

## 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

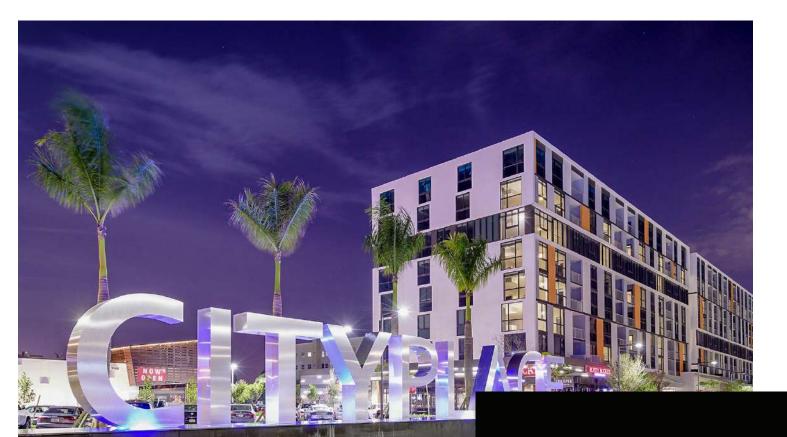


10,000+
TOTAL RESIDENCES





- 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









# 

WHERE COMEDY BEGINS







# CITY PLACE DORAL

# LIVE SHOP DINE

Opened in 2019

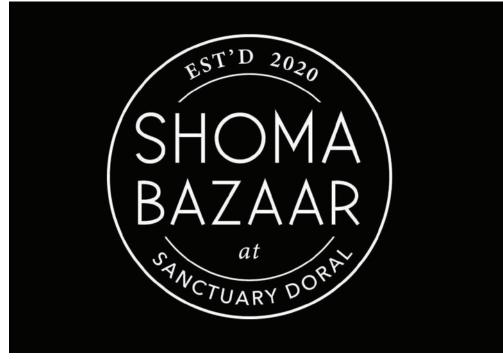
CityPlace Doral is a 2,600,000 SF mixed-use development

