident-experience marketing and sales communications

Evidence

- **Google AI Mode · Amenities and services - Question: Which new luxury condo developments in Bal Harbour, FL offer the strongest resident amenities and services? - Captured heading: Exclusive Dining:: Exclusive Dining:** A signature oceanfront restaurant reserved strictly for residents, offering tailored in-residence dining and catering.
- **Official source: rivagebalharbour.com:** Curated social spaces and a signature beachfront dining experience, exclusively for residents and their guests

Recommended action

Use consistent "residents and their guests" language across dining summaries and sales materials; review existing services content and retest restaurant-access answers for that qualification.

6 Review the development-level Google card presentation

Issue: Google AI Mode's luxury, branded and design cards use the same condominium listing identifier, /g/11sjcz30n3, with "Apt 12F" and a rating of 1 from one review. Names vary between Rivage Bal Harbour and Rivage Bal Harbour Residences; category, rating and address remain consistent. Official copy identifies the development without an apartment suffix.

Priority: Medium · Owner: Local search and reputation management

Evidence

- **Google AI Mode · Luxury developments card:** Rivage Bal Harbour · Condominium complex · 10245 Collins Ave Apt 12F, Bal Harbour, FL 33154 · Rating: 1 · Reviews: 1
- **Google AI Mode · Luxury developments card:** Listing identifier: /g/11sjcz30n3
- **Google AI Mode · Branded residences card:** Rivage Bal Harbour Residences · Condominium complex · 10245 Collins Ave Apt 12F, Bal Harbour, FL 33154 · Rating: 1 · Reviews: 1
- **Google AI Mode · Design and architecture card:** Rivage Bal Harbour · Condominium complex · 10245 Collins Ave Apt 12F, Bal Harbour, FL 33154 · Rating: 1 · Reviews: 1
- **Official source: rivagebalharbour.com:** Future residences located at: 10245 Collins Avenue, Bal Harbour, FL 33154

Recommended action

Verify control and entity scope for /g/11sjcz30n3; check the apartment suffix and review relevance against official records, then confirm consistent development-level naming and address presentation.

7 Maintain first-choice positioning and surface the existing art program

Issue: ChatGPT explicitly ranks Rivage first for design and amenities, a strength to maintain. Its design answer foregrounds Oceana's art collection, while Rivage's official Vision page already documents rotating art programs. Rivage's design recognition is strong; its art component is less developed in the captured design narratives.

Priority: Opportunity · Owner: Brand content and public relations

Evidence

- **ChatGPT · Design and architecture - Question: Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture? - Captured heading: 1. Rivage Bal Harbour: ##**
1. Rivage Bal Harbour Architect: SOM · Interiors: Rottet Studio · Landscape: Enea
- **ChatGPT · Design and architecture - Question: Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture? - Captured heading: 1. Rivage Bal Harbour: This**
would be my first choice if you want a genuinely new, architect-led luxury residence in Bal Harbour.
- **ChatGPT · Design and architecture - Question: Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture? - Captured heading: 2. Oceana Bal Harbour: ##**
2. Oceana Bal Harbour Architecture: Arquitectonica · Interiors: Piero Lissoni · Landscape: Enzo Enea My pick for a sophisticated, art-focused contemporary aesthetic. Oceana pairs two elegant beachfront towers with Lissoni's restrained Italian design language, expansive terraces, and a landscape conceived as an extension of the residences. Its curated art collection, including work by Jeff Koons, adds a distinctive cultural dimension.
- **Official source: rivagebalharbour.com:** Curated art programs rotating in the lobby gallery and throughout the common spaces
- **ChatGPT · Amenities and services - Question: Which new luxury condo developments in Bal Harbour, FL offer the strongest resident amenities and services? - Captured heading: 1. Rivage Bal Harbour:** Rivage has the most compelling combination of planned resort amenities, residential privacy, wellness facilities, and personalized services among Bal Harbour's new developments.

Recommended action

Review existing Vision, Team and Design Talk coverage; connect verified art-program details to the design narrative and media briefings, then check whether future design answers retain first-choice positioning and mention it.

