

ISGWORLD®

SHOMA
bay



SHOMA

Led by President and Chairman of the Board Masoud Shojaee, Shoma Group has built a reputation as one of South Florida's most trusted developers. Founded on the simple principle that properties should enrich the lives and communities of the people within them, Shoma has mastered the art and craft of home and commercial building.

RECORD:

30+

YEARS EXPERIENCE
EST. 1988

\$5+

BILLIONS IN REAL ESTATE
TRANSACTIONS

10,000+

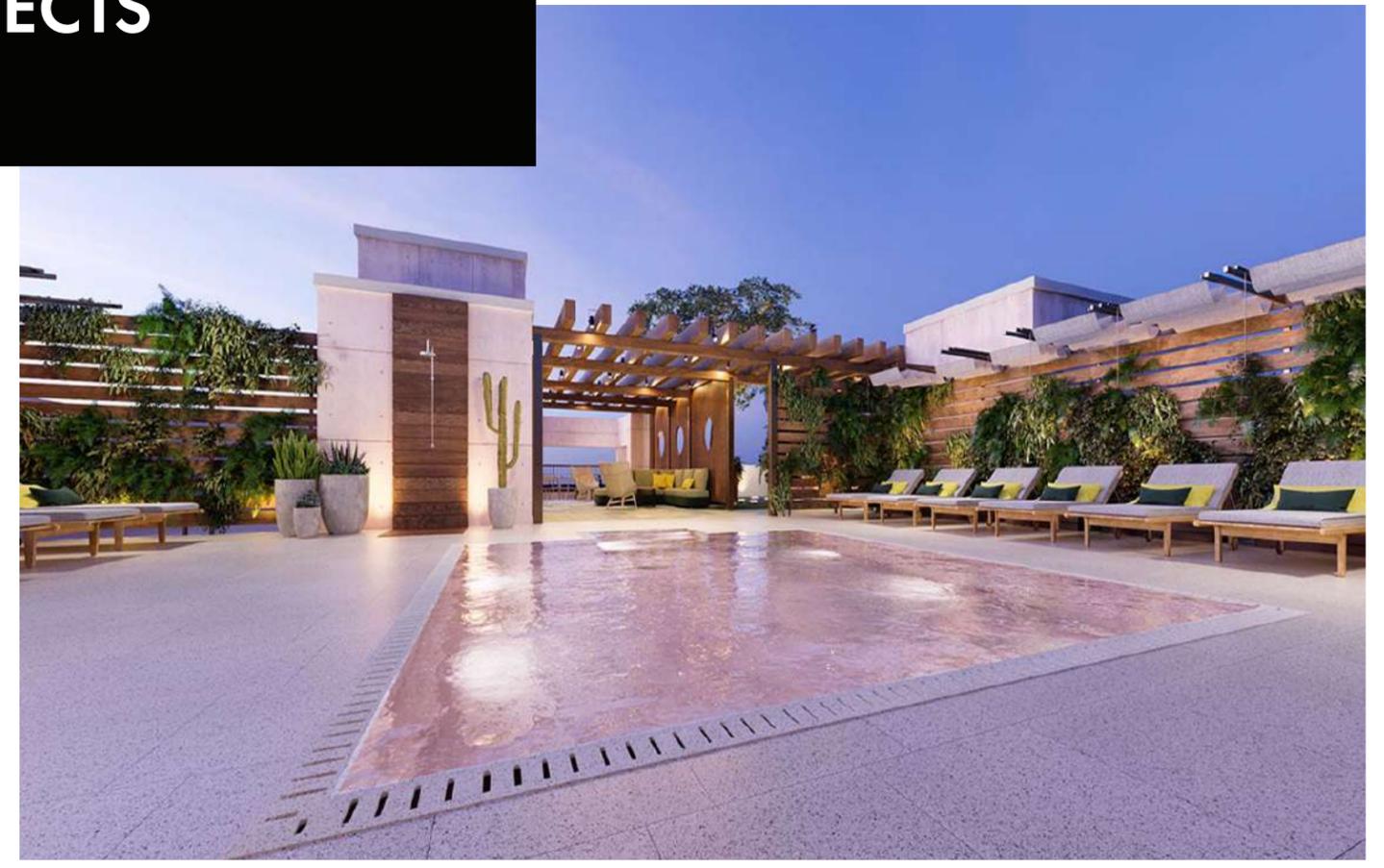
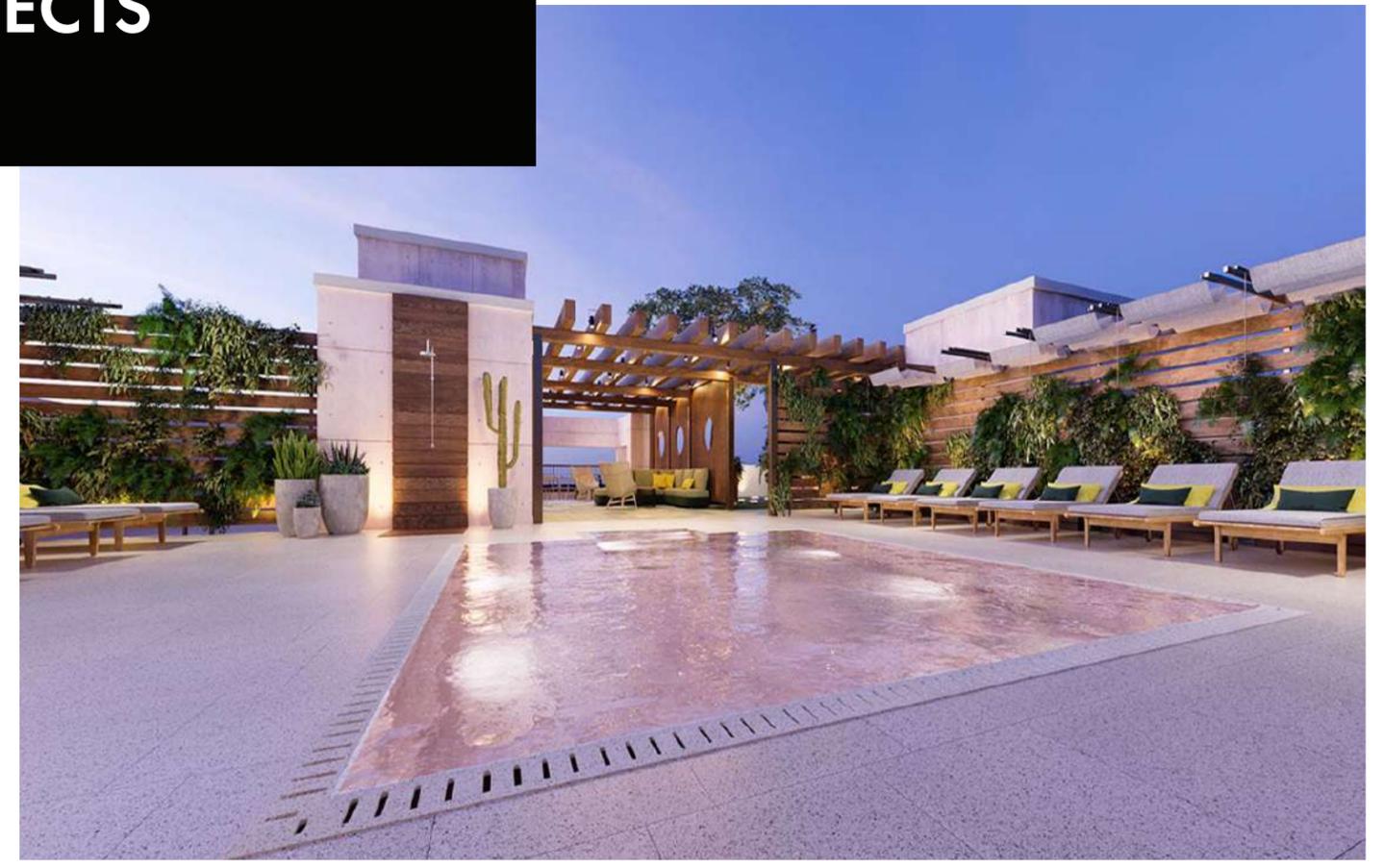
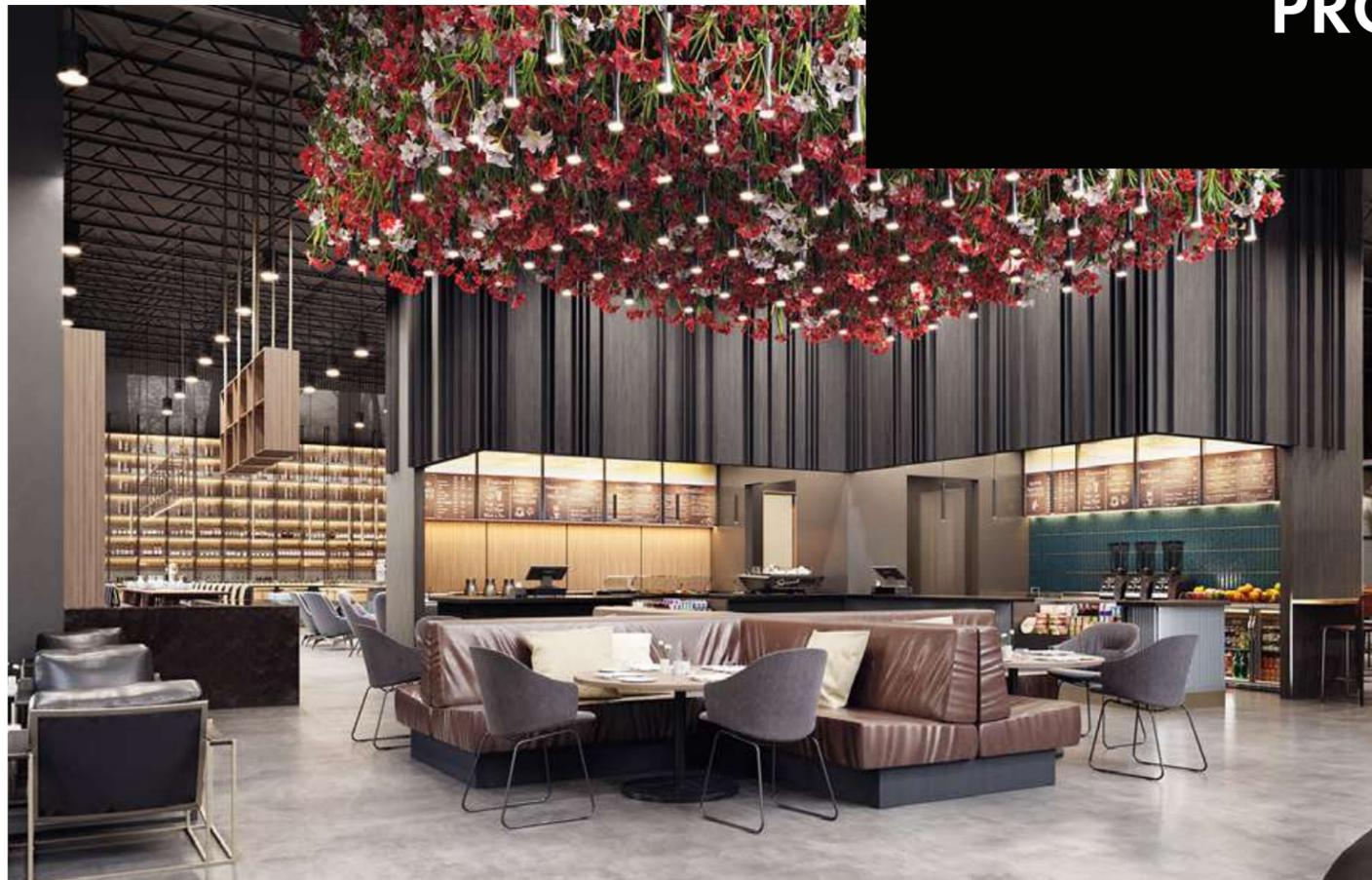
TOTAL RESIDENCES