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





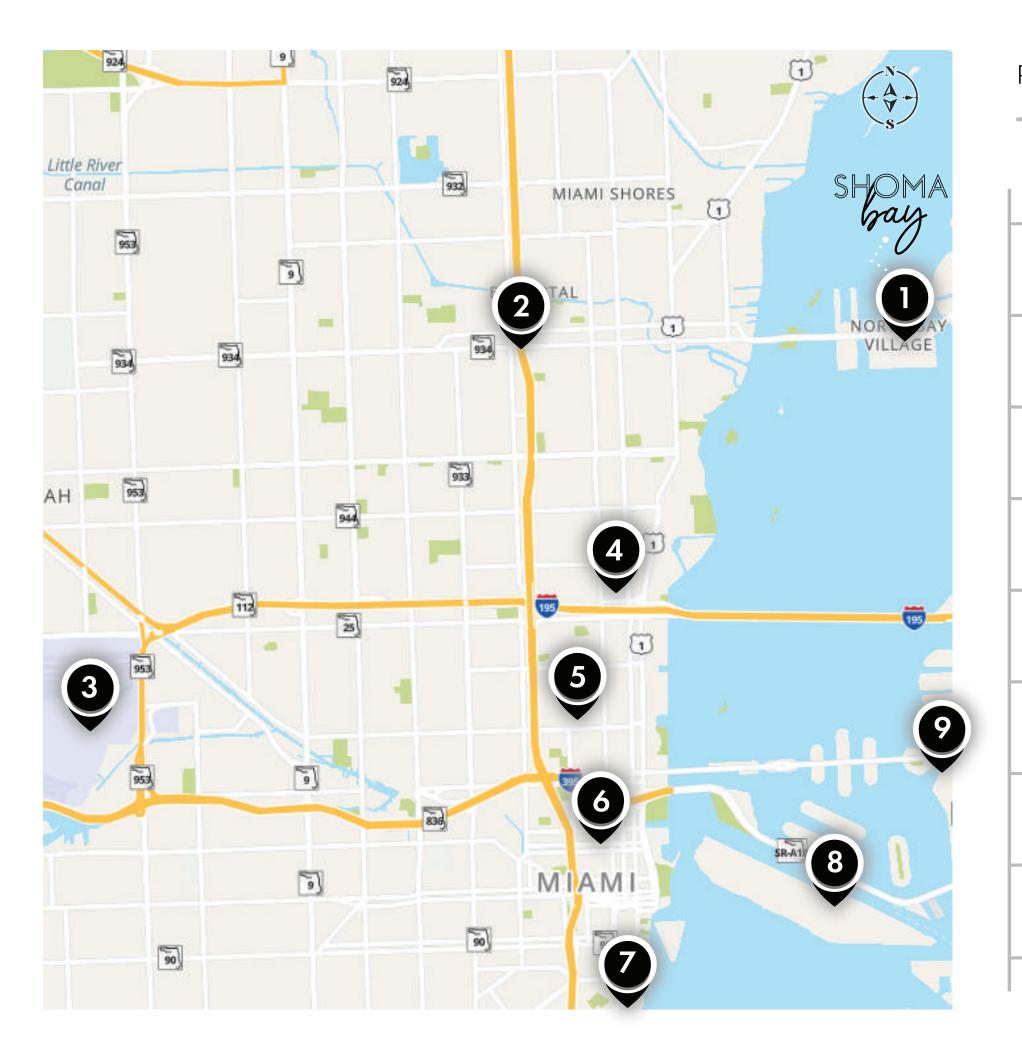


NORTH BAY VILLAGE 2022



## NORTH BAY VILLAGE 2025

\$1.5BIL IN NEW CONSTRUCTION
5 NEW CONDO DEVELOPMENTS / 947 RESIDENCES



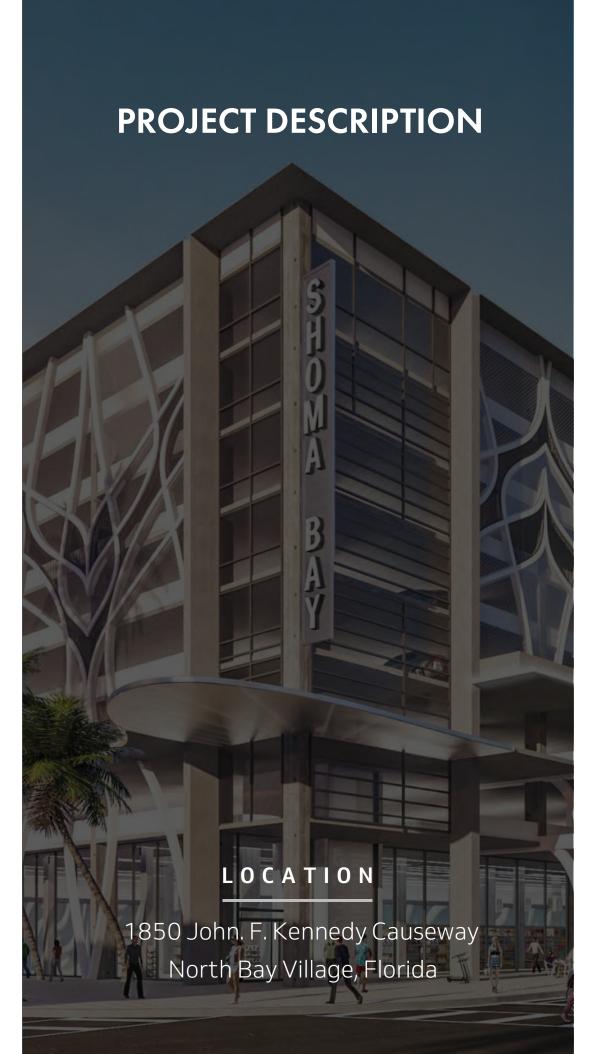
### POINTS OF INTEREST

- 1 Shoma Bay
- 2 I-95 Expressway (10 mins)
- Miami International Airport (20 mins)
- 4 Miami Design District (20 mins)
- Wynwood Walls (15 mins)
- 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