8 Review the thin wellness route alongside the substantive page

Issue: The inspected /amenities-wellness-fitness/ HTML contains a title and contact/navigation text, whereas /wellness-fitness/ contains detailed spa and fitness content. Both paths are published in the sitemap. This is a bounded content-routing issue, not evidence that Rivage lacks wellness information or that either page caused an AI omission.

Priority: Opportunity · Owner: Website content and SEO team

Evidence

- **Official source: rivagebalharbour.com:** Amenities Wellness Fitness Official Developer Website Inquire (786) 235-8051
- **Official source: rivagebalharbour.com:** Wellness at Rivage Deeply committed to total well-being, Rivage provides elevated services and amenities on par with the world's finest resorts. 25,000 square feet of exceptional amenities include the Rivage spa with sauna, hammam, hot and cold plunge pools and private treatment rooms for personalized services.

- **Official source: rivagebalharbour.com:** <https://rivagebalharbour.com/amenities-wellness-fitness/>
2024-01-30T19:39:56+00:00
- **Official source: rivagebalharbour.com:** <https://rivagebalharbour.com/wellness-fitness/>
2026-03-18T18:24:15+00:00

Recommended action

Check both pages in a rendered browser, establish their intended roles, and consolidate or differentiate them; verify sitemap, internal links and final HTML point users to substantive wellness content.

Scope and method

This is one collected observation per question and answer system. Full answers, page checks, source excerpts and collection details are in the accompanying evidence PDF.

Technical website overview

Check	Status	Result / exception
Page access	Pass	9 of 9 sampled pages inspected.
Index / noindex	Pass	No noindex restriction detected on 9 inspected pages.
Follow / nofollow	Pass	No nofollow restriction detected on 9 inspected pages.
Title tags	Pass	Present and distinct on 9 of 9 inspected pages.
Meta descriptions	Review	Not detected in inspected page HTML: /residences/, /amenities-beaches-pools/, /design-talk/, /vision/, /dining-lounging/, /amenities-plan/, /amenities-wellness-fitness/, /wellness-fitness/
Structured data / schema	Present	9 of 9 inspected pages contain markup. JSON-LD syntax errors: 0.
Canonical URLs	Pass	Same-site canonical with matching page path present on 9 inspected pages; preferred URL intent was not independently established.
Search crawler rules	Pass	robots.txt retrieved (HTTP 200). Homepage rules: Googlebot: Allowed; Bingbot: Allowed; OAI-SearchBot: Allowed
llms.txt	Present	Retrieved; automated checks found no staging or content-guide issues. Factual wording is assessed separately in the findings.
Sitemaps	Present	2 sitemap files retrieved. Page and image destinations checked separately; off-site image hosting alone is not a defect.

Sampled pages only. Crawl permission does not establish indexing; schema syntax does not verify property facts.

Official links by surface

Narrative/source links: ChatGPT 4 of 6; Gemini 3 of 6; Google AI Mode 4 of 6. Card destinations are counted separately.

Answer system	Narrative / source links	Subject card destinations
ChatGPT	4 of 6	0 of 6
Gemini	3 of 6	0 of 6
Google AI Mode	4 of 6	3 of 6

A captured card URL is a route shown with an answer, not a verified inquiry journey. Displayed domains without URLs, prose citations and inspected inquiry pages are distinct evidence. External broker or brand destinations are not automatically lost demand.

Where property-related links lead

Each row pairs a captured citation with the passage containing it. The quotation is an AI statement, not a verified claim from the linked website.

2 returned sources have no captured passage connecting them to a specific claim. Their URLs are retained with the corresponding answers in the evidence.

25 additional destinations concern comparisons or have unconfirmed property association; listed in the evidence.

Property recognition

What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?