- Winner of America's Top Builder's Award
- Winner of South Florida Best Builders Award
- FACA Best Entrance Nautica
- Certificate of Recognition and Excellence For The Betterment of Doral on Cityplace



**RECENTLY COMPLETED
PROJECTS**





CITY PLACE DORAL



WHERE COMEDY BEGINS



LIVE
SHOP
DINE



CINÉBISTRO
MOVIES WITH TASTE®

Opened in 2019

CityPlace Doral is a 2,600,000 SF mixed-use development

The 300,000 SF retail component lines the streetscape.

Located directly above the retail and restaurant space are The Flats at CityPlace Doral, a two-tower, mid-rise luxury apartment complex.

A Taste of Shoma Bazaar



Shoma Bazaar is a community hub for local happenings, where an unprecedented collection of local chefs set the standard for culinary excellence in Miami.

15 VENDORS **14,000** SQ.FT. **01** COOL PLACE TO BE





**EVOLUTION OF
NORTH BAY VILLAGE**



North Bay Village

NORTH BAY VILLAGE 2022



7918 TOWER

ISLES OF DREAMS

BALI HAI

B DEVELOPMENT

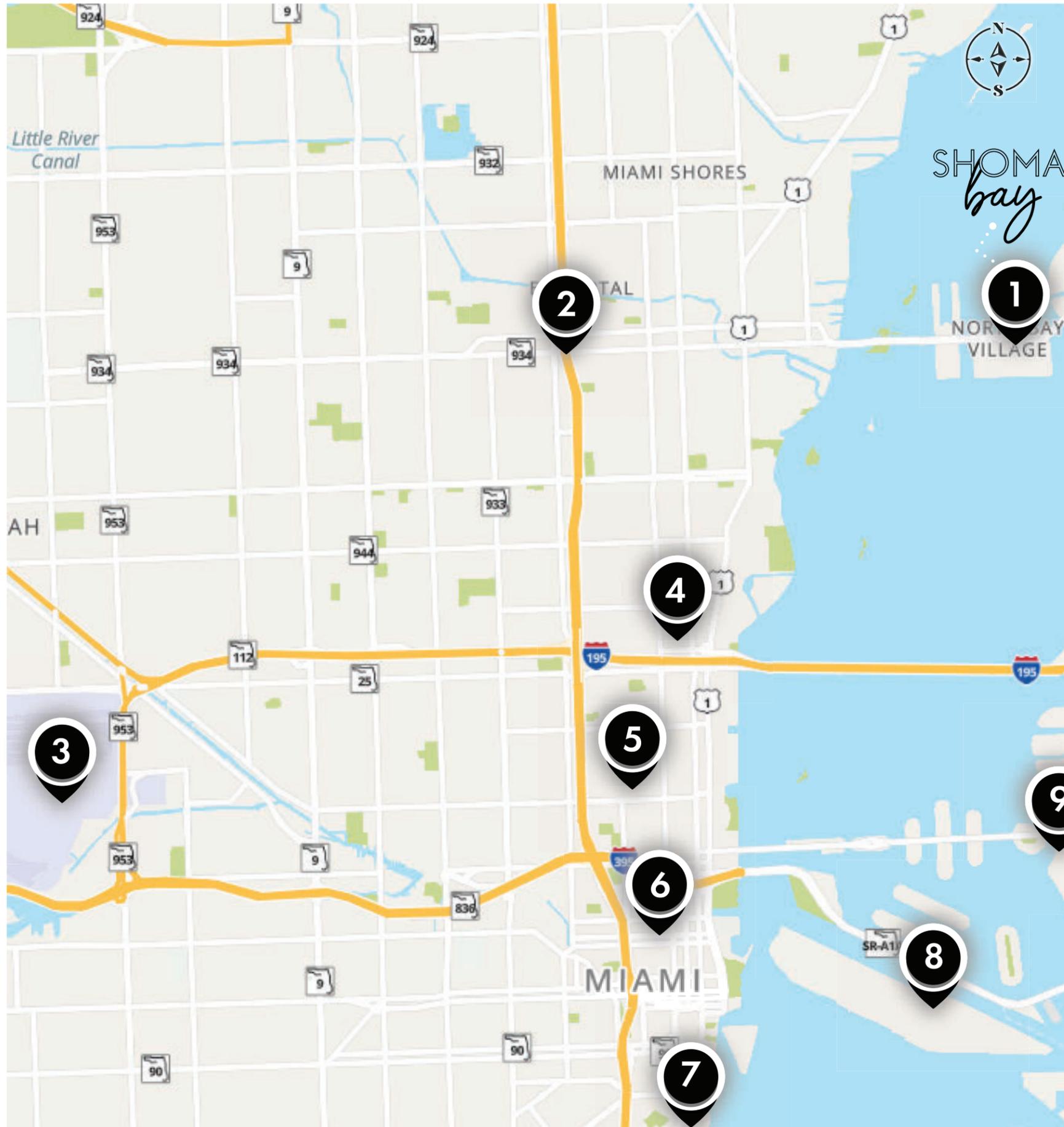
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North Bay Village