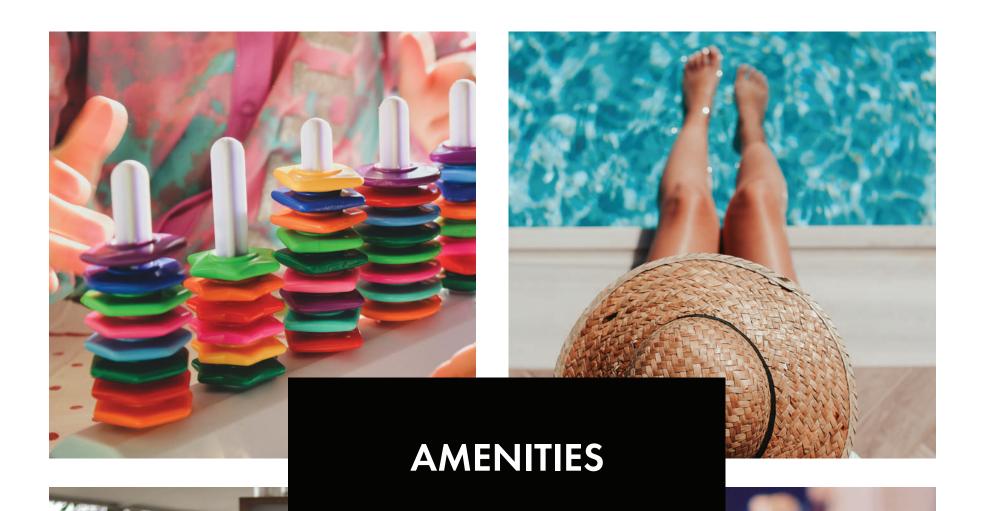


Residences range in size from 324-square-foot furnished studios to 1,435 square-foot three bedroom residences plus duplex penthouses.

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







## 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











## 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\*

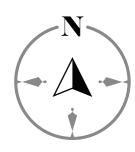












**NORTH LINE KEY:** (14 / 15)

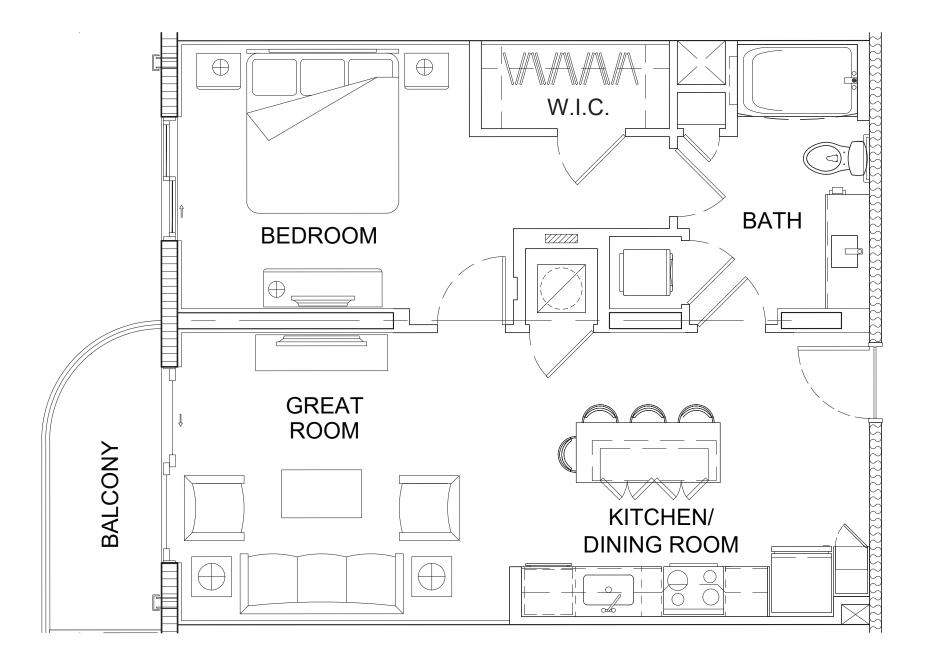


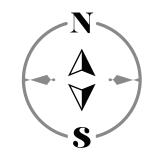
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 STUDIO
 (0 BD/1 BTH)

 GROSS A/C AREA = 378 SQ. FT.
 (40 DU'S)





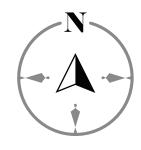


NORTH LINE KEY: (03) SOUTH LINE KEY: (07)