AI / exact question	Linked destination	Quoted answer passage
ChatGPT What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	som.com/projects/rivage-bal-harbour/ Other third-party site rivagebalharbour.com/wp-content/uploads/2024/02/RLG002_Rivage_240111_FactSheet_Digital_v7a_ak.pdf Official property website	The architect describes curved floor plates, landscaped arrival areas and layouts oriented toward the ocean or Biscayne Bay. Rivage Bal HarbourWhere Sand Meets Sky
ChatGPT What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	som.com/projects/rivage-bal-harbour/ Other third-party site wolsens.com/developments/rivage-bal-harbour Other third-party site rivagebalharbour.com/inquire/ Official property website	Those dates conflict, so I would not rely on either without written confirmation from the sales team. Rivage Bal HarbourRivage Bal Harbour - Bal HarbourInquire

AI / exact question	Linked destination	Quoted answer passage
ChatGPT What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	rivagebalharbour.com/wp-content/uploads/2024/02/RLG002_Rivage_240111_FactSheet_Digital_v7a_ak.pdf Official property website rivagebalharbour.com/residences/ Official property website	Exact layouts and configurations vary by unit. ResidencesWhere Sand Meets Sky
ChatGPT What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	rivagebalharbour.com/amenities-beaches-pools/ Official property website rivagebalharbour.com/amenities-plan/ Official property website	The developer advertises approximately 25,000 square feet of resort-style amenities, with an emphasis on wellness, entertaining and personalized service. Amenities Beaches PoolsAmenities Plan
ChatGPT What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	rivagebalharbour.com/amenities-beaches-pools/ Official property website rivagebalharbour.com/services/ Official property website	Confirm which services are included in condominium fees and which cost extra. ServicesAmenities Beaches Pools
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	Promoted by its developers as the village's final beachfront development site, it represents a rare addition to Bal Harbour's coastline. Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	Address:* 10245 Collins Avenue, Bal Harbour, FL Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	Scale: A 25-story tower housing just 56 exclusive residences* , prioritizing a low-density, boutique residential experience rather than a high-volume hotel-condo hybrid. Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	Setting:* Situated directly on 200 linear feet of private Atlantic beachfront, within walking distance of the Bal Harbour Shops. Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	Construction & Sales:* Built by Coastal Construction, with sales managed by Douglas Elliman Development Marketing. Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What

AI / exact question	Linked destination	Quoted answer passage
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	Floor Plans:* Ranging from 3 to 6+ bedrooms (including expansive penthouses), spanning anywhere from roughly 3,300 square feet up to nearly 20,000 square feet for top-tier multi-level penthouses. Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	Private Features: Every home features direct private-elevator entry, expansive wraparound terraces, floor-to-ceiling glass windows, and a private two-car garage* with dedicated storage. Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	Pricing: Entry-level residences start at approximately \$13.5 million* (averaging roughly \$3,500 per square foot), with ultra-luxury penthouses scaling significantly higher. Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	Delivery and completion are anticipated in 2027. Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	rivagebalharbour.com/team/ Official property website	Landscape Architecture:* Enea Garden Design Team - Rivage Bal Harbour
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	joellerealtor.com/blog/rivage-a-closer-look-at-bal-harbours-last-oceanfront-address Broker or real estate website	Developers:* A partnership featuring Related Group, Two Roads Development, and Rockpoint. Rivage Bal Harbour: A Closer Look Ahead of 2027 Delivery
Gemini What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	som.com/projects/rivage-bal-harbour/ Other third-party site	Resort-Style Amenities:* The property includes multiple pools (Sunrise Pool and Sunset Pool), a dedicated spa, fine-dining and entertainment pavilions, a sculpture garden, and wellness/longevity programming. Rivage Bal Harbour - SOM
Google AI Mode What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	rivagebalharbour.com Official property website miamicondoinvestments.com/rivage-bal-harbour Other third-party site hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	Billed by its developers as the final beachfront development site available in the exclusive Bal Harbour enclave, the project combines high-end architecture with a resort-like, nature-infused aesthetic. Rivage Bal Harbour ResidencesRivage Bal Harbour UltraInside the Rivage Bal Harbour: Pricing, Floor Plans, and What