NORTH BAY VILLAGE 2025

\$1.5BIL IN NEW CONSTRUCTION

5 NEW CONDO DEVELOPMENTS / 947 RESIDENCES



POINTS OF INTEREST

- 1 Shoma Bay
- 2 I-95 Expressway
(10 mins)
- 3 Miami International Airport
(20 mins)
- 4 Miami Design District
(20 mins)
- 5 Wynwood Walls
(15 mins)
- 6 Brightline Station
(15 mins)
- 7 Brickell
(20 mins)
- 8 Port of Miami
(20 mins)
- 9 Miami Beach
(20 mins)



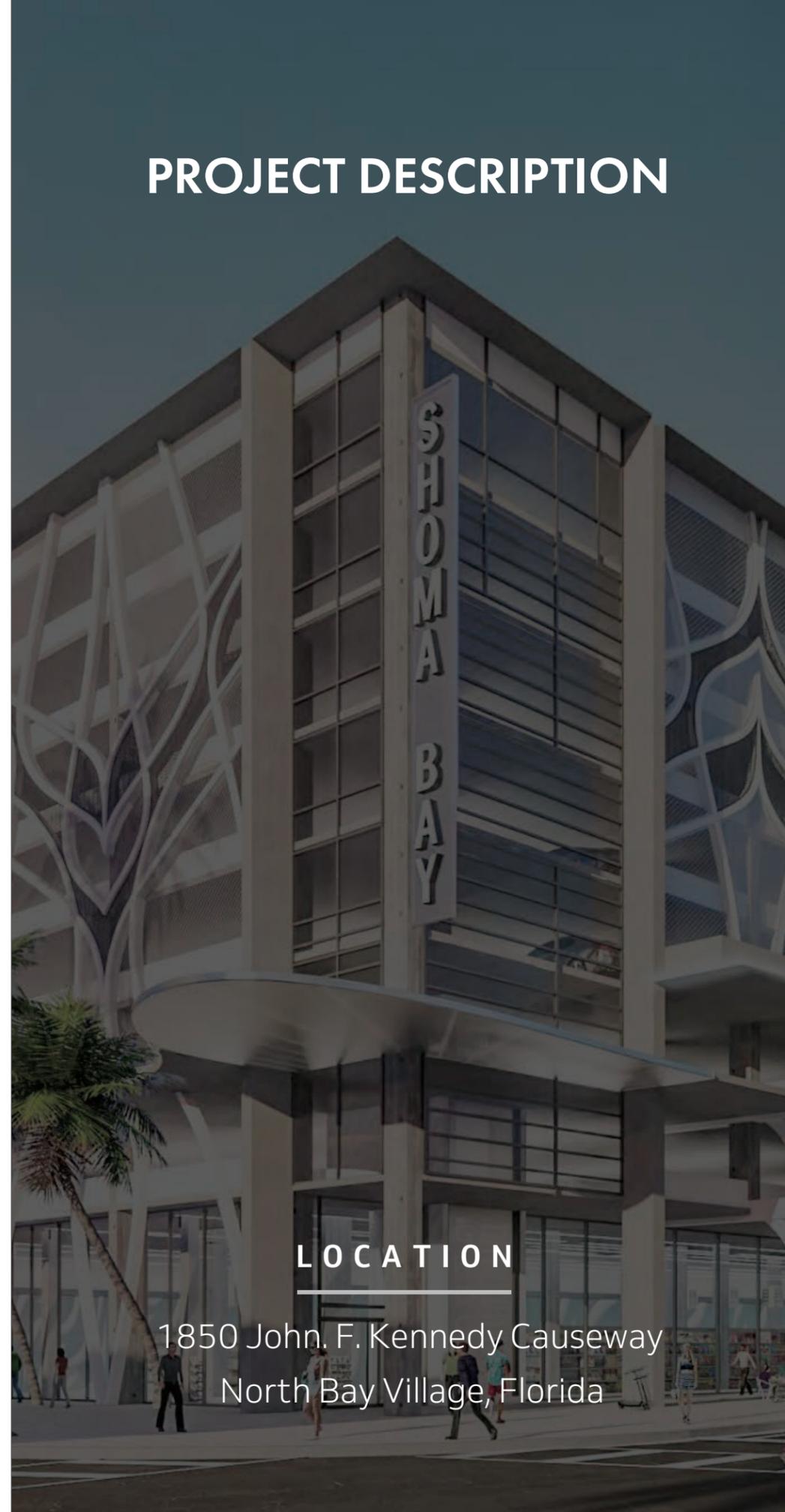
Miami-based developer Shoma Group is excited to announce SHOMA BAY, a 2.8 acre mixed use development in the thriving waterfront community of North Bay Village

Anchored by a 36,068 sq.ft. Publix, the project will boast a 21-story, 327-unit modern apartment community and 6,315 sq.ft. of retail space including a rooftop restaurant and a Shoma Bazaar food hall

PROJECT DESCRIPTION

Residences range in size from 324-square-foot furnished studios to 1,435 square-foot three bedroom residences plus duplex penthouses.

Located on the corner of the 79th Street Causeway and East Treasure Drive, Shoma Bay is in proximity to nearby shopping, dining and schools, with direct access to the main highway that connects North Bay Village to Miami Beach and the MiMo District