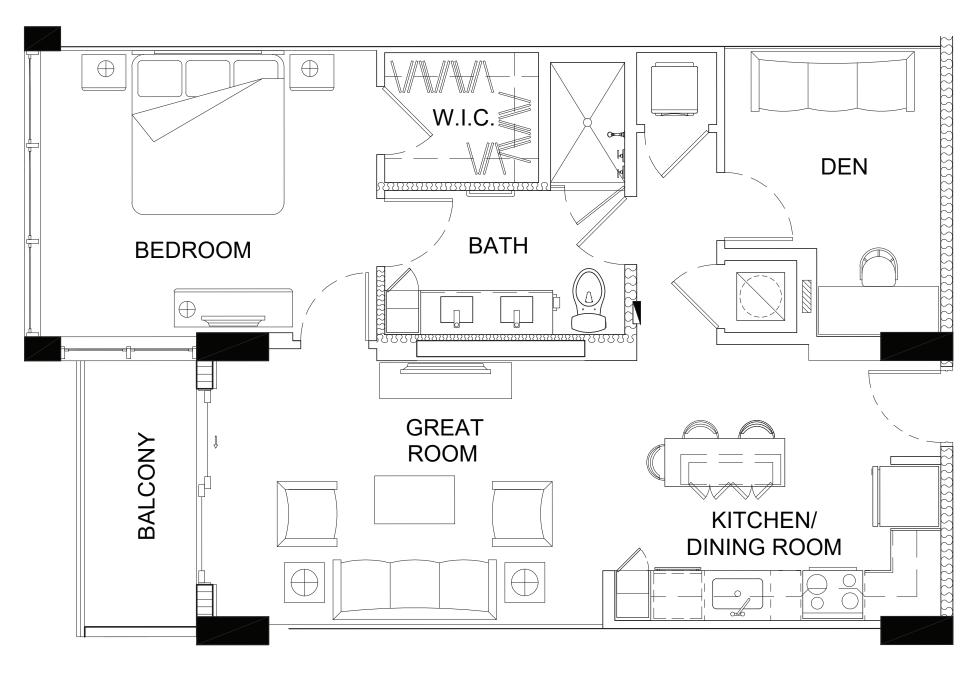
GROSS A/C AREA = 750 SQ. FT. (40 DU'S)

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**NORTH LINE KEY:** (16 / 17)



(1 BD/1 BTH+1 DEN)

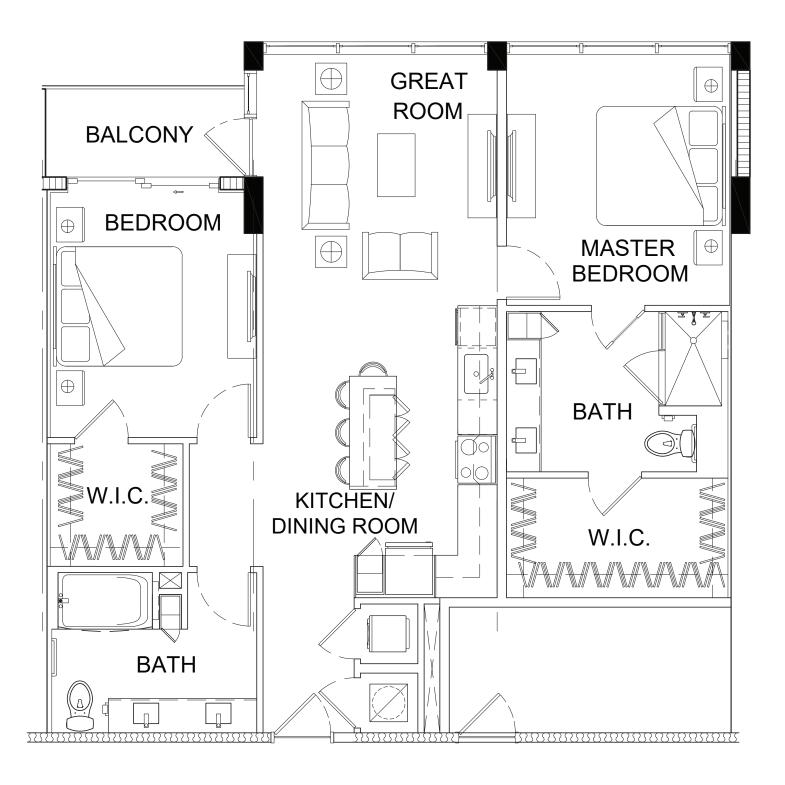
GROSS A/C AREA = 884 SQ. FT.

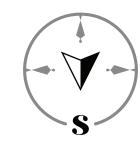
(40 DII'S)

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All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents by the developer. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained are proposed only. and we reserve the right to modify, revise or withdraw any or all of same in our sole discretion and without prior notice.