AI / exact question	Linked destination	Quoted answer passage
Google AI Mode What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	relatedgroup.com Other third-party site	Developers:* Co-developed by The Related Group and Two Roads Development. [Miami Condo Investments]
Google AI Mode What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	rivagebalharbour.com/wp-content/uploads/2024/02/RLG002_Rivage_240111_FactSheet_Digital_v7a_ak.pdf Official property website	Design & Architecture: Designed by world-renowned architecture firm SOM (Skidmore, Owings & Merrill) with landscape design by Olin McKenzie and interiors by Rottet Studio*. Where Sand Meets Sky - Rivage Bal Harbour
Google AI Mode What can you tell me about Rivage Bal Harbour in Bal Harbour, FL?	rivagebalharbour.com/amenities-plan/ Official property website	Recreation & Convenience:* Pickleball and padel courts, children's playroom, dog park, two-story attended lobby with a 24/7 concierge, and temperature-controlled private two-car garages for residents. Amenities Plan

Luxury developments

Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?

AI / exact question	Linked destination	Quoted answer passage
ChatGPT Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	som.com/projects/rivage-bal-harbour/ Other third-party site citybiz.co/article/872441/miami-beach-bal-harbours-only-new-construction-condominium-achieves-250-million-in-sales-in-90-days/?abkw=citybizflorida Other third-party site	Designed by Skidmore, Owings & Merrill, with interiors by Rottet Studio, it is planned to offer a limited collection of large residences, private elevator entries, oceanfront pools and extensive wellness amenities. Rivage Bal HarbourMiami Beach, Bal Harbour's Only New-Construction Condominium Achieves \$250 Million in Sales in 90 Days
ChatGPT Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	southfloridasrealtor.com/new-construction/bay-harbor-bal-harbour-condos Broker or real estate website miamiluxurywaterfront.com/new-construction/miami-beach/bal-harbour Other third-party site rehubmiami.com/blog/bal-harbour-condos-compared Other third-party site	Obtain the current developer price sheet rather than relying on launch pricing. Bay Harbor & Bal Harbour New Condos: 6 ProjectsNew Construction and Luxury Condos in Bal HarbourBal Harbour Condos Compared: All 15 Trophy Buildings on Collins (2026)

AI / exact question	Linked destination	Quoted answer passage
ChatGPT Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	miamiluxurywaterfront.com/new-construction/miami-beach/bal-harbour Other third-party site rehubmiami.com/blog/bal-harbour-condos-compared Other third-party site	Its contemporary architecture, landscaped grounds, art collection and direct beachfront setting create a compelling luxury-resort environment. New Construction and Luxury Condos in Bal HarbourBal Harbour Condos Compared: All 15 Trophy Buildings on Collins (2026)
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site miamiresidential.com/rivagebalharbour/ Other third-party site	Widely recognized as the final beachfront parcel available for development in the village, it represents the pinnacle of modern luxury living in the area. Bal Harbour's Ultra-Luxury New-Development MomentRivage Bal Harbour Miami Pricing, Photos & Floor Plans
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	Location:* 10245 Collins Avenue, Bal Harbour, FL 33154 Bal Harbour's Ultra-Luxury New-Development Moment
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site rivagebalharbour.com/wp-content/uploads/2024/02/RLG002_Rivage_240111_FactSheet_Digital_v7a_ak.pdf Official property website	The layout is designed to mimic spacious single-family beachfront villas "floating in the clouds". Bal Harbour's Ultra-Luxury New-Development MomentWhere Sand Meets Sky - Rivage Bal Harbour
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	Floor Plans:* Generous 3- to 6-bedroom configurations ranging from approximately 3,284 to over 12,600 square feet. Bal Harbour's Ultra-Luxury New-Development Moment
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	Key Features:* Direct private elevator entry, 10-foot ceilings, floor-to-ceiling glass windows, and exceptionally deep private terraces (up to 12 feet deep) providing unobstructed Atlantic Ocean or Biscayne Bay views. Bal Harbour's Ultra-Luxury New-Development Moment
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	Pricing generally starts upward of \$8M to \$13M+ , scaling past \$30M* for sprawling upper penthouses, depending on floor level and exact exposure. Bal Harbour's Ultra-Luxury New-Development Moment