LOCATION

1850 John. F. Kennedy Causeway
North Bay Village, Florida

SHOMA *bay*

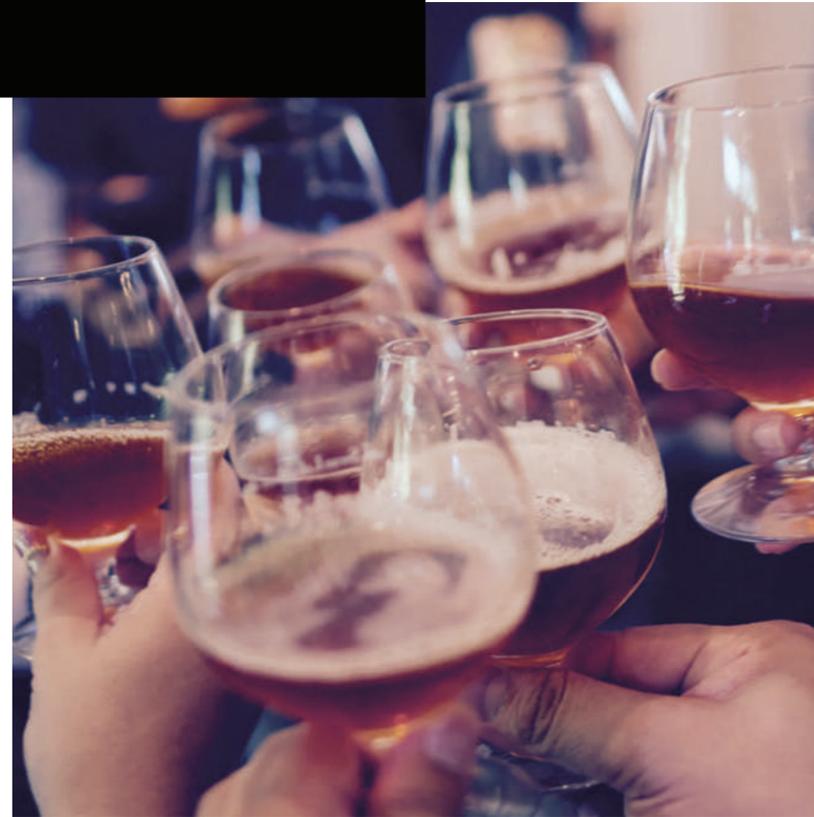
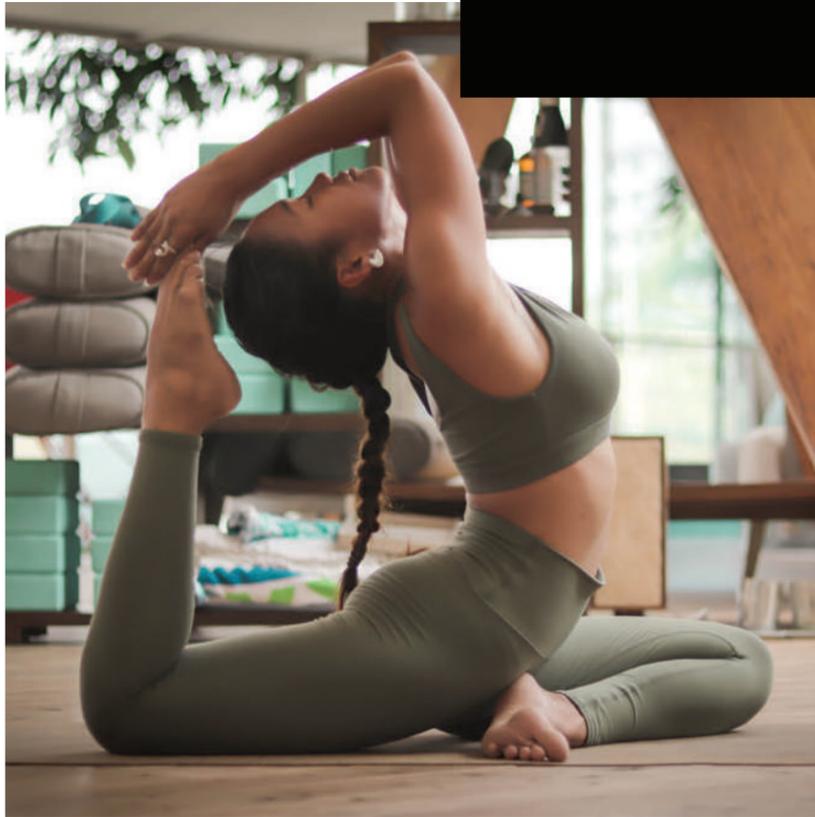


SHOMA
bay





AMENITIES



AMENITIES

- Two Story Lobby
- Billards Lounge
- Pet Spa & Grooming Area
- Library
- Business Center w/ Co-working Stations
- Rooftop Swimming Pool w/ Cabanas
- Botanical Garden
- Private Catering Room
- Kids Entertainment Lounge
- Spa
- State-of-the-art Fitness & Wellness Center
- Sky Lounge + Dean Martin Lounge
- Shoma Bazaar
- State-of-the-art Media Room