**SOUTH LINE KEY:** (10)

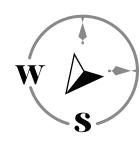
 GROSS A/C AREA = 1298 SQ. FT.
 (2 BD/2 BTH)

 (40 DU'S)

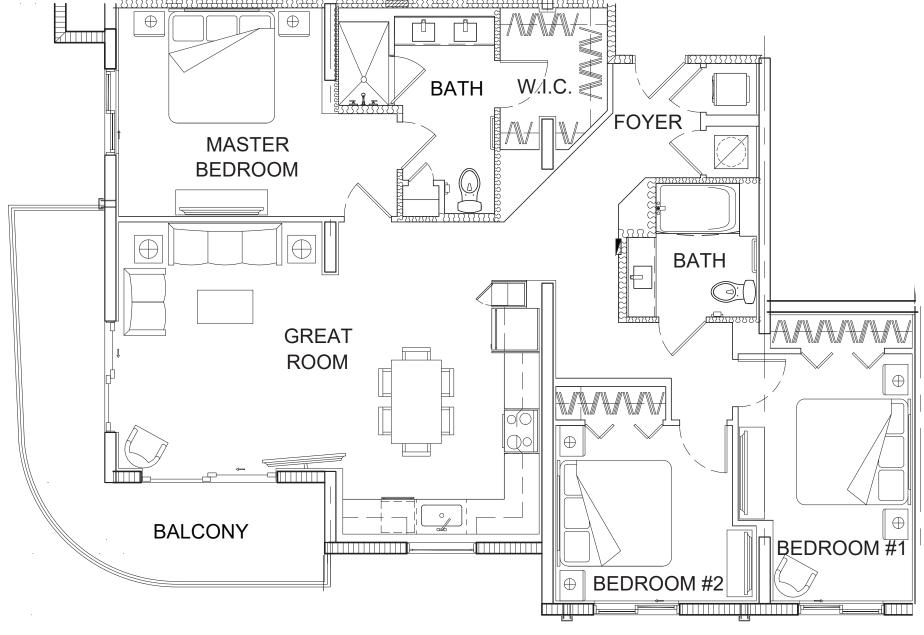
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SHOMA



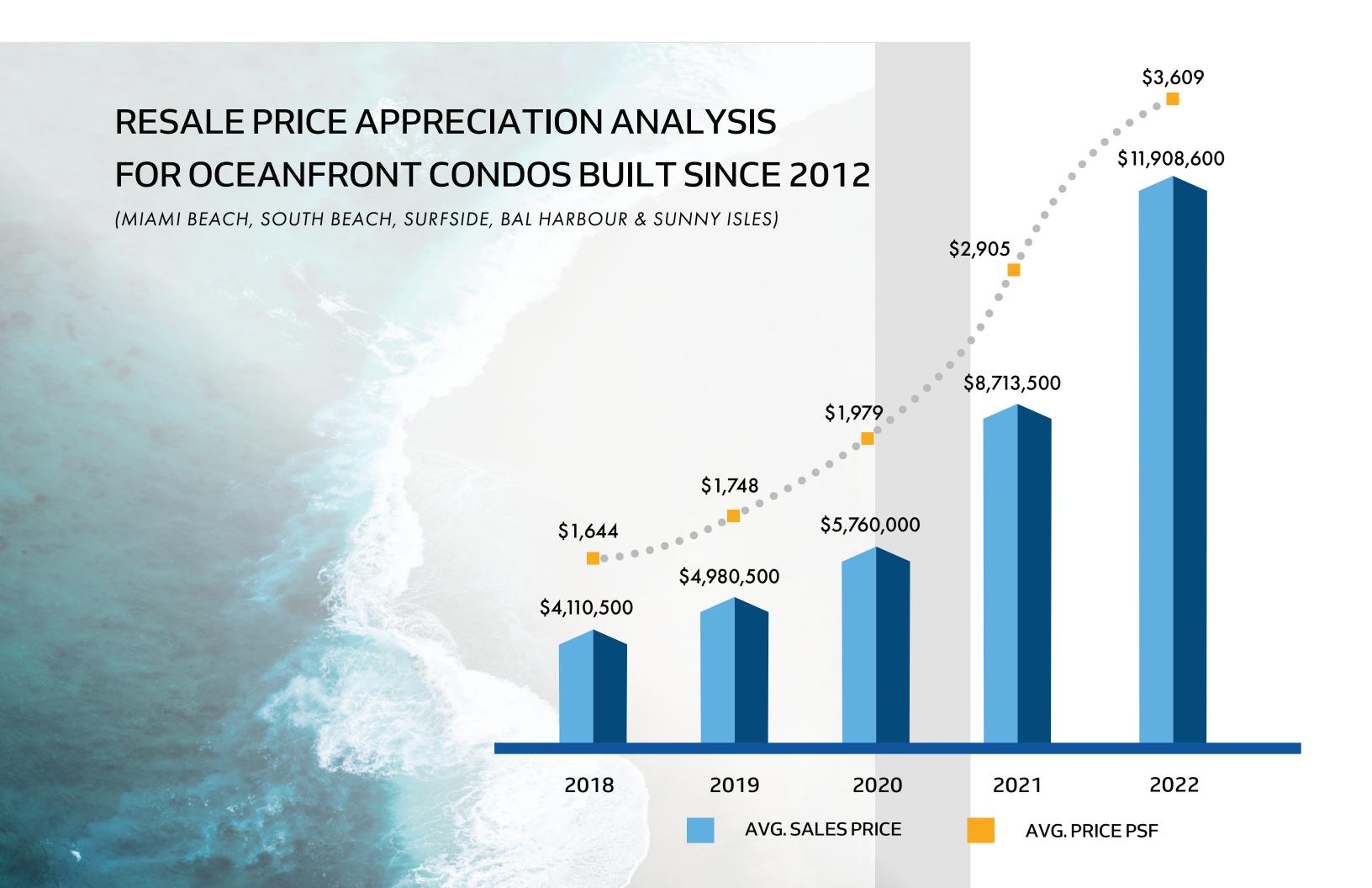
**SOUTH WEST LINE KEY:** (12)