AI / exact question	Linked destination	Quoted answer passage
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	miamiresidential.com/rivagebalharbour/ Other third-party site	Finishes:* Custom Italian kitchens designed by Tara Bernerd & Partners with honed marble countertops and Sub-Zero/Wolf appliance packages. Rivage Bal Harbour Miami Pricing, Photos & Floor Plans
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	miamiresidential.com/rivagebalharbour/ Other third-party site	Dining & Social Spaces:* A signature oceanfront restaurant exclusive to residents and their guests, a breakfast conservatory, a cocktail lounge, and a speakeasy. Rivage Bal Harbour Miami Pricing, Photos & Floor Plans
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	miamiresidential.com/rivagebalharbour/ Other third-party site	White-Glove Services:* Full beach club service, 24-hour security and valet, a residential butler, estate manager, house car, and in-residence catering. Rivage Bal Harbour Miami Pricing, Photos & Floor Plans
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer?	rivagebalharbour.com/wp-content/uploads/2024/02/RLG002_Rivage_240111_FactSheet_Digital_v7a_ak.pdf Official property website	Dual pools (a sunrise oceanfront pool and a lush sunset pool) alongside pickleball and padel courts. Where Sand Meets Sky - Rivage Bal HarbourWhere Sand Meets Sky - Rivage Bal Harbour

Waterfront residences

Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?

AI / exact question	Linked destination	Quoted answer passage
ChatGPT Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?	miamiluxurywaterfront.com/buildings/rivage-bal-harbour Other third-party site hauteresidence.com/rivage-bal-harbour/ Other third-party site	Architecture is by SOM, with interiors by Rottet Studio. Rivage Bal HarbourRivage Bal Harbour
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?	joellerealtor.com/blog/rivage-a-closer-look-at-bal-harbours-last-oceanfront-address Broker or real estate website	Interiors are by Rottet Studio, and landscaping is by Enea Garden Design. Rivage Bal Harbour: A Closer Look Ahead of 2027 DeliveryRivage Bal Harbour: A Closer Look Ahead of 2027 Delivery

AI / exact question	Linked destination	Quoted answer passage
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?	joellerealtor.com/blog/rivage-a-closer-look-at-bal-harbours-last-oceanfront-address Broker or real estate website	Scale & Exclusivity: 25 stories featuring just 56 ultra-luxury residences* sitting on roughly 2.5 acres. Rivage Bal Harbour: A Closer Look Ahead of 2027 Delivery
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?	joellerealtor.com/blog/rivage-a-closer-look-at-bal-harbours-last-oceanfront-address Broker or real estate website	Because of its unique curved architectural floor plates, residences are designed to capture water views on multiple sides (spanning both the Atlantic Ocean and the Intracoastal Waterway) while maintaining total privacy. Rivage Bal Harbour: A Closer Look Ahead of 2027 Delivery Rivage Bal Harbour: A Closer Look Ahead of 2027 Delivery
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	Location: 10245 Collins Avenue, Bal Harbour, FL Bal Harbour's Ultra-Luxury New-Development Moment
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	Pricing generally starts upwards of \$13 million and scales to top-tier penthouses. Bal Harbour's Ultra-Luxury New-Development Moment
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	Amenities:* Five-star resort program including a dedicated beach club, oceanfront dining for residents, a comprehensive wellness spa (sauna, hammam, plunge pools), a fitness center overlooking the ocean, and dedicated multi-car private garages for residences. Bal Harbour's Ultra-Luxury New-Development Moment
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	Compare building terrace depths (e.g., Rivage's 12-foot deep terraces) to ensure true outdoor lounge usability. Bal Harbour's Ultra-Luxury New-Development Moment

AI / exact question	Linked destination	Quoted answer passage
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?	wiremiami.com/neighborhood/bal-harbour/ Other third-party site	Because new construction directly on the Bal Harbour sand is essentially limited to Rivage, buyers desiring waterfront properties often expand their search parameters slightly depending on their exact lifestyle preferences: Bal Harbour Condos for Sale and New Construction - WIRE Miami
Google AI Mode Which new luxury condo developments in Bal Harbour, FL would you recommend to a buyer looking for a waterfront residence?	luxlifemiamiblog.com/the-5-best-condos-in-bal-harbour-surfside-2026/ Other third-party site	It is heavily sold out due to high demand for combined units, with late-release inventory commanding top-tier pricing. The 5 Best Condos in Bal Harbour & Surfside in 2026 David

Branded residences

Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?