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RESIDENCES





RESIDENCE FEATURES

- Spacious Floor Plans
- Walk-in Master Closets*
- Digital Programmable Thermostats
- Front Load Full-Size Washer & Dryers
- Private Balconies
- Chef-Caliber Kitchens
- Quartz Counter-Tops
- Italian Cabinetry
- Stainless Steel High-Efficiency Appliances
- Spa Inspired Baths
- Contemporary Bath Hardware
- Designer Vanities with Lighted Mirrors
- Glass Shower Enclosures*
- Full Height Porcelain Wet Walls in Shower & Tubs.
- Rain Showers in Master Bath*
- Oversize Bathtubs*

* SELECTED UNITS



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An aerial photograph of a coastal city at sunset. The foreground shows a peninsula with several large, multi-story houses, many with red roofs, surrounded by lush greenery and palm trees. The houses are situated along a waterfront with numerous docks and boats. In the background, a dense urban area with many high-rise apartment buildings is visible across a body of water. The sky is filled with soft, colorful clouds in shades of orange, pink, and blue, indicating the time is either dawn or dusk. A large black rectangular box is centered over the image, containing the text "COMPETITIVE ANALYSIS" in white, bold, uppercase letters.

COMPETITIVE ANALYSIS

Price Evolution of Brickell, Edgewater and North Bay Village



Brickell



Edgewater



North Bay
Village

\$500

\$900

\$1,500

\$400

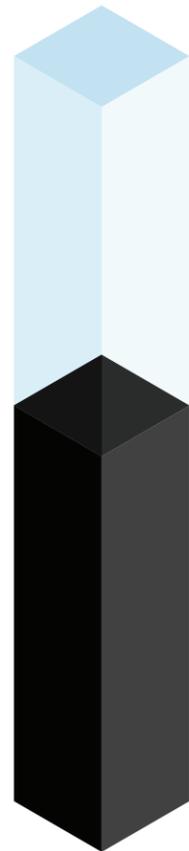
\$800

\$1,400

\$350

No Developments
Built in North Bay
Village

\$900



2000 - 2010



2011 - 2020



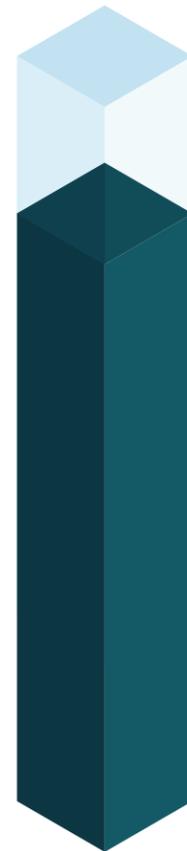
2021+



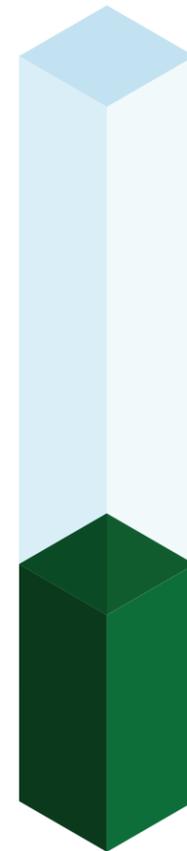
2000 - 2010



2011 - 2020



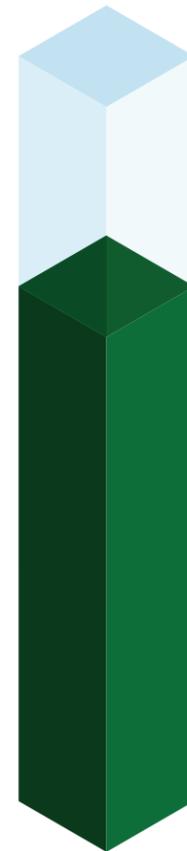
2021+



2000 - 2010



2011 - 2020



2021+

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