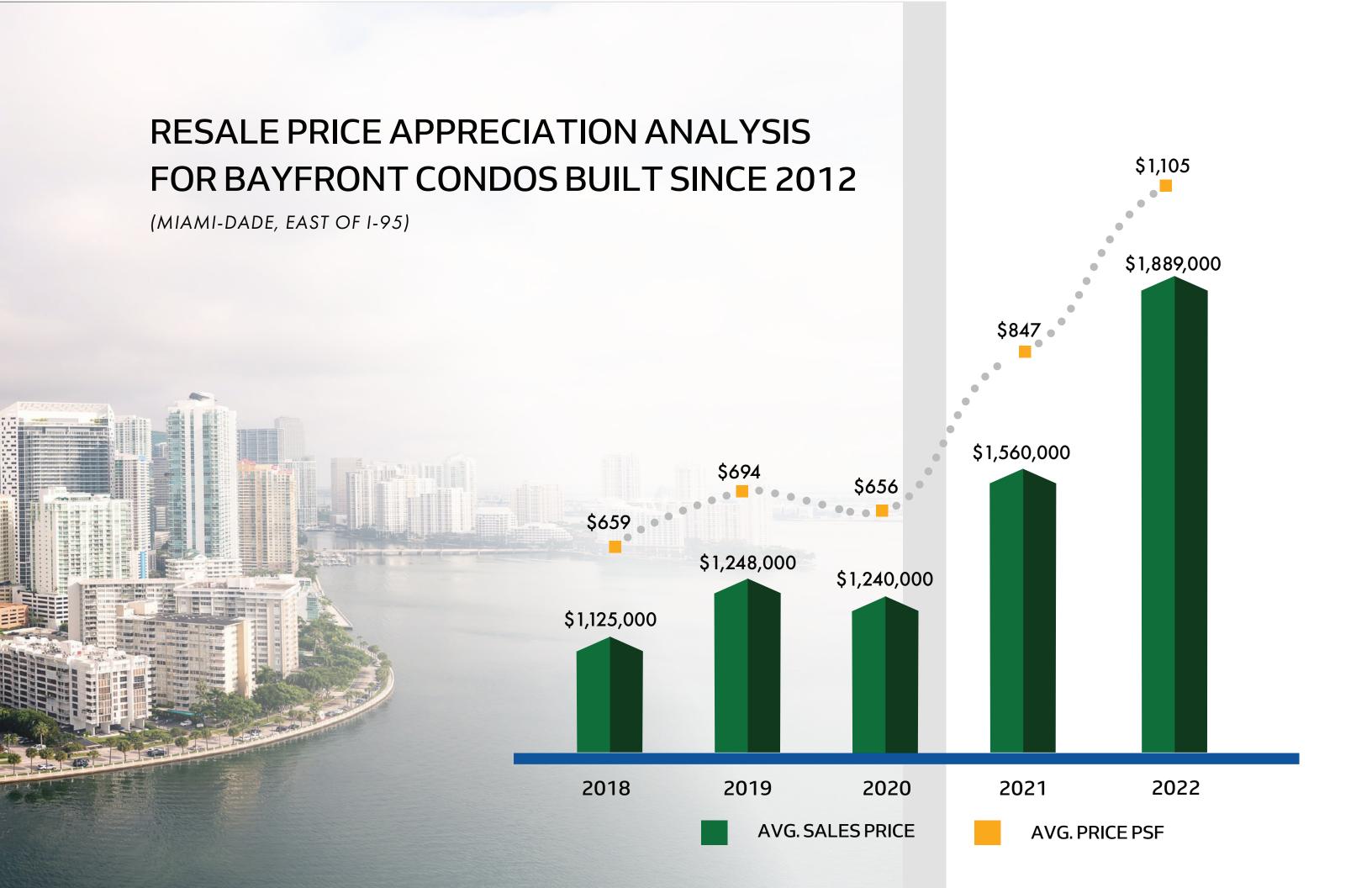


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