

# TULA

## Serenity with a Miami Address

### The Tower

- **21 Stories of Distinction**
- **54 Total Residences Including Six Exclusive Penthouses**
- **Unique Floor Plan:** Corner-only residences with just four units per floor (7th to 19th floors)
- **Penthouses:** Six luxurious penthouses spanning the 20th to 22nd floors
- **Wrap-Around Glass Terraces** with every residence
- **Architectural Vision:** A kinetic modernity, balancing uniformity with singularity
- **Interior Design:** Refined and raw, sleek and organic
- **Seamless Connectivity:** Pre-wired with fiber-optic, high-speed Wi-Fi
- **Biscayne Bay Views** and a scenic promenade

### The Residences

- **Spacious Homes:** Two-, two-plus-den, and three-bedrooms ranging from 1,590 sq. ft. to 2,440 sq. ft.
- **Open Concept Layouts** with 10 ft. ceilings
- **Expansive, Private Terraces**
- **Italian-Designed Kitchens** with streamlined Miele appliances
- **Walk-In Laundry Rooms**
- **Custom European Flooring** throughout

### The Penthouses

- **Exclusive Collection:** Six penthouses (two per floor)
- **Size:** From 3,700 sq. ft. (east facing) to 4,140 sq. ft. (west facing)
- **Expansive Layouts:** Five bedrooms with den and five-and-a-half bathrooms
- **Unparalleled Views:** Spectacular Biscayne Bay and skyline vistas

### The Amenities

- **Resort-Style Pool** with deck & private cabanas
- **Luxury Wellness Center** with state-of-the-art fitness facility
- **Dedicated Pet Spa** and a pet-friendly building
- **Media Room** for private screenings
- **Private Dining Room** with warming kitchen for catered events
- **Residents' Lounge** with bay views and direct access to the promenade
- **24-Hour Concierge**
- **Skyline Club Room**

### The Team

- **Developer:** Bayshore Grove Capital
- **Developer:** Pacific & Orient Properties, LLC
- **Architecture:** MTTR MGMT
- **Landscape Design:**  
H.L. Martin, Landscape Architect, PA
- **Interior Design:** Shannon Farrell Design
- **PR & Marketing:** M18 / And Partners

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# One Foot in the City. One Foot in the Sand.

Tula's location in North Bay Village places you perfectly between the vibrant energy of Downtown Miami and the pristine beauty of nature—offering the rare luxury of seclusion without sacrificing access to the city's cultural highlights. An island paradise just moments from the best of Miami, this peaceful retreat offers an exclusive lifestyle of privacy and connectivity.