AI / exact question	Linked destination	Quoted answer passage
ChatGPT Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?	rivagebalharbour.com Official property website rivagebalharbour.com/residences/ Official property website	The planned collection emphasizes private elevator entries, expansive terraces, large residences, and resort-style amenities. Rivage Bal Harbour ResidencesResidences
ChatGPT Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?	novahorizons.com/new-condos/ Other third-party site wolsens.com/developments/rivage-e-bal-harbour Other third-party site	Price indication: Recent marketing has cited starting prices in the low-to-mid \$10 millions, but confirm current inventory and pricing directly. New luxury condominiums in South Florida, 2026Rivage Bal Harbour - Bal Harbour
Gemini Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	For a buyer looking at new luxury condo residences in Bal Harbour, FL , the defining project to consider is Rivage Bal Harbour (located at 10245 Collins Avenue). Bal Harbour's Ultra-Luxury New-Development Moment
Gemini Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	Unmatched Specifications:* Residences feature private elevator entries, 10-foot ceilings, floor-to-ceiling glass, deep private terraces (10 to 12 feet) with direct Atlantic Ocean and Biscayne Bay views, and private air-conditioned two-car garages for each unit. Bal Harbour's Ultra-Luxury New-Development Moment

AI / exact question	Linked destination	Quoted answer passage
Gemini Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?	hauteresidence.com/news/bal-harbour-ultra-luxury-new-development-moment/ Other third-party site	Offerings include an exclusive resident-only oceanfront dining room, a private spa (sauna, hammam, plunge pools), a state-of-the-art fitness center/yoga studio overlooking the ocean, a pickleball court, a children's playroom, and full beach service along 200 linear feet of private Atlantic frontage. Bal Harbour's Ultra-Luxury New-Development Moment
Gemini Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?	wiremiami.com/neighborhood/bal-harbour/ Other third-party site	Rivage represents the first major ultra-luxury oceanfront condominium to be developed in the village in a decade. Bal Harbour Condos for Sale and New Construction - WIRE Miami
Gemini Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?	miamicondoinvestments.com/rivage-bal-harbour Other third-party site	It features only around 56 to 61 expansive "sky villas" (averaging roughly 3 to 5 units per floor), guaranteeing privacy, security, and a quiet, community-focused environment. Rivage Bal Harbour Ultra-Luxury Preconstruction Condos
Gemini Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?	millionluxury.com/news/top-5-luxury-condo-projects-in-bal-harbour-and-surfside-for-families-coordinating-private-school-access-coastal-terraces Other third-party site	(Note: If you are willing to look just a minute south into the immediate neighboring enclave of Surfside, developments like The Surf Club / Four Seasons Residences and Arte by Antonio Citterio offer similarly elite, brand-name luxury alternatives right on the border of the Bal Harbour luxury ecosystem.) Top 5 Luxury Condo Projects in Bal Harbour and Surfside for

AI / exact question	Linked destination	Quoted answer passage
Google AI Mode Which new branded luxury condo residences in Bal Harbour, FL would you recommend to a buyer?	rivagebalharbour.com Official property website google.com/searchviewer/10?svid=CAwSHRlbCgNwdnESFENnMHZaeTh4TVhOcVkb3pNRzR6GA0 Other third-party site millionluxury.com/news/rivage-bal-harbour-oceanfront-design-privacy-and-everyday-livability Other third-party site millionluxury.com/news/best-new-construction-condos-in-bal-harbour-for-brand-service-supported-by-transparent-management-agreements Other third-party site millionluxury.com/news/top-5-bal-harbour-luxury-addresses-for-buyers-seeking-branded-service-with-residential-control-in-2026 Other third-party site	Standout Features:* Fully integrated Ritz-Carlton spa, signature dining, dedicated beach and pool services, and a hospitality-forward lifestyle. Rivage Bal Harbour Residences Oceanfront Luxury Bal HarbourRivage Bal HarbourRivage Bal Harbour: Oceanfront Design, Privacy, and EverydayBest New-Construction Condos in Bal Harbour for Brand ServiceTop 5 Bal Harbour Luxury Addresses for Buyers Seeking Branded

Amenities and services

Which new luxury condo developments in Bal Harbour, FL offer the strongest resident amenities and services?