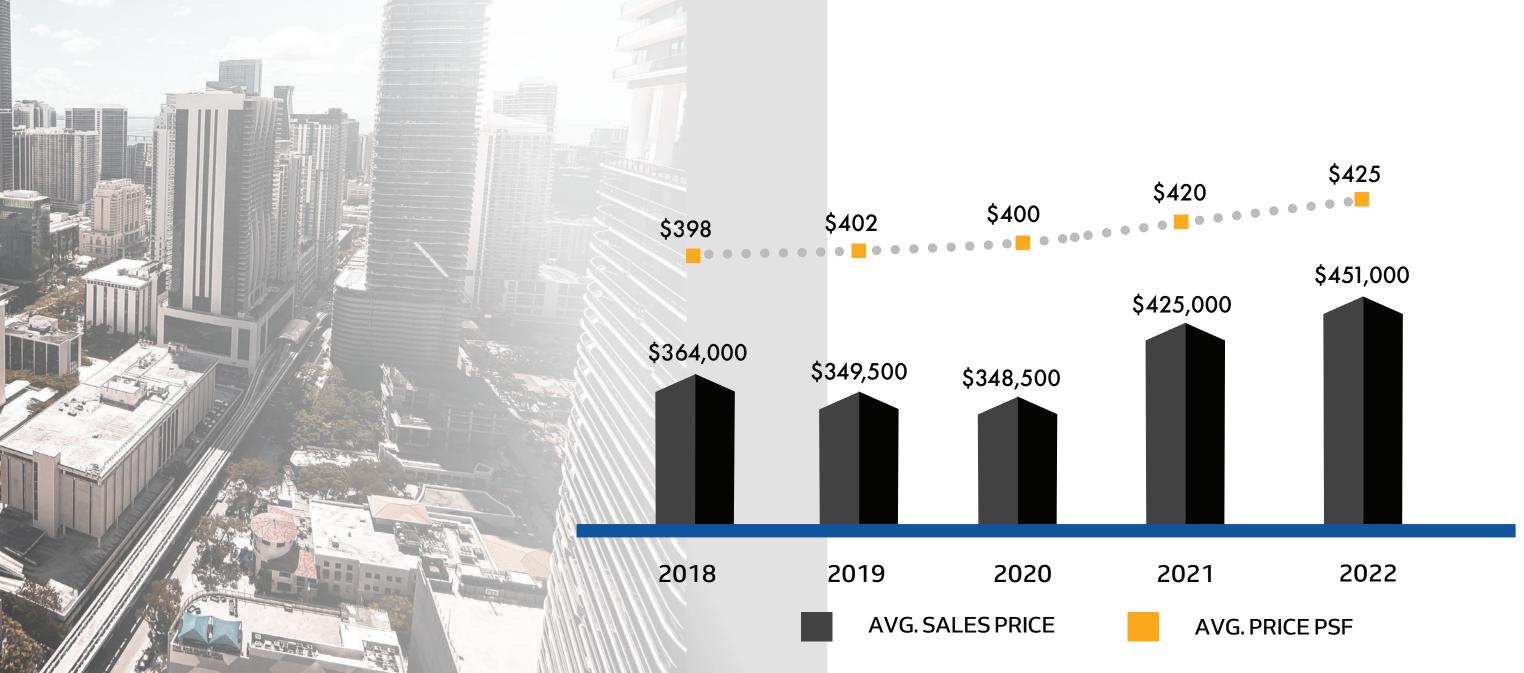
GROSS A/C AREA = 1447 SQ. FT. (20 DU'S)



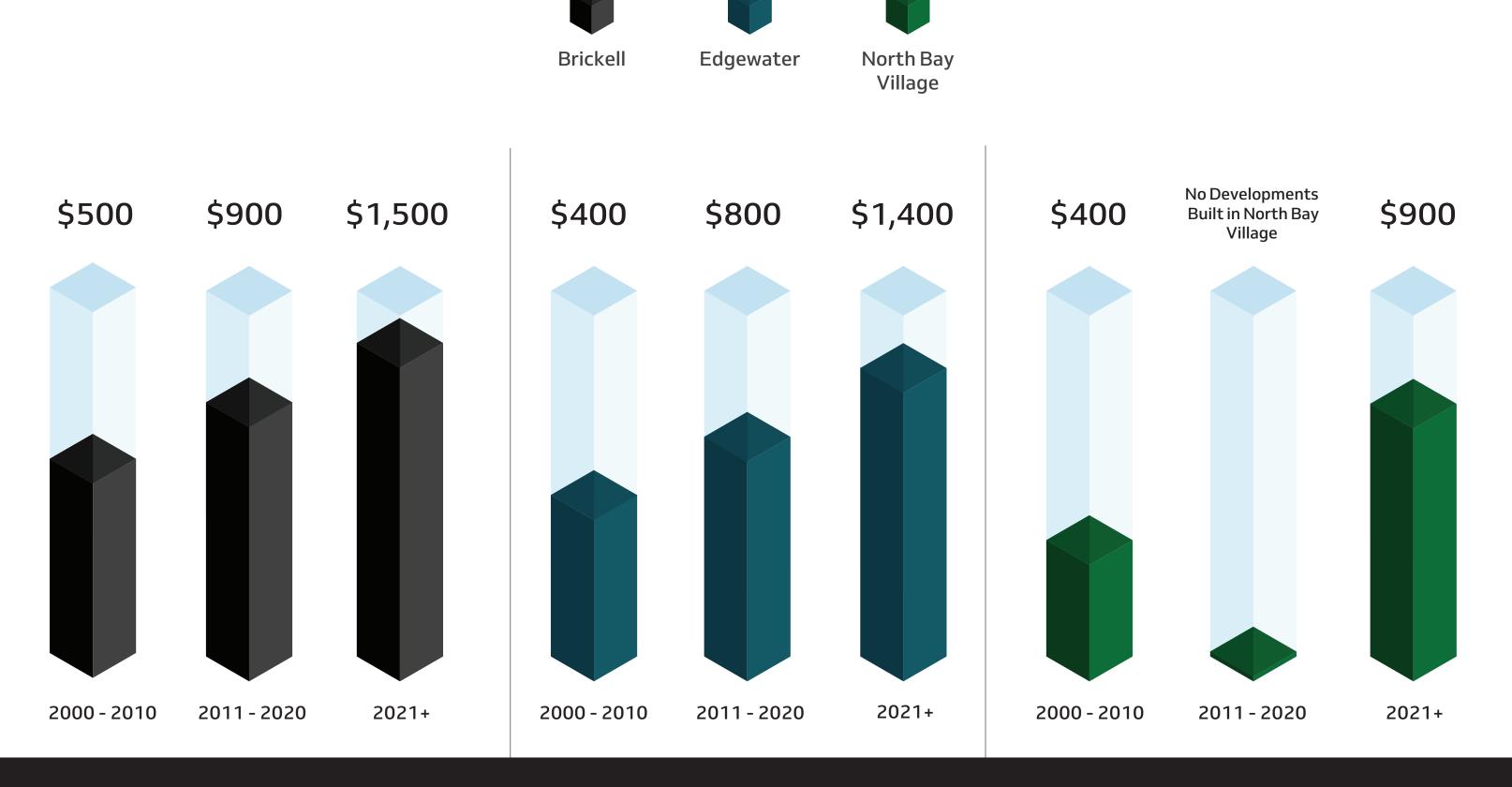




# RESALE PRICE APPRECIATION ANALYSIS FOR MAINLAND MIAMI CONDOS BUILT SINCE 2012 (MIAMI-DADE, EAST OF I-95) \$425 \$402 \$398 \$451,000 \$425,000 \$364,000 \$349,500



## Price Evolution of Brickell, Edgewater and North Bay Village



SHOMA