AI / exact question	Linked destination	Quoted answer passage
ChatGPT Which new luxury condo developments in Bal Harbour, FL offer the strongest resident amenities and services?	rehubmiami.com/blog/bal-harbour-condos-compared Other third-party site manhattanmiami.com/bal-harbour-condos-for-sale Broker or real estate website	That matters if you specifically want to purchase in a newly built or pre-construction tower. Bal Harbour Condos Compared: All 15 Trophy Buildings on Collins (2026)Bal Harbour Condos for Sale
ChatGPT Which new luxury condo developments in Bal Harbour, FL offer the strongest resident amenities and services?	rivagebalharbour.com/amenities-beaches-pools/ Official property website oneandonlyrealty.com/new-developments/rivage-residences-bal-harbour Broker or real estate website hildajacobson.com/rivage-bal-harbour-pre-construction/ Other third-party site	These are planned features, so confirm final delivery and staffing details. Amenities Beaches PoolsRivage Residences Bal Harbour Luxury property in Florida presented by One and Only RealtyRivage Bal Harbour - New Development

AI / exact question	Linked destination	Quoted answer passage
Google AI Mode Which new luxury condo developments in Bal Harbour, FL offer the strongest resident amenities and services?	rivagebalharbour.com/wp-content/uploads/2024/02/RLG002_Rivage_240111_FactSheet_Digital_v7a_ak.pdf Official property website hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site	The Vibe: Ultra-exclusive, towering 25 stories with only 56 exclusive homes, built on what is cited as Bal Harbour's final remaining pristine beachfront parcel. Where Sand Meets Sky Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What
Google AI Mode Which new luxury condo developments in Bal Harbour, FL offer the strongest resident amenities and services?	rivagebalharbour.com/team/ Official property website	Design Team:* Architecture by Skidmore, Owings & Merrill (SOM), interiors by Rottet Studio, and landscape design by Enea Garden Design. Team - Rivage Bal Harbour
Google AI Mode Which new luxury condo developments in Bal Harbour, FL offer the strongest resident amenities and services?	miamiresidential.com/rivagebalharbour/ Other third-party site	Social & Wellness Spaces:* A sprawling conservatory with a daily breakfast bar, a stylish cocktail lounge/speakeasy, a state-of-the-art fitness center, a luxury spa, and luxury guest suites for visiting family. Rivage Bal Harbour Miami Pricing, Photos & Floor Plans

Design and architecture

Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?

AI / exact question	Linked destination	Quoted answer passage
ChatGPT Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	som.com/projects/rivage-bal-harbour/ Other third-party site rivagebalharbour.com Official property website	Its landscaping is integral to the architectural concept, not just decoration. Rivage Bal Harbour Rivage Bal Harbour Residences
ChatGPT Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	rehubmiami.com/blog/bal-harbour-condos-compared Other third-party site yelp.com/biz/st-regis-bal-harbour-residences-bal-harbour-4?adjust_creative=openai Other third-party site	It is less of a single new architectural statement than Rivage, but worth examining if the design of the actual residence matters as much as the exterior. Bal Harbour Condos Compared: All 15 Trophy Buildings on Collins (2026) St. Regis Bal Harbour Residences

AI / exact question	Linked destination	Quoted answer passage
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	manhattanmiami.com/miami-pre-construction/rivage-bal-harbour Broker or real estate website	The premier standout development for architecture and design in Bal Harbour is Rivage Bal Harbour. Rivage Bal Harbour 56 Beachfront Family Villas, 25 Stories
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	manhattanmiami.com/miami-pre-construction/rivage-bal-harbour Broker or real estate website	The Significance: It sits on what is designated as the last remaining beachfront parcel available for development in Bal Harbour, making it a true once-in-a-generation architectural footprint. Rivage Bal Harbour 56 Beachfront Family Villas, 25 Stories
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	manhattanmiami.com/miami-pre-construction/rivage-bal-harbour Broker or real estate website	Design Architecture by SOM (Skidmore, Owings & Merrill):* Formed by world-renowned global architects (famed for projects like the Burj Khalifa and One World Trade Center), SOM designed Rivage as a sleek, 25-story glass tower that maximizes light, air, and unobstructed panoramic views spanning the Atlantic Ocean, Biscayne Bay, and the Miami skyline. Rivage Bal Harbour 56 Beachfront Family Villas, 25 Stories
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	manhattanmiami.com/miami-pre-construction/rivage-bal-harbour Broker or real estate website	Every home functions more like a private beachfront estate, complete with deep 12-foot terraces designed for seamless indoor-outdoor tropical living. Rivage Bal Harbour 56 Beachfront Family Villas, 25 Stories Rivage Bal Harbour 56 Beachfront Family Villas, 25 Stories
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	manhattanmiami.com/miami-pre-construction/rivage-bal-harbour Broker or real estate website	Interiors by Rottet Studio:* Led by Lauren Rottet, the interiors embrace sophisticated, organic minimalism, utilizing rich natural elements like travertine stone and custom millwork that complement the coastal environment. Rivage Bal Harbour 56 Beachfront Family Villas, 25 Stories
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	manhattanmiami.com/miami-pre-construction/rivage-bal-harbour Broker or real estate website	Landscape Architecture by Enea Garden Design:* Enzo Enea has curated lush, immersive native landscaping that wraps the property in privacy and greenery, seamlessly tying the beachfront location into the structure. Rivage Bal Harbour 56 Beachfront Family Villas, 25 Stories

AI / exact question	Linked destination	Quoted answer passage
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	manhattanmiami.com/miami-pre-construction/rivage-bal-harbour Broker or real estate website	Unique Architectural Inclusion: Unlike typical high-rises, residences come with private two-car enclosed garages* , a luxury amenity usually reserved for single-family homes. Rivage Bal Harbour 56 Beachfront Family Villas, 25 Stories
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	manhattanmiami.com/miami-pre-construction/rivage-bal-harbour Broker or real estate website	However, for a brand-new architectural statement focusing on modern sustainable luxury, high-design minimalism, and absolute privacy, Rivage Bal Harbour is the definitive premier recommendation. Rivage Bal Harbour 56 Beachfront Family Villas, 25 Stories
Gemini Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	rivagebalharbour.com Official property website	Location: 10245 Collins Avenue Rivage Bal Harbour Residences Oceanfront Luxury Bal Harbour
Google AI Mode Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	rivagebalharbour.com/team/ Official property website hauteresidence.com/news/inside-rivage-bal-harbour-som-rottet-studio-final-beachfront/ Other third-party site som.com/projects/rivage-bal-harbour/ Other third-party site miamiresidence.com/preconstruction/rivage-bal-harbour.htm Other third-party site miamibeachrealestateblog.us/rivage-residences-bal-harbour-guide/ Broker or real estate website	Scale & Scope:* Limited to just 61 ultra-spacious family residences (ranging from roughly \$13 million to upwards of \$60M+), prioritizing privacy, deep wrap-around terraces, and panoramic Atlantic views. Team - Rivage Bal Harbour Inside the Rivage Bal Harbour: Pricing, Floor Plans, and What Rivage Bal Harbour - SOM Rivage Bal Harbour, Miami Rivage Residences Bal Harbour: Floor Plans, Pricing & Guide
Google AI Mode Which new luxury condo developments in Bal Harbour, FL would you recommend for their design and architecture?	millionluxury.com/news/top-5-luxury-condo-projects-in-bal-harbour-and-surfside-for-collectors-of-cars-wine-and-design-owner-only-amenities-limi Other third-party site	(Note: If you look just over the border into neighboring Surfside or the Bay Harbor Islands, you will find complementary design-forward masterworks like the Four Seasons Residences at The Surf Club or boutique island mid-rises, but Rivage_ stands alone as the premier new architectural icon directly within Bal Harbour proper.)_ Top 5 Luxury Condo Projects in Bal Harbour and Surfside for